Lehi City Council Meeting
Agenda
October 26, 2021

5:30 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Robert's Rules of Order Training

3. Agenda Questions
   The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.

4. Administrative Report

5. Mayor and Council Reports
   Calendar items and outside Committee reports

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   Proclaim November 2021 as Epilepsy Awareness Month

3. 20 Minute Citizen Input
   (for public comments on items not listed on the agenda. Comments limited to 3 minutes per person with a time limit not to exceed 20 minutes for this item.)

4. Consent Agenda

   4.1. Approve Minutes from the October 5, 2021 Work Session Meeting and the October 12, 2021 City Council Meeting.
   100521 WS.pdf
   101221CC.pdf

4.2. Re-Approve Resolution #2021-57, Intent to adjust a municipal boundary line between Lehi and Draper City.
Res 2021-57.docx

Regular Agenda

5. Consideration of Resolution #2021-60, approving an updated Storm Water Management Program.
Petitioner: Lehi City
Res 2021-60.docx
Lehi-City-SWMP-2021 markup.pdf
Lehi-City-SWMP-2021.10.19 No Markup.pdf

6. Consideration of Ordinance #56-2021, approving a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West. (Tabled from October 14, 2021 City Council Meeting)
Petitioner: X Development
CC Staff Report X Development Zone Change 10.26.21.docx
X Development Zone Change DRC 04.07.21.docx
Ord 56-2021.docx
X Development Zone Change narrative.pdf
X Development Zone Change 04.07.21.pdf
X Development aerial.pdf
X Development General Plan.pdf
X Development Zoning.pdf

7. Consideration of Concept approval for the 2100 North subdivision concept, a 66-lot development located at 2100 North 2300 West. (Tabled from October 14, 2021 City Council Meeting)

Petitioner: X Development
CC Staff Report X Development 2100 North Subdivision Concept 10.26.21.docx
X Development Concept DRC 09.08.21.docx
2100 N 2300 W Concept narrative.pdf
X Development 2100 N Subdivision Concept 09.08.21 layout.pdf
2100 North Concept Updated post DRC.pdf
X Development aerial.pdf
X Development General Plan.pdf
X Development Zoning.pdf

8. Salomon Addition to Lehi Annexation

a. Public Hearing
b. Consideration of Resolution #2021-61, approving an annexation agreement.
c. Consideration of Ordinance #59-2021, approving the Salomon Addition Annexation, with R-1-22 (residential/agriculture) zoning on 1.05-acres located at 736 South 300 West.

Petitioner: Oscar Salomon
CC Staff Report Salomon Addition Annexation - Final Approval 10.26.21.docx
Salomon Addition to Lehi annexation DRC 09.08.21.docx
Ord 59-2021.docx
Salomon Addition to Lehi Annexation 09.08.21.pdf
Salomon Aerial.pdf
Salomon General Plan.pdf
Salomon Zoning.pdf
Res 2021-61.docx
Salomon Addition to Lehi AnnexAgreement 10.26.2021.docx

9. Consideration of Final subdivision approval for the Gardner Point Phase 3, a 198-unit residential development located at approximately 1300 North 3600 West.
Petitioner: Edge Homes
CC Staff Report Gardner Point Phase 3 Final Subdivision 10.26.21.docx
Gardner Point Phase 3 Final Subdivision DRC 10.06.21(1).docx
Gardner Point Phase 3 Final Subdivision - plans.pdf
Gardner Point Phase 3 Final Subdivision - landscape plans.pdf

10. Consideration of Ordinance #39-2021, approving the Carla's Cove Zone Change, changing the zoning from A-5 (agriculture) to R-2 (medium density residential) on 2.82 acres located at 2402 West Main Street. (Tabled from the September 14, 2021 meeting)
Petitioner: Matthew Jorgensen and Jason Rickards
CC Staff Report Carla's Cove Zone Change 10.26.21.docx
Carla's Cove Zone Change DRC 08.11.21.docx
Ord 39-2021.docx
Carla's Cove Zone Change Map - general plan.pdf
Carla's Cove Zone Change Map - zoning.pdf
Carla's Cove Zone Change Map - aerial.pdf
Carla2.jpg
Carla3.jpg
Carla1.jpg
Ord 39-2021.docx

11. Consideration of Concept approval for the Carla's Cove Concept Plan, a 13-lot residential development located at 2402 West Main Street.

Petitioner: Matthew Jorgensen and Jason Rickard
CC Staff Report Carlas Cove Concept 10.26.21.docx
Carla's Cove Concept DRC 10.20.21.docx
Concept Review Details #2 - Carla's Cove.pdf
Carlas Cove Concept - plans.pdf
Carla's Cove Concept Plan Map - general plan.pdf
Carla's Cove Concept Plan Map - zoning.pdf
Carla's Cove Concept Plan Map - aerial.pdf
Carla2.jpg
Carla3.jpg
Carla1.jpg

12. Consideration or Ordinance #54-2021, amending Title 1 Chapter 9 Section 4, Campaign Finance Disclosure Requirements, to add an additional deadline.
Petitioner: Lehi City
Ord 54-2021.docx
1-9-4 (amended).docx

13. Consideration of Resolution #2021-59, approving an agreement with AFCC Limited and CRM Investments for partially terminating a development agreement.
Res 2021-59.docx
Termination of Development Agr RDA Lehi.atp2wht_20210924 (003).docx

14. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2254.
- This agenda has been properly posted and a copy provided to the local news media.

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: October 26, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Robert's Rules of Order Training

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: October 26, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Presentations and Reports

Subject:
Proclaim November 2021 as Epilepsy Awareness Month

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: October 26, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the October 5, 2021 Work Session Meeting and the October 12, 2021 City Council Meeting.

Suggested Action:

Attachments:

100521 WS.pdf

101221CC.pdf

LEHI CITY

153 North 100 East
Lehi, UT 84043
(801) 768-7100

Minutes of the **Work Session** of the **Lehi City Council** held Tuesday, **October 5, 2021,** at Lehi City Hall, 153 North 100 East, Lehi, Utah. The meeting began at approximately 4:00 PM.

Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member

Others Present: Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Beau Thomas, Assistant to the City Administrator; Shaye Ruitenbeek, Management Analyst; and Teisha Wilson City Recorder.

1. **Welcome and Opening Comment**
   Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Hancock was attending virtually. Councilor Koivisto offered the opening comment.

2. **Discussion Items**
   2.a. Public Infrastructure District Policy Discussion
   Marlin Eldred, Economic Development Director, informed that Council of a Public Improvement District (PID). It's an opportunity for a municipality to create a PID area under governance for a private entity, and they can then bond for public infrastructure. The caveat is that they become a taxing entity, and they will have a mil levy. The PID tax would show on the property tax notice for that area. He said that the State is requiring a notice for home buyers within the PID area so that potential buyers are aware of the tax. Every landowner within the PID has to agree to the tax. Typically, you'll see it used where 1 or 2 landowners want to develop the property. Mr. Eldred distributed a document that shows a potential policy for the City to adopt before a landowner asks the City for one. A Developer would want to use this because they could bond for infrastructure improvements for up to 40 years. The city is not required to grant a PID. If the city finds that a proposal will not benefit the city, then they do not have to grant the request. Mr. Eldred explained how an application process could work in the City.

3. **Consideration to Adjourn into a Closed Session to discuss the purchase, exchange, or lease of real property.**

   Motion: Councilor Condie moved to adjourn into a Closed Session to discuss the purchase, exchange, or lease of real property. Councilor Southwick seconded the motion.

DRAFT

Roll Call Vote: Councilor Albrecht, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

4. Adjournment

With no further business to come before the City Council at this time the meeting adjourned at approximately 4:50 p.m.

Approved:

Mark Johnson, Mayor

Attest:

Teisha Wilson, City Recorder

DRAFT

153 North 100 East
Lehi, UT 84043
(801) 768-7100

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **October 12, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Mark Johnson, Mayor
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member
Paige Albrecht, Council Member

Excused:

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Deputy City Administrator; Kim Struthers, Community Development Director; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; Dean Lundell, Finance Director; Dave Norman, Public Works Director; Shyloh Muhlestein, Senior Water Meter Tech; Chief Jeremy Craft, Fire Department; Andy Gowans, Management Analyst; and Sherrie Benson, Deputy City Recorder.

Pre-Council, 6:30 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers present. Councilor Albrecht gave the invocation.

2. Presentations and Reports

None.

3. Agenda Questions

None.

4. Administrative Report

None.

5. Mayor and Council Reports

The Council reported on the various committees they serve on.

Alan Knight extended an invitation to all Councilmembers to the Seven Pillars at Thanksgiving Point. All Councilmembers plan to attend.

The Council recessed at approximately 6:40 p.m.
The meeting reconvened at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

DRAFT

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Southwick led the Pledge.

2. 20 Minute Citizen Input

Larry LaCroix stated he is annoyed the City is fighting and building a road through the golf course and on the only resort community within the State. He is annoyed with the direction of traffic and how it will join. He thinks it is idiotic and is a waste of taxpayer dollars.

James Sloane is also concerned with the same issue. He gave suggestions on other ways that would not burden the area. He stated once businesses continue to build it will cause more issues.

3. Consent Agenda

3.1) Approve Minutes from the August 10, 2021 City Council Meeting.
3.2) Approve Purchase Orders
3.3) Re-approval of Resolution #2021-50, the Micron East Annexation of 111.51-acres located at 1800 East 4800 North with TH-5 zoning.

Motion: Councilor Hancock moved to approve the consent agenda items. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

4. Consideration of Resolution #2021-59, approving an agreement with AFCC Limited and CRM Investments for partially terminating a development agreement.

Removed

5. Consideration of Resolution #2021-56, approving an agreement with Blalock and Partners for architectural and engineering services for the construction of Fire Station 84.

Chief Craft presented information on the building of Station 84.

Motion: Councilor Southwick moved to approve Resolution #2021-56, approving an agreement with Blalock and Partners for architectural and engineering services for the construction of Fire Station 84; including any Development Review Committee and Planning Commission comments. Council Albrecht seconded.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

6. Consideration of Resolution #2021-55, regarding an application to the Bureau of Reclamation for a WaterSMART Grant for Fiscal Year 2022.

Andy Gowan presented information on the Water Smart grant. He stated the grant was not granted. They met with the committee to meet the steps to be able to get approval for grant funds.

Motion: Councilor Condie moved to approve Resolution #2021-55, regarding an application to the Bureau of Reclamation for a WaterSMART Grant for Fiscal Year 2022;

including any Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

7. Consideration of Resolution #2021-57, beginning the process of adjusting the municipal boundaries between Lehi City and Draper City on 163.03 acres of property located at approximately 4600 North and 1200 East.

The applicant was not present. Kim Struthers explained the process of the boundary adjustment and answered questions from the Councilmembers. They discussed the initial resolution and that both Cities were simultaneously going through the same process at the same time.

Motion: Councilor Hancock moved to approve Resolution #2021-57, beginning the process of adjusting the municipal boundaries between Lehi City and Draper City on 163.03 acres of property located at approximately 4600 North and 1200 East. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

8. Consideration of Resolution #2021-58, approval of Intent to Annex the Neldon and Jewel Bullock Annexation, 0.67-acres of property located at 578 West 2100 North with proposed R-1-15 zoning.

Jewel Bullock addressed the Council about annexation her property to Lehi City. The Council and Staff talked to her about the process of proposing the zoning of her property. She stated she would like to have her whole property annexed into the City. Jewel expressed some concern over her water shared and her property.

Motion: Councilor Hancock moved to approve Resolution #2021-58, approval of Intent to Annex the Neldon and Jewel Bullock Annexation, 0.67-acres of property located at 578 West 2100 North with proposed R-1-15 zoning; including R-1-15 or A1 and all three parcels of the Bullock property. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

9. Consideration of Final subdivision approval for Gardner Point Phase 2, a 94-unit residential development located at 4100 West 1500 North.

Jed Stewart with Edge Homes was present to represent the applicant.

Motion: Mike moved to approve, inc with DRC redline, and precon meeting. Chris seconded. All in favor.

Motion: Councilor Southwick moved to approve the final subdivision approval for Gardner Point Phase 2, a 94-unit residential development located at 4100 West 1500 North; including any Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

10. Consideration of X Development Ordinance #56-2021, approving a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West. (Tabled from August 10, 2021 City Council Meeting)

11. Consideration of Concept approval for the 2100 North subdivision, a 66-lot development located at 2100 North 2300 West.

Items 10 and 11 were heard simultaneously.

The presentations on items 10 and 11 were put on hold. The applicant was not present at the time.

Motion: Councilor Koivisto moved to table consideration of X Development Ordinance #56-2021, approving a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West. (Tabled from August 10, 2021 City Council Meeting**)**; including any Development Review Committee comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

Motion: Councilor Koivisto moved to table Concept approval for the 2100 North subdivision, a 66-lot development located at 2100 North 2300 West; including any Development Review Committee comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

12. Consideration of Ordinance #57-2021, approving a zone change for various Lehi City owned properties, changing the zoning to Public Facility.

Kim Struthers presented information on the requested zone change for the public facilities.

Motion: Councilor Condie moved to approve Ordinance #57-2021, approving a zone change for various Lehi City owned properties, changing the zoning to Public Facility; including any Development Review Committee comments. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

13. Consideration of Ordinance #58-2021, approving a comprehensive update to the Land Use Element of the General Plan including the land use map and text.

Kim Struthers presented information on the update to the General Plan. Mayor Johnson stated when the General Plan was first looked at there was discussion that the population would be around 150,000, but since an analysis has been ran the number is closer to 155,000. Councilor Koivisto stated she has concerns with the population being close to 300,000 and hoped the number would be below 150,000. Mayor Johnson and Kim stated it is well below 300,000. Councilor Albrecht also stated with ADU's being approved the numbers will also fluctuate. Councilor Hancock suggested approving the General Plan and then running ADU numbers to get a more accurate number. The Council wasn't sure how to make that determination and have it accurate. Previous units that were excluded are now part of the General Plan. Councilor Albrecht suggested that a final decision is delayed due to the amount of public that is here to make comment. Councilor Condie discussed 1100 West and Main Street and talked about mixed density. Mayor Johnson asked for a certain percentage from Council. Lorin Powell suggested different parts of the infrastructure that would be impacted by the analysis.

Mike West stated this the best guess on how the City will build out. It will be looked at every 10 to 15 years. He wanted to make sure the vision is being looked at. ADU's is a big concern, and he hopes that there is enough information where an informative decision can be made. TOD's is a strong suit and is important and Staff will continue to work with outside agencies.

Larry Lacroix stated Thanksgiving Point is a stumbling block. He feels that the development going into the area is a huge mistake. He wanted to thank Councilor Albrecht and Koivisto for making sure the development towed the line with infrastructure.

Cami Baron had some inquires on 2300 North and 2300 West. Mayor Johnson stated the City is working on a Master Transportation Plan right now. Cami also asked about adding homes across for North Point Elementary and access points.

Jody Warner stated they would like the traffic situation into consideration. She is also very concerned about Stack and their proposals and what they are saying.

Granger Peck talked about the land use in the Thanksgiving Point area.
He discussed opposition to development through the golf course and the concern of the traffic.

Jeff Scott asked the Council if they wanted to make Lehi an asphalt jungle or if they wanted it to be a strong community. He didn't feel like the Council needed to reinvent the wheel and that density equals more crime.

Steve Thomas stated more East/West road are needed. He stated the Thanksgiving Point Village was created for peace.

Brian McQuiston asked the Council to follow a commercial node instead of allowing the developer to do what he wants with the property. He also recommended the Council execute General Plan amendments collectively, once, or twice a year.

Drew Wilson stated his property is designated agriculture and talked about how the zone change would affect his property. He is concerned about HD zone change affecting his

property. Right now, his property does not have sidewalk curb and gutter. He stated there is high traffic and is concerned with families with HD being approved, especially with their property being zoned agricultural and having animals.

Liz Anderson wanted to recommend talking to property owners before doing a General Amendment. She is representing the Peck family with her comments. She stated the Mill Pond had a concept plan. Liz addressed her concerns and about grievances she has had with the City.

Council and Staff discussed a few of the General Plan items.

Michelle Miles stated she is speaking to the Thanksgiving Point area TOD. She stated just because she can do it doesn't mean she should.

Gary Cooper stated the General Plan Master Plan near 700 South Master Plan was moved 2100 North and things have been changed. Gary stated he would like to keep his ground and hang on to it. Since the General Plan changed, his ground was affected, and he gave up his RA zone now that his ground is MD and has again been changed to LD.

Ian Palmer stated he lives in the zone change that is being proposed. He is concerned about the General Plan effecting his property.

Aaron Bullen addressed the Council and talked about State Streets TOD, the traffic on Main Street, he discussed overlay near the commercial area. He suggested Lehi look at their ADU rates.

Ryan Hales discussed a piece of property on 1200 West under current zoning. They would like to look at a mixed use zoning project. He would love to have the Councils consideration as they look at the General Plan.

Motion: Councilor Condie moved to Ordinance #58-2021, approving a comprehensive update to the Land Use Element of the General Plan including the land use map and text; noting the Council would like to discuss and regroup in the December Work Session to go over any proposed changes to give Engineering time to compose figures at 50 and 25 percent, with a finite boundary of the current general plan of 150,000 population or lower. The Council would like to invite the Planning Commissioners to the December Work Session. The Council would like Planning to provide some analysis with similar Cities with a baseline study on how ADU's are adopted and encourage all residents to call the Council with concerns, including any Development Review Committee comments. Commissioner Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

14. Adjournment

With no further business to come before the City Council at this time, Councilor Southwick moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:30 p.m.

Approved: October 26, 2021 Attest:

_____ _____

Mark Johnson, Mayor Sherrie Benson, Deputy City Recorder

DRAFT

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: October 26, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Re-Approve Resolution #2021-57, Intent to adjust a municipal boundary line between Lehi and Draper City.

Suggested Action:

Attachments:

Res 2021-57.docx

RESOLUTION NO: 2021-57

A RESOLUTION OF INENT OF LEHI CITY COUNCIL TO ADJUST A MUNICIPAL BOUNDARY LINE WITH DRAPER CITY

WHEREAS, the Lehi City Council has received a request from the applicant to adjust the municipal boundary with Draper City. This area is further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code; and

WHEREAS, the boundary line adjustment area could be serviced with municipal-type services;

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to adjust the municipal boundary line with Draper City consisting of 163.03 acres and further described by Exhibit "A".

2. Staff is directed to publish notice of this proposed municipal boundary line adjustment in a newspaper of general circulation within Lehi City, once a week for three successive weeks. Said notice shall comply with the requirements of Section 10-2-418(2)(b) of the Utah Code.

3. This Resolution shall be effective upon the date of its adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 26th day of October 2021.

ATTEST

_____ _____

MARK JOHNSON, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

BOUNDARY DESCRIPTION

A portion of Sections 21, 22, 27 and 28 of Township 4 South, Range 1 East, Salt Lake Base and Meridian, described by survey as follows:

Beginning at a point on the existing Lehi City/Draper City Municipal Boundary, being the Northeast Corner of Section 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence along said Municipal Boundary Line the following seven (7) courses: thence N89°51'16"W along the Section Line 1447.16 feet; thence S00°02'37"E 1674.43 feet; thence S14°00'50"E 21.61 feet; thence S75°59'46"W 1253.90 feet; thence S00°01'27"E 660.44 feet to the Quarter Section Line; thence N89°50'30"W along the Quarter Section Line 2658.08 feet to the West Quarter Corner of said Section 28; thence N00°04'20"W 710.91 feet; thence N81°20'37"E 643.06 feet; thence N77°52'34"E 589.55 feet; thence N66°08'51"E 433.99 feet; thence N73°37'39"E 1141.96 feet; thence N77°33'04"E 341.50 feet; thence N72°00'00"E 17.87 feet; thence N79°20'45"E 667.36 feet; thence N33°30'00"W 122.31 feet; thence N42°00'00"W 132.90 feet; thence N23°30'00"W 116.16 feet; thence N35°00'00"W 139.01 feet; thence East 275.73 feet; thence N00°01'55"W 749.70 feet; thence S89°51'23"E 1762.00 feet; thence S00°02'25"E 100.00 feet; thence S89°51'23"E 427.92 feet; thence N53°36'06"E 853.40 feet; thence N63°00'00"E 66.47 feet; thence N48°19'10"E 571.22 feet; thence N50°00'00"E 54.61 feet; thence N58°22'27"E 954.92 feet to the West Line of the Alpine Joint Venture LTD property as defined by that Record of Survey prepared by Wilding Engineering on file in the office of the Utah County Surveyor as Survey No. 16-134; thence along said survey line the following three (3) courses: S19°19'38"E 898.71 feet to a found brass cap stamped “M17” set in concrete; thence N61°40'44"E 697.56 feet to a found brass cap stamped “M18” set in concrete; thence N65°46'11"E 516.99 feet to the westerly right-of-way line of Highland Boulevard as described by Deed Entry No. 153953:2002 in the official records of the Utah County recorder; thence along said right-of-way line along the arc of a non-tangent curve to the right 32.13 feet with a radius of 623.00 feet through a central angle of 02°57'16", chord: S05°15'26"E 32.12 feet to the existing Lehi City/Draper City Municipal Boundary; thence along said Municipal Boundary Line the following seven (7) courses: thence S66°30'00"W 515.64 feet; thence S62°15'00"W 989.34 feet; thence S62°30'00"W 304.92 feet; thence S53°15'00"W 1310.10 feet; thence S38°15'00"W 630.96 feet; thence S77°15'00"W 955.02 feet; thence N00°02'17"W 1133.33 feet to the point of beginning.

Contains: ±163.03 Acres
±7,101,746 Sq. Ft.

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: October 26, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-60, approving an updated Storm Water Management Program.

Suggested Action:

Attachments:

Res 2021-60.docx

Lehi-City-SWMP-2021 markup.pdf

Lehi-City-SWMP-2021.10.19 No Markup.pdf

LEHI CITY

RESOLUTION NO. 2021-60

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN UPDATED STORM WATER MANAGEMENT PROGRAM

WHEREAS**,** the Utah Division of Environmental Quality requires Lehi City to develop and maintain a storm water management plan;

WHEREAS, the plan documents the measures the City has agreed to perform to protect and preserve water quality throughout the city and state;

WHEREAS, as part of the program the City is required to review its plan on an annual basis and update the plan to ensure that the measures described are accurate and assigned to the correct department and personnel;

WHEREAS, on October 26th, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the updated Lehi Storm Water Management Program; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Lehi City Storm Water Management Program attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of October, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

LEHI CITY

Storm Water Management Program



LEHI CITY
Permit No. UTR090038

LEHI CITY
STORM WATER MANAGEMENT PROGRAM

Reviewed and Updated by Lehi City Officials to include updates from Utah DEQ as of the adopted date below. ~~***For the permit period of March 1, 2016 – February 28, 2021***~~

Submitted to:

State of Utah
Department of Environmental Quality
Division of Water Quality

Submitted by:

Lehi City, Public Works Department

Adopted
~~**June 23**~~**October 26, ~~2020~~2021**

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SIGNATORY PAGE

Governmental Entity Name: Lehi City **Permit number:** UTR090038

Mailing Address: 153 North 100 East

City: Lehi State: Utah Zip Code: 84043

Storm Water Management Program Responsible Person(s):

Name: Dave Norman Title: Public Works Director

Telephone Number: 385-201-1700

Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, I certify that the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print Name: Dave Norman

Signature:  Date: Oct 26~~June 24~~, 2021~~0~~

Title: Public Works Director

Duly Authorized Position(s):

"Letter already on file with the Division of Water Quality, Storm Water Section, identifying the Water Director as having the authority to sign this and future documents pertaining to the UPDES Permit Program."

LEHI CITY
STORM WATER MANAGEMENT PROGRAM

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LEHI CITY
STORM WATER MANAGEMENT PROGRAM OVERVIEW

PURPOSE

This document summarizes the Lehi City Storm Water Management Program (SWMP). It provides a comprehensive strategy that outlines the City's Storm Sewer Utility's priorities and activities revised and updated as of the adoption date.~~for the years 2016 – 2022.~~ This SWMP has been developed to meet the requirements of Phase II regulations relating to the National Pollutant Discharge Elimination System (NPDES), part of the Clean Water Act (CWA) which are being administered by Utah Division of Water Quality. This Program was prepared to assist the City in planning, funding, and implementing a comprehensive program for managing storm water runoff. ***This document is to be a living document and is to be updated as needed to properly manage storm water.***

The SWMP will be implemented to limit, to the maximum extent practicable (MEP), the discharge of pollutants from the Lehi City storm drain system into waters of the State of Utah. The development and implementation of the SWMP is to fulfill requirements under the State of Utah UPDES Permit No. UTR090038 Authorization to discharge Municipal Storm Water, Section II, in accordance with Section 402(p))3))B) of the Federal Clean Water Act, and the State Storm Water Regulations (UAC R317-8-3.8)

SWMP COORDINATION

Agency: Lehi City, ~~Public Works~~Stormwater Department
Contact: ~~Water Systems Director~~Stormwater Management Engineer UPDES Number: UTR090038

STAFFING AND RESOURCE ALLOCATIONS

The City is organized as a Six Member Council form of government. The City Council is responsible for budgeting and policy making decisions. The City Administrator is responsible for the day-to-day operations of the City. The City Administrator has designated the Water Systems Director to oversee the management of the SWMP. The responsibility for implementation of the SWMP has been delegated to the Storm Drain Supervisor. The Storm Drain Supervisor will oversee the efforts of the staff as they implement the specifics of the SWMP. An organizational chart showing the lines of responsibility for the implementation of the SWMP is provided in Appendix A.

Additionally, responsibilities associated with different positions or groups may be outlined in different sections of this program. This is done in order to delegate work and specific responsibilities to City Staff for efficiency and to allow different insights to accomplish the goals and objectives identified in this SWMP and the MS4 permit.

In April 1999, Lehi City adopted a resolution establishing a Storm Water Drainage Utility Fee for the purpose of managing and constructing a storm water management system. Budgets required for the development and implementation of specific drainage related BMPs will be appropriated

Permit Requirement 2.3.2.2 MS4 Location Description and Map

Lehi City is the northernmost community in Utah County covering an area of slightly more than 21 square miles as shown in Figure 1. The City, established in 1852, has a population of approximately 56,486 (2015). Originally a farming community, the City is now a commercial and technological center for Utah County and is one of the fastest growing metropolitan areas in the State.

Lehi City is bisected by Interstate-15, the major north/south highway in the State. The major storm water drainage pattern is from northeast to southwest, draining runoff from the Traverse Mountain Range to Utah Lake. The City has a major drainage feature (Dry Creek) which conveys runoff from upstream mountain watershed and other municipalities and it conveys runoff through the City. The City also discharges storm water runoff into several other drainage features within the City such as; Cedar Hollow, Fox Ditch, Bull River Ditch, Dry Creek Reservoir, and Mill Pond to collect and convey runoff to both the Jordan River and Utah Lake. Existing City storm drainage facilities include open channels/ditches, detention facilities, and storm drain pipe systems.

Permit Requirement 3.1.1.1 - 3.1.1.2 does the City Discharge to a 303(d) Waterbody?

Under Section 3.1 of the Small MS4 General UPDES Permit, Permit Number UTR090038, it states, "Permittees must determine whether storm water discharge from any part of the MS4 contributes to a 303(d) listed waterbody."

Lehi City has 85 storm drain outfalls as shown in the figure in Appendix B. Of these outfalls, 52 discharge into the Jordan River, 22 into Dry Creek, and 5 into Spring Creek and 6 discharge directly into Utah Lake. Spring Creek and Dry Creek discharge into Utah Lake. Utah Lake discharges into the Jordan River. Table 1 summarizes the State status of 303d listed water bodies into which Lehi City discharges storm water.

Table 1: Summary of 303d Listed Waters of the State

Water Body	Reach ID	Reach Description	Pollutant	TMDL* Priority
Jordan River	Jordan River - 8	Jordan River from Narrows to Utah Lake	Arsenic	Medium
Jordan River		Jordan River from Narrows to Utah Lake	TDS	High
Spring Creek	Spring Creek	Spring Creek below Mill Pond	Cadmium	Low
Utah Lake	Utah Lake	Fresh Water Lake	TDS	High
Utah Lake	Utah Lake	Fresh Water Lake	Phosphorous (Total)	Medium
Utah Lake	Utah Lake	Fresh Water Lake	PCB in Fish Tissue	Low

*Total Maximum Daily Load (TMDL)

At this time, only the Jordan River has an approved TMDL. However, the TMDL is phased and is currently in the data collection phase. Additionally, a draft TMDL has been completed for Utah Lake. Lehi City will continue to monitor the progress of these TMDLs for associated requirements.

Lehi Water Ways and Lakes

Water Ways

Lehi City Boundary

0 0.5 1 1.5 2 Miles

0 0.5 1 1.5 2 2.5 Kilometers

N

Lehi City's storm water management system also contains a number of sumps that allow collected runoff to percolate into the ground. The figure in Appendix C shows the location of existing storm water sumps.

Permit Requirement 2.3.2.3 Water Quality Concerns

As is outlined in Table 1-1 Lehi discharges into these waters of the state which are at risk of potential contaminants from Arsenic, Cadmium, Phosphorous, PCB in Fish Tissue, and TDS. Although priority levels vary for the different pollutants and water bodies, taking steps to minimize the discharge of these pollutants in storm water is important in order to protect water quality. Arsenic, Cadmium, and PCB are not believed to come from urban storm water discharges. Therefore, they will not be addressed in this document. However, Phosphorous, TDS, and other pollutants are often found in sediment which is transported in storm water. These pollutants will be addressed in this document.

Concerns and Priorities

Due to significant growth and development activities in the City, there are large areas of land which are being denuded and disturbed during construction activities. Many development activities increase the potential for sediment, debris, and other pollutants to be transported with storm water runoff into storm drain facilities. Lehi City staff has identified sediment and nutrients as the major concern related to storm water quality issues in the City.

Sediment is common in storm water, especially in disturbed areas. Typical sources of sediment within the City boundaries include construction sites, paved road surfaces, natural erosion from the ephemeral washes on the south face of Traverse Mountain and along the banks of Dry Creek, and runoff from agricultural sites. Sediment often contains pollutants including nutrients, metals, hydrocarbons, etc. These pollutants are often harmful and can affect aquatic habitat and drinking water quality.

Nutrients of concern to Lehi, include nitrogen and phosphorous. These are common in storm water runoff. Typical sources of nutrients include fertilizers, pet wastes, plant decay, and sewer overflows. Lehi City currently discharges storm water into Utah Lake which is considered by the State to be impaired for phosphorous.

Permit Requirement 3.2.1 Nutrient Reduction

In order to protect the water quality of receiving water bodies, Best Management Practices (BMPs) for new or redeveloped sites are required. Developers and contractors are required to plan, design, and implement BMPs to accomplish the goal of reducing sediment and pollutants in the receiving water bodies. BMPs should address removal of phosphorous, total suspended solids, and other target pollutants. Proposed BMPs will be evaluated by City staff to verify selected BMPs are adequately addressing pollutant removal.

Minimum Control Measures

To reduce the discharge of pollutants into the waters of the State, the EPA's National Pollutant Discharge Elimination System (NPDES) Phase II Regulations require that Municipal Separate Storm Sewer System (MS4) operators implement a storm water management program that includes six Minimum Control Measures (MCMs). The following MCMs will be addressed in later sections of this document:

- MCM 1: Public Education and Outreach on Storm Water Impacts - efforts to educate the public.
- MCM 2: Public Involvement/Participation - efforts to ensure that the public can help in education, and ensure the public has a say in how the SWMP is implemented.
- MCM 3: Illicit Discharge Detection and Elimination - efforts to eliminate non-storm water discharges into the storm sewer.
- MCM 4: Construction Site Runoff Control - efforts to minimize the discharge of sediment and other pollutants from construction sites.
- MCM 5: Post-Construction Storm Water Management in New Development and Redevelopment - efforts to ensure that BMPs will function properly after construction is completed.
- MCM 6: Pollution Prevention and Good Housekeeping for Municipal Operations - efforts to minimize pollutants from City operations discharging into the storm sewer.

Permit Requirement 2.3.2.5 Modifications to City Ordinances

Lehi City tracks changes to the City's ordinances. The date of the enactment of each ordinance along with dates associated with amendments to each ordinance can be found at the following link https://www.lehi-ut.gov/departments/water/storm-water/.

MCM1: PUBLIC EDUCATION AND OUTREACH ON STORM WATER IMPACTS

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established that includes public education and outreach that focuses on storm water discharges within Lehi City. The plan focuses the following four groups:

1.) Residents
2.) Institutions, industrial, and commercial facilities
3.) Developers and contractors (construction)
4.) MS4-owned or operated facilities

The purpose of the public education and outreach is to reduce negative impacts on water quality due to storm water discharges. As was outlined in the overview sediment and nutrients are the major sources of pollution from storm water discharges throughout the City. Lehi City understands that it cannot observe all storm water discharge points continually, and therefore plans on reaching out to the four groups to help achieve their water quality goals.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM1.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.1	The Permittee must implement a public education and outreach program to promote behavior change by the pubic to reduce water quality impacts associated with pollutants in storm water runoff and illicit discharges. Outreach and educational efforts shall include a multimedia approach and shall be targeted and presented to specific audiences for increased effectiveness. The educational program must include documented education and outreach efforts for the following four audiences: (1) residents, (2) institutions, industrial and commercial facilities, (3) developers and contractors (construction), and (4) MS4-owned or operated facilities. The minimum performance measures which should be based on the land uses and target audiences found within the community include:							
4.2.1.1	Target specific pollutants and pollutant sources determined by the Permittee to be impacting, or have the potential to impact, the beneficial uses of receiving water. This includes providing information which describe the potential impacts from storm water discharges; methods for avoiding, minimizing, reducing and/or eliminating the adverse impacts of storm water discharges; and the actions individuals can take to improve water quality, including encouraging participation in local environmental stewardship activities based on the land uses and target audiences found within the community;	The City has identified sediment and nutrients as the major pollutants of concern. The multimedia approach focuses on the education and elimination of discharging of these pollutants. Spring and fall notifications will be sent out to the public to increase awareness of pollutant discharge	4 Target Audiences	Stormwater Management Engineer	Well informed public	number of people contacted by outreach measures		Spring/Fall
4.2.1.2	Provide and document information given to the general public of the Permittee's prohibitions against, and the water quality impacts associated with illicit discharges and improper disposal of waste. The Permittee must at a minimum considers the following topics. These topics are not inclusive, and the Permittee must focus on those topics most relevant to the community: maintenance of septic systems; effects of outdoor activities such as lawn care (use of pesticides, herbicides, and fertilizers); benefits of on-site infiltration of storm water; effects of automotive work and car washing on water quality; proper disposal of swimming pool water; and proper management of pet waste.	***Storm Water Educational Articles*** - Lehi City sends periodic articles that inform and educate the public in the monthly utility billing. These articles include fact sheets or information and/or educational brochures. ***Utah County Storm Water Coalition*** - Lehi City is an active participant in the Utah County Storm water Coalition both financially and in man- hour support. These activities include (but not limited to) attendance at the regularly scheduled meetings, purchase of educational materials, support of training, and support of past studies (such as the Storm water Attitude and Awareness Study). The Coalition provides a resource for directional input and disbursement of information and education to Lehi City residents. Lehi City shares in the educational process of educating fourth graders through a Utah County Coalition hired professional educator. In addition, Utah County, through coalition direction, has facilitated an educational stormwater hotline (801-851-7873) to convey information for the disposal of; paints, oils, batteries, anti-freeze, and other household chemicals. ***County Fair Participation*** - Lehi City will assist in the Stormwater Educational booth when requested at the County Fair sponsored by the Utah County Stormwater Coalition. ***School Education Program*** - Lehi City is an active participant in the Utah County Stormwater Coalition's Stormwater Educational Program which educates fourth graders regarding storm water do's and don'ts. The City participates financially to the program which visits annually the following elementary schools within Lehi City. ***City Website*** - Lehi City periodically posts articles regarding the protection and preservation of water quality. Links to these articles and the City's SWMP can be found at https://www.lehi-ut.gov/departments/water/. The storm water hotline number (801-836-1045) can also be found on the website.	General Public	County Coalition outreach program, Lehi City Administration	To educate the general public with regards to the dangers and impacts of discharging pollutants into the storm drain system and inform them how they can be involved in protecting our water.	Track articles sent out with utility billing. Track participation in storm water coalition. Track number of people that visited booth during county fair. Review Quiz scores of 4th graders.	Educational Material and tracking available upon request.	Educational material to be reviewed periodically to provide information that will help educate the general public.
4.2.1.3	Provide and document information given to institutions, industrial, and commercial facilities on an annual basis of the Permittee's prohibition against and the water quality impacts associated with illicit discharges and improper disposal of waste. The Permittee must at a minimum consider the following topics. These topics are not inclusive and the Permittee must focus on those topics most relevant to the community: proper lawn maintenance (use of pesticides, herbicides and fertilizer); benefits of appropriate on-site infiltration of storm water; building and equipment maintenance (proper management of waste water); use of salt or other deicing materials (cover/prevent runoff to storm system and contamination to ground water); proper storage of materials (emphasize pollution prevention); proper management of waste materials and dumpsters (cover and pollution prevention); and proper management of parking lot surfaces (sweeping). This education can also be a part of the Illicit Discharge Detection and Elimination measure detailed in Part 4.2.3.	The City is continuously working with ComplianceGo to provide training and educate target audience and track the training provided. The City is working on requiring that business licenses will not be issued until the training is completed by business owners which include industrial and commercial facilities.	Institutions, Industrial, and Commercial	Business Licensing, Stormwater Management Engineer, Public Works Director	To educate institutions, industrial, and commercial facilities of the dangers and impacts of discharging pollutants into storm drain facilities.	Track distribution material and list of recipients.	Educational Material and tracking available upon request.	Educational material to be reviewed periodically to provide information that is areas of concern.
4.2.1.4	Provide and document information given to engineers, construction contractors, developers, development review staff, and land use planners concerning the development of storm water pollution prevention plans (SWPPPs) and BMPs for reducing adverse impacts from storm water runoff from development sites. This education can also be a part of the Construction Site Storm Water Runoff minimum control measure detailed in Part 4.2.4.	The City makes available appropriate education and training material to construction site operators for minimizing stormwater pollution during construction activities. These include: • "A Stormwater Management for Construction Activities: Developing Pollution Prevention Plans and Best Management Practices" -EPA • Lehi City Design Standards. • Implementing a training requirement: annual training, RSI and RSW • Working on a video regarding stormwater pollution on the construction site Also, information and references for owners, designers, engineers, and contractors to utilize in the planning and implementation of structural and non-structural BMPs to reduce pollutants discharged to the storm drain system during construction will be provided. Lehi City is working with ComplianceGo to provide training and educate target audience and track the training provided.	Engineers, Contractors, Developers, and Review Staff	Public Works Director	To educate engineers, contractors, developers, and review staff on the design requirements needed to improve water quality.	Track dispersion of materials, training attendance, and quality of submittals being reviewed by design staff.	Educational Material, training schedule, and tracking available upon request.	Educational and training materials will be reviewed periodically to assure a focused approach on identified concerns.
4.2.1.5	Provide and document information and training given to employees of Permittee- owned or operated facilities concerning the Permittee's prohibition against and the water quality impacts associated with illicit discharges and improper disposal of waste. The Permittee must at a minimum consider the following topics: equipment inspection to ensure timely maintenance; proper storage of industrial materials (emphasize pollution prevention); proper management and disposal of wastes; proper management of dumpsters; minimization of use of salt and other de-icing materials (cover/prevent runoff to MS4 and ground water contamination); benefits of appropriate on-site infiltration (areas with low exposure to industrial materials such as roofs or employee parking); and proper maintenance of parking lot surfaces (sweeping).	The City offers training to City employees involved with the operation of the facilities regarding water quality impacts associated with illicit discharges and improper disposal of waste. Training topics include (but not limited to) equipment inspection to ensure timely maintenance; property management and disposal of wastes; proper management of dumpsters; minimization and use of salt and other de-icing materials; and proper maintenance of parking lot surfaces. The City is working with ComplianceGo to provide training and educate target audience and track the training provided.	Staff	Public Works Director, Stormwater Management Engineer	To educate all employees of the potential dangers and impacts of the discharge of pollutants into storm water facilities. Additionally, staff are trained according to the tasks they will need to perform.	Number of people who attend classes	Review Training material to assure training focuses on employees' responsibilities	Employees trained upon hire and reviewed annually
4.2.1.6	Provide and document information and training given to MS4 engineers, development and plan review staff, land use planners, and other parties as applicable to learn about Low Impact Development (LID) practices, green infrastructure practices, and to communicate the specific requirements for post-construction control and the associated Best Management Practices (BMPs) chosen within the SWMP.	Provide additional training to development and plan review committee staff (D.R.C.), land use planners regarding Low Impact Development (LID) practices and green infrastructure practices which detail specific requirements for construction and post-construction control and the associated BMPs. Continuing education opportunities will be provided in addition to conference attendance.	Engineers and Other Development and Plan Review Staff	Engineering Dept.	To train design and review staff of the proper implementation of LID and Green infrastructure.	Number of people who attend classes	Review Training material	Annually
4.2.1.7	An effective program must show evidence of focused messages and audiences as well as demonstration that the defined goal of the program has been achieved. The Permittee must define the specific messages for each audience. The Permittee must identify methods that will be used to evaluate the effectiveness of the educational messages and the overall education program. Any methods used to evaluate the effectiveness of the program must be tied to the defined goals of the program and the overall objective of changes in behavior and knowledge.	See above						
4.2.1.8	The Permittee must include written documentation or rationale as to why particular BMPs were chosen for its public education and outreach program.	The rationale is documented in the Storm Water Management Plan text.		Stormwater Management Engineer				Ongoing

MCM2: PUBLIC INVOLVEMENT/PARTICIPATION

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established which includes involving the public through various programs and a notification hotline.

The purpose of the public involvement/participation is to reduce negative impacts on water quality by allowing citizens to be the eyes and ears of the City. The City has a public hotline (801-836-1045) which allows citizens to report storm water concerns and potential illicit discharges into the storm water system. Additionally, the City desires to receive input from citizens and organizations throughout the City by allowing for personal interaction between the public and City Staff.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM2.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.2	The Permittee must implement a program that complies with applicable State and Local public notice requirements. The SWMP shall include ongoing opportunities for public involvement and participation, but at a minimum tow (2) times annually. Permittees can meet this requirement through ~~such as~~ advisory panels, public hearings, watershed committees, stewardship programs, environmental activities, other volunteer opportunities, or other similar activities. The Permittee should involve potentially affected stakeholder groups, which include but is not limited to, commercial and industrial businesses, trade associations, environmental groups, homeowners' associations, and education organizations. The minimum performance measures are:							
4.2.2.1	Permittees shall adopt a program or policy directive to create opportunities for the public to provide input during the decision-making processes involving the development, implementation and update of the SWMP document including development and adoption of all required ordinances or regulatory mechanisms.	The City requires public notice before any land can be developed. The public is encouraged to attend City Council meetings. Notification is given to all residents in the prior monthly utility newsletter, Twitter and Facebook of upcoming events.	Public	Planning and Zoning	Provide opportunities for the public to be involved.	Track attendance of council meetings. Track online comments.	Notification Letters and report tracking is available upon request	Annually/As needed
4.2.2.2	Renewal Permittees shall make the revised SWMP document available to the public for review and input within 180 days from the effective date of this Permit. New Applicants shall make the SWMP document available to the public for review and input within 180 days of receiving notification from the Director of the requirement for Permit coverage.	The SWMP is currently available for review on Lehi City's storm water website.	Public	Public Works Director, Stormwater Management Engineer	Allow concerned citizens and community members to help and give input to keeping drainage channels clean.	Track public comments.		
4.2.2.3	A current version of the SWMP document shall remain available for public review and input for the life of the Permit. If the Permittee maintains a website, the latest version of the SWMP document shall be posted on the website within 18 0 days from the effective date of this Permit and shall clearly denote a specific contact person and phone number or email address to allow the public to review and provide input for the life of the Permit.	The SWMP is currently posted on Lehi City's website. The SWMP will remain online throughout the life of the permit.	Public	Public works Director, Stormwater Management Engineer, Admin	Prevent Storm Water Pollution by offering a greater visibility of violation areas and allowing the public to alert the City.	SWMP to remain online throughout permit term.		
~~4.2.2.4~~	~~The Permittee must, at a minimum, comply with State and Local public notice requirements when implementing a public involvement/participation program.~~							

MCM3: ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDDE)

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established which includes identifying, tracking, tracing, and eliminating illicit discharges.

The purpose of the illicit discharge detection and elimination plan is to improve storm water quality throughout the City. This plan includes procedures for inspecting, tracing, tracking, characterizing, and ceasing illicit discharges. A City ordinance has established regulations regarding illicit discharges into storm drain facilities and allows for escalating enforcement actions against violators.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM3.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.3	All Permittees shall revise as necessary, implement and enforce an IDDE program to systematically find and eliminate sources of non-storm water discharges from the MS4 and to implement defined procedures to prevent illicit connections and discharges according to the minimum performance measures listed below. The IDDE program must be described in writing, incorporated as part of the Permittee's SWMP document, and contain the elements detailed in this part of the Permit. The minimum performance measures listed below.							
4.2.3.1	Maintain a current storm sewer system map of the MS4, showing the location of all municipal storm sewer outfalls with the names and location of all State waters that receive discharges from those outfalls, storm drain pipe and other storm water conveyance structures within the MS4.	Runoff throughout the City is predominately in a southwest direction. Most of the flow eventually drains either west to Jordan River or south to Utah Lake. The City continues to update the system map (available from Lehi City Engineering) as needed by conducting annual reviews. The City created an inspection form used during the reviews.	4 Target Audiences	Water GIS	Have an updated Storm Water map for reference. Inspection forms on file	Assets list	MS4 Storm Water Map	Annually
4.2.3.2	Effectively prohibit, through ordinance or other regulatory mechanism, non-storm water discharges to the MS4, including spills, illicit connections, illegal dumping and sanitary sewer overflows ("SSOs") into the storm sewer system, require removal of such discharges consistent with Part 4.2.3.6. of this Permit and implement appropriate enforcement procedures and actions. The Permittee must have a variety of enforcement options in order to apply escalating enforcement procedures as necessary for the severity of violation and/or the recalcitrance of the violator. Exceptions are discharges pursuant to a separate UPDES Permit (other than the UPDES Permit for discharges from the MS4) and non-storm water discharges listed in Part 1.2.2.2.	Has an IDDE (Illicit Discharge Detection and Elimination) ordinance (9-3-6) on city website at https://www.sterlingcodifiers.com/codebook/index.php?book_id=611.	4 Target Audiences	Supervisor		# of IDDE detected and cleaned up	City Ordinance	
4.2.3.2.1	The Permittee's IDDE program must have adequate legal authority to detect, investigate, eliminate and enforce against non-storm water discharges, including illegal dumping, into the MS4. Adequate legal authority consists of an effective ordinance, by-law, or other regulatory mechanism. The documented IDDE program that is included in the Permittee's SWMP must include a reference or citation of the authority the Permittee will use to implement all aspects of the IDDE program.	Has an IDDE ordinance (9-3-6) on city website	4 Target Audiences	Supervisor			City Ordinance	
4.2.3.3	Implement a written plan to detect and address non-storm water discharges to the MS4, including spills, illicit connections, sanitary sewer overflows and illegal dumping. The plan shall include:	Plan is outlined below.	4 Target Audiences					
4.2.3.3.1	Written systematic procedures for locating and listing the following priority areas likely to have illicit discharges (if applicable to the jurisdiction): • Areas with older infrastructure that are more likely to have illicit connections; • Industrial, commercial, or mixed use areas; • Areas with a history of past illicit discharges; • Areas with a history of illegal dumping; • Areas with onsite sewage disposal systems; • Areas with older sewer lines or with a history of sewer overflows or cross-connections; • Areas upstream of sensitive waterbodies; and, • Other areas the Permittee determines to be likely to have illicit discharges. The Permittee must document the basis for its selection of each priority area and create a list of all priority areas identified in the system. This priority area list must be updated annually to reflect changing priorities.	The City has developed procedures for identifying priority areas. The procedures include evaluating: Areas with older infrastructure; Industrial, commercial, or mixed use areas; Areas having a past history for illicit discharges; Areas having a past history of illegal dumping; Areas with onsite sewage disposal systems; Areas with older sewer lines or having a history of sewer overflows or cross connections; Areas upstream of sensitive waterbodies.	4 Target Audiences	Supervisor, Water GIS	Have a system in place to identify and track high priority areas.	Priority area list is up to date.	Priority Area List. SOP	Updated Annually
4.2.3.3.2	Field inspections of areas which are considered a priority area as identified in Permit Part 4.2.3.3.1. Compliance with this provision shall be achieved by inspecting each priority area annually at a minimum. All field assessment activities shall utilize an inspection form to document findings.	Priority areas are inspected annually.	4 Target Audiences	Inspectors	Have each priority area inspected annually for IDDEs.	Annual Inspection forms for each priority area.	Priority Area Inspection Form	Annual Inspections
4.2.3.3.3	Dry weather screening (See Definition 7.13) activities for the purpose of verifying outfall locations and detecting illicit discharges that discharge within the Permittee's jurisdiction to a receiving water. All outfalls shall be inspected at least once during the 5-year Permit term. Dry weather screening activities shall utilize an inspection form to document findings.	The Dry Weather Screening Program consists of inspecting the major and minor outfalls that are governed by the City. The Dry Weather Screening Program provides a framework for field screening the outfalls to identify suspect outfalls as a basis for initiating more detailed drainage area investigations.	4 Target Audiences	Maintenance Crew, Supervisor, Stormwater Management Engineer	Inspect all storm drain outfalls within the City.	Outfall Inspection Forms for every outfall.	Dry Weather Screening Inspection Form	20% per year or once every 5 years
4.2.3.3.4	If the Permittee discovers or suspects that a discharger may need a separate UPDES Permit (e.g., Industrial Storm Water Permit, Dewatering Permit), the Permittee shall notify the Director.	The City notifies the Director if they identify the need of a separate UPDES permit.	4 Target Audiences	Supervisor	Have staff trained to identify the need of a separate UPDES permit.	Maintain a list of permitees which have been reported to the Director.	SOP	As Necessary
4.2.3.4	Implement standard operating procedures (SOPs) or similar type of documents for tracing the source of an illicit discharge; including visual inspections, and when necessary, opening manholes, using mobile cameras, using field tests of selected chemical parameters as indicators of discharge sources, collecting and analyzing water samples for the purpose of determining sanctions or penalties, and/or other detailed inspection procedures.	The City has developed procedures for tracing illicit discharges which will be used to identify the source when illicit discharges are reported.	4 Target Audiences	Supervisor	Have staff trained on the necessary procedures for tracing illicit discharges.	Document training attendance	Illicit Discharge Tracing SOP,	As Necessary
4.2.3.5	Implement standard operating procedures (SOPs) or similar type of documents for characterizing the nature of, and the potential public or environmental threat posed by, any illicit discharges found by or reported to the Permittee by the hotline or other telephone number described in 4.2.3.9. These procedures shall include detailed instructions for evaluating how the discharge shall be immediately contained and steps to be taken for containment of the discharge. Compliance with this provision will be achieved by initiating an investigation immediately upon being alerted of a potential illicit discharge.	The City has developed an incident report for illicit discharges within the City. The information is uploaded into ~~iWorks~~iWorQ and a hard copy is created and kept on file.	4 Target Audiences	Supervisors	Have a documented record of illicit discharges.	Illicit Discharge report log.	Illicit Discharge Report Template and Illicit Discharge Report Log	As Necessary
4.2.3.5.1	When the source of a non-storm water discharge is identified and confirmed, the Permittee must record the following information in an inspection report: the date the Permittee became aware of the non-storm water discharge, the date the Permittee initiated an investigation of the discharge, the date the discharge was observed, the location of the discharge, a description of the discharge, the method of discovery, date of removal, repair, or enforcement action; date, and method of removal verification. Analytical monitoring may be necessary to aid in the identification of potential sources of an illicit discharge and to characterize the nature of the illicit discharge. The decision process for utilizing analytical monitoring must be fully documented in the inspection report.	The City has developed an incident report for illicit discharges within the City and maintains a log of illicit discharges. The information is uploaded into ~~iWorks~~iWorQ and a hard copy is created and kept on file.	4 Target Audiences	Supervisor	Have a documented record of illicit discharges.	Illicit Discharge report log.	Illicit Discharge Report Template and Illicit Discharge Report Log	As Necessary

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.3.6	Implement standard operating procedures (SOPs) or similar type of documents for ceasing the illicit discharge, including notification of appropriate authorities; notification of the property owner; technical assistance for removing the source of the discharge or otherwise eliminating the discharge; follow-up inspections; and escalating enforcement and legal actions if the discharge is not eliminated. Illicit discharges to the MS4 are prohibited and any such discharges violate this Permit and remain in violation until they are eliminated. Upon detection, the Permittee shall require immediate cessation of improper disposal practices upon confirmation of responsible parties in accordance with its enforceable legal authorities established pursuant to Part 4.2.3.2.1. of this Permit.	The City has developed an SOP for ceasing illicit discharges. Engineering Dept has worked with the Legal Dept to create a City ordinance (9-3-6).	4 Target Audiences	Supervisor	Have a SOP which identifies the steps necessary to cease illicit discharges. Have enforcement capabilities as outlined in the City's ordinance.	Track Illicit Discharges including follow up inspections and enforcement activities.	Ceasing Illicit Discharges SOP	As Necessary
4.2.3.6.2	Although the Permittee is required to prohibit illicit discharges within their boundaries and to take appropriate action to detect and address any violations, this Permit does not impose strict liability on the Permittee.							
4.2.3.6.3	All IDDE investigations must be thoroughly documented and may be requested at any time by the Director. If a Permittee is unable to meet the minimum performance measures outlined in Parts 4.2.3.5. or 4.2.3.6., the Permittee must immediately submit to the Director written documentation or rationale describing the circumstances why compliance with the minimum performance measures was not possible. All IDDE documentation shall be retained by the Permittee as required by the SWMP document.	The City maintains records of all IDDE investigations through ~~iWorks~~iWorQ.	DEQ	Supervisor	To keep IDDE investigations records current.	# of Records		Ongoing
4.2.3.7	Permittees shall inform public employees, businesses, and the general public of hazards associated with illicit discharges and improper disposal of waste.	In cases where illicit discharges may be harmful the City notifies the public though Facebook, Twitter, Reverse 911 and other emergency notification methods. See 4.2.1.3	4 Target Audiences	Stormwater Management Engineer	Keep the public safe and informed of potential hazard.	Maintain log of public notifications with regards to Illicit Discharges.	Public Notifications Log	As Necessary
4.2.3.8	Permittees shall promote or provide services for the collection of household hazardous waste.	Utah County, through coalition direction, has facilitated an educational stormwater hotline (801-851-7873) to convey information for the disposal of; paints, oils, batteries, anti-freeze, and other household chemicals. A list of collection facilities is posted on the following internet site: http://www.utahcountyonline.org/dept/Health/hhw/	4 Target Audiences	Stormwater Management Engineer with County Coalition	Educate citizens regarding proper disposal of household hazardous wastes.		LBOF Chemical Record	
4.2.3.9	Permittees shall publicly list and publicize a hotline or other local telephone number for public reporting of spills and other illicit discharges. A written record shall be kept of all calls received, all follow-up actions taken, and any feedback received from public education efforts.	The City offers several means of reporting information to the necessary City representatives such as telephone hotline (385-201- 1700), website and mailers. Lehi is working to redesign their website to allow access to reporting information.	4 Target Audiences	Stormwater Management Engineer	To allow the public to help identify potential illicit discharges and illegal dumping which may occur throughout the City.	Track correspondence from citizens including response.	Log of public interaction	Ongoing
4.2.3.9.1	The Permittee must develop a written spill/dumping response SOP or similar type of document and a flow chart for internal use, that shows the procedures for responding to public referrals of illicit discharges, the various responsible agencies and their contacts, and who would be involved in illicit discharge incidence response, even if it is a different entity other than the Permittee. The procedure and list must be incorporated as part of the IDDE program and incorporated into the Permittee's SWMP document. The list must be maintained and updated as changes occur.	The City has developed a SOP including a flow chart for responding to illicit discharges.	4 Target Audiences	Stormwater Management Engineer	Train staff of the necessary procedures to quickly respond to a report of an illicit discharge.		Training Logs	
4.2.3.10	Permittees shall implement procedures for program evaluation and assessment which includes maintaining a database for mapping, tracking of the number and type of spills or illicit discharges identified; and inspections conducted.	Information is tracked and maintained through iWorQ~~ks~~	4 Target Audiences	Supervisor	An interactive map that can efficiently track IDDE.		# of Reports	
4.2.3.11	Permittees shall at a minimum, require that all staff, contracted staff, or other responsible entities, that as part of their normal job responsibilities might come into contact with or otherwise observe an illicit discharge or illicit connection to the MS4 including office personnel who might receive initial reports of illicit discharges, receives annual training in the IDDE program including identification, investigation, termination, cleanup, and reporting of illicit discharges including spills, improper disposal, and illicit connections. All Permittees shall ensure that all new hires are trained within 60 days of hire date and annually thereafter, at a minimum. Follow-up training shall be provided as needed to address changes in procedures, methods or staffing. The Permittee shall provide training to all field staff that as part of their normal job responsibilities might come into contact with or otherwise observe an illicit discharge or illicit connection to the MS4. The Permittee shall also train office personnel who might receive initial reports of illicit discharges. Training shall include how to identify a spill, an improper disposal, or an illicit connection to the MS4 and proper procedures for reporting the illicit discharge. Training records must be kept and shall include dates, activities or course descriptions, and names and positions of staff in attendance. The Permittee shall include a summary of such training in the annual report.	The City provides training to staff who may come into contact or observe illicit discharges, on the identification, investigation, termination, cleanup, and reporting of illicit discharges. Lehi City worked with ComplianceGo to get a training system established for staff members. See 4.2.1.5				Training Logs		
4.2.3.12	The Director reserves the right to request documentation or further study of a particular non-storm water discharge of concern, to require a reasonable basis for allowing the non-storm water discharge and excluding the discharge from the Permittee's program, and to require inclusion of the discharge in the Permittee's program, if water quality concerns cannot otherwise be reasonably satisfied.							

MCM4: CONSTRUCTION SITE STORM WATER RUNOFF CONTROL

In order to comply with the State of Utah requirements outlined in the MS4 permit, a plan has been established that requires implementation of Best Management Practices (BMPs) in order to reduce the discharge of pollutants from construction sites.

The purpose of the construction site storm water runoff control plan is to minimize the discharge of pollutants from construction sites into the City's storm water facilities. The City has accomplished this by developing regulations that require the development and implementation of a storm water pollution prevention plan (SWPPP) for construction sites. As part of each SWPPP, implementation of BMPs is required to protect water quality. The City has found that reviewing SWPPP documents prior to any construction greatly reduces the discharge of pollutants into the storm water system. The City has established a BMP review process for development throughout the City.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM4.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.4	All Permittees shall revise as necessary, implement and enforce a program to reduce pollutants in any storm water runoff to the MS4 from construction sites with a land disturbance of greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre according to the minimum performance measures listed below. Public and private projects, including projects proposed by the Permittee's own departments and agencies, shall comply with these requirements. The minimum performance measures are:							
4.2.4.1	Revise as necessary and enforce an ordinance or other regulatory mechanism that requires the use of erosion and sediment control practices at construction sites. The ordinance or other regulatory mechanism shall, at a minimum, be equivalent with the requirements set forth in the most current UPDES Storm Water General Permits for Construction activities which can be found at: http://www.deq.utah.gov/Permits/water/updes/stormwatercon.htm. The ordinance or other regulatory mechanism shall include sanctions to ensure compliance. The ordinance or other regulatory mechanism shall apply, at a minimum, to construction projects disturbing greater than or equal to one acre and to construction projects of less than one acre that are part of a larger common plan of development or sale. Existing local requirements to apply storm water controls at sites less than 1 acre or not part of a Common Plan of Development may be retained.	The City has developed an ordinance (9-3-6) that requires the use of erosion and sediment control by implementing selected BMP's. The City developed stricter enforcement of said ordinance.	Developers and Contractors	Inspectors, Engineering	To reduce the amount of sediment and nutrients discharged into waters of the state.	# of SWPPP Reviewed/Inspected	City Ordinance and Enforcement Activity Log	Review Ordinance As needed
4.2.4.1.1	The ordinance or other regulatory mechanism shall, at a minimum, require construction operators to prepare a Storm Water Pollution Prevention Plan (SWPPP) and apply sediment and erosion control BMPs as necessary to protect water quality, reduce the discharge of pollutants, and control waste such as, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality. The SWPPP requirements must be, at a minimum, equivalent with the SWPPP requirement set forth in the most current UPDES Storm Water General Permits for Construction Activities, which can be found at: http://www.deq.utah.gov/Permits/water/updes/stormwatercon.htm	The City has developed an ordinance (9-3-4) that requires the preparation of a SWPPP to reduce sediment and nutrients in storm water discharges.	Developers and Contractors	Inspectors, Engineering	An ordinance that requires the preparation and application of a SWPPP.	# of SWPPP Reviewed/Inspected	City Ordinance and Enforcement Activity Log	Review Ordinance As needed
4.2.4.1.2	Permittees shall require construction operators obtain and maintain coverage under the current UPDES Storm Water General Permits for Construction Activities for the duration of the project. Coverage can be obtained by completing a NOI as well as renewed online at https://secure.utah.gov/account/login.html?returnToUrl=https%3A//secure.utah.gov/stormwater/uii_authentication	The City has developed an ordinance (9-3-4~~) that~~) that requires construction operators obtain and maintain coverage under the UPDES general permit as required under this permit.	Developers and Contractors	Inspectors	To have an ordinance that requires the necessary coverage of construction operators and allows for enforcement for non-compliance.	# of UPDES Permits	City Ordinance and Enforcement Activity Log	Review Ordinance As needed
4.2.4.1.3	The ordinance shall include a provision for access by qualified personnel to inspect construction storm water BMPs on private properties that discharge to the MS4.	The City has developed an ordinance (9-3-4~~) that~~) that gives access to qualified personnel to inspect construction storm water BMP's which discharge into waters of the State.	Developers and Contractors					
4.2.4.2	Develop a written enforcement strategy and implement the enforcement provisions of the ordinance or other regulatory mechanism which shall include:							
4.2.4.2.1	Standard operating procedures (SOPs) or similar type of documents that include specific processes and sanctions to minimize the occurrence of, and obtain compliance from violators which shall include appropriate, escalating enforcement procedures and actions including an appeals process that is published in a publicly accessible location.	The City has developed SOPs which require the submittal of necessary documentation to verify SWPPP compliance and every site using BMPs	Developers and Contractors	Engineering, Stormwater Management Engineer	Enforcement procedures develop which encourage compliance with this program using escalating enforcement procedures.	# of SWPPPs.	SWPPP Reviews	Ongoing
4.2.4.2.2	Documentation and tracking of all enforcement actions	The City maintains a log of enforcement actions taken regarding storm water regulations hosted on ComplainceGO~~o~~.	Developers and Contractors	Inspectors	Have a log that tracks enforcement actions.	Enforcement Action Log	Enforcement Action Log	Ongoing
4.2.4.3	Development and implementation of a checklist for pre-construction Storm Water Pollution Prevention Plan (SWPPP) review that is ~~consisten~~consistent with the requirements of the current UPDES Storm Water General Permits for Construction Activities and keep records for, at a minimum, all construction sites that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre, to ensure plans are complete and in compliance with State regulations. Permittees shall keep records of these projects for five years or until construction is completed, whichever is longer. Prior to construction, the Permittee shall:	The City has developed SOPs to assure proper review of SWPPPs completed. The City keeps record of SWPPP documentation.	Developers and Contractors	~~Storm Water Compliance Administration~~Stormwater Management Engineer~~, T O~~	To provide consistent and meaningful review of SWPPPs and keep record or SWPPPs.	# of SWPPPs Reviewed	SWPPP review SOPs and SWPPP tracking Log	Ongoing
4.2.4.3.1	Conduct a pre-construction SWPPP meeting which includes a review of the site design, the planned operations at the construction site, planned BMPs during the construction phase, and the planned BMPs to be used to manage runoff created after development.	The City requires submittal and approval of site and subdivision plans by the City's Development Review Committee (DRC). The review requires implementation of construction and long-term BMPS. The city requires pre-con meeting before all projects start	Developers and Contractors	Lehi City Administration	To allow for consistent review of construction projects during design to verify implementation of water quality BMPs.	# of Meetings	SWPPP review SOPs	As Needed
4.2.4.3.2	Identify priority construction sites considering the following factors at a minimum: • Soil erosion potential; • Site slope; • Project size and type; • Sensitivity of receiving waterbodies (impaired or ~~high quality~~high-quality waters); Proximity to receiving waterbodies; and, • • Non-storm water discharges and past record of non-compliance by the operators of the construction site.	The City has developed a map identifying the location of priority construction sites based on soil erosion potential, site slope, large volumes of disturbed soils, ~~sensitivity~~sensitivity and proximity of receiving water bodies, and areas having a history of non-compliance.	Developers and Contractors	Inspectors	Provide additional inspections in high risk areas	Construction Site Priority Map	Construction Site Priority Map	As needed

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.4.4	All Permittees shall develop and implement SOPs or similar type of documents for construction site inspection and enforcement of construction storm water pollution control measures. The procedures must clearly define who is responsible for site inspections as well as who has authority to implement enforcement procedures. An individual or entity who prepares a SWPPP for a construction project may not perform the construction site inspections required of Part 4.2.4.4.1 and 4.2.4.4.3 on behalf of the Permittee. The Permittee must have the authority to the extent authorized by law to impose sanctions to ensure compliance with the local program. These procedures and regulatory authorities must be written and documented in the SWMP. The construction site storm water runoff control inspection program must provide:	The City has developed SOPs for inspecting and enforcing storm water control measures.	Developers and Contractors	Inspectors	Develop SOPs which allow for uniform review of construction sites and allow enforcement actions to be performed by certified personnel.			
4.2.4.4.1	Inspections of all new construction sites with a land disturbance of greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre at least monthly by qualified personnel using the Construction Storm Water Inspection Form (Checklist) found on the Division's website at https://deq.utah.gov/water-quality/municipal-separate-storm-sewer-system-ms4spermits-updes-permits. A "qualified person" is a person knowledgeable in the principles and practice of erosion and sediment controls and pollutant prevention, who possesses the skills to assess conditions at effectiveness of any storm water controls selected and installed to meet the requirements of this permit, such as but not limited to the following: • Utah Registered Storm Water Inspector (RSI) • Certified Professional in Erosion and Sediment Control (CPESC) • Certified Professional in Storm Water Quality (CPSWQ) • Certified Erosion, Sediment, and Storm Water Inspector (CESSWI) • Certified Inspector of Sediment and Erosion Control (CISEC) • National Institute for Certification in Engineering Technologies, Erosion and Sediment Control, Level 3 (NICET) • Utah Department of Transportation Erosion Control Supervisor (ECS) (applicable to road/street projects only)	The City has certified storm water inspectors which inspect existing construction sites monthly.	Developers and Contractors	Inspectors	Inspect each site monthly.	# of Inispections	Inspection Checklist	Monthly Inspection
4.2.4.4.2	The Permittee must inspect all phases of construction: prior to land disturbance, during active construction, and following active construction. The Permittee must document in its SWMP the procedure for being notified by construction operators/owners of their completion of active construction so that verification of final stabilization and removal of all temporary control measures may be conducted. This procedure must be provided to the construction operator/owner before active construction begins.	The City has developed notification procedures which require construction operators/owners to notify the City prior to construction, during active construction, and following active construction. This is required to allow proper inspection of the different phases of construction.	Developers and Contractors	Inspectors, City Engineer, Public Works Director	Document project status	list of construction project's status	Inspection Logs	As needed
4.2.4.4.3	Inspections by the MS4 of priority construction sites defined in Part 7.36. must be conducted at least biweekly (every two weeks) using the Construction Storm Water Inspection Form (Checklist) found on the Division's website at https://deq.utah.gov/water-quality/municipal-separate-storm-sewer-system-ms4spermits-updes-permits.	The City has certified storm water inspectors which inspect priority construction sites biweekly.	Developers and Contractors	Inspectors	Have bi-weekly inspection of priority construction sites to review compliance with the requirements of the Permit.	Review and track inspection forms.	Inspection Logs	Bi-Weekly
4.2.4.4.4	Permittees may utilize an electronic site inspection tool in place of up to one-half of on-site MS4 inspections at a construction site provided that the Permittee demonstrates to the Director that the tool meets the requirements of Part 4.2.4.	The City has developed a system where Developers and Contractors may send in photos when it's not possible to visit the site. This is only utilized for time sensitive inspections where qualified staff are not immediately available.	Developers and Contractors	Inspectors	The ensure inspections can be completed in time sensitive instances.	Review and Track photos and correspondence that is sent in.	Activity Log	As needed
4.2.4.4.5	Based on site inspection findings, the permittee must take all necessary follow-up actions (i.e., reinspection, enforcement) to ensure compliance in accordance with the permittee's enforcement strategy. These follow-up and enforcement actions must be tracked and documented.	The City follows the enforcement strategy outlined in 4.2.4.2	Developers and Contractors	Inspectors	To ensure compliance with the regulations of this permit.	Monitor and track enforcement activities associated with SWPPPs.	Enforcement Activity Log	As needed
4.2.4.5	The Permittee must ensure that all staff whose primary job duties are related to implementing the construction storm water program, including permitting, plan review, construction site inspections, and enforcement, are annually trained to conduct these activities. The training can be conducted by the MS4 or outside training can be attended. Such training must extend to third-party inspectors and plan reviewers as well. The Permittee shall ensure that all new hires are trained within 60 days of hire date and annually thereafter, at a minimum. Follow-up training shall be provided as needed to address changes in procedures, methods or staffing. The training records to be kept include dates, activities or course descriptions, and names and positions of staff in attendance.	City staff specifically assigned to storm drain permitting, plan review, inspection, and enforcement will be trained upon hire and annually at a minimum. See 4.2.1.5	Developers and Contractors	Inspectors	To ensure City Staff are sufficiently trained to complete their associated tasks.	Training logs	Training Log	Annual Trainings
4.2.4.6	All Permittees shall implement a procedure to maintain records of all projects disturbing greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre. Permittees shall keep records which include but are not limited to, site plan reviews, SWPPPs, inspections and enforcement actions including verbal warnings, stop work orders, warning letters, notices of violation, and other enforcement records. Permittees shall keep records of these projects for five years or until construction is completed, whichever is longer.	The City has developed procedures for maintaining records for construction sites.	Developers and Contractors	Inspectors	Have written documentation of construction sites throughout the City.	Construction Tracking Program.	Construction Tracking Program.	As needed

MCM5: LONG-TERM STORM WATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT (POST-CONSTRUCTION STORM WATER MANAGEMENT)

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established that requires implementation of Best Management Practices (BMPs) in order to reduce the discharge of pollutants as part of the long-term storm water management plan.

The primary goal of the long-term storm water management is to have post-development runoff hydrology closely mimic the hydrology of pre-development conditions. As part of the City's review process, BMPs including Low Impact Development (LID) practices, should be included where feasible to infiltrate, evapotranspire, or harvest storm water runoff. These BMPs should also show that they remove target pollutions to protect water quality.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM5.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.5	The Permittee shall revise as necessary, implement and enforce a program to address post-construction storm water runoff to the MS4 from private and public new development and redevelopment construction meeting the thresholds below. The water quality considerations of this minimum control measure do not replace or substitute for water quantity or flood management requirements implemented on the local level for new development or redevelopment sites. The water quality controls may be incorporated into the design of structures intended for flow control; or water quality control may be achieved with separate control measures. The program must apply to private and public development sites. The minimum performance measures are:							
4.2.5.1	Post-construction Controls. The Permittee's new development/redevelopment program must have requirements or standards to ensure that any storm water controls or management practices for new development and redevelopment will prevent or minimize impacts to water quality. BMPs must be selected that address pollutants known to be discharged or anticipated to be discharged from the site.	The City has developed an ordinance (9-3-4) which requires the submission, review, and approval of development or redevelopment plans.	Planners, D.R.C., Engineers, Developers	Public Works Director		# of agreements		
4.2.5.1.1	The Permittee's new development/redevelopment program shall include non- structural BMPs such as requirements and standards to minimize development in areas susceptible to erosion and sediment loss; to minimize the disturbance of native soils and vegetation; to preserve areas in the municipality that provide important water quality benefits; to implement measures for flood control; and to protect the integrity of natural resources and sensitive areas.	The City has developed non-structural BMPs which discourage development in areas susceptible to erosion and protect sensitive areas throughout the City.	Engineering	Engineering	To protect water quality by discouraging development in sensitive areas or those being highly susceptible to erosion.	Track Development	Development Log	Ongoing
4.2.5.1.2	Retention Requirement. The Permittee must develop and define a specific hydrologic method or methods for calculating runoff volumes and flow rates to ensure consistent sizing of structural BMPs in their jurisdiction and to facilitate plan review. By July 1, 2020, new development or redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre must manage rainfall on-site, and prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the 80th percentile rainfall event or a predevelopment hydrologic condition, whichever is less. This objective must be accomplished by the use of practices that are designed, constructed, and maintained to infiltrate, evapotranspire and/or harvest and reuse rainwater. The 80th percentile rainfall event is the event whose precipitation total is greater than or equal to 80 percent of all storm events over a given period of record. By July 1, 2020, redevelopment projects that disturb greater than or equal to one acre, including projects less than an acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre must provide a site-specific and project-specific plan aimed at net gain to onsite retention or a reduction to impervious surface to provide similar water quality benefits. If a redevelopment project increases the impervious surface by greater than 10%, the project shall manage rainfall on-site, and prevent the off-site discharge of the net increase in the volume associated with the precipitation from all rainfall events less than or equal to the 80th percentile rainfall event. This objective must be accomplished by the use of practices that are designed, constructed, and maintained to infiltrate, evapotranspire and/or harvest and reuse rainwater.	The City has calculated the depth of an 80th percentile storm to be 0.45 inches. The City Ordinance requires that the first 0.45 inches be retained on site for development and re-development sites.	Planners, D.R.C., Engineers, Developers	Engineering	To limit runoff by infiltrating and evapotranspiring runoff to better simulate historic runoff conditions.	# of sites that we are able to retain 0.45 in in runoff		On going
4.2.5.1.3	Low Impact Development Approach. By July 1, 2020, the program shall include a process which requires the evaluation of an LID approach for all projects subject to the requirements in 4.2.5.1.2. A LID approach promotes the implementation of BMPs that allow storm water to infiltrate, have evapotranspiration or harvest and use storm water on site to reduce runoff from the site and protect water quality. Guidance for implementing LID can be found in DWQ's LID controls which are appropriate for use in the State of Utah can be found in A Guide to Low Impact Development within Utah (the Guide), available on DWQ's website. Permittees must allow for use of a minimum of five LID practices from the list in Appendix C of the Guide. If a Permittee has not adopted specific LID practices from Appendix C, any LID approach that meets 4.2.5.1.2 and is feasible may be used to meet this requirement. Since 2010, rainwater harvesting is legal in the State of Utah. Depending on the volume of rainwater collected and stored for beneficial use, the Permittee must meet the requirements of the Utah Division of Water Rights to harvest rainwater found on their website: http://waterrights.utah.gov/forms/rainwater.asp	The City has developed standard operating procedures which require an evaluation of a LID approach. If LID is not feasible documentation will be required outlining physical limitations.	Planners, D.R.C., Engineers, Developers	Engineering ~~Dept~~	More LID	# of sites with LID	Development Log	
4.2.5.1.4	Feasibility. If meeting the retention standards described in Part 4.2.5.1.2 is infeasible, a rationale shall be provided for the use of alternative design criteria. The new or redevelopment project must document and quantify that infiltration, evapotranspiration, and rainwater harvesting have been used to the maximum extent feasible and that full employment of these controls are infeasible due to constraints. LID infeasibility may be due to one or more of the following conditions: high groundwater, drinking water source protection areas, soil conditions, slopes, accessibility, excessive costs, or others. Guidance for assessing and documenting site conditions can be found in DWQ's "A Guide to Low Impact Development within Utah" Appendix B "Storm Water Quality Report Template" located on the DWQ website at: https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019- 000161.pdf. A MS Word version can be found on DWQ's website at: https://documents.deq.utah.gov/water-quality/stormwater/DWQ-2018-013750.docx		Planners, D.R.C., Engineers, Developers	Engineering ~~Dept~~			Documentation for why LID cannot be used	As Needed

Table MCM5: Long-Term Storm Water Management in New Development and Redevelopment Activities (Post-Construction Storm Water Management) (cont.)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.5.2	Regulatory Mechanism. Develop and adopt an ordinance or other regulatory mechanism that requires long-term post-construction storm water controls at new development and redevelopment sites. The ordinance or other regulatory mechanism shall apply, at a minimum, to new development and redevelopment sites that discharge to the MS4 and that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre. The ordinance or other regulatory mechanism shall require BMP selection, design, installation, operation and maintenance standards necessary to protect water quality and reduce the discharge of pollutants to the MS4. The Permittee shall implement an enforcement strategy and implement the enforcement provisions of the ordinance or other regulatory mechanism. The Permittee's ordinance or other regulatory mechanism must include an appeals process	The City developed procedures to ensure adequate long-term operation and maintenance of stormwater controls at post-construction sites. Proper operation and maintenance of the control measures help to minimize pollutants in stormwater runoff. Improper maintenance or failure of stormwater controls following construction lead to adverse impacts on stormwater quality. Established procedures ensure adequate long-term operation and maintenance of stormwater controls is imperative in reducing stormwater pollution. The plan includes retrofitting existing features that adversely impact water quality.	Planners, D.R.C., Engineers, Developers	Stormwater Management Engineer~~Engineering~~, Inspectors	Verify that post-construction storm water controls are functioning as intended.	Documentation from DRC that storm water management was addressed during design and review process.	GIS database.	Annually
4.2.5.2.1	The Permittee must include enforcement provisions in the ordinance or other regulatory mechanism, including procedures that include specific processes and sanctions to minimize the occurrence of, and obtain compliance from, chronic and recalcitrant violators which shall include appropriate, escalating enforcement procedures and actions.	The City has developed an ordinance (9-3-7) which allows for escalating enforcement procedures.	Planners, D.R.C., Engineers, Developers	Public Works Director	To give the City the necessary authority to enforce penalties for violations.	Track violations.	Violations Tracking Sheet	As Needed
4.2.5.2.2	The Permittee must maintain documentation on how the requirements of the ordinance or other regulatory mechanism will protect water quality and reduce the discharge of pollutants to the MS4. Documentation shall include: • How long-term storm water BMPs were selected; • The pollutant removal expected from the selected BMPs; and • The technical basis which supports the performance claims for the selected BMPs. All Permittees shall adopt and implement SOPs or similar type of documents for site inspection and enforcement of post-construction storm water control measures. These procedures must ensure adequate ongoing long-term operation and maintenance of approved storm water control measures.	The City requires the Developer to provide documentation on how long-term and post construction BMPs are intended to function after construction.	Developer	Stormwater Management Engineer, Public Works Director	To have BMPs throughout the City which provide water quality protection.	Documentation from DRC that storm water management was addressed during design and review process.	City BMPS and Ordinance	Ongoing
4.2.5.2.3	The ordinance or other regulatory mechanism shall include provisions for post- construction access for Permittees to inspect storm water control measures on private properties that discharge to the MS4 to ensure that adequate maintenance is being performed. The ordinance or other regulatory mechanism may, in lieu of requiring that the Permittee's staff inspect and maintain storm water controls on private property, instead require private property owner/operators or qualified third parties to conduct maintenance and provide annual certification that adequate maintenance has been performed and the structural controls are operating as designed to protect water quality. In this case, the Permittee must require a maintenance agreement addressing maintenance requirements for any control measures installed on site. The agreement must allow the Permittee to conduct oversight inspections of the storm water control measures and also account for transfer of responsibility in leases and/or deeds. The agreement must also allow the Permittee to perform necessary maintenance or corrective actions neglected by the property owner/operator, and bill or recoup costs from the property owner/operator as needed.	The City Ordinance (9-3-5) requires access for certified inspectors to storm water control measures on private and public property. The ordinance also requires a maintenance plan or agreement be developed which should include inspections to ensure proper operation of the storm water structures.	Developers, Owners	Engineering, Publics Work Director	Maintenance agreement with BMPs on site.	# of agreements and Inspections	Log of Maintenance Agreements	2 times per site
4.2.5.2.4	Permanent structure BMPs shall be inspected at least once during installation by qualified personnel. Upon completion, the Permittee must verify that long-term BMPs were constructed as designed.	The City requires that structural BMPs be inspected at least once during installation and upon completion to verify BMPs were constructed as designed. All structural BMPs within the city are inspected once during construction and prior to final approval to confirm they are built to submitted plans	Planners, D.R.C., Engineers, Developers	Inspectors, Stormwater Management Engineer	To assure proper installation in accordance to approved Site Plans.	Track inspections including any enforcement activities taken.	Inspection Log	A minimum of 2 times per site.
4.2.5.2.5	Inspections and any necessary maintenance must be conducted annually by either the Permittee or through a maintenance agreement, the property owner/operator. On sites where the property owner/operator is conducting maintenance, the Permittee shall inspect those storm water control measures at least once every five years, or more frequently as determined by the Permittee to verify and ensure that adequate maintenance is being performed. The Permittee must document its findings in an inspection report which includes the following: • Inspection date; • Name and signature of inspector; • Project location; • Current ownership information; • A description of the condition of the storm water control measure (including the quality of: vegetation and soils; inlet and outlet channels and structures; catch basins; spillways, weirs, and other control structures; and sediment and debris accumulation in storage as well as in and around inlet and outlet structures); and • Specific maintenance issues or violations found that need to be corrected by the property owner of operator along with deadlines and reinspection dates.	The City requires inspection of storm water control measures on an annual basis. If private inspection and maintenance is occurring the City will at a minimum inspect each site at least once every five years. Annual Maintenance Report of Stormwater Facilities. The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by June 30th of each year and shall be on forms acceptable to the City.	Developers, Owners	Inspectors, Stormwater Management Engineer, Public Works Director	To assure proper maintenance occurs to ensure proper operation of storm water control measures.	Inspection Log	# of Inspections	Annually
4.2.5.3	Plan Review. The Permittee shall: Adopt and implement procedures for site plan review which evaluate water quality impacts. The procedures shall apply through the life of the project from conceptual design to project closeout.		Planners, D.R.C., Engineers, Developers	Stormwater Management Engineer				

Table MCM5: Long-Term Storm Water Management in New Development and Redevelopment Activities (Post-Construction Storm Water Management)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.5.3.2	Review post-construction plans for, at a minimum, all new development and redevelopment sites that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre, to ensure that the plans include long-term storm water management measures that meet the requirements of this minimum control measure.	The City has developed a SOP for reviewing post- construction plans.	Planners, D.R.C., Engineers, Developers	Public Works Director, Stormwater Management Engineer	Maintain water quality using long-term storm water facilities so they continue to be effective	Track post-construction reviews # of agreements	Agreements and Inspections	Ongoing
4.2.5.4	Inventory. The Permittee must maintain an inventory of all post-construction structural storm water control measures installed and implemented at new development and redeveloped sites that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre. This inventory must include both public and private sector sites that were developed since the Permittee obtained coverage by this permit or the date that post-construction requirements came into effect, whichever is later; and area located within the Permittee's service area.							
4.2.5.4.1	Each entry to the inventory must include basic information on each project, such as project's name, owner's name and contact information, location, start/end date, etc. In addition, inventory entries must include the following for each project: • Short description of each storm water control measure (type, number, design or performance specifications); • Short description of maintenance requirements (frequency of required maintenance and inspections); and • Inspection information (date, findings, follow up activities, prioritization of follow-up activities, compliance status).	The City established an inventory for post-construction storm water control measures (both public and private). These control measures are maintained in the city's ~~iWorks~~iWorQ and can additionally be found in the Storm water Master Plan.	Inspectors, Commercial and Industrial property owners, HOAs	Stormwater Management Engineer, Public Works Director, GIS	To maintain a current inventory of the condition and required action for the different storm water control measures and assure the necessary maintenance is being performed.	# of all measures updated	Inventory	updated annually
4.2.5.4.2	Based on inspections conducted pursuant to Part 4.2.5.2.5., the Permittee must update the inventory as appropriate where changes occur in property ownership or the specific control measures implemented at the site.	The City will continue to keep the inventory updated as inspections are conducted. Same as 4.2.5.7.1	Inspectors	Stormwater Management Engineer, County Recorder	To maintain a current inventory of the condition and required action for the different storm water control measures and assure the necessary maintenance is being performed.	# of all measures updated	Log	updated annually
4.2.5.5	Training. Permittees shall ensure that all staff involved in post-construction storm water management, including those that conduct plan review, annual maintenance inspections, and enforcement, receive appropriate training. Training shall be provided or made available for staff in the fundamentals of long-term storm water management through the use of structural and non-structural control methods. The training records to be kept include dates, activities or course descriptions, and names and positions of staff in attendance. The Permittee shall ensure that all new hires are trained within 60 days of hire and annually thereafter, at a minimum. Follow-up training shall be provided as needed to address changes in procedures, methods or staffing.	The City provides adequate training of all staff involved in Permitting, planning, and review as required. Training is completed using ComplianceGo software and includes IDDE training. Staff members will be sent to training seminars to allow for job specific needs.	All City staff	Public Works Director	Educated staff that knows their roles	# of trained employees	Training Log	Annual trainings and new hires to complete ComplianceGo training.

MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established for Pollution Prevention and Good Housekeeping for Municipal Operations.

The purpose of the pollution prevention and good housekeeping for municipal operations is to protect storm water quality from City owned or operated facilities. The City has developed pollution prevention plans and implements good housekeeping practices for City-owned facilities. By complying with the same standards and standard operating procedures that other developers are required to follow, the City strives to set an example for others.

The planned activities to meet the requirements of this minimum control measure outlined in Table MCM6.

Table MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations Activities

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.6	All Permittees must implement a program for Permittee-owned or operated facilities, operations and structural storm water controls that includes standard operating procedures (SOPs), pollution prevention BMPs, storm water pollution prevention plans or similar type of documents, and a training component that have the ultimate goal of preventing or reducing the runoff of pollutants to the MS4 and waters of the state. All components of the program shall be included in the SWMP document and must identify the department responsible for performing each activity described in this section. The Permittee must develop an inventory of all such Permittee-owned or operated facilities. The Permittee must review this inventory annually and update as necessary.							
4.2.6.1	As a minimum requirement, the Permittee shall develop and keep current a written inventory of all the following potential "high priority" facilities that are owned or operated by the Permittee and all the storm water controls that may include but is not limited to: • Composting facilities • Equipment storage and maintenance facilities • Fuel farms • Hazardous waste disposal facilities • Hazardous waste handling and transfer facilities • Incinerators • Landfills • Landscape maintenance on municipal property • Materials storage yards • Pesticide storage facilities • Public buildings, including libraries, police stations, fire stations, municipal buildings, and similar Permittee-owned or operated buildings • Public parking lots • Public golf courses • Public swimming pools • Public works yards • Recycling facilities • Salt storage facilities • Solid waste handling and transfer facilities • Street repair and maintenance sites • Vehicle storage and maintenance yards • Permittee-owned and/or maintained structural storm water controls.	The city has created a list of high priority sites and created site specific SWPPP plans. This list of high priority sites is maintained on the ComplianceGo website. The City continually inventories and maintains all City owned facilities including; public buildings, swimming pools, landfills, material storage yards, salt pile storage, transfer locations, gasoline tanks, and maintenance equipment sites.	Pertinent Lehi City Employees	Stormwater Management Engineer, Public Works Director	To ensure high risk sites do not continue to the degradation of water quality	Inventory list and inspections	Inventory	Annual Update
4.2.6.2	All Permittees shall assess the written inventory of Permittee-owned or operated facilities, operations and storm water controls identified in Part 4.2.6.1. and make a list of common pollutants that may originate from these facilities and how to prevent them from entering the storm water system. A description of the assessment process and findings must be included in the SWMP document.	The City assesses the inventory for potential to discharge to storm water for each of the Permittee-owned or operated facilities.	All City Staff	Water System Director, Public Works Director	Ensure list is complete and accurate	An assessment of specific possible pollutants	A description of the assessment process and findings	As needed
4.2.6.3	Based on the assessment required in Part 4.2.6.2., the Permittee must identify as "high-priority" those facilities or operations that have: 1. pollutants stored at the site, 2. the identification of improperly stored materials, 3. potential pollutant-generating activities performed outside (e.g. changing automotive fluids) 4. close proximity upstream to fresh water and water bodies, including but not limited to streams, canals, rivers, ponds and lakes, 5. potential discharge of pollutant(s) of concern to impaired water(s). The Permittee shall provide water quality control measures and BMPs at all high-priority sites designed to target the specific pollutants generated onsite, and/or the pollutants associated with the impaired waters. The Permittee shall monitor the control measures and BMPs regularly to verify that the BMPs are functioning. Control measures, BMPs, and monitoring schedules shall be specified in the Permittee's SWMP.	The facilities are prioritized for operations that have a high potential to generate stormwater pollutants.	Pertinent Lehi City Employees	Water System Director, Public Works Director	Properly manage pollutants at city owned facilities	A list showing which facilities are "high-priority"	List of high-priority facilities or operations	As needed

Table MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations Activities (cont.)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.6.4	The Permittee shall update the SWMP to include a list of "high priority" facilities according to 4.2.6.3 and prepare a Storm Water Pollution Prevention Plan (SWPPP) for each facility within 180 days from the effective date of this permit. Each "high priority" facility shall implement a SWPPP outlining measure to prevent pollutants to enter the storm drain system from each of these facilities. The SWPPP shall include a site map showing the following information: • Property boundaries; • Buildings and impervious surfaces; • Directions of storm water flow (use arrows); • Locations of structural control measures; • Location and name of the nearest defined drainage(s) which could receive runoff from the facility, whether it contains water or not; • Locations of all storm water conveyances including ditches, pipes, basins, inlets, and swales; • Locations where the following activities are exposed to storm water: ○ Fixed fueling operations; ○ Vehicle and equipment maintenance and/or cleaning areas; ○ Brine making areas; ○ Loading/unloading areas; ○ Waste storage or disposal areas; ○ Liquid storage tanks; ○ Process and equipment operating areas; ○ Materials storage or disposal areas; • Locations where significant spills or leaks have occurred; • Locations of all visual storm water monitoring points; • Locations of storm water inlets and outfalls, with a unique identification code for each outfall and an approximate outline of the areas draining to each outfall; • Locations of all non-storm water discharges; • Locations of sources of run-on to your site from adjacent property.	The City has created a SWPPP for any "high- priority" Permittee-owned or operated facilities within 180 days from the effective date of this permit. • Cemetery • Fleet Complex • Parks Department • Power Department • Public Works • Sports Park • Streets-Landfill	Pertinent Lehi City Employees	Public Works Director, Stormwater Management Engineer	Insure chemicals at city owned facilities are stored properly	SWPPPs completed and inspected	SWPPP for each "high-priority." Map included.	Inspect annually; update as needed.
4.2.6.5	The following inspections shall be conducted at "high priority" Permittee-owned or operated facilities:	Facility Inspections include: weekly visual inspections of all facilities, quarterly comprehensive inspections of "high priority" facilities, and quarterly visual observation of stormwater discharges from the "high priority" facilities. This list of high priority sites is maintained on the ComplianceGo website.	Pertinent Lehi City Employees	Lehi City Department Supervisors			List of high-priority facilities	
4.2.6.5.1	<u>Monthly visual inspections</u>: The Permittee must perform monthly visual inspections of "high priority" facilities and related storm water outfalls in accordance with the developed SOPs to verify the performance of the BMPs and all other systems designed and placed to eliminate any pollutant discharge. The monthly inspections must be tracked in a log for every facility and records kept with the SWMP document. The inspection log should also include any identified deficiencies and the corrective actions taken to fix the deficiencies.	Monthly visual inspections of "high priority" facilities	City Staff	Department Superintendent				Monthly
4.2.6.5.2	<u>Semi-Annual comprehensive inspections</u>: At least twice per year, a comprehensive inspection of "high priority" facilities, including all storm water controls, must be performed, with specific attention paid to waste storage areas, dumpsters, vehicle and equipment maintenance/fueling areas, material handling areas, and similar pollutant- generating areas. The semi-annual inspection results must be documented, and records kept with the SWMP document. This inspection must be done in accordance with the developed SOPs. An inspection report must also include any identified deficiencies and the corrective actions taken to remedy the deficiencies.	Semi-annual comprehensive inspections of "high priority" facilities	City Staff	Inspectors	Sites that are properly maintained	Completed inspections	Inspections	Semi-Annually
4.2.6.5.3	<u>Annual visual observation of storm water discharges</u>: At least once per year, the Permittee must visually observe the quality of the storm water discharges from the "high priority" facilities. Any observed problems (e.g., color, foam, sheen, turbidity) that can be associated with pollutant sources or controls must be remedied to prevent discharge to the storm drain system. Visual observations must be documented, and records kept with the SWMP document. This inspection must be done in accordance with the developed SOPs. The inspection report must also include any identified deficiencies and the corrective actions taken to remedy the deficiencies.	Annual visual observation of stormwater discharges from the "high priority" facilities	City Staff	Inspectors	To visually observe and detect potential pollutants in the storm water discharge from high priority areas.	Keep sites clean, find water quality problems and correct	inspection documentation	Annually

Table MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations Activities (cont.)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.6.6	Permittees shall develop and implement SOPs to protect water quality at each of the facilities owned or operated by the Permittee and/or activities conducted by the Permittee including but not limited to those listed below: • Buildings and facilities; • Material storage areas, heavy equipment storage areas and maintenance areas; • Parks and open space; • Vehicle and Equipment; • Roads, highways, and parking lots; and • Storm water collection and conveyance system.							
4.2.6.6.1	SOPs shall address the following practices to ensure they are protective of water quality: • Use, storage and disposal of chemicals; • Storage of salt, sand, gravel, landscaping materials, asphalt and other materials; • Waste and trash management; • Cleaning, washing, painting and other maintenance activities including cleaning of maintenance equipment, building exteriors, trash containers; • Sweeping roads and parking lots; • Proper application, storage, and disposal of fertilizer, pesticides, and herbicides including minimization of use; • Lawn maintenance and landscaping activities including proper disposal of lawn clipping and vegetation; • Proper disposal of pet wastes; • Vehicle maintenance and repair activities including use of drip pans and absorbents under or around leaky vehicles and equipment; • Vehicle/equipment storage including storing indoors where feasible; • Vehicle fueling including placing fueling areas under cover in order to minimize exposure where feasible; • Road and parking lot maintenance, including pothole repair, pavement marking, sealing and repaving; • Cold weather operations, including plowing, sanding, and application of deicing compounds and maintenance of snow disposal areas; • Right-of-way maintenance, including mowing, herbicide and pesticide application; • Municipally-sponsored events such as large outdoor festivals, parades or street fairs; • Regular inspection, cleaning, and repair of storm water conveyance and structural storm water controls; and • Any activities or operations not listed above that would reasonably be expected to discharge contaminated runoff.	The City developed an SOP to address: • spill prevention, employee training, waste management, street cleaning, and floor drain inventory. • material storage areas, heavy equipment storage areas, and maintenance areas owned or operated by the City. • operation and maintenance of parks and other open space owned or operated by the City. • operation and maintenance of City owned or operated roads, highways, and parking lots. • operation and maintenance of the storm water collection and conveyance system. A list of SOPs is located through the City's ~~iWorks~~WorQ webpage.	Pertinent Lehi City Employees	Public Works Director and department managers	To reduce the discharge of pollutants by developing and implementing SOPs for all City owned or operated facilities.	review SOPs	SOPs for facilities	On going
4.2.6.6.2	SOPs must include a schedule for Permittee owned road and parking lot sweeping and storm drain system maintenance including regular inspection, cleaning, and repair of catch basins, storm water conveyance pipes, ditches and irrigation canals, culverts, structural storm water controls, and structural runoff treatment and/or flow control facilities. Permittees must prioritize sweeping and storm sewer system maintenance, with the highest priority areas being maintained at the greatest frequency. Priorities should be driven by water quality concerns, the condition of the receiving water, the amount and type of material that typically accumulates in an area, or other location-specific factors	Refer to City's list of SOPs located through the City's ~~iWorks~~WorQ webpage.	Pertinent Lehi City Employees	Public Works Director, Streets Crew, Stormwater Management Engineer	To reduce the discharge of pollutants by developing and implementing SOPs for all City owned or operated facilities.	Review SOPs	Street Sweeping Schedule. BMPs to reduce pollutant discharges from streets and parking lots. SOPS for storm water collecting and conveyance system	As needed
4.2.6.6.3	Permittees must ensure and document proper disposal methods of all waste and wastewater removed during cleaning and maintenance of the storm water conveyance system. These disposal methods apply to, but are not limited to, street sweeping and catch basin cleaning. Materials removed from the MS4 should be dewatered in a contained area and discharged to the local sanitary sewer (with approval of local authorities) where feasible. The solid material will need to be stored and disposed of properly to avoid discharge during a storm event. Any other treatment and disposal measures shall be reviewed and approved by the Director. Some materials removed from storm drains and open channels may require special handling and disposal, and may not be authorized to be disposed of in a landfill. The solid material shall be stored and disposed of in accordance to federal, state and local laws.	Refer to City's list of SOPs located through the City's ~~iWorks~~WorQ webpage.	Pertinent Lehi City Employees	Public Works Director, Streets Crew, Stormwater Management Engineer	To reduce the discharge of pollutants by developing and implementing SOPs for all City owned or operated facilities.	Review SOPs	SOPs for waste and wastewater	As needed
4.2.6.6.4	Permittees must ensure that vehicle, equipment and other wash waters are not discharged to the MS4 or waters of the state. This Permit strictly prohibits such discharges. The Permittee must minimize discharges to waters of the state that are associated with snow disposal and melt.	The City developed an SOP for operation and maintenance of City owned or operated vehicles and equipment.	Pertinent Lehi City Employees	Public Works Director, Fleet Manager, Stormwater Management Engineer	To reduce the discharge of pollutants by developing and implementing SOPs for the operation and maintenance of all City owned or operated vehicles and equipment	Review SOPs	SOPs for Vehicles and Equipment	As needed
4.2.6.6.5	The Permittee shall develop a spill prevention plan in coordination with the local fire department.	Refer to City's list of SOPs located through the City's ~~iWorks~~WorQ webpage.	Pertinent Lehi City Employees	Public Works Director	Reduce the discharge of pollutants and facilitate Fire Department aid.	Spill Prevention Plan	A Spill Prevention Plan that can be available at the time of a potential spill	Updated Annually
4.2.6.6.6	All Permittees must maintain an inventory of all floor drains inside all Permittee-owned or operated buildings. The inventory shall be kept current. The Permittee shall ensure that all floor drains discharge to appropriate locations.	The City keeps inventory of all locations of floor drains in GIS.	Pertinent Lehi City Employees	Stormwater Management Engineer			Documentation of floor drain locations and their outfalls	Annually
4.2.6.7	The Permittee shall be responsible for ensuring, through contractually-required documentation and/or periodic site visits that contractors performing O&M activities for the Permittee are using appropriate storm water controls and following the standard operating procedures, storm water control measures, and good housekeeping practices of the Permittee.	The City provides Operation and Maintenance with staff at almost all critical sites. When Contractors are utilized, they are monitored by City staff and use the make policy and procedure manual as City Staff.	Pertinent Lehi City Employees	Inspectors	To reduce the discharge of pollutants by developing SOPs for storm water control measures and good ~~house keeping~~housekeeping practices.	Review SOPs	Log inspections completed	As needed.
4.2.6.8	The Permittee must develop and implement a process to assess the water quality impacts in the design of all new flood management structural controls that are associated with the Permittee or that discharge to the MS4. A description of this process must be included in the SWMP document.	The City assesses new flood management structural controls for its water quality impacts.	Developers, Planning	Engineering Dept, Stormwater Management Engineer	To assess the impacts on water quality caused by new flood management structural controls	Track water quality assessments	Water Quality Assessment Form	As needed

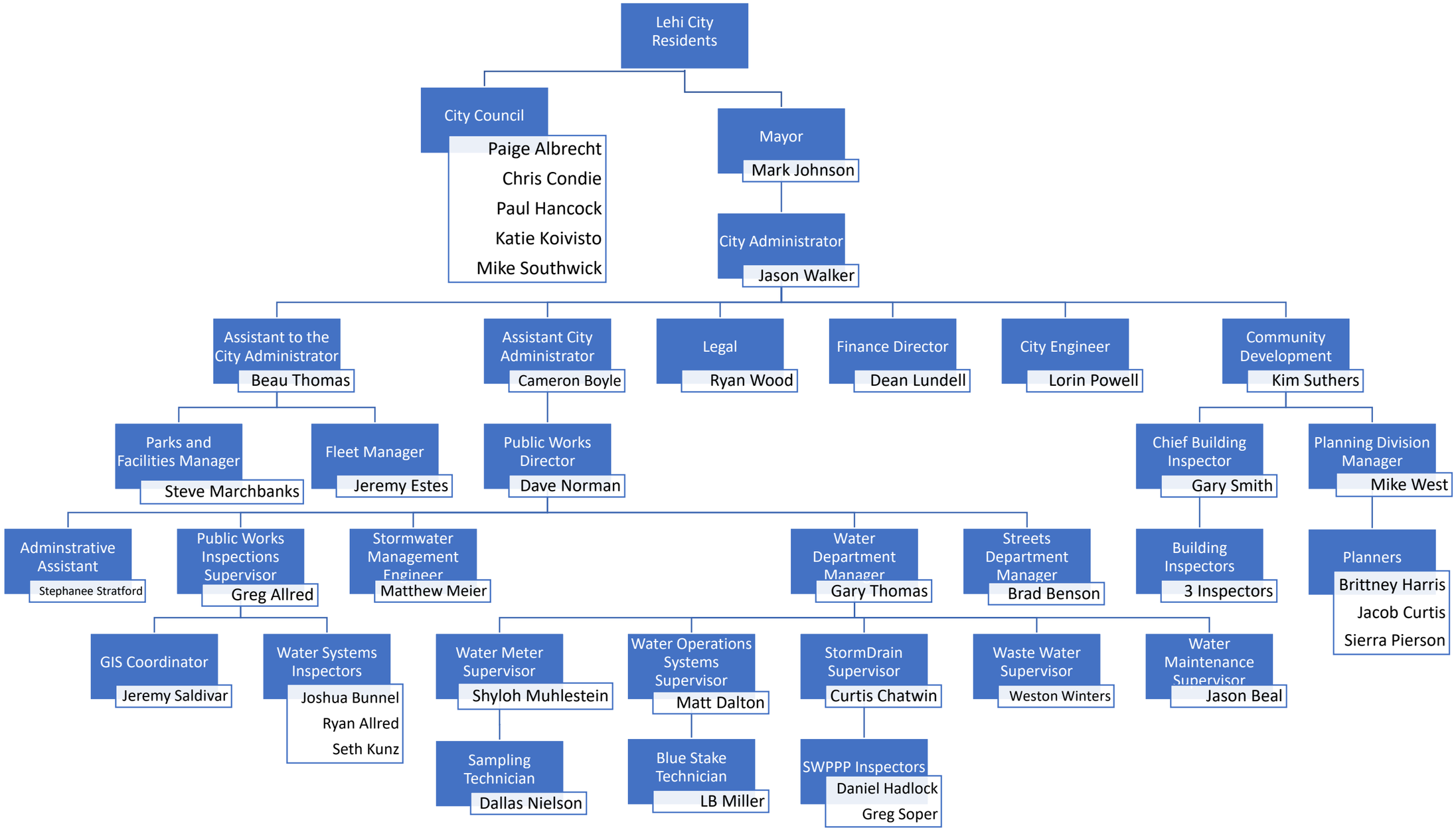
Table MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations Activities (cont.)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.6.8.1	Existing flood management structural controls must be assessed to determine whether changes or additions should be made to improve water quality. A description of this process and determinations should be included in the SWMP document.	The City assesses existing flood management structural controls for its water quality impacts.	Pertinent Lehi City Employees	Engineering, Stormwater Management Engineer	To assess the impacts on water quality caused by existing flood management structural controls	Track water quality assessments	Water Quality Assessment Form	As needed
4.2.6.9	The Permittee must develop a plan to retrofit existing developed sites that the Permittee owns or operates that are adversely impacting water quality. The retrofit plan must be developed to emphasize controls that infiltrate evapotranspire or harvest and use storm water discharges. The plan must include a ranking retrofit sites based on the following criteria: • Proximity to waterbody • Status of waterbody to improve impaired waterbodies and protect unimpaired waterbodies • Hydrologic condition of the receiving waterbody • Proximity to sensitive ecosystem or protected area • Any upcoming sites that could be further enhanced by retrofitting storm water controls.	The City has developed a plan to encourage retrofitting existing developed sites which have been identified to negatively impact water quality.	Planners, D.R.C., Engineers, Developers	Engineering	To improve water quality by replacing poor functioning infrastructure with structures that protect water quality degradation.	Track areas that have been identified as having adverse impacts on water quality. Projects improve water quality	Retrofit Log	On going
4.2.6.10	The Permittee shall require that all employees, contracted staff, and other responsible entities that have primary operation, or maintenance job functions that are likely to impact storm water quality receive annual training that shall address the importance of protecting water quality, the requirements of this Permit, operation and maintenance requirements, inspection procedures, ways to perform their job activities to prevent or minimize impacts to water quality, SOPs and SWPPPs for the various Permittee-owned or operated facilities and procedures for reporting water quality concerns, including potential illicit discharges. Training records must be kept and shall include dates, activities or course descriptions, and names and positions of staff in attendance. The Permittee shall document and maintain records of the training provided and the staff in attendance. The Permittees must ensure that all new hires are trained within 60 days of hire and annually thereafter, at a minimum. Follow-up training shall be provided as needed to address changes in procedures, methods or staffing.	The City trains employees whose primary construction, operation, or maintenance job functions are likely to impact stormwater quality. Training occurs upon hire and annually at a minimum. Each city department will review one (1) SOP per quarter and provide staff training and update as necessary.	Pertinent Lehi City Employees	Lehi City Department Supervisors, Stormwater Management Engineer	City staff that have primary construction, operation, or maintenance job functions are trained upon hire and annually at a minimum.	Document Training and Attendance	Training Material and Attendance Log	Annually and upon hire

APPENDIX A

LEHI CITY ORGANIZATIONAL CHART

Lehi City Organizational Chart



APPENDIX B

LEHI CITY STORM DRAIN OUTFALLS

Legend

Pipe Size

12"
15"
16"
18"
21"
24"
30"
36"
42"
48"
54"
58"
60"
66"
72
Other Sizes
Proposed Storm Drain Lines
Storm Drain Outfalls
Storm Drain Manholes
Ditches and Creeks

EXISTING AND PROPOSED STORM DRAIN SYSTEM

0 0.4 0.8 1.2 1.6 Miles

0 0.5 1 1.5 2 Kilometers

N

APPENDIX C

LEHI CITY STORM DRAIN SUMPS

EST 1852

LEHI CITY

PIONEERING UTAH'S FUTURE

STORM DRAIN INJECTION WELLS 5-25-2021

LEGEND

- Stormtech Systems (94)
- Sumps (91)

0 0.25 0.5 0.75 1 Miles

0 0.5 1 1.5 Kilometers

N

LEHI CITY

Storm Water Management Program



LEHI CITY
Permit No. UTR090038

LEHI CITY
STORM WATER MANAGEMENT PROGRAM

Reviewed and Updated by Lehi City Officials to include updates from Utah DEQ as of the adopted date below.

Submitted to:

State of Utah
Department of Environmental Quality
Division of Water Quality

Submitted by:

Lehi City, Public Works Department

Adopted
October 26, 2021

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SIGNATORY PAGE

Governmental Entity Name: Lehi City **Permit number:** UTR090038

Mailing Address: 153 North 100 East

City: Lehi State: Utah Zip Code: 84043

Storm Water Management Program Responsible Person(s):

Name: Dave Norman Title: Public Works Director

Telephone Number: 385-201-1700

Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, I certify that the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print Name: Dave Norman

Signature:  Date: Oct 26, 2021

Title: Public Works Director

Duly Authorized Position(s):

"Letter already on file with the Division of Water Quality, Storm Water Section, identifying the Water Director as having the authority to sign this and future documents pertaining to the UPDES Permit Program."

LEHI CITY
STORM WATER MANAGEMENT PROGRAM

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LEHI CITY
STORM WATER MANAGEMENT PROGRAM OVERVIEW

PURPOSE

This document summarizes the Lehi City Storm Water Management Program (SWMP). It provides a comprehensive strategy that outlines the City's Storm Sewer Utility's priorities and activities revised and updated as of the adoption date. This SWMP has been developed to meet the requirements of Phase II regulations relating to the National Pollutant Discharge Elimination System (NPDES), part of the Clean Water Act (CWA) which are being administered by Utah Division of Water Quality. This Program was prepared to assist the City in planning, funding, and implementing a comprehensive program for managing storm water runoff. ***This document is to be a living document and is to be updated as needed to properly manage storm water.***

The SWMP will be implemented to limit, to the maximum extent practicable (MEP), the discharge of pollutants from the Lehi City storm drain system into waters of the State of Utah. The development and implementation of the SWMP is to fulfill requirements under the State of Utah UPDES Permit No. UTR090038 Authorization to discharge Municipal Storm Water, Section II, in accordance with Section 402(p))3))B) of the Federal Clean Water Act, and the State Storm Water Regulations (UAC R317-8-3.8)

SWMP COORDINATION

Agency:	Lehi City, Stormwater Department
Contact:	Stormwater Management Engineer
UPDES Number:	UTR090038

STAFFING AND RESOURCE ALLOCATIONS

The City is organized as a Six Member Council form of government. The City Council is responsible for budgeting and policy making decisions. The City Administrator is responsible for the day-to-day operations of the City. The City Administrator has designated the Water Systems Director to oversee the management of the SWMP. The responsibility for implementation of the SWMP has been delegated to the Storm Drain Supervisor. The Storm Drain Supervisor will oversee the efforts of the staff as they implement the specifics of the SWMP. An organizational chart showing the lines of responsibility for the implementation of the SWMP is provided in Appendix A.

Additionally, responsibilities associated with different positions or groups may be outlined in different sections of this program. This is done in order to delegate work and specific responsibilities to City Staff for efficiency and to allow different insights to accomplish the goals and objectives identified in this SWMP and the MS4 permit.

In April 1999, Lehi City adopted a resolution establishing a Storm Water Drainage Utility Fee for the purpose of managing and constructing a storm water management system. Budgets required for the development and implementation of specific drainage related BMPs will be appropriated

Permit Requirement 2.3.2.2 MS4 Location Description and Map

Lehi City is the northernmost community in Utah County covering an area of slightly more than 21 square miles as shown in Figure 1. The City, established in 1852, has a population of approximately 56,486 (2015). Originally a farming community, the City is now a commercial and technological center for Utah County and is one of the fastest growing metropolitan areas in the State.

Lehi City is bisected by Interstate-15, the major north/south highway in the State. The major storm water drainage pattern is from northeast to southwest, draining runoff from the Traverse Mountain Range to Utah Lake. The City has a major drainage feature (Dry Creek) which conveys runoff from upstream mountain watershed and other municipalities and it conveys runoff through the City. The City also discharges storm water runoff into several other drainage features within the City such as; Cedar Hollow, Fox Ditch, Bull River Ditch, Dry Creek Reservoir, and Mill Pond to collect and convey runoff to both the Jordan River and Utah Lake. Existing City storm drainage facilities include open channels/ditches, detention facilities, and storm drain pipe systems.

Permit Requirement 3.1.1.1 - 3.1.1.2 does the City Discharge to a 303(d) Waterbody?

Under Section 3.1 of the Small MS4 General UPDES Permit, Permit Number UTR090038, it states, "Permittees must determine whether storm water discharge from any part of the MS4 contributes to a 303(d) listed waterbody."

Lehi City has 85 storm drain outfalls as shown in the figure in Appendix B. Of these outfalls, 52 discharge into the Jordan River, 22 into Dry Creek, and 5 into Spring Creek and 6 discharge directly into Utah Lake. Spring Creek and Dry Creek discharge into Utah Lake. Utah Lake discharges into the Jordan River. Table 1 summarizes the State status of 303d listed water bodies into which Lehi City discharges storm water.

Table 1: Summary of 303d Listed Waters of the State

Water Body	Reach ID	Reach Description	Pollutant	TMDL* Priority
Jordan River	Jordan River - 8	Jordan River from Narrows to Utah Lake	Arsenic	Medium
Jordan River		Jordan River from Narrows to Utah Lake	TDS	High
Spring Creek	Spring Creek	Spring Creek below Mill Pond	Cadmium	Low
Utah Lake	Utah Lake	Fresh Water Lake	TDS	High
Utah Lake	Utah Lake	Fresh Water Lake	Phosphorous (Total)	Medium
Utah Lake	Utah Lake	Fresh Water Lake	PCB in Fish Tissue	Low

*Total Maximum Daily Load (TMDL)

At this time, only the Jordan River has an approved TMDL. However, the TMDL is phased and is currently in the data collection phase. Additionally, a draft TMDL has been completed for Utah Lake. Lehi City will continue to monitor the progress of these TMDLs for associated requirements.

Lehi Water Ways and Lakes

Water Ways

Lehi City Boundary

0 0.5 1 1.5 2 Miles

0 0.5 1 1.5 2 2.5 Kilometers

N

Lehi City's storm water management system also contains a number of sumps that allow collected runoff to percolate into the ground. The figure in Appendix C shows the location of existing storm water sumps.

Permit Requirement 2.3.2.3 Water Quality Concerns

As is outlined in Table 1-1 Lehi discharges into these waters of the state which are at risk of potential contaminants from Arsenic, Cadmium, Phosphorous, PCB in Fish Tissue, and TDS. Although priority levels vary for the different pollutants and water bodies, taking steps to minimize the discharge of these pollutants in storm water is important in order to protect water quality. Arsenic, Cadmium, and PCB are not believed to come from urban storm water discharges. Therefore, they will not be addressed in this document. However, Phosphorous, TDS, and other pollutants are often found in sediment which is transported in storm water. These pollutants will be addressed in this document.

Concerns and Priorities

Due to significant growth and development activities in the City, there are large areas of land which are being denuded and disturbed during construction activities. Many development activities increase the potential for sediment, debris, and other pollutants to be transported with storm water runoff into storm drain facilities. Lehi City staff has identified sediment and nutrients as the major concern related to storm water quality issues in the City.

Sediment is common in storm water, especially in disturbed areas. Typical sources of sediment within the City boundaries include construction sites, paved road surfaces, natural erosion from the ephemeral washes on the south face of Traverse Mountain and along the banks of Dry Creek, and runoff from agricultural sites. Sediment often contains pollutants including nutrients, metals, hydrocarbons, etc. These pollutants are often harmful and can affect aquatic habitat and drinking water quality.

Nutrients of concern to Lehi, include nitrogen and phosphorous. These are common in storm water runoff. Typical sources of nutrients include fertilizers, pet wastes, plant decay, and sewer overflows. Lehi City currently discharges storm water into Utah Lake which is considered by the State to be impaired for phosphorous.

Permit Requirement 3.2.1 Nutrient Reduction

In order to protect the water quality of receiving water bodies, Best Management Practices (BMPs) for new or redeveloped sites are required. Developers and contractors are required to plan, design, and implement BMPs to accomplish the goal of reducing sediment and pollutants in the receiving water bodies. BMPs should address removal of phosphorous, total suspended solids, and other target pollutants. Proposed BMPs will be evaluated by City staff to verify selected BMPs are adequately addressing pollutant removal.

Minimum Control Measures

To reduce the discharge of pollutants into the waters of the State, the EPA's National Pollutant Discharge Elimination System (NPDES) Phase II Regulations require that Municipal Separate Storm Sewer System (MS4) operators implement a storm water management program that includes six Minimum Control Measures (MCMs). The following MCMs will be addressed in later sections of this document:

- MCM 1: Public Education and Outreach on Storm Water Impacts - efforts to educate the public.
- MCM 2: Public Involvement/Participation - efforts to ensure that the public can help in education, and ensure the public has a say in how the SWMP is implemented.
- MCM 3: Illicit Discharge Detection and Elimination - efforts to eliminate non-storm water discharges into the storm sewer.
- MCM 4: Construction Site Runoff Control - efforts to minimize the discharge of sediment and other pollutants from construction sites.
- MCM 5: Post-Construction Storm Water Management in New Development and Redevelopment - efforts to ensure that BMPs will function properly after construction is completed.
- MCM 6: Pollution Prevention and Good Housekeeping for Municipal Operations - efforts to minimize pollutants from City operations discharging into the storm sewer.

Permit Requirement 2.3.2.5 Modifications to City Ordinances

Lehi City tracks changes to the City's ordinances. The date of the enactment of each ordinance along with dates associated with amendments to each ordinance can be found at the following link https://www.lehi-ut.gov/departments/water/storm-water/.

MCM1: PUBLIC EDUCATION AND OUTREACH ON STORM WATER IMPACTS

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established that includes public education and outreach that focuses on storm water discharges within Lehi City. The plan focuses the following four groups:

1.) Residents
2.) Institutions, industrial, and commercial facilities
3.) Developers and contractors (construction)
4.) MS4-owned or operated facilities

The purpose of the public education and outreach is to reduce negative impacts on water quality due to storm water discharges. As was outlined in the overview sediment and nutrients are the major sources of pollution from storm water discharges throughout the City. Lehi City understands that it cannot observe all storm water discharge points continually, and therefore plans on reaching out to the four groups to help achieve their water quality goals.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM1.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.1	The Permittee must implement a public education and outreach program to promote behavior change by the pubic to reduce water quality impacts associated with pollutants in storm water runoff and illicit discharges. Outreach and educational efforts shall include a multimedia approach and shall be targeted and presented to specific audiences for increased effectiveness. The educational program must include documented education and outreach efforts for the following four audiences: (1) residents, (2) institutions, industrial and commercial facilities, (3) developers and contractors (construction), and (4) MS4-owned or operated facilities. The minimum performance measures which should be based on the land uses and target audiences found within the community include:							
4.2.1.1	Target specific pollutants and pollutant sources determined by the Permittee to be impacting, or have the potential to impact, the beneficial uses of receiving water. This includes providing information which describe the potential impacts from storm water discharges; methods for avoiding, minimizing, reducing and/or eliminating the adverse impacts of storm water discharges; and the actions individuals can take to improve water quality, including encouraging participation in local environmental stewardship activities based on the land uses and target audiences found within the community;	The City has identified sediment and nutrients as the major pollutants of concern. The multimedia approach focuses on the education and elimination of discharging of these pollutants. Spring and fall notifications will be sent out to the public to increase awareness of pollutant discharge	4 Target Audiences	Stormwater Management Engineer	Well informed public	number of people contacted by outreach measures		Spring/Fall
4.2.1.2	Provide and document information given to the general public of the Permittee's prohibitions against, and the water quality impacts associated with illicit discharges and improper disposal of waste. The Permittee must at a minimum considers the following topics. These topics are not inclusive, and the Permittee must focus on those topics most relevant to the community: maintenance of septic systems; effects of outdoor activities such as lawn care (use of pesticides, herbicides, and fertilizers); benefits of on-site infiltration of storm water; effects of automotive work and car washing on water quality; proper disposal of swimming pool water; and proper management of pet waste.	***Storm Water Educational Articles*** - Lehi City sends periodic articles that inform and educate the public in the monthly utility billing. These articles include fact sheets or information and/or educational brochures. ***Utah County Storm Water Coalition*** - Lehi City is an active participant in the Utah County Storm water Coalition both financially and in man- hour support. These activities include (but not limited to) attendance at the regularly scheduled meetings, purchase of educational materials, support of training, and support of past studies (such as the Storm water Attitude and Awareness Study). The Coalition provides a resource for directional input and disbursement of information and education to Lehi City residents. Lehi City shares in the educational process of educating fourth graders through a Utah County Coalition hired professional educator. In addition, Utah County, through coalition direction, has facilitated an educational stormwater hotline (801-851-7873) to convey information for the disposal of; paints, oils, batteries, anti-freeze, and other household chemicals. ***County Fair Participation*** - Lehi City will assist in the Stormwater Educational booth when requested at the County Fair sponsored by the Utah County Stormwater Coalition. ***School Education Program*** - Lehi City is an active participant in the Utah County Stormwater Coalition's Stormwater Educational Program which educates fourth graders regarding storm water do's and don'ts. The City participates financially to the program which visits annually the following elementary schools within Lehi City. ***City Website*** - Lehi City periodically posts articles regarding the protection and preservation of water quality. Links to these articles and the City's SWMP can be found at https://www.lehi-ut.gov/departments/water/. The storm water hotline number (801-836-1045) can also be found on the website.	General Public	County Coalition outreach program, Lehi City Administration	To educate the general public with regards to the dangers and impacts of discharging pollutants into the storm drain system and inform them how they can be involved in protecting our water.	Track articles sent out with utility billing. Track participation in storm water coalition. Track number of people that visited booth during county fair. Review Quiz scores of 4th graders.	Educational Material and tracking available upon request.	Educational material to be reviewed periodically to provide information that will help educate the general public.
4.2.1.3	Provide and document information given to institutions, industrial, and commercial facilities on an annual basis of the Permittee's prohibition against and the water quality impacts associated with illicit discharges and improper disposal of waste. The Permittee must at a minimum consider the following topics. These topics are not inclusive and the Permittee must focus on those topics most relevant to the community: proper lawn maintenance (use of pesticides, herbicides and fertilizer); benefits of appropriate on-site infiltration of storm water; building and equipment maintenance (proper management of waste water); use of salt or other deicing materials (cover/prevent runoff to storm system and contamination to ground water); proper storage of materials (emphasize pollution prevention); proper management of waste materials and dumpsters (cover and pollution prevention); and proper management of parking lot surfaces (sweeping). This education can also be a part of the Illicit Discharge Detection and Elimination measure detailed in Part 4.2.3.	The City is continuously working with ComplianceGo to provide training and educate target audience and track the training provided. The City is working on requiring that business licenses will not be issued until the training is completed by business owners which include industrial and commercial facilities.	Institutions, Industrial, and Commercial	Business Licensing, Stormwater Management Engineer, Public Works Director	To educate institutions, industrial, and commercial facilities of the dangers and impacts of discharging pollutants into storm drain facilities.	Track distribution material and list of recipients.	Educational Material and tracking available upon request.	Educational material to be reviewed periodically to provide information that is areas of concern.
4.2.1.4	Provide and document information given to engineers, construction contractors, developers, development review staff, and land use planners concerning the development of storm water pollution prevention plans (SWPPPs) and BMPs for reducing adverse impacts from storm water runoff from development sites. This education can also be a part of the Construction Site Storm Water Runoff minimum control measure detailed in Part 4.2.4.	The City makes available appropriate education and training material to construction site operators for minimizing stormwater pollution during construction activities. These include: • "A Stormwater Management for Construction Activities: Developing Pollution Prevention Plans and Best Management Practices" -EPA • Lehi City Design Standards. • Implementing a training requirement: annual training, RSI and RSW • Working on a video regarding stormwater pollution on the construction site Also, information and references for owners, designers, engineers, and contractors to utilize in the planning and implementation of structural and non-structural BMPs to reduce pollutants discharged to the storm drain system during construction will be provided. Lehi City is working with ComplianceGo to provide training and educate target audience and track the training provided.	Engineers, Contractors, Developers, and Review Staff	Public Works Director	To educate engineers, contractors, developers, and review staff on the design requirements needed to improve water quality.	Track dispersion of materials, training attendance, and quality of submittals being reviewed by design staff.	Educational Material, training schedule, and tracking available upon request.	Educational and training materials will be reviewed periodically to assure a focused approach on identified concerns.
4.2.1.5	Provide and document information and training given to employees of Permittee- owned or operated facilities concerning the Permittee's prohibition against and the water quality impacts associated with illicit discharges and improper disposal of waste. The Permittee must at a minimum consider the following topics: equipment inspection to ensure timely maintenance; proper storage of industrial materials (emphasize pollution prevention); proper management and disposal of wastes; proper management of dumpsters; minimization of use of salt and other de-icing materials (cover/prevent runoff to MS4 and ground water contamination); benefits of appropriate on-site infiltration (areas with low exposure to industrial materials such as roofs or employee parking); and proper maintenance of parking lot surfaces (sweeping).	The City offers training to City employees involved with the operation of the facilities regarding water quality impacts associated with illicit discharges and improper disposal of waste. Training topics include (but not limited to) equipment inspection to ensure timely maintenance; property management and disposal of wastes; proper management of dumpsters; minimization and use of salt and other de-icing materials; and proper maintenance of parking lot surfaces. The City is working with ComplianceGo to provide training and educate target audience and track the training provided.	Staff	Public Works Director, Stormwater Management Engineer	To educate all employees of the potential dangers and impacts of the discharge of pollutants into storm water facilities. Additionally, staff are trained according to the tasks they will need to perform.	Number of people who attend classes	Review Training material to assure training focuses on employees' responsibilities	Employees trained upon hire and reviewed annually
4.2.1.6	Provide and document information and training given to MS4 engineers, development and plan review staff, land use planners, and other parties as applicable to learn about Low Impact Development (LID) practices, green infrastructure practices, and to communicate the specific requirements for post-construction control and the associated Best Management Practices (BMPs) chosen within the SWMP.	Provide additional training to development and plan review committee staff (D.R.C.), land use planners regarding Low Impact Development (LID) practices and green infrastructure practices which detail specific requirements for construction and post-construction control and the associated BMPs. Continuing education opportunities will be provided in addition to conference attendance.	Engineers and Other Development and Plan Review Staff	Engineering Dept.	To train design and review staff of the proper implementation of LID and Green infrastructure.	Number of people who attend classes	Review Training material	Annually
4.2.1.7	An effective program must show evidence of focused messages and audiences as well as demonstration that the defined goal of the program has been achieved. The Permittee must define the specific messages for each audience. The Permittee must identify methods that will be used to evaluate the effectiveness of the educational messages and the overall education program. Any methods used to evaluate the effectiveness of the program must be tied to the defined goals of the program and the overall objective of changes in behavior and knowledge.	See above						
4.2.1.8	The Permittee must include written documentation or rationale as to why particular BMPs were chosen for its public education and outreach program.	The rationale is documented in the Storm Water Management Plan text.		Stormwater Management Engineer				Ongoing

MCM2: PUBLIC INVOLVEMENT/PARTICIPATION

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established which includes involving the public through various programs and a notification hotline.

The purpose of the public involvement/participation is to reduce negative impacts on water quality by allowing citizens to be the eyes and ears of the City. The City has a public hotline (801-836-1045) which allows citizens to report storm water concerns and potential illicit discharges into the storm water system. Additionally, the City desires to receive input from citizens and organizations throughout the City by allowing for personal interaction between the public and City Staff.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM2.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.2	The Permittee must implement a program that complies with applicable State and Local public notice requirements. The SWMP shall include ongoing opportunities for public involvement and participation, but at a minimum tow (2) times annually. Permittees can meet this requirement through advisory panels, public hearings, watershed committees, stewardship programs, environmental activities, other volunteer opportunities, or other similar activities. The Permittee should involve potentially affected stakeholder groups, which include but is not limited to, commercial and industrial businesses, trade associations, environmental groups, homeowners' associations, and education organizations. The minimum performance measures are:							
4.2.2.1	Permittees shall adopt a program or policy directive to create opportunities for the public to provide input during the decision-making processes involving the development, implementation and update of the SWMP document including development and adoption of all required ordinances or regulatory mechanisms.	The City requires public notice before any land can be developed. The public is encouraged to attend City Council meetings. Notification is given to all residents in the prior monthly utility newsletter, Twitter and Facebook of upcoming events.	Public	Planning and Zoning	Provide opportunities for the public to be involved.	Track attendance of council meetings. Track online comments.	Notification Letters and report tracking is available upon request	Annually/As needed
4.2.2.2	Renewal Permittees shall make the revised SWMP document available to the public for review and input within 180 days from the effective date of this Permit. New Applicants shall make the SWMP document available to the public for review and input within 180 days of receiving notification from the Director of the requirement for Permit coverage.	The SWMP is currently available for review on Lehi City's storm water website.	Public	Public Works Director, Stormwater Management Engineer	Allow concerned citizens and community members to help and give input to keeping drainage channels clean.	Track public comments.		
4.2.2.3	A current version of the SWMP document shall remain available for public review and input for the life of the Permit. If the Permittee maintains a website, the latest version of the SWMP document shall be posted on the website within 18 0 days from the effective date of this Permit and shall clearly denote a specific contact person and phone number or email address to allow the public to review and provide input for the life of the Permit.	The SWMP is currently posted on Lehi City's website. The SWMP will remain online throughout the life of the permit.	Public	Public works Director, Stormwater Management Engineer, Admin	Prevent Storm Water Pollution by offering a greater visibility of violation areas and allowing the public to alert the City.	SWMP to remain online throughout permit term.		

MCM3: ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDDE)

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established which includes identifying, tracking, tracing, and eliminating illicit discharges.

The purpose of the illicit discharge detection and elimination plan is to improve storm water quality throughout the City. This plan includes procedures for inspecting, tracing, tracking, characterizing, and ceasing illicit discharges. A City ordinance has established regulations regarding illicit discharges into storm drain facilities and allows for escalating enforcement actions against violators.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM3.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.3	All Permittees shall revise as necessary, implement and enforce an IDDE program to systematically find and eliminate sources of non-storm water discharges from the MS4 and to implement defined procedures to prevent illicit connections and discharges according to the minimum performance measures listed below. The IDDE program must be described in writing, incorporated as part of the Permittee's SWMP document, and contain the elements detailed in this part of the Permit. The minimum performance measures listed below.							
4.2.3.1	Maintain a current storm sewer system map of the MS4, showing the location of all municipal storm sewer outfalls with the names and location of all State waters that receive discharges from those outfalls, storm drain pipe and other storm water conveyance structures within the MS4.	Runoff throughout the City is predominately in a southwest direction. Most of the flow eventually drains either west to Jordan River or south to Utah Lake. The City continues to update the system map (available from Lehi City Engineering) as needed by conducting annual reviews. The City created an inspection form used during the reviews.	4 Target Audiences	Water GIS	Have an updated Storm Water map for reference. Inspection forms on file	Assets list	MS4 Storm Water Map	Annually
4.2.3.2	Effectively prohibit, through ordinance or other regulatory mechanism, non-storm water discharges to the MS4, including spills, illicit connections, illegal dumping and sanitary sewer overflows ("SSOs") into the storm sewer system, require removal of such discharges consistent with Part 4.2.3.6. of this Permit and implement appropriate enforcement procedures and actions. The Permittee must have a variety of enforcement options in order to apply escalating enforcement procedures as necessary for the severity of violation and/or the recalcitrance of the violator. Exceptions are discharges pursuant to a separate UPDES Permit (other than the UPDES Permit for discharges from the MS4) and non-storm water discharges listed in Part 1.2.2.2.	Has an IDDE (Illicit Discharge Detection and Elimination) ordinance (9-3-6) on city website at https://www.sterlingcodifiers.com/codebook/index.php?book_id=611.	4 Target Audiences	Supervisor		# of IDDE detected and cleaned up	City Ordinance	
4.2.3.2.1	The Permittee's IDDE program must have adequate legal authority to detect, investigate, eliminate and enforce against non-storm water discharges, including illegal dumping, into the MS4. Adequate legal authority consists of an effective ordinance, by-law, or other regulatory mechanism. The documented IDDE program that is included in the Permittee's SWMP must include a reference or citation of the authority the Permittee will use to implement all aspects of the IDDE program.	Has an IDDE ordinance (9-3-6) on city website	4 Target Audiences	Supervisor			City Ordinance	
4.2.3.3	Implement a written plan to detect and address non-storm water discharges to the MS4, including spills, illicit connections, sanitary sewer overflows and illegal dumping. The plan shall include:	Plan is outlined below.	4 Target Audiences					
4.2.3.3.1	Written systematic procedures for locating and listing the following priority areas likely to have illicit discharges (if applicable to the jurisdiction): • Areas with older infrastructure that are more likely to have illicit connections; • Industrial, commercial, or mixed use areas; • Areas with a history of past illicit discharges; • Areas with a history of illegal dumping; • Areas with onsite sewage disposal systems; • Areas with older sewer lines or with a history of sewer overflows or cross-connections; • Areas upstream of sensitive waterbodies; and, • Other areas the Permittee determines to be likely to have illicit discharges. The Permittee must document the basis for its selection of each priority area and create a list of all priority areas identified in the system. This priority area list must be updated annually to reflect changing priorities.	The City has developed procedures for identifying priority areas. The procedures include evaluating: Areas with older infrastructure; Industrial, commercial, or mixed use areas; Areas having a past history for illicit discharges; Areas having a past history of illegal dumping; Areas with onsite sewage disposal systems; Areas with older sewer lines or having a history of sewer overflows or cross connections; Areas upstream of sensitive waterbodies.	4 Target Audiences	Supervisor, Water GIS	Have a system in place to identify and track high priority areas.	Priority area list is up to date.	Priority Area List. SOP	Updated Annually
4.2.3.3.2	Field inspections of areas which are considered a priority area as identified in Permit Part 4.2.3.3.1. Compliance with this provision shall be achieved by inspecting each priority area annually at a minimum. All field assessment activities shall utilize an inspection form to document findings.	Priority areas are inspected annually.	4 Target Audiences	Inspectors	Have each priority area inspected annually for IDDEs.	Annual Inspection forms for each priority area.	Priority Area Inspection Form	Annual Inspections
4.2.3.3.3	Dry weather screening (See Definition 7.13) activities for the purpose of verifying outfall locations and detecting illicit discharges that discharge within the Permittee's jurisdiction to a receiving water. All outfalls shall be inspected at least once during the 5-year Permit term. Dry weather screening activities shall utilize an inspection form to document findings.	The Dry Weather Screening Program consists of inspecting the major and minor outfalls that are governed by the City. The Dry Weather Screening Program provides a framework for field screening the outfalls to identify suspect outfalls as a basis for initiating more detailed drainage area investigations.	4 Target Audiences	Maintenance Crew, Supervisor, Stormwater Management Engineer	Inspect all storm drain outfalls within the City.	Outfall Inspection Forms for every outfall.	Dry Weather Screening Inspection Form	20% per year or once every 5 years
4.2.3.3.4	If the Permittee discovers or suspects that a discharger may need a separate UPDES Permit (e.g., Industrial Storm Water Permit, Dewatering Permit), the Permittee shall notify the Director.	The City notifies the Director if they identify the need of a separate UPDES permit.	4 Target Audiences	Supervisor	Have staff trained to identify the need of a separate UPDES permit.	Maintain a list of permitees which have been reported to the Director.	SOP	As Necessary
4.2.3.4	Implement standard operating procedures (SOPs) or similar type of documents for tracing the source of an illicit discharge; including visual inspections, and when necessary, opening manholes, using mobile cameras, using field tests of selected chemical parameters as indicators of discharge sources, collecting and analyzing water samples for the purpose of determining sanctions or penalties, and/or other detailed inspection procedures.	The City has developed procedures for tracing illicit discharges which will be used to identify the source when illicit discharges are reported.	4 Target Audiences	Supervisor	Have staff trained on the necessary procedures for tracing illicit discharges.	Document training attendance	Illicit Discharge Tracing SOP,	As Necessary
4.2.3.5	Implement standard operating procedures (SOPs) or similar type of documents for characterizing the nature of, and the potential public or environmental threat posed by, any illicit discharges found by or reported to the Permittee by the hotline or other telephone number described in 4.2.3.9. These procedures shall include detailed instructions for evaluating how the discharge shall be immediately contained and steps to be taken for containment of the discharge. Compliance with this provision will be achieved by initiating an investigation immediately upon being alerted of a potential illicit discharge.	The City has developed an incident report for illicit discharges within the City. The information is uploaded into iWorQ and a hard copy is created and kept on file.	4 Target Audiences	Supervisors	Have a documented record of illicit discharges.	Illicit Discharge report log.	Illicit Discharge Report Template and Illicit Discharge Report Log	As Necessary
4.2.3.5.1	When the source of a non-storm water discharge is identified and confirmed, the Permittee must record the following information in an inspection report: the date the Permittee became aware of the non-storm water discharge, the date the Permittee initiated an investigation of the discharge, the date the discharge was observed, the location of the discharge, a description of the discharge, the method of discovery, date of removal, repair, or enforcement action; date, and method of removal verification. Analytical monitoring may be necessary to aid in the identification of potential sources of an illicit discharge and to characterize the nature of the illicit discharge. The decision process for utilizing analytical monitoring must be fully documented in the inspection report.	The City has developed an incident report for illicit discharges within the City and maintains a log of illicit discharges. The information is uploaded into iWorQ and a hard copy is created and kept on file.	4 Target Audiences	Supervisor	Have a documented record of illicit discharges.	Illicit Discharge report log.	Illicit Discharge Report Template and Illicit Discharge Report Log	As Necessary

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.3.6	Implement standard operating procedures (SOPs) or similar type of documents for ceasing the illicit discharge, including notification of appropriate authorities; notification of the property owner; technical assistance for removing the source of the discharge or otherwise eliminating the discharge; follow-up inspections; and escalating enforcement and legal actions if the discharge is not eliminated. Illicit discharges to the MS4 are prohibited and any such discharges violate this Permit and remain in violation until they are eliminated. Upon detection, the Permittee shall require immediate cessation of improper disposal practices upon confirmation of responsible parties in accordance with its enforceable legal authorities established pursuant to Part 4.2.3.2.1. of this Permit.	The City has developed an SOP for ceasing illicit discharges. Engineering Dept has worked with the Legal Dept to create a City ordinance (9-3-6).	4 Target Audiences	Supervisor	Have a SOP which identifies the steps necessary to cease illicit discharges. Have enforcement capabilities as outlined in the City's ordinance.	Track Illicit Discharges including follow up inspections and enforcement activities.	Ceasing Illicit Discharges SOP	As Necessary
4.2.3.6.2	Although the Permittee is required to prohibit illicit discharges within their boundaries and to take appropriate action to detect and address any violations, this Permit does not impose strict liability on the Permittee.							
4.2.3.6.3	All IDDE investigations must be thoroughly documented and may be requested at any time by the Director. If a Permittee is unable to meet the minimum performance measures outlined in Parts 4.2.3.5. or 4.2.3.6., the Permittee must immediately submit to the Director written documentation or rationale describing the circumstances why compliance with the minimum performance measures was not possible. All IDDE documentation shall be retained by the Permittee as required by the SWMP document.	The City maintains records of all IDDE investigations through iWorQ.	DEQ	Supervisor	To keep IDDE investigations records current.	# of Records		Ongoing
4.2.3.7	Permittees shall inform public employees, businesses, and the general public of hazards associated with illicit discharges and improper disposal of waste.	In cases where illicit discharges may be harmful the City notifies the public though Facebook, Twitter, Reverse 911 and other emergency notification methods. See 4.2.1.3	4 Target Audiences	Stormwater Management Engineer	Keep the public safe and informed of potential hazard.	Maintain log of public notifications with regards to Illicit Discharges.	Public Notifications Log	As Necessary
4.2.3.8	Permittees shall promote or provide services for the collection of household hazardous waste.	Utah County, through coalition direction, has facilitated an educational stormwater hotline (801-851-7873) to convey information for the disposal of; paints, oils, batteries, anti-freeze, and other household chemicals. A list of collection facilities is posted on the following internet site: http://www.utahcountyonline.org/dept/Health/hhw/	4 Target Audiences	Stormwater Management Engineer with County Coalition	Educate citizens regarding proper disposal of household hazardous wastes.		LBOF Chemical Record	
4.2.3.9	Permittees shall publicly list and publicize a hotline or other local telephone number for public reporting of spills and other illicit discharges. A written record shall be kept of all calls received, all follow-up actions taken, and any feedback received from public education efforts.	The City offers several means of reporting information to the necessary City representatives such as telephone hotline (385-201- 1700), website and mailers. Lehi is working to redesign their website to allow access to reporting information.	4 Target Audiences	Stormwater Management Engineer	To allow the public to help identify potential illicit discharges and illegal dumping which may occur throughout the City.	Track correspondence from citizens including response.	Log of public interaction	Ongoing
4.2.3.9.1	The Permittee must develop a written spill/dumping response SOP or similar type of document and a flow chart for internal use, that shows the procedures for responding to public referrals of illicit discharges, the various responsible agencies and their contacts, and who would be involved in illicit discharge incidence response, even if it is a different entity other than the Permittee. The procedure and list must be incorporated as part of the IDDE program and incorporated into the Permittee's SWMP document. The list must be maintained and updated as changes occur.	The City has developed a SOP including a flow chart for responding to illicit discharges.	4 Target Audiences	Stormwater Management Engineer	Train staff of the necessary procedures to quickly respond to a report of an illicit discharge.		Training Logs	
4.2.3.10	Permittees shall implement procedures for program evaluation and assessment which includes maintaining a database for mapping, tracking of the number and type of spills or illicit discharges identified; and inspections conducted.	Information is tracked and maintained through iWorQ	4 Target Audiences	Supervisor	An interactive map that can efficiently track IDDE.		# of Reports	
4.2.3.11	Permittees shall at a minimum, require that all staff, contracted staff, or other responsible entities, that as part of their normal job responsibilities might come into contact with or otherwise observe an illicit discharge or illicit connection to the MS4 including office personnel who might receive initial reports of illicit discharges, receives annual training in the IDDE program including identification, investigation, termination, cleanup, and reporting of illicit discharges including spills, improper disposal, and illicit connections. All Permittees shall ensure that all new hires are trained within 60 days of hire date and annually thereafter, at a minimum. Follow-up training shall be provided as needed to address changes in procedures, methods or staffing. The Permittee shall provide training to all field staff that as part of their normal job responsibilities might come into contact with or otherwise observe an illicit discharge or illicit connection to the MS4. The Permittee shall also train office personnel who might receive initial reports of illicit discharges. Training shall include how to identify a spill, an improper disposal, or an illicit connection to the MS4 and proper procedures for reporting the illicit discharge. Training records must be kept and shall include dates, activities or course descriptions, and names and positions of staff in attendance. The Permittee shall include a summary of such training in the annual report.	The City provides training to staff who may come into contact or observe illicit discharges, on the identification, investigation, termination, cleanup, and reporting of illicit discharges. Lehi City worked with ComplianceGo to get a training system established for staff members. See 4.2.1.5				Training Logs		
4.2.3.12	The Director reserves the right to request documentation or further study of a particular non-storm water discharge of concern, to require a reasonable basis for allowing the non-storm water discharge and excluding the discharge from the Permittee's program, and to require inclusion of the discharge in the Permittee's program, if water quality concerns cannot otherwise be reasonably satisfied.							

MCM4: CONSTRUCTION SITE STORM WATER RUNOFF CONTROL

In order to comply with the State of Utah requirements outlined in the MS4 permit, a plan has been established that requires implementation of Best Management Practices (BMPs) in order to reduce the discharge of pollutants from construction sites.

The purpose of the construction site storm water runoff control plan is to minimize the discharge of pollutants from construction sites into the City's storm water facilities. The City has accomplished this by developing regulations that require the development and implementation of a storm water pollution prevention plan (SWPPP) for construction sites. As part of each SWPPP, implementation of BMPs is required to protect water quality. The City has found that reviewing SWPPP documents prior to any construction greatly reduces the discharge of pollutants into the storm water system. The City has established a BMP review process for development throughout the City.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM4.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.4	All Permittees shall revise as necessary, implement and enforce a program to reduce pollutants in any storm water runoff to the MS4 from construction sites with a land disturbance of greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre according to the minimum performance measures listed below. Public and private projects, including projects proposed by the Permittee's own departments and agencies, shall comply with these requirements. The minimum performance measures are:							
4.2.4.1	Revise as necessary and enforce an ordinance or other regulatory mechanism that requires the use of erosion and sediment control practices at construction sites. The ordinance or other regulatory mechanism shall, at a minimum, be equivalent with the requirements set forth in the most current UPDES Storm Water General Permits for Construction activities which can be found at: http://www.deq.utah.gov/Permits/water/updes/stormwatercon.htm. The ordinance or other regulatory mechanism shall include sanctions to ensure compliance. The ordinance or other regulatory mechanism shall apply, at a minimum, to construction projects disturbing greater than or equal to one acre and to construction projects of less than one acre that are part of a larger common plan of development or sale. Existing local requirements to apply storm water controls at sites less than 1 acre or not part of a Common Plan of Development may be retained.	The City has developed an ordinance (9-3-6) that requires the use of erosion and sediment control by implementing selected BMP's. The City developed stricter enforcement of said ordinance.	Developers and Contractors	Inspectors, Engineering	To reduce the amount of sediment and nutrients discharged into waters of the state.	# of SWPPP Reviewed/Inspected	City Ordinance and Enforcement Activity Log	Review Ordinance As needed
4.2.4.1.1	The ordinance or other regulatory mechanism shall, at a minimum, require construction operators to prepare a Storm Water Pollution Prevention Plan (SWPPP) and apply sediment and erosion control BMPs as necessary to protect water quality, reduce the discharge of pollutants, and control waste such as, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality. The SWPPP requirements must be, at a minimum, equivalent with the SWPPP requirement set forth in the most current UPDES Storm Water General Permits for Construction Activities, which can be found at: http://www.deq.utah.gov/Permits/water/updes/stormwatercon.htm	The City has developed an ordinance (9-3-4) that requires the preparation of a SWPPP to reduce sediment and nutrients in storm water discharges.	Developers and Contractors	Inspectors, Engineering	An ordinance that requires the preparation and application of a SWPPP.	# of SWPPP Reviewed/Inspected	City Ordinance and Enforcement Activity Log	Review Ordinance As needed
4.2.4.1.2	Permittees shall require construction operators obtain and maintain coverage under the current UPDES Storm Water General Permits for Construction Activities for the duration of the project. Coverage can be obtained by completing a NOI as well as renewed online at https://secure.utah.gov/account/login.html?returnToUrl=https%3A//secure.utah.gov/stormwater/uii_authentication	The City has developed an ordinance (9-3-4) that requires construction operators obtain and maintain coverage under the UPDES general permit as required under this permit.	Developers and Contractors	Inspectors	To have an ordinance that requires the necessary coverage of construction operators and allows for enforcement for non-compliance.	# of UPDES Permits	City Ordinance and Enforcement Activity Log	Review Ordinance As needed
4.2.4.1.3	The ordinance shall include a provision for access by qualified personnel to inspect construction storm water BMPs on private properties that discharge to the MS4.	The City has developed an ordinance (9-3-4) that gives access to qualified personnel to inspect construction storm water BMP's which discharge into waters of the State.	Developers and Contractors					
4.2.4.2	Develop a written enforcement strategy and implement the enforcement provisions of the ordinance or other regulatory mechanism which shall include:							
4.2.4.2.1	Standard operating procedures (SOPs) or similar type of documents that include specific processes and sanctions to minimize the occurrence of, and obtain compliance from violators which shall include appropriate, escalating enforcement procedures and actions including an appeals process that is published in a publicly accessible location.	The City has developed SOPs which require the submittal of necessary documentation to verify SWPPP compliance and every site using BMPs	Developers and Contractors	Engineering, Stormwater Management Engineer	Enforcement procedures develop which encourage compliance with this program using escalating enforcement procedures.	# of SWPPPs.	SWPPP Reviews	Ongoing
4.2.4.2.2	Documentation and tracking of all enforcement actions	The City maintains a log of enforcement actions taken regarding storm water regulations hosted on ComplainceGO.	Developers and Contractors	Inspectors	Have a log that tracks enforcement actions.	Enforcement Action Log	Enforcement Action Log	Ongoing
4.2.4.3	Development and implementation of a checklist for pre-construction Storm Water Pollution Prevention Plan (SWPPP) review that is consistent with the requirements of the current UPDES Storm Water General Permits for Construction Activities and keep records for, at a minimum, all construction sites that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre, to ensure plans are complete and in compliance with State regulations. Permittees shall keep records of these projects for five years or until construction is completed, whichever is longer. Prior to construction, the Permittee shall:	The City has developed SOPs to assure proper review of SWPPPs completed. The City keeps record of SWPPP documentation.	Developers and Contractors	Stormwater Management Engineer	To provide consistent and meaningful review of SWPPPs and keep record or SWPPPs.	# of SWPPPs Reviewed	SWPPP review SOPs and SWPPP tracking Log	Ongoing
4.2.4.3.1	Conduct a pre-construction SWPPP meeting which includes a review of the site design, the planned operations at the construction site, planned BMPs during the construction phase, and the planned BMPs to be used to manage runoff created after development.	The City requires submittal and approval of site and subdivision plans by the City's Development Review Committee (DRC). The review requires implementation of construction and long-term BMPS. The city requires pre-con meeting before all projects start	Developers and Contractors	Lehi City Administration	To allow for consistent review of construction projects during design to verify implementation of water quality BMPs.	# of Meetings	SWPPP review SOPs	As Needed
4.2.4.3.2	Identify priority construction sites considering the following factors at a minimum: • Soil erosion potential; • Site slope; • Project size and type; • Sensitivity of receiving waterbodies (impaired or high-quality waters); • Proximity to receiving waterbodies; and, • Non-storm water discharges and past record of non-compliance by the operators of the construction site.	The City has developed a map identifying the location of priority construction sites based on soil erosion potential, site slope, large volumes of disturbed soils, sensitivity and proximity of receiving water bodies, and areas having a history of non-compliance.	Developers and Contractors	Inspectors	Provide additional inspections in high risk areas	Construction Site Priority Map	Construction Site Priority Map	As needed

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.4.4	All Permittees shall develop and implement SOPs or similar type of documents for construction site inspection and enforcement of construction storm water pollution control measures. The procedures must clearly define who is responsible for site inspections as well as who has authority to implement enforcement procedures. An individual or entity who prepares a SWPPP for a construction project may not perform the construction site inspections required of Part 4.2.4.4.1 and 4.2.4.4.3 on behalf of the Permittee. The Permittee must have the authority to the extent authorized by law to impose sanctions to ensure compliance with the local program. These procedures and regulatory authorities must be written and documented in the SWMP. The construction site storm water runoff control inspection program must provide:	The City has developed SOPs for inspecting and enforcing storm water control measures.	Developers and Contractors	Inspectors	Develop SOPs which allow for uniform review of construction sites and allow enforcement actions to be performed by certified personnel.			
4.2.4.4.1	Inspections of all new construction sites with a land disturbance of greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre at least monthly by qualified personnel using the Construction Storm Water Inspection Form (Checklist) found on the Division's website at https://deq.utah.gov/water-quality/municipal-separate-storm-sewer-system-ms4spermits-updes-permits. A "qualified person" is a person knowledgeable in the principles and practice of erosion and sediment controls and pollutant prevention, who possesses the skills to assess conditions at effectiveness of any storm water controls selected and installed to meet the requirements of this permit, such as but not limited to the following: • Utah Registered Storm Water Inspector (RSI) • Certified Professional in Erosion and Sediment Control (CPESC) • Certified Professional in Storm Water Quality (CPSWQ) • Certified Erosion, Sediment, and Storm Water Inspector (CESSWI) • Certified Inspector of Sediment and Erosion Control (CISEC) • National Institute for Certification in Engineering Technologies, Erosion and Sediment Control, Level 3 (NICET) • Utah Department of Transportation Erosion Control Supervisor (ECS) (applicable to road/street projects only)	The City has certified storm water inspectors which inspect existing construction sites monthly.	Developers and Contractors	Inspectors	Inspect each site monthly.	# of Inispections	Inspection Checklist	Monthly Inspection
4.2.4.4.2	The Permittee must inspect all phases of construction: prior to land disturbance, during active construction, and following active construction. The Permittee must document in its SWMP the procedure for being notified by construction operators/owners of their completion of active construction so that verification of final stabilization and removal of all temporary control measures may be conducted. This procedure must be provided to the construction operator/owner before active construction begins.	The City has developed notification procedures which require construction operators/owners to notify the City prior to construction, during active construction, and following active construction. This is required to allow proper inspection of the different phases of construction.	Developers and Contractors	Inspectors, City Engineer, Public Works Director	Document project status	list of construction project's status	Inspection Logs	As needed
4.2.4.4.3	Inspections by the MS4 of priority construction sites defined in Part 7.36. must be conducted at least biweekly (every two weeks) using the Construction Storm Water Inspection Form (Checklist) found on the Division's website at https://deq.utah.gov/water-quality/municipal-separate-storm-sewer-system-ms4spermits-updes-permits.	The City has certified storm water inspectors which inspect priority construction sites biweekly.	Developers and Contractors	Inspectors	Have bi-weekly inspection of priority construction sites to review compliance with the requirements of the Permit.	Review and track inspection forms.	Inspection Logs	Bi-Weekly
4.2.4.4.4	Permittees may utilize an electronic site inspection tool in place of up to one-half of on-site MS4 inspections at a construction site provided that the Permittee demonstrates to the Director that the tool meets the requirements of Part 4.2.4.	The City has developed a system where Developers and Contractors may send in photos when it's not possible to visit the site. This is only utilized for time sensitive inspections where qualified staff are not immediately available.	Developers and Contractors	Inspectors	The ensure inspections can be completed in time sensitive instances.	Review and Track photos and correspondence that is sent in.	Activity Log	As needed
4.2.4.4.5	Based on site inspection findings, the permittee must take all necessary follow-up actions (i.e., reinspection, enforcement) to ensure compliance in accordance with the permittee's enforcement strategy. These follow-up and enforcement actions must be tracked and documented.	The City follows the enforcement strategy outlined in 4.2.4.2	Developers and Contractors	Inspectors	To ensure compliance with the regulations of this permit.	Monitor and track enforcement activities associated with SWPPPs.	Enforcement Activity Log	As needed
4.2.4.5	The Permittee must ensure that all staff whose primary job duties are related to implementing the construction storm water program, including permitting, plan review, construction site inspections, and enforcement, are annually trained to conduct these activities. The training can be conducted by the MS4 or outside training can be attended. Such training must extend to third-party inspectors and plan reviewers as well. The Permittee shall ensure that all new hires are trained within 60 days of hire date and annually thereafter, at a minimum. Follow-up training shall be provided as needed to address changes in procedures, methods or staffing. The training records to be kept include dates, activities or course descriptions, and names and positions of staff in attendance.	City staff specifically assigned to storm drain permitting, plan review, inspection, and enforcement will be trained upon hire and annually at a minimum. See 4.2.1.5	Developers and Contractors	Inspectors	To ensure City Staff are sufficiently trained to complete their associated tasks.	Training logs	Training Log	Annual Trainings
4.2.4.6	All Permittees shall implement a procedure to maintain records of all projects disturbing greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre. Permittees shall keep records which include but are not limited to, site plan reviews, SWPPPs, inspections and enforcement actions including verbal warnings, stop work orders, warning letters, notices of violation, and other enforcement records. Permittees shall keep records of these projects for five years or until construction is completed, whichever is longer.	The City has developed procedures for maintaining records for construction sites.	Developers and Contractors	Inspectors	Have written documentation of construction sites throughout the City.	Construction Tracking Program.	Construction Tracking Program.	As needed

MCM5: LONG-TERM STORM WATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT (POST-CONSTRUCTION STORM WATER MANAGEMENT)

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established that requires implementation of Best Management Practices (BMPs) in order to reduce the discharge of pollutants as part of the long-term storm water management plan.

The primary goal of the long-term storm water management is to have post-development runoff hydrology closely mimic the hydrology of pre-development conditions. As part of the City's review process, BMPs including Low Impact Development (LID) practices, should be included where feasible to infiltrate, evapotranspire, or harvest storm water runoff. These BMPs should also show that they remove target pollutions to protect water quality.

The planned activities to meet the requirements of this minimum control measure are outlined in Table MCM5.

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.5	The Permittee shall revise as necessary, implement and enforce a program to address post-construction storm water runoff to the MS4 from private and public new development and redevelopment construction meeting the thresholds below. The water quality considerations of this minimum control measure do not replace or substitute for water quantity or flood management requirements implemented on the local level for new development or redevelopment sites. The water quality controls may be incorporated into the design of structures intended for flow control; or water quality control may be achieved with separate control measures. The program must apply to private and public development sites. The minimum performance measures are:							
4.2.5.1	Post-construction Controls. The Permittee's new development/redevelopment program must have requirements or standards to ensure that any storm water controls or management practices for new development and redevelopment will prevent or minimize impacts to water quality. BMPs must be selected that address pollutants known to be discharged or anticipated to be discharged from the site.	The City has developed an ordinance (9-3-4) which requires the submission, review, and approval of development or redevelopment plans.	Planners, D.R.C., Engineers, Developers	Public Works Director		# of agreements		
4.2.5.1.1	The Permittee's new development/redevelopment program shall include non- structural BMPs such as requirements and standards to minimize development in areas susceptible to erosion and sediment loss; to minimize the disturbance of native soils and vegetation; to preserve areas in the municipality that provide important water quality benefits; to implement measures for flood control; and to protect the integrity of natural resources and sensitive areas.	The City has developed non-structural BMPs which discourage development in areas susceptible to erosion and protect sensitive areas throughout the City.	Engineering	Engineering	To protect water quality by discouraging development in sensitive areas or those being highly susceptible to erosion.	Track Development	Development Log	Ongoing
4.2.5.1.2	Retention Requirement. The Permittee must develop and define a specific hydrologic method or methods for calculating runoff volumes and flow rates to ensure consistent sizing of structural BMPs in their jurisdiction and to facilitate plan review. By July 1, 2020, new development or redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre must manage rainfall on-site, and prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the 80th percentile rainfall event or a predevelopment hydrologic condition, whichever is less. This objective must be accomplished by the use of practices that are designed, constructed, and maintained to infiltrate, evapotranspire and/or harvest and reuse rainwater. The 80th percentile rainfall event is the event whose precipitation total is greater than or equal to 80 percent of all storm events over a given period of record. By July 1, 2020, redevelopment projects that disturb greater than or equal to one acre, including projects less than an acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre must provide a site-specific and project-specific plan aimed at net gain to onsite retention or a reduction to impervious surface to provide similar water quality benefits. If a redevelopment project increases the impervious surface by greater than 10%, the project shall manage rainfall on-site, and prevent the off-site discharge of the net increase in the volume associated with the precipitation from all rainfall events less than or equal to the 80th percentile rainfall event. This objective must be accomplished by the use of practices that are designed, constructed, and maintained to infiltrate, evapotranspire and/or harvest and reuse rainwater.	The City has calculated the depth of an 80th percentile storm to be 0.45 inches. The City Ordinance requires that the first 0.45 inches be retained on site for development and re-development sites.	Planners, D.R.C., Engineers, Developers	Engineering	To limit runoff by infiltrating and evapotranspiring runoff to better simulate historic runoff conditions.	# of sites that we are able to retain 0.45 in in runoff		On going
4.2.5.1.3	Low Impact Development Approach. By July 1, 2020, the program shall include a process which requires the evaluation of an LID approach for all projects subject to the requirements in 4.2.5.1.2. A LID approach promotes the implementation of BMPs that allow storm water to infiltrate, have evapotranspiration or harvest and use storm water on site to reduce runoff from the site and protect water quality. Guidance for implementing LID can be found in DWQ's LID controls which are appropriate for use in the State of Utah can be found in A Guide to Low Impact Development within Utah (the Guide), available on DWQ's website. Permittees must allow for use of a minimum of five LID practices from the list in Appendix C of the Guide. If a Permittee has not adopted specific LID practices from Appendix C, any LID approach that meets 4.2.5.1.2 and is feasible may be used to meet this requirement. Since 2010, rainwater harvesting is legal in the State of Utah. Depending on the volume of rainwater collected and stored for beneficial use, the Permittee must meet the requirements of the Utah Division of Water Rights to harvest rainwater found on their website: http://waterrights.utah.gov/forms/rainwater.asp	The City has developed standard operating procedures which require an evaluation of a LID approach. If LID is not feasible documentation will be required outlining physical limitations.	Planners, D.R.C., Engineers, Developers	Engineering	More LID	# of sites with LID	Development Log	
4.2.5.1.4	Feasibility. If meeting the retention standards described in Part 4.2.5.1.2 is infeasible, a rationale shall be provided for the use of alternative design criteria. The new or redevelopment project must document and quantify that infiltration, evapotranspiration, and rainwater harvesting have been used to the maximum extent feasible and that full employment of these controls are infeasible due to constraints. LID infeasibility may be due to one or more of the following conditions: high groundwater, drinking water source protection areas, soil conditions, slopes, accessibility, excessive costs, or others. Guidance for assessing and documenting site conditions can be found in DWQ's "A Guide to Low Impact Development within Utah" Appendix B "Storm Water Quality Report Template" located on the DWQ website at: https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019- 000161.pdf. A MS Word version can be found on DWQ's website at: https://documents.deq.utah.gov/water-quality/stormwater/DWQ-2018-013750.docx		Planners, D.R.C., Engineers, Developers	Engineering			Documentation for why LID cannot be used	As Needed

Table MCM5: Long-Term Storm Water Management in New Development and Redevelopment Activities (Post-Construction Storm Water Management) (cont.)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.5.2	Regulatory Mechanism. Develop and adopt an ordinance or other regulatory mechanism that requires long-term post-construction storm water controls at new development and redevelopment sites. The ordinance or other regulatory mechanism shall apply, at a minimum, to new development and redevelopment sites that discharge to the MS4 and that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre. The ordinance or other regulatory mechanism shall require BMP selection, design, installation, operation and maintenance standards necessary to protect water quality and reduce the discharge of pollutants to the MS4. The Permittee shall implement an enforcement strategy and implement the enforcement provisions of the ordinance or other regulatory mechanism. The Permittee's ordinance or other regulatory mechanism must include an appeals process	The City developed procedures to ensure adequate long-term operation and maintenance of stormwater controls at post-construction sites. Proper operation and maintenance of the control measures help to minimize pollutants in stormwater runoff. Improper maintenance or failure of stormwater controls following construction lead to adverse impacts on stormwater quality. Established procedures ensure adequate long-term operation and maintenance of stormwater controls is imperative in reducing stormwater pollution. The plan includes retrofitting existing features that adversely impact water quality.	Planners, D.R.C., Engineers, Developers	Stormwater Management Engineer, Inspectors	Verify that post-construction storm water controls are functioning as intended.	Documentation from DRC that storm water management was addressed during design and review process.	GIS database.	Annually
4.2.5.2.1	The Permittee must include enforcement provisions in the ordinance or other regulatory mechanism, including procedures that include specific processes and sanctions to minimize the occurrence of, and obtain compliance from, chronic and recalcitrant violators which shall include appropriate, escalating enforcement procedures and actions.	The City has developed an ordinance (9-3-7) which allows for escalating enforcement procedures.	Planners, D.R.C., Engineers, Developers	Public Works Director	To give the City the necessary authority to enforce penalties for violations.	Track violations.	Violations Tracking Sheet	As Needed
4.2.5.2.2	The Permittee must maintain documentation on how the requirements of the ordinance or other regulatory mechanism will protect water quality and reduce the discharge of pollutants to the MS4. Documentation shall include: • How long-term storm water BMPs were selected; • The pollutant removal expected from the selected BMPs; and • The technical basis which supports the performance claims for the selected BMPs. All Permittees shall adopt and implement SOPs or similar type of documents for site inspection and enforcement of post-construction storm water control measures. These procedures must ensure adequate ongoing long-term operation and maintenance of approved storm water control measures.	The City requires the Developer to provide documentation on how long-term and post construction BMPs are intended to function after construction.	Developer	Stormwater Management Engineer, Public Works Director	To have BMPs throughout the City which provide water quality protection.	Documentation from DRC that storm water management was addressed during design and review process.	City BMPS and Ordinance	Ongoing
4.2.5.2.3	The ordinance or other regulatory mechanism shall include provisions for post- construction access for Permittees to inspect storm water control measures on private properties that discharge to the MS4 to ensure that adequate maintenance is being performed. The ordinance or other regulatory mechanism may, in lieu of requiring that the Permittee's staff inspect and maintain storm water controls on private property, instead require private property owner/operators or qualified third parties to conduct maintenance and provide annual certification that adequate maintenance has been performed and the structural controls are operating as designed to protect water quality. In this case, the Permittee must require a maintenance agreement addressing maintenance requirements for any control measures installed on site. The agreement must allow the Permittee to conduct oversight inspections of the storm water control measures and also account for transfer of responsibility in leases and/or deeds. The agreement must also allow the Permittee to perform necessary maintenance or corrective actions neglected by the property owner/operator, and bill or recoup costs from the property owner/operator as needed.	The City Ordinance (9-3-5) requires access for certified inspectors to storm water control measures on private and public property. The ordinance also requires a maintenance plan or agreement be developed which should include inspections to ensure proper operation of the storm water structures.	Developers, Owners	Engineering, Publics Work Director	Maintenance agreement with BMPs on site.	# of agreements and Inspections	Log of Maintenance Agreements	2 times per site
4.2.5.2.4	Permanent structure BMPs shall be inspected at least once during installation by qualified personnel. Upon completion, the Permittee must verify that long-term BMPs were constructed as designed.	The City requires that structural BMPs be inspected at least once during installation and upon completion to verify BMPs were constructed as designed. All structural BMPs within the city are inspected once during construction and prior to final approval to confirm they are built to submitted plans	Planners, D.R.C., Engineers, Developers	Inspectors, Stormwater Management Engineer	To assure proper installation in accordance to approved Site Plans.	Track inspections including any enforcement activities taken.	Inspection Log	A minimum of 2 times per site.
4.2.5.2.5	Inspections and any necessary maintenance must be conducted annually by either the Permittee or through a maintenance agreement, the property owner/operator. On sites where the property owner/operator is conducting maintenance, the Permittee shall inspect those storm water control measures at least once every five years, or more frequently as determined by the Permittee to verify and ensure that adequate maintenance is being performed. The Permittee must document its findings in an inspection report which includes the following: • Inspection date; • Name and signature of inspector; • Project location; • Current ownership information; • A description of the condition of the storm water control measure (including the quality of: vegetation and soils; inlet and outlet channels and structures; catch basins; spillways, weirs, and other control structures; and sediment and debris accumulation in storage as well as in and around inlet and outlet structures); and • Specific maintenance issues or violations found that need to be corrected by the property owner of operator along with deadlines and reinspection dates.	The City requires inspection of storm water control measures on an annual basis. If private inspection and maintenance is occurring the City will at a minimum inspect each site at least once every five years. Annual Maintenance Report of Stormwater Facilities. The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by June 30th of each year and shall be on forms acceptable to the City.	Developers, Owners	Inspectors, Stormwater Management Engineer, Public Works Director	To assure proper maintenance occurs to ensure proper operation of storm water control measures.	Inspection Log	# of Inspections	Annually
4.2.5.3	Plan Review. The Permittee shall: Adopt and implement procedures for site plan review which evaluate water quality impacts. The procedures shall apply through the life of the project from conceptual design to project closeout.		Planners, D.R.C., Engineers, Developers	Stormwater Management Engineer				

Table MCM5: Long-Term Storm Water Management in New Development and Redevelopment Activities (Post-Construction Storm Water Management)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.5.3.2	Review post-construction plans for, at a minimum, all new development and redevelopment sites that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre, to ensure that the plans include long-term storm water management measures that meet the requirements of this minimum control measure.	The City has developed a SOP for reviewing post- construction plans.	Planners, D.R.C., Engineers, Developers	Public Works Director, Stormwater Management Engineer	Maintain water quality using long-term storm water facilities so they continue to be effective	Track post-construction reviews # of agreements	Agreements and Inspections	Ongoing
4.2.5.4	Inventory. The Permittee must maintain an inventory of all post-construction structural storm water control measures installed and implemented at new development and redeveloped sites that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than or equal to one acre. This inventory must include both public and private sector sites that were developed since the Permittee obtained coverage by this permit or the date that post-construction requirements came into effect, whichever is later; and area located within the Permittee's service area.							
4.2.5.4.1	Each entry to the inventory must include basic information on each project, such as project's name, owner's name and contact information, location, start/end date, etc. In addition, inventory entries must include the following for each project: • Short description of each storm water control measure (type, number, design or performance specifications); • Short description of maintenance requirements (frequency of required maintenance and inspections); and • Inspection information (date, findings, follow up activities, prioritization of follow-up activities, compliance status).	The City established an inventory for post-construction storm water control measures (both public and private). These control measures are maintained in the city's iWorQ and can additionally be found in the Storm water Master Plan.	Inspectors, Commercial and Industrial property owners, HOAs	Stormwater Management Engineer, Public Works Director, GIS	To maintain a current inventory of the condition and required action for the different storm water control measures and assure the necessary maintenance is being performed.	# of all measures updated	Inventory	updated annually
4.2.5.4.2	Based on inspections conducted pursuant to Part 4.2.5.2.5., the Permittee must update the inventory as appropriate where changes occur in property ownership or the specific control measures implemented at the site.	The City will continue to keep the inventory updated as inspections are conducted. Same as 4.2.5.7.1	Inspectors	Stormwater Management Engineer, County Recorder	To maintain a current inventory of the condition and required action for the different storm water control measures and assure the necessary maintenance is being performed.	# of all measures updated	Log	updated annually
4.2.5.5	Training. Permittees shall ensure that all staff involved in post-construction storm water management, including those that conduct plan review, annual maintenance inspections, and enforcement, receive appropriate training. Training shall be provided or made available for staff in the fundamentals of long-term storm water management through the use of structural and non-structural control methods. The training records to be kept include dates, activities or course descriptions, and names and positions of staff in attendance. The Permittee shall ensure that all new hires are trained within 60 days of hire and annually thereafter, at a minimum. Follow-up training shall be provided as needed to address changes in procedures, methods or staffing.	The City provides adequate training of all staff involved in Permitting, planning, and review as required. Training is completed using ComplianceGo software and includes IDDE training. Staff members will be sent to training seminars to allow for job specific needs.	All City staff	Public Works Director	Educated staff that knows their roles	# of trained employees	Training Log	Annual trainings and new hires to complete ComplianceGo training.

MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations

In order to comply with the State of Utah requirements outlined in the MS4 permit, a program has been established for Pollution Prevention and Good Housekeeping for Municipal Operations.

The purpose of the pollution prevention and good housekeeping for municipal operations is to protect storm water quality from City owned or operated facilities. The City has developed pollution prevention plans and implements good housekeeping practices for City-owned facilities. By complying with the same standards and standard operating procedures that other developers are required to follow, the City strives to set an example for others.

The planned activities to meet the requirements of this minimum control measure outlined in Table MCM6.

Table MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations Activities

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.6	All Permittees must implement a program for Permittee-owned or operated facilities, operations and structural storm water controls that includes standard operating procedures (SOPs), pollution prevention BMPs, storm water pollution prevention plans or similar type of documents, and a training component that have the ultimate goal of preventing or reducing the runoff of pollutants to the MS4 and waters of the state. All components of the program shall be included in the SWMP document and must identify the department responsible for performing each activity described in this section. The Permittee must develop an inventory of all such Permittee-owned or operated facilities. The Permittee must review this inventory annually and update as necessary.							
4.2.6.1	As a minimum requirement, the Permittee shall develop and keep current a written inventory of all the following potential "high priority" facilities that are owned or operated by the Permittee and all the storm water controls that may include but is not limited to: • Composting facilities • Equipment storage and maintenance facilities • Fuel farms • Hazardous waste disposal facilities • Hazardous waste handling and transfer facilities • Incinerators • Landfills • Landscape maintenance on municipal property • Materials storage yards • Pesticide storage facilities • Public buildings, including libraries, police stations, fire stations, municipal buildings, and similar Permittee-owned or operated buildings • Public parking lots • Public golf courses • Public swimming pools • Public works yards • Recycling facilities • Salt storage facilities • Solid waste handling and transfer facilities • Street repair and maintenance sites • Vehicle storage and maintenance yards • Permittee-owned and/or maintained structural storm water controls.	The city has created a list of high priority sites and created site specific SWPPP plans. This list of high priority sites is maintained on the ComplianceGo website. The City continually inventories and maintains all City owned facilities including; public buildings, swimming pools, landfills, material storage yards, salt pile storage, transfer locations, gasoline tanks, and maintenance equipment sites.	Pertinent Lehi City Employees	Stormwater Management Engineer, Public Works Director	To ensure high risk sites do not continue to the degradation of water quality	Inventory list and inspections	Inventory	Annual Update
4.2.6.2	All Permittees shall assess the written inventory of Permittee-owned or operated facilities, operations and storm water controls identified in Part 4.2.6.1. and make a list of common pollutants that may originate from these facilities and how to prevent them from entering the storm water system. A description of the assessment process and findings must be included in the SWMP document.	The City assesses the inventory for potential to discharge to storm water for each of the Permittee-owned or operated facilities.	All City Staff	Water System Director, Public Works Director	Ensure list is complete and accurate	An assessment of specific possible pollutants	A description of the assessment process and findings	As needed
4.2.6.3	Based on the assessment required in Part 4.2.6.2., the Permittee must identify as "high-priority" those facilities or operations that have: 1. pollutants stored at the site, 2. the identification of improperly stored materials, 3. potential pollutant-generating activities performed outside (e.g. changing automotive fluids) 4. close proximity upstream to fresh water and water bodies, including but not limited to streams, canals, rivers, ponds and lakes, 5. potential discharge of pollutant(s) of concern to impaired water(s). The Permittee shall provide water quality control measures and BMPs at all high-priority sites designed to target the specific pollutants generated onsite, and/or the pollutants associated with the impaired waters. The Permittee shall monitor the control measures and BMPs regularly to verify that the BMPs are functioning. Control measures, BMPs, and monitoring schedules shall be specified in the Permittee's SWMP.	The facilities are prioritized for operations that have a high potential to generate stormwater pollutants.	Pertinent Lehi City Employees	Water System Director, Public Works Director	Properly manage pollutants at city owned facilities	A list showing which facilities are "high-priority"	List of high-priority facilities or operations	As needed

Table MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations Activities (cont.)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.6.4	The Permittee shall update the SWMP to include a list of "high priority" facilities according to 4.2.6.3 and prepare a Storm Water Pollution Prevention Plan (SWPPP) for each facility within 180 days from the effective date of this permit. Each "high priority" facility shall implement a SWPPP outlining measure to prevent pollutants to enter the storm drain system from each of these facilities. The SWPPP shall include a site map showing the following information: • Property boundaries; • Buildings and impervious surfaces; • Directions of storm water flow (use arrows); • Locations of structural control measures; • Location and name of the nearest defined drainage(s) which could receive runoff from the facility, whether it contains water or not; • Locations of all storm water conveyances including ditches, pipes, basins, inlets, and swales; • Locations where the following activities are exposed to storm water: ○ Fixed fueling operations; ○ Vehicle and equipment maintenance and/or cleaning areas; ○ Brine making areas; ○ Loading/unloading areas; ○ Waste storage or disposal areas; ○ Liquid storage tanks; ○ Process and equipment operating areas; ○ Materials storage or disposal areas; • Locations where significant spills or leaks have occurred; • Locations of all visual storm water monitoring points; • Locations of storm water inlets and outfalls, with a unique identification code for each outfall and an approximate outline of the areas draining to each outfall; • Locations of all non-storm water discharges; • Locations of sources of run-on to your site from adjacent property.	The City has created a SWPPP for any "high- priority" Permittee-owned or operated facilities within 180 days from the effective date of this permit. • Cemetery • Fleet Complex • Parks Department • Power Department • Public Works • Sports Park • Streets-Landfill	Pertinent Lehi City Employees	Public Works Director, Stormwater Management Engineer	Insure chemicals at city owned facilities are stored properly	SWPPPs completed and inspected	SWPPP for each "high-priority." Map included.	Inspect annually; update as needed.
4.2.6.5	The following inspections shall be conducted at "high priority" Permittee-owned or operated facilities:	Facility Inspections include: weekly visual inspections of all facilities, quarterly comprehensive inspections of "high priority" facilities, and quarterly visual observation of stormwater discharges from the "high priority" facilities. This list of high priority sites is maintained on the ComplianceGo website.	Pertinent Lehi City Employees	Lehi City Department Supervisors			List of high-priority facilities	
4.2.6.5.1	<u>Monthly visual inspections</u>: The Permittee must perform monthly visual inspections of "high priority" facilities and related storm water outfalls in accordance with the developed SOPs to verify the performance of the BMPs and all other systems designed and placed to eliminate any pollutant discharge. The monthly inspections must be tracked in a log for every facility and records kept with the SWMP document. The inspection log should also include any identified deficiencies and the corrective actions taken to fix the deficiencies.	Monthly visual inspections of "high priority" facilities	City Staff	Department Superintendent				Monthly
4.2.6.5.2	<u>Semi-Annual comprehensive inspections</u>: At least twice per year, a comprehensive inspection of "high priority" facilities, including all storm water controls, must be performed, with specific attention paid to waste storage areas, dumpsters, vehicle and equipment maintenance/fueling areas, material handling areas, and similar pollutant- generating areas. The semi-annual inspection results must be documented, and records kept with the SWMP document. This inspection must be done in accordance with the developed SOPs. An inspection report must also include any identified deficiencies and the corrective actions taken to remedy the deficiencies.	Semi-annual comprehensive inspections of "high priority" facilities	City Staff	Inspectors	Sites that are properly maintained	Completed inspections	Inspections	Semi-Annually
4.2.6.5.3	<u>Annual visual observation of storm water discharges</u>: At least once per year, the Permittee must visually observe the quality of the storm water discharges from the "high priority" facilities. Any observed problems (e.g., color, foam, sheen, turbidity) that can be associated with pollutant sources or controls must be remedied to prevent discharge to the storm drain system. Visual observations must be documented, and records kept with the SWMP document. This inspection must be done in accordance with the developed SOPs. The inspection report must also include any identified deficiencies and the corrective actions taken to remedy the deficiencies.	Annual visual observation of stormwater discharges from the "high priority" facilities	City Staff	Inspectors	To visually observe and detect potential pollutants in the storm water discharge from high priority areas.	Keep sites clean, find water quality problems and correct	inspection documentation	Annually

Table MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations Activities (cont.)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.6.6	Permittees shall develop and implement SOPs to protect water quality at each of the facilities owned or operated by the Permittee and/or activities conducted by the Permittee including but not limited to those listed below: • Buildings and facilities; • Material storage areas, heavy equipment storage areas and maintenance areas; • Parks and open space; • Vehicle and Equipment; • Roads, highways, and parking lots; and • Storm water collection and conveyance system.							
4.2.6.6.1	SOPs shall address the following practices to ensure they are protective of water quality: • Use, storage and disposal of chemicals; • Storage of salt, sand, gravel, landscaping materials, asphalt and other materials; • Waste and trash management; • Cleaning, washing, painting and other maintenance activities including cleaning of maintenance equipment, building exteriors, trash containers; • Sweeping roads and parking lots; • Proper application, storage, and disposal of fertilizer, pesticides, and herbicides including minimization of use; • Lawn maintenance and landscaping activities including proper disposal of lawn clipping and vegetation; • Proper disposal of pet wastes; • Vehicle maintenance and repair activities including use of drip pans and absorbents under or around leaky vehicles and equipment; • Vehicle/equipment storage including storing indoors where feasible; • Vehicle fueling including placing fueling areas under cover in order to minimize exposure where feasible; • Road and parking lot maintenance, including pothole repair, pavement marking, sealing and repaving; • Cold weather operations, including plowing, sanding, and application of deicing compounds and maintenance of snow disposal areas; • Right-of-way maintenance, including mowing, herbicide and pesticide application; • Municipally-sponsored events such as large outdoor festivals, parades or street fairs; • Regular inspection, cleaning, and repair of storm water conveyance and structural storm water controls; and • Any activities or operations not listed above that would reasonably be expected to discharge contaminated runoff.	The City developed an SOP to address: • spill prevention, employee training, waste management, street cleaning, and floor drain inventory. • material storage areas, heavy equipment storage areas, and maintenance areas owned or operated by the City. • operation and maintenance of parks and other open space owned or operated by the City. • operation and maintenance of City owned or operated roads, highways, and parking lots. • operation and maintenance of the storm water collection and conveyance system. A list of SOPs is located through the City's iWorQ webpage.	Pertinent Lehi City Employees	Public Works Director and department managers	To reduce the discharge of pollutants by developing and implementing SOPs for all City owned or operated facilities.	review SOPs	SOPs for facilities	On going
4.2.6.6.2	SOPs must include a schedule for Permittee owned road and parking lot sweeping and storm drain system maintenance including regular inspection, cleaning, and repair of catch basins, storm water conveyance pipes, ditches and irrigation canals, culverts, structural storm water controls, and structural runoff treatment and/or flow control facilities. Permittees must prioritize sweeping and storm sewer system maintenance, with the highest priority areas being maintained at the greatest frequency. Priorities should be driven by water quality concerns, the condition of the receiving water, the amount and type of material that typically accumulates in an area, or other location-specific factors	Refer to City's list of SOPs located through the City's iWorQ webpage.	Pertinent Lehi City Employees	Public Works Director, Streets Crew, Stormwater Management Engineer	To reduce the discharge of pollutants by developing and implementing SOPs for all City owned or operated facilities.	Review SOPs	Street Sweeping Schedule. BMPs to reduce pollutant discharges from streets and parking lots. SOPS for storm water collecting and conveyance system	As needed
4.2.6.6.3	Permittees must ensure and document proper disposal methods of all waste and wastewater removed during cleaning and maintenance of the storm water conveyance system. These disposal methods apply to, but are not limited to, street sweeping and catch basin cleaning. Materials removed from the MS4 should be dewatered in a contained area and discharged to the local sanitary sewer (with approval of local authorities) where feasible. The solid material will need to be stored and disposed of properly to avoid discharge during a storm event. Any other treatment and disposal measures shall be reviewed and approved by the Director. Some materials removed from storm drains and open channels may require special handling and disposal, and may not be authorized to be disposed of in a landfill. The solid material shall be stored and disposed of in accordance to federal, state and local laws.	Refer to City's list of SOPs located through the City's iWorQ webpage.	Pertinent Lehi City Employees	Public Works Director, Streets Crew, Stormwater Management Engineer	To reduce the discharge of pollutants by developing and implementing SOPs for all City owned or operated facilities.	Review SOPs	SOPs for waste and wastewater	As needed
4.2.6.6.4	Permittees must ensure that vehicle, equipment and other wash waters are not discharged to the MS4 or waters of the state. This Permit strictly prohibits such discharges. The Permittee must minimize discharges to waters of the state that are associated with snow disposal and melt.	The City developed an SOP for operation and maintenance of City owned or operated vehicles and equipment.	Pertinent Lehi City Employees	Public Works Director, Fleet Manager, Stormwater Management Engineer	To reduce the discharge of pollutants by developing and implementing SOPs for the operation and maintenance of all City owned or operated vehicles and equipment	Review SOPs	SOPs for Vehicles and Equipment	As needed
4.2.6.6.5	The Permittee shall develop a spill prevention plan in coordination with the local fire department.	Refer to City's list of SOPs located through the City's iWorQ webpage.	Pertinent Lehi City Employees	Public Works Director	Reduce the discharge of pollutants and facilitate Fire Department aid.	Spill Prevention Plan	A Spill Prevention Plan that can be available at the time of a potential spill	Updated Annually
4.2.6.6.6	All Permittees must maintain an inventory of all floor drains inside all Permittee-owned or operated buildings. The inventory shall be kept current. The Permittee shall ensure that all floor drains discharge to appropriate locations.	The City keeps inventory of all locations of floor drains in GIS.	Pertinent Lehi City Employees	Stormwater Management Engineer			Documentation of floor drain locations and their outfalls	Annually
4.2.6.7	The Permittee shall be responsible for ensuring, through contractually-required documentation and/or periodic site visits that contractors performing O&M activities for the Permittee are using appropriate storm water controls and following the standard operating procedures, storm water control measures, and good housekeeping practices of the Permittee.	The City provides Operation and Maintenance with staff at almost all critical sites. When Contractors are utilized, they are monitored by City staff and use the make policy and procedure manual as City Staff.	Pertinent Lehi City Employees	Inspectors	To reduce the discharge of pollutants by developing SOPs for storm water control measures and good housekeeping practices.	Review SOPs	Log inspections completed	As needed.
4.2.6.8	The Permittee must develop and implement a process to assess the water quality impacts in the design of all new flood management structural controls that are associated with the Permittee or that discharge to the MS4. A description of this process must be included in the SWMP document.	The City assesses new flood management structural controls for its water quality impacts.	Developers, Planning	Engineering Dept, Stormwater Management Engineer	To assess the impacts on water quality caused by new flood management structural controls	Track water quality assessments	Water Quality Assessment Form	As needed

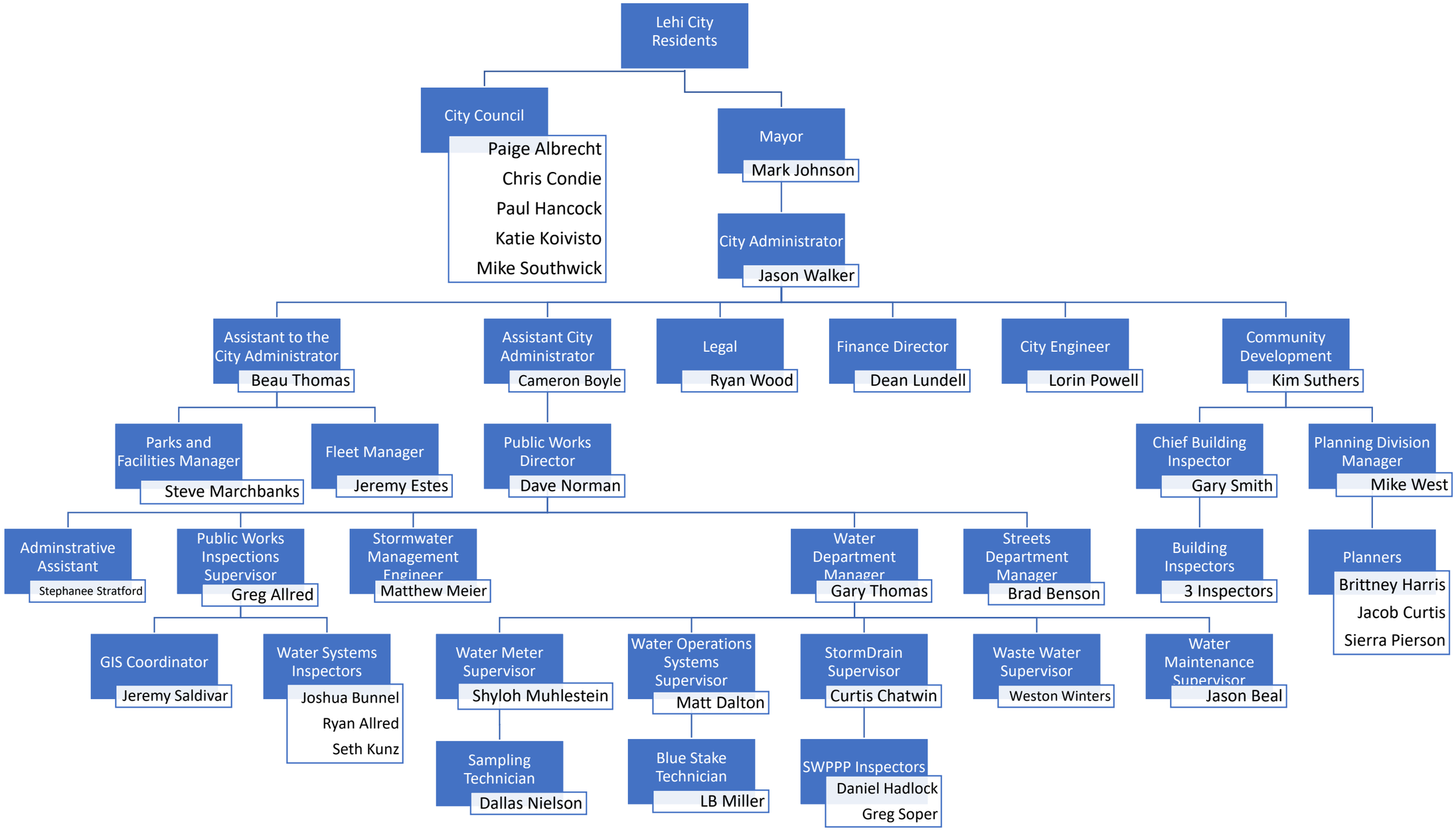
Table MCM6: Pollution Prevention and Good Housekeeping for Municipal Operations Activities (cont.)

Permit Number	Permit Requirement	Plan of Action	Audience(s)	Responsible Staff	Desired Result	Measure of Success	Supporting Documents	Frequency/Dates
4.2.6.8.1	Existing flood management structural controls must be assessed to determine whether changes or additions should be made to improve water quality. A description of this process and determinations should be included in the SWMP document.	The City assesses existing flood management structural controls for its water quality impacts.	Pertinent Lehi City Employees	Engineering, Stormwater Management Engineer	To assess the impacts on water quality caused by existing flood management structural controls	Track water quality assessments	Water Quality Assessment Form	As needed
4.2.6.9	The Permittee must develop a plan to retrofit existing developed sites that the Permittee owns or operates that are adversely impacting water quality. The retrofit plan must be developed to emphasize controls that infiltrate evapotranspire or harvest and use storm water discharges. The plan must include a ranking retrofit sites based on the following criteria: • Proximity to waterbody • Status of waterbody to improve impaired waterbodies and protect unimpaired waterbodies • Hydrologic condition of the receiving waterbody • Proximity to sensitive ecosystem or protected area • Any upcoming sites that could be further enhanced by retrofitting storm water controls.	The City has developed a plan to encourage retrofitting existing developed sites which have been identified to negatively impact water quality.	Planners, D.R.C., Engineers, Developers	Engineering	To improve water quality by replacing poor functioning infrastructure with structures that protect water quality degradation.	Track areas that have been identified as having adverse impacts on water quality. Projects improve water quality	Retrofit Log	On going
4.2.6.10	The Permittee shall require that all employees, contracted staff, and other responsible entities that have primary operation, or maintenance job functions that are likely to impact storm water quality receive annual training that shall address the importance of protecting water quality, the requirements of this Permit, operation and maintenance requirements, inspection procedures, ways to perform their job activities to prevent or minimize impacts to water quality, SOPs and SWPPPs for the various Permittee-owned or operated facilities and procedures for reporting water quality concerns, including potential illicit discharges. Training records must be kept and shall include dates, activities or course descriptions, and names and positions of staff in attendance. The Permittee shall document and maintain records of the training provided and the staff in attendance. The Permittees must ensure that all new hires are trained within 60 days of hire and annually thereafter, at a minimum. Follow-up training shall be provided as needed to address changes in procedures, methods or staffing.	The City trains employees whose primary construction, operation, or maintenance job functions are likely to impact stormwater quality. Training occurs upon hire and annually at a minimum. Each city department will review one (1) SOP per quarter and provide staff training and update as necessary.	Pertinent Lehi City Employees	Lehi City Department Supervisors, Stormwater Management Engineer	City staff that have primary construction, operation, or maintenance job functions are trained upon hire and annually at a minimum.	Document Training and Attendance	Training Material and Attendance Log	Annually and upon hire

APPENDIX A

LEHI CITY ORGANIZATIONAL CHART

Lehi City Organizational Chart



APPENDIX B

LEHI CITY STORM DRAIN OUTFALLS

Legend

Pipe Size

12"
15"
16"
18"
21"
24"
30"
36"
42"
48"
54"
58"
60"
66"
72
Other Sizes
Proposed Storm Drain Lines
Storm Drain Outfalls
Storm Drain Manholes
Ditches and Creeks

EXISTING AND PROPOSED STORM DRAIN SYSTEM

0 0.4 0.8 1.2 1.6 Miles

0 0.5 1 1.5 2 Kilometers

N

APPENDIX C

LEHI CITY STORM DRAIN SUMPS

EST 1852

LEHI CITY

PIONEERING UTAH'S FUTURE

STORM DRAIN INJECTION WELLS 5-25-2021

LEGEND

- Stormtech Systems (94)
- Sumps (91)

0 0.25 0.5 0.75 1 Miles

0 0.5 1 1.5 Kilometers

N

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: October 26, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #56-2021, approving a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West. (Tabled from October 14, 2021 City Council Meeting)

Suggested Action:

Attachments:

CC Staff Report X Development Zone Change 10.26.21.docx

X Development Zone Change DRC 04.07.21.docx

Ord 56-2021.docx

X Development Zone Change narrative.pdf

X Development Zone Change 04.07.21.pdf

X Development aerial.pdf

X Development General Plan.pdf

X Development Zoning.pdf

X DEVELOPMENT ZONE CHANGE
CITY COUNCIL REPORT

Applicant	X Development		
Meeting Date	October 26, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 2100 North 2300 West		
Project Area	Approximately 20 acres		
Existing Zoning	A-5		
Proposed Zoning	R-1-Flex and NC (Neighborhood Commercial)		
Existing General Plan Land Use Designation	LDR (Low Density Residential) with NC overlay (Neighborhood Commercial)		
Adjacent Zoning and Land Use	*North*	A-5	2100 North
	South	R-1-12	Jordan Meadows Subdivision
	East	R-1-12 & C	Green Park Plat B Subdivision & Rail Corridor
	West	R-1-8 & PF	Cranberry Ridge Subdivision & North Point Elementary School
Date of DRC Review	April 7, 2021		
Date of Planning Commission Review	July 8, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Low Density Residential (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.



Neighborhood Commercial Node (Overlay) (NCN)



The purpose of the Neighborhood Commercial classification is to allow for smaller-scale retail and service-oriented businesses that are compatible with adjacent neighborhoods and can provide basic goods and services that are available in close proximity to residential areas. Developments within this zone should be designed for a sensitive transition between commercial uses and surrounding

residential uses.

Several of these nodes occur within the City. The purpose of Neighborhood Commercial Nodes (NCNs) is to allow for the implementation of the Neighborhood Commercial designation at designated major intersections as shown on the Land Use Map. Neighborhood Commercial Nodes are considered an overlay designation. Therefore, if a determination is made by the City that commercial land uses are not appropriate at any given NCN or portion of a NCN, the underlying General Plan Land Use designation(s) apply.

An estimation of how the land may develop in the Neighborhood Commercial Node areas is as follows:

Retail – 55%
Office/employment – 25%
Residential – 5%
Roads & institutional – 15%

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

September 23, 1998 The property was annexed into Lehi City with the Alpine School District Annexation.
September 22, 2020 A General Plan amendment to MDR and C (Commercial) was denied by the City Council.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-5 to R-1-Flex and NC for approximately 20 acres located at approximately 2100 N 2300 W on the southeast corner. This zone change is consistent with the approved General Plan designations of LDR with a NC overlay for the property. The applicant proposes to rezone approximately two of the 20 acres to Neighborhood Commercial and the remaining 18 acres to R-1-Flex. The Neighborhood Commercial area is shown on the northwest corner of the property.

The purpose of Low Density Residential Districts, such as R-1-Flex, is to provide for single-family residential areas and dwelling units on individual lots.

The purpose of the Neighborhood Commercial (NC) District is to provide an area where goods and services are available near residential areas. It allows for the development of smaller-scale retail and service-oriented businesses that are compatible with the adjacent neighborhoods. Developments within this zone should be designed for a sensitive transition between the commercial uses and surrounding residential uses. Buildings are limited in size to a 5,000 square foot footprint unless otherwise approved by the Planning Commission based on a determination that the building meets the intent of this zone.

The DRC had five comments on the proposed zone change including the following:

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex and NC Zones. For the R-1-Flex, the amount of culinary water is 1.58-acre feet per acre and irrigation water is 2.11-acre feet per acre. For the NC Zone the amount of culinary is 1.35-acre feet per acre and irrigation is 1.25-acre feet per acre.
2. Where this is just a zone change, you can remove the open space note on the map. Also, indicate the requested R-1-Flex Zoning on the map with the General Plan designation.
3. For future reference. We would require a traffic study including:
   1) Analysis of access locations on 2300 W and on 2100 N (likely RIRO pending UDOT access permit approval, acceleration/deceleration lanes). The 2300 W access probably should line up with Cranberry Ridge Rd.
   2) Evaluate what roadway improvements to 2300 W would be need to address the increase in traffic volumes.
   3) Analysis of daily and peak hour traffic increases in neighborhoods to the south and east.

Please include the DRC comment in the motion.

The zone change was tabled by the City Council at the August 10th meeting to give the applicant more time to update their concept plan. The zone change is still consistent with what was reviewed at that meeting.

POSSIBLE ACTIONS/FINDINGS

The City Council may approve or deny the proposed Zone Change. Please remember to include findings and DRC comments as a part of the motion. Possible findings include:

1. The proposed zone change is consistent with the Low Density Residential and Neighborhood Commercial designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan;
3. The proposed zone change will/will not unduly affect the uses or proposed uses for nearby properties.
4. The proposed zone change will/will not adversely affect the public health, safety, and welfare of the neighborhoods.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on July 8, 2021. The minutes and motion from this meeting are as follows:

2.10) Public hearing and recommendation of X Development's request for review of a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West.

Brittney Harris presented information on the agenda item.

Commissioner Nielsen asked if there was a traffic study required. Ross Dinsdale stated there was not a study that was required right now, but that it would be required in the future.

The applicant, Keaton Morton, was present.

Commissioner Nielsen opened the public hearing.

Brian McQuiston was present and stated he is in support of the zone change.

Commissioner Nielsen closed the public hearing.

Motion: Commissioner Eyre moved to send a positive recommendation of **X Development's request for review of a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential)**

on 20.10-acres of property located at 2100 North 2300 West; including DRC comments and positive findings stated in the report. Commissioner Newall seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner Ellis; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The motion passed unanimously.

X Development Residential Zone Change
DRC Redline Comments

X-Development- requests review of a zone change from A-5 to NC and R-1-Flex on 20.10-acres of property located at 2100 North 2300 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 03/25/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments- meets the general plan.
Luke – Traffic:
1. For future reference. We would require a traffic study including:
   1) Analysis of access locations on 2300 W and on 2100 N (likely RIRO pending UDOT access permit approval, acceleration/deceleration lanes). The 2300 W access probably should line up with Cranberry Ridge Rd.
   2) Evaluate what roadway improvements to 2300 W would be need to address the increase in traffic volumes.
   3) Analysis of daily and peak hour traffic increases in neighborhoods to the south and east.

Kim – Planning:
2. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex and NC Zones. For the R-1-Flex, the amount of culinary water is 1.58-acre feet per acre and irrigation water is 2.11-acre feet per acre. For the NC Zone the amount of culinary is 1.35-acre feet per acre and irrigation is 1.25-acre feet per acre.
3. Provide a separate legal description for the proposed NC area.
4. Question: Is the applicant still interested in acquiring the City and School District parcels? If so, recommend coordinating with them now and including those parcels in this zone change application.
5. Where this is just a zone change, you can remove the open space note on the map. Also, indicate the requested R-1-Flex Zoning on the map with the General Plan designation.

General comment
1. The sidewalk along 2100 N is proposed to be widened to a 10' master planned trail width.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 22, 2021.

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

ORDINANCE NO: 56-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 2100 NORTH 2300 WEST

WHEREAS, X Development, authorized agent for the owner of property located at 2100 North 2300 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as R-1-Flex and Neighborhood Commercial (NC); and

WHEREAS, following a public hearing on July 8, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on October 12, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 8, 2021; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-1-Flex and Neighborhood Commercial (NC).

PART II:

A. If a provision of this Ordinance 56 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 12th day of October 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

X DEVELOPMENT ZONE CHANGE PROPERTY LEGAL DESCRIPTION
STILL NEED SEPARATE LEGAL DESCRIPTIONS

COM N 0 DEG 4' 52" W 1541.96 FT & E 333.68 FT FR SW COR. SEC. 6, T5S, R1E, SLB&M.; N 0 DEG 53' 18" W 701.76 FT; N 43 DEG 48' 51" E 64.35 FT; N 88 DEG 56' 6" E 280.62 FT; N 86 DEG 17' 40" E 167.89 FT; N 86 DEG 49' 15" E 68.7 FT; S 86 DEG 51' 57" E 524.97 FT; S 88 DEG 53' 1" E 252.64 FT; S 42 DEG 34' 9" E 198.98 FT; S 41 DEG 15' 0" E 248.66 FT; S 86 DEG 16' 38" W 42.09 FT; N 89 DEG 56' 52" W 908.33 FT; S 0 DEG 5' 13" E 407.02 FT; S 0 DEG 5' 15" E 234.94 FT; N 88 DEG 51' 28" W 99.67 FT; W 249.68 FT; N 12 DEG 50' 31" W 16.37 FT; N 225.03 FT; W 323.38 FT TO BEG. AREA 20.108 AC.

I. Description of Request

The purpose of this request is to obtain zoning approval for approximately 20 gross acres along the 2100 North corridor generally located at the southeast corner of 2300 West and 2100 North *(see Exhibit 1-Vicinity Map)*. The site is within the City of Lehi, Utah. The owner will also take the steps toward processing a Preliminary Plat subsequent to zoning approval.

The application is to change the existing agriculture zoning to mixed use of Neighborhood Commercial (NC) and Low Density Residential (LDR) R-1-Flex. The existing Neighborhood Commercial land use area borders are not well defined. The proposal is to specify an area of approximately two acres and designate the use as Neighborhood Commercial. The Neighborhood Commercial zoning would allow for appropriate uses on the highly visible corner of 2100 North and 2300 West. The remaining 18 acres of Low Density Residential yield would allow for approximately 63 dwelling units.

II. Project Location

The property is currently vacant and undeveloped. The property sits on the corner of 2300 West and 2100 North. 2100 North is a highway and 2300 West serves an arterial road for the City of Lehi. The property has approximately 1,200 linear feet of frontage on 2100 North and 1,000 linear feet of frontage on 2300 West. The property also has 500 linear feet adjacent to the Union Pacific Railroad. The project consists of several existing parcels: 12:027:0107, 12:027:0075, 12:027:0056

III. Narrative

a. The reason and justification for the new zoning for this property is primarily due to the guidance for the property as designated in the planned land use shown in the Lehi City General Plan. The location of the property is at the corner of two major roadways. 2100 North is planned to become a freeway and the existing highway is planned to convert into a frontage road (see Exhibit 2-UDOT Plan). The proposed Zoning will serve the community with access to commercial services in an area that is currently under served.

b. Lehi City is at the center of Utah's future. The proposed change in zoning would allow for smaller locally-owned businesses to establish a place of business apart from the major business hubs where they do not fit. It would provide central access and visibility needed for the smaller business to thrive. The community nearby would benefit from services that are currently not available without having to traverse highways or freeways.

c. The proposed zoning will be extremely compatible with the already developed adjacent properties. The proposal includes new development similar to the existing properties at the shared boundary lines. The new residential development will serve as a good buffer between the existing homes and the future neighborhood commercial. It will also help to insulate the existing homes from the highway.

d. The proposed project is surrounded by residential to the south and southeast. 2100 North is to the North, Union Pacific Railroad is to the east and 2300 West is to the West. Farther west on the other side of the road is North Point Elementary School. The Character of the surrounding area is diverse as

there exists a mix of older and newer development. The project would enhance the area and serve as a good mix combining the older character with the new feel of a major intersection and the constant movement that comes from being located closely to mass transit and a highway.

e. The development of the proposed project would add significant gains and benefit the overall community immensely. The project would provide much needed access to North Point Elementary School where several students are unable today to access by biking or walking. The proposed project would also benefit the community with additional options for shopping as well as traffic routes. The zoning approval will start the process to develop the project which will greatly enhance the community.

I. Description of Request

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The application is to change the existing agriculture zoning to mixed use of Neighborhood Commercial (NC) and Low Density Residential (LDR) R-1-Flex. The existing Neighborhood Commercial land use area borders are not well defined. The proposal is to specify an area of approximately two acres and designate the use as Neighborhood Commercial. The Neighborhood Commercial zoning would allow for appropriate uses on the highly visible corner of 2100 North and 2300 West. The remaining 18 acres of Low Density Residential yield would allow for approximately 63 dwelling units.

II. Project Location

The property is currently vacant and undeveloped. The property sits on the corner of 2300 West and 2100 North. 2100 North is a highway and 2300 West serves an arterial road for the City of Lehi. The property has approximately 1,200 linear feet of frontage on 2100 North and 1,000 linear feet of frontage on 2300 West. The property also has 500 linear feet adjacent to the Union Pacific Railroad. The project consists of several existing parcels: 12:027:0107, 12:027:0075, 12:027:0056

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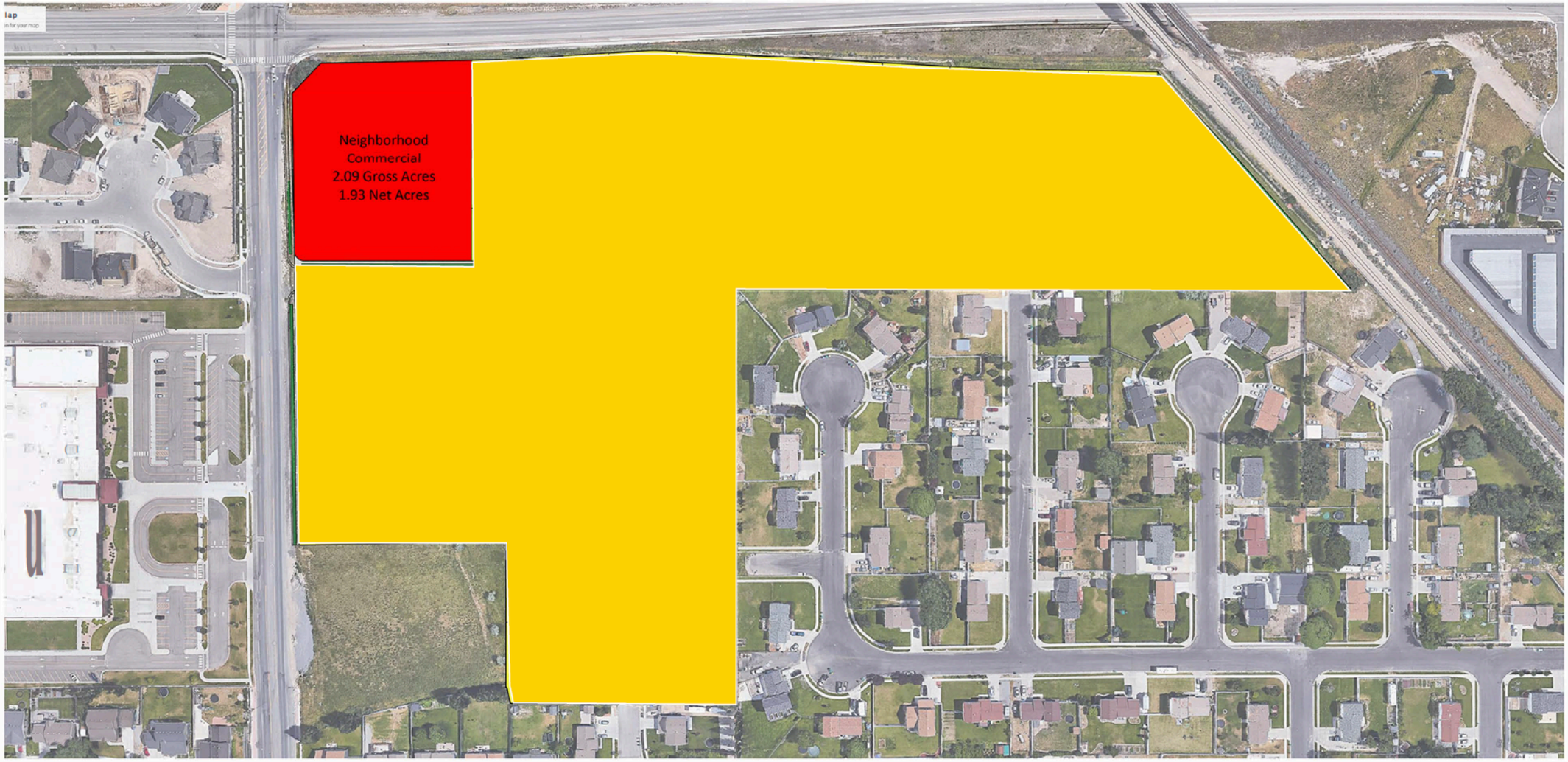
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c. The proposed zoning will be extremely compatible with the already developed adjacent properties. The proposal includes new development similar to the existing properties at the shared boundary lines. The new residential development will serve as a good buffer between the existing homes and the future neighborhood commercial. It will also help to insulate the existing homes from the highway.

d. The proposed project is surrounded by residential to the south and southeast. 2100 North is to the North, Union Pacific Railroad is to the east and 2300 West is to the West. Farther west on the other side of the road is North Point Elementary School. The Character of the surrounding area is diverse as

there exists a mix of older and newer development. The project would enhance the area and serve as a good mix combining the older character with the new feel of a major intersection and the constant movement that comes from being located closely to mass transit and a highway.

e. The development of the proposed project would add significant gains and benefit the overall community immensely. The project would provide much needed access to North Point Elementary School where several students are unable today to access by biking or walking. The proposed project would also benefit the community with additional options for shopping as well as traffic routes. The zoning approval will start the process to develop the project which will greatly enhance the community.



Overall Gross Acres:	20.09
Neighborhood Commercial Gross Acres:	2.09
Neighborhood Commercial Net Acres:	1.93

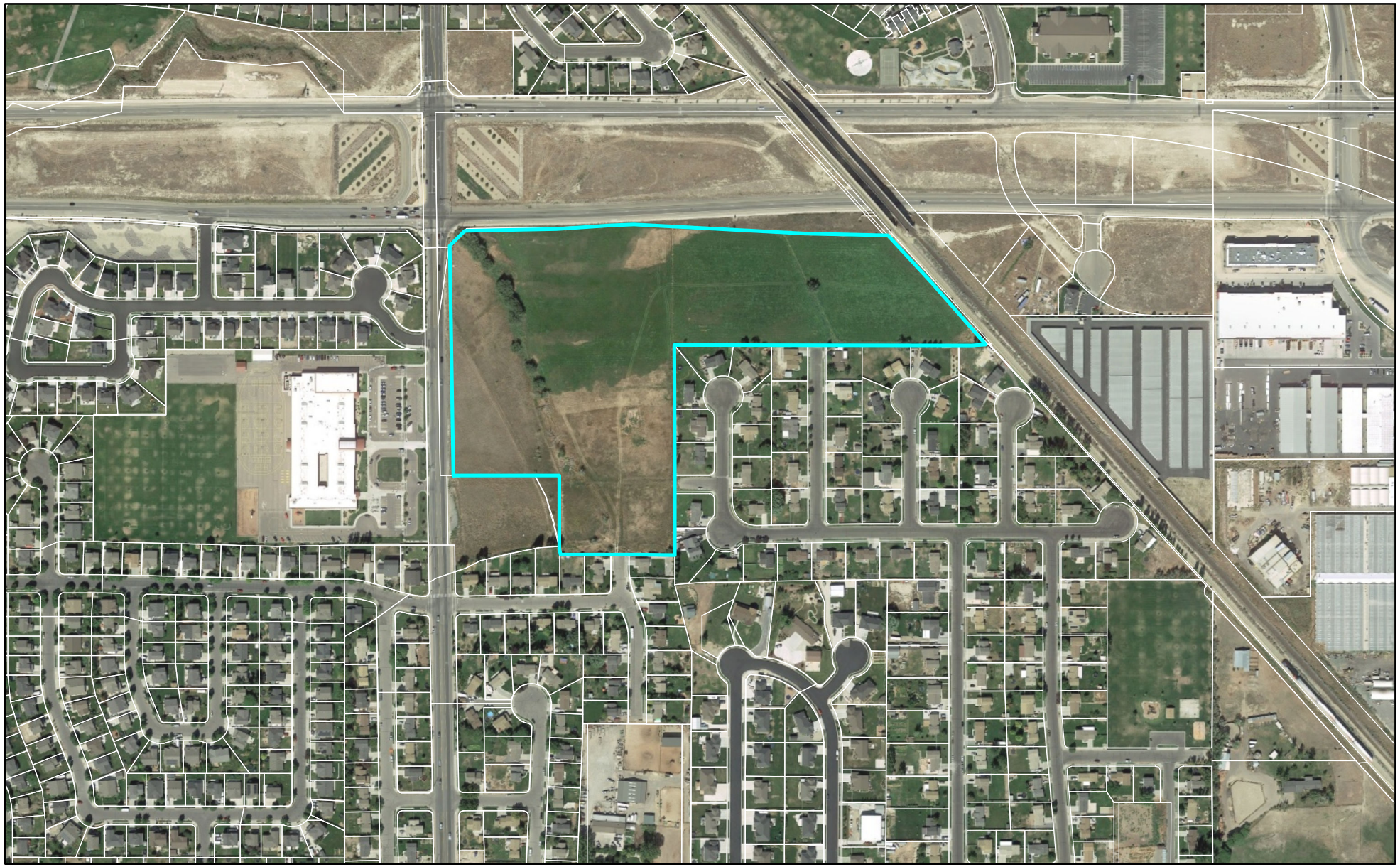
Residential Gross Acres:	18.00
Low Density Residential	B

Open Space Acres Provided (11.1%):

North

X Development Zone Change

Aerial

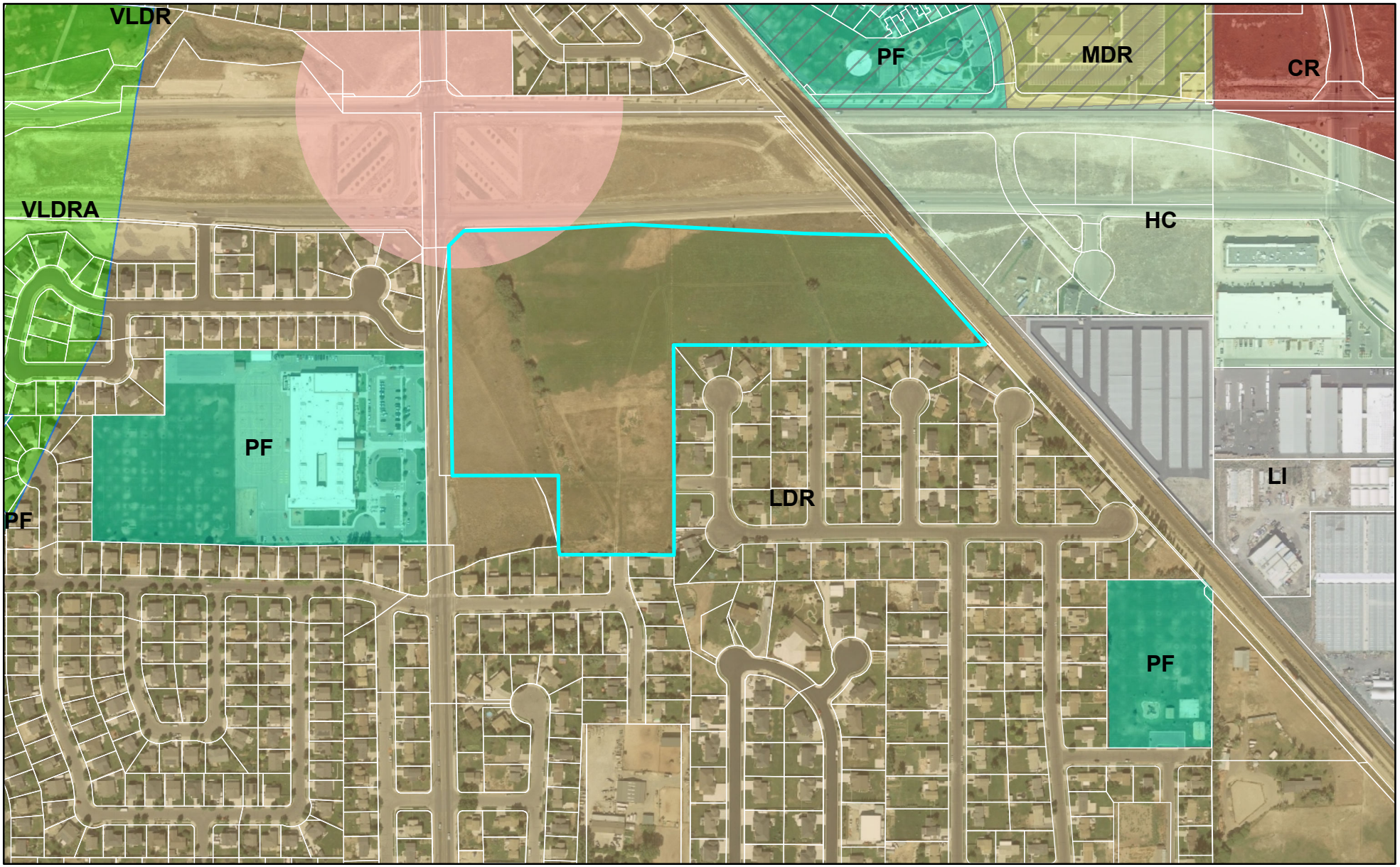


0 500 1,000 Feet

LEHI CITY

X Development Zone Change

General Plan

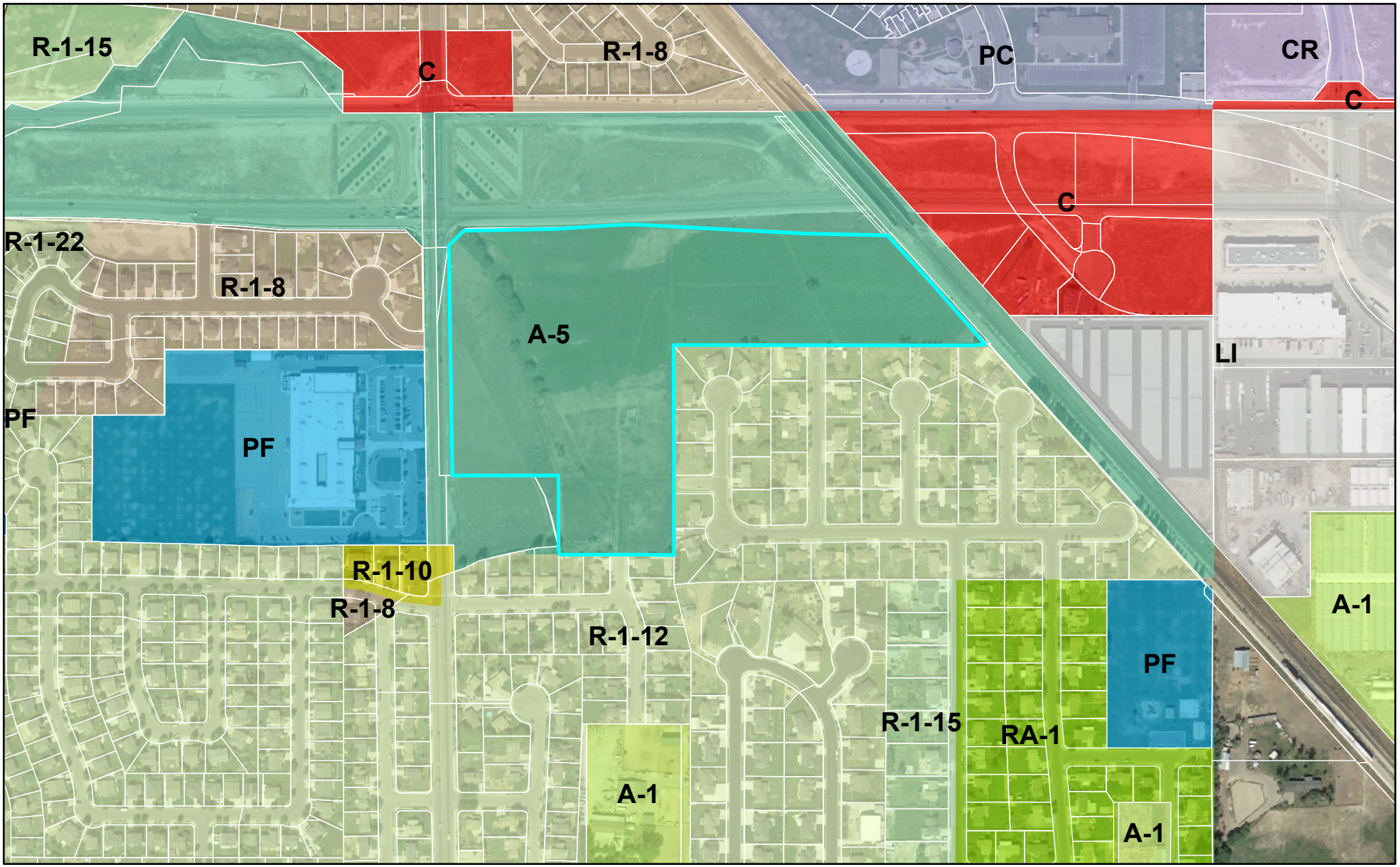


0 500 1,000 Feet

LEHI CITY

X Development Zone Change

Zoning



LEHI CITY

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: October 26, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:

Consideration of Concept approval for the 2100 North subdivision concept, a 66-lot development located at 2100 North 2300 West. (Tabled from October 14, 2021 City Council Meeting)

Suggested Action:

Attachments:

CC Staff Report X Development 2100 North Subdivision Concept 10.26.21.docx

X Development Concept DRC 09.08.21.docx

2100 N 2300 W Concept narrative.pdf

X Development 2100 N Subdivision Concept 09.08.21 layout.pdf

2100 North Concept Updated post DRC.pdf

X Development aerial.pdf

X Development General Plan.pdf

X Development Zoning.pdf

X DEVELOPMENT 2100 NORTH SUBDIVISION CONCEPT
CITY COUNCIL REPORT

Applicant	X Development		
Meeting Date	October 26, 2021		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	Approximately 2100 North 2300 West		
Project Area	20.10 acres		
Existing Zoning	A-5		
General Plan Land Use Designation	LDR (Low Density Residential)/NCN (Neighborhood Commercial Node)		
Adjacent Zoning and Land Use	*North*	A-5/R-1-8	2100 North/Cranberry Farms Plat A
	South	R-1-15	Jordan Meadows/Green Park Plat B
	East	C/LI	Frontrunner Tracks/Jordan Pointe Phase 1
	West	PF/R-1-8	North Lehi Elementary/Cranberry Ridge
Date of DRC Review	September 8, 2021		
Date of Planning Commission Review	September 23, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

Section 17.010. Purpose and Intent.

A. A Planned Unit Development may be allowed at the discretion of the Planning Commission and City Council in any zoning district by complying with the provisions of this Chapter. No permit shall be issued for a Planned Unit Development unless and until the following requirements have been met. The intent of allowing Planned Unit Developments in certain districts within the city is:

1. to encourage the construction of affordable housing units within the City under conditions and requirements that will ensure development of residential environments of sustained desirability and stability;

2. to permit development of housing and commercial projects within residential or commercial districts which are characterized by a harmonious grouping of attractive buildings situated on spacious surroundings and landscaped with well kept lawns, trees and shrubs;

3. to allow more flexibility in the location of buildings on the land, the grouping of open spaces and the number of dwelling units in one building; and

4. to improve the overall quality of the built environment, maintain property values, and enhance the image of Lehi City and the character of its major corridors that serve as primary access into and through the City.

B. A Planned Unit Development is intended to be an "overlay district" in that the proposed use shall be consistent with the zoning district in which it is proposed as to the requirements of density, use and purpose, except that single family attached housing may be permitted in traditional single family residential zones to allow for preservation of sensitive lands or agricultural areas, or for transitioning housing types when adjacent to differing land uses.

Section 17.040. Development Standards.

All Planned Unit Developments shall conform to the following standards and requirements:

A. Qualifying Districts**.** Planned Unit Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City. To ensure that PUD projects are able to achieve the purposes stated in Section 17.010, and to ensure that projects are large enough to support a private homeowners association, property management agency, or corporation responsible for maintenance of open space, all Planned Unit Developments shall have a minimum area requirement of ten acres. Exceptions may be allowed for infill projects at the discretion of the Planning Commission and City Council. However, it is still the burden and responsibility of the applicant to demonstrate that the purposes of this chapter can be met, and that the adequate guarantees can be made for the maintenance of all required open space and common areas. For the purposes of this section, an infill project is defined as the development, or redevelopment within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped or pristine area.

A. Ownership. The area proposed for the Planned Unit Development shall be in one ownership, or if in several ownerships, the application for the permit shall be filed jointly by all of the owners of the property included in the plan.

B. Designer/Engineer. The plan for the Planned Unit Development shall be prepared by a designer, architect or civil engineer licensed to practice in the state of Utah.

C. Density. The overall project may not exceed the density allowed by the underlying zoning district plus any additional density bonus allowed at the discretion of the Planning Commission and City Council.

D. Calculation of Density. The number of dwelling units allowed in a Planned Unit Development is to be calculated in the following manner.

1. The following areas shall be subtracted from the gross site area to determine net usable area:
   (a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
   (b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
   (c) existing public streets, or any areas of additional right of way required to comply with the Lehi City Master Transportation Plan; and
   (d) areas to be set aside for public buildings or institutional uses such as churches and schools.

2. Net usable site area is multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be calculated at a rate of one unit per five acres regardless of the density allowed by the underlying zone.

4. If the Planned Unit Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.

F. Density Bonus Amenities: The list below represents items for which a density bonus may be granted subject to Planning Commission and City Council approval. Other items not included in this list may warrant a density bonus on a case by case basis.

1. Active Recreation: master planned trails, swimming pools, sports courts, tennis courts, pickleball courts, splash pads, clubhouse, trails, pedestrian bridges, and other similar amenities beyond those required.

2. Pedestrian and Bicycle Enhancements: raised planters, bulb-outs or curb extensions, pedestrian plazas, additional bike lanes or facilities not already required.

3. Additional Open Space: beyond the required 10 percent.

4. Improvements to Master Planned Infrastructure: master planned roads, utilities, trails, property for civic buildings, or other similar items.

G. Lot Sizes. The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the zone in which the development is located. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas. Setbacks may be reduced but shall be sufficient to allow for the installation of all required public utilities. No permanent structure shall be allowed in the public utility easement space. Public utility easements shall be free and clear of building footings, foundation walls, window wells, or any other permanent structure that does not meet utility clearance requirements. All buildings and structures shall maintain a minimum five-foot setback from any public utility easement, water line easement, sewer easement, storm drain easement, power easement, detention easement, or any other utility easement in order to ensure property utility clearances are maintained.

H. Required Open Space. For all Planned Unit Developments, not less than ten percent of the gross area of the project site shall be set aside for the use of the occupants for parks, playgrounds, open space or other open areas. All areas required for vehicular access, parking areas, and land which is otherwise required to comply with the minimum yard requirements around buildings, shall not be included in computing the area required for parks, playgrounds or other open space areas.

I. Open Space Design.

1. The required open space shall be landscaped with sod and irrigation sprinklers and a minimum 25% of the proposed open space shall be water-wise landscaped as defined in Chapter 39 of this Code.

2. Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Deciduous trees shall be a minimum 2” caliper and coniferous trees shall be a minimum six feet in height.

3. Detention and retention basins shall not be counted toward meeting the minimum open space requirement. Open space design and location issues shall be kept separate and independent of drainage issues.

J. Location of Open Space. The location of open space conserved through a Planned Unit Development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be well planned, walkable, and connected, not a collection of remnants. Where possible, units shall front onto the open space(s). Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

K. Open Space Adjacent to Major Roads. Where a Planned Unit Development is required for projects adjacent to a master planned arterial or limited access collector road, the area between the property line/ROW line and the required decorative fence shall be enlarged and landscaped as part of the required open space. The enlarged parkway area shall be counted towards meeting the minimum open space requirement and shall include decorative fencing, street tree plantings and other applicable improvements required in the Lehi City Design Standards and Public Improvement Specifications Manual. The landscaped area may also include shrubs, rocks, flowerbeds and ground cover. Maintenance of the landscaped parkway shall be insured by the developer and owner by means of a property management agency or by establishing a private association or corporation responsible for such maintenance, which shall levy the cost thereof as an assessment on the property owners within the Planned Unit Development.

L. Utilities. All buildings shall be served by public sewer and water systems and shall conform to the requirements of the Lehi City Design Standards and Public Improvement Specifications.

M. Compatibility. Wherever the Planned Unit Development site shares a common property line with a lower density residential or agricultural district, then for that portion of the Planned Unit Development site the setback requirements of the adjacent or contiguous zoning district shall apply. For example, if the rear yards of units in a PUD share a common property line with a lower density residential district, then the rear yard of the PUD units shall be the same as the required rear yards of the adjacent lower density district.

N. Landscaping. All areas not covered by buildings, or by off-street car parking areas or driveways, shall be planted in lawn, trees and shrubs, or otherwise landscaped and maintained in accordance with an approved landscape plan. All required front yard and side yard areas which are adjacent to a public street shall not be used for automobile parking areas, except for permitted driveways, but shall be landscaped and maintained with lawns, trees and shrubs, or other landscape materials.

O. Design Standards and Conditions. Design standards and conditions of development approval in addition to those required by the underlying zoning district may be required as conditions of approval, by the Reviewing Departments, Planning Commission and City Council when deemed necessary to ensure that a Planned Unit Development will be compatible with adjoining or nearby uses.

P. Parking. Developments shall provide adequate parking based on the requirements of Table 37.070. In addition to those requirements, developments with single-family detached units on lots with less than 50' of frontage shall provide guest parking at a rate of one space for every six dwelling units.

PROPERTY HISTORY

September 23, 1998 The property was annexed into Lehi City with the Alpine School District Annexation.
September 22, 2020 A General Plan amendment to MDR and C (Commercial) was denied by the City Council.

REPORT ANALYSIS

The applicant is requesting approval of the X Development 2100 North Subdivision Concept located at 2100 North and 2300 West. The applicant has indicated in their narrative that the proposed development is a concept plan for a PUD (planned unit development). The proposed development would include 66 single family lots and a two-acre commercial parcel. This report will describe the PUD requirements, proposed layout, and DRC comments.

PUD Requirements

Planned Unit Developments or PUD is a residential overlay that allows applicants to cluster development to provide varied lot sizes and open space. A PUD is allowed at the discretion of the Planning Commission and the City Council in all residential districts. The Planning Commission and City Council will need to determine if this site would warrant having a PUD. This concept plan is the first step for review of a planned unit development. If approved, the applicant would submit a preliminary subdivision followed by a final subdivision plat.

A development must also meet the requirements of a PUD. This includes the open space requirement of a minimum of 10% the residential area and meeting the open space design requirements. This development would remove the two-acre commercial development from the calculation to determine the open space amount. The location and design of the open space requires that the open space be contiguous and not be a collection of remnants. In addition, any detention and yard areas could not be counted towards the open space areas.

The density for PUDs is determined based on the underlying zoning district. The two-acre commercial development included on this site would not be included in the density calculations. The density shown in this concept exceeds the maximum 3.5 units per acre allowed for this project as set by the R-1-Flex zone for a property over 10 acres in size. The current zoning of the property is A-5; however, the applicant has filed a zone change amendment to Neighborhood Commercial and R-1-Flex. When the commercial area is removed, the maximum allowed units would be 63 units and

the proposed plan shows 66 units (based on the approval for the R-1-Flex zone). The applicant may ask for a density bonus to reach the 66 units, but it will be based on providing additional amenities listed in Chapter 17 of the Lehi City Development Code. The City Council and Planning Commission would need to approve any additional density for amenities provided in this development. Staff noted in DRC that an additional 3 lots could be added in lieu of reimbursement for trail along 2100 N.

Proposed Layout

The proposed plan shows two acres of commercial at the corner of 2300 W and 2100 North. The remaining 18 acres show 66 lots of single family residential on lots ranging from 5,267 square feet to 10,752 square feet. The site proposes connections to 2300 West, 2100 North, and the Green Park Plat B Subdivision to the east to provide connectivity to the site. The connection to 2100 North is a right in-right out road that is a new addition to this concept plan from the previously reviewed iteration. In addition, a trail is being shown along 2100 North and another is shown going north/south in the site to provide additional connectivity through the neighborhood. The widening of the sidewalk on 2100 N to a 10' trail and the connecting neighborhood trail could contribute towards a density bonus.

The proposed plan shows areas for open space. The open space is in the center of the development, with additional pieces being located along the north/south trail and along the railroad tracks. The DRC did comment that if this were to be approved as a PUD, the open space requirements of having well planned, walkable, and connected open space would be required.

DRC Comments

The DRC had 18 comments including the following:

1. What is the plan for these open space parcels? Required open space areas shall be well planned, walkable, and connected, not a collection of remnants.
2. Show the right-in right-out road connection to 2100 N and the asphalt path connecting to the 2100 N trail.
3. Show the northbound right turn lane at 2100 N EB @ 2300 W with a length of 220 ft, excluding the taper. The 2b 100 Synchro / SimTraffic model results shows the average queue at 220 ft, this would be an appropriate length for this location.
4. Connection to 2100 N will require UDOT approval. Lehi City is in support of this connection and will provide any necessary documentation for the application.
5. The maximum allowed density is 63 lots, however an additional 3 lots could be added in lieu of reimbursement for trail along 2100 N.
6. A 7' park strip and 5' sidewalk will be required along 2300 west and all interior roads
7. Lots backing 2300 W and 2100 N will require a masonry wall and landscaping in the park strip, to be maintained by the HOA.
8. Add no parking signs on one side of all access roads measuring less than 34' of asphalt.

After the DRC meeting, the applicant provided an updated concept to address several of the DRC comments. It has been included in the packet and shows clarifying notes about the open spaces.

Please consider all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed concept plan. Any motion should include findings. Possible findings include:

1. The proposed concept meets/does not meet the requirements for a Planned Unit Development (PUD) listed in Chapter 17 of the Lehi City Development Code.
2. The proposed Concept is/is not consistent with the Lehi City Development Code
3. The proposed Concept does/does not conform to the goals and policies of the General Plan.
4. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on September 23, 2021. The minutes and motion from this meeting are as follows:

Public hearing and recommendation of X Development's request for review of the 2100 North subdivision concept, a 66-lot development located at 2100 North 2300 West.

Eric Towner was representing the applicant. Ross Dinsdale stated that UDOT has reviewed the application for the right in right out on 2100 N and they have verbally expressed support.

Public Comments:
Angie Ludbridge stated that she would like to see another connection to 2300 West. She was concerned with traffic and speeding. She also expressed concern for the smaller lot sizes.
Brian McHuston stated that he agreed with the previous comments. He also expressed concern with allowing the density bonus and doesn't want there to be a development agreement.

Chairman Nielsen noted that there were 2 ecomments submitted that expressed general concerns with traffic.

Motion: Commissioner Bunker moved to recommend approval to the Council for X Development's request for review of the 2100 North subdivision concept, a 66-lot development located at 2100 North 2300 West; including the findings noted in the report and include DRC comment. Commissioner Hereth seconded the motion. The motion passed with all in favor.

2100 North Subdivision Concept
DRC Redline Comments

*X Development - requests review of the **2100 North subdivision concept**, a 66-lot development located at 2100 North 2300 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Steve Hutchings, Brady Morris
Date of Plans Reviewed: **8/31/21**
Time Start: 1:08 pm
Time End: 1:30 pm

DRC REDLINE COMMENTS:

Glade – Power:

1. Move existing wet utilities into Road per city standards. Locate & show all existing easements.
2. Provide 10' minimum PUE at all road frontage(s). Where there is no park strip for water meters, 15' PUE is required. When water meters are not located in a park strip, center hydrants, blow-offs & meter cans 2' behind walk or curb.

Garion – Fire:

3. Add no parking signs on one side of all access roads measuring less than 34' of asphalt.

Greg – Water/Sewer:

4. Piped/open irrigation ditch/Storm drain line runs through the property along this approximate alignment. All SD structures must be accessible during and after construction. An easement (20' minimum width) and all weather or hard surface access must be provided.
5. Any ditch piping, modification, or abandonment will require Lehi Irrigation Co approval.
6. Existing Lehi City water and PI mains must be relocated to proper side of road in "2230 West"
7. Existing Lehi City owned sewer main must be protected in place with access provided to ALL manholes for maintenance or relocated within the future city ROW

Trent – Parks:

8. A 7' park strip and 5' sidewalk will be required along 2300 west and all interior roads
9. Lots backing 2300 W and 2100 N will require a masonry wall and landscaping in the park strip, to be maintained by the HOA.

Gary – Building/Inspections:

10. A soils report will be required if this moves past concept.

JD – Streets: No comments

Ross – Engineering:

11. 2300 West is a master planned arterial with 58' of asphalt
12. Storm drain is master planned 54" pipe
13. Will need to provide detention or retention for the site per State standards
14. Connection to 2100 N will require UDOT approval. Lehi City is in support of this connection and will provide any necessary documentation for the application.
15. The maximum allowed density is 63 lots, however an additional 3 lots could be added in lieu of reimbursement for trail along 2100 N.

Luke- Traffic:

16. Show the northbound right turn lane at 2100 N EB @ 2300 W with a length of 220 ft, excluding the taper. The 2b 100 Synchro / SimTraffic model results shows the average queue at 220 ft, this would be an appropriate length for this location.

Kim – Planning:

17. What is the plan for these open space parcels? Required open space areas shall be well planned, walkable, and connected, not a collection of remnants.
18. Show the right-in right-out road connection to 2100 N and the asphalt path connecting to the 2100 N trail.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 23, 2021

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

I. Description of Request

The purpose of this request is to obtain PUD Concept approval for approximately 20 gross acres along the 2100 North corridor generally located at the southeast corner of 2300 West and 2100 North *(see Exhibit 1-Vicinity Map)*. The site is within the City of Lehi, Utah. The owner will also take the steps toward processing a Preliminary Plat subsequent to PUD Concept and Zoning approval.

The application is for a PUD Concept which is consistent with the Lehi City Master Plan of Low Density Residential (LDR) R-1-Flex. The Low Density Residential designation yield would allow for approximately 63 dwelling units. We have worked to staff and agreed to expand the City Trail system along 2100 North. The expansion of this trail system should allow for an additional 3 residential dwelling units.

II. Project Location

The property is currently vacant and undeveloped. The property sits on the corner of 2300 West and 2100 North. 2100 North is a highway and 2300 West serves an arterial road for the City of Lehi. The property has approximately 1,200 linear feet of frontage on 2100 North and 1,000 linear feet of frontage on 2300 West. The property also has 500 linear feet adjacent to the Union Pacific Railroad. The project consists of several existing parcels: 12:027:0107

III. Narrative

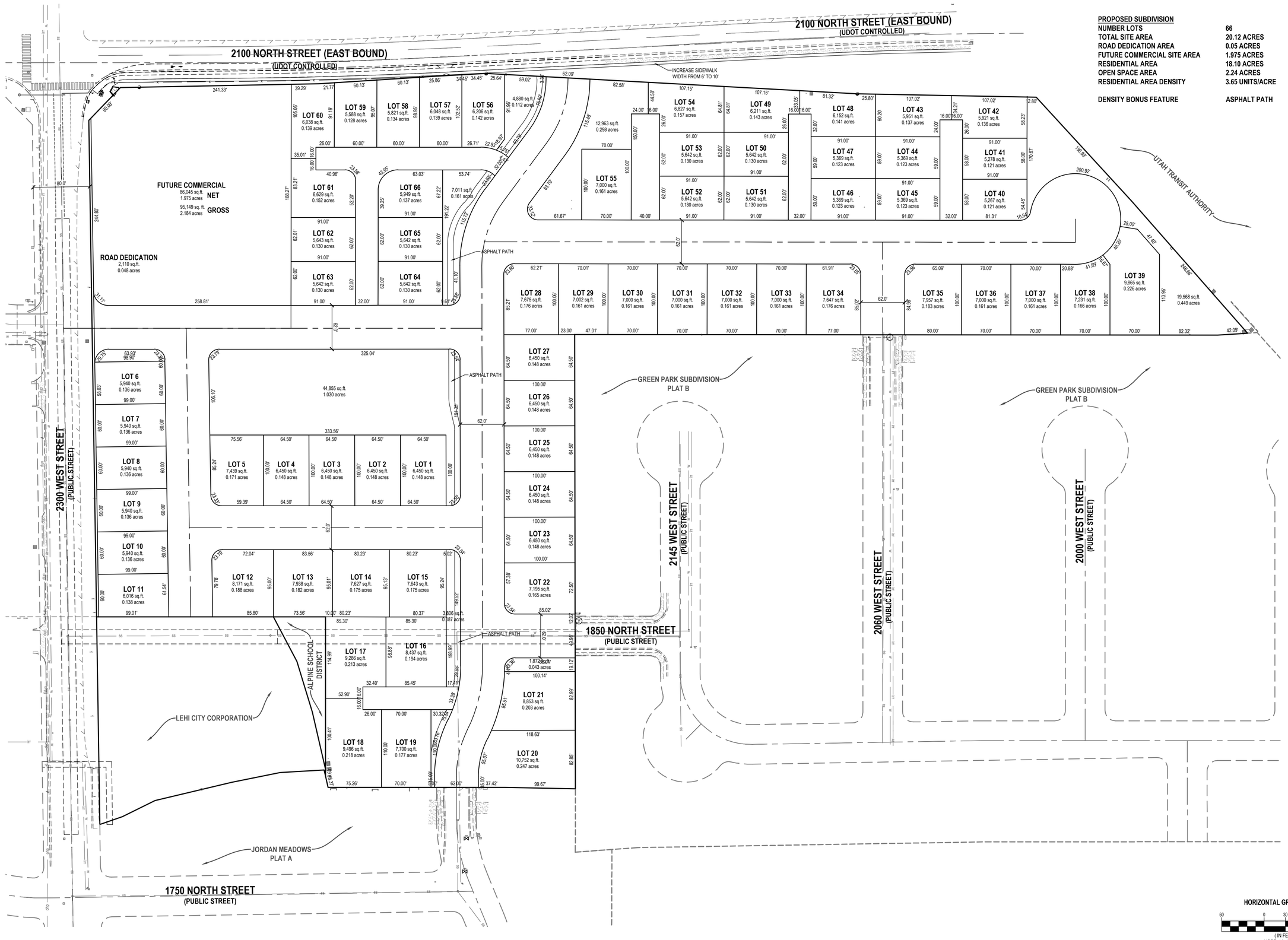
a. The reason and justification for the new zoning for this property is primarily due to the guidance for the property as designated in the planned land use shown in the Lehi City General Plan. The location of the property is at the corner of two major roadways. 2100 North is planned to become a freeway and the existing highway is planned to convert into a frontage road. The proposed Zoning will serve the community with access to commercial services in an area that is currently under served.

b. The proposed zoning will be extremely compatible with the already developed adjacent properties. The proposal includes new development similar to the existing properties at the shared boundary lines. The new residential development will serve as a good buffer between the existing homes and the future neighborhood commercial. It will also help to insulate the existing homes from the highway. The proposed Concept also features a pedestrian trail that connects to the Lehi City planned trail system.

c. The proposed project is surrounded by residential to the south and southeast. 2100 North is to the North, Union Pacific Railroad is to the east and 2300 West is to the West. Farther west on the other side of the road is North Point Elementary School. The Character of the surrounding area is diverse as there exists a mix of older and newer development. The project would enhance the area and serve as

a good mix combining the older character with the new feel of a major intersection and the constant movement that comes from being located closely to mass transit and a highway.

d. The development of the proposed project would add significant gains and benefit the overall community immensely. The project would provide much needed access to North Point Elementary School where several students are unable today to access by biking or walking. The proposed project would also benefit the community with additional options for shopping as well as traffic routes. The zoning and PUD concept approvals will start the process to develop the project which will greatly enhance the community.



PROPOSED SUBDIVISION

NUMBER LOTS	66
TOTAL SITE AREA	20.12 ACRES
ROAD DEDICATION AREA	0.05 ACRES
FUTURE COMMERCIAL SITE AREA	1.975 ACRES
RESIDENTIAL AREA	18.10 ACRES
OPEN SPACE AREA	2.24 ACRES
RESIDENTIAL AREA DENSITY	3.65 UNITS/ACRE
DENSITY BONUS FEATURE	ASPHALT PATH

HORIZONTAL GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
X DEVELOPMENT
9537 SOUTH 700 EAST
SANDY, UT 84070
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ERIC TOWNER
PHONE: 801-586-5250

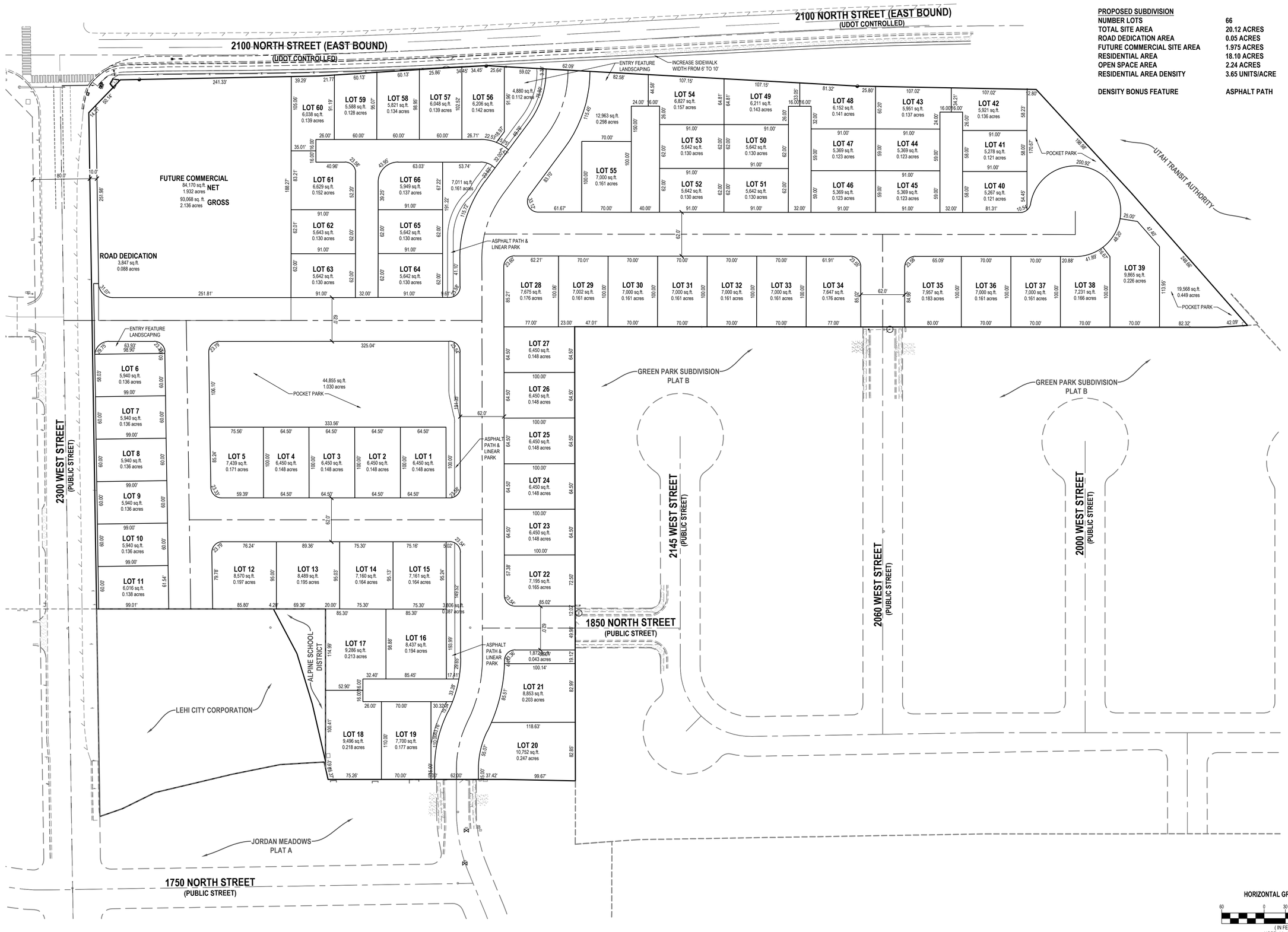
2100 NORTH SUBDIVISION

2100 NORTH 2300 WEST
LEHI, UTAH

CONCEPT PLAN

PROJECT NUMBER 8018C
PRINT DATE 9/2/21
DRAWN BY
CHECKED BY
PROJECT MANAGER

1 of 1



PROPOSED SUBDIVISION

NUMBER LOTS	66
TOTAL SITE AREA	20.12 ACRES
ROAD DEDICATION AREA	0.05 ACRES
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2100 NORTH SUBDIVISION

2100 NORTH 2300 WEST
LEHI, UTAH

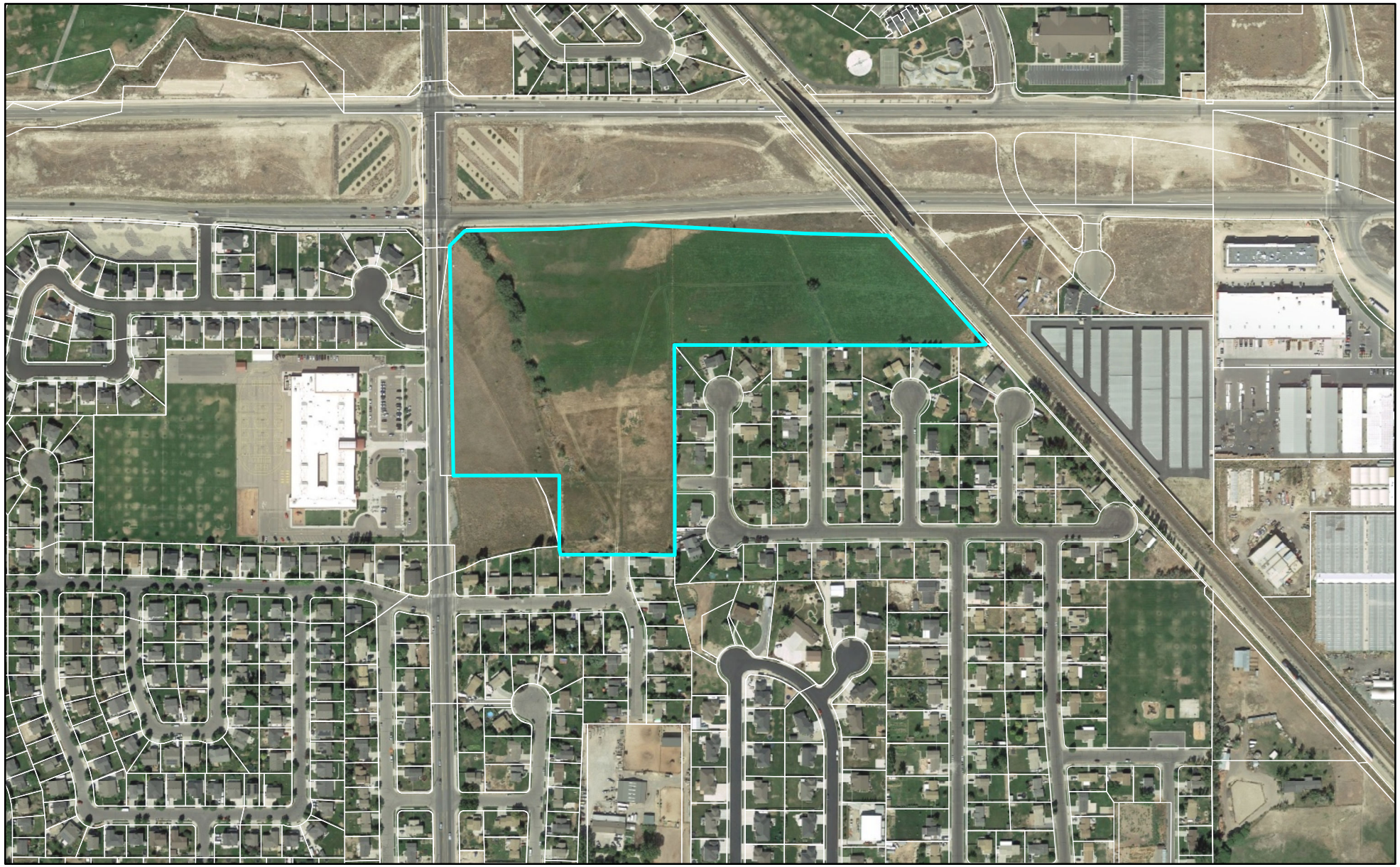
CONCEPT PLAN

PROJECT NUMBER 8018C
PRINT DATE 9/10/21
DRAWN BY
CHECKED BY
PROJECT MANAGER

1 of 1

X Development 2100 North Subdivision Concept

Aerial

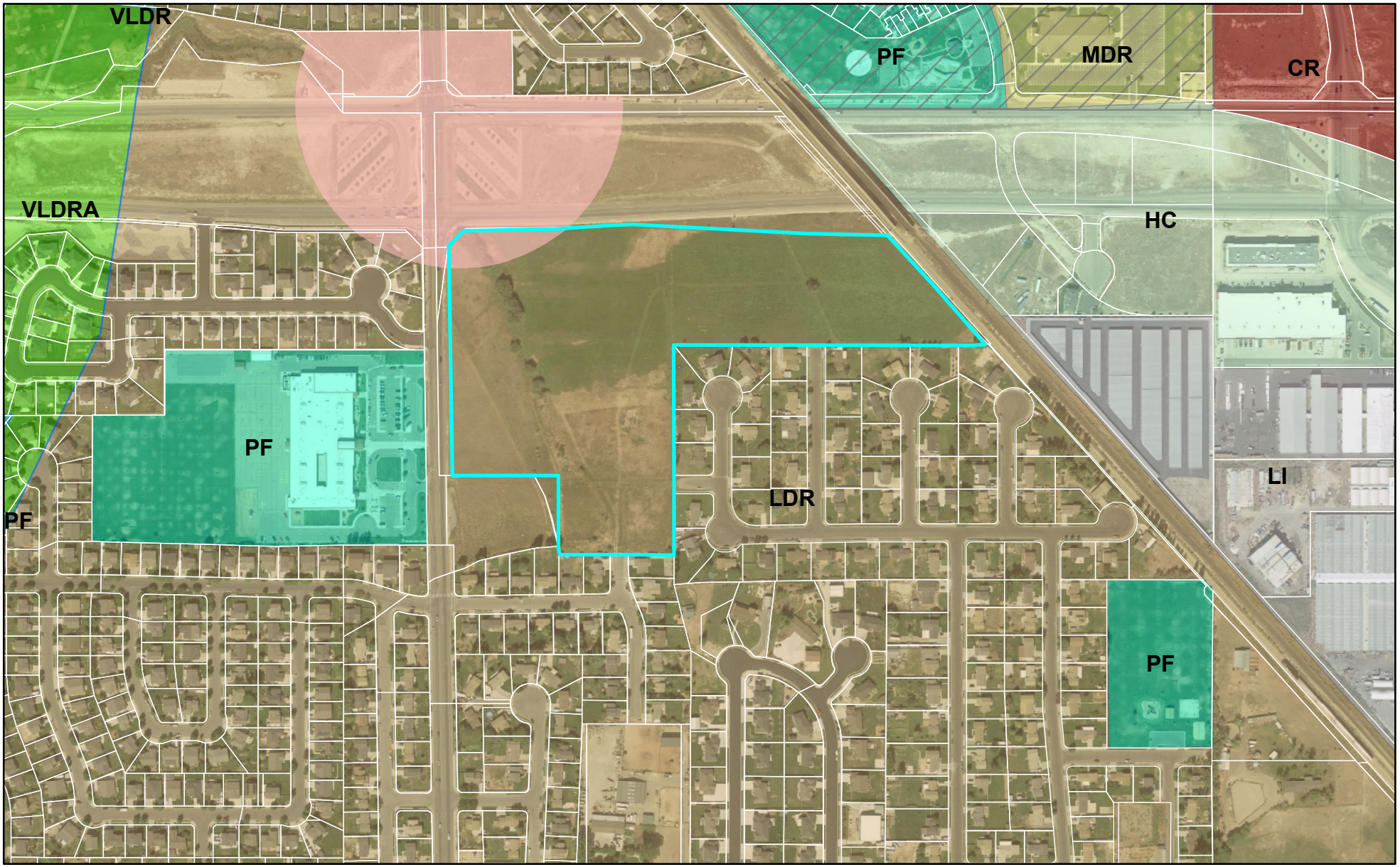


0 500 1,000 Feet

LEHI CITY

X Development 2100 North Subdivision Concept

General Plan

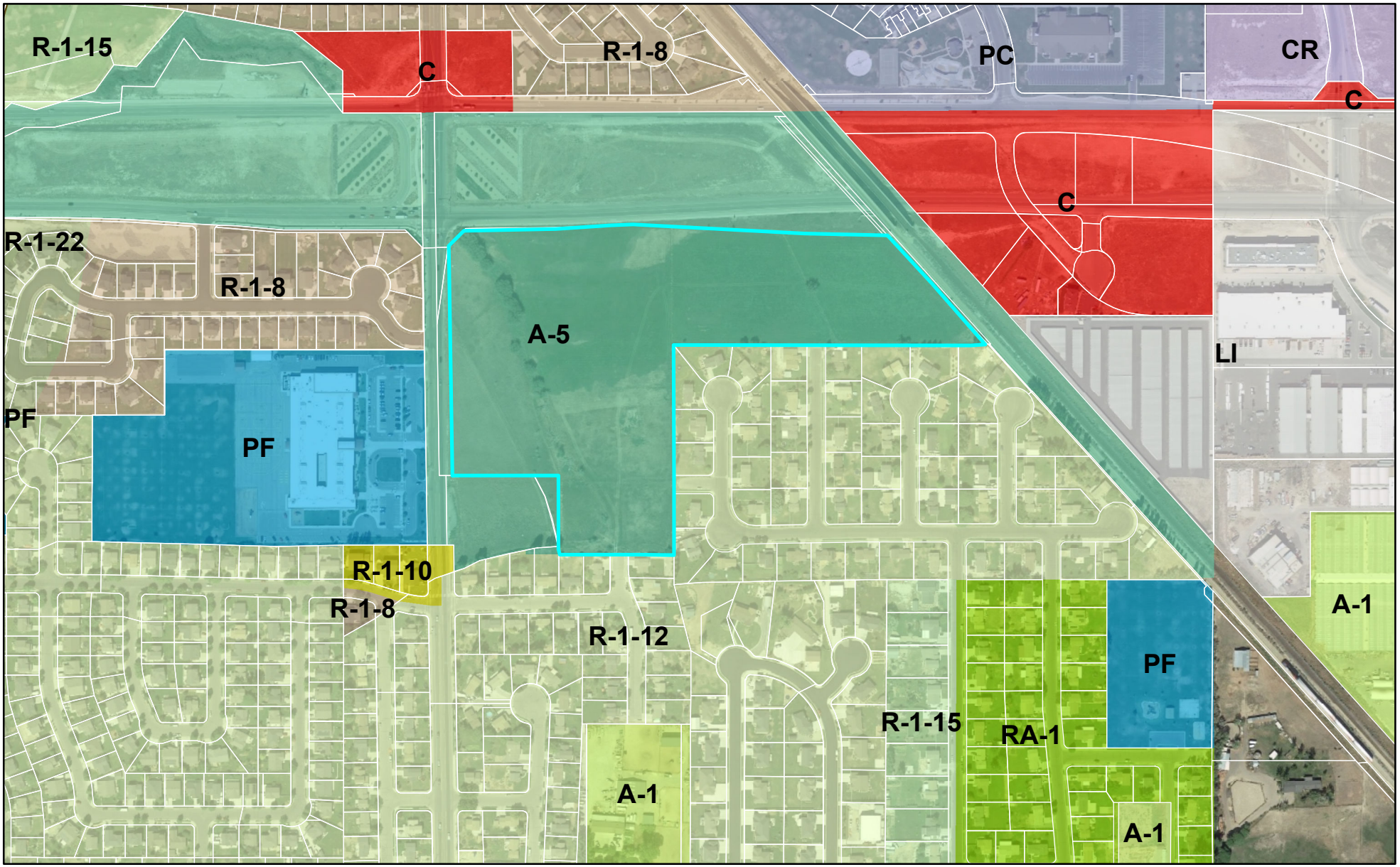


0 500 1,000 Feet

LEHI CITY

X Development 2100 North Subdivision Concept

Zoning



LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: October 26, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:

Salomon Addition to Lehi Annexation
a. Public Hearing
b. Consideration of Resolution #2021-61, approving an annexation agreement.
c. Consideration of Ordinance #59-2021, approving the Salomon Addition Annexation, with R-1-22 (residential/agriculture) zoning on 1.05-acres located at 736 South 300 West.

Suggested Action:

Attachments:

CC Staff Report Salomon Addition Annexation - Final Approval 10.26.21.docx

Salomon Addition to Lehi annexation DRC 09.08.21.docx

Ord 59-2021.docx

Salomon Addition to Lehi Annexation 09.08.21.pdf

Salomon Aerial.pdf

Salomon General Plan.pdf

Salomon Zoning.pdf

Res 2021-61.docx

Salomon Addition to Lehi AnnexAgreement 10.26.2021.docx

SALOMON ADDITION TO LEHI ANNEXATION

CITY COUNCIL REPORT

Applicant	Oscar Salomon		
Meeting Date	October 26, 2021		
Requested Action/Purpose	Approval of a proposed annexation		
Location	736 South 300 West		
Requested Zoning	R-1-22		
General Plan Land Use Designation	VLDRA		
Acreage	1.05 acres		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	R-1-22	Lehi Ranches Plat A
	East	A-1	Single family residential
	West	R-1-22	Lehi Ranches Plat A
Date of DRC Review	September 8, 2021		
Date of City Council Acceptance	September 28, 2021		
Date of Planning Commission Review	October 14, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Acceptance of annexation
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

REPORT ANALYSIS

As part of the Lehi City annexation procedures, all annexation requests are required to be reviewed by the Planning Commission and City Council. The City Council gives final consideration of the annexation after receiving a recommendation on the zoning designation from the Planning Commission.

The General Plan designates this property at 736 South 300 West as VLDRA. The proposed R-1-22 zoning corresponds with the Very Low-Density Residential Agriculture designation on the General Plan. This annexation is being done by resolution because the property is part of an existing county island.

The DRC reviewed the proposed annexation at 736 South 300 West and had the following comments:

1. Existing utilities in 700 South 20" PI, 12" culinary, 15" sewer, 15" storm drain.
2. Show proposed R-1-22 zoning on plat. This is consistent with the VLDRA designation on the General Plan.
3. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
4. As a condition of recording the annexation and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is .79 acre feet per acre and irrigation water is 2.11 acre feet per acre.

Please consider the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed annexation. Any motion should include findings. Possible findings include:

1. The proposed R-1-22 zoning does conform with the VLDRA designation of the General Plan.
2. The proposed application does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on October 14, 2021. The minutes and motion from this meeting are as follows:

3.5) Public hearing and recommendation of Oscar Salomon's request for review of R-1-22 (residential/agriculture) zoning for the Salomon Addition Annexation, 1.05-acres located at 736 South 300 West. Brittney Harris presented information on the agenda item.

The applicant, Oscar Salomon, was not present.

Commissioner Nielsen opened the public hearing.

He acknowledged the comment that was received earlier this week.

Commissioner Nielsen closed the public hearing.

Motion: Commissioner Eyre moved to send a positive recommendation of **Oscar Salomon's request for review of R-1-22 (residential/agriculture) zoning for the Salomon Addition Annexation, 1.05-acres located at 736 South 300 West**; including all DRC and findings stated in the report. Commissioner Newall seconded.

Vote: Commissioner Nielsen, yes; Commissioner Bunker, yes; Commissioner Eyre; yes; Commissioner Newall, yes; Commissioner Britton, yes. The vote passed unanimously.

Salomon Addition Annexation
DRC Redline Comments

*Oscar Salomon - requests review of the **Salomon Addition** Annexation, 1.05-acres located at 736 South 300 West with R-1-22 zoning.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: None
Date of Plans Reviewed: **8/30/21**
Time Start: 2:00 pm
Time End: 2:05 pm

DRC REPORT:

1. **Critical Issues:**
   None

2. **Location of existing and proposed City facilities**
   -Existing utilities in 700 South 20" PI, 12" culinary, 15" sewer, 15" storm drain.

3. **Zoning required or recommended**
   Show proposed R-1-22 zoning on plat. This is consistent with the VLDRA designation on the General Plan.

4. **Distances to schools/parks/shopping**
   -Snow Springs Elementary- 0.44 miles
   -Willow Creek Middle- 0.79 miles
   -Lehi High- 2.8 miles
   -Lehi Sports Park- 0.07 miles

5. **Transportation**
   -700 South & 2300 West
   -Pioneer Crossing

DRC GENERAL COMMENTS:
1. Show proposed R-1-22 zoning on plat
2. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
3. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
4. As a condition of recording the annexation and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is .79 acre feet per acre and irrigation water is 2.11 acre feet per acre.
5. Annexation: Will require a RMP customer purchase & asset transfer.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON SEPTEMBER 28TH AFTER WE RECEIVE ENVELOPES

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

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

ORDINANCE NO: 59-2021

AN ORDINANCE APPROVING THE SALOMON ADDITION TO LEHI ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the "Salomon Addition to Lehi" Annexation, located at 736 South 300 West and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code: and

WHEREAS, the Lehi City Council conducted a public hearing on the 26th day of October 2021, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

NOW, THEREFORE, IT IS ORDAINED by the City Council of Lehi City, Utah, as follows:

Section 1. The Lehi City Council finds that the proposed Salomon Addition to Lehi Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the R-1-22 zoning designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 26th day of October 2021.

ATTEST

_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

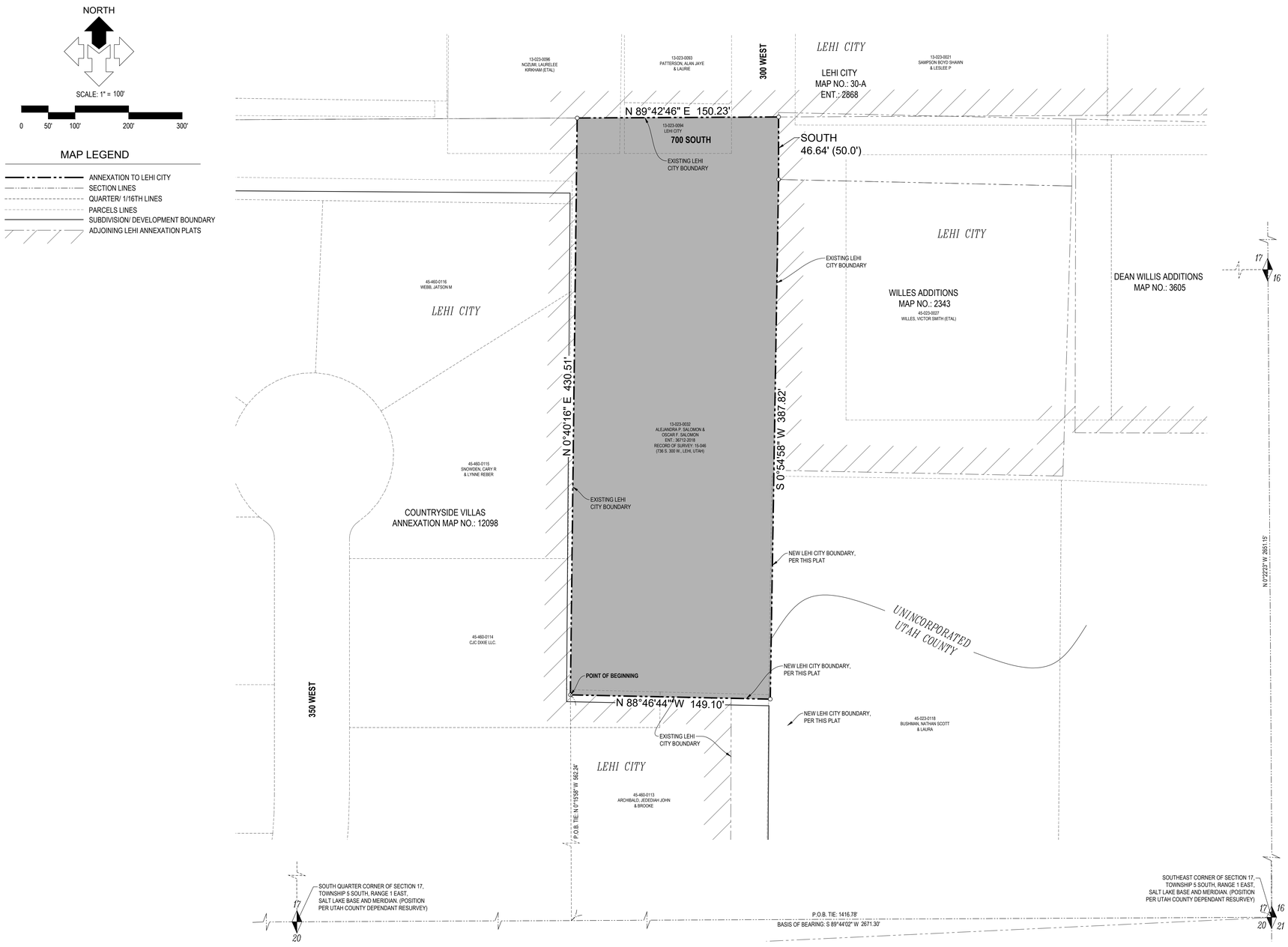
EXHIBIT “A”

Salomon Addition to Lehi Legal Description

BEGINNING AT AN ANGLE POINT IN THE EXISTING LEHI CITY BOUNDARY, PER COUNTRYSIDE VILLAS ANNEXATION PLAT, RECORDED AS MAP NO.: 12098, ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE; SAID ANGLE POINT BEING SOUTH 89°44'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, PER STATE PLANE COORDINATE AND DEPENDENT RESURVEY OF TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, PUBLISHED BY THE UTAH COUNTY SURVEYORS OFFICE, A DISTANCE OF 1416.78 FEET AND NORTH 0°15'58" WEST, PERPENDICULAR TO SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 562.24 FEET, FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20, & 21, PER SAID DEPENDENT RESURVEY; AND RUNNING THENCE NORTH 0°40' 16" EAST, ALONG SAID COUNTRYSIDE VILLAS ANNEXATION PLAT, A DISTANCE OF 430.51 FEET, TO TO THE EXISTING LEHI CITY BOUNDARY, PER LEHI CITY PLAT RECORDED AS MAP NO.: 30-A, ENTRY NO.: 2868; THENCE NORTH 89°42'46" EAST, ALONG SAID LEHI CITY PLAT A DISTANCE OF 150.23 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE WILLES ADDITIONS, MAP NO.: 2343; THENCE SOUTH 46.64 FEET (50.0' BY RECORD), TO THE SOUTH LINE OF 700 SOUTH STREET, AS SHOWN ON SAID WILLES ADDITIONS; THENCE SOUTH 0°55'00" WEST, CONTINUING ALONG AFORESAID WEST LINE OF WILLES ADDITIONS, AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 387.82 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE EASTERLY PROJECTION OF AN EAST-WEST LINE OF AFORESAID COUNTRYSIDE VILLAS ANNEXATION PLAT; THENCE NORTH 88°46'44" WEST, ALONG SAID EASTERLY PROJECTION AND THE SAID EAST-WEST LINE OF THE COUNTRYSIDE VILLAS ANNEXATION PLAT, A DISTANCE OF 149.10 FEET, TO THE POINT OF BEGINNING.

SALOMAN ADDITION TO LEHI

A FINAL LOCAL ENTITY PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENCE NO. 613590, DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

DENNIS K. WITHERS, PLS
L.S. LICENSE NO. 6135190
(SEE SEAL BELOW)

ANNEXATION DESCRIPTIONS

A TRACT OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO ALEJANDRA P. SALOMON AND OSCAR F. SALOMON, RECORDED AS ENTRY NO.: 36712:2018, ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE TRACT HAVING BEEN RETRACED BY RECORD OF SURVEY FILE NO.: 15-046, ON FILE WITH THE UTAH COUNTY SURVEYOR'S OFFICE, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE EXISTING LEHI CITY BOUNDARY, PER COUNTRYSIDE VILLAS ANNEXATION PLAT, RECORDED AS MAP NO.: 12098, ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE; SAID ANGLE POINT BEING SOUTH 89°44'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, PER STATE PLANE COORDINATE AND DEPENDENT RESURVEY OF TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, PUBLISHED BY THE UTAH COUNTY SURVEYORS OFFICE, A DISTANCE OF 1416.78 FEET AND NORTH 0°15'58" WEST, PERPENDICULAR TO SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 662.24 FEET, FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20, & 21, PER SAID DEPENDENT RESURVEY; AND RUNNING THENCE NORTH 0°40' 16" EAST, ALONG SAID COUNTRYSIDE VILLAS ANNEXATION PLAT, A DISTANCE OF 430.51 FEET, TO TO THE EXISTING LEHI CITY BOUNDARY, PER LEHI CITY PLAT RECORDED AS MAP NO.: 30-A, ENTRY NO.: 2868; THENCE NORTH 89°42'46" EAST, ALONG SAID LEHI CITY PLAT A DISTANCE OF 150.23 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE WILLES ADDITIONS, MAP NO.: 2343; THENCE SOUTH 46.64 FEET (50.0' BY RECORD), TO THE SOUTH LINE OF 700 SOUTH STREET, AS SHOWN ON SAID WILLES ADDITIONS; THENCE SOUTH 0°55'00" WEST, CONTINUING ALONG AFORESAID WEST LINE OF WILLES ADDITIONS, AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 387.82 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE EASTERLY PROJECTION OF AN EAST-WEST LINE OF AFORESAID COUNTRYSIDE VILLAS ANNEXATION PLAT; THENCE NORTH 88°46'44" WEST, ALONG SAID EASTERLY PROJECTION AND THE SAID EAST-WEST LINE OF THE COUNTRYSIDE VILLAS ANNEXATION PLAT, A DISTANCE OF 149.10 FEET, TO THE POINT OF BEGINNING.

ACCEPTANCE CERTIFICATE

WE, THE DULY ELECTED COUNCIL OF LEHI CITY, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE ADN CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AND ORDIANCE PROVIDING FOR HTE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS PART OF LEHI CITY, TO BE KNOW HEREAFTER AS THE

SALOMAN ADDITION TO LEHI

DATED THIS _____ DAY OF _____, A.D. 20__

MAYOR

ATTEST: CITY RECORDER
(SEE SEAL BELOW)

UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED § 17-23-20, AS AMENDED.

UTAH COUNTY SURVEYOR
GARY RATCLIFE, P.L.S.
(SEE SEAL BELOW)

DATE

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS MAP IS SOUTH 89°44'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, PER THE UTAH COUNTY STATE PLANE COORDINATE AND DEPENDANT RESURVEY, PUBLISHED BY THE UTAH COUNTY SURVEYOR'S OFFICE.
2. PARCEL LINES SHOWN HEREON ARE PER RECORD DATA ONLY. THIS MAP DOES NOT PURPORT TO BE A RETRACEMENT OF THE INDIVIDUAL PARCEL LINES. PARCEL LINES, NUMBERS, AND OWNERS INFORMATION ARE DEPICTED HEREON FOR REFERENCE PURPOSES ONLY.
3. THE BOUNDS OF THE PROPOSED ANNEXATION TRACT ARE SUBJECT TO VARIATIONS IN LOCATION PENDING PHYSICAL OBSERVATIONS OF THE CONTROLLING MONUMENTS. THIS MAP DOES NOT PURPORT TO BE A RETRACEMENT OF SECTION LINES, ADJOINING SUBDIVISION LINES, OR DEED LINES WITHIN THE PARCEL BEING ANNEXED INTO LEHI CITY.

SALOMAN ADDITION TO LEHI

A FINAL LOCAL ENTITY PLAT
LOCATED IN SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
UTAH COUNTY, UTAH

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN.S 17-23-20 AS AMENDED.

SURVEYOR'S SEAL	COUNTY SURVEYOR'S SEAL	CITY ENGINEER	CITY CLERK-RECORDER SEAL

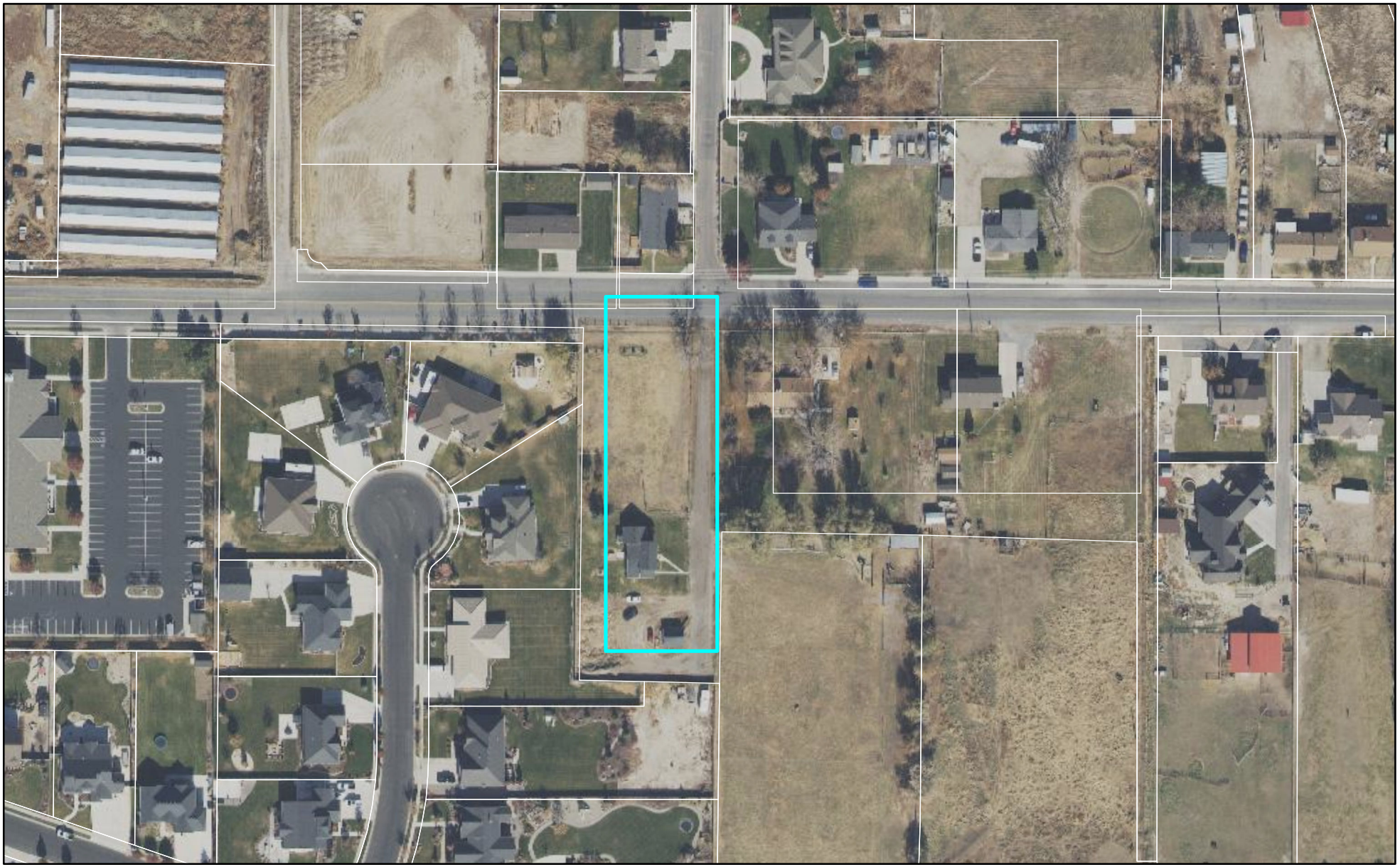
PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

SHEET 1 OF 1

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Saloman Addition to Lehi Annexation

Aerial

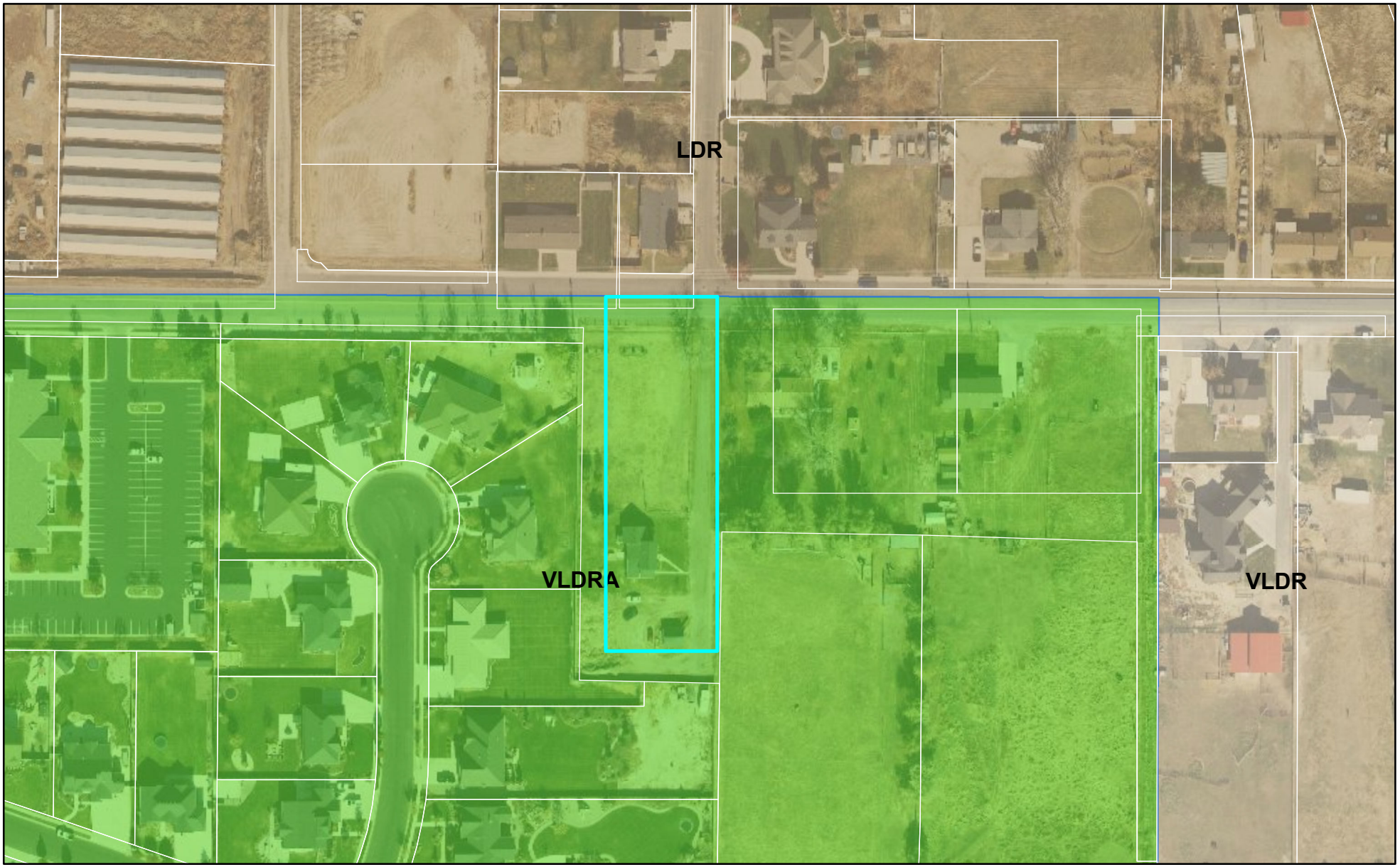


0 175 350 Feet

LEHI CITY

Saloman Addition to Lehi Annexation

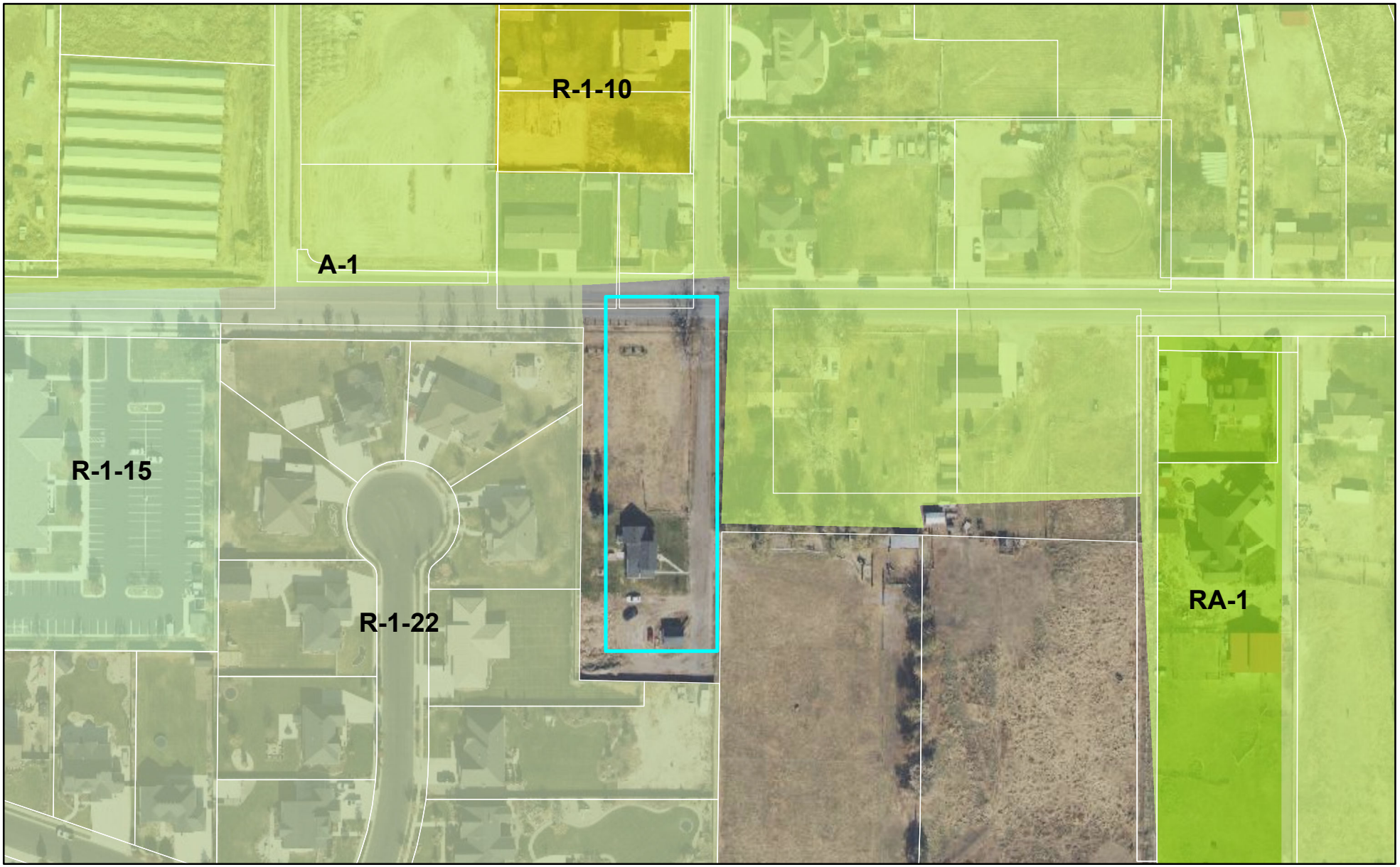
General Plan



LEHI CITY

Saloman Addition to Lehi Annexation

Zoning



0 175 350 Feet

LEHI CITY

LEHI CITY

RESOLUTION NO. 2021-61

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE PROPERTY THAT IS THE SUBJECT OF THE SALOMON ADDITION TO LEHI ANNEXATION

WHEREAS, the owners desire to annex certain property located at 736 South 300 West to the City of Lehi which property is further described on Exhibit "A" of the Annexation Agreement and incorporated by reference herein; and

WHEREAS, owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the owners, their heirs, executors, assigns and successors in interest; and

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries; and

WHEREAS, the conditions, performances and obligations of the owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the owners and/or developers have complied with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Annexation Agreement with the owners of the property that is the subject of the Matheny Annexation; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Matheny Annexation Agreement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of October, 2021.

LEHI CITY	ATTEST
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

SALOMON ADDITION TO LEHI
ANNEXATION AGREEMENT

THIS AGREEMENT made and entered into this____ day of_____, 20___, by and between **LEHI CITY CORPORATION,** a municipal corporation of the State of Utah and **THE UNDERSIGNED PROPERTY OWNERS,** hereinafter referred to as Owners.

WHEREAS, the Owners desire to annex certain property to the City of Lehi which property is described on Attachment A and incorporated by reference herein; and

WHEREAS, Owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the Owners, their heirs, executors, assigns and successors in interest.

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the Owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries.

WHEREAS, the conditions, performances and obligations of the Owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the Owners and/or developers have complied with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development;

NOW THEREFORE, for and in consideration of the City of Lehi's Agreement to annex said property into the corporate limits of the City of Lehi, the Owners agree to the following:

1. This agreement shall be and is hereby expressly made binding upon all of the heirs, executors, assigns and any and all other successors in interest of the parties hereto.
2. Any improvements stated herein as required to be performed by the Owners prior to annexation shall be and are expressly understood and set forth herein as conditions precedent to annexation; and any requirement which is to be performed after annexation shall be subject to specific performance by the Owner and/or developer, and shall be considered to be a condition subsequent to the annexation and is a requirement to the continued status of the property as having a right to the services, governmental and utility of the City of Lehi.
3. It is agreed that the Owners and/or developers shall pay unto the City of Lehi at such times and places as

required by the ordinance, rules and regulations existing at the time of this Agreement, or as subsequently changed by ordinance, rules of regulations, such sums as are required by the said ordinances, rules and regulations pertaining to development of subdivisions, connections fees, impact fees, and any and all other such fees as are so made and provided.

4. The property will be zoned **R-1-22 Single Family Residential** as shown on the annexation plat map**.**

5. There will be a water right dedication required as a condition of recording the annexation plat because of the R-1-22 zoning designation. The amount of water to be dedicated has been calculated according to Section 27.070 of the Lehi City Development Code, and determined to be .79 acre feet per acre of culinary water and 2.90 acre feet per acre of irrigation water. The annexation plat shall be recorded prior to any application for development being considered other than a concept plan application. When water transfers do occur, they must comply with Exhibit B (attached).

6. As per Utah State Code requirements, Owners agree to work with Lehi City Power to purchase and remove any existing Rocky Mountain Power services to individual customers within the annexation area and connect them to Lehi City Power as a condition of recording the annexation plat and prior to any application for development being considered. This will be at the Owner's expense, and they are required to work with the Lehi City Power Department to provide Lehi City power to the existing customers. If purchase is needed, Lehi City Power will send a request for facility transfer to Rocky Mountain Power, and all costs for the transfer will be passed on to the owner/developer.

7. At the time of development of the property, the Owners and/or Developer will be responsible to purchase, move or remove any existing Rocky Mountain Power main lines and/or facilities affected by the development.

8. As property is developed, roadway dedication may be required to accommodate local roads as identified on the Lehi City Master Transportation Plan.

9. As the property in the annexation is sold or developed, Owners agree to provide notification to all purchasers of the provisions of the Right to Farm chapter of the Lehi City Development Code as it relates to agricultural uses in the area such that all subsequent property owners will be aware of the nature of the farming operations on surrounding properties and the intent to continue present agricultural operations. All individual buyers will be notified of the existing agricultural uses in the surrounding area with the following statements which will be included on the recorded subdivision plats:

> "This area is subject to the normal, everyday sounds, odors, sites, equipment, facilities and any other aspect associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock."

10. The extension of all city utility lines and services will be the responsibility of the Developer.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names and day and year as written.

_____ _____
MARK JOHNSON, Mayor Date

ATTEST:_____
TEISHA WILSON, City Recorder
Lehi City, Utah

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____DAY OF _____A.D. 20___ PERSONALLY APPEARED BEFORE ME

_____, THE SIGNERS OF THE FOREGOING DOCUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC (SEE SEAL)

EXHIBIT “A”

BOUNDARY DESCRIPTION

BEGINNING AT AN ANGLE POINT IN THE EXISTING LEHI CITY BOUNDARY, PER COUNTRYSIDE VILLAS ANNEXATION PLAT, RECORDED AS MAP NO.: 12098, ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE; SAID ANGLE POINT BEING SOUTH 89°44'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, PER STATE PLANE COORDINATE AND DEPENDENT RESURVEY OF TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, PUBLISHED BY THE UTAH COUNTY SURVEYORS OFFICE, A DISTANCE OF 1416.78 FEET AND NORTH 0°15'58" WEST, PERPENDICULAR TO SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 562.24 FEET, FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20, & 21, PER SAID DEPENDENT RESURVEY; AND RUNNING THENCE NORTH 0°40' 16" EAST, ALONG SAID COUNTRYSIDE VILLAS ANNEXATION PLAT, A DISTANCE OF 430.51 FEET, TO TO THE EXISTING LEHI CITY BOUNDARY, PER
LEHI CITY PLAT RECORDED AS MAP NO.: 30-A, ENTRY NO.: 2868; THENCE NORTH 89°42'46" EAST, ALONG SAID LEHI CITY PLAT A DISTANCE OF 150.23 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE WILLES ADDITIONS, MAP NO.: 2343; THENCE SOUTH 46.64 FEET (50.0' BY RECORD), TO THE SOUTH LINE OF 700 SOUTH STREET, AS SHOWN ON SAID WILLES ADDITIONS; THENCE SOUTH 0°55'00" WEST, CONTINUING ALONG AFORESAID WEST LINE OF WILLES ADDITIONS, AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 387.82 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE EASTERLY PROJECTION OF AN EAST-WEST LINE OF AFORESAID COUNTRYSIDE VILLAS ANNEXATION PLAT; THENCE NORTH 88°46'44" WEST, ALONG SAID EASTERLY PROJECTION AND THE SAID EAST-WEST LINE OF THE COUNTRYSIDE VILLAS ANNEXATION PLAT, A DISTANCE OF 149.10 FEET, TO THE POINT OF BEGINNING.

EXHIBIT "B"

LEHI CITY
WATER RIGHT TRANSFER PROCEDURES

The procedures in this exhibit pertain to all transfers of water rights to Lehi City such as transfers related to annexations, zone changes, etc.

1. General Requirements. The water right dedication for an annexation is based on the zoning designation assigned at the time of annexation. Should the zone be changed subsequent to annexation, an adjustment will be made in order to conform to the water dedication schedule for the new zone. Acre-feet will be rounded up if the shares/water rights do not exactly match the required amount. Lehi Irrigation Company shares shall be used as the standard in determining the number of shares of water stock to be dedicated. Owner warrants good and marketable title to the Stock/Water Rights and warrants that Stock/Water Rights will be transferred free of all liens, encumbrances and security interests. Owner shall pay all debts, taxes, charges and assessments against said Stock/Water Rights existing as of the date that the Owner transfers Stock/Water Rights to Lehi City.

2. Irrigation Company Shares. If the irrigation shares can be used directly in the Lehi pressurized irrigation system, the shares shall be transferred into the name of Lehi City through the Irrigation company and the certificates delivered to Lehi City. If the irrigation company shares cannot be used directly in the Lehi pressurized irrigation system, the change application procedure in item #4 must be followed. When the change application is final, Owner must transfer the shares into the name of Lehi City through the Irrigation company and deliver the certificates to Lehi City.

3. Fee in Lieu of Future Assessments. Shares of stock in mutual irrigation companies are subject to payment of an annual fee to cover assessments levied by the irrigation company board of directors pursuant to Utah Code Annotated 16-4-4 et seq. If the city incurs pumping costs in order to use the irrigation water in the city system, then there shall be an additional assessment. In consideration for the City's additional obligation created herein for all future assessments levied by the irrigation company, Owner agrees to make a one-time payment to Lehi City equal to the most recent assessment levied against the shares being

transferred to the City multiplied by 15.

4. <u>Non-irrigation Company Shares.</u> The Owner must prepare, submit, pay appropriate fees and receive approval from State Engineer's Office for a Joint Change of Water for said water right to be used from an existing City source for municipal use as approved by the Lehi City Engineer. (This will allow quantification and verification of the right by the State Engineer's Office.) The decision on the change application shall be considered final when the time for filing a request for reconsideration with the Utah State Engineer's office (20 days after issuance of the Utah State Engineer's decision) and the time for filing a judicial review action in the district court (30 days after the later of the issuance of the Utah State Engineer's decision or a denial of a request for reconsideration) has run and no judicial review action has been filed. When the change application is final, Owner must:

a. Prepare warranty deed to transfer title to Lehi City

b. Record deed at the Utah County Recorder's Office

c. Transfer title to Lehi City at the State Engineer's Office

d. Deliver recorded deed to Lehi City

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: October 26, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Gardner Point Phase 3, a 198-unit residential development located at approximately 1300 North 3600 West.

Suggested Action:

Attachments:

CC Staff Report Gardner Point Phase 3 Final Subdivision 10.26.21.docx

Gardner Point Phase 3 Final Subdivision DRC 10.06.21(1).docx

Gardner Point Phase 3 Final Subdivision - plans.pdf

Gardner Point Phase 3 Final Subdivision - landscape plans.pdf

GARDNER POINT PHASE 3 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	October 26, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 1500 North 4000 West		
Existing Land Use	Undeveloped/Agriculture		
Existing Zoning	R-2 (Medium Density Residential) and R-3 (High Density Residential)		
General Plan Land Use Designation	Medium Density Residential (MDR) and High Density Residential (HDR)		
Number of Lots/Units	198 units		
Adjacent Zoning and Land Use	*North*	R-3	The Exchange Subdivision
	South	R-2 and R-3	Undeveloped/Agriculture
	East	TH-5 and R-1-8	Undeveloped/Agriculture
	West	None	Saratoga Springs
Date of DRC Review	October 6, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.180. Effective Period of Final Subdivision Plat Approval.
The approval of a final subdivision plat shall be effective for a period of two (2) years from the date the final plat is approved and signed by the City Council, at the end of which time such final subdivision plat shall have been recorded in the office of the Utah County Recorder.

Section 17.040. Development Standards. *(Amended 4/11/00; 2/27/01; 08/13/02; 11/18/03; 12/08/15; 03/31/20; 06/23/20; 09/08/20)*
All Planned Unit Developments shall conform to the following standards and requirements:

A. Qualifying Districts**.** Planned Unit Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City. To ensure that PUD projects are able to achieve the purposes stated in Section 17.010, and to ensure that projects are large enough to support a private homeowners association, property management agency, or corporation responsible for maintenance of open space, all Planned Unit Developments shall have a minimum area requirement of ten acres. Exceptions may be allowed for infill projects at the discretion of the Planning Commission and City Council. However, it is still the burden and responsibility of the applicant to demonstrate that the purposes of this chapter can be met, and that the adequate guarantees can be made for the maintenance of all required open space and common areas. For the purposes of this section, an infill project is defined as the development, or redevelopment within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped or pristine area.

A. Ownership. The area proposed for the Planned Unit Development shall be in one ownership, or if in several ownerships, the application for the permit shall be filed jointly by all of the owners of the property included in the plan.

B. Designer/Engineer. The plan for the Planned Unit Development shall be prepared by a designer, architect or

civil engineer licensed to practice in the state of Utah.

C. Density. The overall project may not exceed the density allowed by the underlying zoning district plus any additional density bonus allowed at the discretion of the Planning Commission and City Council.

D. Calculation of Density. The number of dwelling units allowed in a Planned Unit Development is to be calculated in the following manner.

1. The following areas shall be subtracted from the gross site area to determine net usable area:
(a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
(b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
(c) existing public streets, or any areas of additional right of way required to comply with the Lehi City Master Transportation Plan; and
(d) areas to be set aside for public buildings or institutional uses such as churches and schools.

2. Net usable site area is multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be calculated at a rate of one unit per five acres regardless of the density allowed by the underlying zone.

4. If the Planned Unit Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.

F. Density Bonus Amenities: The list below represents items for which a density bonus may be granted subject to Planning Commission and City Council approval. Other items not included in this list may warrant a density bonus on a case by case basis.

1. Active Recreation: master planned trails, swimming pools, sports courts, tennis courts, pickleball courts, splash pads, clubhouse, trails, pedestrian bridges, and other similar amenities beyond those required.

2. Pedestrian and Bicycle Enhancements: raised planters, bulb-outs or curb extensions, pedestrian plazas, additional bike lanes or facilities not already required.

3. Additional Open Space: beyond the required 10 percent.

4. Improvements to Master Planned Infrastructure: master planned roads, utilities, trails, property for civic buildings, or other similar items.

G. Lot Sizes. The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the zone in which the development is located. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas. Setbacks may be reduced but shall be sufficient to allow for the installation of all required public utilities. No permanent structure shall be allowed in the public utility easement space. Public utility easements shall be free and clear of building footings, foundation walls, window wells, or any other permanent structure that does not meet utility clearance requirements. All buildings and structures shall maintain a minimum five-foot setback from any public utility easement, water line easement, sewer easement, storm drain easement, power easement, detention easement, or any other utility easement in order to ensure property utility clearances are maintained.

H. Required Open Space. For all Planned Unit Developments, not less than ten percent of the gross area of the project site shall be set aside for the use of the occupants for parks, playgrounds, open space or other open areas. All areas required for vehicular access, parking areas, and land which is otherwise required to comply with the minimum

yard requirements around buildings, shall not be included in computing the area required for parks, playgrounds or other open space areas.

I. Open Space Design.

1. The required open space shall be landscaped with sod and irrigation sprinklers and a minimum 25% of the proposed open space shall be water-wise landscaped as defined in Chapter 39 of this Code.

2. Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Deciduous trees shall be a minimum 2" caliper and coniferous trees shall be a minimum six feet in height.

3. Detention and retention basins shall not be counted toward meeting the minimum open space requirement. Open space design and location issues shall be kept separate and independent of drainage issues.

J. Location of Open Space. The location of open space conserved through a Planned Unit Development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be well planned, walkable, and connected, not a collection of remnants. Where possible, units shall front onto the open space(s). Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

K. Open Space Adjacent to Major Roads. Where a Planned Unit Development is required for projects adjacent to a master planned arterial or limited access collector road, the area between the property line/ROW line and the required decorative fence shall be enlarged and landscaped as part of the required open space. The enlarged parkway area shall be counted towards meeting the minimum open space requirement and shall include decorative fencing, street tree plantings and other applicable improvements required in the Lehi City Design Standards and Public Improvement Specifications Manual. The landscaped area may also include shrubs, rocks, flowerbeds and ground cover. Maintenance of the landscaped parkway shall be insured by the developer and owner by means of a property management agency or by establishing a private association or corporation responsible for such maintenance, which shall levy the cost thereof as an assessment on the property owners within the Planned Unit Development.

L. Utilities. All buildings shall be served by public sewer and water systems and shall conform to the requirements of the Lehi City Design Standards and Public Improvement Specifications.

M. Compatibility. Wherever the Planned Unit Development site shares a common property line with a lower density residential or agricultural district, then for that portion of the Planned Unit Development site the setback requirements of the adjacent or contiguous zoning district shall apply. For example, if the rear yards of units in a PUD share a common property line with a lower density residential district, then the rear yard of the PUD units shall be the same as the required rear yards of the adjacent lower density district.

N. Landscaping. All areas not covered by buildings, or by off-street car parking areas or driveways, shall be planted in lawn, trees and shrubs, or otherwise landscaped and maintained in accordance with an approved landscape plan. All required front yard and side yard areas which are adjacent to a public street shall not be used for automobile parking areas, except for permitted driveways, but shall be landscaped and maintained with lawns, trees and shrubs, or other landscape materials.

O. Design Standards and Conditions. Design standards and conditions of development approval in addition to those required by the underlying zoning district may be required as conditions of approval, by the Reviewing Departments, Planning Commission and City Council when deemed necessary to insure that a Planned Unit Development will be compatible with adjoining or nearby uses.

P. Parking. Developments shall provide adequate parking based on the requirements of Table 37.070. In addition to those requirements, developments with single-family detached units on lots with less than 50' of frontage shall provide guest parking at a rate of one space for every six dwelling units.

Section 17.050. Guarantees. *(Amended 2/27/01)*

A. Adequate guarantees, acceptable to the City, shall be provided for the permanent preservation and maintenance of park, playground, and other open space areas.

B. The city may require the developer and owner to furnish and record protective covenants, which will guarantee the preservation and maintenance of all park, playground and other open space areas or the city may require the creation of a corporation or homeowners association granting beneficial rights to the open space to all owners or occupants of land within the Planned Unit Development.

C. The developer and owner shall develop and maintain all park, playground and other open space areas, unless part of, or all of these areas are contiguous to and made part of an existing City-maintained park.

D. In the case of private reservations, all park and open space areas shall be protected against any future building development by conveying to the City as part of the condition for project approval, an open space easement over such open areas, restricting the area against any future building or use, except as is consistent with that of providing landscaped open space for the aesthetic and recreational satisfaction of the residents. Building or uses for noncommercial, recreational or cultural purposes, compatible with the open space objectives, may be permitted only with the express approval of the City, and the receipt of all necessary approvals, licenses and permits.

E. The maintenance of all private parks and open space areas shall be ensured by the developer and owner by establishing a private homeowners association, property management agency or corporation responsible for such maintenance which shall levy the cost thereof as an assessment on the property owners within the Planned Unit Development. Ownership and tax liability of private parks and open space reservations shall be established in a manner acceptable to the City and made a part of the conditions of the Planned Unit Development approval.

PROPERTY HISTORY

September 26, 2008	This property was included in the Holbrook Annexation.
September 24, 2019	The City Council approved the M90 General Plan amendment which designated this property as MDR and HDR.
September 24, 2019	The City Council approved the M90 concept plan which included this property.
January 28, 2020	The City Council approved the Saratoga Boundary Adjustment and zone change to designate this property as R-2 and R-3.
December 8, 2020	The City Council approved the Gardner Point Phase 1 Preliminary Subdivision.
March 23, 2021	The City Council approved the Gardner Point Phase 1 Final Subdivision.
June 29, 2021	The City Council approve the Gardner Point Phase 2 Preliminary Subdivision.

REPORT ANALYSIS

The applicant is requesting approval of the Gardner Point Phase 3 Final Subdivision. The proposed subdivision is a phase of the Gardner Point Phase 2 Preliminary Subdivision which was approved as a planned unit development (PUD). This phase is proposed to consist of single-family homes, townhomes, condominiums, and open space. This report will discuss the subdivision layout and DRC comments.

Subdivision Layout

The proposed subdivision will include a total of 198 units – 16 single-family lots, 96 townhomes, and 70 condominiums (seven buildings). The townhomes will be a mixture of front-load and rear-load townhomes. The overall preliminary subdivision meets the Development Code requirements for rear-load and front-load townhomes. The rear-load townhomes and condominiums are designed to front open space or larger public roads. The single-family homes and front-load townhomes are proposed to be located on the southern portion of the site. The single-family homes will range in size from 4,103 square feet to 4,553 square feet. The proposed subdivision meets the street connectivity requirements for block lengths, connectivity index, and provides additional pedestrian accesses through several blocks to increase walkability.

in addition to the varied unit types, the proposed preliminary subdivision meets the ten percent open space requirements for PUDs. This phase includes a portion of the trail along 3600 West and Canyon Falls Drive to provide greater bicycle and pedestrian connectivity through the area. The Canyon Falls Drive trail will include continuous bike path crossing ramps to provide greater priority and safety in crossing the street for those biking and walking. Additional open space will be provided between the rear-loading townhomes and condominiums on the northern portion of the phase. The larger open space will have some of the required amenities, including a tot-lot and seating areas.

DRC Comments

The DRC had 13 comments including the following:

1. Provide access to the trail from the end of 1385 North Street.
2. Show to K-Rail with End of Roadway signs bolted to both. Sign number is OM4-2 18 inch sign
3. Provide details for site amenities, including playground to be installed.

Please consider including all of the DRC comments as a part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed Gardner Point Phase 3 final subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision is consistent with the approved Gardner Point Phase 2 Preliminary Subdivision.
2. The overall subdivision meets the requirements of the Lehi City Development Code regarding Planned Unit Developments.
3. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
4. Other findings based upon information presented at the public meeting.

Gardner Point Phase 3
DRC Redline Comments

Edge Homes – requests final subdivision review of Gardner Point Phase 3, a 198-unit residential development located at approximately 1300 North 3600 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Brady Morris, Spencer Llewelyn
Date of Plans Reviewed: **9/28/21**
Time Start: 1:27 PM
Time End: 1:41 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Move this culinary valve to the South, flanged to the tee with the other 2 culinary valves.
2. Move culinary water service connection to East side of driveway for unit T-345.
3. Provide a permanent 4" culinary blow off at the intersection of 1385 North 3790 West.
4. Line work does not match call out labels for water and PI connection at 3600 West and Big Horn Drive.
5. Relocate water and PI service meters for lots 347 & 348.
6. Storm drain shown in conflict with water mains at crossing on 1385 North. Adjust slope/elevation of SD to eliminate conflict.
7. Move both PI services on 3700 West out of the intersection to St 521+00
8. SSMH #211 will be an existing manhole installed with phase 1 ?
9. Top of 12" sewer main must match top of existing 18" sewer main in 3600 West. Adjust slope/elevation in project to maintain minimum separations throughout project.

Trent – Parks:
10. Provide details for site amenities, including playground to be installed.

Gary – Building/Inspections: No comments
JD – Streets:
11. Show to K-Rail with End of Roadway signs bolted to both. Sign number is OM4-2 18 inch sign

Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
12. Provide access to the trail from the end of 1385 North Street.
13. Staff is discussing this option - recommend that at street crossings, the 3600 W trail bends away from 3600 W to allow one car length (25') between the edge of the crosswalk to the face of the 3600 W curb.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.
5. Reimbursement Agreement for 3600 West widening.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Irrigation Company signature on the construction drawings for the irrigation piping.

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

10. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
11. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
12. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
13. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
14. Address any comments or conditions from City Council approval.
15. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
16. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. Provide a recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON OCTOBER 26TH

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

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

GARDNER POINT PHASE 3

A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
September 28, 2021

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NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO 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 OWNER AND THE CIVIL 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 ENGINEER.

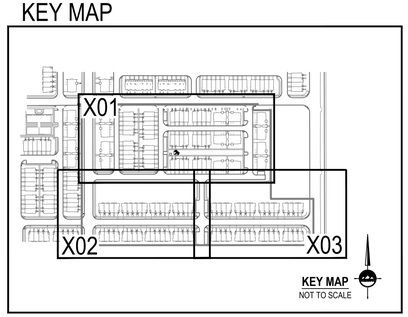
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

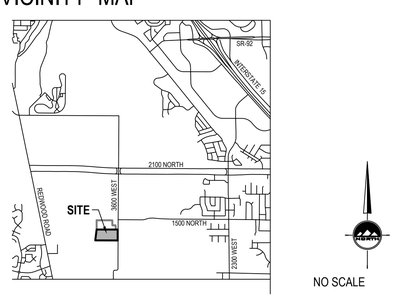
UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



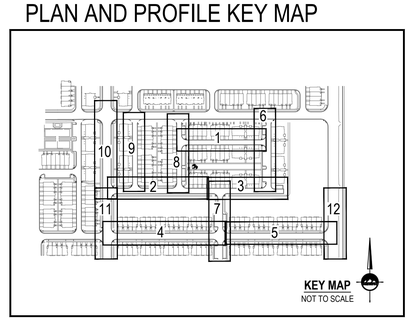
VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LEHI CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = NORTHEAST AND NORTHWEST QUARTER SECTION 11, T5S, R1W SALT LAKE BASE & MERIDIAN ELEV. = 4536.22.

PLAN AND PROFILE KEY MAP



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-694-0150

GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

COVER SHEET

PROJECT NUMBER 8069K
PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

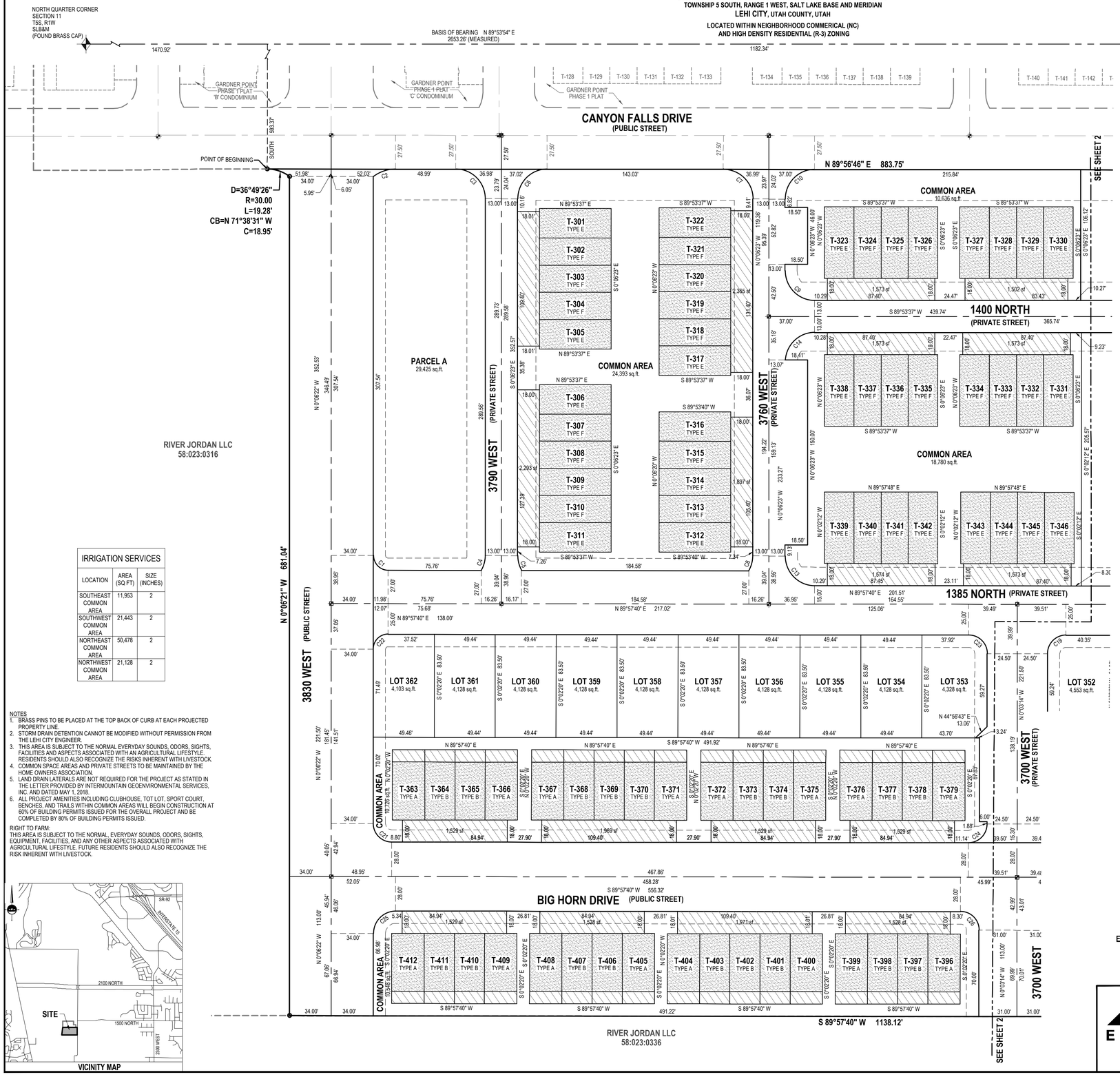
C-000

GARDNER POINT PHASE 3 PLAT

RESIDENTIAL DEVELOPMENT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LOCATED WITHIN NEIGHBORHOOD COMMERICAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



IRRIGATION SERVICES		
LOCATION	AREA (SQ FT)	SIZE (INCHES)
SOUTHEAST COMMON AREA	11,953	2
SOUTHWEST COMMON AREA	21,443	2
NORTHEAST COMMON AREA	50,478	2
NORTHWEST COMMON AREA	21,128	2

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
4. COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. AND DATED MAY 1, 2018.
6. ALL PROJECT AMENITIES INCLUDING CLUBHOUSE, TOT LOT, SPORT COURT, BENCHES, AND TRAILS WITHIN COMMON AREAS WILL BEGIN CONSTRUCTION AT 60% OF BUILDING PERMITS ISSUED FOR THE OVERALL PROJECT AND BE COMPLETED BY 80% OF BUILDING PERMITS ISSUED.

RIGHT TO FARM:
THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

VICINITY MAP

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

LEGEND
- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA (EXCLUDES LOTS 347-362 AND PARCELS A-E)

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2
PROJECT NUMBER : 8068K
MANAGER : BM
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 9/27/21

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as GARDNER POINT PHASE 3 PLAT, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 1,470.92 feet and South 593.37 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°56'46" East 883.75 feet;
thence Southwesterly 37.72 feet along the arc of a 24.00 feet radius curve to the left (center bears South 00°03'14" East and the chord bears South 44°55'07" West 33.96 feet with a central angle of 90°03'10");
thence North 89°57'48" East 88.18 feet;
thence South 00°02'16" East 435.72 feet;
thence North 89°57'40" East 208.67 feet;
thence South 00°06'48" East 227.50 feet;
thence South 89°57'40" West 1,138.12 feet;
thence North 00°06'21" West 681.04 feet;
thence Northwesterly 19.28 feet along the arc of a 30.00 feet radius curve to the left (center bears South 36°46'12" West and the chord bears North 71°38'31" West 18.95 feet with a central angle of 36°49'26") to the point of beginning.

Contains 684,284 Square Feet or 15.709 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Lehi City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET" and "COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

GARDNER POINT PHASE 3 PLAT

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.
Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to _____.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By:
Its:

ACKNOWLEDGMENT

STATE OF UTAH)
) S.S.
COUNTY OF)

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

NUMBER

NOTARY PUBLIC (SIGNATURE) PRINTED NAME MY COMMISSION EXPIRES:
RESIDING IN UTAH COUNTY, STATE OF UTAH

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 20_____, BY THE PLANNING COMMISSION.

CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20_____

MAYOR: _____ ATTEST: _____
CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYORS SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

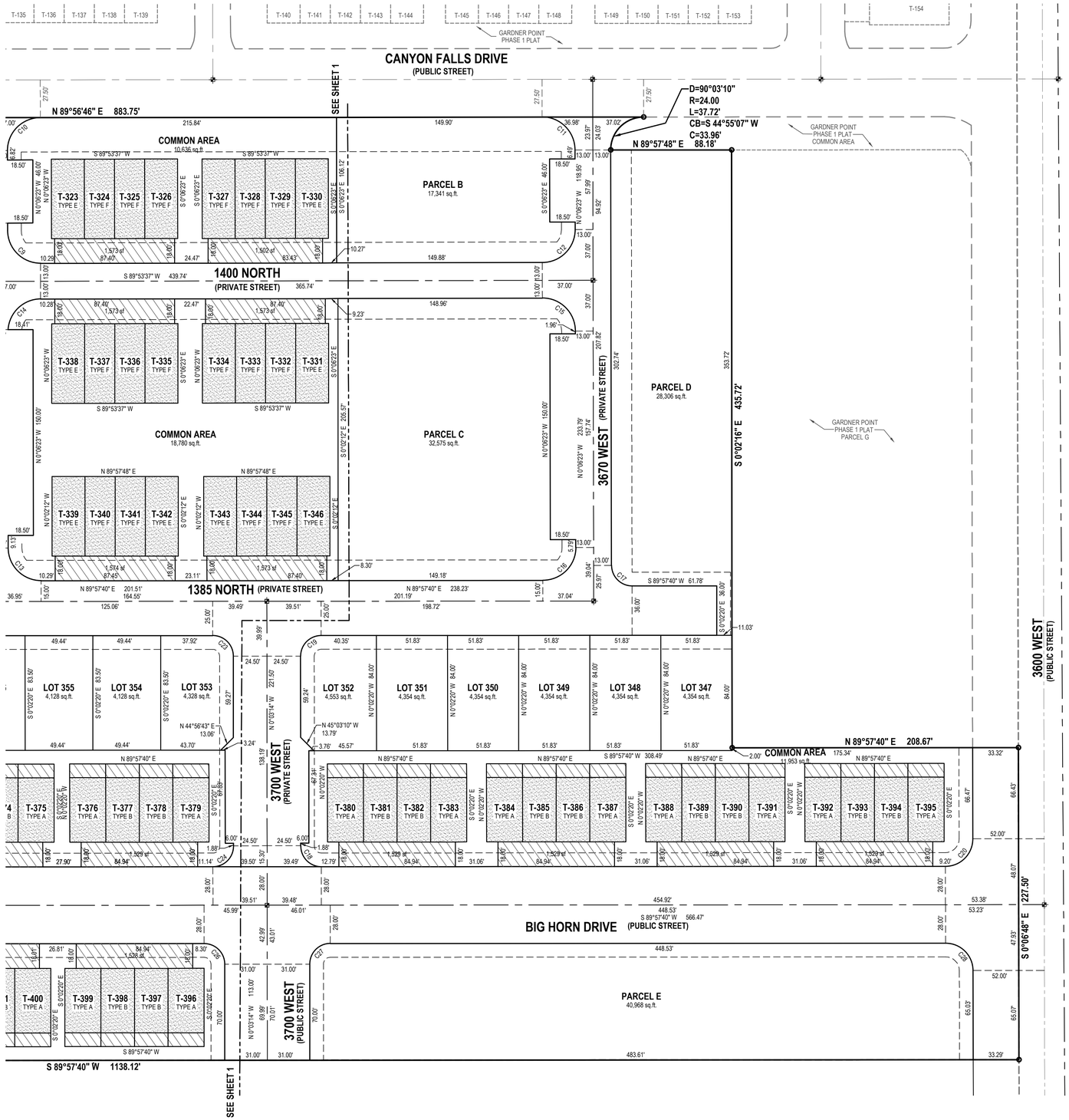
CLERK-RECORDER SEAL

GARDNER POINT PHASE 3 PLAT

RESIDENTIAL DEVELOPMENT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LOCATED WITHIN NEIGHBORHOOD COMMERICAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



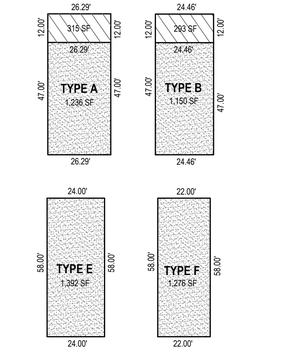
LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA (EXCLUDES LOTS 347-362 AND PARCELS A-E)

ENSIGN ENG. LAND SURV.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	12.00'	18.86'	90°03'15"	S45°07'58"E	16.98'
C2	30.00'	19.33'	36°55'24"	S71°29'04"W	19.00'
C3	24.00'	37.68'	89°56'55"	N45°04'50"W	33.93'
C4	24.00'	12.60'	30°04'24"	N14°55'47"E	12.45'
C5	24.00'	12.54'	29°55'57"	S15°04'22"E	12.40'
C6	24.00'	37.72'	90°03'10"	S44°55'12"W	33.96'
C7	24.00'	37.69'	89°59'22"	N45°06'04"W	33.94'
C8	24.00'	12.59'	30°04'03"	N14°55'38"E	12.45'
C9	24.00'	37.70'	90°00'00"	S45°06'23"E	33.94'
C10	24.00'	37.72'	90°03'10"	S44°55'12"W	33.96'
C11	24.00'	37.68'	89°56'50"	N45°04'48"W	33.93'
C12	24.00'	37.70'	90°00'00"	N44°53'37"E	33.94'
C13	24.00'	37.67'	89°55'57"	S45°04'22"E	33.92'
C14	24.00'	35.88'	85°39'42"	S47°03'46"W	32.63'
C15	24.00'	37.70'	90°00'00"	N45°06'23"W	33.94'
C16	24.00'	37.73'	90°04'03"	N44°55'38"E	33.96'
C17	15.00'	23.54'	89°55'57"	S45°04'22"E	21.20'
C18	15.00'	23.88'	91°11'56"	S44°28'15"E	21.43'
C19	15.00'	23.57'	90°00'54"	S44°57'13"W	21.22'
C20	20.00'	31.45'	90°05'02"	N44°55'09"E	28.30'
C21	15.00'	23.54'	89°55'58"	S45°04'21"E	21.20'
C22	12.01'	18.88'	90°04'02"	S44°59'01"W	16.99'
C23	15.00'	23.56'	89°59'06"	N45°02'48"W	21.21'
C24	15.00'	23.85'	91°06'52"	N44°24'07"E	21.42'
C25	18.00'	28.30'	90°04'03"	S44°55'39"W	25.47'
C26	15.00'	23.56'	89°59'06"	N45°02'47"W	21.21'
C27	15.00'	23.57'	90°00'54"	S44°57'13"W	21.22'
C28	20.00'	31.38'	89°54'58"	N45°04'28"W	28.26'



TYPICAL TOWNHOUSE PAD DIMENSIONS

SETBACKS FOR THE SINGLE FAMILY LOTS:
FRONT: 20'
REAR: 15'
SIDE: 5'
SIDE CORNER: 15'
FRONT PROPERTY LINE: 12' FROM TBC

FRONT SETBACKS FROM TBC FOR TOWNHOMES:
UNITS 301 - 346: 18'
UNITS 363 - 428: 30'

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ.: 1 inch = 40 ft.

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8069K
MANAGER : BM
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 9/27/21

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

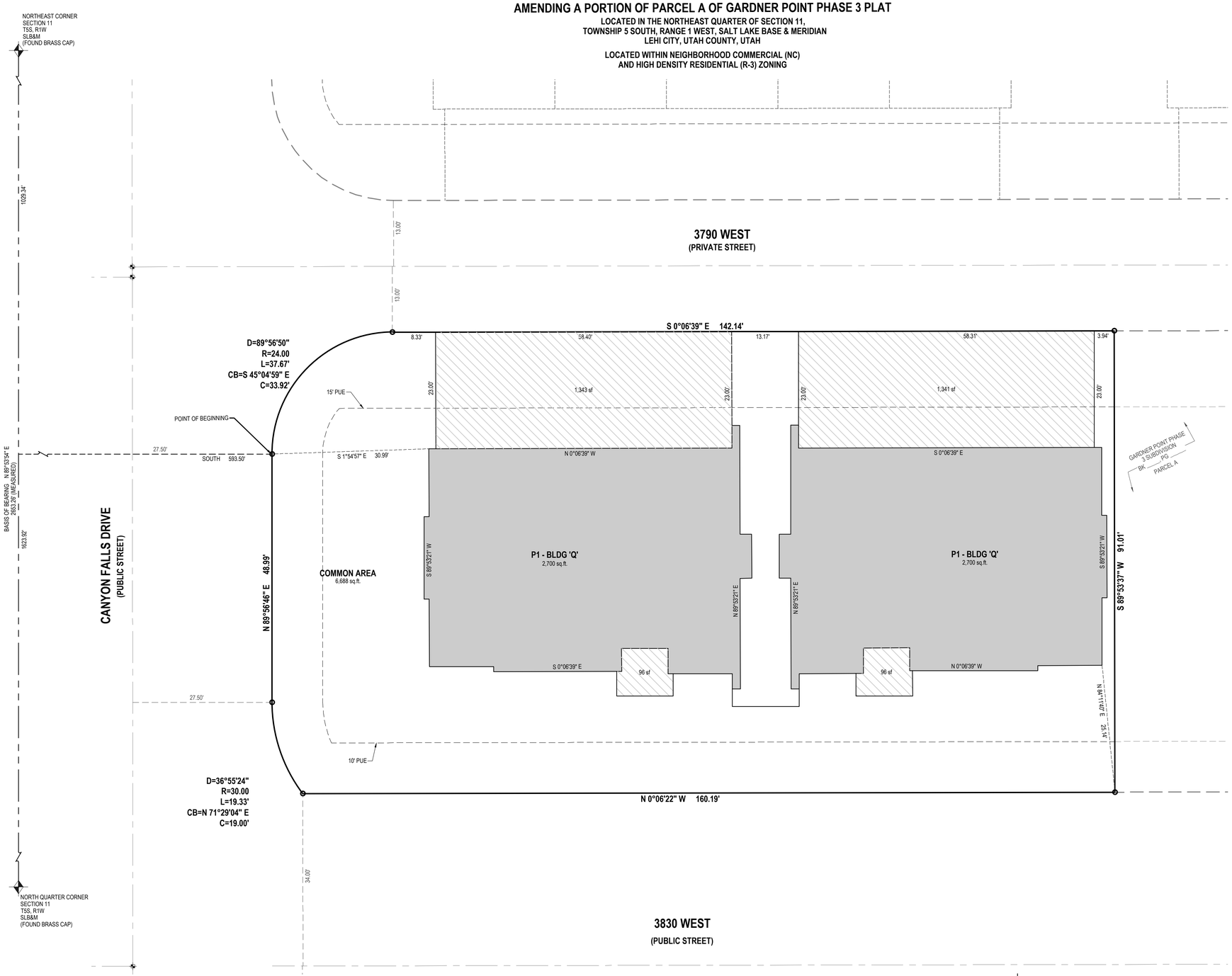
CLERK-RECORDER SEAL

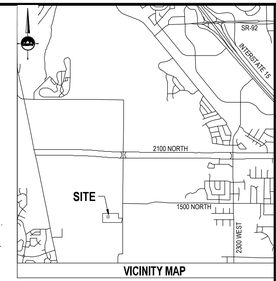
GARDNER POINT PHASE 3 PLAT 'Q' CONDOMINIUM

AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING





VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
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- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

LAND USE TABLE				
BUILDING AREA	=	5,400 SF	0.124 AC	36%
LIMITED COMMON AREA	=	2,876 SF	0.066 AC	19%
COMMON AREA	=	6,688 SF	0.154 AC	45%
TOTAL AREA	=	14,962 SF	0.344 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. FRONT BUILDING SETBACK IS 23 FEET FROM TBC

RIGHT TO FARM:
THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

NORTH

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as GARDNER POINT PHASE 3 PLAT 'Q' CONDOMINIUM, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 1,623.92 feet and South 593.50 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 37.67 feet along the arc of a 24.00 foot radius curve to the right (center bears South 00°03'24" East and the chord bears South 45°04'59" East 33.92 feet with a central angle of 89°56'50");
thence South 00°06'39" East 142.14 feet;
thence South 89°53'37" West 91.01 feet;
thence North 00°06'22" West 160.19 feet;
thence Easterly 19.33 feet along the arc of a 30.00 foot radius curve to the right (center bears South 36°58'37" East and the chord bears North 71°29'04" East 19.00 feet with a central angle of 36°55'24");
thence North 89°56'46" East 48.99 feet to the point of beginning.

Contains 14,964 Square Feet or 0.344 Acres.

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

GARDNER POINT PHASE 3 PLAT 'Q' CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS HEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of UTAH)S.S.

On the _____ day of _____ A.D., 20 _____, _____, personally appeared before me, the undersigned Notary Public Commissioned in Utah, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 20_____, BY THE PLANNING COMMISSION.

CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20_____.

MAYOR: _____ ATTEST: _____
CLERK/RECORDER (SEE SEAL BELOW)

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

GARDNER POINT PHASE 3 PLAT 'Q' CONDOMINIUM

AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

ENSIGN

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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/16/21

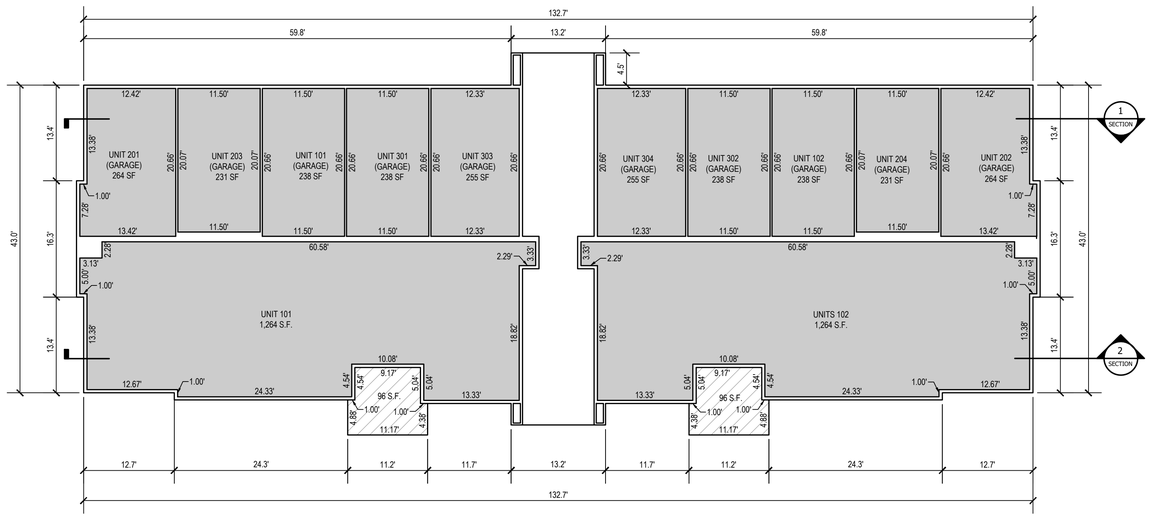
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

GARDNER POINT PHASE 3 PLAT 'Q' CONDOMINIUM

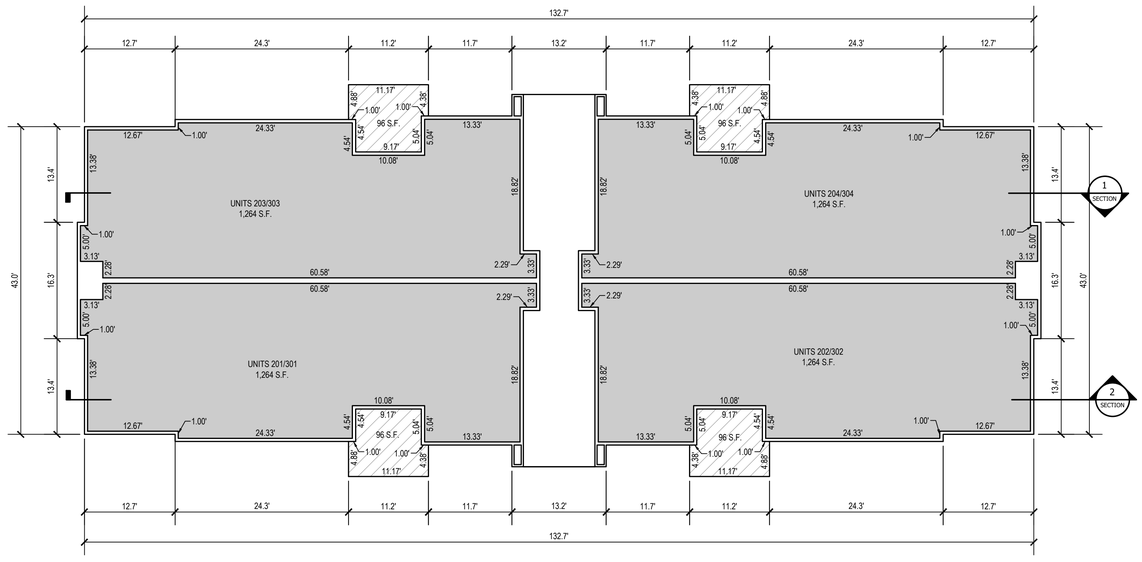
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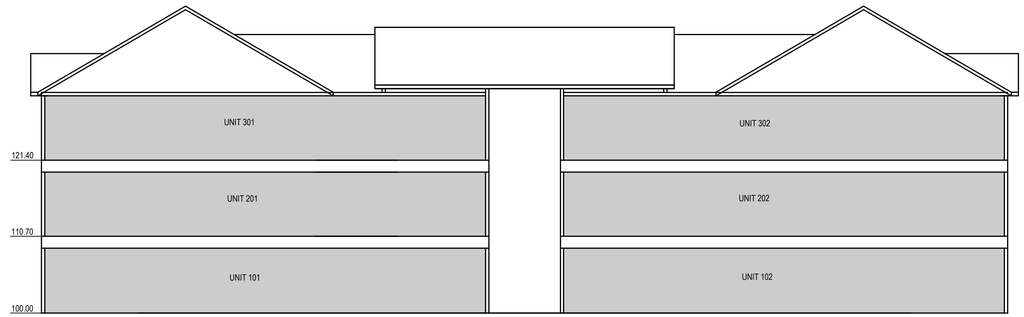
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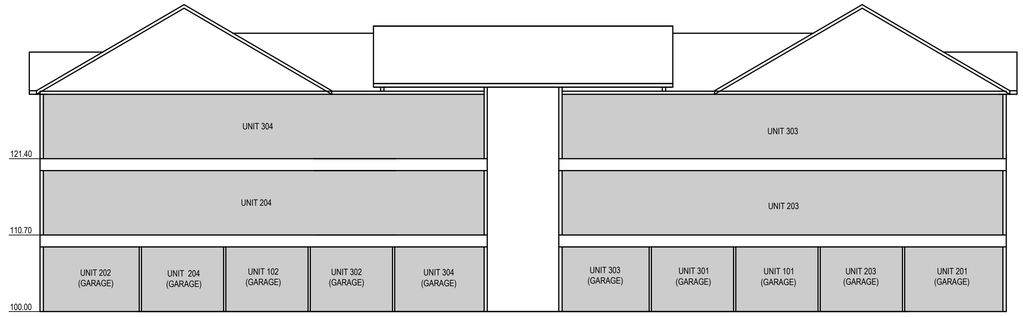
MAIN LEVEL



2nd/3rd LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4532.80	4541.90
2ND FLOOR	4543.50	4552.50
3RD FLOOR	4553.94	4562.94

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

OWNER
EDGE HOMES UTAH , LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801.494.0150

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SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 8/30/21

GARDNER POINT PHASE 3
PLAT 'Q' CONDOMINIUM
AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 3 PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

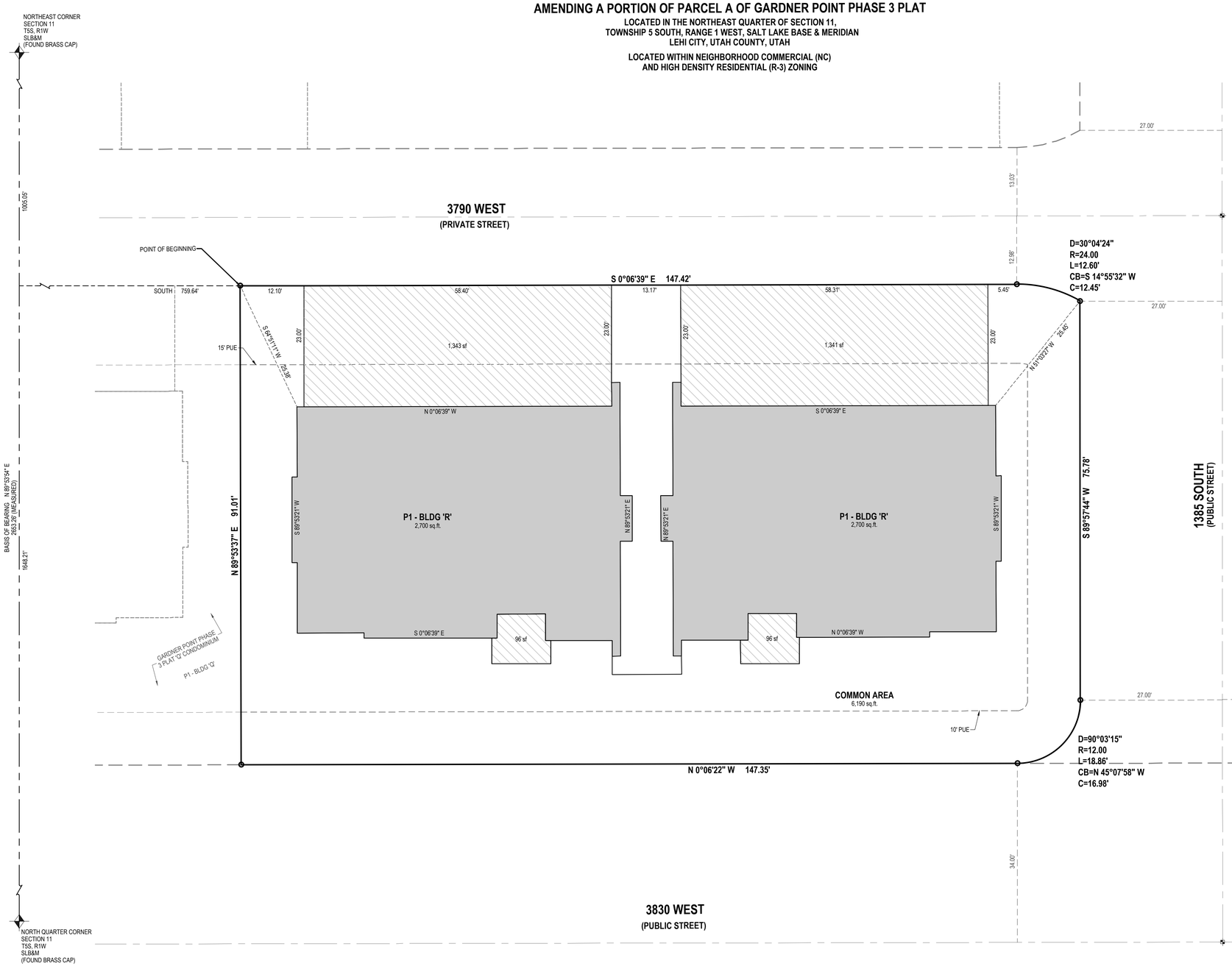
CLERK-RECORDER SEAL

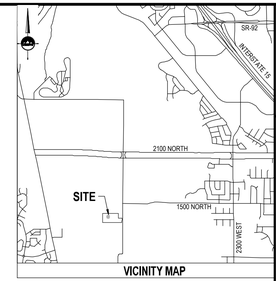
GARDNER POINT PHASE 3 PLAT 'R' CONDOMINIUM

AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING





VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING MONUMENT (ENSIGN ENG. LAND SURV.)
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as GARDNER POINT PHASE 3 PLAT 'R' CONDOMINIUM, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 1,648.21 feet and South 759.64 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°06'39" East 147.42 feet;
thence Southerly 12.60 feet along the arc of a 24.00 foot radius curve to the right (center bears South 89°53'21" West and the chord bears South 14°55'32" West 12.45 feet with a central angle of 30°04'24");
thence South 89°57'44" West 75.78 feet;
thence Northwesterly 18.86 feet along the arc of a 12.00 foot radius curve to the right (center bears North 00°09'36" West and the chord bears North 45°07'58" West 16.98 feet with a central angle of 90°03'15");
thence North 00°06'22" West 147.35 feet;
thence North 89°53'37" East 91.01 feet to the point of beginning.

Contains 14,465 Square Feet or 0.332 Acres.

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

GARDNER POINT PHASE 3 PLAT 'R' CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS HEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of UTAH) S.S.

On the _____ day of _____ A.D., 20_____, _____, personally appeared before me, the undersigned Notary Public Commissioned in Utah, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____, of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 20_____, BY THE PLANNING COMMISSION.

_____
CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20_____.

MAYOR: _____ ATTEST: _____
CLERK/RECORDER (SEE SEAL BELOW)

LAND USE TABLE				
BUILDING AREA	=	5,400 SF	0.124 AC	37%
LIMITED COMMON AREA	=	2,876 SF	0.066 AC	19%
COMMON AREA	=	6,190 SF	0.142 AC	44%
TOTAL AREA	=	14,463 SF	0.332 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. FRONT BUILDING SETBACK IS 23 FEET FROM TBC

RIGHT TO FARM:
THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

NORTH

HORIZONTAL GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/16/21

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

GARDNER POINT PHASE 3 PLAT 'R' CONDOMINIUM

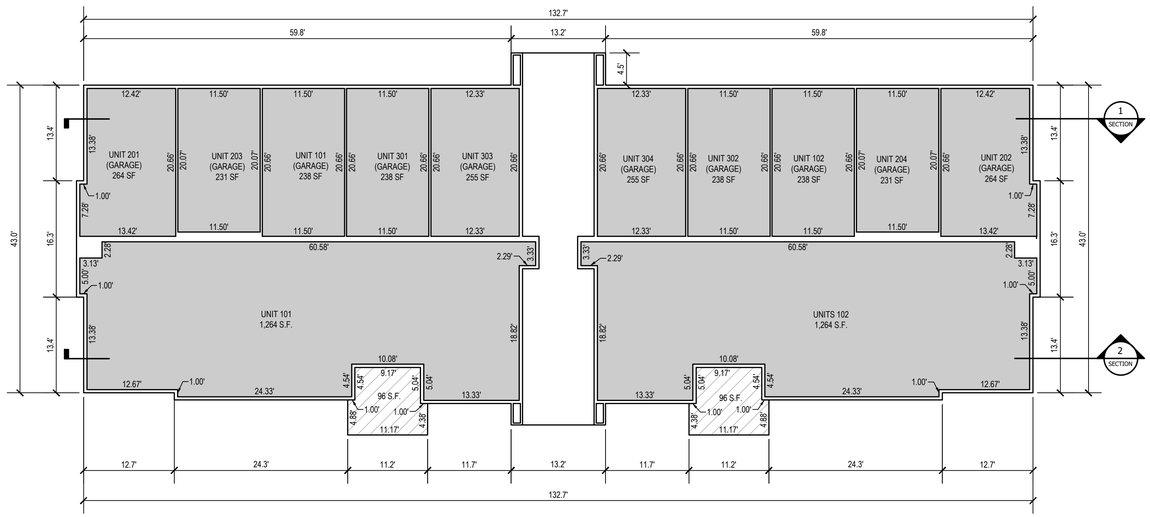
AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 3 PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

GARDNER POINT PHASE 3 PLAT 'R' CONDOMINIUM

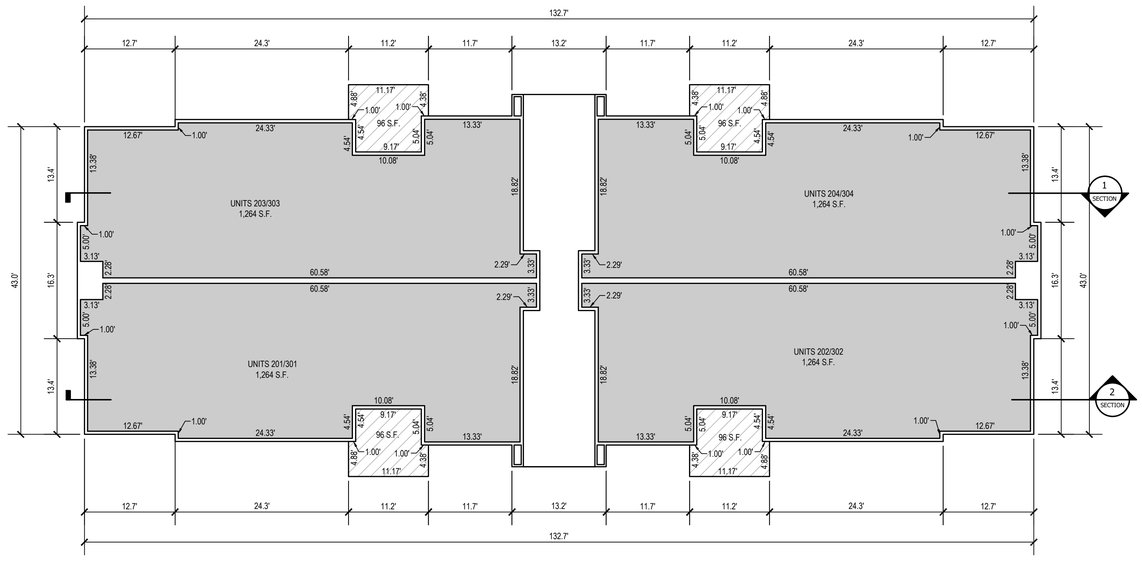
AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

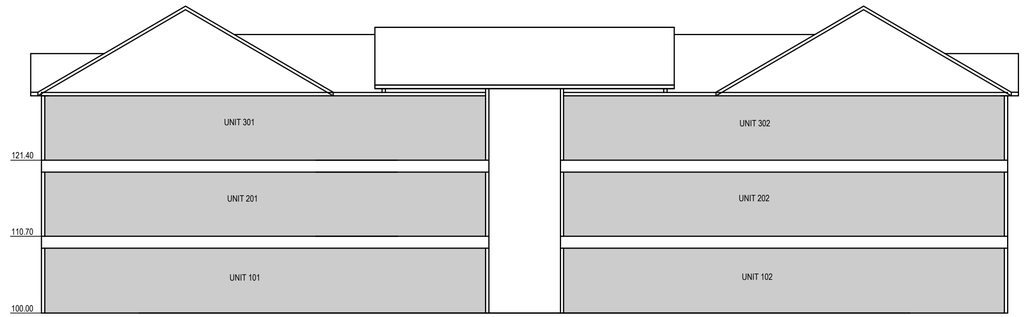
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



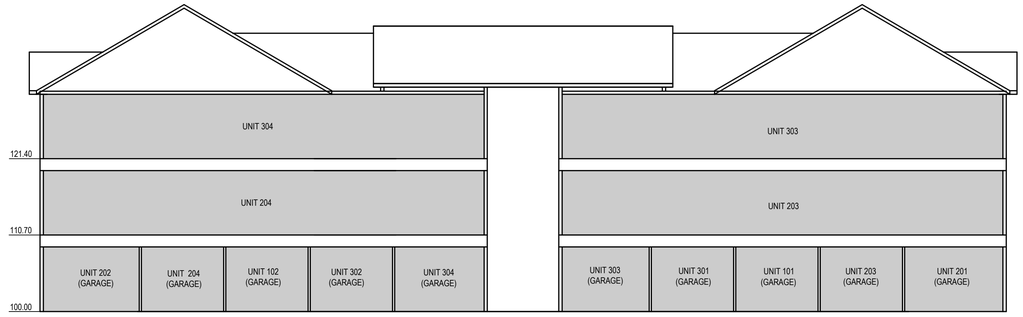
MAIN LEVEL



2nd/3rd LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4533.50	4542.60
2ND FLOOR	4544.20	4553.20
3RD FLOOR	4554.64	4563.64

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

OWNER
EDGE HOMES UTAH , LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801.494.0150

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
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RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 8/30/21

GARDNER POINT PHASE 3
PLAT 'R' CONDOMINIUM
AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 3 PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

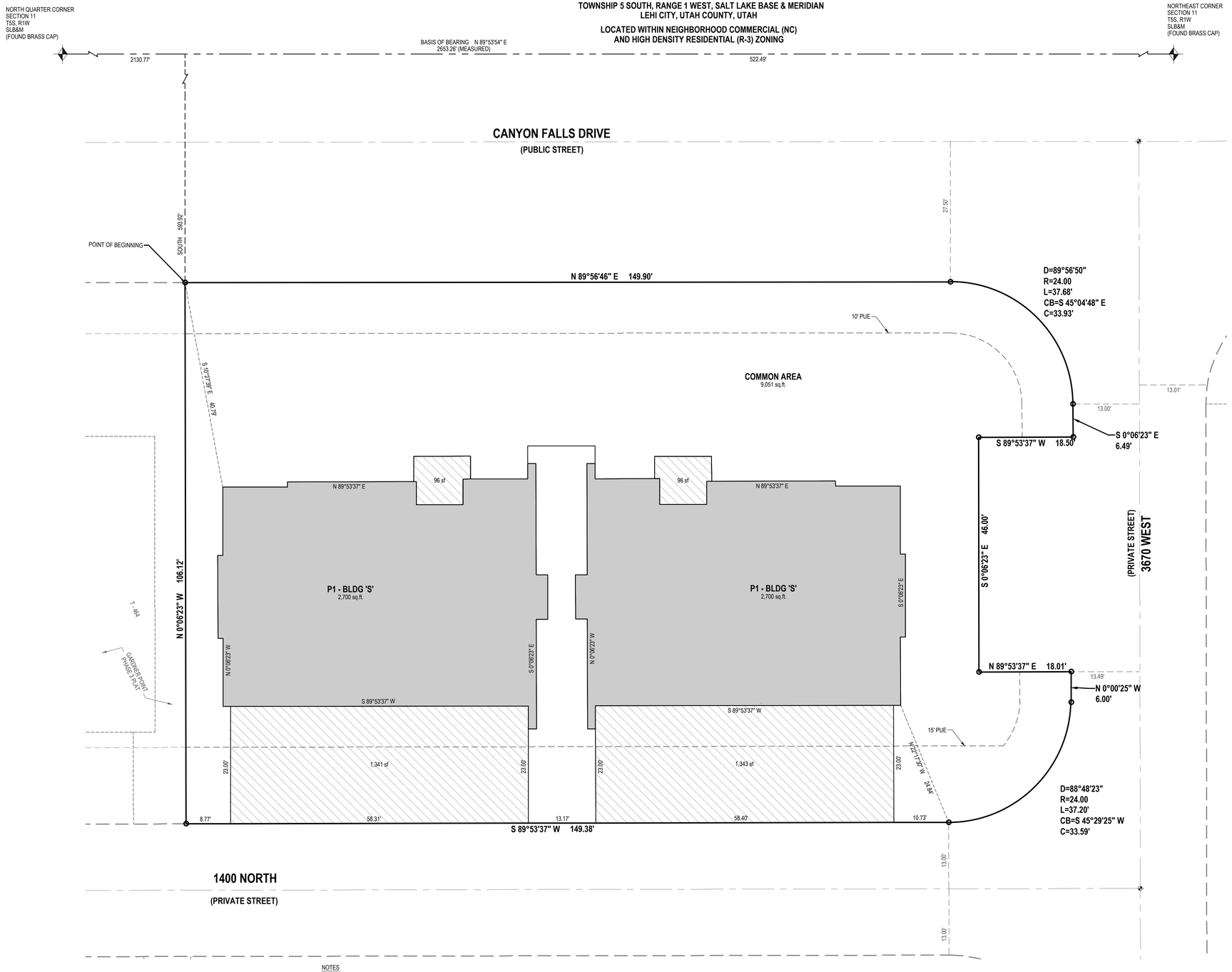
CLERK-RECORDER SEAL

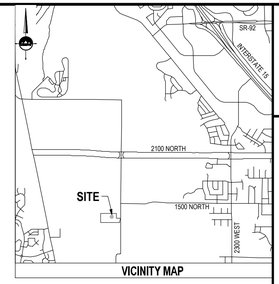
GARDNER POINT PHASE 3 PLAT 'S' CONDOMINIUM

AMENDING A PORTION OF PARCEL B OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING





VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

LAND USE TABLE				
BUILDING AREA	=	5,400 SF	0.124 AC	31%
LIMITED COMMON AREA	=	2,876 SF	0.066 AC	17%
COMMON AREA	=	9,051 SF	0.208 AC	52%
TOTAL AREA	=	17,326 SF	0.398 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. FRONT BUILDING SETBACK IS 23 FEET FROM TBC

RIGHT TO FARM:
THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as GARDNER POINT PHASE 3 PLAT 'S' CONDOMINIUM, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 2,130.77 feet and South 593.92 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running
thence North 89°56'46" East 149.90 feet;

thence Southeasterly 37.68 feet along the arc of a 24.00 foot radius curve to the right (center bears South 00°03'14" East and the chord bears South 45°04'48" East 33.93 feet with a central angle of 89°56'50");
thence South 00°06'23" East 6.49 feet;
thence South 89°53'37" West 18.50 feet;
thence South 00°06'23" East 46.00 feet;
thence North 89°53'37" East 18.01 feet;
thence South 00°00'25" East 6.00 feet;
thence Southwesterly 37.20 feet along the arc of a 24.00 foot radius curve to the right (center bears North 88°54'46" West and the chord bears South 45°29'25" West 33.59 feet with a central angle of 88°48'23");
thence South 89°53'37" West 149.38 feet;
thence North 00°06'23" West 106.12 feet to the point of beginning.

Contains 17,326 Square Feet or 0.398 Acres.

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

GARDNER POINT PHASE 3 PLAT 'S' CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS HEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of UTAH)S.S.

On the _____ day of _____ A.D., 20 _____, personally appeared before me, the undersigned Notary Public Commissioned in Utah, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 20_____, BY THE PLANNING COMMISSION.

_____
CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20_____.

MAYOR: _____ *ATTEST:* _____
CLERK/RECORDER (SEE SEAL BELOW)

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

GARDNER POINT PHASE 3 PLAT 'S' CONDOMINIUM

AMENDING A PORTION OF PARCEL B OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

ENSIGN

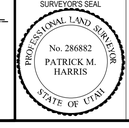
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/16/21

SURVEYORS SEAL



CITY ENGINEER'S SEAL

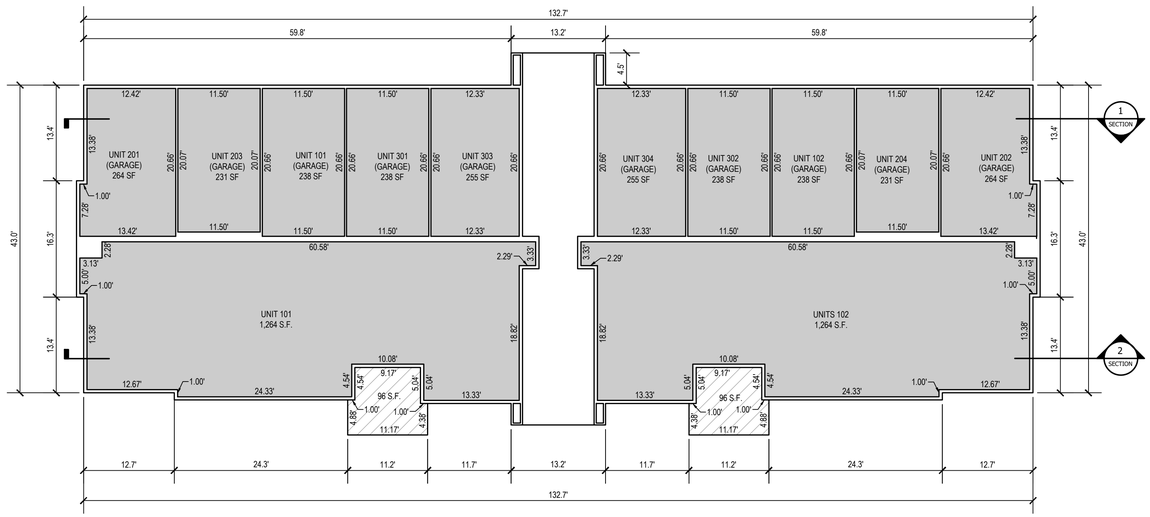
CLERK-RECORDER SEAL

GARDNER POINT PHASE 3 PLAT 'S' CONDOMINIUM

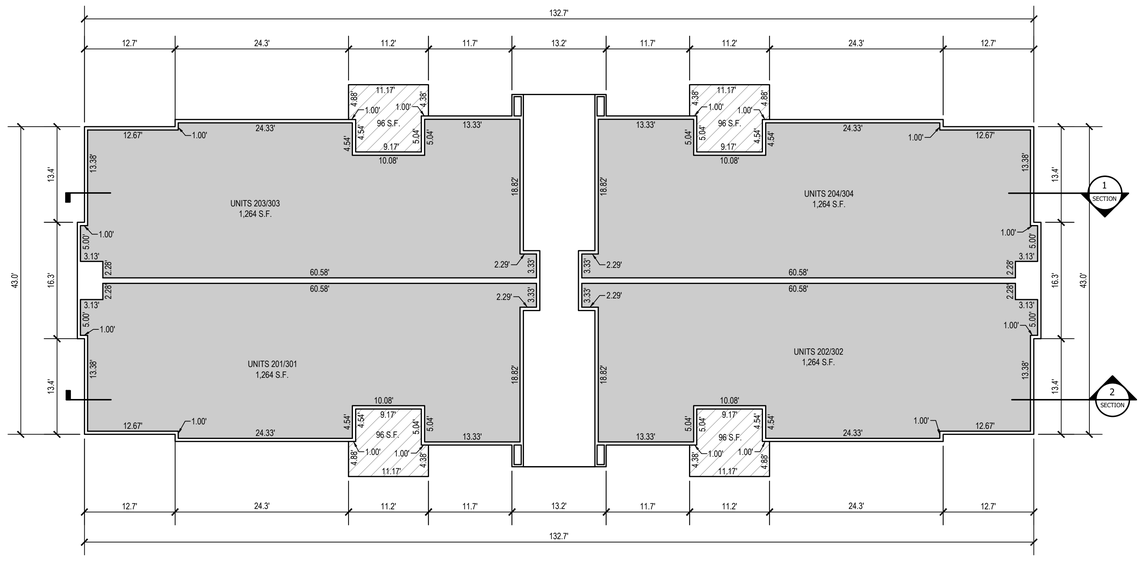
AMENDING ALL OF PARCEL B OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

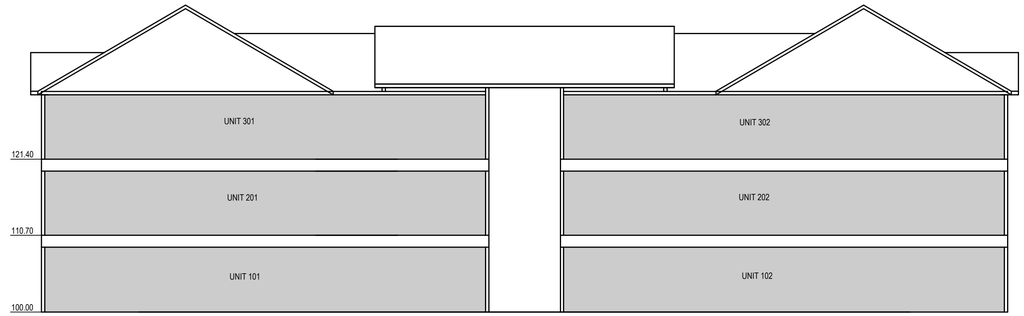
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



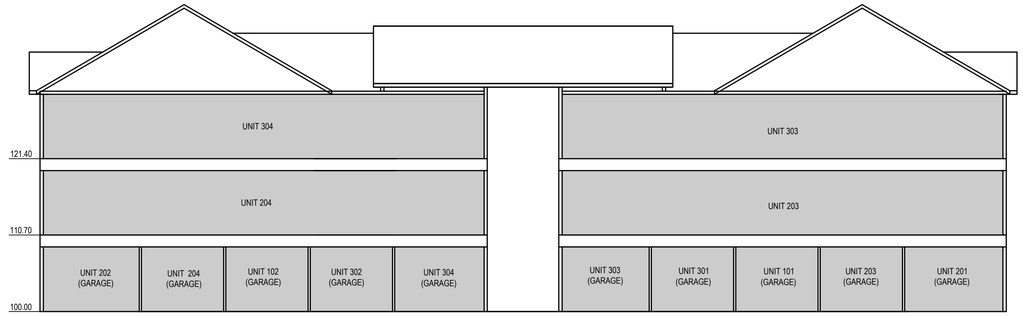
MAIN LEVEL



2nd/3rd LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4528.40	4537.50
2ND FLOOR	4539.10	4548.10
3RD FLOOR	4549.54	4558.54

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

OWNER
EDGE HOMES UTAH , LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801.494.0150

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
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SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 8/30/21

GARDNER POINT PHASE 3
PLAT 'S' CONDOMINIUM
AMENDING ALL OF PARCEL B OF GARDNER POINT PHASE 3 PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

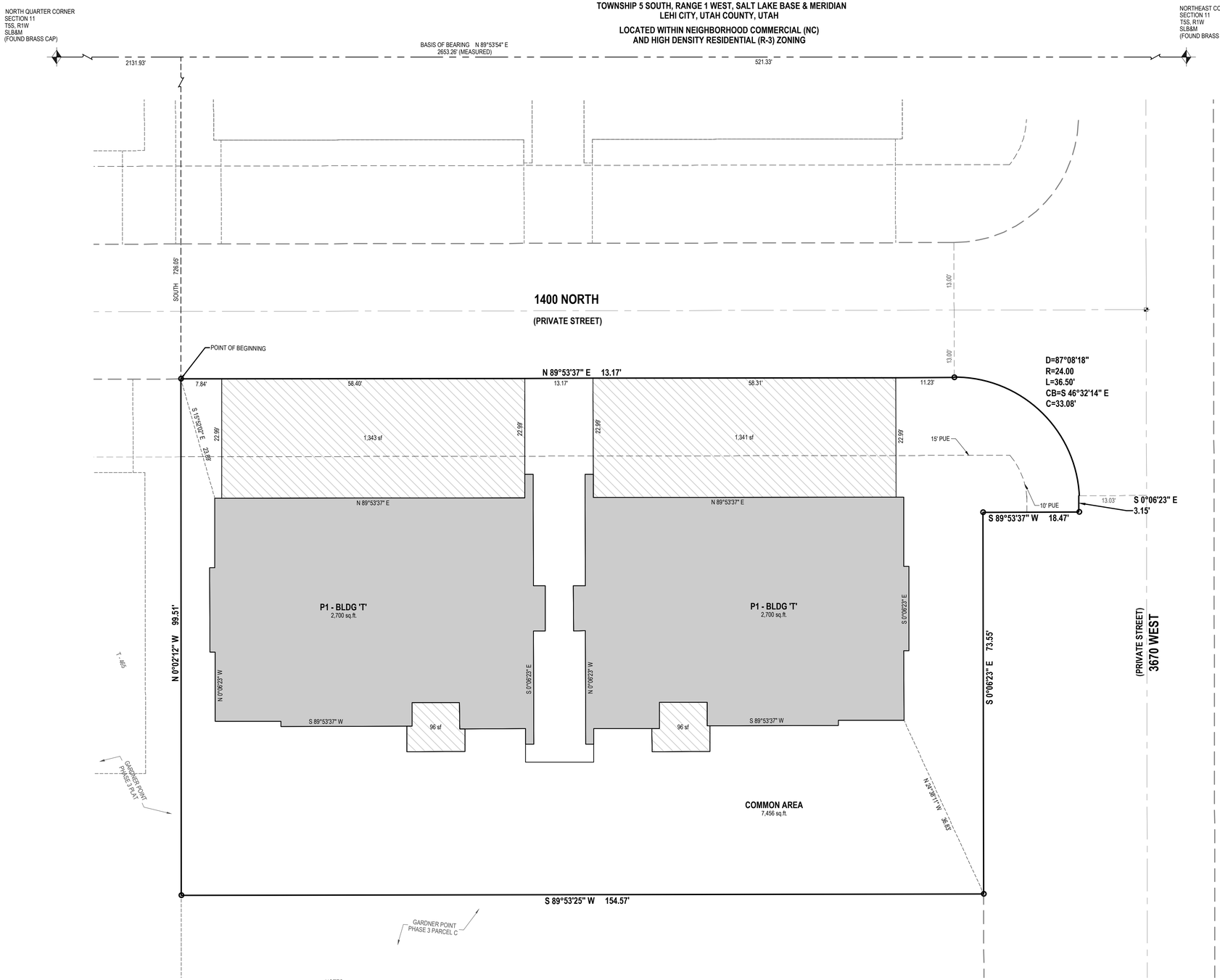
CLERK-RECORDER SEAL

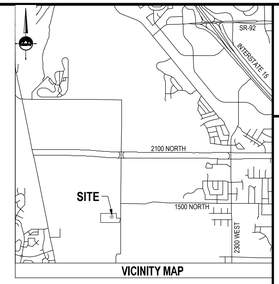
GARDNER POINT PHASE 3 PLAT 'T' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING





VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

NORTH

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

LAND USE TABLE				
BUILDING AREA	=	5,400 SF	0.124 AC	35%
LIMITED COMMON AREA	=	2,876 SF	0.066 AC	18%
COMMON AREA	=	7,456 SF	0.171 AC	47%
TOTAL AREA	=	15,731 SF	0.361 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. FRONT BUILDING SETBACK IS 23 FEET FROM TBC

RIGHT TO FARM:
THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as GARDNER POINT PHASE 3 PLAT 'T' CONDOMINIUM, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 2,131.93 feet and South 720.05 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'37" East 148.95 feet;
thence Southeasterly 36.50 feet along the arc of a 24.00 foot radius curve to the right (center bears South 00°06'23" East and the chord bears South 46°32'14" East 33.08 feet with a central angle of 87°08'18");
thence South 00°06'23" East 3.15 feet;
thence South 89°53'37" West 18.47 feet;
thence South 00°06'23" East 73.55 feet;
thence South 89°53'25" West 154.57 feet;
thence North 00°02'12" West 99.51 feet to the point of beginning.

Contains 15,731 Square Feet or 0.361 Acres.

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

GARDNER POINT PHASE 3 PLAT 'T' CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS HEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF_____, A.D. 20____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of UTAH } S.S.

On the _____ day of _____ A.D., 20_____,
personally appeared before me, the undersigned Notary Public Commissioned in Utah, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____, of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 20_____, BY THE PLANNING COMMISSION.

CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20_____.

MAYOR: _____ *ATTEST:* _____
CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 3 PLAT 'T' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/16/21

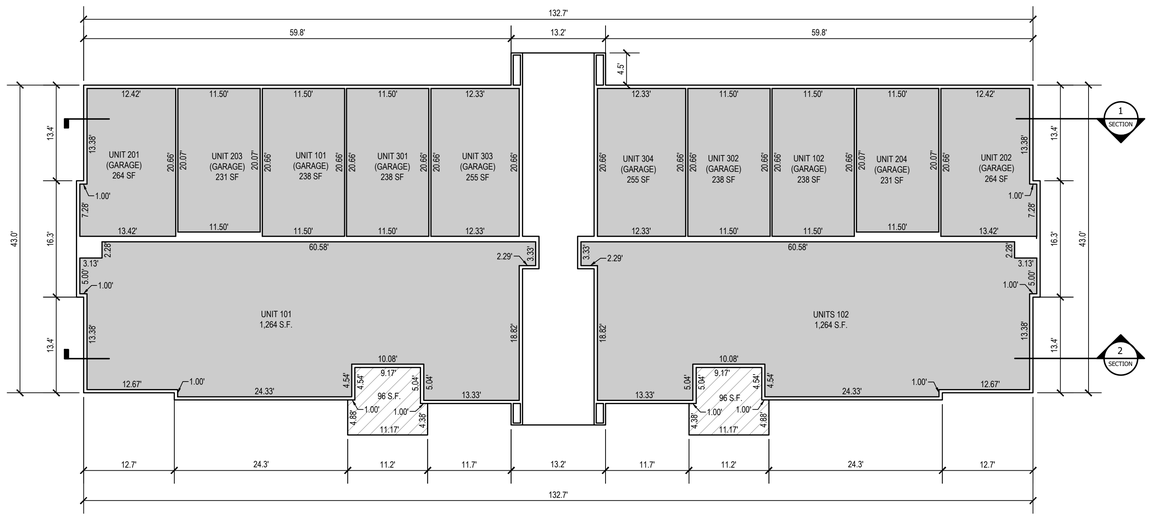
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

GARDNER POINT PHASE 3 PLAT 'T' CONDOMINIUM

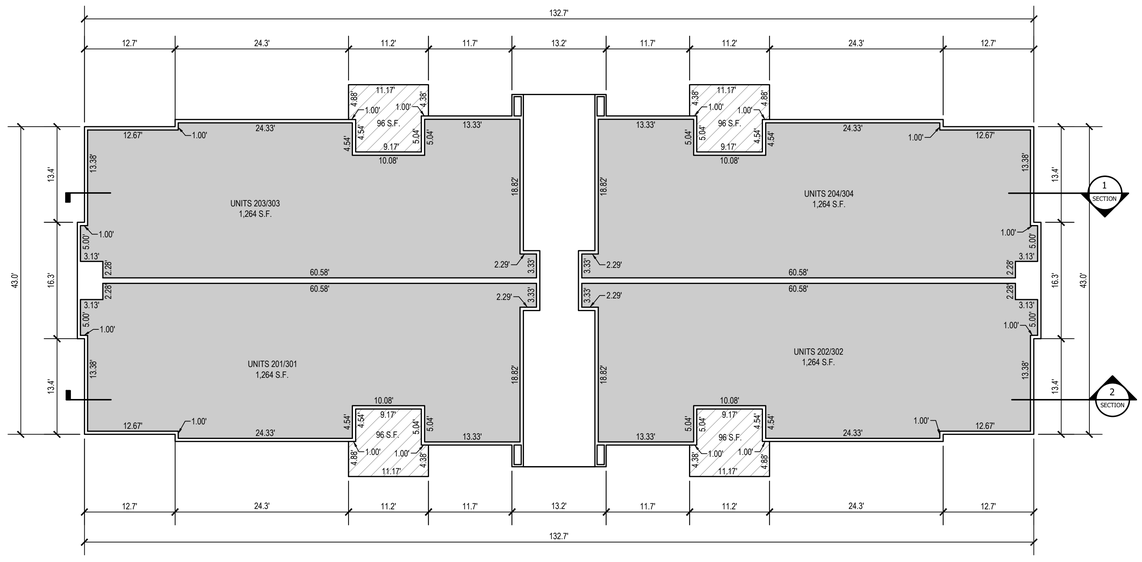
AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

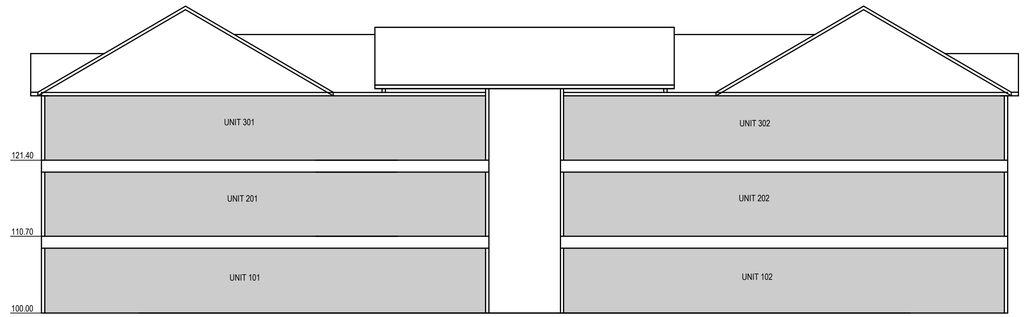
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



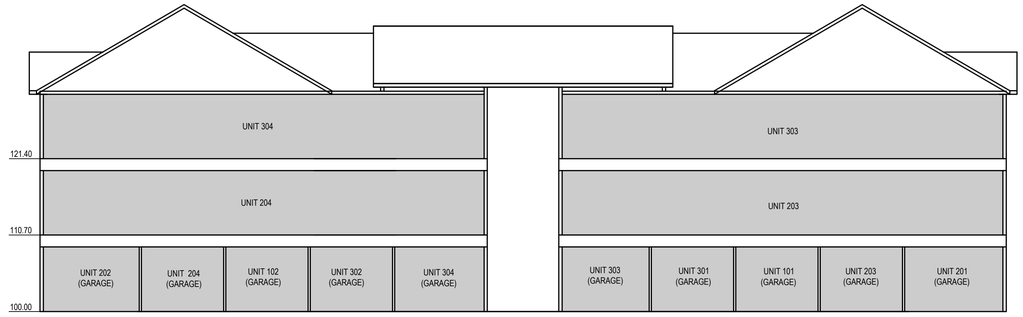
MAIN LEVEL



2nd/3rd LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4529.00	4538.10
2ND FLOOR	4539.70	4548.70
3RD FLOOR	4550.14	4559.14

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

OWNER
EDGE HOMES UTAH , LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801.494.0150

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
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CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 8/30/21

GARDNER POINT PHASE 3
PLAT 'T' CONDOMINIUM
AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 3 PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

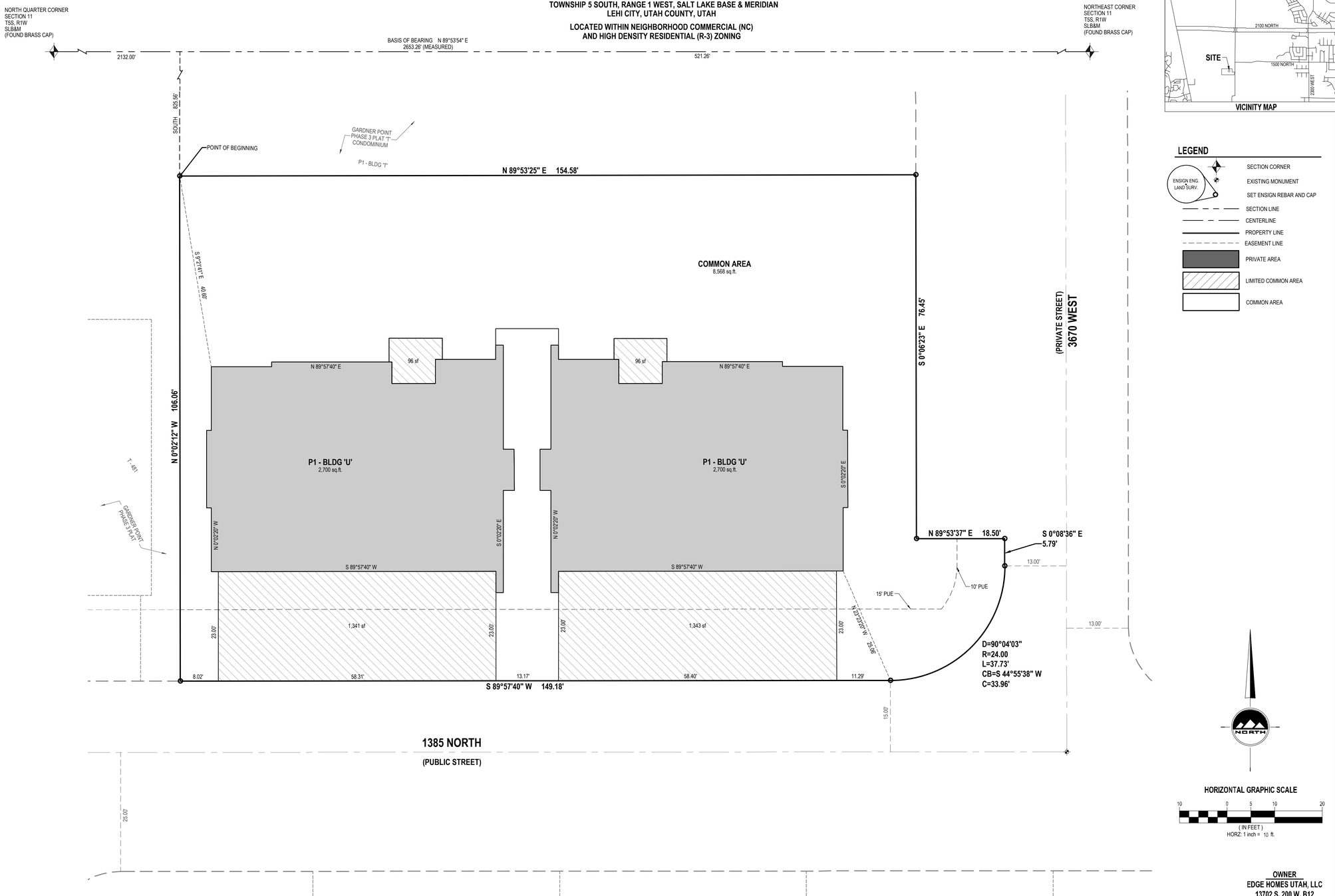
CLERK-RECORDER SEAL

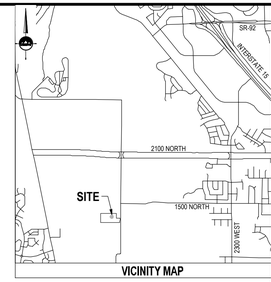
GARDNER POINT PHASE 3 PLAT 'U' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 3 PLAT

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LEHI CITY, UTAH COUNTY, UTAH

LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING





VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
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- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

NORTH

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

LAND USE TABLE				
BUILDING AREA	=	5,400 SF	0.124 AC	32%
LIMITED COMMON AREA	=	2,876 SF	0.066 AC	17%
COMMON AREA	=	8,568 SF	0.197 AC	51%
TOTAL AREA	=	16,844 SF	0.387 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
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SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as GARDNER POINT PHASE 3 PLAT 'U' CONDOMINIUM, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

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Beginning at a point being North 89°53'54" East 2,132.00 feet and South 825.56 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'25" East 154.58 feet;
thence South 00°06'23" East 76.45 feet;
thence North 89°53'37" East 18.50 feet;
thence South 00°08'36" East 5.79 feet;
thence Southwesterly 37.73 feet along the arc of a 24.00 foot radius curve to the right (center bears South 89°53'37" West and the chord bears South 44°55'38" West 33.96 feet with a central angle of 90°04'03");
thence South 89°57'40" West 149.18 feet;
thence North 00°02'12" West 106.06 feet to the point of beginning.

Contains 16,844 Square Feet or 0.387 Acres.

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

GARDNER POINT PHASE 3 PLAT 'U' CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS HEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of UTAH)S.S.

On the _____ day of _____ A.D., 20_____, _____, personally appeared before me, the undersigned Notary Public Commissioned in Utah, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 20_____, BY THE PLANNING COMMISSION.

CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20_____.

MAYOR: _____ ATTEST: _____
CLERK/RECORDER (SEE SEAL BELOW)

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

GARDNER POINT PHASE 3 PLAT 'U' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/16/21

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

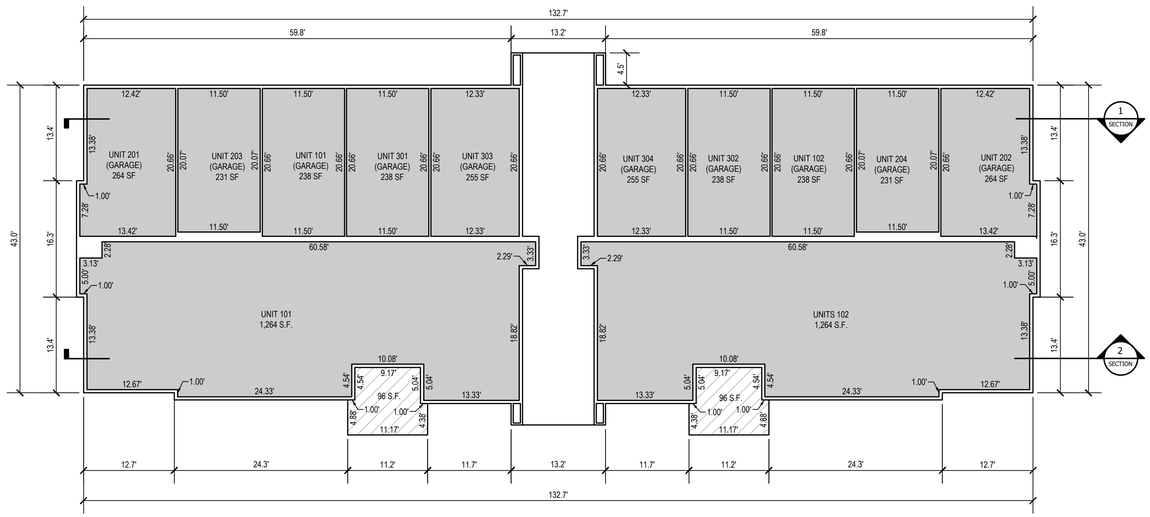
CLERK-RECORDER SEAL

GARDNER POINT PHASE 3 PLAT 'U' CONDOMINIUM

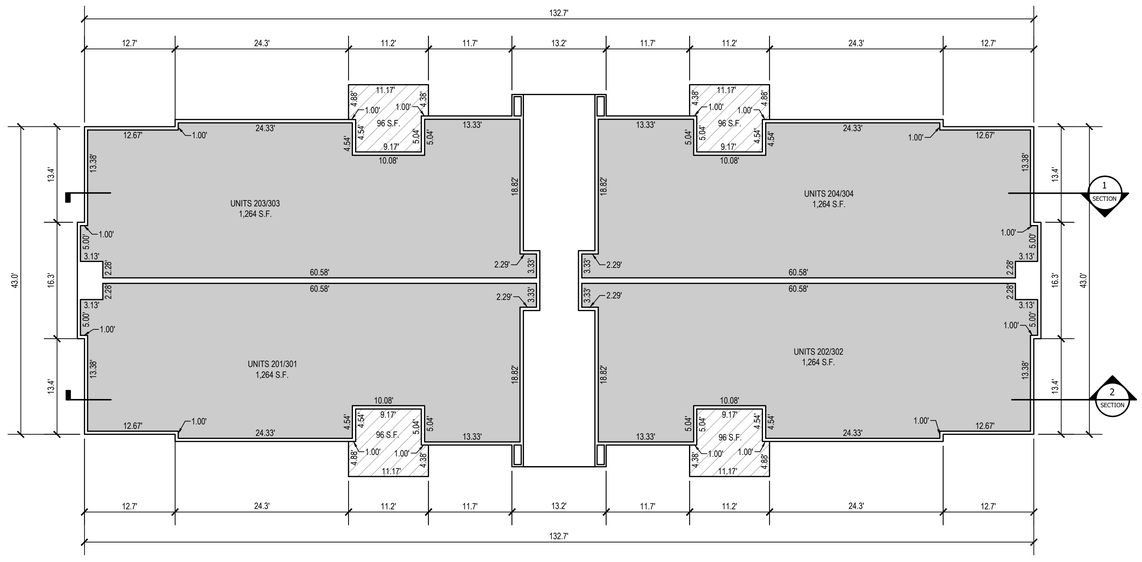
AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

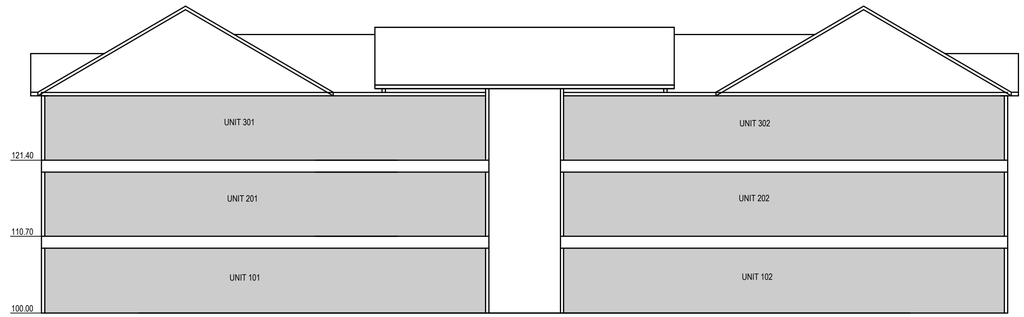
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



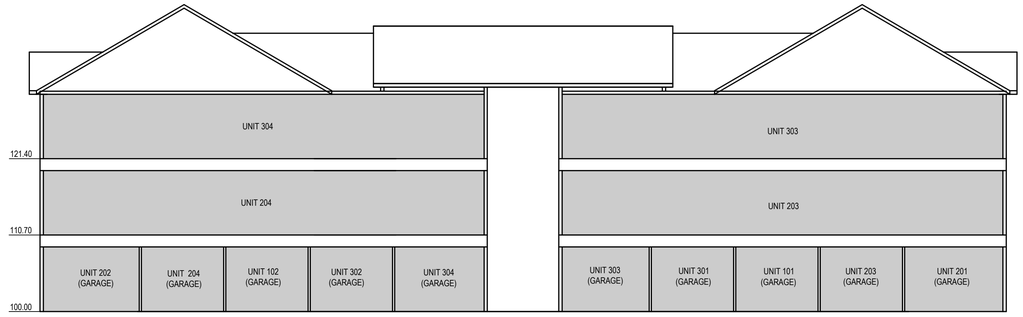
MAIN LEVEL



2nd/3rd LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4529.80	4538.90
2ND FLOOR	4540.50	4549.50
3RD FLOOR	4550.94	4559.94

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

OWNER
EDGE HOMES UTAH , LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801.494.0150

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45 W. 10000 S., Suite 500
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SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 8/30/21

GARDNER POINT PHASE 3
PLAT 'U' CONDOMINIUM
AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 3 PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
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PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

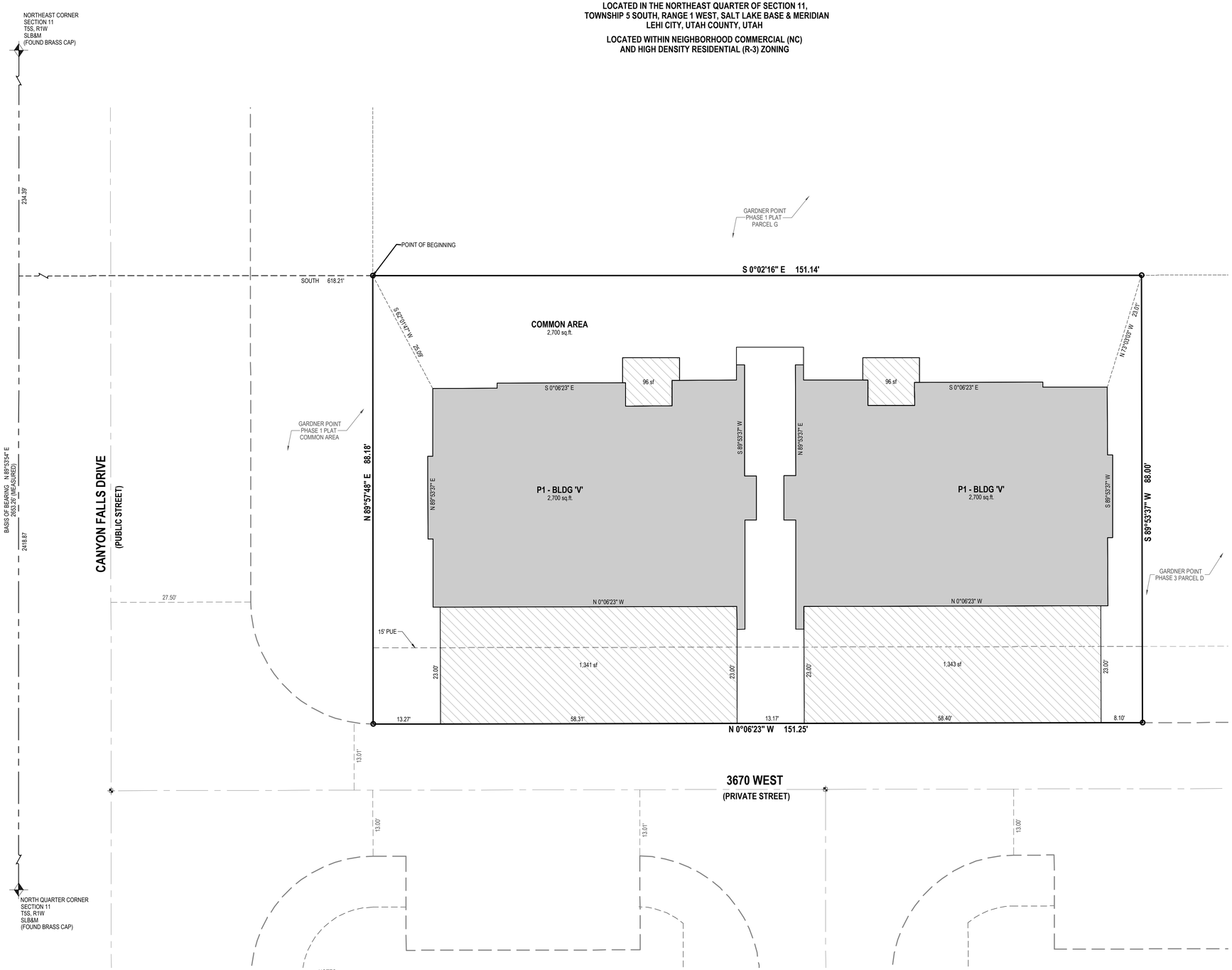
CLERK-RECORDER SEAL

GARDNER POINT PHASE 3 PLAT 'V' CONDOMINIUM

AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



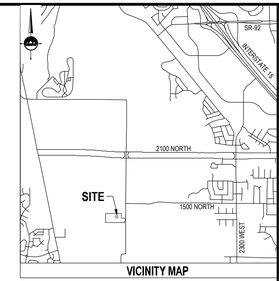
LAND USE TABLE				
BUILDING AREA	=	5,400 SF	0.124 AC	41%
LIMITED COMMON AREA	=	2,876 SF	0.066 AC	21%
COMMON AREA	=	5,044 SF	0.116 AC	38%
TOTAL AREA	=	13,318 SF	0.306 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. FRONT BUILDING SETBACK IS 23 FEET FROM TBC

RIGHT TO FARM:
THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

NORTH

HORIZONTAL GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.



VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING MONUMENT (ENSIGN ENG. LAND SURV.)
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as GARDNER POINT PHASE 3 PLAT 'V' CONDOMINIUM, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 2,418.87 feet and South 618.21 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°02'16" East 151.14 feet;
thence South 89°53'37" West 88.00 feet;
thence North 00°06'23" West 151.25 feet;
thence North 89°57'48" East 88.18 feet to the point of beginning.

Contains 13,319 Square Feet or 0.306 Acres.

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

GARDNER POINT PHASE 3 PLAT 'V' CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS HEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of UTAH } S.S.

On the _____ day of _____ A.D., 20_____,
personally appeared before me, the undersigned Notary Public Commissioned in Utah, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____, of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 20_____, BY THE PLANNING COMMISSION.

_____
CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20_____

MAYOR: _____ *ATTEST:* _____
CLERK/RECORDER (SEE SEAL BELOW)

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

GARDNER POINT PHASE 3 PLAT 'V' CONDOMINIUM

AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone:801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/16/21

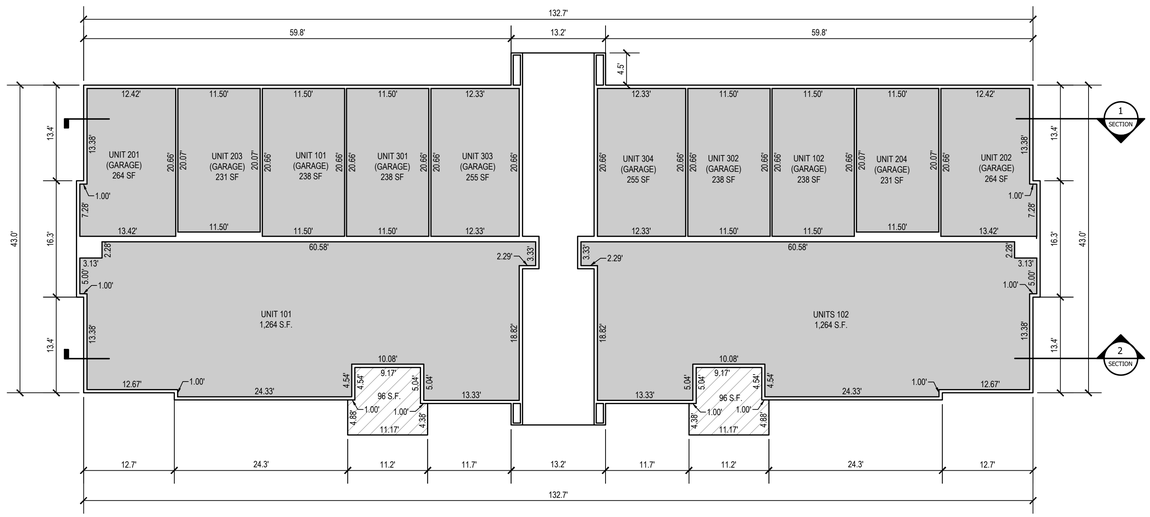
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

GARDNER POINT PHASE 3 PLAT 'V' CONDOMINIUM

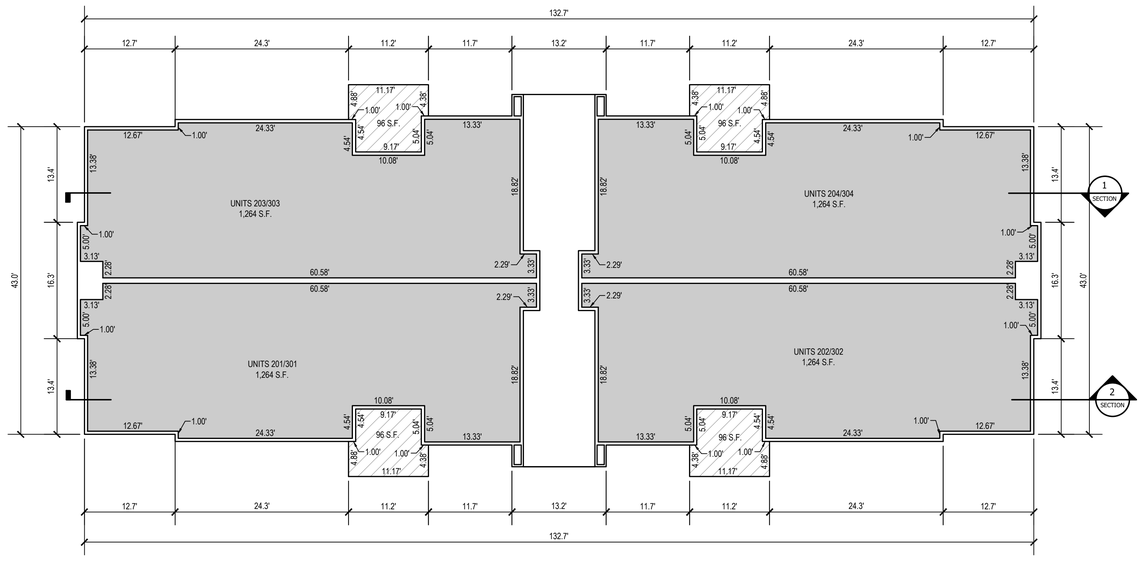
AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

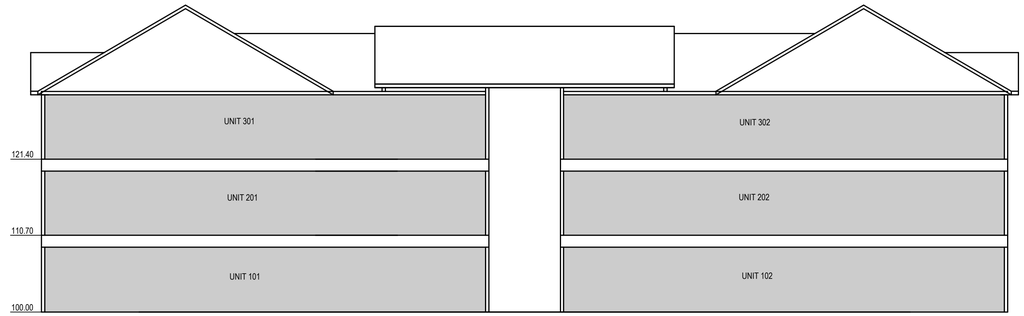
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



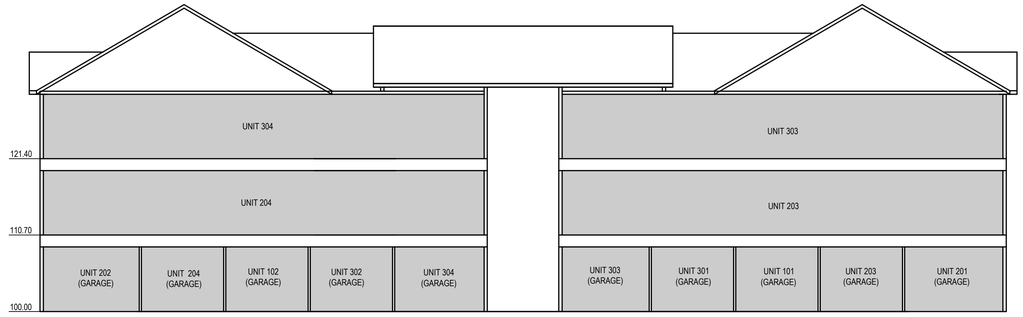
MAIN LEVEL



2nd/3rd LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4527.40	4536.50
2ND FLOOR	4538.10	4547.10
3RD FLOOR	4548.54	4557.54

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

OWNER
EDGE HOMES UTAH , LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801.494.0150

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
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TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 8/30/21

GARDNER POINT PHASE 3
PLAT 'V' CONDOMINIUM
AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 3 PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

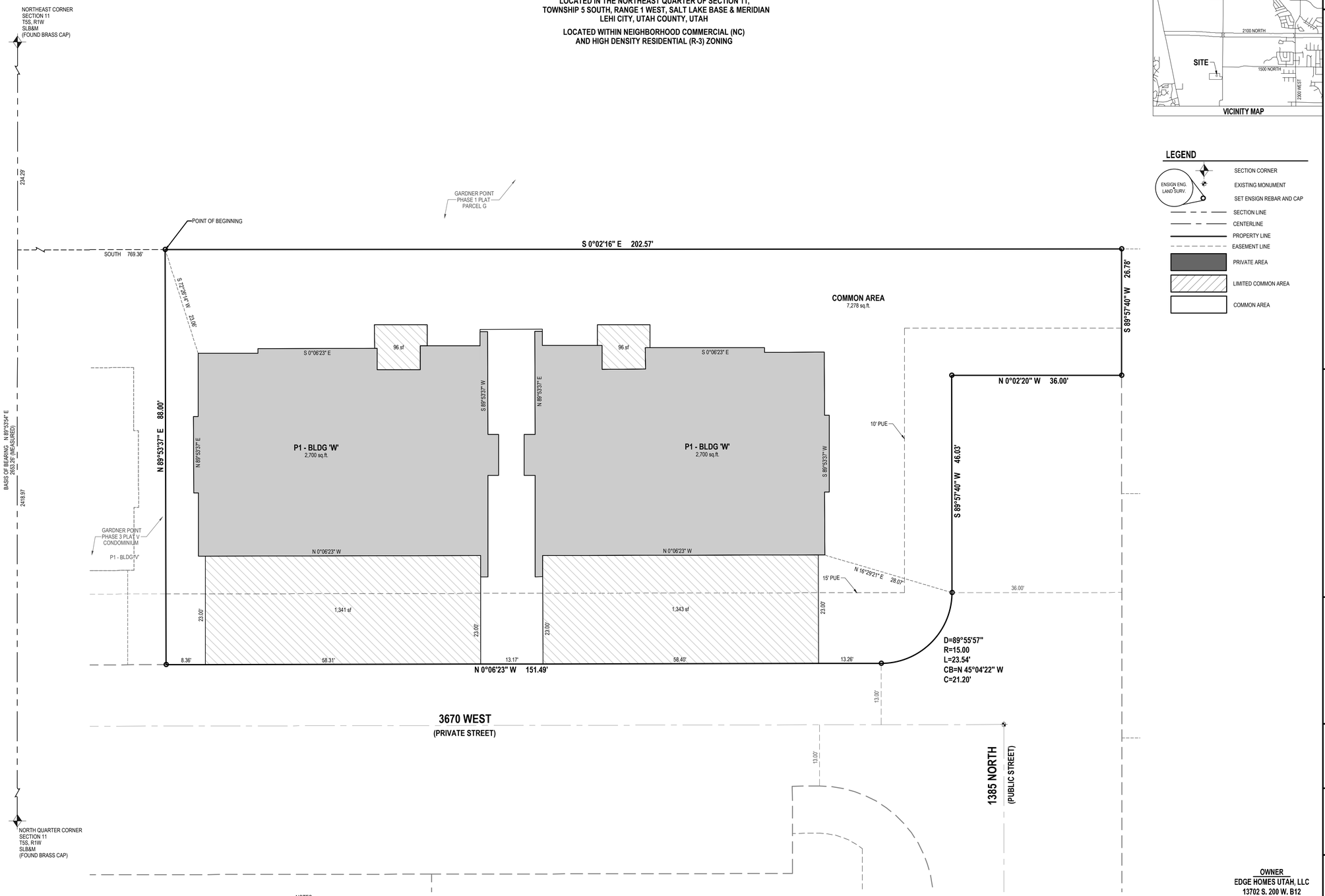
CLERK-RECORDER SEAL

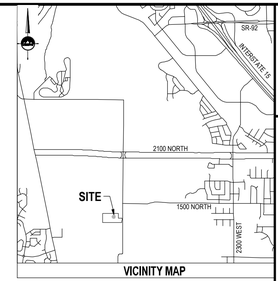
GARDNER POINT PHASE 3 PLAT 'W' CONDOMINIUM

AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING





VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

LAND USE TABLE				
BUILDING AREA	=	5,400 SF	0.124 AC	35%
LIMITED COMMON AREA	=	2,876 SF	0.066 AC	18%
COMMON AREA	=	7,278 SF	0.167 AC	47%
TOTAL AREA	=	15,552 SF	0.357 AC	100%
TOTAL NUMBER OF BUILDINGS	= 1			
TOTAL NUMBER UNITS IN PHASE	= 10			

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. FRONT BUILDING SETBACK IS 23 FEET FROM TBC

RIGHT TO FARM:
THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

NORTH

HORIZONTAL GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
HORZ: 1 inch = 10 ft.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as GARDNER POINT PHASE 3 PLAT 'W' CONDOMINIUM, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°53'54" East 2,418.97 feet and South 769.36 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°02'16" East 202.57 feet;
thence South 89°57'40" West 26.78 feet;
thence North 00°02'20" West 36.00 feet;
thence South 89°57'40" West 46.03 feet;
thence Northwesterly 23.54 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°02'20" West and the chord bears North 45°04'22" West 21.20 feet with a central angle of 89°55'57");
thence North 00°06'23" West 151.49 feet;
thence North 89°53'37" East 88.00 feet to the point of beginning.

Contains 15,554 Square Feet or 0.357 Acres.

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

GARDNER POINT PHASE 3 PLAT 'W' CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS HEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of UTAH)S.S.

On the _____ day of _____ A.D., 20 _____, personally appeared before me, the undersigned Notary Public Commissioned in Utah, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 20_____, BY THE PLANNING COMMISSION.

_____
CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20_____.

MAYOR: _____ ATTEST: _____
CLERK/RECORDER (SEE SEAL BELOW)

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

GARDNER POINT PHASE 3 PLAT 'W' CONDOMINIUM

AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
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LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 2

PROJECT NUMBER : R069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/16/21

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

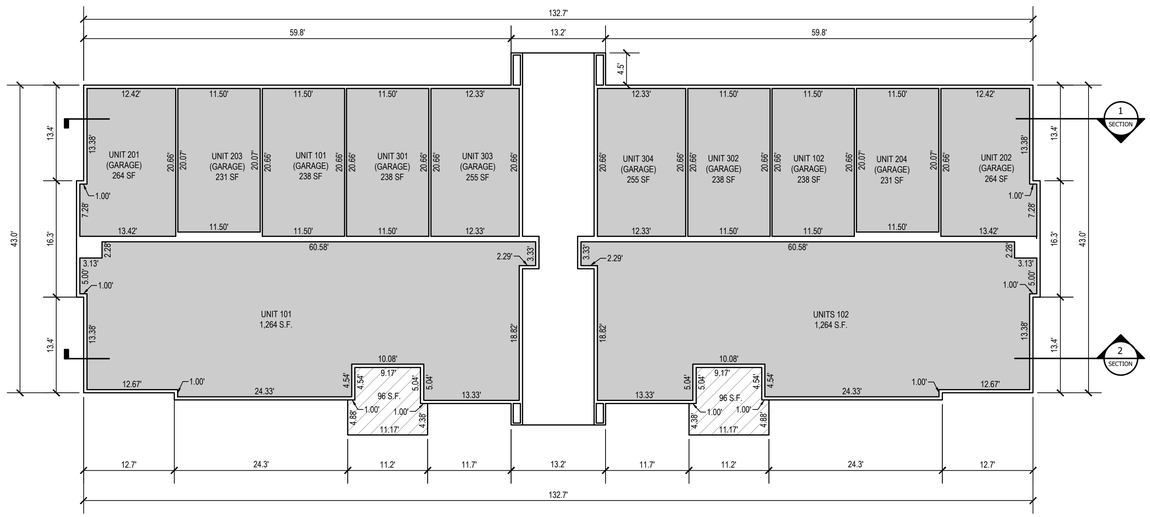
CLERK-RECORDER SEAL

GARDNER POINT PHASE 3 PLAT 'W' CONDOMINIUM

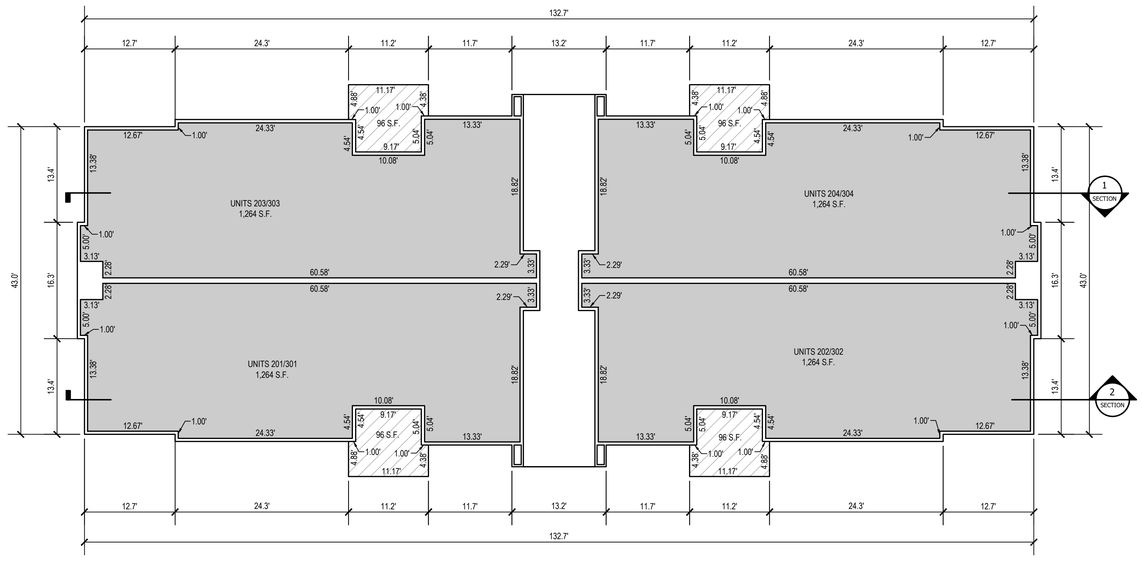
AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 3 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

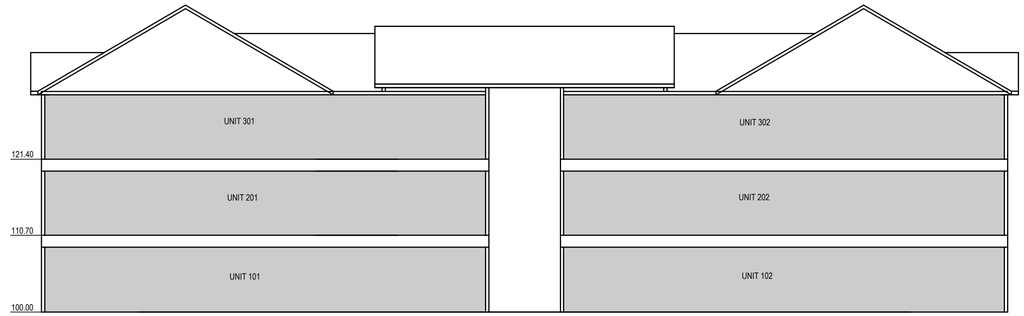
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



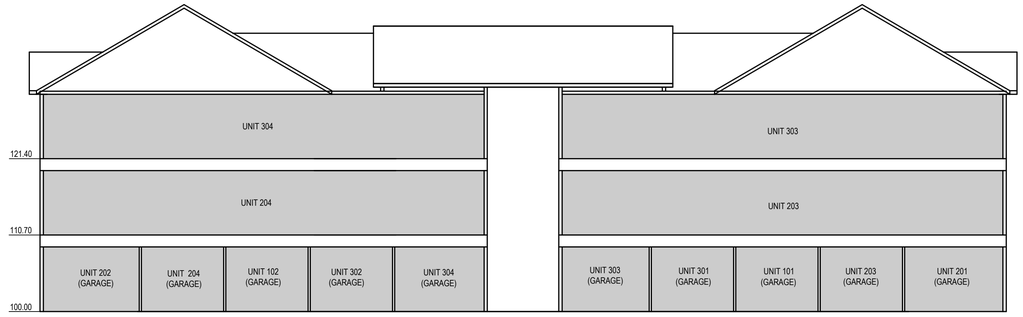
MAIN LEVEL



2nd/3rd LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4528.40	4537.50
2ND FLOOR	4539.10	4548.10
3RD FLOOR	4549.54	4558.54

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

OWNER
EDGE HOMES UTAH , LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801.494.0150

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
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CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 8/30/21

GARDNER POINT PHASE 3
PLAT 'W' CONDOMINIUM
AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 3 PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
   - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
   - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
   - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
   - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
   - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

ENSIGN
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

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Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-494-0150

GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

GENERAL NOTES

PROJECT NUMBER 8069K	PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH	CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS	

C-001

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. "ALL 'NO PARKING' SIGNS SHALL BE INSTALLED AND MAINTAINED BY THE DEVELOPER / HOA"

TYPE OF DEVELOPMENT:
RESIDENTIAL PUD

UNIT COUNT

SINGLE FAMILY RESIDENTIAL = 16
TOWNHOMES = 96
CONDOMINIUMS = 70 (10 PER BUILDING)
TOTAL UNITS = 182
UNITS PER ACRE = 11.58

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE.RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK



SITE SUMMARY TABLE		
DESCRIPTION	AREA (AC)	PERCENTAGE
HARDSCAPE / ROAD ROW	10.68	68%
SINGLE FAMILY LOTS	1.56	10%
OPEN SPACE	3.47	22%
TOTAL SITE	15.71	100%

PARKING DATA TABLE	
SURFACE PARKING	72
HANDICAP-ACCESSIBLE STALLS	0
TOWNHOME GARAGE PARKING	192
TOWNHOME DRIVE PARKING	192
CONDO GARAGE PARKING	70
CONDO DRIVE PARKING	70
TOTAL PARKING PROVIDED	596

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ. 1 inch = 50 ft.

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REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL SITE PLAN

PROJECT NUMBER 8069K
PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-100

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BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
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ELEVATION = 4536.22

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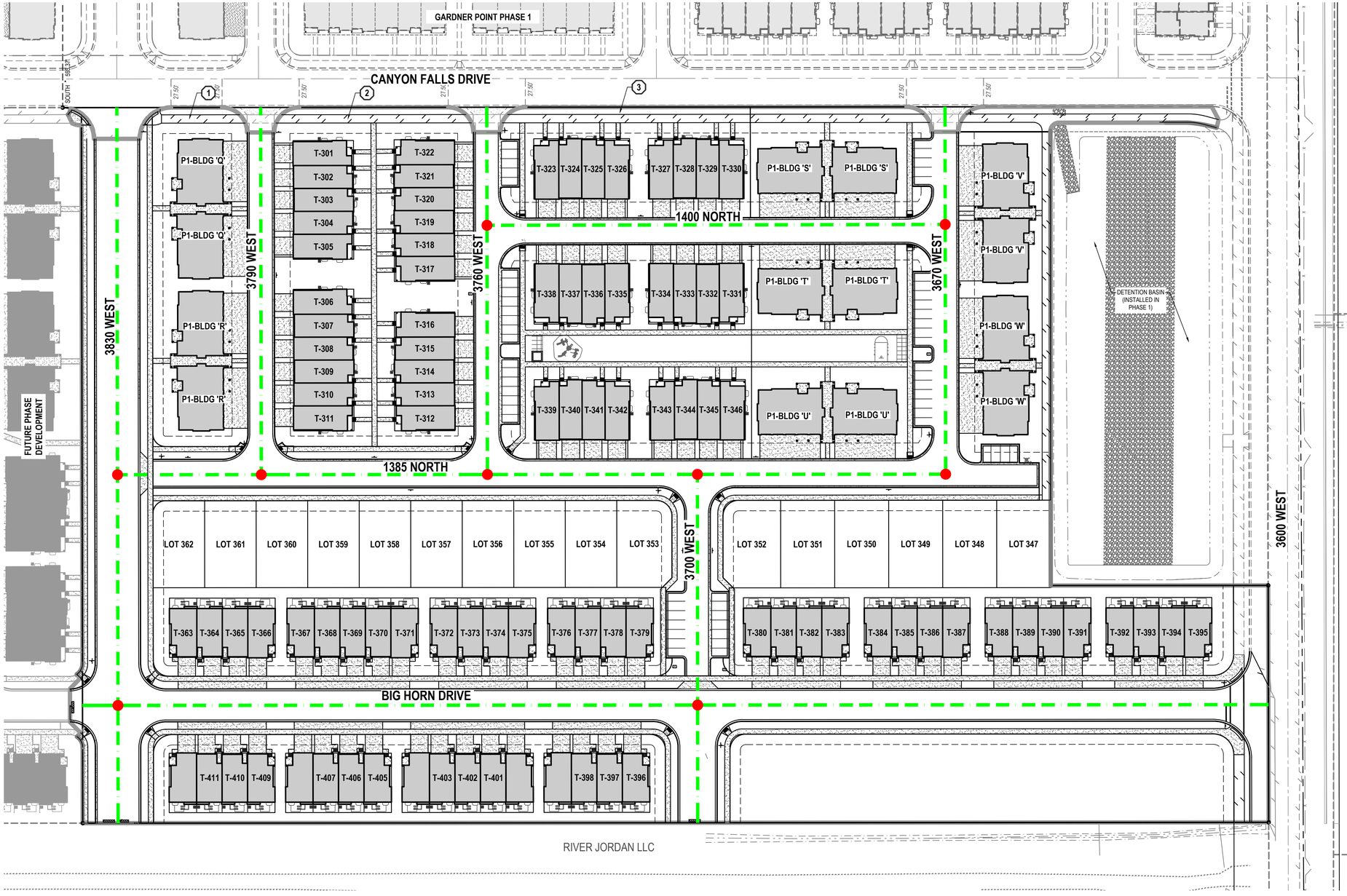
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NODES - STREET INTERSECTION OR CUL-DE-SAC LOCATED WITHIN A PROPOSED DEVELOPMENT. A STREET INTERSECTION EXISTS WHERE TWO OR MORE NAMED ROADS INTERSECT MARKED WITH A CIRCLE.

LINKS - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

ADDITIONAL HALF LINKS DUE TO TRAIL SYSTEMS

1. TRAIL ON SOUTH SIDE OF CANYON FALLS DRIVE BETWEEN 3830 WEST AND 3790 WEST.
2. TRAIL ON SOUTH SIDE OF CANYON FALLS DRIVE BETWEEN 3790 WEST AND 3760 WEST.
3. TRAIL ON SOUTH SIDE OF CANYON FALLS DRIVE BETWEEN 3760 WEST AND 3670 WEST.



SITE SUMMARY TABLE	
DEVELOPABLE UNITS	182
ACRES	15.71
DENSITY	11.58 DU/AC
NODES	9
LINKS	18
ADDITIONAL HALF LINKS DUE TO TRAIL SECTIONS (SEE LIST)	3
INDEX SCORE	2.17
MIN. INDEX SCORE	1.75
MAX. BLOCK LENGTH	556 FT

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

CIRCULATION PLAN

PROJECT NUMBER 8069K
PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-100A

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BENCHMARK

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NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

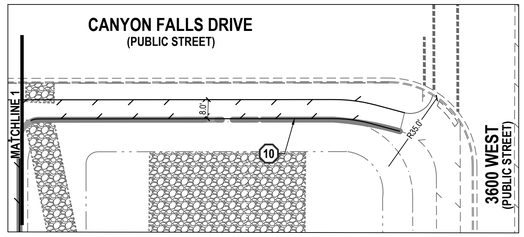
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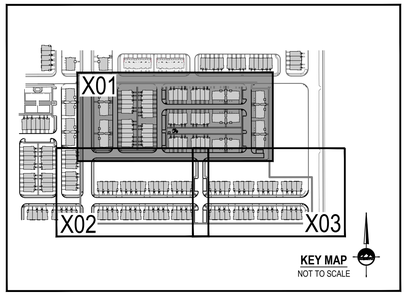
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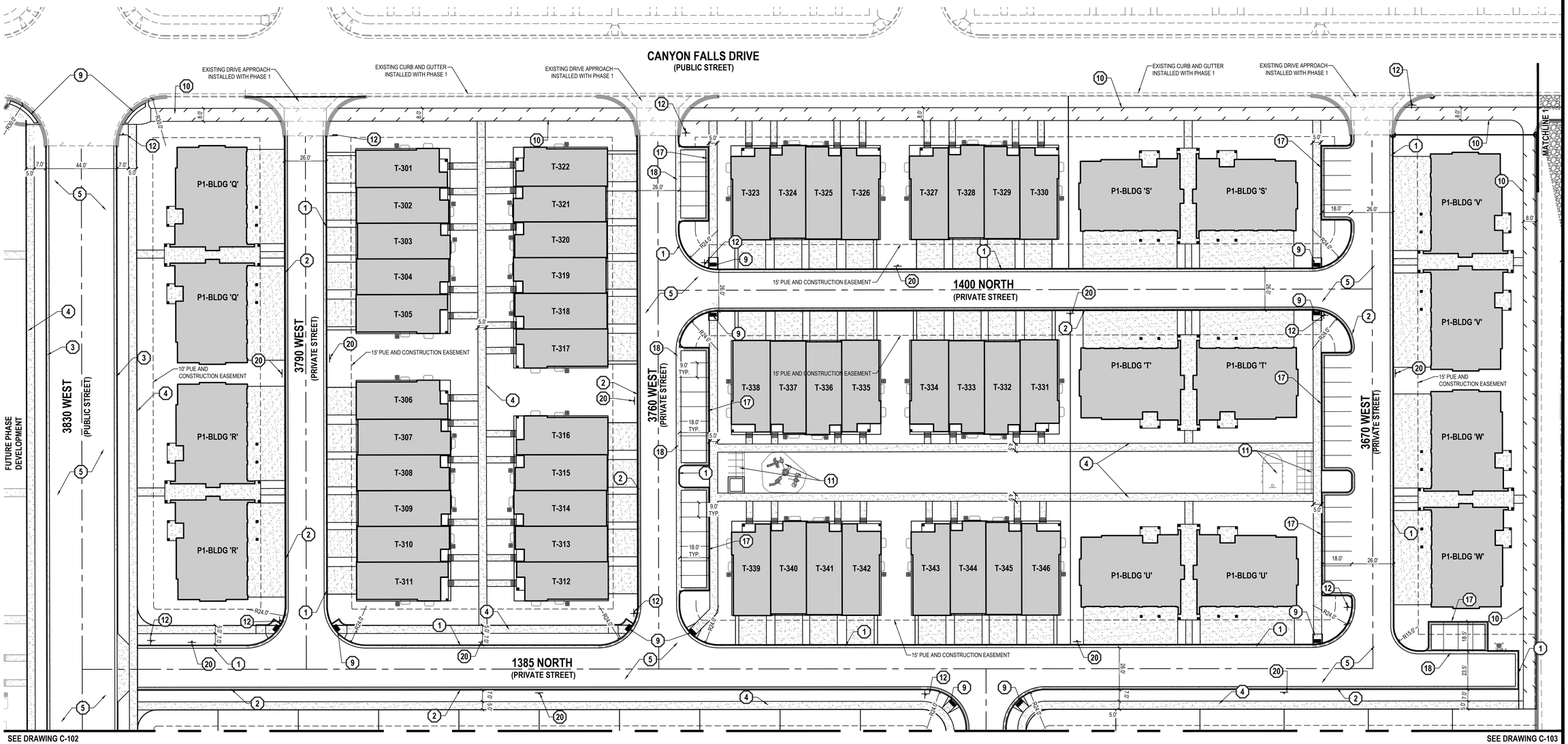
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 4/C-600.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 5/C-600.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING ROAD-5.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. ASPHALT PAVEMENT: 3" THICK ASPHALT WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 7/C-600.
6. 3' WATERWAY PER DETAIL 14/C-600
7. EXIST EDGE OF ASPHALT.
8. ROCK RETAINING WALL PER DETAIL 2/C-603. SEE GRADING PLAN FOR ELEVATIONS
9. ADA RAMP PER LEHI CITY STANDARD DRAWING ROAD-6.
10. ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TRAIL-1. WIDTH PER PLAN
11. SITE AMENITIES. REFER TO LANDSCAPE DRAWINGS.
12. STREET SIGN. INSTALL PER M.U.T.C.D. STANDARDS WITH STREET SIGNS PER LEHI CITY STANDARDS.
13. INSTALL STOP BAR PER M.U.T.C.D STANDARD PLANS AND SPECIFICATIONS.
14. INSTALL STOP SIGN PER M.U.T.C.D. STANDARDS WITH STREET SIGNS PER LEHI CITY STANDARDS.
15. INSTALL PROTECTIVE BOLLARD SPACED AT 2' MAX PER DETAIL 13/C-600.
16. WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
17. INSTALL HIGH BACK REVERSE SLOPE CURB AND GUTTER PER LEHI CITY STANDARD DRAWING ROAD-5.
18. 3' WATERWAY PER DETAIL 14/C-500.
19. INSTALL RADIUS DRIVE APPROACH PER LEHI CITY STANDARD DRAWING ROAD-10.
20. INSTALL 'NO PARKING' SIGN PER M.U.T.C.D. STANDARD PLANS. 'NO PARKING' SIGNS TO BE MAINTAINED BY DEVELOPER/HOA
21. **INSTALL K-RAIL AT DEAD END STUB ROAD AT PHASE LINE**







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GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED SITE PLAN 1

PROJECT NUMBER	PRINT DATE
8069K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-101

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BENCHMARK

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TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

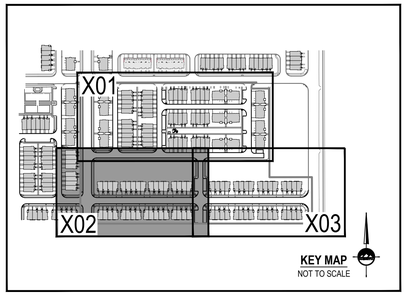
GENERAL NOTES

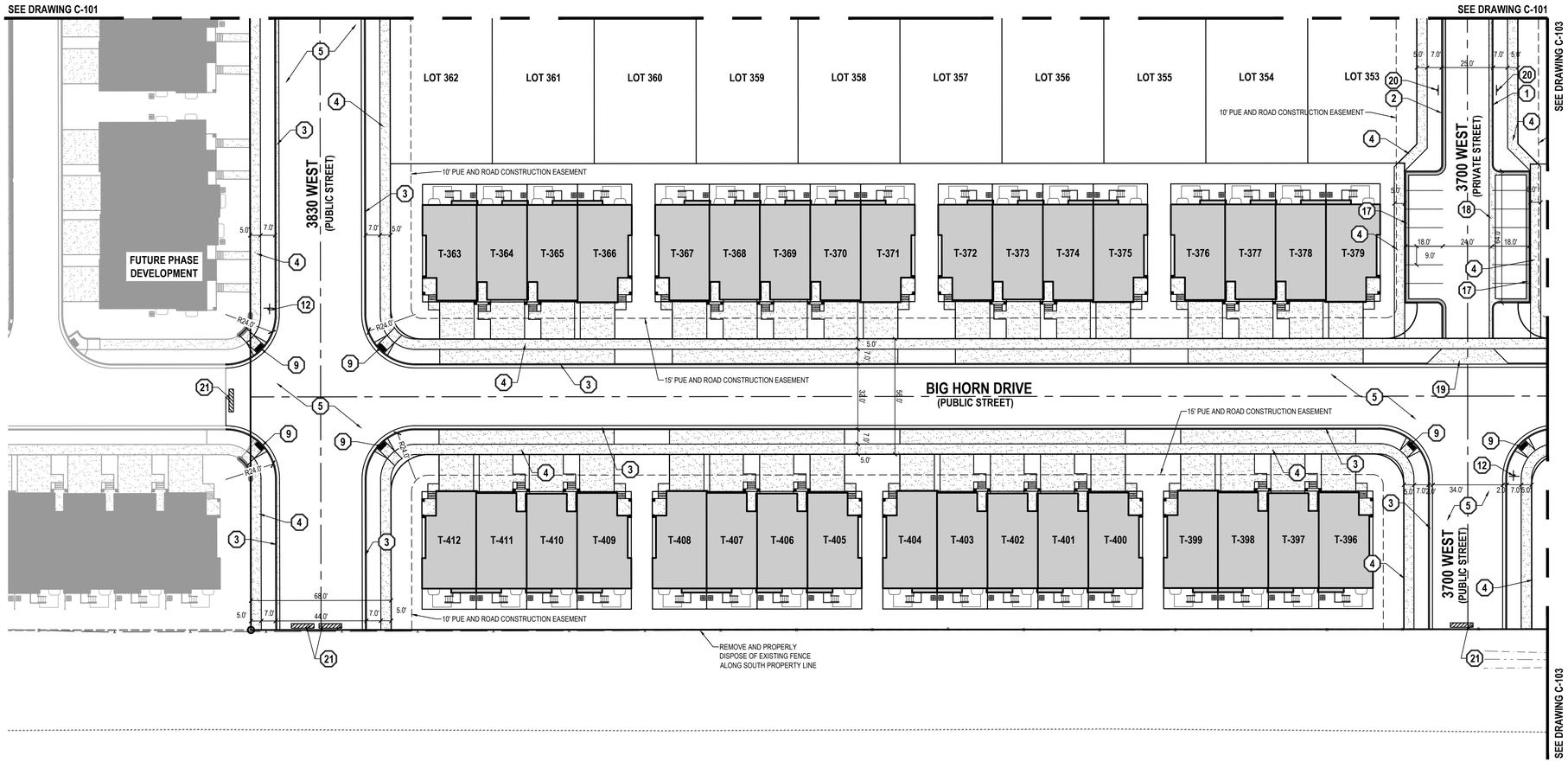
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SCOPE OF WORK:

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7. EXIST EDGE OF ASPHALT.
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9. ADA RAMP PER LEHI CITY STANDARD DRAWING ROAD-6.
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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED SITE PLAN 2

PROJECT NUMBER 8069K
PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-102

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BENCHMARK

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ELEVATION = 4536.22

NORTH

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(IN FEET)
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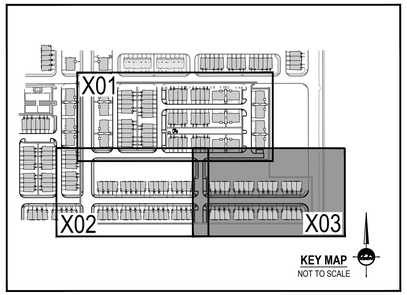
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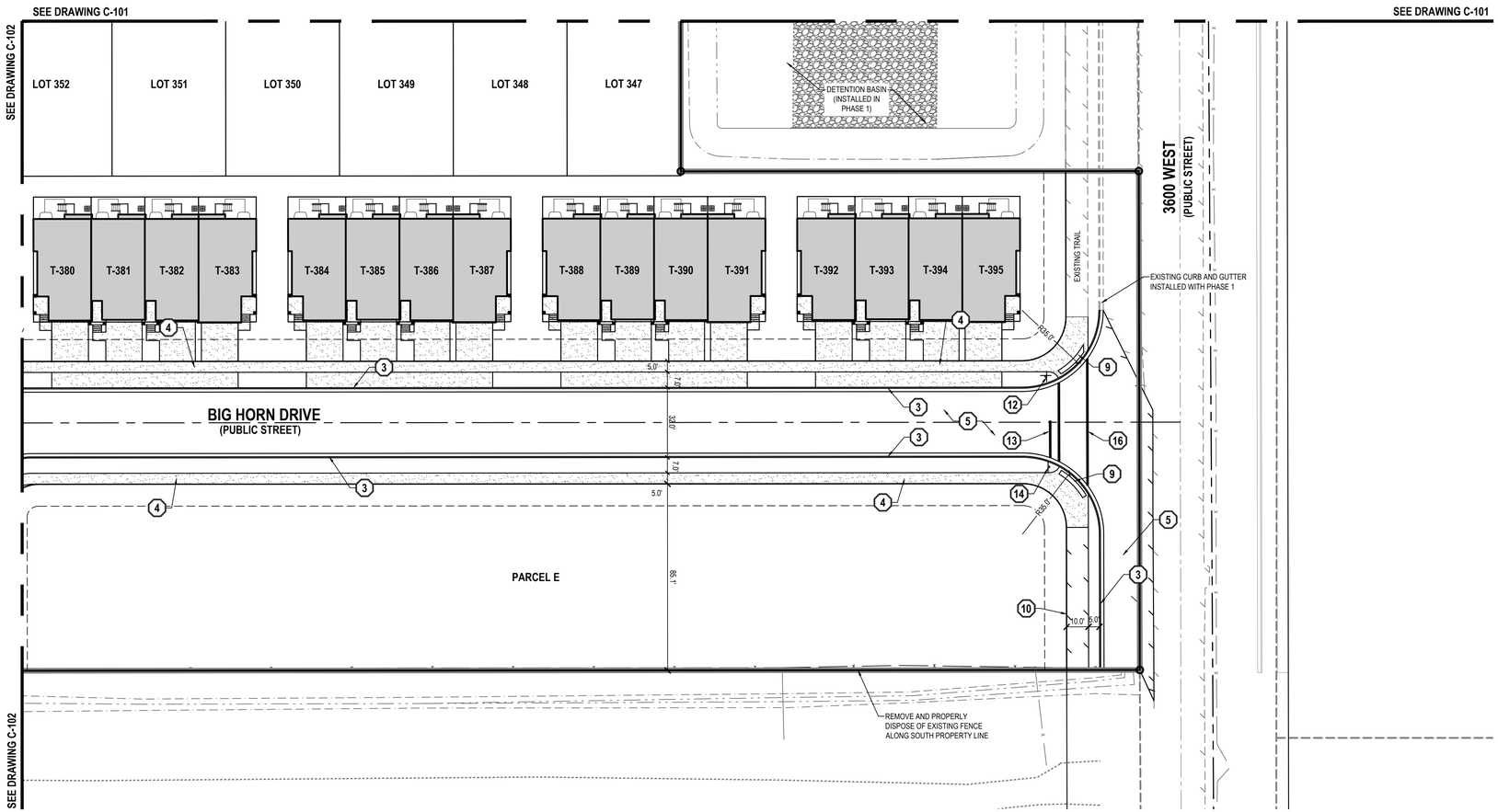
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CONTACT:
JED STEWART
PHONE: 801-694-0150

GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED SITE PLAN 3

PROJECT NUMBER	PRINT DATE
8069K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-103

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

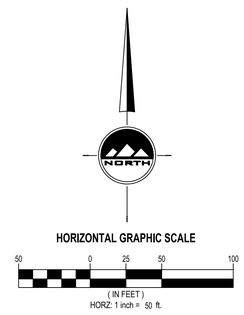
NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

GENERAL NOTES

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13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
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PHONE: 801-694-0150

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REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8069K
PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200

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SALT LAKE BASE & MERIDIAN

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NORTH

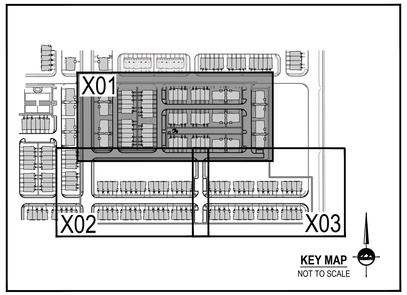
HORIZONTAL GRAPHIC SCALE

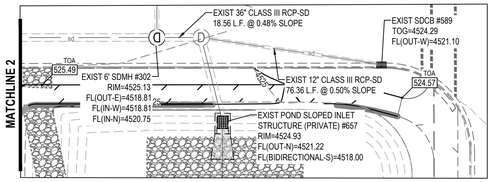
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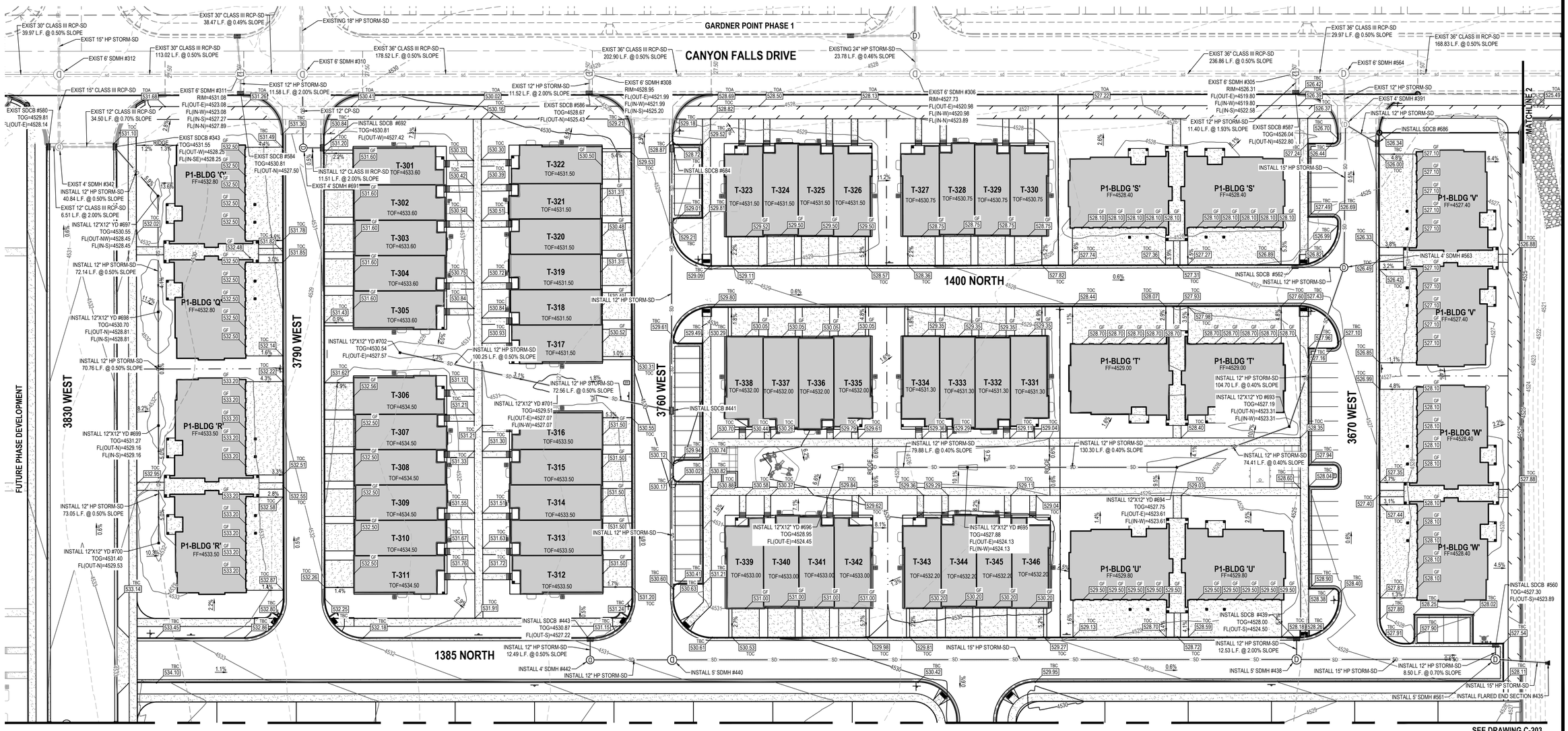
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GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

ENLARGED GRADING AND DRAINAGE PLAN 1

PROJECT NUMBER 8069K
PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-201

ENSIGN
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FOR:
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CONTACT:
JED STEWART
PHONE: 801-494-0150

RECEIVED LICENSED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

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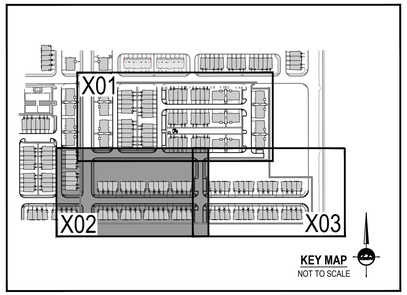
NORTH

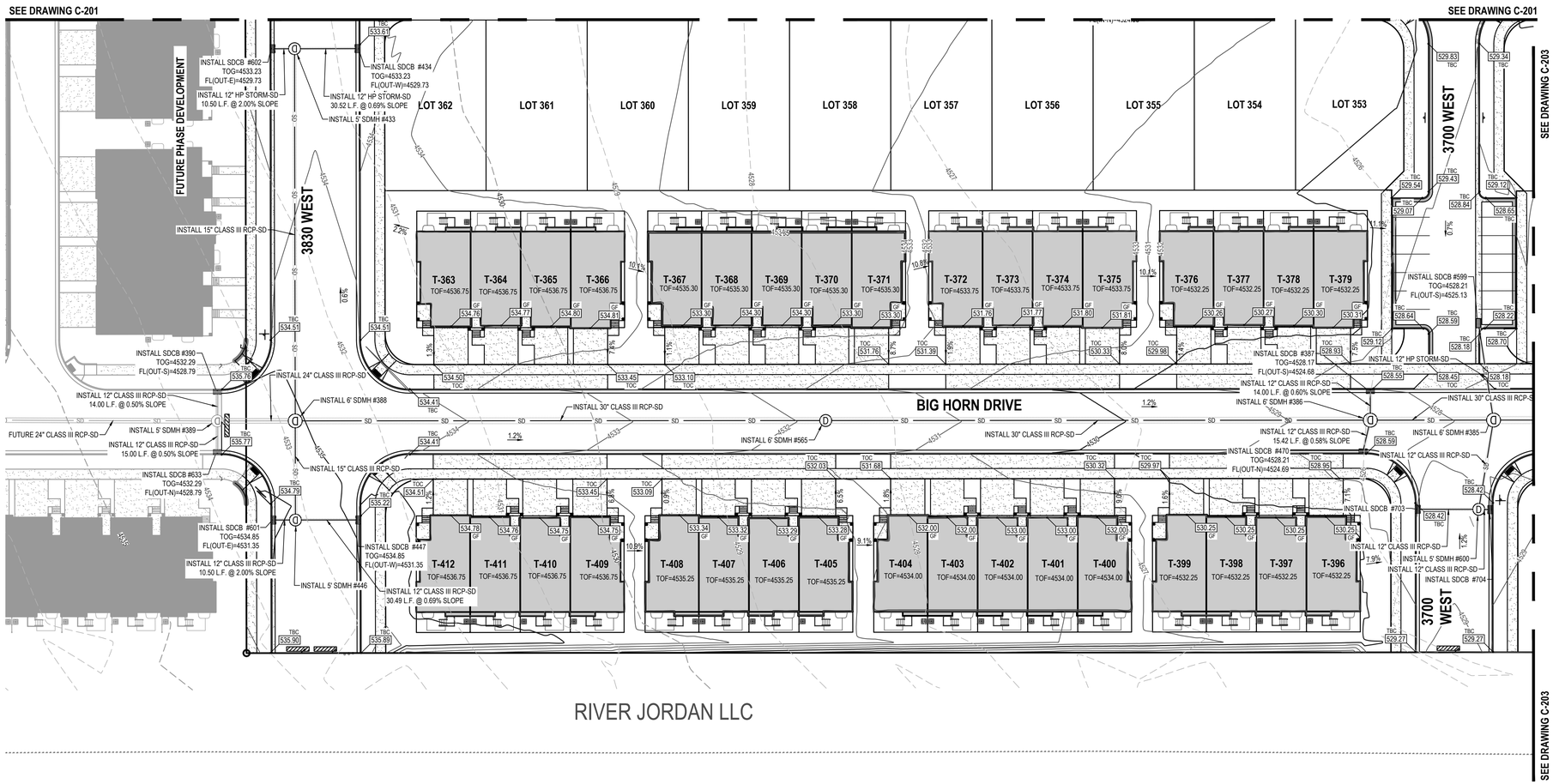
HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
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RIVER JORDAN LLC

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GARDNER POINT PHASE 3
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REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED GRADING AND DRAINAGE PLAN 2

PROJECT NUMBER 8069K
PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-202

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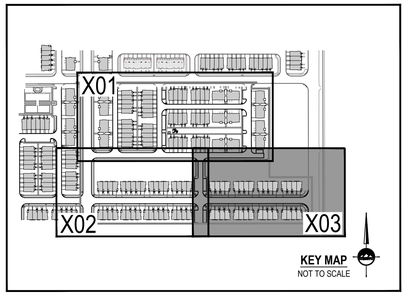
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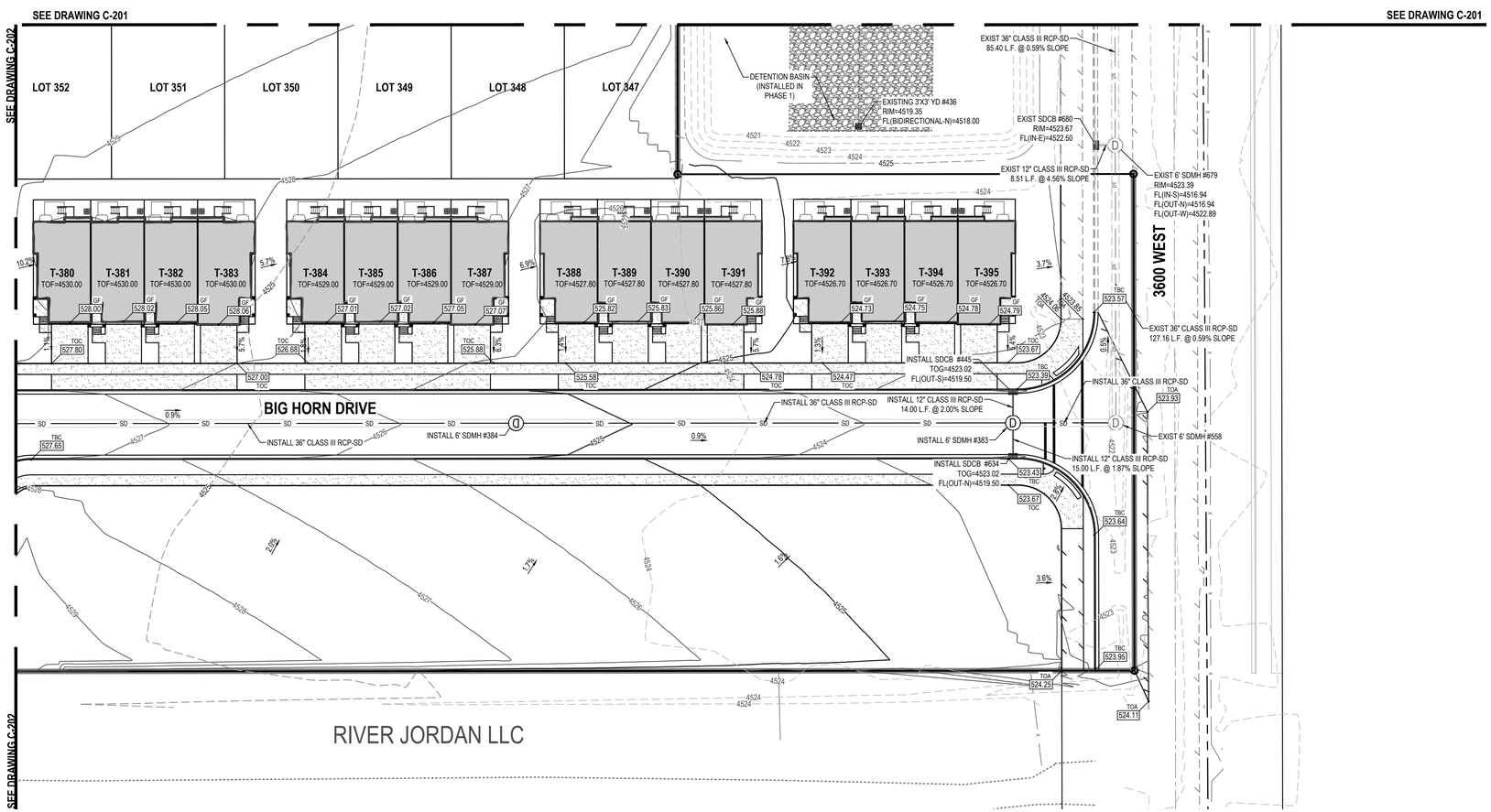
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PROJECT NUMBER 8069K
PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
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2. EXISTING BLOWOFF.
3. PROPOSED FIRE HYDRANT PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. PROPOSED BLOWOFF.



NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ. 1 inch = 50 ft.

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PHONE: 801-694-0150

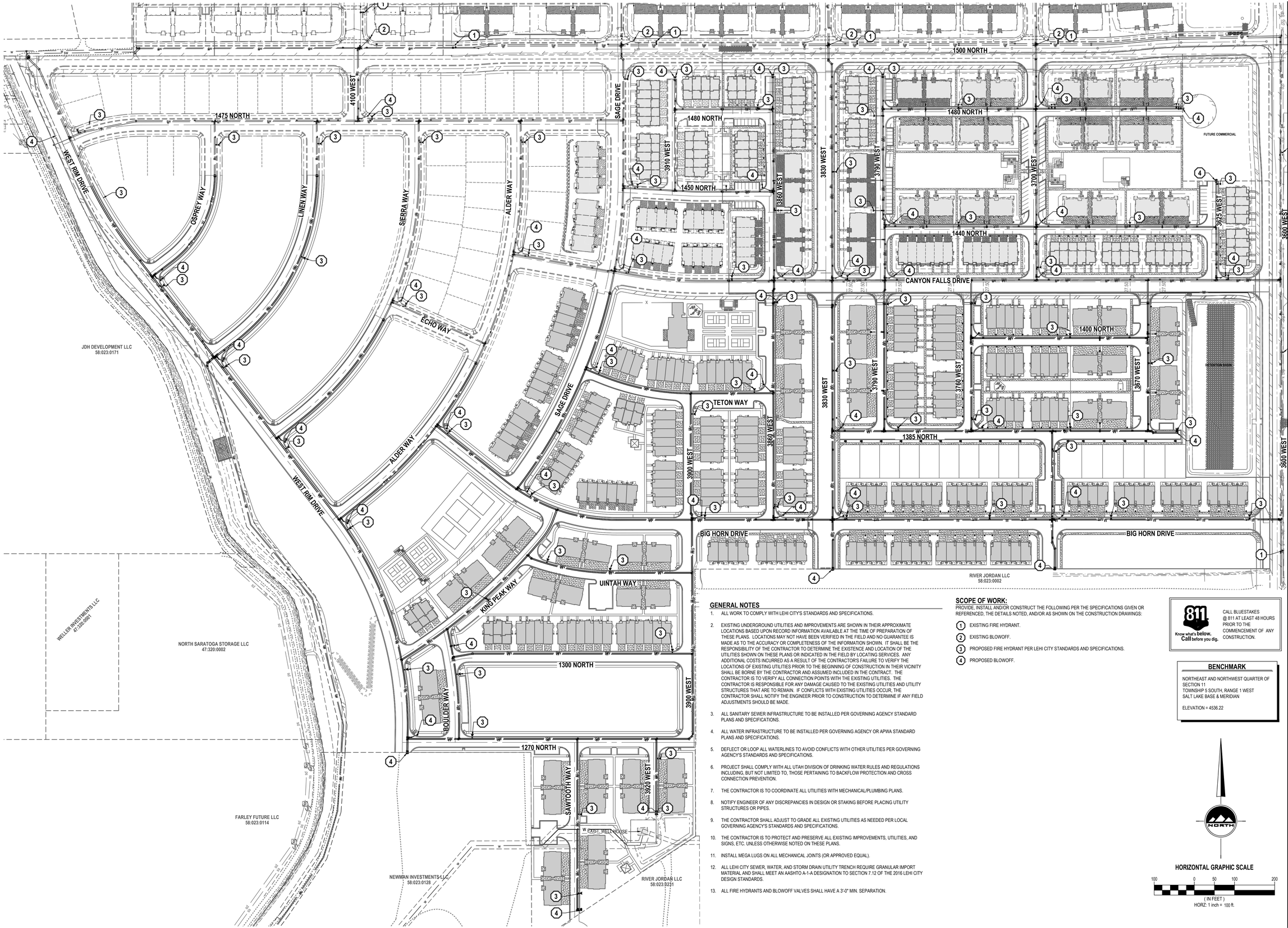
GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

PHASE 3 HYDRANT PLAN

PROJECT NUMBER	PRINT DATE
8059K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-300



GENERAL NOTES

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BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

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JED STEWART
PHONE: 801-494-0150

GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL HYDRANT & UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8069K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-300A

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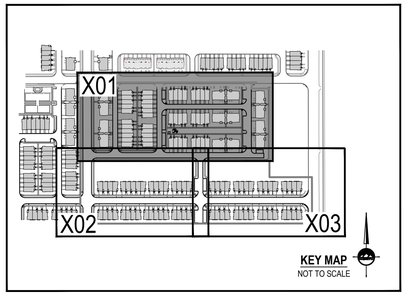
GENERAL NOTES

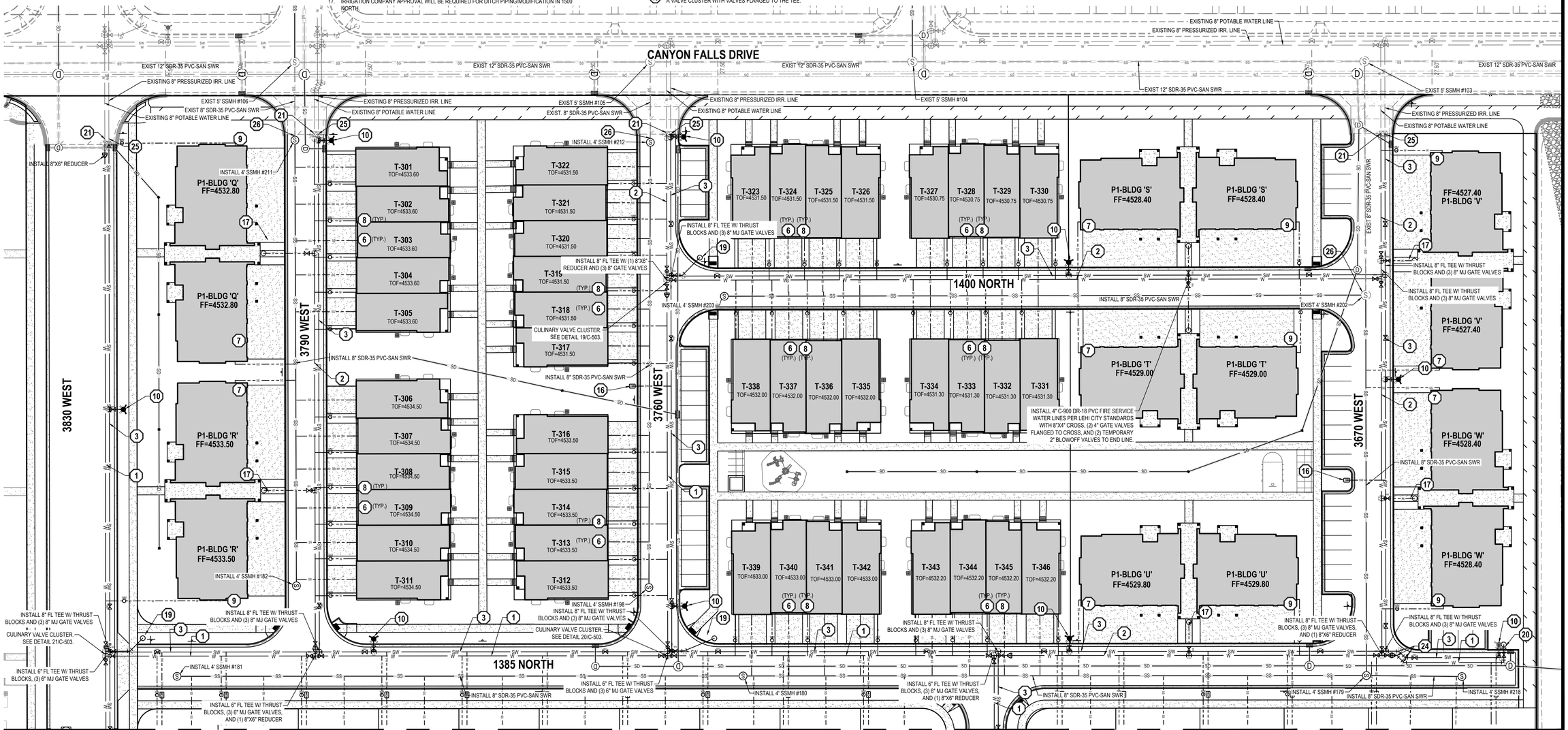
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8. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
9. INSTALL 1-1/2" CTS POLY POTABLE WATER SERVICE FROM MAIN TO 1-1/2" METER AND 2" POLY SERVICE FROM METER TO BUILDING PER LEHI CITY STANDARDS.
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22. INSTALL 11.25° BEND.
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26. CONNECT TO EXISTING SANITARY SEWER MANHOLE.
27. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WATER-8





SEE DRAWING C-302

SEE DRAWING C-303

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FOR:
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CONTACT:
JED STEWART
PHONE: 801-694-0150

GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED UTILITY PLAN 1

PROJECT NUMBER 8069K
PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-301

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BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
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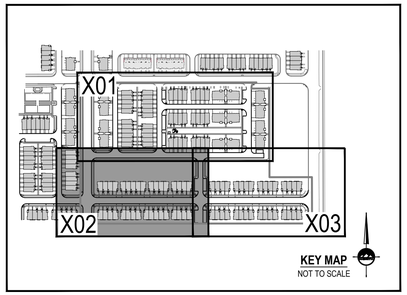
GENERAL NOTES

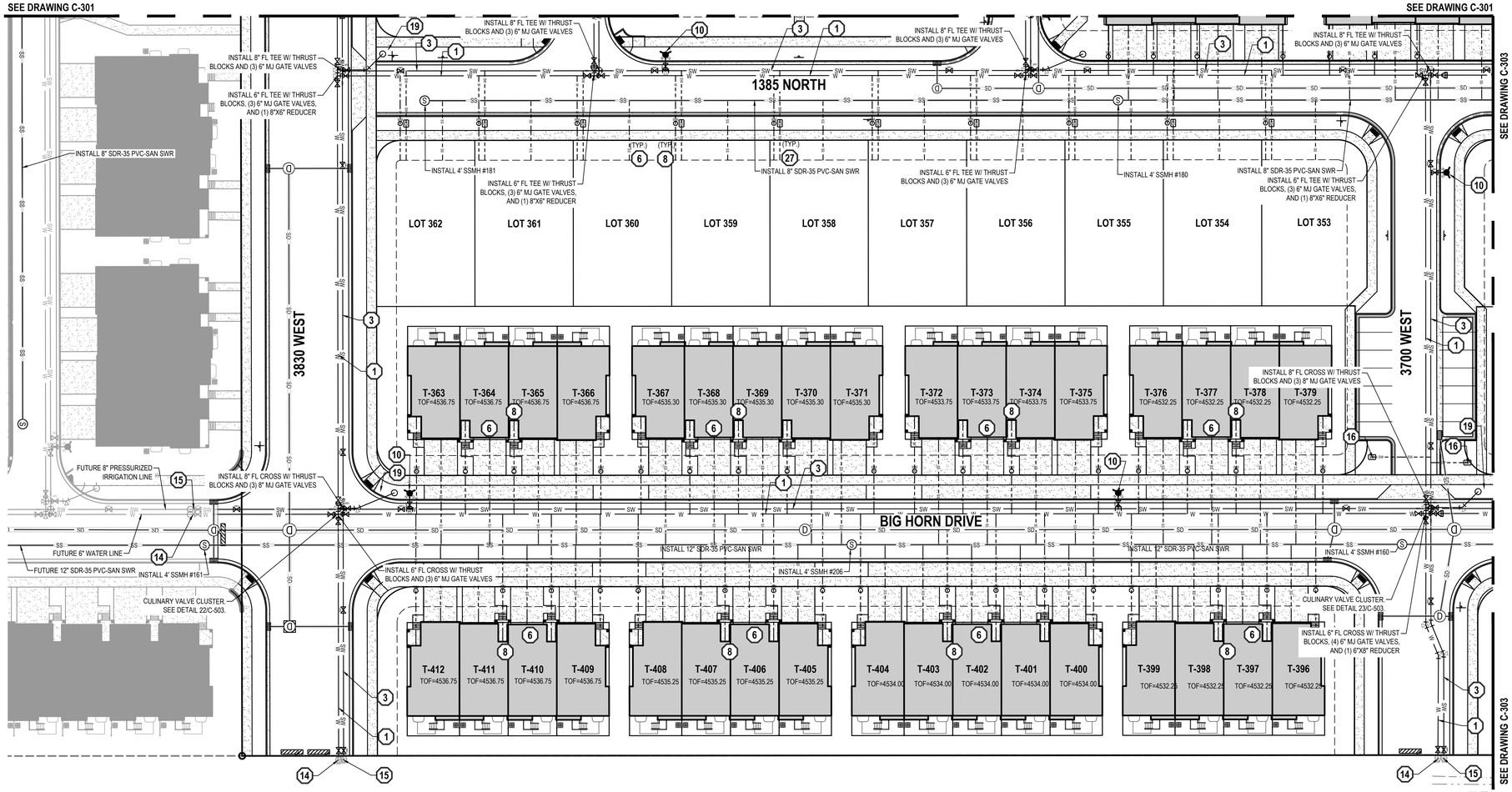
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REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED UTILITY PLAN 2

PROJECT NUMBER	PRINT DATE
8069K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

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30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

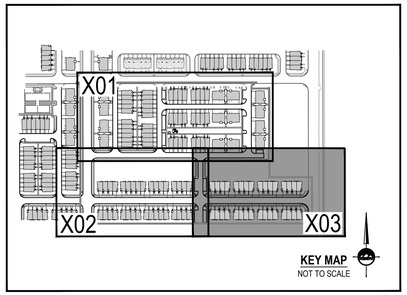
GENERAL NOTES

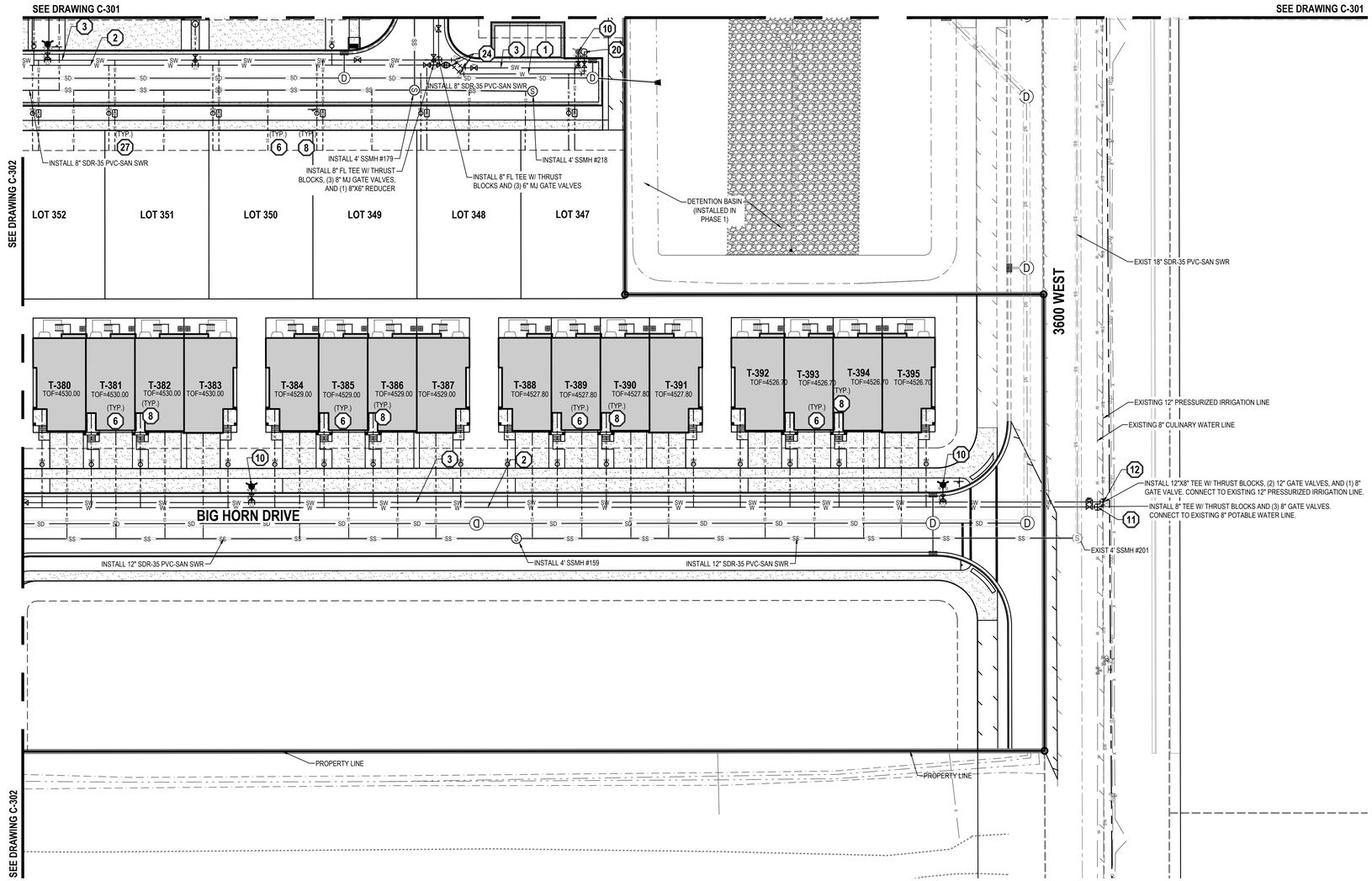
1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. INSTALL MEGA LUGS ON ALL MECHANICAL JOINTS (OR APPROVED EQUAL).
12. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
16. ALL FIRE HYDRANTS AND BLOWOFF VALVES SHALL HAVE A 3'-0" MIN. SEPARATION. MAINTAIN 3' OF CLEARANCE AROUND ALL FIRE HYDRANTS.
17. IRRIGATION COMPANY APPROVAL WILL BE REQUIRED FOR DITCH PIPING/MODIFICATION IN 1500 NORTH.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 6" MJ GATE VALVE PER LEHI CITY STANDARD
5. INSTALL 8" MJ GATE VALVE PER LEHI CITY STANDARDS.
6. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
7. INSTALL 6" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
8. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
9. INSTALL 1-1/2" CTS POLY POTABLE WATER SERVICE FROM MAIN TO 1-1/2" METER AND 2" POLY SERVICE FROM METER TO BUILDING PER LEHI CITY STANDARDS.
10. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
11. CONNECT TO EXISTING POTABLE WATER LINE AND INSTALL CONSTRUCTION VALVE.
12. CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE AND INSTALL CONSTRUCTION VALVE.
13. PLUG, CAP, AND MARK FOR FUTURE CONNECTION.
14. INSTALL 4" POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION AND CONNECT TO EXISTING 8" POTABLE WATER LINE PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.
15. INSTALL 2" PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING 8" PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.
16. INSTALL 2" CTS PURPLE POLY IRRIGATION METER PER LEHI CITY STANDARD DRAWING WATER-8.
17. INSTALL 4" C-900 DR-18 PVC FIRE SERVICE WATER LINE PER LEHI CITY STDS WITH 8"x4" TEE, 4" GATE VALVE FLANGED TO TEE, AND TEMPORARY 2" BLOWOFF VALVE TO END LINE.
18. INSTALL 4" C-900 DR-18 PVC FIRE SERVICE WATER LINES PER LEHI CITY STDS WITH 8"x4" CROSS, (2) 4" GATE VALVES FLANGED TO CROSS, AND (2) TEMPORARY 2" BLOWOFF VALVES TO END LINE.
19. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WATER-3. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
20. INSTALL 4" BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER LEHI CITY STANDARD DRAWING WATER-3. MAINTAIN 3' SEPARATION EDGE TO EDGE FROM FIRE HYDRANT.
21. REMOVE 4" POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION AND CONNECT TO EXISTING POTABLE WATER LINE PER LEHI CITY STANDARDS.
22. INSTALL 11.25° BEND.
23. INSTALL 22.5° BEND.
24. INSTALL 45° BEND.
25. REMOVE 2" PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS.
26. CONNECT TO EXISTING SANITARY SEWER MANHOLE.
27. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WATER-8





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GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

ENLARGED UTILITY PLAN 3

PROJECT NUMBER	PRINT DATE
8069K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-303

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

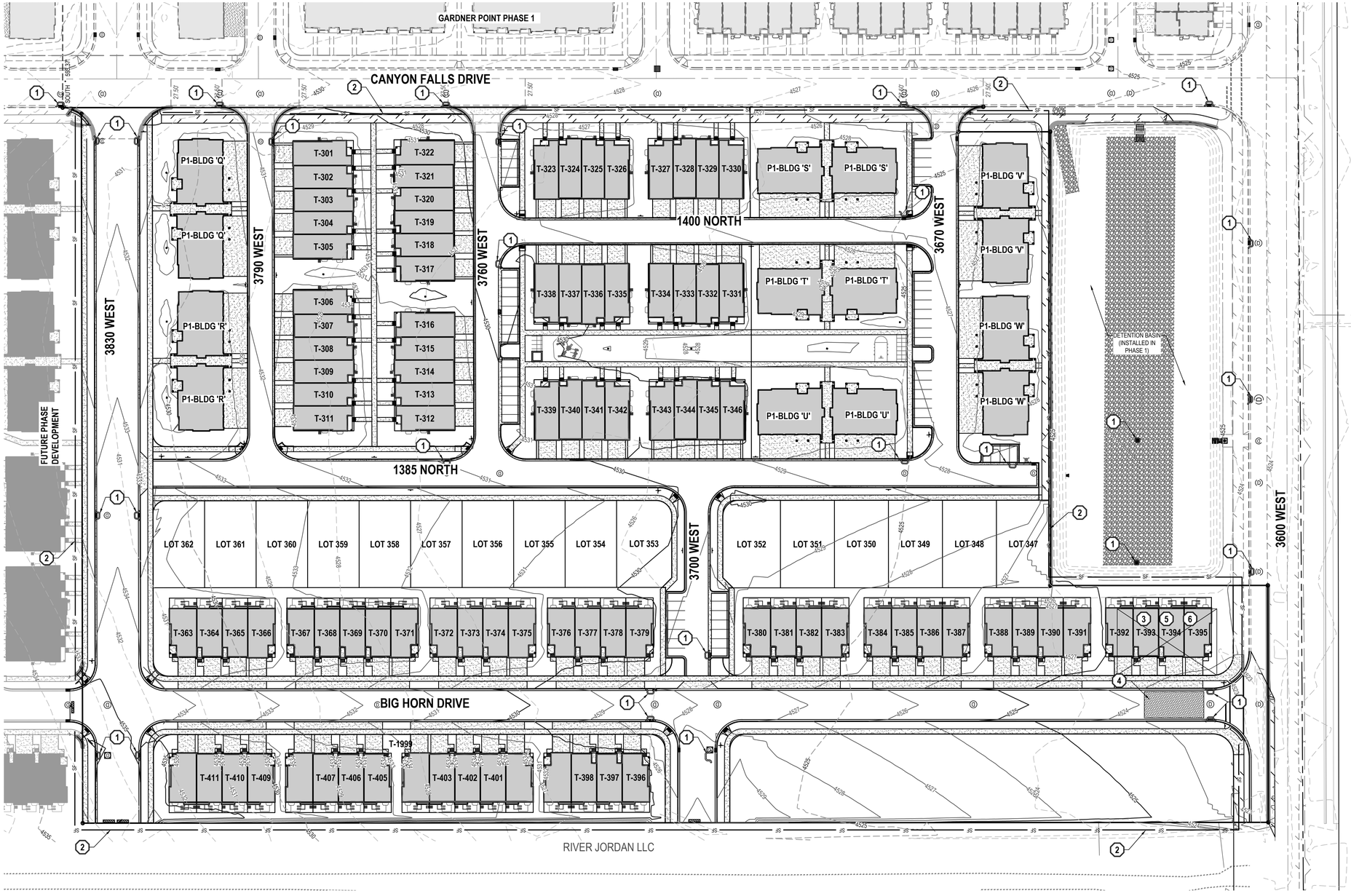
GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INLET PROTECTION PER DETAIL 15/C-503.
2. SILT FENCE PER DETAIL 16/C-503.
3. PORTABLE TOILET PER DETAIL 17/C-503.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 18/C-503.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.



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GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION

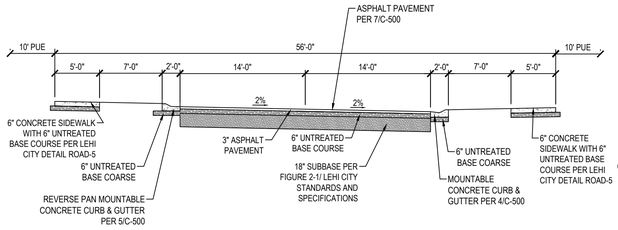
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

EROSION CONTROL PLAN

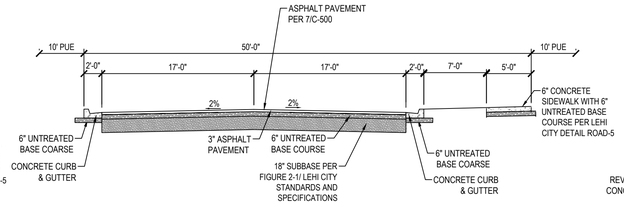
PROJECT NUMBER	PRINT DATE
8069K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-400



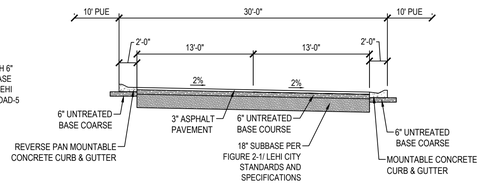
1 56' ROAD CROSS SECTION W/ (2) SIDEWALKS

SCALE: NONE



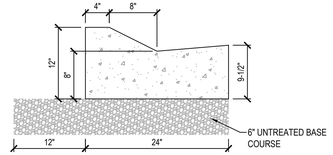
2 50' PUBLIC ROAD CROSS SECTION W/ (1) SIDEWALK

SCALE: NONE



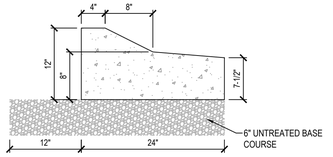
3 30' ROAD CROSS SECTION

SCALE: NONE



4 24" MOUNTABLE PAN CURB AND GUTTER

SCALE: NONE

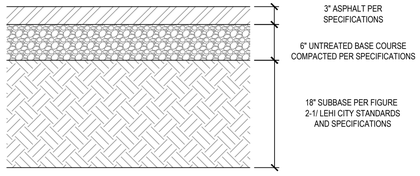


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

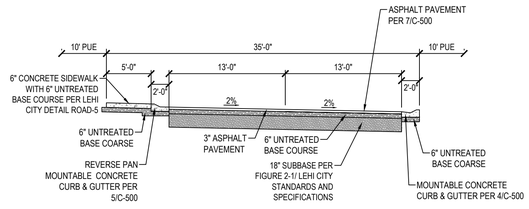
5 24" MOUNTABLE REVERSE PAN CURB AND GUTTER

SCALE: NONE



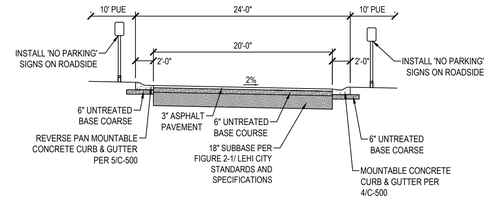
6 ASPHALT PAVEMENT SECTION

SCALE: NONE



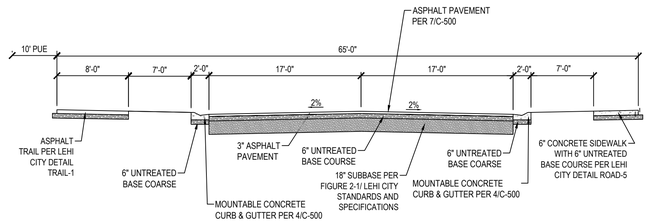
7 35' ROAD CROSS SECTION W/ (1) SIDEWALK

SCALE: NONE



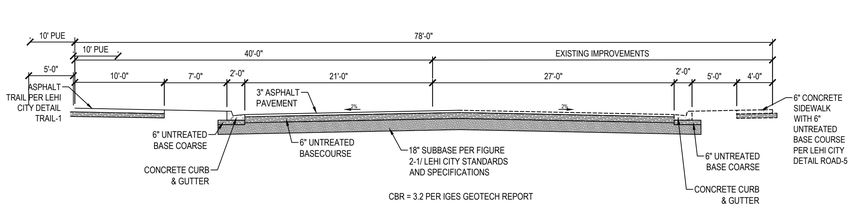
8 24' DRIVEWAYS CROSS SECTION

SCALE: NONE



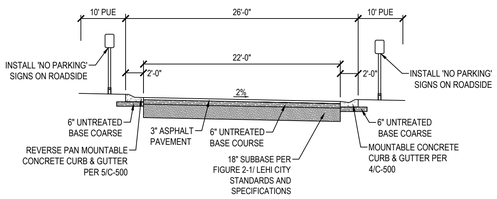
9 65' ROAD CROSS SECTION W/ SIDEWALK AND TRAIL

SCALE: NONE



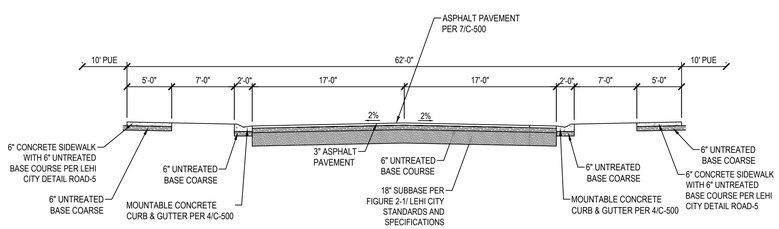
10 78' PUBLIC STREET CROSS SECTION

SCALE: NONE



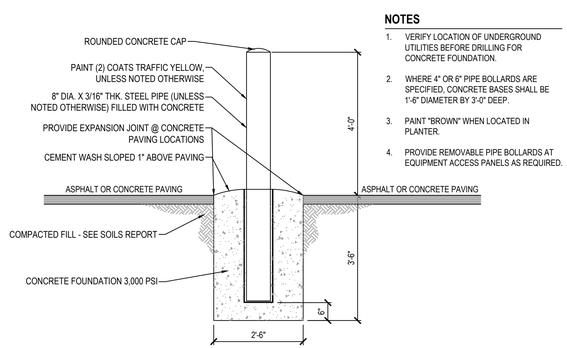
11 26' DRIVEWAYS CROSS SECTION

SCALE: NONE



12 62' PUBLIC ROAD CROSS SECTION W/ (2) SIDEWALKS

SCALE: NONE

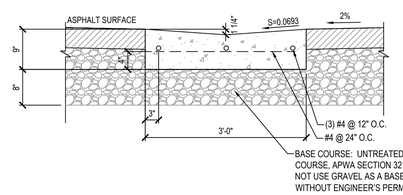


NOTES

1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.

13 BOLLARD

SCALE: NONE



NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

14 3' WATERWAY

SCALE: NONE

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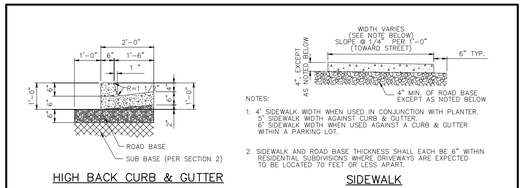
GARDNER POWER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH



DETAILS

PROJECT NUMBER	PRINT DATE
8069K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-500

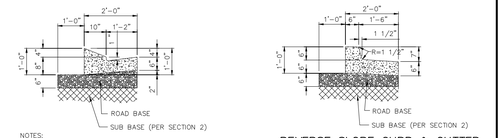


HIGH BACK CURB & GUTTER

NOTES:

1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

SIDEWALK

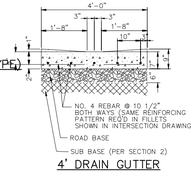


REVERSE SLOPE CURB & GUTTER

NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER.
3. THE USE OF THIS CROSS SECTION IS SUBJECT TO THE REQUIREMENTS OF THE A.A.S.H.T.O. ROADSIDE DESIGN GUIDE WITH RESPECT TO A CLEAR VIEW ZONE.

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



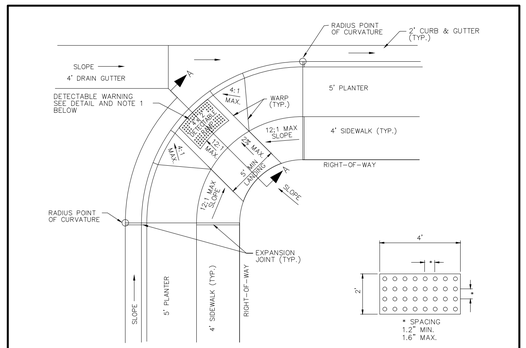
4' DRAIN GUTTER

GENERAL NOTES:

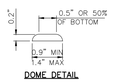
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS ALONG SIDEWALK SECTIONS SHOULD BE PLACED AT INTERVALS MATCHING THE SIDEWALK WIDTH, EXCEPT WITH VERY WIDE CONCRETE SECTIONS WHERE CONTRACTION JOINT SPACING SHALL NOT EXCEED 2 TIMES THE SLAB THICKNESS IN FEET. FOR EXAMPLE THE MAXIMUM JOINT SPACING FOR A 4" THICK CONCRETE SLAB WOULD BE 8 FEET.
4. WHEN CURB, GUTTER OR SIDEWALK MUST BE REMOVED & REPLACED, FOLLOW WRITTEN GUIDELINES IN SECTION 5.

CURB, GUTTER AND SIDEWALK

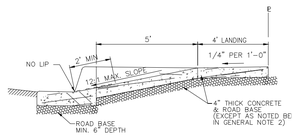
LEHI CITY STANDARD DRAWINGS ROAD-5



DETECTABLE RAMP DETAIL



DOME DETAIL



SECTION A-A

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

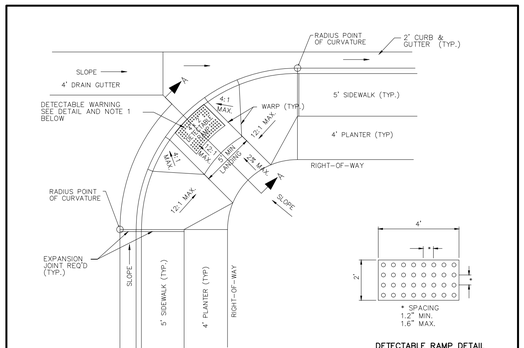
GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

ADA RAMP
PLANTER STRIP
(AT INTERSECTION)

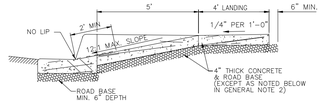
LEHI CITY STANDARD DRAWINGS ROAD-6



DETECTABLE RAMP DETAIL



DOME DETAIL



SECTION A-A

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

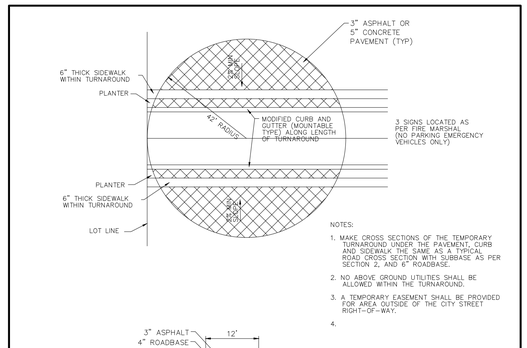
GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

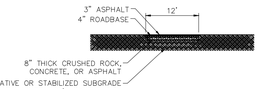
ADA RAMP COMBINATION
CURB, GUTTER & SIDEWALK
(AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-7

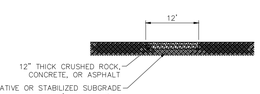


NOTES:

1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE

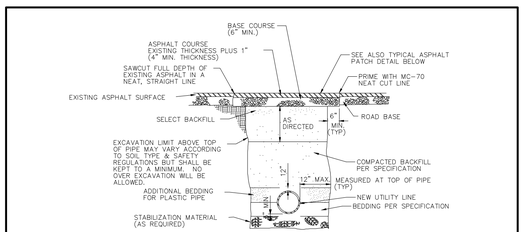


ALL WEATHER ACCESS

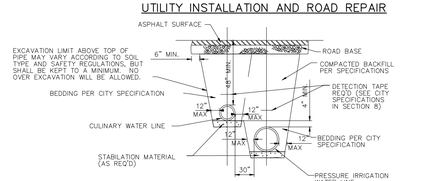
LEHI CITY

TEMPORARY
TURNAROUND
AND ACCESS ROADS

LEHI CITY STANDARD DRAWINGS ROAD-14

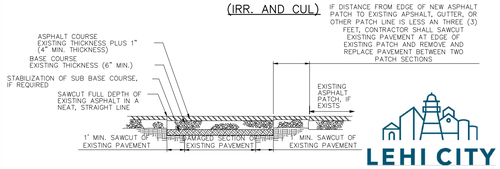


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION
(IRR. AND CUL)

IF DISTANCE FROM EDGE OF NEW ASPHALT PATCH TO EXISTING ASPHALT, GUTTER, OR OTHER PATCH LINE IS LESS AN THREE (3) FEET, CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT EDGE OF EXISTING PATCH AND REMOVE AND REPLACE PAVEMENT BETWEEN TWO PATCH SECTIONS

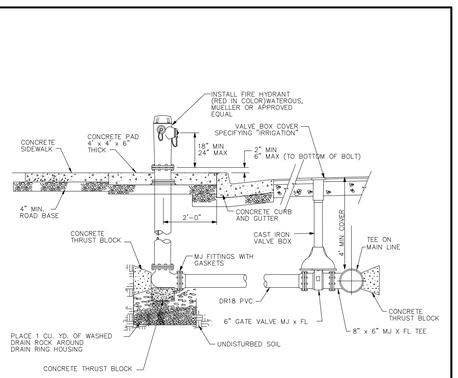


TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

STANDARD DETAIL
UTILITY TRENCHING

LEHI CITY STANDARD DRAWINGS WATER-1



FIRE HYDRANT WITH VALVE

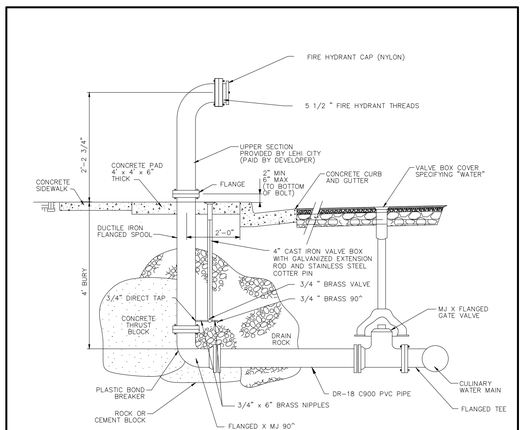
NOTES:

1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.

LEHI CITY

STANDARD DETAIL
FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER-2



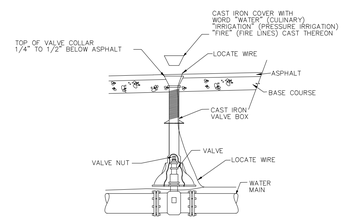
NOTE:

1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE BLOW-OFF TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL BLOW-OFFS.
5. BLOWOFF TOP, ADAPTOR, AND CAP TO BE SUPPLIED BY LEHI CITY WATER DEPARTMENT.

LEHI CITY

STANDARD DETAIL
BLOW-OFF

LEHI CITY STANDARD DRAWINGS WATER-3



NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 12" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

STANDARD DETAIL
VALVE BOX

LEHI CITY STANDARD DRAWINGS WATER-4

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

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Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
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WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020

CONTACT:
JED STEWART
PHONE: 801-494-0150

GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

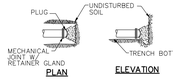
DETAILS

PROJECT NUMBER 8089K
PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-501



THRUST BLOCK TYPICAL



PLAN ELEVATION

PLUG DETAIL

SIZE	BENDS 30°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/ BRANCH PLUGGED	CROSS W/ BRANCH PLUGGED
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.9	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	1.9	2.8	2.8	2.8
8	7.1	3.9	2.0	1.0	4.9	3.4	4.9	4.9	4.9
10	11.1	6.0	3.0	1.5	7.6	4.5	7.6	7.6	7.6
12	16.0	8.6	4.4	2.2	11.3	7.1	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

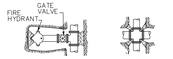
SPECIAL DESIGN

* SIZE IS BRANCH SIZE

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.
ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING



FIRE HYDRANT

CROSS



TEE

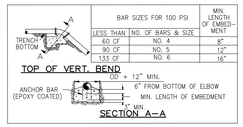


TEE (PLUGGED)



ELBOW

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.



BAR SIZES FOR 100 PSI		MIN. LENGTH OF EMBED-MENT
LESS THAN	NO. OF BARS & SIZE	
60 OF	NO. 4	8"
90 OF	NO. 5	12"
133 OF	NO. 6	16"

TOP OF VERT. BEND

OD + 12" MIN.

SECTION A-A

SIZE	BENDS 45°	22 1/2°	11 1/2°
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.2	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.0
21			45.5
22	SPECIAL DESIGN REQUIRED		50.0
24			59.5
30			
36			

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE
100

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

NOTES:

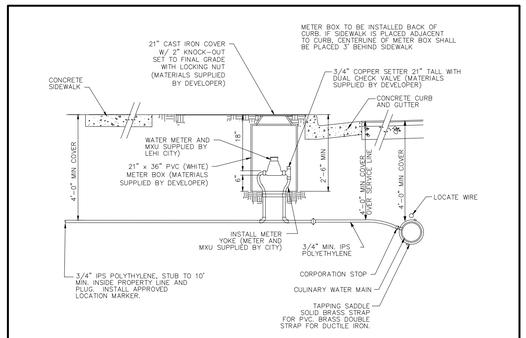
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.

LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

LEHI CITY STANDARD DRAWINGS WATER-5



GENERAL NOTES:

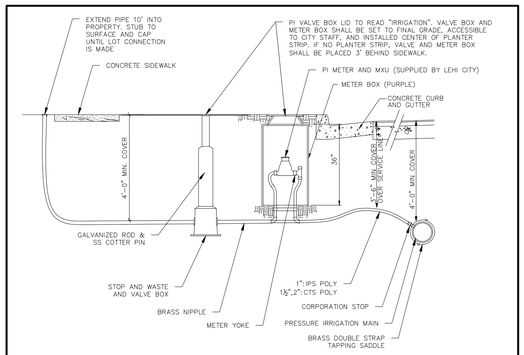
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.

LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-6



GENERAL NOTES

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

PARTS LIST			
PART NAME	METER SIZE		
	1" METER	1 1/2" METER	2" METER
SETTER	FORD-VB-74-1DW-31-44	FORD-VBB76-31-11-66	FORD-VBB77-31-11-77
NIPPLE	1X1BRASS	1 1/2X1BRASS	2X1BRASS
STOP AND WASTE	FORD-BC-31-444-1W-1	FORD-B11-666W-NL-1 1/2	Ford-B11-777W-NL-2
RING	D&LL-2244	D&LL-2242	
RING ADAPTER	NA	L-2336-3013 MTR-ADPT-RING	
LID	DFW32AUT-SWMV-T-IRRIG-LID PURPLE		
METER INSULATOR	6x28 FOAM	6x10 FOAM	
VALVE BOX	910 CAST IRON W/HEX NUT		
BASE	NA		M-909-01
ROD	M-7000 W/COTTER-DOW EXT 42"+		
METER BOX	SIGMA RMP-212436-PTR	SIGMA RMP-203036-PTR	
SERVICE LINE	1" IPS-POLY	1 1/2" CTS-POLY	2" CTS-POLY

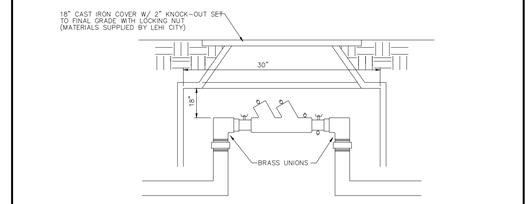
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

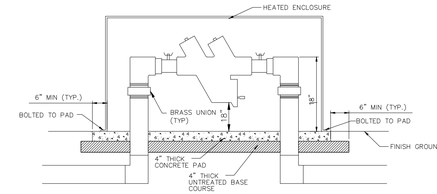
LEHI CITY STANDARD DRAWINGS WATER-8



DOUBLE CHECK BACKFLOW PREVENTER

NOTES:

1. MUST BE INSTALLED IN A 30" METER BOX.
2. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
3. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.
4. DOUBLE CHECK BACKFLOW PREVENTOR INSTALLED IN A VAULT MUST BE TESTABLE AND MAINTAINABLE FROM THE TOP POSITION.



REDUCED PRESSURE BACKFLOW PREVENTER

NOTES:

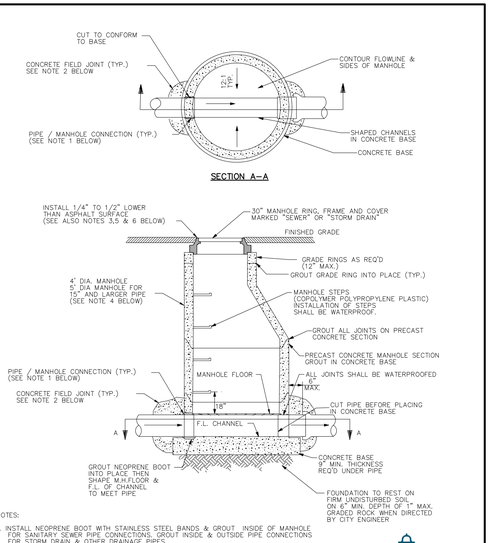
1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO -30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.

LEHI CITY

STANDARD DETAIL

BACKFLOW PREVENTION

LEHI CITY STANDARD DRAWINGS WATER-13



SECTION A-A

NOTES:

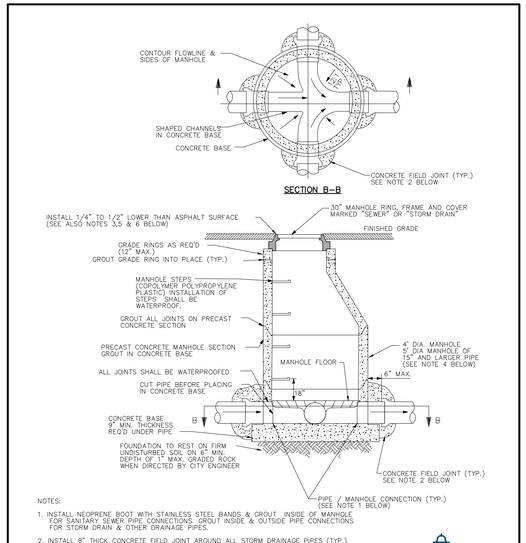
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1



SECTION B-B

NOTES:

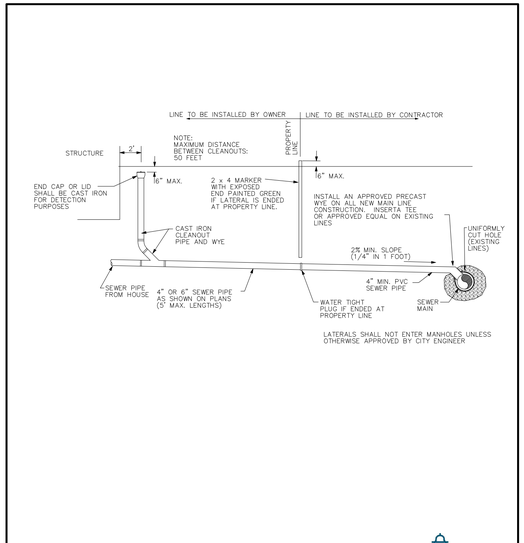
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2



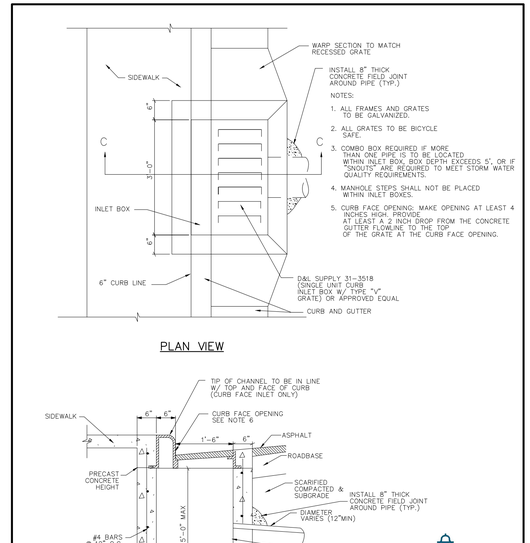
LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

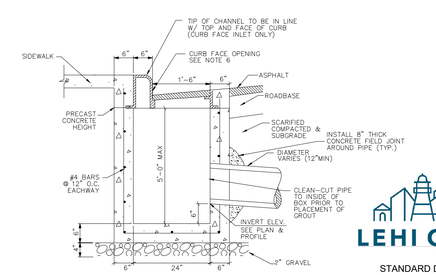
STANDARD DETAIL

SEWER LATERAL DETAIL

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6



PLAN VIEW



SECTION C

LEHI CITY

STANDARD DETAIL

INLET BOX

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8

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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020

CONTACT:
JED STEWART
PHONE: 801-494-0150

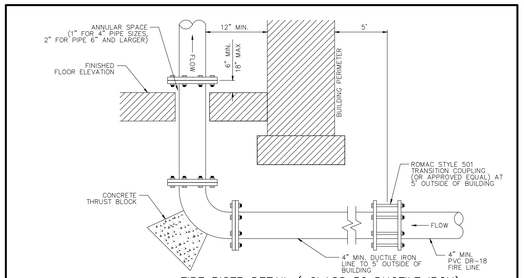
GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

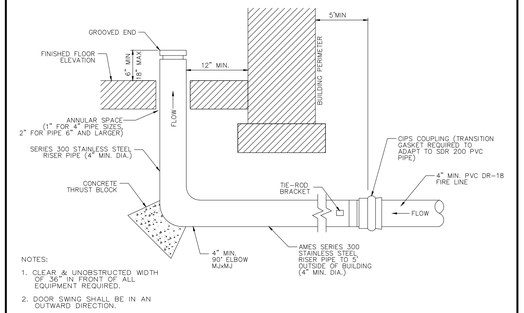
DETAILS

PROJECT NUMBER	PRINT DATE
8089K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-502



FIRE RISER DETAIL (CLASS 50 DUCTILE IRON)

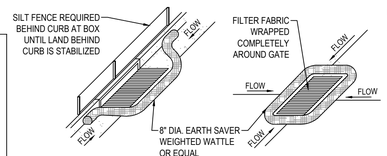


NOTES:
1. CLEAR & UNOBSTRUCTED WIDTH OF 36" IN FRONT OF ALL EQUIPMENT REQUIRED.
2. DOOR SWING SHALL BE IN AN OUTWARD DIRECTION.

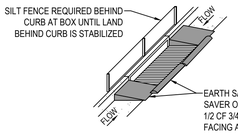
UNDERGROUND FIRE RISER DETAIL
(STAINLESS STEEL)

STANDARD DETAIL
TYPICAL
FIRE RISER
DETAILS

LEHI CITY STANDARD DRAWINGS WATER-11



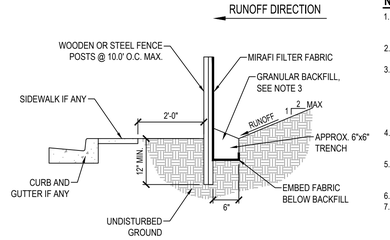
WATTLE OPTION



SANDBAG OPTION

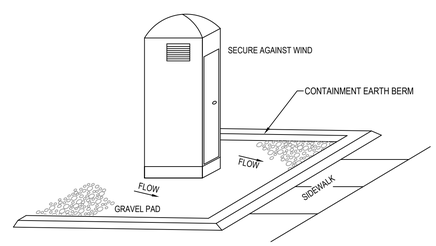
NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

15 SAG INLET PROTECTION
SCALE: NONE

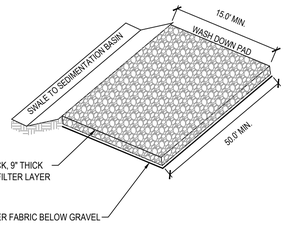


NOTES:
1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

16 TEMPORARY SILT FENCE
SCALE: NONE

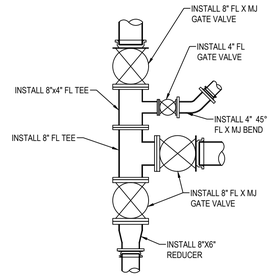


17 PORTABLE TOILET
SCALE: NONE

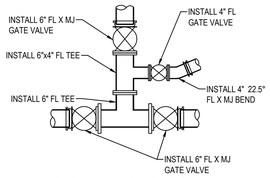


NOTE:
1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

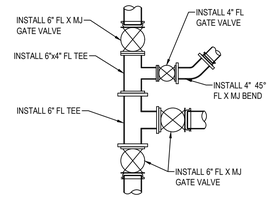
18 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NONE



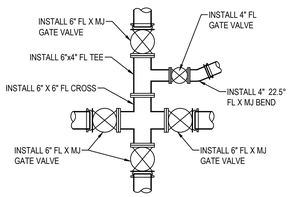
3760 WEST AND 1400 NORTH
19 VALVE CLUSTER
SCALE: NONE



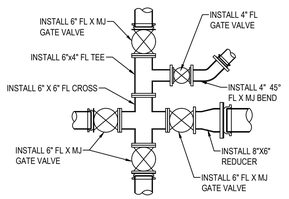
3760 WEST AND 1385 NORTH
20 VALVE CLUSTER
SCALE: NONE



3830 WEST AND 1385 NORTH
21 VALVE CLUSTER
SCALE: NONE



3830 WEST AND BIG HORN DRIVE
22 CULINARY VALVE CLUSTER
SCALE: NONE



3700 WEST AND BIG HORN DRIVE
23 CULINARY VALVE CLUSTER
SCALE: NONE

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CONTACT:
JED STEWART
PHONE: 801-494-0150

GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER 8069K
PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-503

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

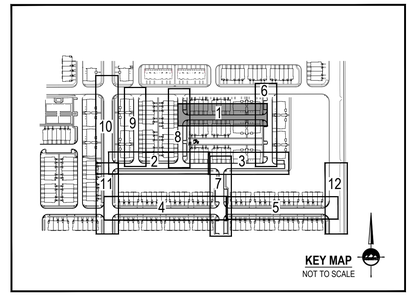
NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

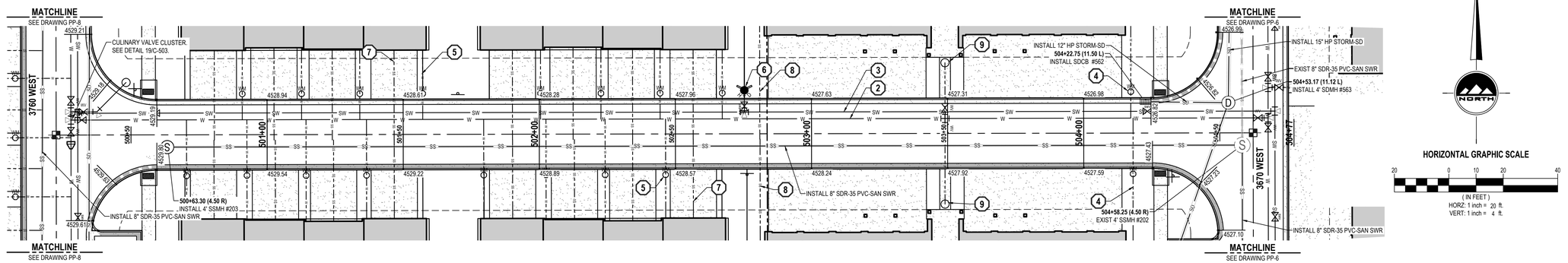
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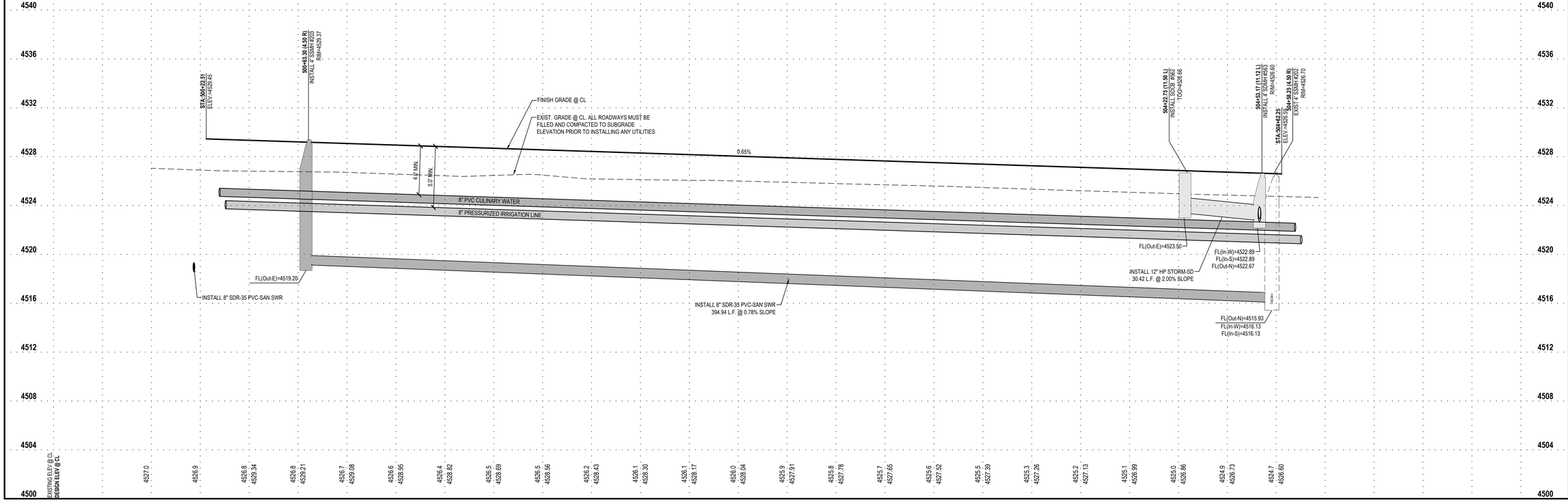
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" C-900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 1-1/2" CTS POLY CULINARY WATER SERVICE FROM MAIN TO 1-1/2" METER AND 2" POLY SERVICE FROM METER TO BUILDING PER LEHI CITY STANDARDS & SPECS.
5. INSTALL 3/4" CULINARY SERVICE CONNECTION WITH METER PER LEHI CITY STANDARD DETAIL WATER-6.
6. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
7. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN. SLOPE W/ CLEAN OUTS. 100' O.C. (TYP.).
8. INSTALL 6" C-900 SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN. PER LEHI CITY STANDARDS AND SPECIFICATIONS
9. INSTALL 4" C-900 DR-18 PVC FIRE SERVICE WATER LINE PER LEHI CITY STDS WITH 8"x4" TEE, 4" GATE VALVE FLANGED TO TEE, AND TEMPORARY 2" BLOWOFF VALVE TO END LINE.
10. INSTALL CULINARY WATER AND PRESSURIZED IRRIGATION LOOP, SOLID DUCTILE IRON W/ FLANGED SPOOLS. NO MECHANICAL JOINTS.
11. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WATER-3. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
12. INSTALL 2" CTS PURPLE POLY IRRIGATION METER PER LEHI CITY STANDARD DRAWINGS WATER-8.







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GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
1400 NORTH

PROJECT NUMBER	PRINT DATE
8069K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-1

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BENCHMARK

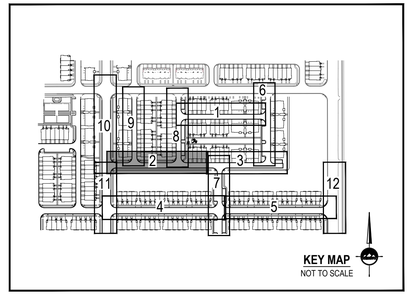
NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

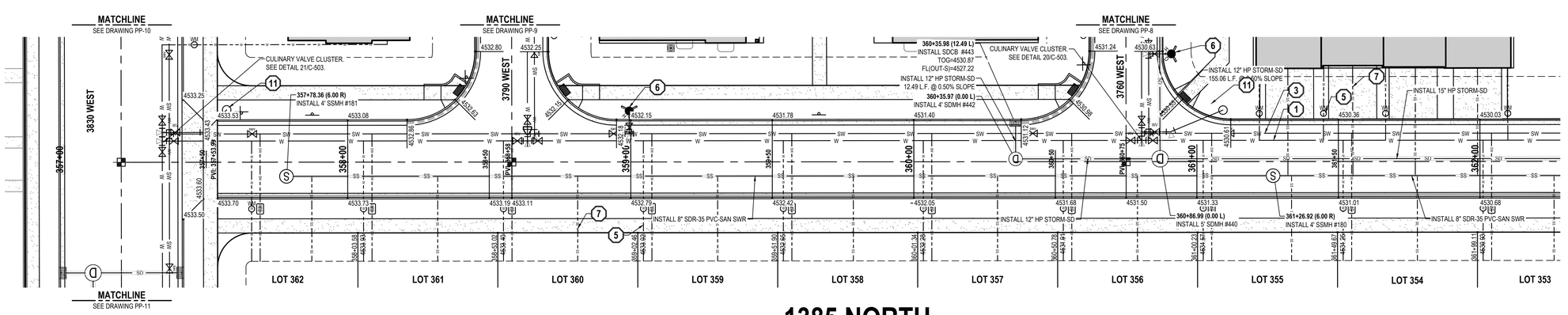
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SCOPE OF WORK:

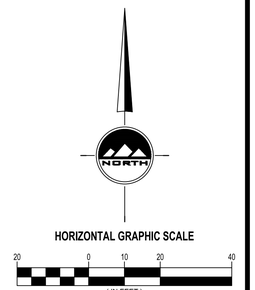
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

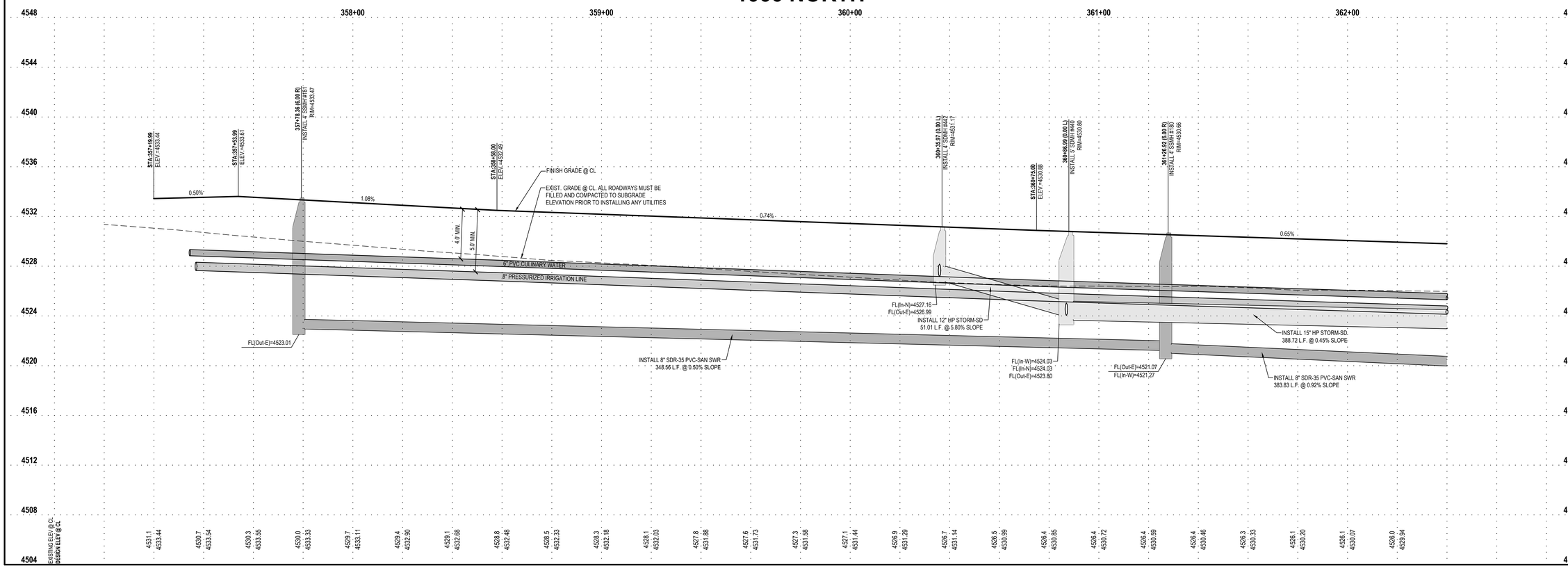
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1385 NORTH





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REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
1385 NORTH

PROJECT NUMBER	PRINT DATE
8069K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-2

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BENCHMARK

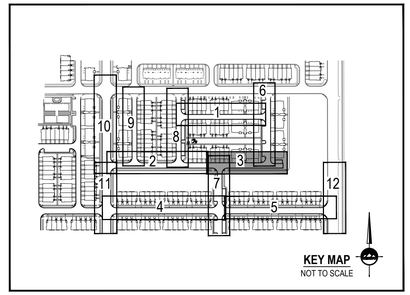
NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

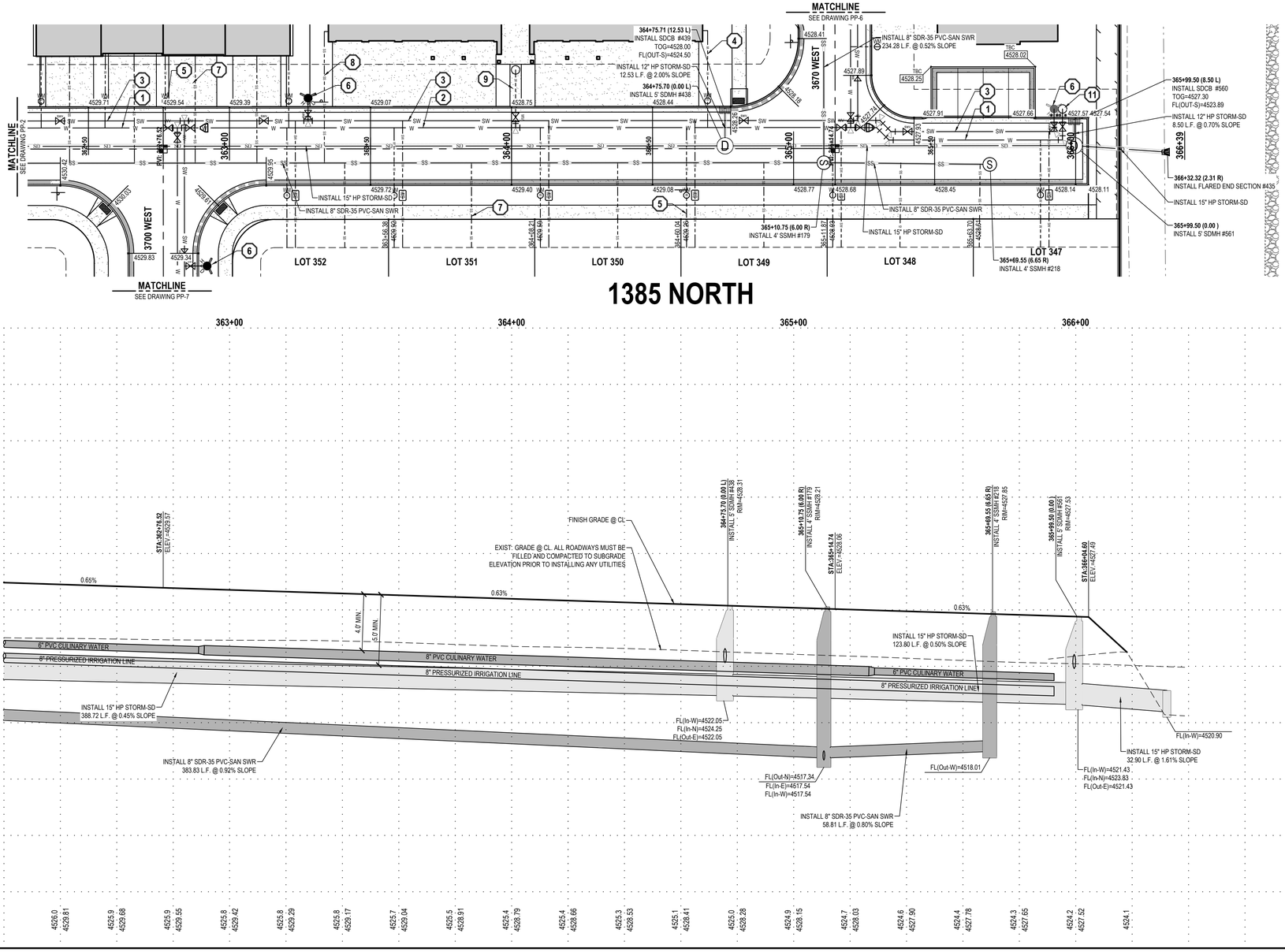
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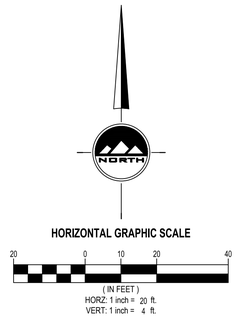
SCOPE OF WORK:

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Phone: 435.896.2983

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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-494-0150

GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
1385 NORTH

PROJECT NUMBER	PRINT DATE
8069K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-3

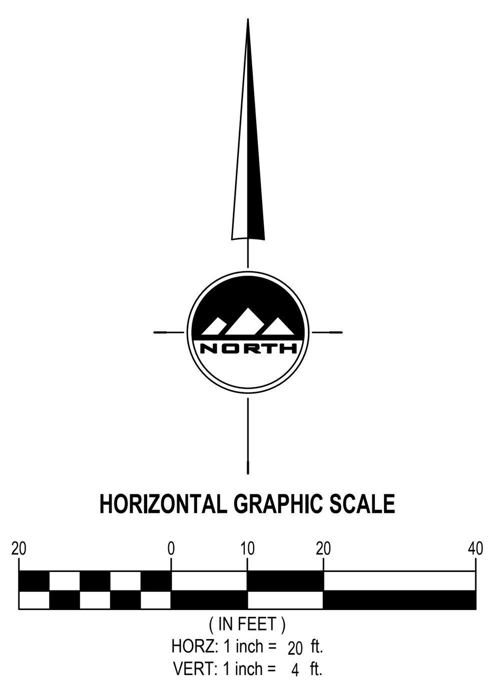
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@ 811 AT LEAST 48 HOURS
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BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

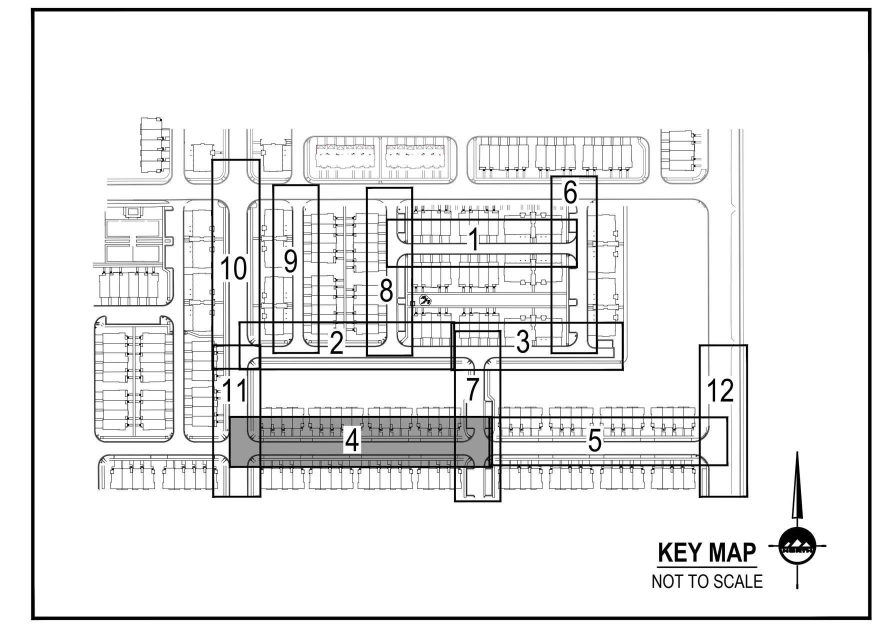
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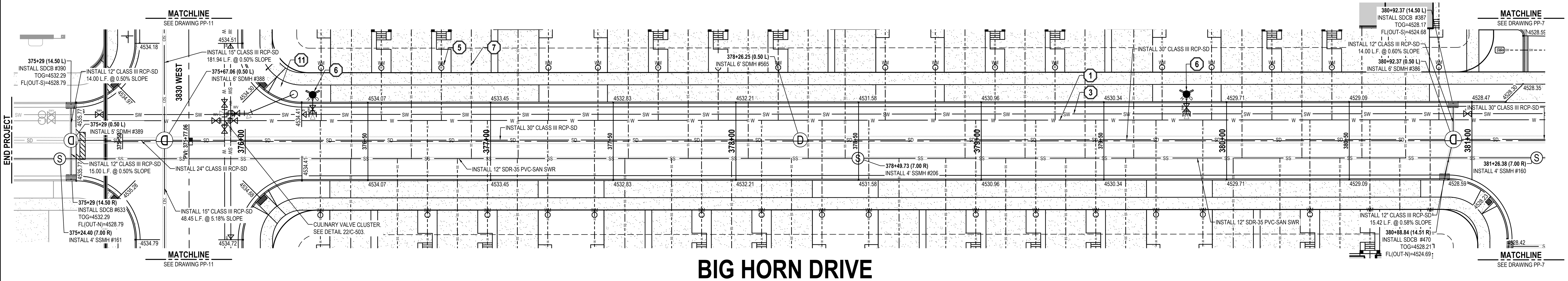


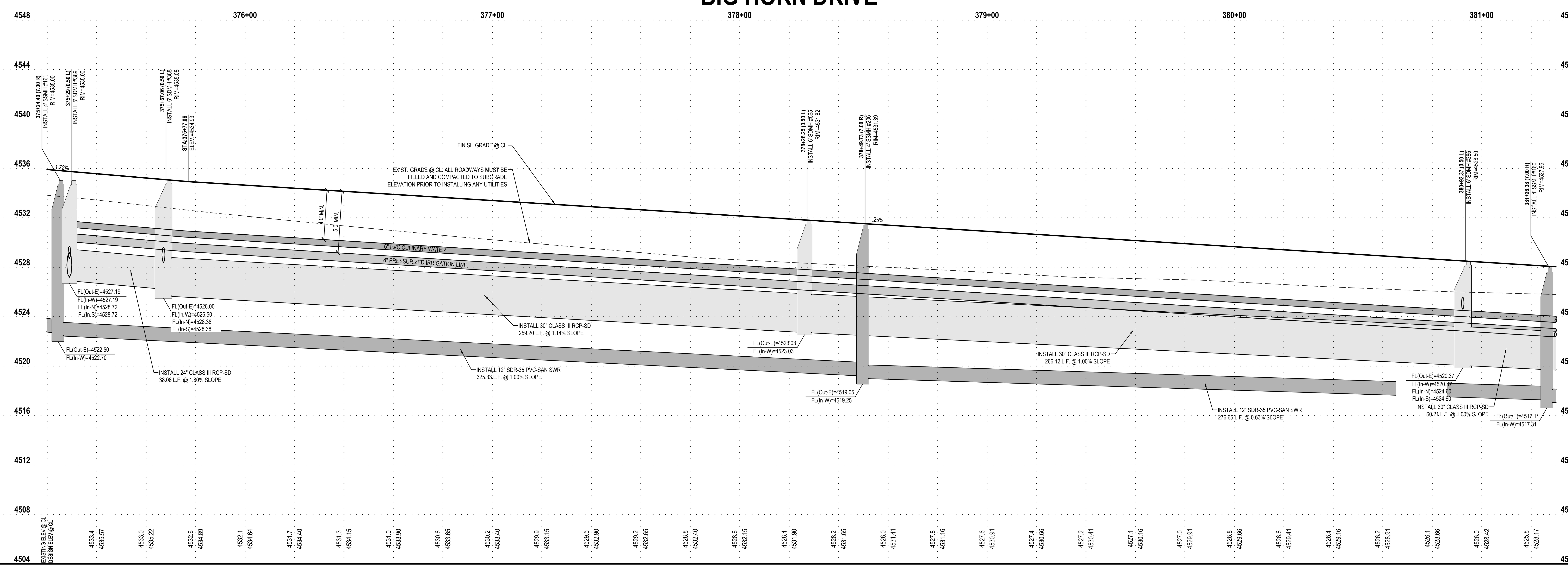
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GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
BIG HORN DRIVE

PROJECT NUMBER 8069K
PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

PP-4

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BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

NORTH

HORIZONTAL GRAPHIC SCALE

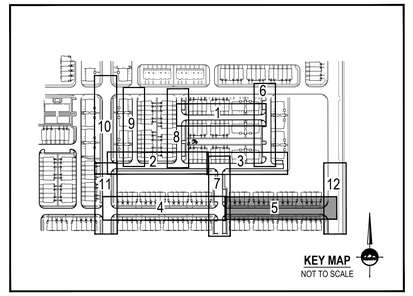
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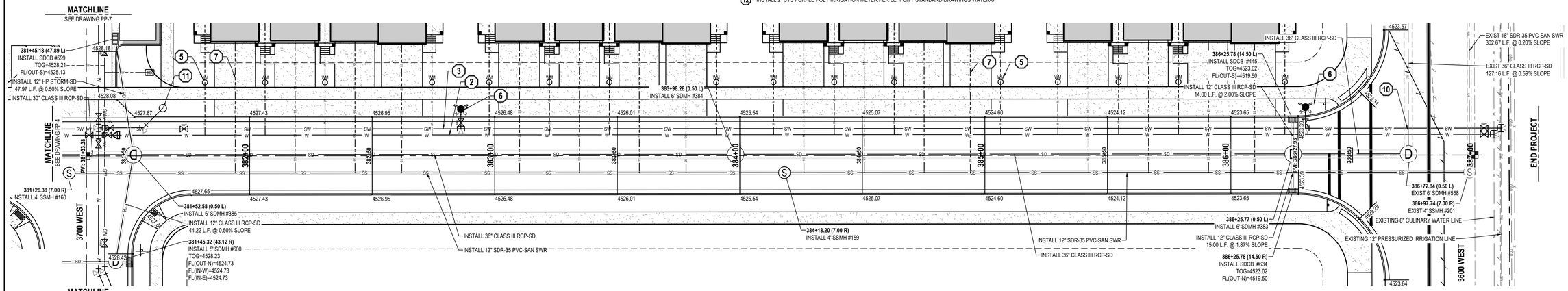
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SCOPE OF WORK:

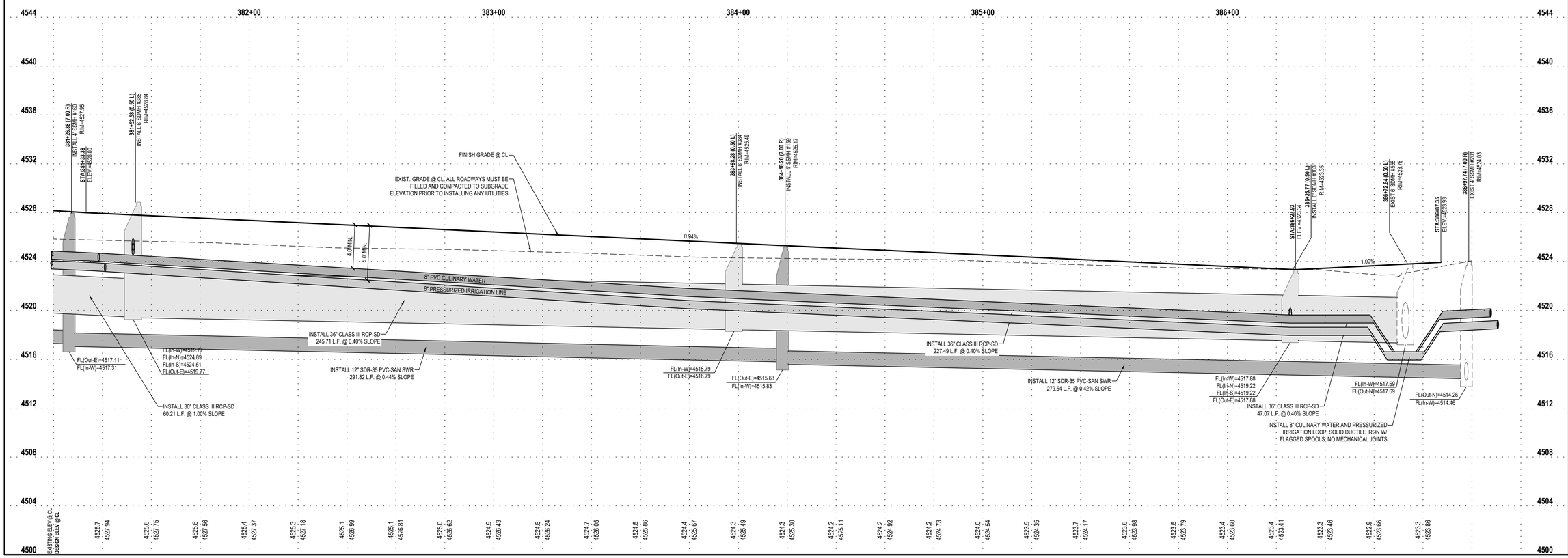
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BIG HORN DRIVE



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GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
BIG HORN DRIVE

PROJECT NUMBER	PRINT DATE
8069K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-5

811 Know what's below. Call before you dig.

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BENCHMARK

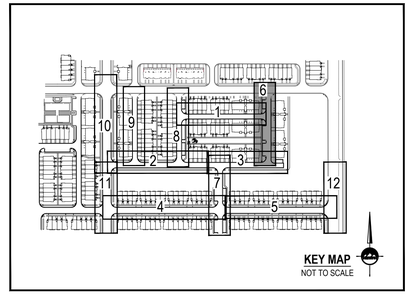
NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

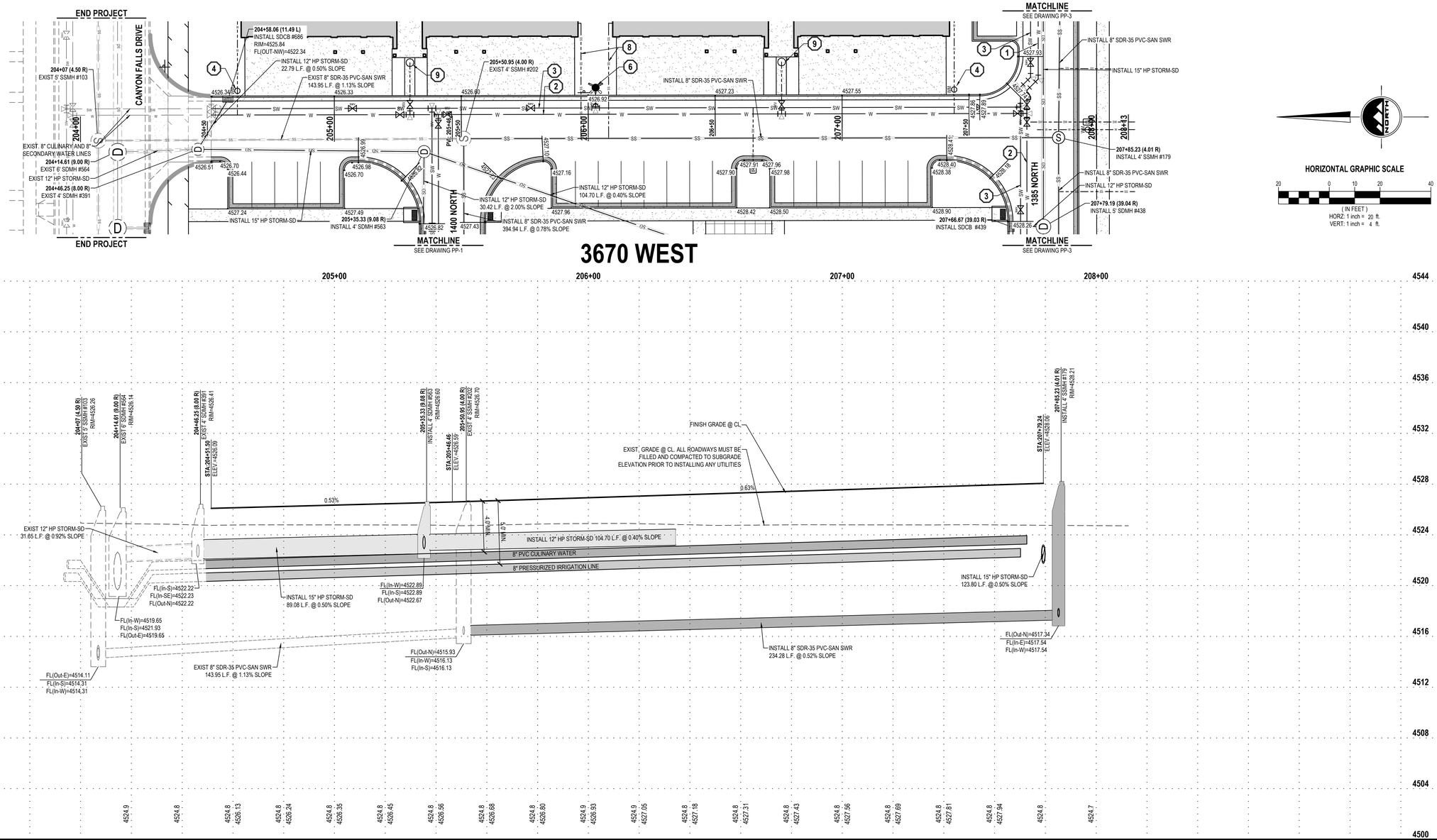
ELEVATION = 4536.22

SCOPE OF WORK:

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HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
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GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
3670 WEST

PROJECT NUMBER	PRINT DATE
8069K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-6

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BENCHMARK

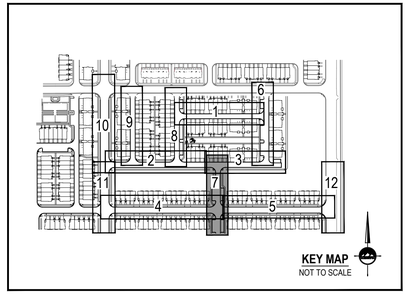
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TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

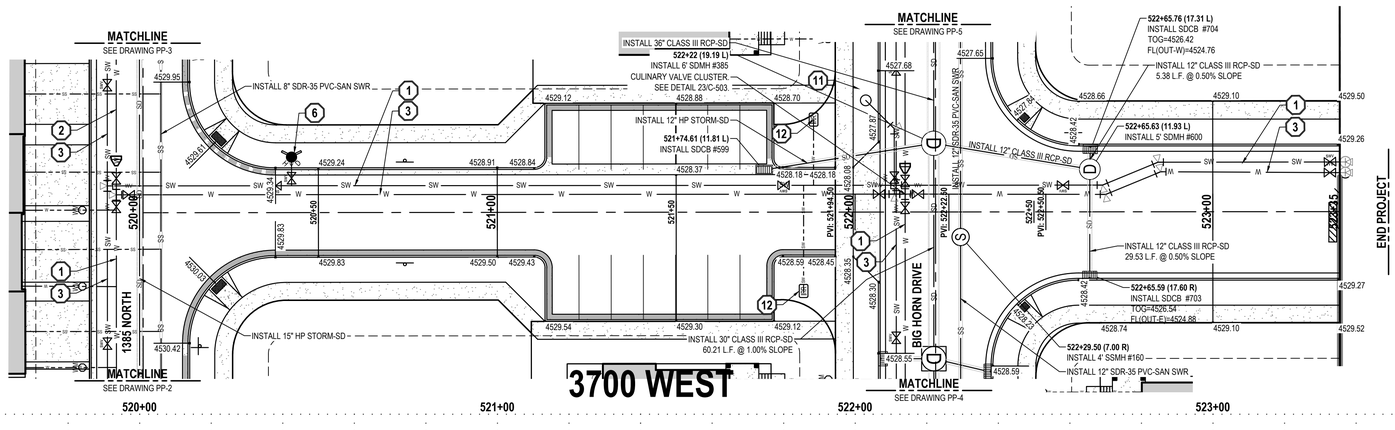
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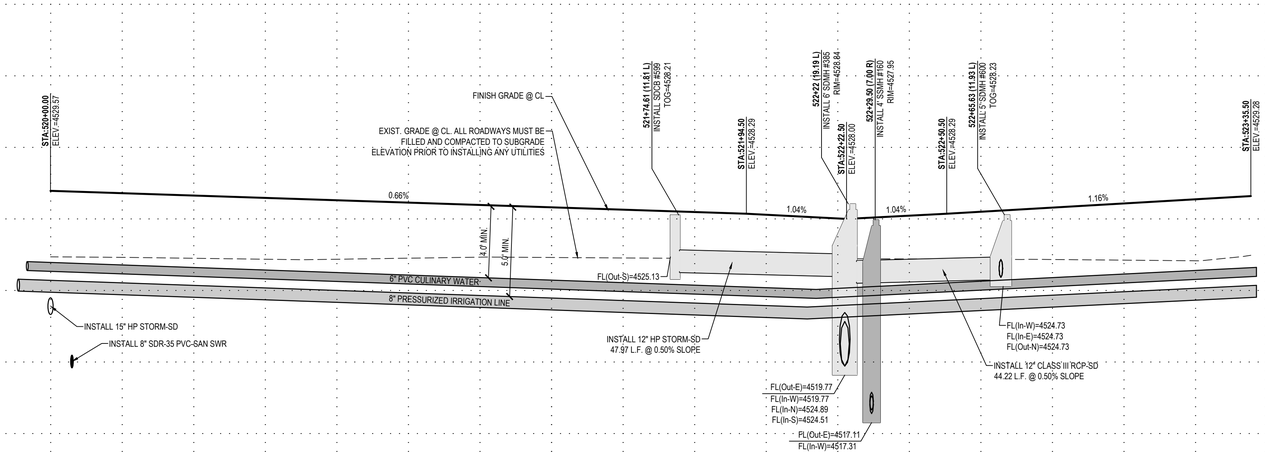
SCOPE OF WORK:

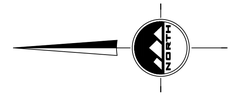
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HORIZONTAL GRAPHIC SCALE

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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
09/28/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
3700 WEST

PROJECT NUMBER	PRINT DATE
8069K	2021-09-28
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-7

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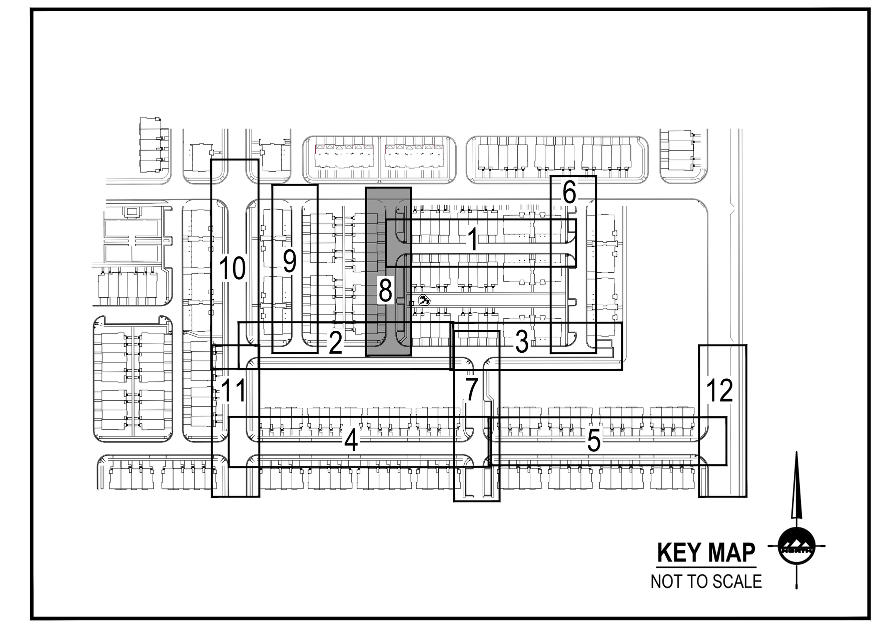
BENCHMARK

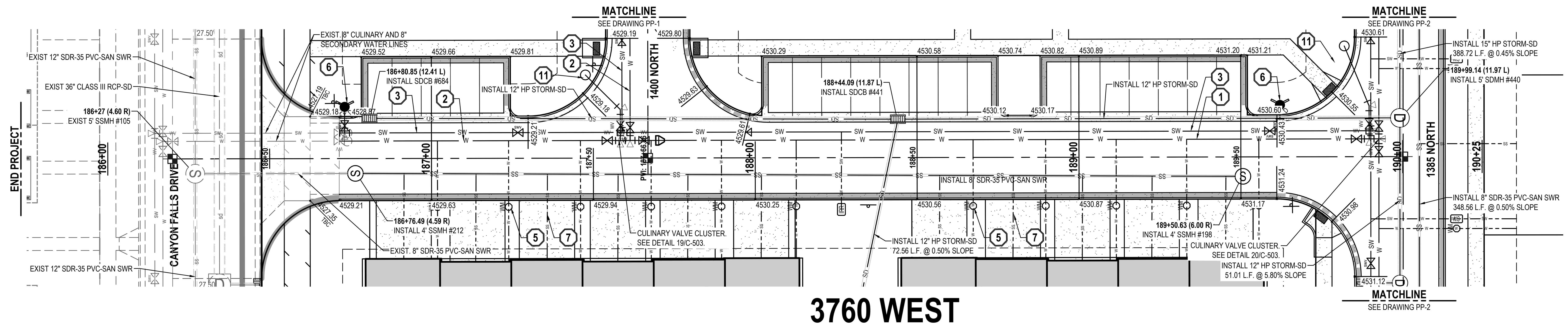
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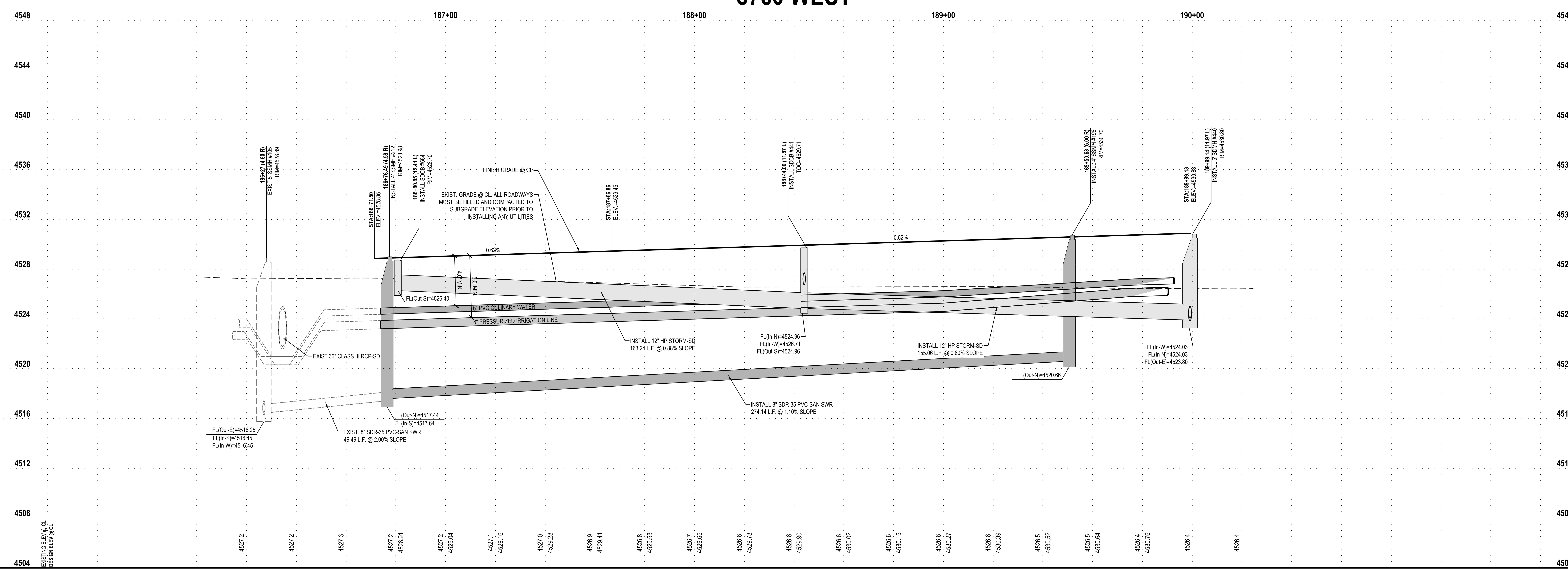


3760 WEST

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13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-494-0150

GARDNER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER 09/28/2021 5150016-2202 BRADEN D. MORRIS STATE OF UTAH

PLAN AND PROFILE
3760 WEST

PROJECT NUMBER 8069K
PRINT DATE 2021-09-28
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

PP-8

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BENCHMARK

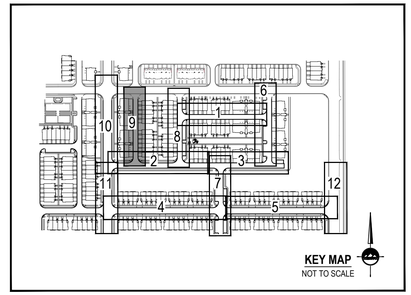
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TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

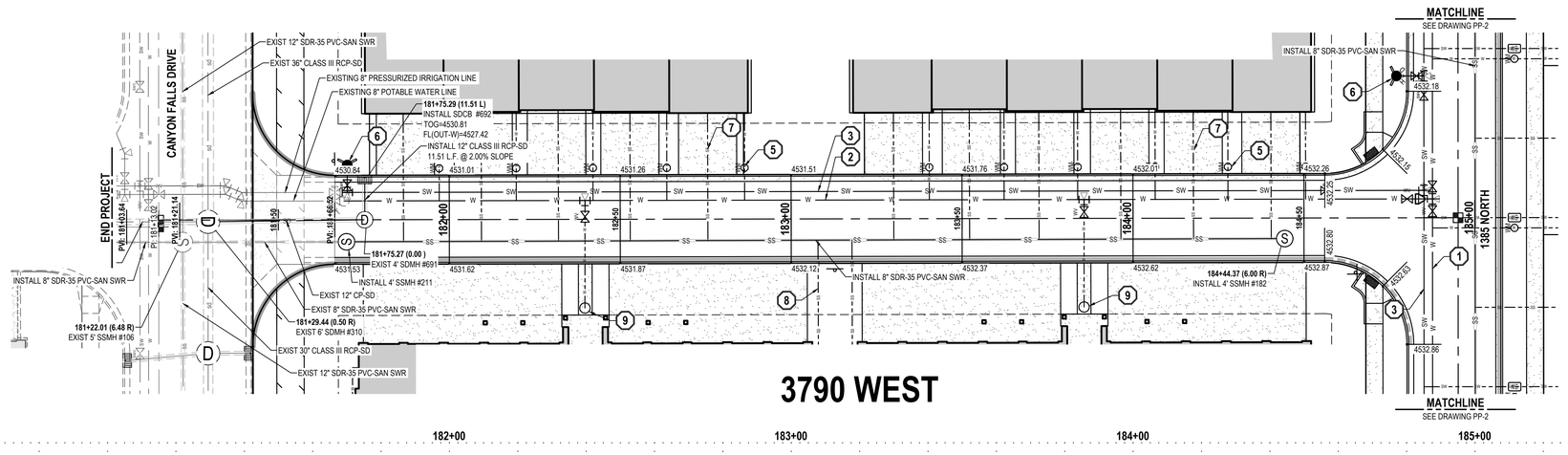
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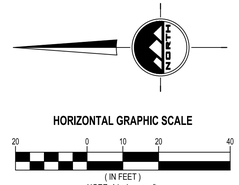
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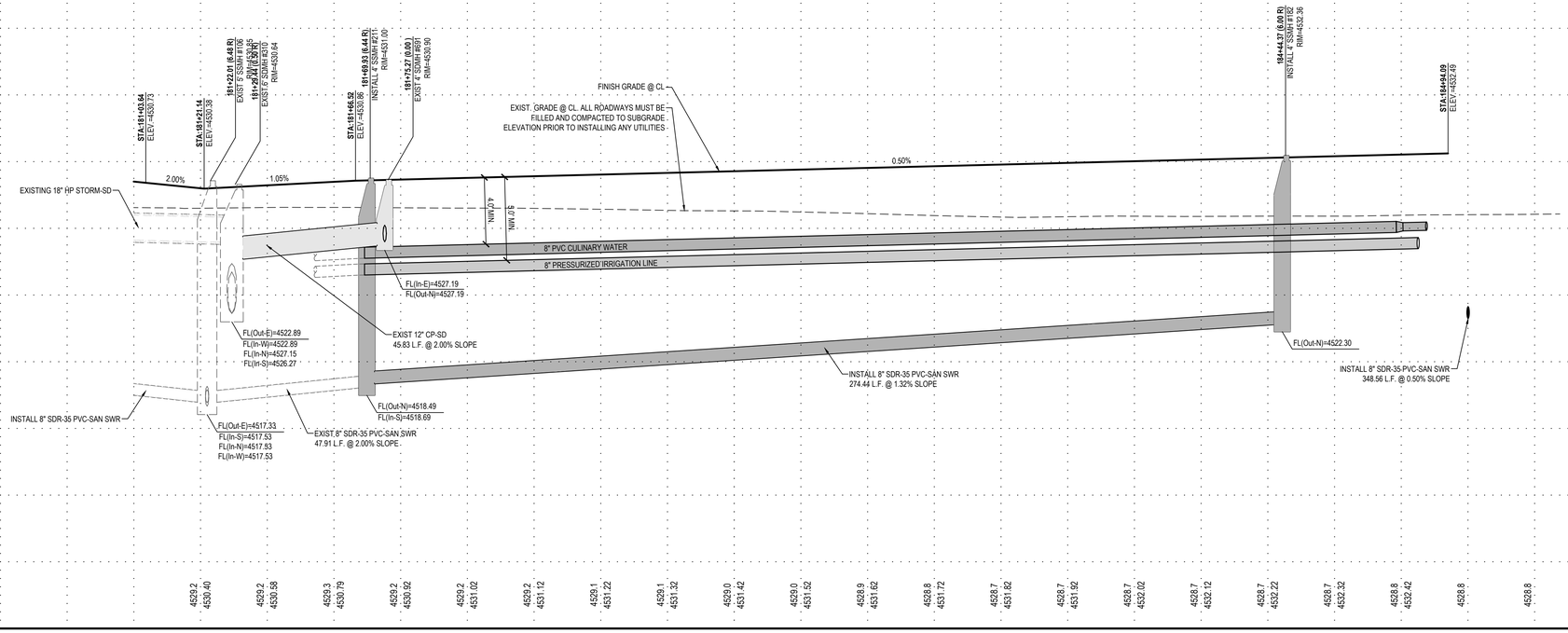
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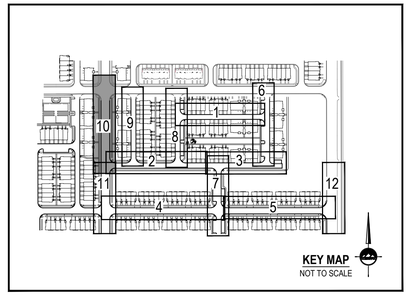
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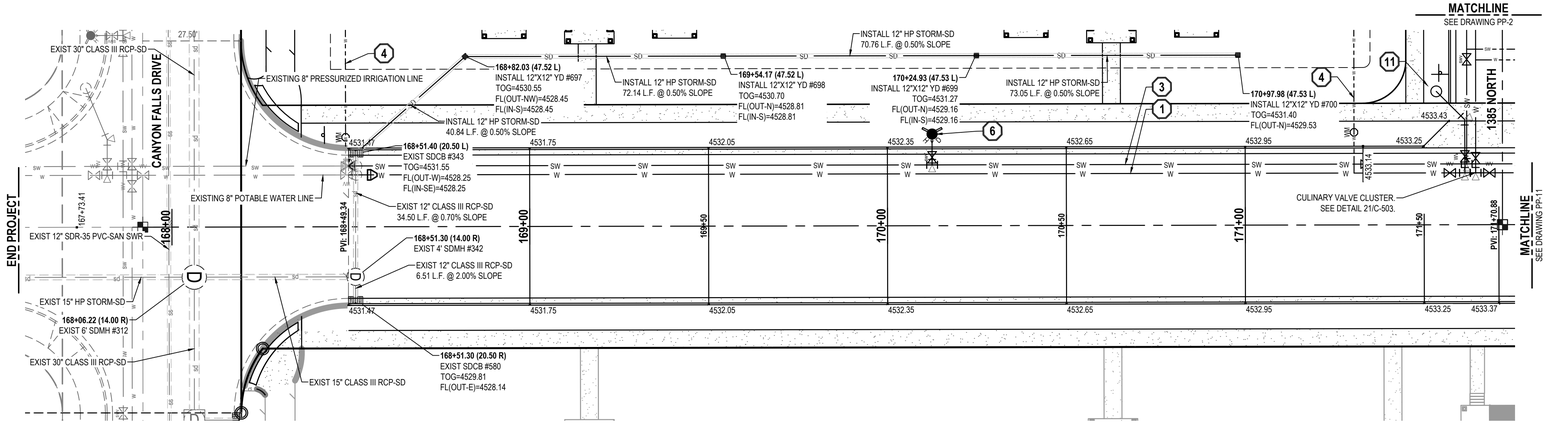
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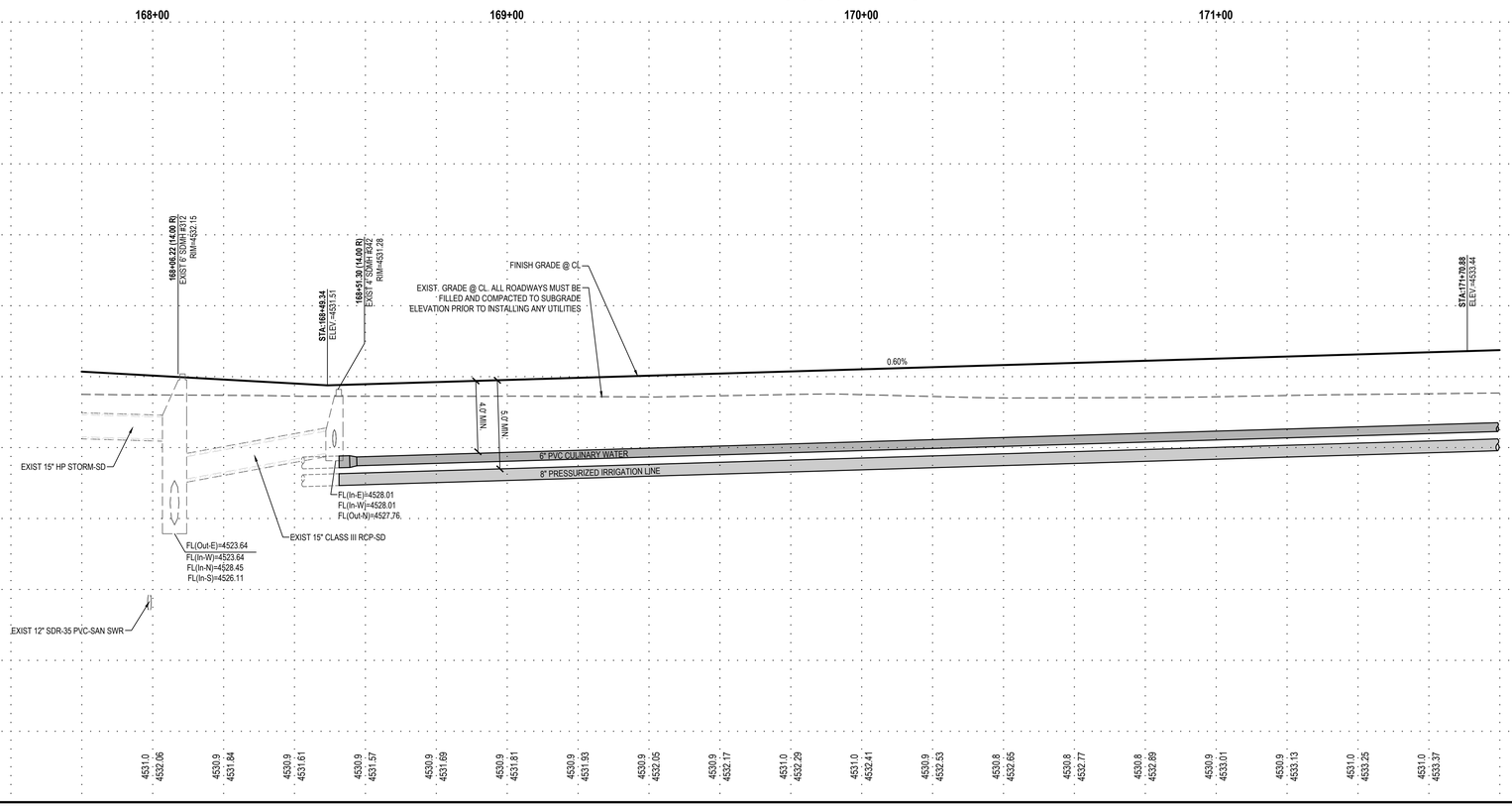
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3830 WEST



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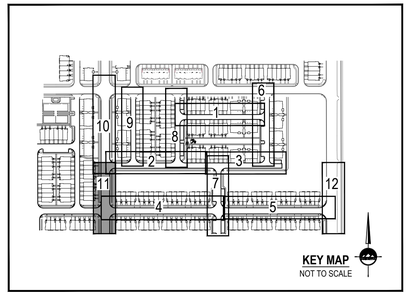
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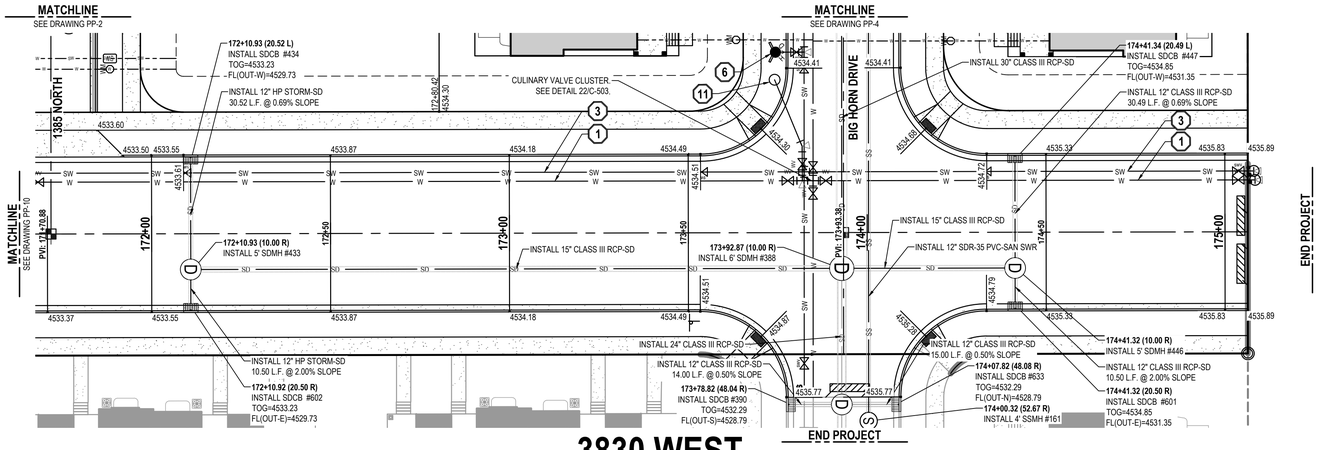
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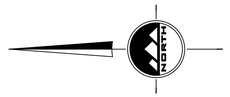
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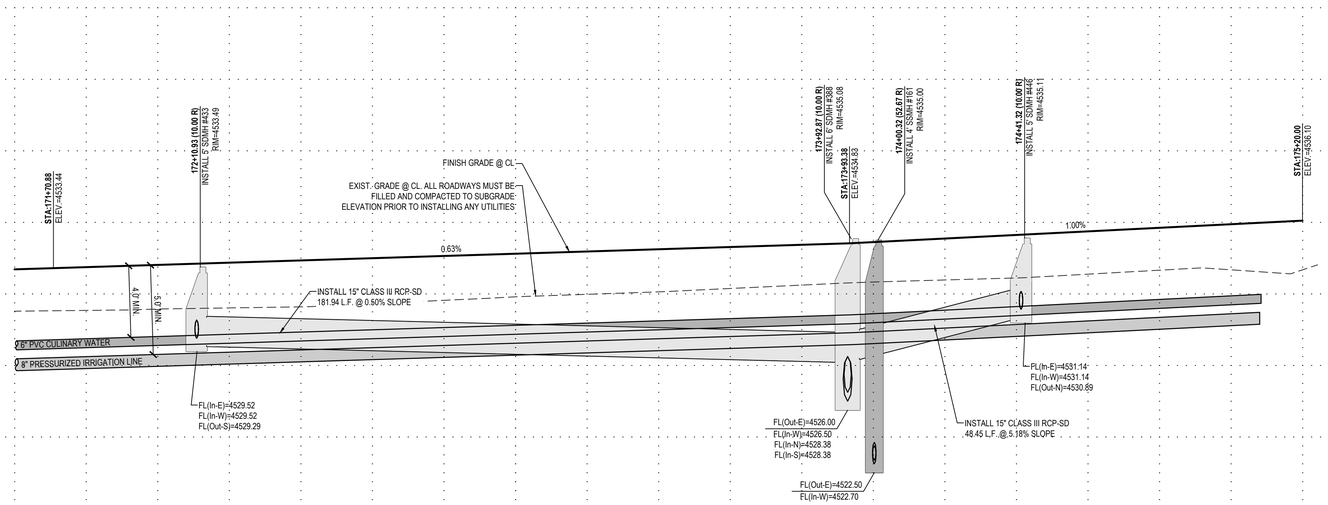






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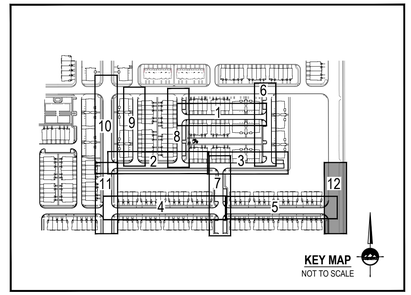
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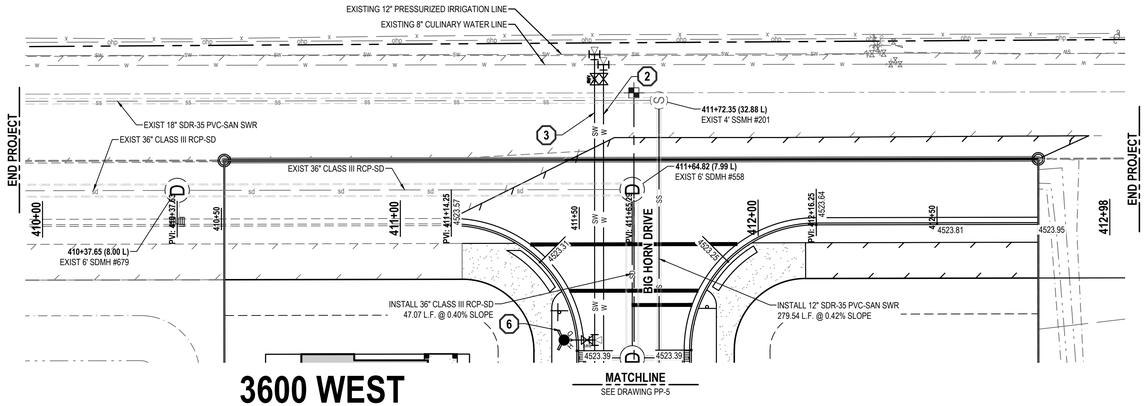
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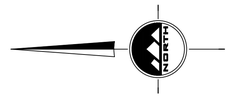
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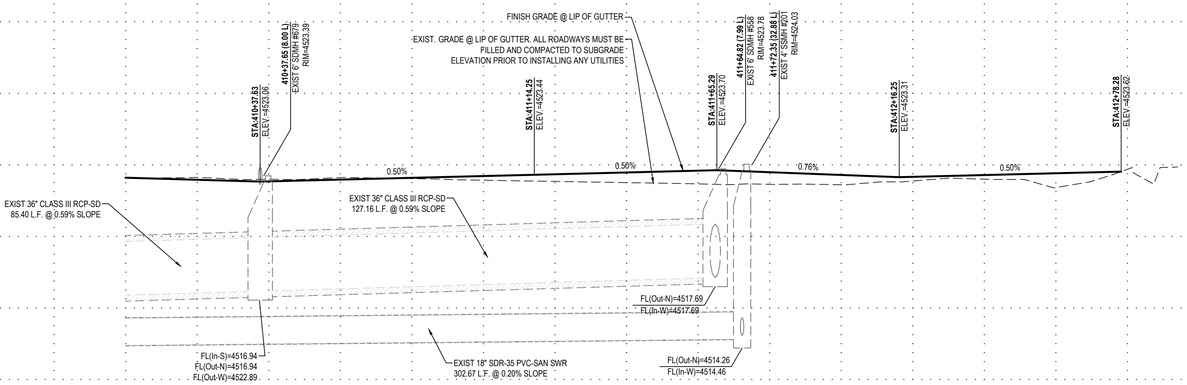
KEY MAP
NOT TO SCALE





HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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4536 4532 4528 4524 4520 4516 4512 4508 4504 4500 4496 4492

EXISTING ELEV @ C/L
DESIGN ELEV @ C/L

4523.3 4523.16 | 4523.2 4523.07 | 4523.3 4523.17 | 4523.2 4523.27 | 4523.1 4523.37 | 4523.1 4523.47 | 4523.0 4523.57 | 4522.9 4523.67 | 4522.9 4523.59 | 4522.9 4523.43 | 4523.1 4523.33 | 4523.2 4523.43 | 4522.7 4523.53 | 4523.7

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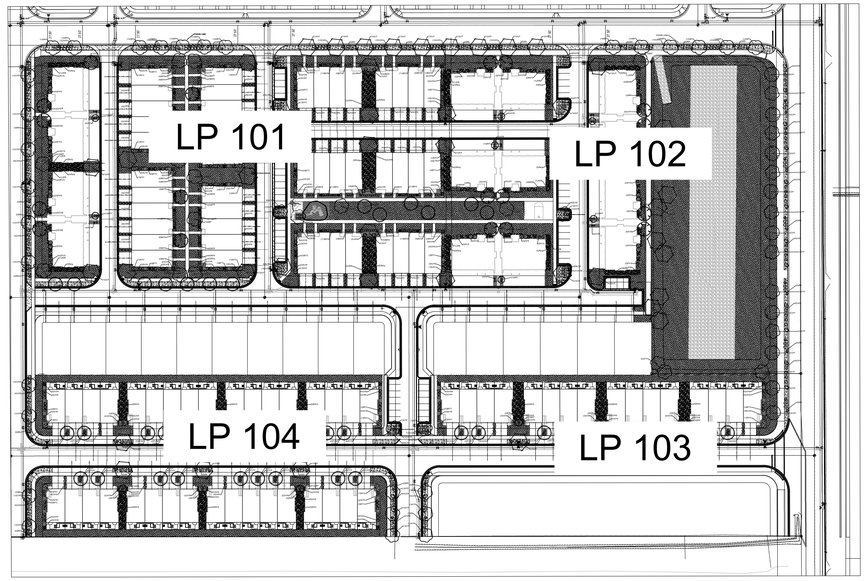
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PP-12



REFERENCE NOTES SCHEDULE PHASE 3

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	149,855 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	25,532 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	19,397 sf
1-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	15,181 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-10	PLAYGROUND SURFACE. SOF'FALL ENGINEERED WOOD.	34.81 cy

LANDSCAPE NOTES

1. DECIDUOUS TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
2. CONIFER TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
3. TREE HOLES SHALL BE DUG 2-3 TIMES THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
4. TREE ROOT BALL SHALL BE AT LEAST 12 INCHES IN DIAMETER PER EACH 1 INCH OF TREE CALIPER AND AT LEAST 18 INCHES DEEP. ROOT BALL SHALL BE WRAPPED TIGHTLY WITH NO LOOSE PARTS.
5. TREE SHOULD BE SET IN THE CENTER OF THE HOLE AND STOOD UPRIGHT. THE ROOT FLARE SHOULD BE VISIBLE AND LOCATED AT, OR SLIGHTLY ABOVE, FINISHED GROUND LEVEL. THE ROOT FLARE SHOULD NEVER BE BELOW FINISHED GROUND LEVEL.
6. TREES SHALL ONLY BE LIFTED BY THE WIRE BASKET, NEVER LIFT TREES BY GRASPING TRUNK OR LIMBS, OR BY ATTACHING ANY TYPE OF SLING OR CHOKER.
7. REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE.
8. CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE.
9. REMOVE ALL STRINGS ROPE, STAKES, TAPING, TAGS, FLAGGING, AND ANY OTHER SUCH ITEMS.
10. BACKFILL HOLE WITH EXCAVATED MATERIAL AND COMPACT ONLY ENOUGH TO HOLD TREE IN PLACE.NEVER USE MECHANICAL COMPACTION.TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED BACKFILL MATERIAL. BACKFILL MATERIAL SHOULD COVER ROOT FLARE SLIGHTLY, BUT SHOULD NEVER BE PILED AGAINST TRUNK.
11. WATER GENEROUSLY TO SOAK ENTIRE ROOT BALL AND BACKFILL MATERIAL. A SOIL WATER RING MAY BE FORMED AT THE EDGE OF THE ROOT BALL. BACKFILL MATERIAL MAY NEED TO BE ADDED AS SOIL SETTLES BELOW ROOT FLARE.
12. ALL SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE FIVE GALLON (#5 GAL.) UNLESS SPECIFIED OTHERWISE.
13. ALL GRASS SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE 1 GALLON (#1 GAL.)
14. HOLE SHOULD BE DUG AT LEAST TWO TIMES (2X) THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
15. GENTLY REMOVE PLANT FROM THE CONTAINER, LIGHTLY RUB ALL SIDES OF THE ROOT BALL TO EXPOSE ENDS OF ROOTS, AND PLACE IN THE CENTER OF THE HOLE, THE TOP OF THE ROOT BALL SHOULD BE AT FINISHED GROUND LEVEL.
16. BACKFILL THE HOLE WITH EXCAVATED MATERIAL. TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED MATERIAL IF HIGH QUANTITIES OF CLAY SOILS ARE PRESENT, BUT SHALL NOT REPLACE EXCAVATED MATERIAL.
17. COMPACT SOIL ENOUGH TO HOLD PLANT IN PLACE. NEVER USE MECHANICAL COMPACTION.
18. GENEROUSLY WATER TO SOAK ENTIRE ROOT BALL AND BACKFILL. A SOIL WATER RING SHOULD BE FORMED AROUND THE OUTSIDE OF THE ROOT BALL. BACKFILL MATERIAL MAY NEED TO BE ADDED AFTER MATERIAL HAS SETTLED.
19. MULCH SHALL BE ADDED TO A DEPTH OF THREE (3") INCHES AND AT LEAST TWICE THE WIDTH OF THE ROOT BALL.
20. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
21. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
22. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUEGRASS BLEND OR APPROVED EQUAL.
23. 2" OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTATED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.
24. TREES LOCATED IN LAWN AREAS SHALL HAVE A 4' DIAMETER TREE WELL AROUND BASE OF TREE WITH 3" DEPTH OF MULCH.
25. MULCH TO BE IMPLEMENTED WHERE SPECIFIED ON THE PLAN AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
26. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF EACH CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS.

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR EDGE HOMES INDIVIDUAL TRADE - SCOPE OF WORK. EDGE HOMES ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING, IRRIGATION, AND FENCING MATERIALS, COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING, FENCING, AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE AT 10 PERCENT FOR 10'-0"
2. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
3. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
4. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
5. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
6. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW (6 INCHES OF FALL WITHIN 10 FEET OF THE BUILDING) THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
7. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.

LANDSCAPING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.
4. LAWN TO BE NO CLOSER THAN 3' FROM BUILDING FOUNDATIONS.

FENCING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. ALL FENCING IS TO BE INSTALLED PER MANUFACTURERS SPECIFICATION, AREA WIND LOADING REQUIREMENTS, AND SITE CONDITIONS AND REQUIREMENTS.

PLANT SCHEDULE PHASE 3

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	ATP	23	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	2" Cal
	CO'P	31	Celtis occidentalis `Prairie Sentinel` Prairie Sentinel Hackberry	2" Cal
	CP'P	19	Crataegus phaenopyrum `Princeton Sentry` Washington Princeton Sentry Hawthorn	2" Cal
	GB'P	24	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	2" Cal
	QR'F	12	Quercus robur fastigiata Pyramidal English Oak	2" Cal
	ULP	52	Ulmus parvifolia Lacebark Elm	2" Cal
	ZM	39	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BT'C	60	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
	BS'S	284	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
	EA'C	20	Euonymus alatus `Coles Compact` Burning Bush	5 gal
	JS'B	26	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	PO'S	16	Physocarpus opulifolius `Seward` TM Summer Wine Seward Ninebark	5 gal
	Ra'g	130	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
	RR	270	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
	SJ'W	134	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
	VO'N	320	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	516	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	FG'B	40	Festuca glauca `Cascal1` Beyond Blue Fescue	1 gal
	MS'M	8	Miscanthus sinensis `Morning Light` Eulalia Grass	1 gal
	PV'S	68	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal
	PA'H	4	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal

*****THE LANDSCAPE ARCHITECT PROVIDES QUANTITY AND FOOTAGE INFORMATION AS AN AIDE TO THE BIDDING LANDSCAPER. QUANTITIES, SPECIES, AND SPECIFICATIONS HAVE BEEN SUBMITTED AND APPROVED BY THE MUNICIPALITIES – ALL SUBSTITUTIONS AND LESSER QUANTITIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND EDGE HOMES MANAGEMENT. IT IS ENTIRELY THE RESPONSIBILITY OF THE BIDDERS TO CALCULATE THE MATERIAL BASED ON THE GRADE CONTOURS, INCLUDING ALL LANDSCAPING RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING DRAWINGS. THESE CIVIL, LANDSCAPING, AND IRRIGATION DRAWING WILL NEED TO BE REVIEWED PRIOR TO SUBMITTING A BID FOR THE PROJECT. ANY SHORTAGES OF MATERIALS WILL NOT BE PAID FOR BY EDGE HOMES OR THE LANDSCAPE ARCHITECT**

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1.1 SUMMARY
1.2 SITE CONDITIONS
1.3 PERMITS
1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
1.5 FINAL INSPECTION
1.6 LANDSCAPE SUBSTANTIAL COMPLETION
1.7 WARRANTY

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. UPON VISITING OF SITE AND REVIEW OF GRADING & DRAINAGE DRAWINGS- THE CONTRACTOR SHALL INFORM THE OWNER IN WRITING OF ANY AREAS THAT SHALL BE CONSIDERED AN ADDITIONAL COST OR SERVICE ABOVE THE REQUESTED SCOPE OF WORK.

C. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

D. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING TO THE LANDSCAPE ARCHITECT AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 WARRANTY

A. ALL WORK DONE AND ALL MATERIALS INSTALLED IN CONNECTION WITH ONE OF OUR JOBS SHOULD BE OF HIGH QUALITY AND THAT ALL TRADE CONTRACTORS SHOULD STAND BEHIND THE QUALITY OF THEIR WORK. THEREFORE WE REQUIRE ALL TRADE CONTRACTORS TO WARRANT THE QUALITY (MATERIAL AND WORKMANSHIP) OF THEIR WORK FOR 90 DAYS AFTER FINAL INSTALLATION.

B. THE TRADE CONTRACTOR SHALL HAVE FOURTEEN (14) DAYS IN WHICH TO CORRECT ANY WARRANTY ISSUES. THE OWNER HAS THE RIGHT TO CORRECT ANY ISSUES THAT HAVE NOT BEEN CORRECTED BY THE RESPONSIBLE TRADE CONTRACTOR WITHIN THE FOURTEEN (14) DAY PERIOD. TRADE CONTRACTOR WILL BE BACK-CHARGED AT THE RATE OF $35.00 PER MAN HOUR (MINIMUM CHARGE OF $140.00), PLUS THE COST OF ANY MATERIALS AND EQUIPMENT, FOR WARRANTY ISSUES THE OWNER OR AGENTS CORRECT. IN ADDITION, ANY ISSUE NOT CORRECTED BY THE TRADE CONTRACTOR WITHIN FOURTEEN (14) DAYS MAY RESULT IN A FINE OF $50 PER DAY STARTING ON DAY 15, AND CONTINUING DAILY UNTIL THE ISSUE HAS BEEN CORRECTED. THE OWNER MAY ALSO WITHHOLD CHECKS UNTIL ANY OUTSTANDING (PAST 14 DAYS) WARRANTY ISSUES HAVE BEEN COMPLETED.

C. UPON COMPLETION OF ANY WARRANTY ISSUES, IT IS THE TRADE CONTRACTORS RESPONSIBILITY TO REPORT IN WRITING BACK TO THE OWNER AND EDGE WARRANTY OFFICE THAT THE ISSUES HAVE BEEN 100% COMPLETED.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. NO TREE STAKING UNLESS WARRANTY REQUIRES, OR GRADE IS LAGER THAN 4:1 SLOPE.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; WHEN BACKFILL MIXTURE IS INADEQUATE FOR PROPER PLANT GROWTH FOLLOW EDGE HOMES SPECIFICATIONS.

E. 2' OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.

F. MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE EVENING PRIOR TO INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

G. LANDSCAPE CUT EDGING: SHOVEL CUT EDGE AT AN ANGLE TO KEEP MULCH IN LANDSCAPE BED.

PART III - EXECUTION

3.1 GRADING

E. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

F. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAT ½" IN DIAMETER.

B. THE FINISH GRADE OF THE SOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND THREE TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE, REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE. REMOVE TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED. IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

J. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

K. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

3.4 TURF - SOD LAYING

A. FERTILIZATION: FERTILIZE PER SOD FARM RECOMMENDATIONS.

B. SOD AVAILABILITY AND CONDITION: THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAY ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

C. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED ABOVE. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

D. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO INSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND.

E. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

F. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

G. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL AFTER NINETY (90) DAY WARRANTY PERIOD AND EDGE HOMES FINAL INSPECTION.

END OF SECTION

TOTAL LANDSCAPED AREA:

LANDSCAPE AREA = 60,110 SQ.FT (DRIP SYSTEM SO ONLY PLANTS ARE IRRIGATED. 50% OF LANDSCAPE AREA) 30,055 SQ FT
GRASS AREA = 149,855 SQ.FT
IRRIGATED AREA = 179,910 SQ FT
EXISTING TREE PRESERVATION: *NO EXISTING TREES ON SITE

ISSUE DATE	PROJECT NUMBER
09-28-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
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7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 50' 100' 200' 400'
GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

GARDNER POINT: PH 3
1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
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SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

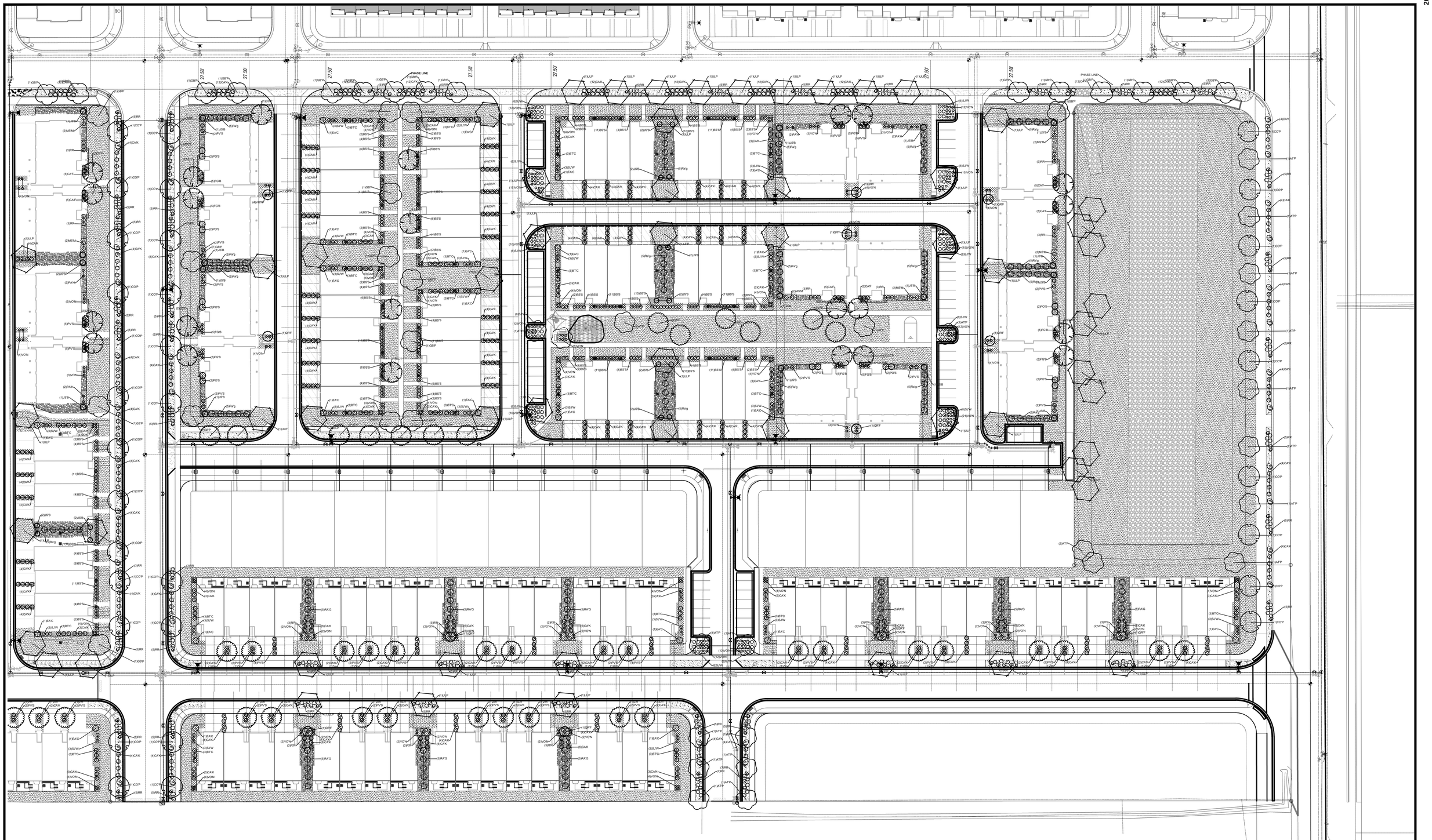
LICENSED LANDSCAPE ARCHITECT
JEFFREY T. ANDERSON
RUSSELL K. KUNZI
TRIUMPH
09/30/2021
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 9/27/2021

LANDSCAPE PLAN

LP-100



ISSUE DATE	PROJECT NUMBER
09-28-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 20' 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

GARDNER POINT: PH 3

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

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Client / Engineer:

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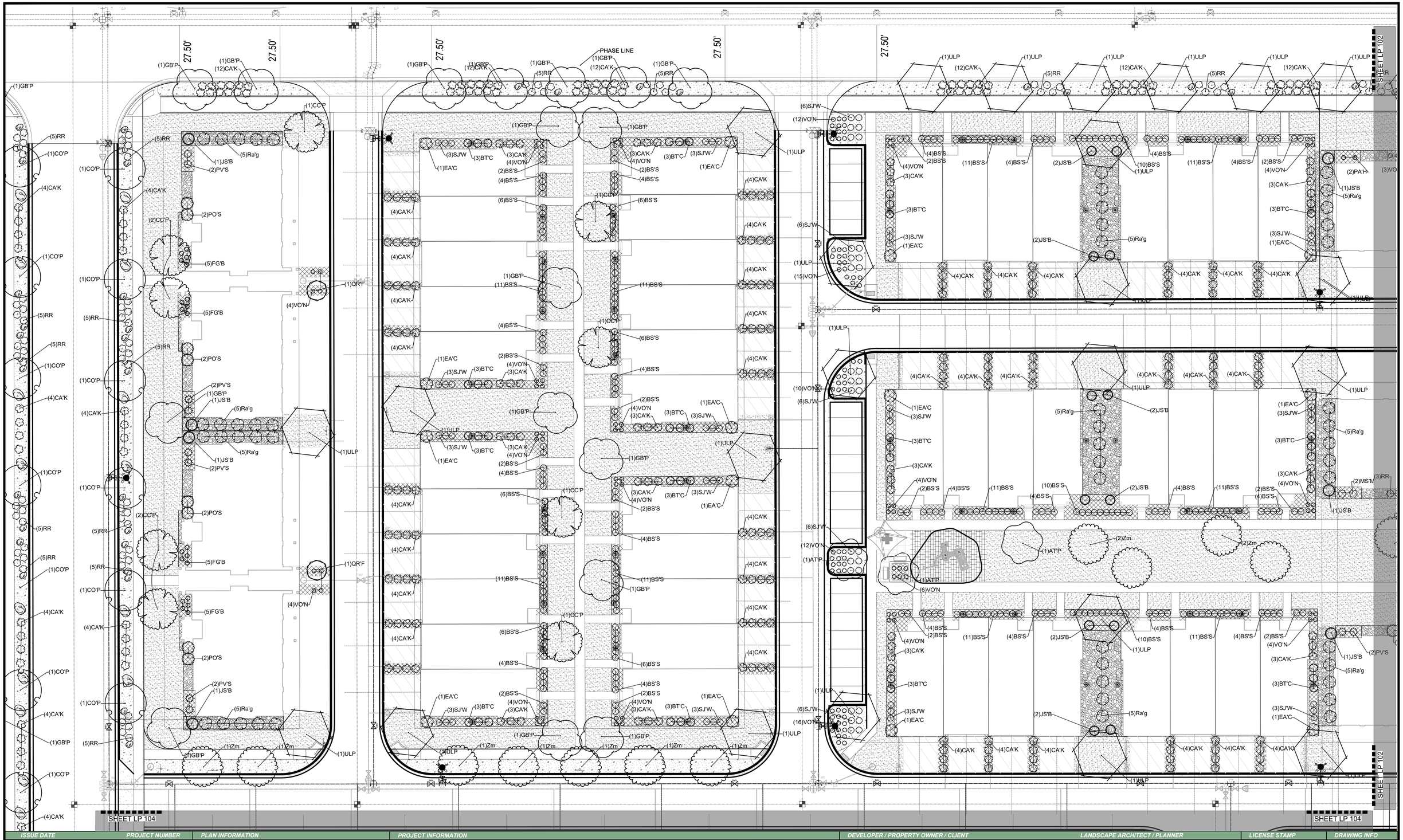
JEREMY ANDREW KOFFORD 8128121-5301 09/28/2021 LICENSED LANDSCAPE ARCHITECT STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	9/27/2021

LANDSCAPE PLAN

LP-OVERALL



ISSUE DATE	PROJECT NUMBER
09-28-2021	UT20036

NO.	REVISION	DATE
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 3

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

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www.pkjdesigngroup.com

LICENSE STAMP

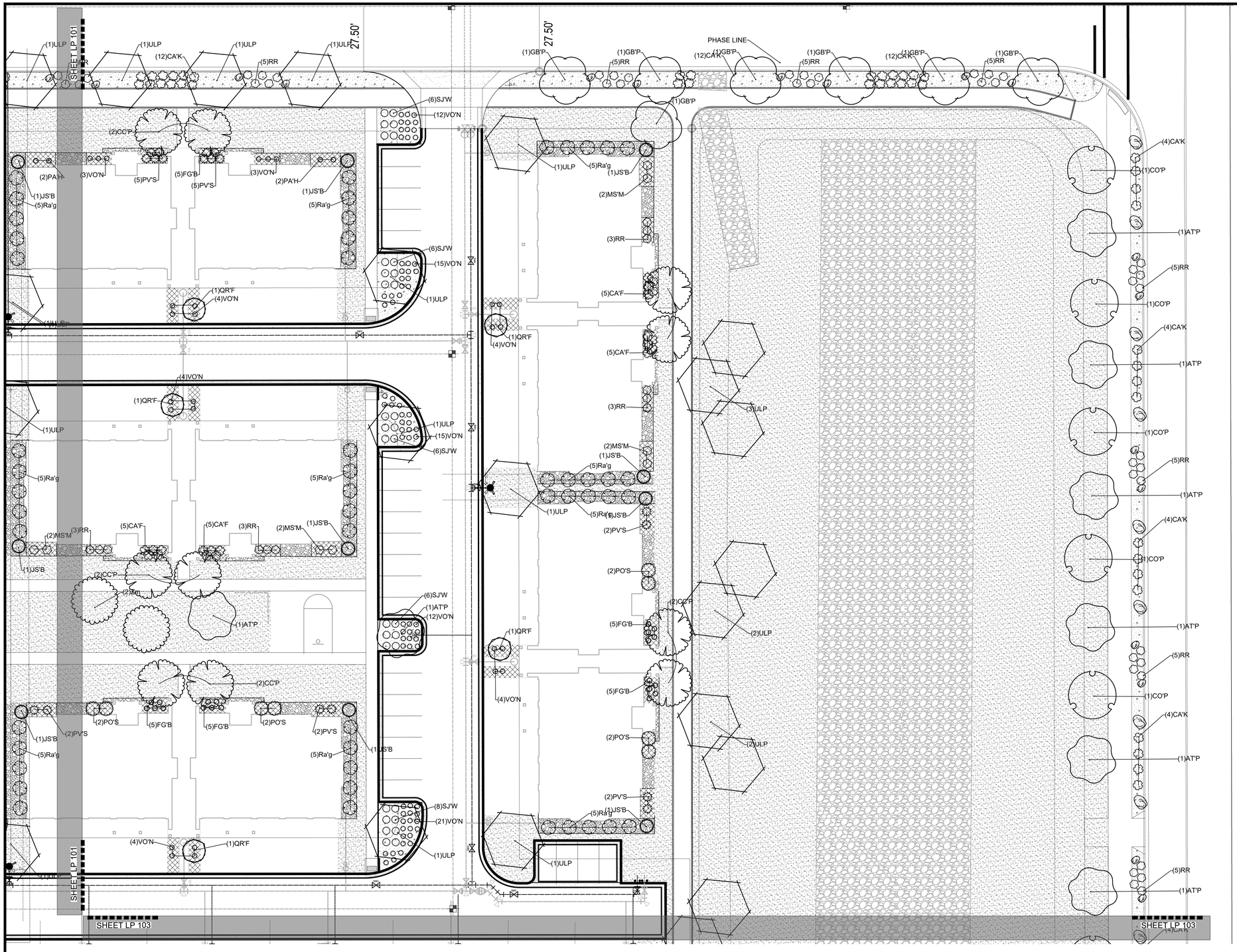
KEVIN J. ANDREWS — 8128121-5301 — 09/28/2021 — LICENSED LANDSCAPE ARCHITECT — STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	9/27/2021

LANDSCAPE PLAN

LP-101



PLANT SCHEDULE PHASE 3

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AT'P	23	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	2" Cal
	CO'P	31	Celtis occidentalis `Prairie Sentinel` Prairie Sentinel Hackberry	2" Cal
	CP'P	19	Crataegus phaenopyrum `Princeton Sentry` Washington Princeton Sentry Hawthorn	2" Cal
	GB'P	24	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	2" Cal
	QR'F	12	Quercus robur fastigiata Pyramidal English Oak	2" Cal
	ULP	52	Ulmus parvifolia Lacebark Elm	2" Cal
	ZM	39	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BT'C	60	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
	BS'S	284	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
	EA'C	20	Euonymus alatus `Coles Compact` Burning Bush	5 gal
	JS'B	26	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	PO'S	16	Physocarpus opulifolius `Seward` TM Summer Wine Seward Ninebark	5 gal
	Ra'g	130	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
	RR	270	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
	SJ'W	134	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
	VO'N	320	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	516	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	FG'B	40	Festuca glauca `Casca11` Beyond Blue Fescue	1 gal
	MS'M	8	Miscanthus sinensis `Morning Light` Eulalia Grass	1 gal
	PV'S	68	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal
	PA'H	4	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal

*****THE LANDSCAPE ARCHITECT PROVIDES QUANTITY AND FOOTAGE INFORMATION AS AN AIDE TO THE BIDDING LANDSCAPER. QUANTITIES, SPECIES, AND SPECIFICATIONS HAVE BEEN SUBMITTED AND APPROVED BY THE MUNICIPALITIES – ALL SUBSTITUTIONS AND LESSER QUANTITIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND EDGE HOMES MANAGEMENT. IT IS ENTIRELY THE RESPONSIBILITY OF THE BIDDERS TO CALCULATE THE MATERIAL BASED ON THE GRADE CONTOURS, INCLUDING ALL LANDSCAPING RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING DRAWINGS. THESE CIVIL, LANDSCAPING, AND IRRIGATION DRAWING WILL NEED TO BE REVIEWED PRIOR TO SUBMITTING A BID FOR THE PROJECT. ANY SHORTAGES OF MATERIALS WILL NOT BE PAID FOR BY EDGE HOMES OR THE LANDSCAPE ARCHITECT**

ISSUE DATE 09-28-2021 **PROJECT NUMBER** UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
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6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 3

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

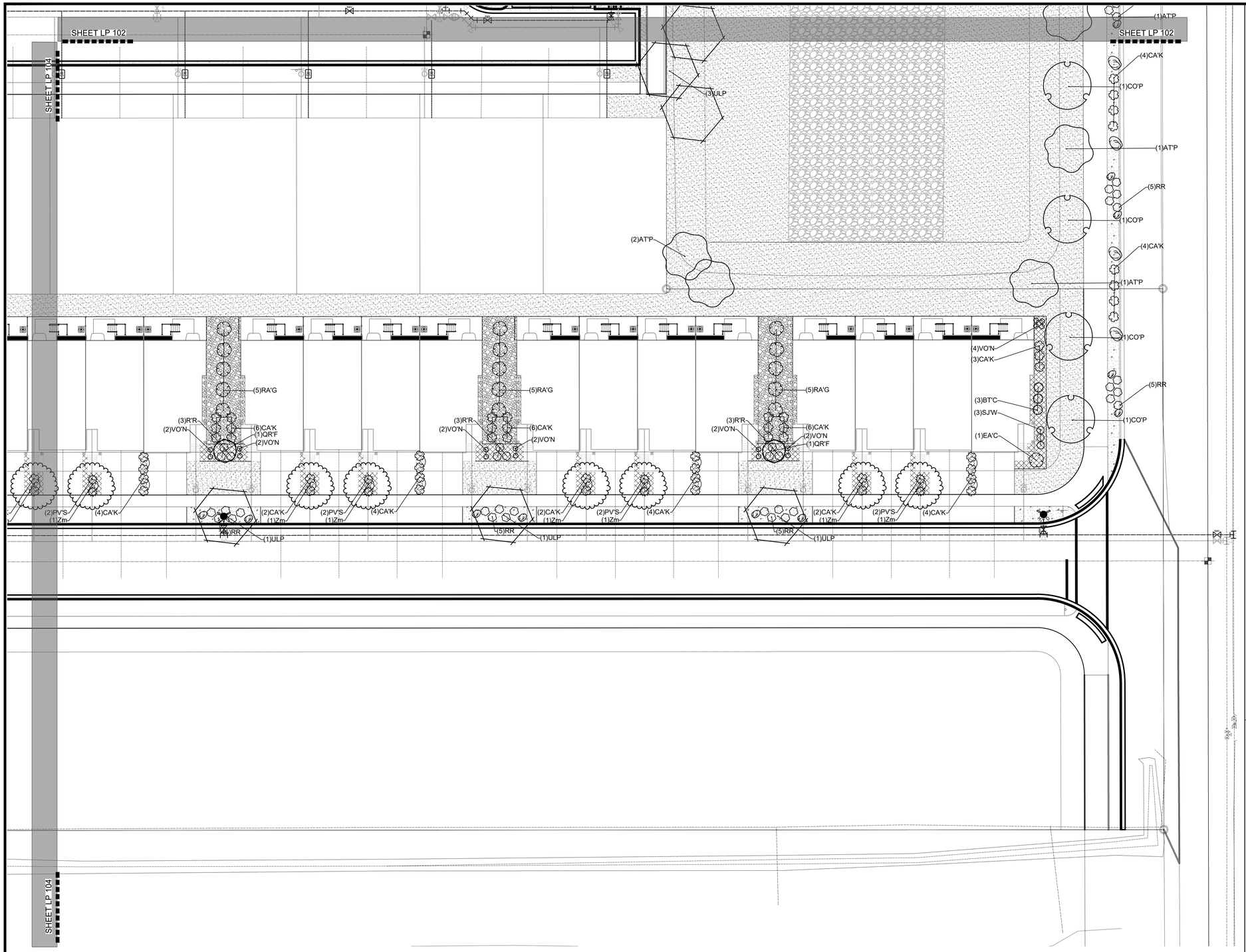
REGISTERED LANDSCAPE ARCHITECT
JEREMY TIMOTHY ANDERSON
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 9/27/2021

LANDSCAPE PLAN

LP-102



PLANT SCHEDULE PHASE 3

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AT'P	23	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	2" Cal
	CO'P	31	Celtis occidentalis `Prairie Sentinel` Prairie Sentinel Hackberry	2" Cal
	CP'P	19	Crataegus phaenopyrum `Princeton Sentry` Washington Princeton Sentry Hawthorn	2" Cal
	GB'P	24	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	2" Cal
	QR'F	12	Quercus robur fastigiata Pyramidal English Oak	2" Cal
	ULP	52	Ulmus parvifolia Lacebark Elm	2" Cal
	ZM	39	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BT'C	60	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
	BS'S	284	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
	EA'C	20	Euonymus alatus `Coles Compact` Burning Bush	5 gal
	JS'B	26	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	PO'S	16	Physocarpus opulifolius `Seward` TM Summer Wine Seward Ninebark	5 gal
	Ra'g	130	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
	RR	270	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
	SJ'W	134	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
	VO'N	320	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	516	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	FG'B	40	Festuca glauca `Casca11` Beyond Blue Fescue	1 gal
	MS'M	8	Miscanthus sinensis `Morning Light` Eulalia Grass	1 gal
	PV'S	68	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal
	PA'H	4	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal

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ISSUE DATE 09-28-2021

PROJECT NUMBER UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 3

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
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LICENSE STAMP

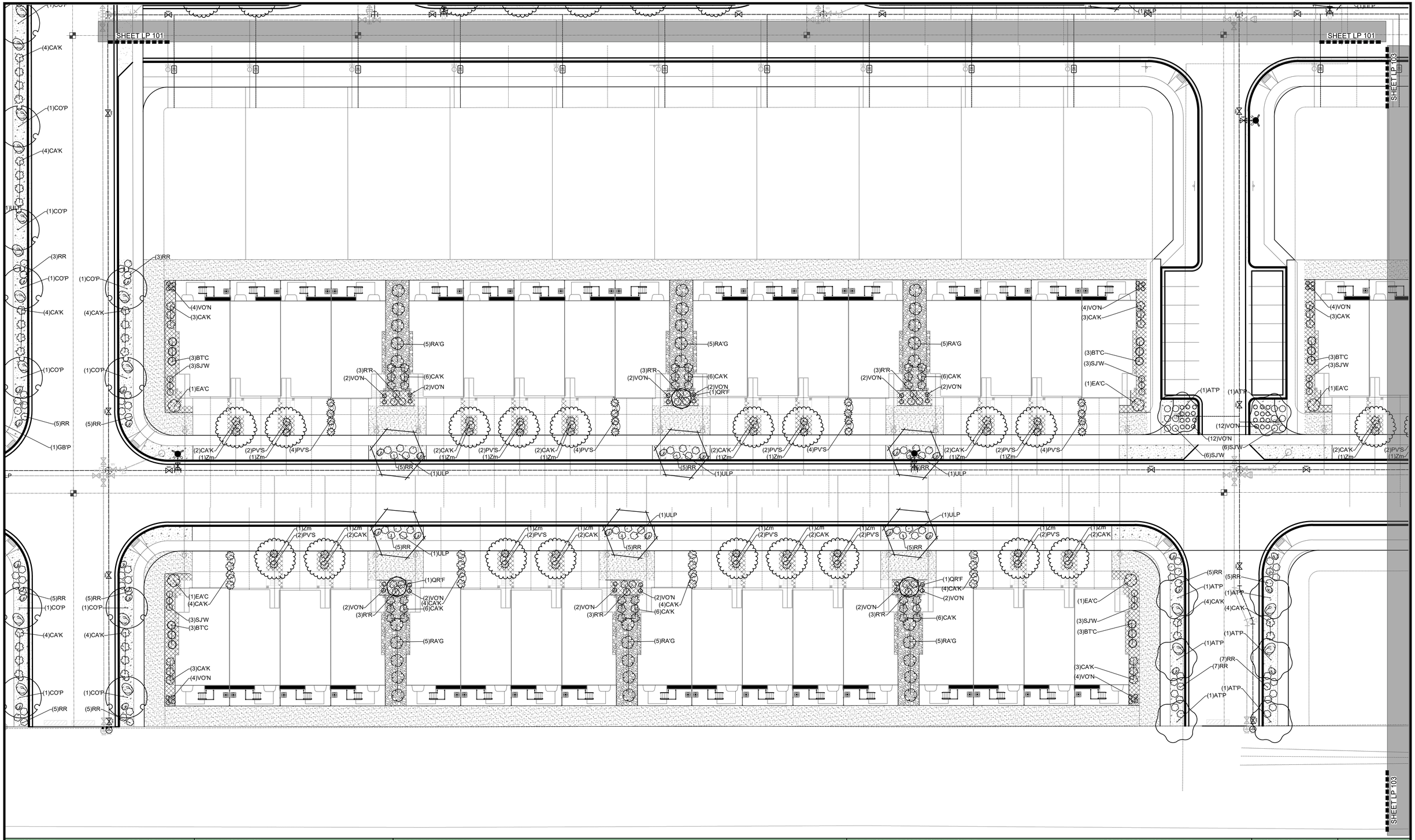
LICENSED LANDSCAPE ARCHITECT
KEVIN B. ANDREWS
8128121-5301
09/28/2021
REGISTERED
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 9/27/2021

LANDSCAPE PLAN

LP-103



ISSUE DATE	PROJECT NUMBER
09-28-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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4		
5		
6		
7		

PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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0' 10' 20' 40' 80'
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PROJECT INFORMATION

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1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT
KEVIN ANDERSEN
8128121-5301
09/28/2021
STATE OF UTAH

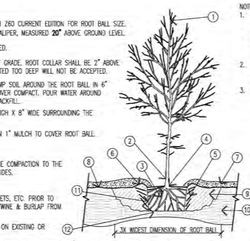
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	9/27/2021

LANDSCAPE PLAN

LP-104

1. CENTRAL LEADER
2. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE. TREE SHALL BE A MINIMUM 2" CALIPER, MEASURED **20"** ABOVE GROUND LEVEL.
3. ROOT BALL, MODIFIED AS REQUIRED.
4. TOP OF ROOT BALL SHALL BE AT GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE. ANY TREE PLANTED TOO DEEP WILL NOT BE ACCEPTED.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE THE BACKFILL.
6. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE SURROUNDING THE PERIPHERY OF THE ROOT BALL.
7. 4" MULCH LAYER. NO MORE THAN 1" MULCH TO COVER ROOT BALL.
8. FINISHED GRADE
9. DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
10. EXISTING SOIL
11. REMOVE CONTAINERS, WIRE, BASKETS, ETC. PRIOR TO PLANTING. COMPLETELY REMOVE TWINE & BURLAP FROM B&B STOCK.
12. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.



NOTES:
1. THE SPACING & SPECIES OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING COMMISSION. ANY SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY.
2. TREES SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
3. TREES SHALL BE KEPT:
   a. OUTSIDE OF THE INTERSECTION SIGHT TRIANGLES AS DEFINED WITHIN SECTION 12 OF THE DEVELOPMENT CODE.
   b. NOT LESS THAN 20' FROM LAMP STANDARDS & POWER POLES.
   c. NOT LESS THAN 10' FROM FIRE HYDRANTS.
   d. NOT LESS THAN 5' FROM SERVICE WALKS & DRIVEWAYS.
   e. NOT LESS THAN 5' FROM WATER METERS.
4. THE DEVELOPER SHALL PAY THE INSTALLATION COST OF PARKWAY TREES. PARKWAY TREES SHALL BE INSTALLED ON ALL STREETS, IN CONFORMANCE TO THE STANDARD DETAILS, INCLUDING ARTERIAL STREETS, AS REQUIRED BY PLANNING & ZONING.
5. TREES TO BE INSPECTED BY LEHI CITY AT DELIVERY AND/OR PRIOR TO PLANTING TO ENSURE QUALITY & SIZE.
6. TREES TO BE INSPECTED DURING PLANTING BY LEHI CITY TO ENSURE PROPER INSTALLATION.
7. TREES MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
8. PLANT TREE TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE. PREPARE PLANTING HOLE & STAKE TREE (SEE DETAIL L3) AS REQUIRED BY CITY REPRESENTATIVE.

L1 TREE WITH BERM (EXISTING SOIL NOT MODIFIED)
SCALE: NTS — SECTION VIEW DETAIL

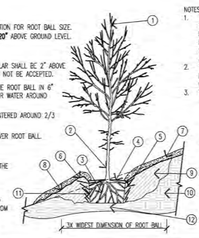
MEANDERING SIDEWALK TYPICAL PLANTING PLAN

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. TREE PLANTING
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

1. CENTRAL LEADER
2. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE. TREE SHALL BE A MINIMUM 2" CALIPER, MEASURED **20"** ABOVE GROUND LEVEL.
3. ROOT BALL, MODIFIED AS REQUIRED.
4. TOP OF ROOT BALL SHALL BE AT GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE. ANY TREE PLANTED TOO DEEP WILL NOT BE ACCEPTED.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE THE BACKFILL.
6. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE, CENTERED AROUND 2/3 OF THE ROOT BALL ON THE DOWNHILL SIDE.
7. 4" MULCH LAYER. NO MORE THAN 1" MULCH TO COVER ROOT BALL.
8. FINISHED GRADE
9. DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
10. EXISTING SOIL
11. REMOVE CONTAINERS, WIRE, BASKETS, ETC. PRIOR TO PLANTING. COMPLETELY REMOVE TWINE & BURLAP FROM B&B STOCK.
12. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.



NOTES:
1. THE SPACING & SPECIES OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING COMMISSION. ANY SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY.
2. TREES SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
3. TREES SHALL BE KEPT:
   a. OUTSIDE OF THE INTERSECTION SIGHT TRIANGLES AS DEFINED WITHIN SECTION 12 OF THE DEVELOPMENT CODE.
   b. NOT LESS THAN 20' FROM LAMP STANDARDS & POWER POLES.
   c. NOT LESS THAN 10' FROM FIRE HYDRANTS.
   d. NOT LESS THAN 5' FROM SERVICE WALKS & DRIVEWAYS.
   e. NOT LESS THAN 5' FROM WATER METERS.
4. THE DEVELOPER SHALL PAY THE INSTALLATION COST OF PARKWAY TREES. PARKWAY TREES SHALL BE INSTALLED ON ALL STREETS, IN CONFORMANCE TO THE STANDARD DETAILS, INCLUDING ARTERIAL STREETS, AS REQUIRED BY PLANNING & ZONING.
5. TREES TO BE INSPECTED BY LEHI CITY AT DELIVERY AND/OR PRIOR TO PLANTING TO ENSURE QUALITY & SIZE.
6. TREES TO BE INSPECTED DURING PLANTING BY LEHI CITY TO ENSURE PROPER INSTALLATION.
7. TREES MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
8. PLANT TREE TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE. PREPARE PLANTING HOLE & STAKE TREE (SEE DETAIL L3) AS REQUIRED BY CITY REPRESENTATIVE.

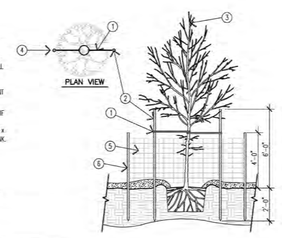
L2 TREE ON SLOPE 5% (20:1) – UNMODIFIED
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. TREE PLANTING - SLOPE
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE

1. 32" LONG NON-ABRASIVE RUBBER TIES
2. 2, 1.1/2"-2" DIA. LODGE POLE PINE STAKES. INSTALL 2" FROM EDGE OF ROOT BALL & SHALL NOT INTERFERE WITH PERMANENT BRANCHES.
3. REMOVE NURSERY STAKE. IF CENTRAL LEADER NEEDS SUPPORT, ATTACH A 1/2" x 8' BAMBOO POLE TO TRUNK.
4. PREVAILING WIND
5. DEER FENCING
6. 6" POSTS SHALL BE INSTALLED 6' FROM BASE OF TREE TO SUPPORT DEER FENCING



NOTES:
1. STAKE ALL TREES THAT ARE DETERMINED TO REQUIRE A STAKE (CITY DISCRETION) AT THE TIME OF PLANTING.
2. PLACE TWO 1½ INCH – 2 INCH DIAMETER WOOD TREE STAKES 1 TO 2 FEET FROM THE CENTER & DRIVING STAKE 24 INCHES INTO SOLID GROUND. FASTEN THE TREE TO THE UPPER END OF THE STAKE IN AT LEAST TWO LOCATIONS USING "CINCH TIES" OR EQUIVALENT. METAL T-POSTS WILL NOT BE APPROVED AS TREE STAKES.

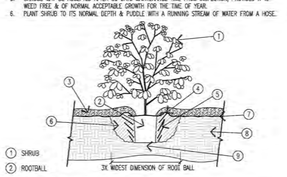
L3 TREE STAKING
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TREE STAKING
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

C TREE w/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE

NOTES:
1. ALL SHRUBS SHALL BE A MINIMUM 5 GALLON SIZE UNLESS WRITTEN APPROVAL IS OBTAINED & VARIETY, SIZE & SPACING IS STATED.
2. ALL CONTAINERS, WIRE BASKETS, ETC., SHALL BE REMOVED FROM SHRUBS PRIOR TO PLANTING. ALL B&B STOCK SHALL HAVE THE BALING TWINE & BURLAP REMOVED.
3. ANY SHRUBS PLANTED TOO DEEP WILL NOT BE ACCEPTED. ROOT BALL SHALL BE LEVEL WITH FINISHED GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE.
4. SHRUBS SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
5. SHRUBS MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
6. PLANT SHRUB TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE.



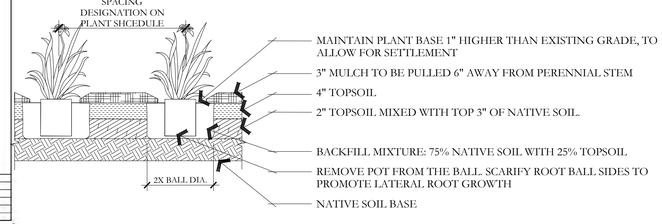
1. SHRUB
2. ROOTBALL
3. 4" LAYER OF MULCH NO MORE THAN 1" MULCH TO COVER ROOT BALL.
4. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE SURROUNDING THE PERIPHERY OF THE ROOT BALL.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE THE BACKFILL.
6. DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
7. FINISHED GRADE
8. EXISTING SOIL
9. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.

M1 SHRUB – UNMODIFIED SOIL
SCALE: NTS — SECTION DETAIL

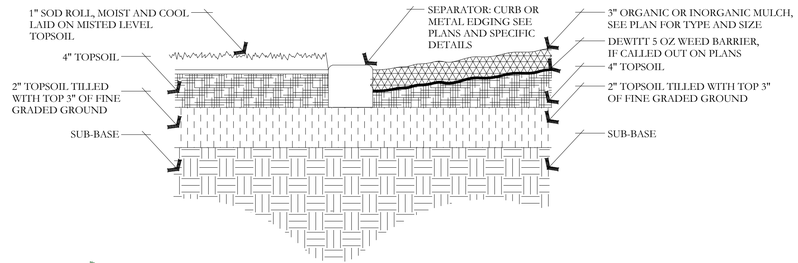
LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. SHRUB PLANTING
SCALE: NO SCALE
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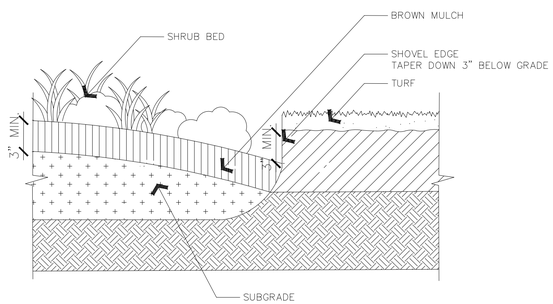
E SHRUB PLANTING DETAIL
NOT TO SCALE



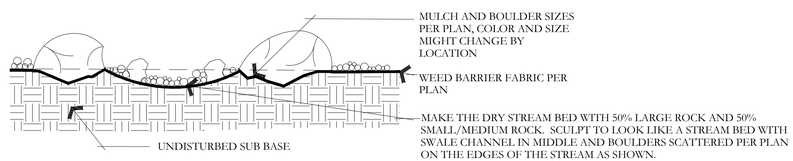
F PERENNIAL PLANTING
NOT TO SCALE — PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

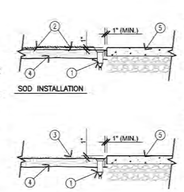


I CUT EDGE DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

INSTALL SOD OR SEED SET 1" BELOW TOP OF ADJACENT CONCRETE, SITE ELEMENTS, AS SHOWN.
1. POP UP SPRAY HEAD
2. SOD WITH TIGHT, BEVELED JOINTS
3. GRASS SEED BED
4. AMEND SOIL AS REQUIRED BY TOPSOIL TEST REPORT
5. MOWSTRIP, CURB OR SIDEWALK



NOTES:
1. SOD MAY BE ACCEPTED 30 DAYS AFTER INSPECTION & AFTER MIN. FOUR CUTTINGS (SINCE EVERY 7 DAYS). IF SOD IMPROVEMENTS ARE NOT ACCEPTED AFTER THIS TIME PERIOD, DEVELOPER SHALL BE REQUIRED TO CONTINUE MAINTENANCE UNTIL ACCEPTED/APPROVED.
2. PREPARE LAWN AREAS AS SPECIFIED UNDER SOIL PREPARATION. SLOPE ALL AREAS TO DRAIN ACCORDING TO THE ARCHITECT'S DRAWINGS & APPROVAL FROM PUBLIC WORKS DEPARTMENT & PARKS DEPARTMENT.
3. RAKE SOD AREAS UNTIL THE SURFACE IS SMOOTH & OF UNIFORM TEXTURE PRIOR TO PLANTING THE TURF.
4. THE FINISH GRADE OF ALL SOD AREAS SHALL BE BETWEEN 0 & 1/4 INCHES BELOW THE SIDEWALK OR ADJACENT PAVEMENT AREAS.
5. SOD MUST BE INSTALLED DURING THE NORMAL GROWING SEASON. IF DORMANT SOD IS INSTALLED, IT WILL NOT BE ACCEPTED UNTIL THE FOLLOWING NORMAL GROWING SEASON.
6. LAY SOD WITH STAGGERED SEAMS.
7. AFTER SOD HAS BEEN LAID, IRRIGATE & THEN ROLL SOD WITH WATER ROLLER (50 POUND MIN. WEIGHT) TO LEVEL SOD & INSURE POSITIVE CONTACT WITH SOIL.
8. SELECT GRASS ACCORDING TO INTENDED USE, LOCATION & MAINTENANCE REQUIREMENTS. DROUGHT TOLERANT GRASSES SHOULD BE UTILIZED WITHIN ALL TURF AREAS.
9. REDUCE THE SIZE OF WATER SENSITIVE LAWNS WITH ENLARGED BEDS & HARDSCAPES. ELIMINATE LAWN AREAS THAT ARE DIFFICULT TO IRRIGATE, INCLUDING LONG & NARROW OR SMALL & ODD-SHAPED AREAS.
10. APPLY COMMERCIAL GRADE FERTILIZER AS PER THE FOLLOWING SPECIFICATIONS:
    a. 46-0-0 WITH DIMENSION COATED NITROGEN (PRE-EMERGENT) FROM JANUARY 1ST TO MAY 31ST AT A RATE OF 2 POUNDS PER 1,000 SQ. FT.
    b. 25-5-6 FROM JUNE 1ST TO AUGUST 31ST AT A RATE OF 4 POUNDS PER 1,000 SQ. FT.
    c. 46-0-0 (50% SLOW RELEASE) SULPHUR COATED UREA FROM SEPTEMBER 1ST TO DECEMBER 31ST AT A RATE OF 2 POUNDS PER 1,000 SQ. FT.

P1 SOD & SEED LAWN INSTALLATION
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
CITY-WIDE/SOD INSTALLATIONS
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

L SOD LAYING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
09-28-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 3
1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

JEREMY AINSWORTH
813917-5201
LICENSED LANDSCAPE ARCHITECT
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	9/27/2021

LANDSCAPE DETAILS

LP-501

GARDNER POINT

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

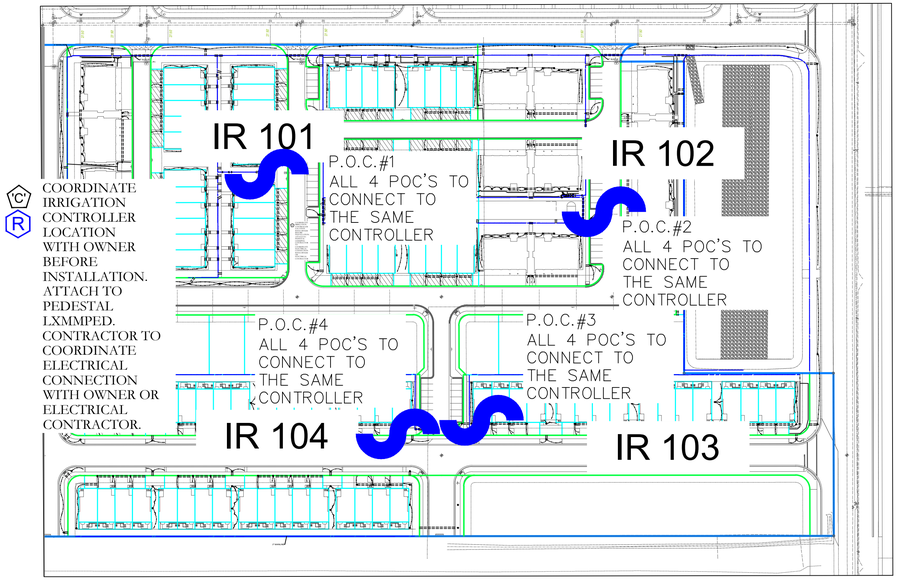
90 Day Establishment Period Irrigation Schedule (April, May, June)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
9/28/2021	UT20036

NO.	REVISION	DATE
1		
2		
3		
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7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 50' 100' 200' 400'

GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

GARDNER POINT: PH 3

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY KENNETH BOHMAN
#8581247-5301
09/28/2021
STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/28/2021

IR 100

P.O.C.#1
ALL 4 POC'S TO CONNECT TO THE SAME CONTROLLER

P.O.C.#2
ALL 4 POC'S TO CONNECT TO THE SAME CONTROLLER

P.O.C.#4
ALL 4 POC'S TO CONNECT TO THE SAME CONTROLLER

P.O.C.#3
ALL 4 POC'S TO CONNECT TO THE SAME CONTROLLER

ISSUE DATE	PROJECT NUMBER
9/28/2021	UT20036

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 20' 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

GARDNER POINT: PH 3

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

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Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KEVIN B. AINSWORTH
STATE OF UTAH
09/28/2021

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/28/2021

IRRIGATION PLAN

IR-OVERALL

2" MAINLINE

6" SLEEVE

27.50'

SHEET IR 102

SHEET IR 104

P.O.C.#1
ALL 4 POC'S TO CONNECT TO THE SAME CONTROLLER

C COORDINATE IRRIGATION CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION. ATTACH TO PEDESTAL LXMMPED. CONTRACTOR TO COORDINATE ELECTRICAL CONNECTION WITH OWNER OR ELECTRICAL CONTRACTOR.

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SANDY, UT 84070

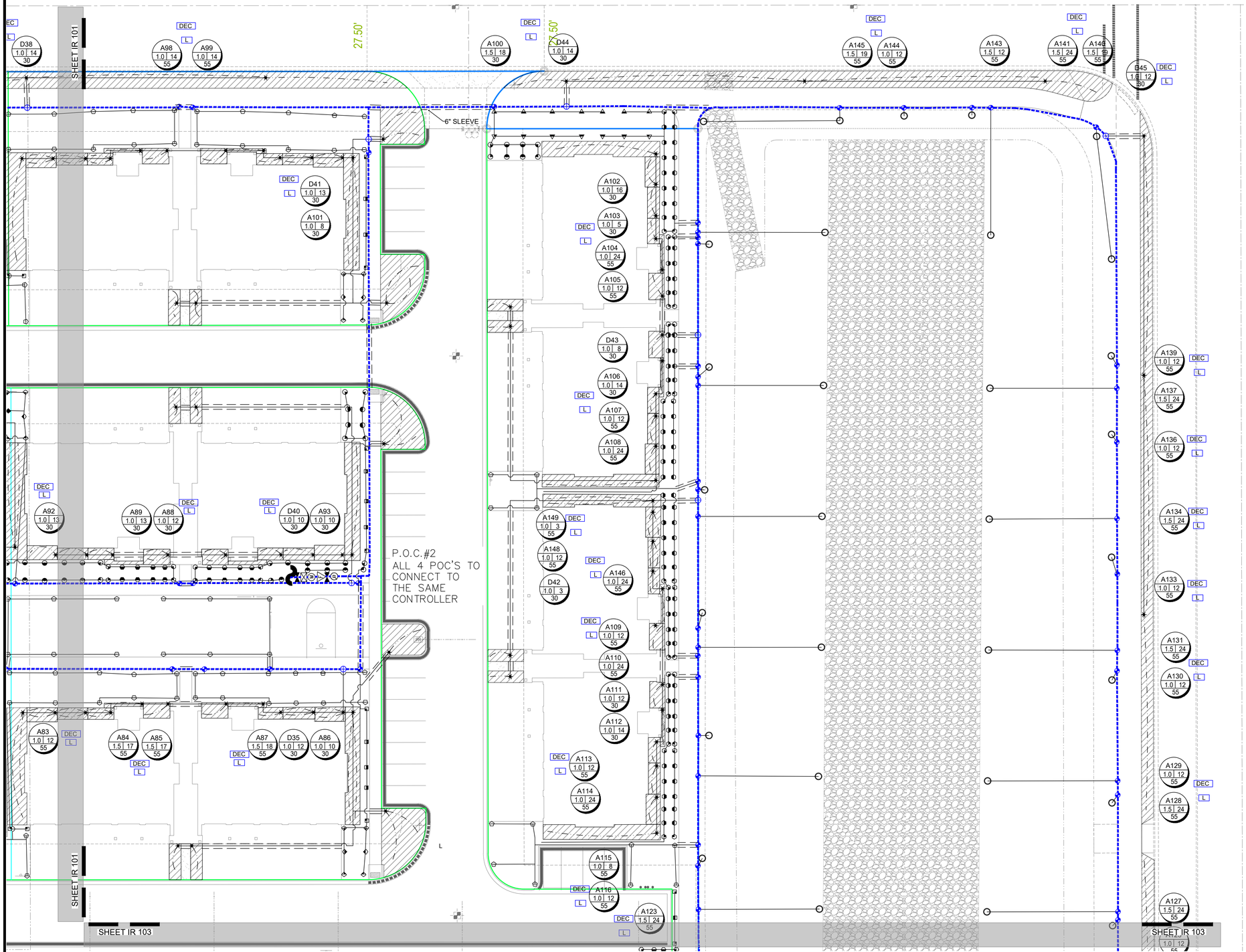
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT JEREMY ANDREW KOHLER 09/28/2021 STATE OF UTAH

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/28/2021

IRRIGATION PLAN

IR-101



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO WITH LIMR REMOTE KIT, ATTACH TO PEDESTAL LXMMPED, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC / L	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW		20 GPM	TIME TO APPLY 1/4" OF WATER		23
MAX. LATERAL LENGTH OF TUBING		350 FT	REQUIRED NUMBER OF STAKES		500
TOTAL LENGTH OF ZONE DRIPLINE		2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS		2
APPLICATION RATE		.64 IN. / HR.	SUGGESTED HEADER & FOOTER PIPE SIZE:		CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 | 18 — VALVE SIZE / GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

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9/28/2021	UT20036

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ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
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Landscape Architecture / Planning & Visualization
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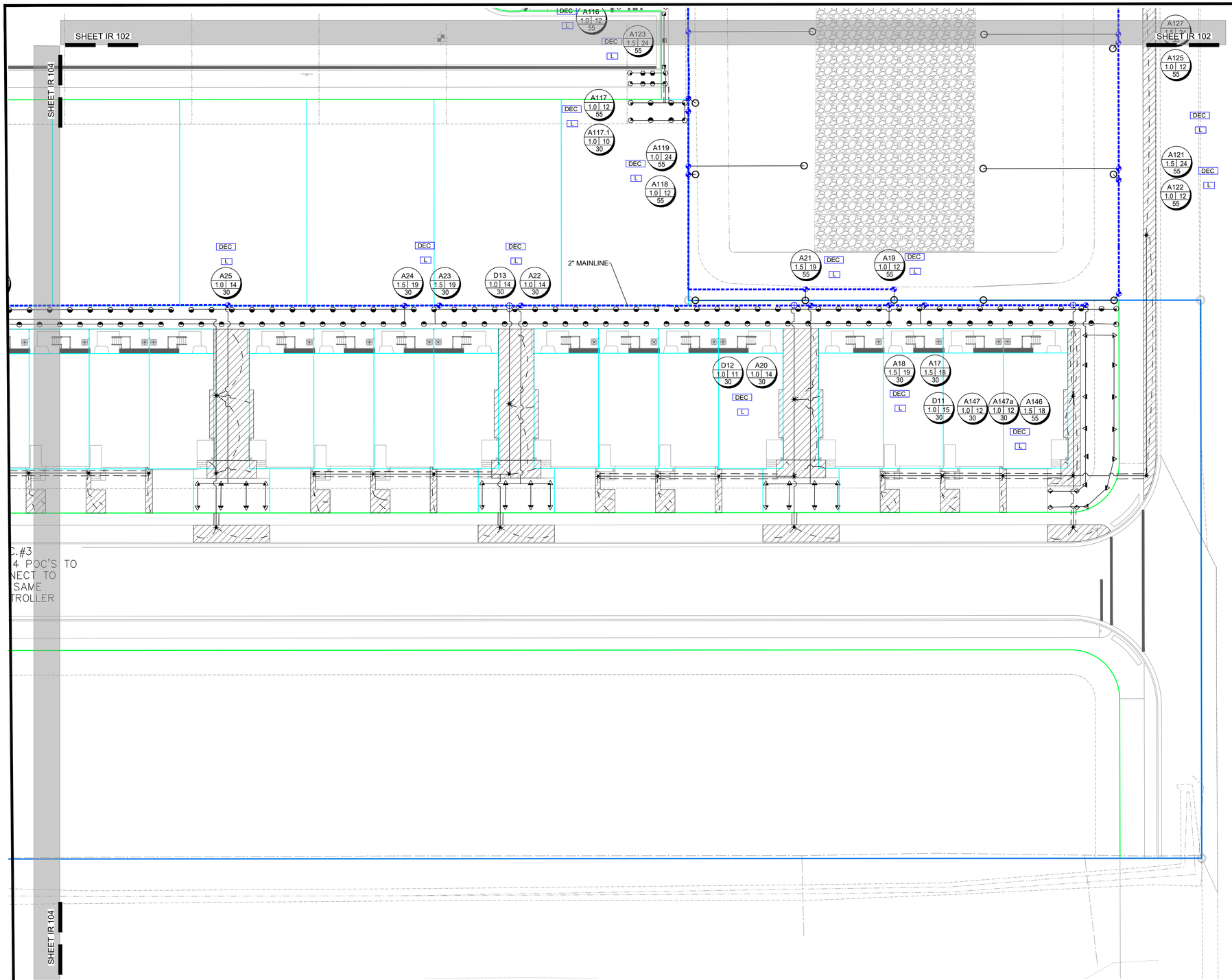
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
STATE OF UTAH
09/28/2021

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/28/2021

IRRIGATION PLAN

IR-102



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO WITH LIMR REMOTE KIT, ATTACH TO PEDESTAL LXMMPED, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
R	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW		20 GPM	TIME TO APPLY 1/4" OF WATER		23
MAX. LATERAL LENGTH OF TUBING		350 FT	REQUIRED NUMBER OF STAKES		500
TOTAL LENGTH OF ZONE DRIPLINE		2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS		2
APPLICATION RATE		.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE:		CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

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4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
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14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
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19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
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3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 | 18 — VALVE SIZE; 18 — GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 3

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
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www.pkjdesigngroup.com

LICENSE STAMP

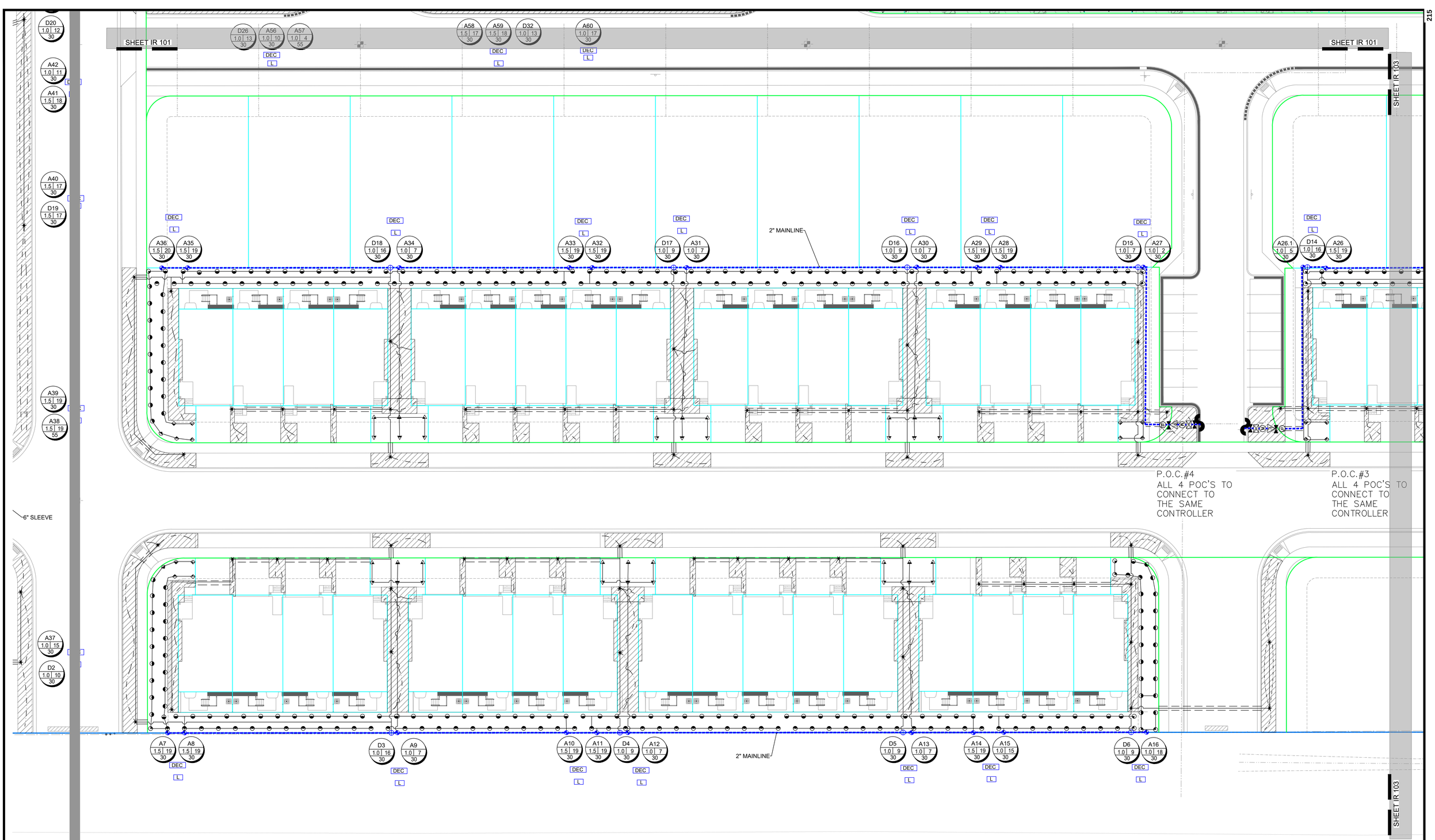
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREATH
STATE OF UTAH
09/28/2021

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/28/2021

IRRIGATION PLAN

IR-103



ISSUE DATE	PROJECT NUMBER
9/28/2021	UT20036

NO.	REVISION	DATE
1		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

GARDNER POINT: PH 3

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

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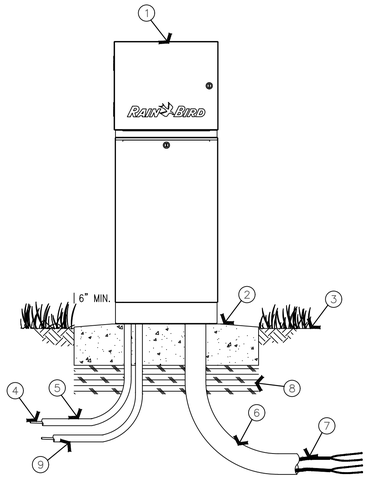
LICENSED LANDSCAPE ARCHITECT
JEREMY KNOWLTON
#7281744-5301
09/28/2021
STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/28/2021

IRRIGATION PLAN

IR-104



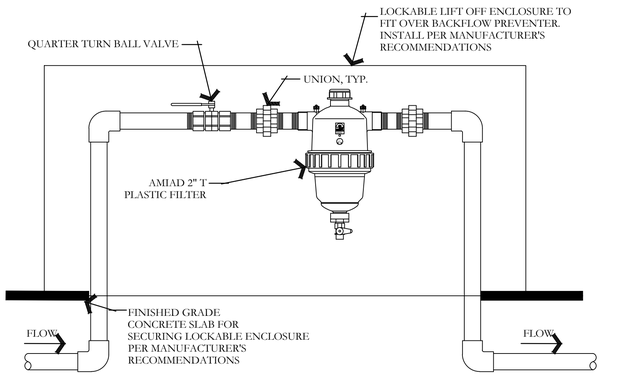
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

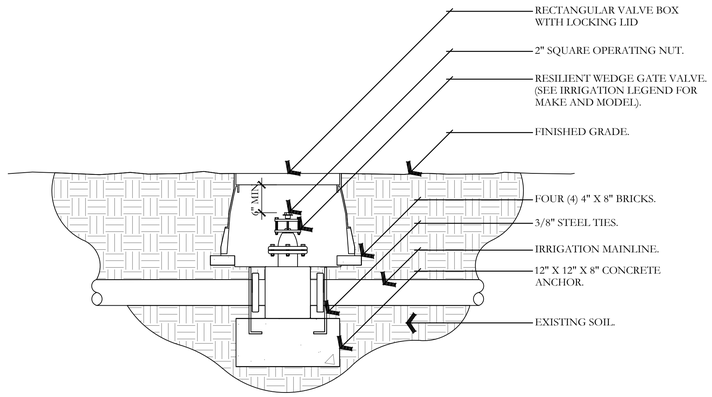
KEY SPECIFICATIONS

FEATURE / MODEL	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL
NOT TO SCALE — PKJ DESIGN GROUP

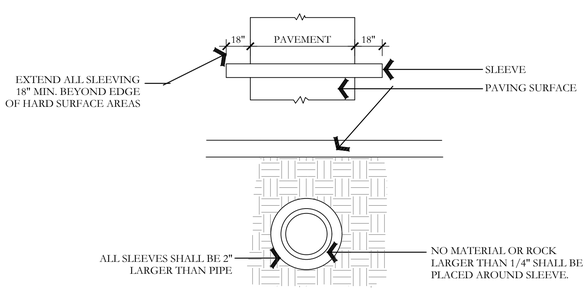


B 2" PLASTIC FILTER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

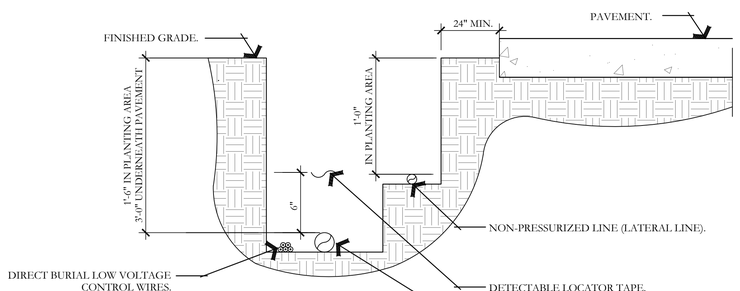


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

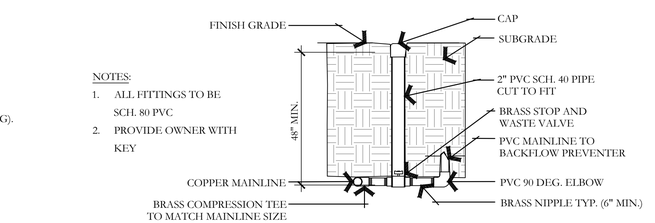


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

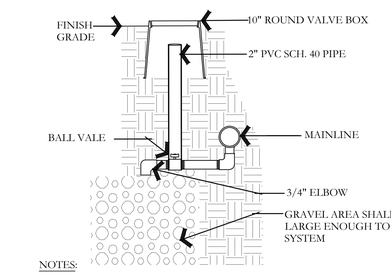
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
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NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

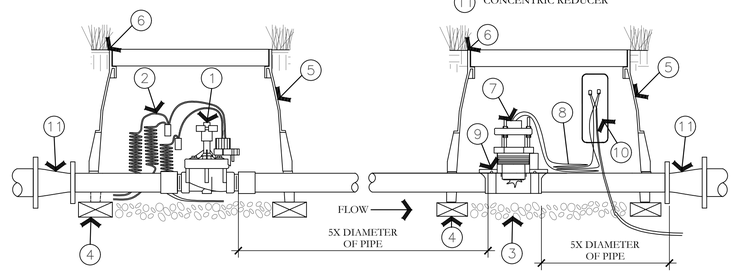
H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY OPEN MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 350 FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT CCU/SATELLIT CONTROLLER ASSEMBLY
9. DOUBLE-STRAP SADDLE
10. SEE MAXICOM DETAIL 611 FOR SPLICE. SEE FLOW SENSOR DETAIL FOR WIRING DIAGRAM.
11. CONCENTRIC REDUCER



I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

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9/28/2021	UT20036

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DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:
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LANDSCAPE ARCHITECT / PLANNER

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www.pkjdesigngroup.com

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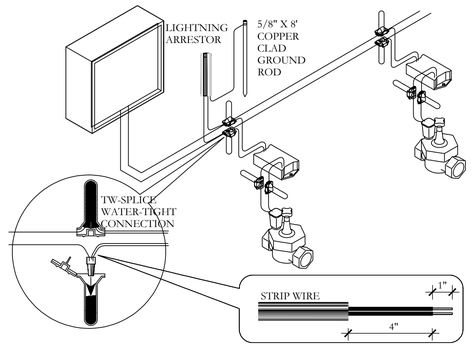
LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8128127-5301 — 09/28/2021 — STATE OF UTAH

DRAWING INFO

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IRRIGATION DETAILS

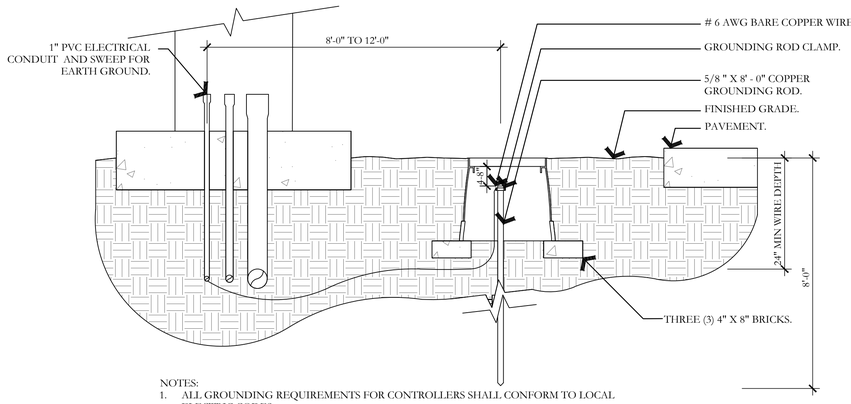
IR 501



J 2-WIRE CONNECTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

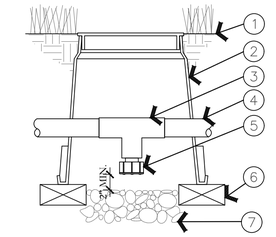


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

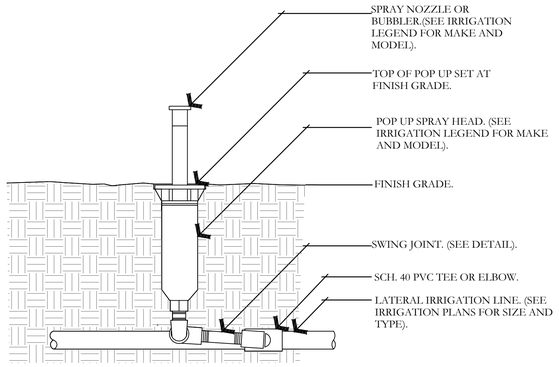


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

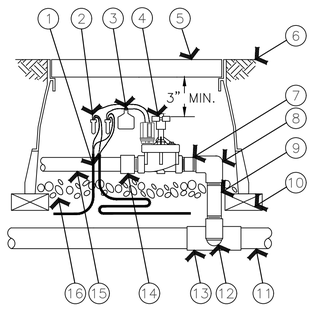


NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

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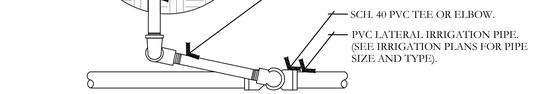


1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM

PKJ DESIGN GROUP

NOT TO SCALE



NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR SPRAYHEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

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9/28/2021	UT20036

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
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LEHI, UTAH

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LANDSCAPE ARCHITECT / PLANNER

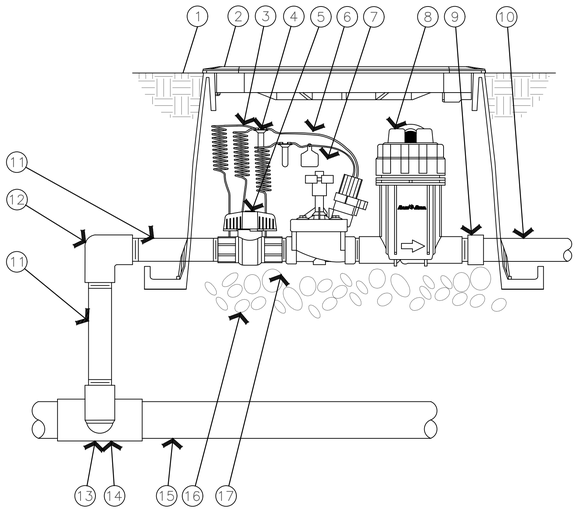
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
812812-5301
09/28/2021
RENEWAL 08/31/2023
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
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PLOT DATE:	9/28/2021

IR 502

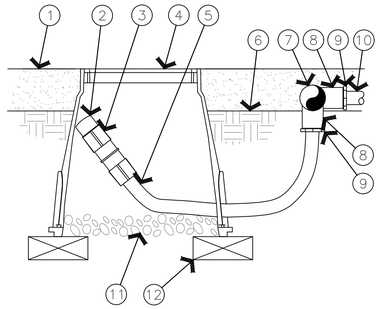


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

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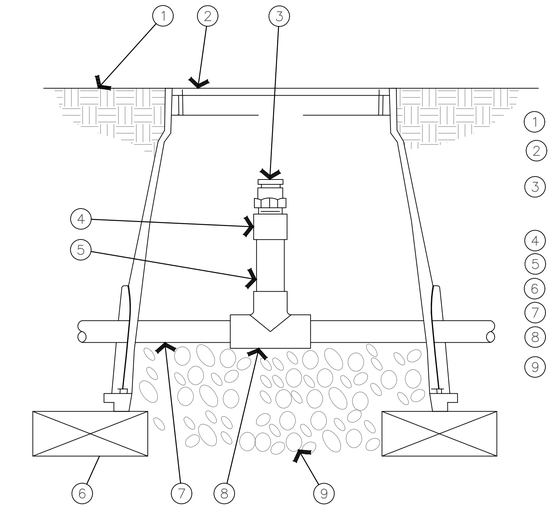
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

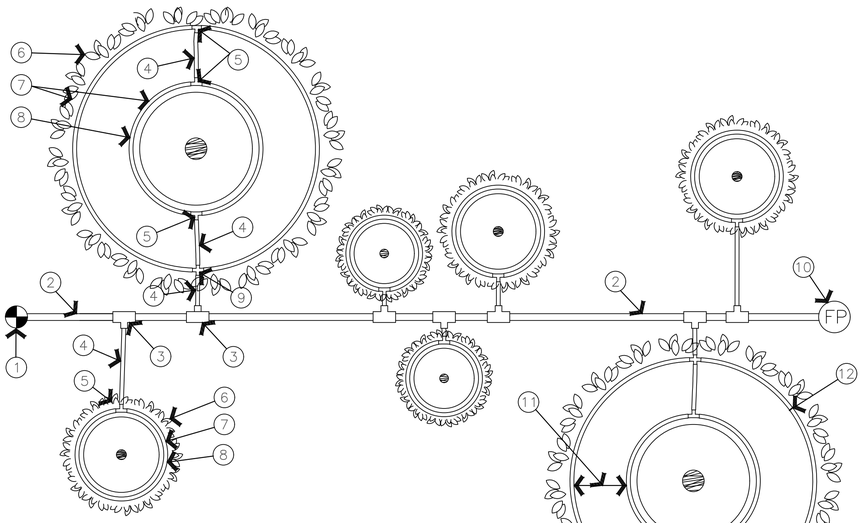


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812821-5301
09/28/2021
ELECTRONIC SIGNATURE
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/28/2021

IR 503

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: October 26, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #39-2021, approving the Carla's Cove Zone Change, changing the zoning from A-5 (agriculture) to R-2 (medium density residential) on 2.82 acres located at 2402 West Main Street. (Tabled from the September 14, 2021 meeting)

Suggested Action:

Attachments:

CC Staff Report Carla's Cove Zone Change 10.26.21.docx

Carla's Cove Zone Change DRC 08.11.21.docx

Ord 39-2021.docx

Carla's Cove Zone Change Map - general plan.pdf

Carla's Cove Zone Change Map - zoning.pdf

Carla's Cove Zone Change Map - aerial.pdf

Carla2.jpg

Carla3.jpg

Carla1.jpg

Ord 39-2021.docx

CARLA'S COVE ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Matthew Jorgensen and Jason Rickards		
Meeting Date	October 26, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	2402 West Main Street		
Project Area	2.82 acres		
Existing Zoning	A-5 (Agriculture)		
Proposed Zoning	R-2 (Medium Density Residential)		
Existing General Plan Land Use Designation	MDR (Medium Density Residential)		
Adjacent Zoning and Land Use	*North*	R-1-22	Willow Park River Plat B and C Subdivision
	South	TH-5	Main Street/Agriculture
	East	R-2	Willow Park River Plat A Subdivision
	West	R-1-Flex	Laird Park Subdivision
Date of DRC Review	August 11, 2021		
Date of Planning Commission Review	August 26, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

February 10, 1999 This property was included in the Lehi West Crossroads annexation.

September 14, 2021 The Carla's Cove Zone Change and Concept were tabled by the City Council for further review.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Medium Density Residential (MDR)

The Medium Density Residential (MDR) classification is used to identify and encourage the development of a variety of moderate density housing types, including single family dwellings and two-family dwellings, with an overall density not to exceed 6 dwelling units per acre. The applicable Zoning District classification for MDR is R-2.

REPORT ANALYSIS

The applicant is seeking approval of the proposed zone change from A-5 (agriculture) to R-2 (medium density residential) on 2.82-acres of property located at 2402 West Main Street. This zone change is consistent with the approved General Plan designation of MDR (Medium Density Residential) on the property. The zone change will allow the development of the property in a way that is consistent with the General Plan. The R-2 zone would allow for a maximum density of six units per acre on the property.

The DRC had one comment regarding water dedication being required before submitting a preliminary subdivision application. Please consider including the DRC comment as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed zone change. Any motion should include findings. Possible findings include:

1. The proposed zone change is consistent with the Medium Density Residential designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on August 26, 2021. The minutes and motion from this meeting include the following:

> **3.7) Public hearing and recommendation of Matthew Jorgensen and Jason Rickards request for review of the Carla's Cove Zone Change, changing the zoning from A-5 (agriculture) to R-2 (medium density residential) on 2.82 acres located at 2402 West Main Street.**
>
> **3.8) Public hearing and recommendation of Matthew Jorgensen and Jason Rickards request for review of the Carla's Cove Concept Plan, a 6-lot residential development located at 2402 West Main Street.**
>
> 3.7 and 3.8 were heard simultaneously
>
> Jacob presented information on the agenda item.

The applicant, Matthew Jorgensen and Jason Rickards, was present.

Commissioner Nielsen opened the public hearing for 3.7

Jamie Johnson stated she was under the impression it was designated for high density. She was concerned about traffic. She was also concerned with the landscaping and the mature landscaping being destroyed and would love to see parks and green area.

Matt Galvez stated he would love to keep the development simple and avoid the high density. He would like to keep green space and the mature landscaping.

Commissioner Nielsen wanted to recognize the online comments that were opposed to the development that echoed the above comments.

Commissioner Nielsen closed the public hearing for 3.7

Jacob, the Commission, and the applicant reviewed the concept plan for 3.8. Ross Dinsdale discussed the egress and ingress for a driveway.

Commissioner Nielsen opened the public hearing for 3.8

Commissioner Nielsen closed the public hearing for 3.8

The Commission discussed the items. The Commissioners discussed the traffic and infrastructure and stated it met the general plan, meeting medium density standards. The applicant stated the twin home is typically one unit on one lot, and the idea is the ownership is in the home. The applicant stated the landscaping, and the trees were a bonus and to the degree possible they would do everything they can to keep what they can. He stated they would get a certified arborist to look at the trees.

3.7 Motion: Commissioner Hereth moved to send a positive recommendation of **Matthew Jorgensen and Jason Rickards request for review of the Carla's Cove Zone Change, changing the zoning from A-5 (agriculture) to R-2 (medium density residential) on 2.82 acres located at 2402 West Main Street;** including all DRC comments and based on the findings that it is consistent with the general plan. Commissioner Bunker seconded.

Vote: Commissioner Ellis, yes; Commissioner Bunker, yes; Commissioner Everett, yes; Commissioner Nielsen, yes; Commissioner Hereth, yes; Commissioner Jackson, yes; Commissioner Eyre, yes. The motion passed unanimously.

3.8 Motion: Commissioner Ellis moved to send a positive recommendation of **Matthew Jorgensen and Jason Rickards request for review of the Carla's Cove Concept Plan, a 6-lot residential development located at 2402 West Main Street,** including all DRC comments, and based on the findings that it is consistent with the general plan; including the recommendation that an arborist look at the trees for landscaping purposes. Commissioner Eyre seconded.

Vote: Commissioner Ellis, yes; Commissioner Bunker, yes; Commissioner Everett, yes; Commissioner Nielsen, yes; Commissioner Hereth, yes; Commissioner Jackson, yes; Commissioner Eyre, yes. The motion passed unanimously.

Carla's Cove Residential Zone Change
DRC Redline Comments

*Matthew Jorgensen and Jason Rickards – request review of the **Carla's Cove Zone Change**, amending 2.82 acres of property located at 2402 West Main Street from A-5 to R-2.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Matthew Jorgensen and Jason Rickards
Date of Plans Reviewed: **8/3/21**
Time Start: 2:42 PM
Time End: 2:52 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-2 Zone. The amount of culinary water is 2.7 acre feet per acre and irrigation water is 1.9 acre feet per acre.

Consistency with the elements of the Lehi City General Plan.

This area has a proposed **[Residential designation]** on the General Plan that has been filed concurrently.

Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.

From the Lehi City General Plan Land Use Element the following goals and policies related to development should be considered:

1. Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.

2. Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.

3. Promote variety in commercial spaces, densities, and locations.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 26TH

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

ORDINANCE NO: 39-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 2402 WEST MAIN STREET

WHEREAS, Matthew Jorgensen and Jason Rickards, authorized agents for the owner of property located at 2402 West Main Street and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-2; and

WHEREAS, following a public hearing on August 26, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on October 26, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 26, 2021; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-2.

PART II:

A. If a provision of this Ordinance -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 26th day of October 2021.

ATTEST

_____ _____

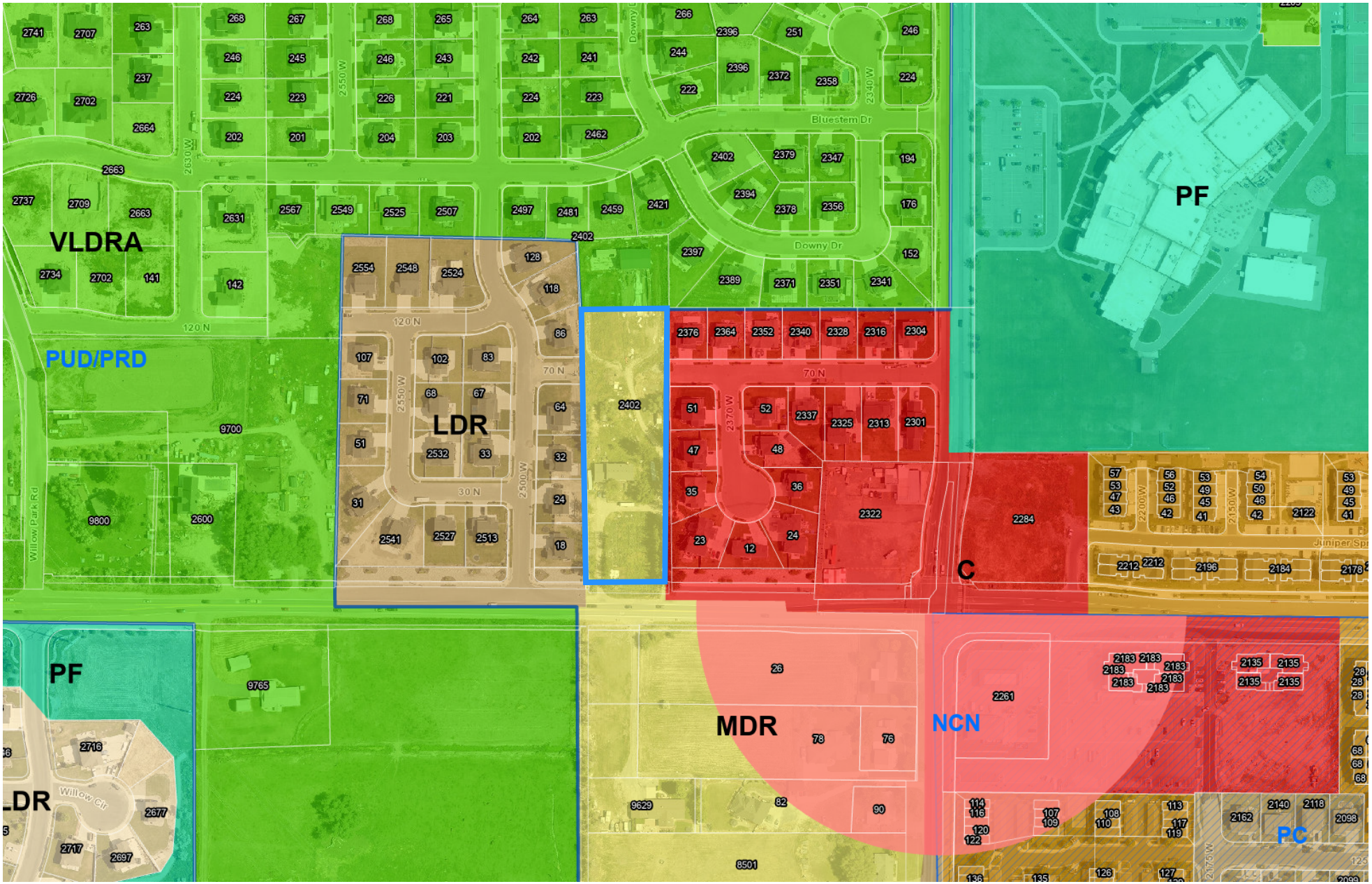
Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

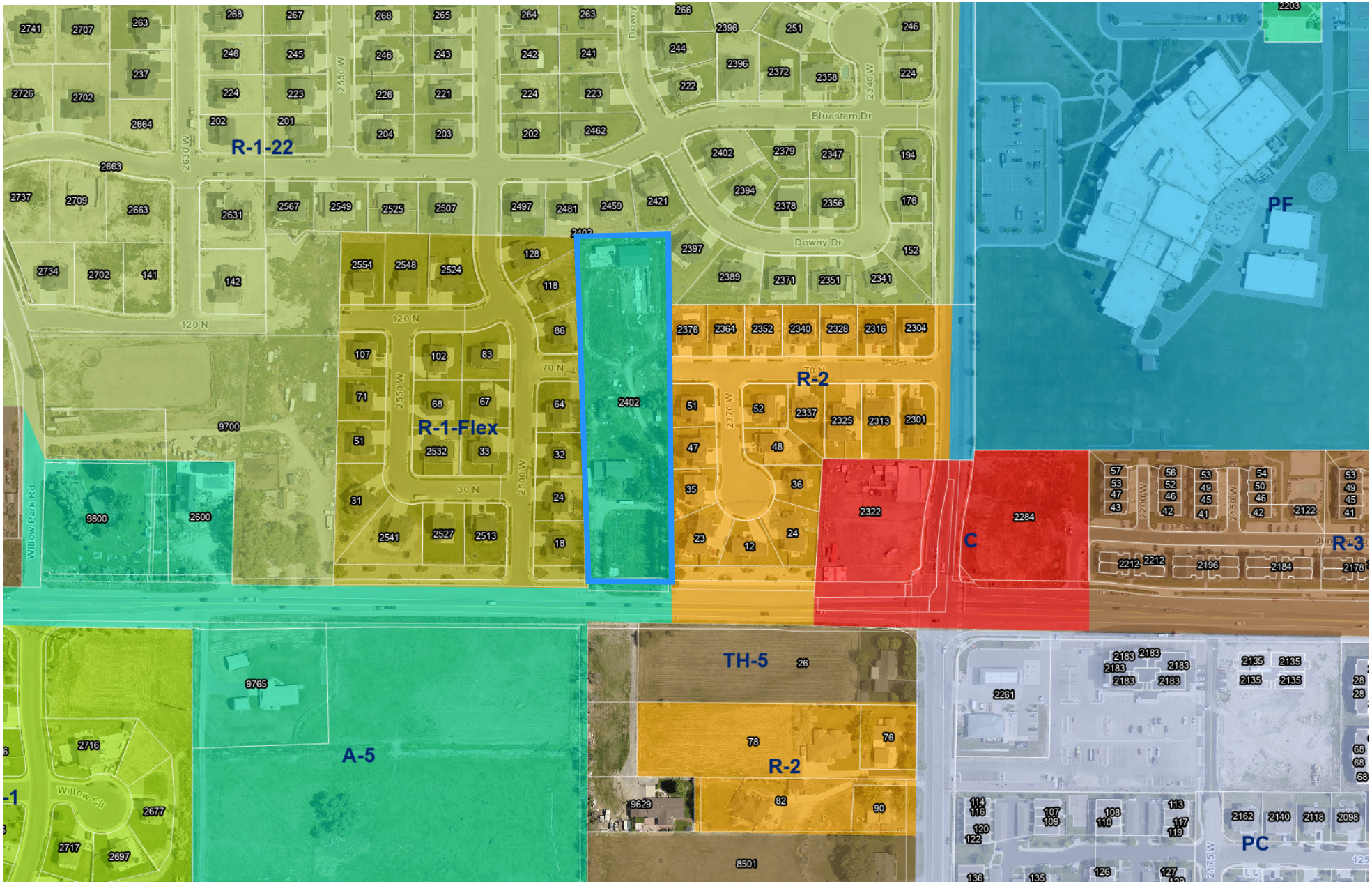
CARLA’S COVE ZONE CHANGE PROPERTY LEGAL DESCRIPTION

COM S 731.694 FT & W 427.023 FT FR NE COR. SEC. 13, T5S, R1W, SLB&M.; S 2 DEG 42' 0" E 341.72 FT; S 1 DEG 5' 0" E 356.61 FT; N 84 DEG 3' 53" E 28.02 FT; N 89 DEG 9' 55" E 117.07 FT; S 78 DEG 7' 27" E 25.46 FT; N 0 DEG 35' 58" W 709.7 FT; S 86 DEG 33' 30" W 185.61 FT TO BEG. AREA 2.816 AC.

Carla's Cove Zone Change
General Plan



Carla's Cove Zone Change
Zoning



Carla's Cove Zone Change
Aerial









ORDINANCE NO: 39-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 2402 WEST MAIN STREET

WHEREAS, Matthew Jorgensen and Jason Rickards, authorized agents for the owner of property located at 2402 West Main Street and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-2; and

WHEREAS, following a public hearing on August 26, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 14, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 26, 2021; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-2.

PART II:

A. If a provision of this Ordinance 39 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 14th day of September 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

CARLA’S COVE ZONE CHANGE PROPERTY LEGAL DESCRIPTION

COM S 731.694 FT & W 427.023 FT FR NE COR. SEC. 13, T5S, R1W, SLB&M.; S 2 DEG 42' 0" E 341.72 FT; S 1 DEG 5' 0" E 356.61 FT; N 84 DEG 3' 53" E 28.02 FT; N 89 DEG 9' 55" E 117.07 FT; S 78 DEG 7' 27" E 25.46 FT; N 0 DEG 35' 58" W 709.7 FT; S 86 DEG 33' 30" W 185.61 FT TO BEG. AREA 2.816 AC.

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: October 26, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Carla's Cove Concept Plan, a 13-lot residential development located at 2402 West Main Street.

Suggested Action:

Attachments:

CC Staff Report Carlas Cove Concept 10.26.21.docx

Carla's Cove Concept DRC 10.20.21.docx

Concept Review Details #2 - Carla's Cove.pdf

Carlas Cove Concept - plans.pdf

Carla's Cove Concept Plan Map - general plan.pdf

Carla's Cove Concept Plan Map - zoning.pdf

Carla's Cove Concept Plan Map - aerial.pdf

Carla2.jpg

Carla3.jpg

Carla1.jpg

CARLA'S COVE CONCEPT PLAN
CITY COUNCIL REPORT

Applicant	Matthew Jorgensen and Jason Rickards		
Meeting Date	October 26, 2021		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	2402 West Main Street		
Project Area	2.82 acres		
Existing Zoning	A-5 (Agriculture)		
General Plan Land Use Designation	MDR (Medium Density Residential)		
Adjacent Zoning and Land Use	*North*	R-1-22	Willow Park River Plat B, C Subdivision
	South	TH-5	Main Street/Agriculture
	East	R-2	Willow Park River Plat A Subdivision
	West	R-1-Flex	Laird Park Subdivision
Date of DRC Review	August 11, 2021 and October 20, 2021		
Date of Planning Commission Review	August 26, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

PROPERTY HISTORY

February 10, 1999 This property was included in the Lehi West Crossroads annexation.

September 14, 2021 The Carla's Cove Zone Change and Concept Plan was tabled by the City Council for further review.

REPORT ANALYSIS

The applicant requests approval of the Carla's Cove concept plan, a residential development located at 2402 West Main Street. A proposed zone change to R-2 is being submitted concurrently with this concept plan application. The approval of the zone change will make the proposed development and density possible. The proposed concept included in the packet has been updated since the original concept reviewed by the City Council on September 14, 2021. This concept was altered to address concerns and comments from the City Council made during that meeting including having a

private drive with single-family homes.

The proposed development shows 13 single-family lots with an overall density of 4.6 units per acre. This is an alteration from the originally proposed plan with twin-homes. The concept plan shows five lots to the north of 70 North and the remaining eight lots to the south of 70 North. The lots range in size from 7,997 square feet to 13,023 square feet. The proposed concept has three lots that do not meet the R-2 zone requirements of having a minimum lot size of 8,000 square feet for single-family homes. Guest parking will be provided through six guest parking stalls located along the private drive.

All of the homes will front onto a private shared drive. The narrative states that the private drive will be maintained by the HOA and will be constructed of pavers and a modified curb. The private drive will connect to Main Street; however, it will have a roll gate with a knox box to only provide access to emergency personnel. The private drive and roll gate will not allow public access to Main Street. The private drive and reduced lot sizes will require a Development Agreement as it does not meet the standards in the Development Code for the R-2 zone.

The DRC had 16 comments from the October 20, 2021, meeting, including the following:

1. Update density calculation to be 4.6 u/a.
2. If removing pavers, provide some other means of pedestrian circulation. Planning staff recommends keeping the pavers or textured concrete with additional designed cuts.
3. Recommend flared access for gated Main Street access and 70 North. Also, provide a pedestrian walk through opening next to the gate.
4. Recommend reconsidering the previous layout with twin homes. Twin homes are an allowed use in the R-2 zone and provide some housing diversity. There are concerns with the street layout on this option as it allows greater access to Main Street which is a major arterial at this location. This updated proposed concept includes lots of added expenses to future homeowners through the HOA maintained private streets, off-street parking, etc. Twin homes are individually owned and provide a more affordable alternative to single family homes and even townhomes with expensive HOA fees.
5. Culinary and PI water will never be privately owned and maintained. Privately owned sewer and storm drain on a 13 lot development would be extremely difficult to finance.
6. Lehi City owned and maintained utilities will not be installed under decorative pavers. Change proposed driveway to asphalt

Please consider including the DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed concept plan. Any motion should include findings. Possible findings include:

1. The proposed Concept will require a Development Agreement.
2. The proposed Concept is/is not consistent with the Lehi City Development Code
3. The proposed Concept does/does not conform to the goals and policies of the General Plan.
4. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the previously proposed concept plan on August 26, 2021. The minutes and motion from this meeting are as follows:

> **3.7) Public hearing and recommendation of Matthew Jorgensen and Jason Rickards request for review of the Carla's Cove Zone Change, changing the zoning from A-5 (agriculture) to R-2 (medium density residential) on 2.82 acres located at 2402 West Main Street.**
>
> **3.8) Public hearing and recommendation of Matthew Jorgensen and Jason Rickards request for review**

of the Carla's Cove Concept Plan, a 6-lot residential development located at 2402 West Main Street.

3.7 and 3.8 were heard simultaneously

Jacob presented information on the agenda item.

The applicant, Matthew Jorgensen and Jason Rickards, was present.

Commissioner Nielsen opened the public hearing for 3.7

Jamie Johnson stated she was under the impression it was designated for high density. She was concerned about traffic. She was also concerned with the landscaping and the mature landscaping being destroyed and would love to see parks and green area.

Matt Galvez stated he would love to keep the development simple and avoid the high density. He would like to keep green space and the mature landscaping.

Commissioner Nielsen wanted to recognize the online comments that were opposed to the development that echoed the above comments.

Commissioner Nielsen closed the public hearing for 3.7

Jacob, the Commission, and the applicant reviewed the concept plan for 3.8. Ross Dinsdale discussed the egress and ingress for a driveway.

Commissioner Nielsen opened the public hearing for 3.8

Commissioner Nielsen closed the public hearing for 3.8

The Commission discussed the items. The Commissioners discussed the traffic and infrastructure and stated it met the general plan, meeting medium density standards. The applicant stated the twin home is typically one unit on one lot, and the idea is the ownership is in the home. The applicant stated the landscaping, and the trees were a bonus and to the degree possible they would do everything they can to keep what they can. He stated they would get a certified arborist to look at the trees.

3.7 Motion: Commissioner Hereth moved to send a positive recommendation of **Matthew Jorgensen and Jason Rickards request for review of the Carla's Cove Zone Change, changing the zoning from A-5 (agriculture) to R-2 (medium density residential) on 2.82 acres located at 2402 West Main Street;** including all DRC comments and based on the findings that it is consistent with the general plan. Commissioner Bunker seconded.

Vote: Commissioner Ellis, yes; Commissioner Bunker, yes; Commissioner Everett, yes; Commissioner Nielsen, yes; Commissioner Hereth, yes; Commissioner Jackson, yes; Commissioner Eyre, yes. The motion passed unanimously.

3.8 Motion: Commissioner Ellis moved to send a positive recommendation of **Matthew Jorgensen and Jason Rickards request for review of the Carla's Cove Concept Plan, a 6-lot residential development located at 2402 West Main Street,** including all DRC comments, and based on the findings that it is consistent with the general plan; including the recommendation that an arborist look at the trees for landscaping purposes. Commissioner Eyre seconded.

Vote: Commissioner Ellis, yes; Commissioner Bunker, yes; Commissioner Everett, yes; Commissioner Nielsen, yes; Commissioner Hereth, yes; Commissioner Jackson, yes; Commissioner Eyre, yes. The motion passed unanimously.

Carla's Cove Concept
DRC Redline Comments

*Matthew Jorgensen and Jason Rickards – requests review of **Carla's Cove** Concept, altering the original submittal based on the City Council's comments.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Matthew Jorgensen and Jason Rickards
Date of Plans Reviewed: 10/12/21
Time Start: 3:04 PM
Time End: 3:30 PM

DRC REDLINE COMMENTS:

Glade – Power:

1. Provide, show and label PUE on both sides of all roads. Where there is no park-strip for water meters, a 15' PUE is required.
2. Power and communications equipment sets where your guest parking is shown. (Lehi Power Standards). Revise and re-submit.

Garion – Fire:

3. Add no parking signs to the site plan and road cross section. No on street parking permitted.

Greg – Water/Sewer:

4. Culinary and PI water will never be privately owned and maintained. Privately owned sewer and storm drain on a 13 lot development would be extremely difficult to finance.
5. Lehi City owned and maintained utilities will not be installed under decorative pavers. Change proposed driveway to asphalt
6. Water and PI main label are backwards, PI will be an 8", culinary will be a 6"
7. Depth to FL of existing sewer manhole is just over 6' deep. This will likely make sewering the south side of this property impossible. (Minimum sewer depth per Lehi City standard is 5.5' to top of sewer main)
8. Remove note about private sewer

Trent – Parks:

9. On site plan, include landscaping and wall to match existing on Main St.

Gary – Building/Inspections:

10. A soil report will be needed if this moves past concept.

JD – Streets:

11. Add cross section for 70 North on the plans.

Ross – Engineering:

12. Need to address storm water drainage.

Luke- Traffic: No comments

Kim – Planning:

13. Update density calculation to be 4.6 u/a.
14. If removing pavers, provide some other means of pedestrian circulation. Planning staff recommends keeping the pavers or textured concrete with additional designed cuts.
15. Recommend flared access for gated Main Street access and 70 North. Also, provide a pedestrian walk through opening next to the gate.
16. Recommend reconsidering the previous layout with twin homes. Twin homes are an allowed use in the R-2 zone and provide some housing diversity. There are concerns with the street layout on this option as it allows greater access to Main Street which is a major arterial at this location. This updated proposed concept includes lots of added expenses to future homeowners through the HOA maintained private streets, off-street parking, etc. Twin homes are individually owned and provide a more affordable alternative to single family homes and even townhomes with expensive HOA fees.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON OCTOBER 26TH

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

Concept #2 Review Details

Property: 2402 W Main Street

Background

The first concept for Carla's Cove was evaluated in DRC on August 11, 2021. It went to the Planning Commission on August 26, 2021 and received a unanimous positive recommendation to City Council. The Concept was evaluated at City Council on September 14, 2021.

Why are we presenting a second concept?

The initial concept conformed to all city code specifications, and the requested R-2 zone was consistent with the general plan. However, the neighbors were not comfortable with having duplexes on all the lots. Although duplexes are allowed in the R-2 zone, the Council asked us to consider an alternate, single-family option. The mayor and the Council stated that they would be willing to grant leniency within a development agreement if we could bring a single-family option.

What the new concept includes:

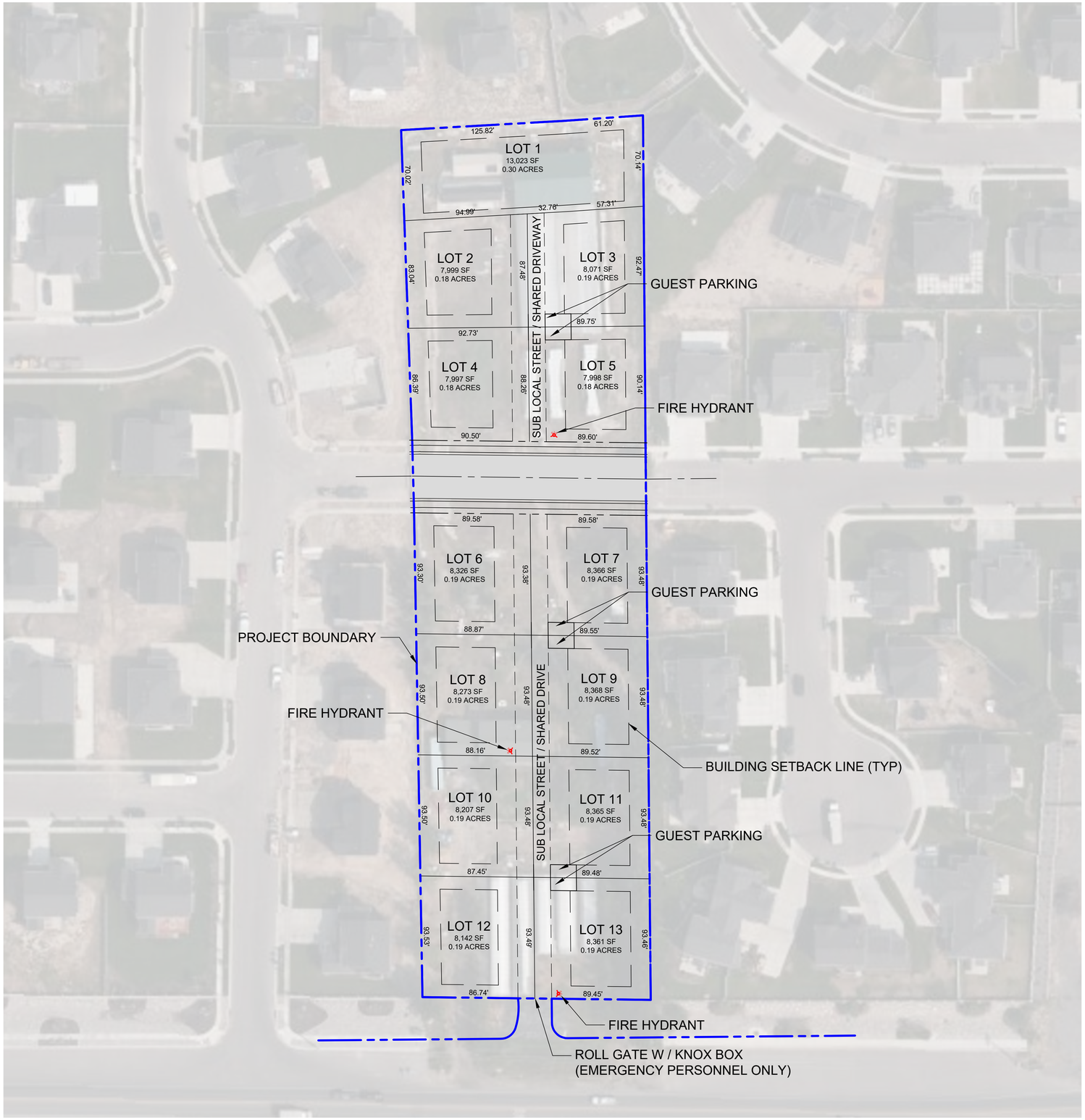
1. Single-Family Homes. This new concept includes all single-family lots. These lots are similar in size to those in the surrounding neighborhood.

2. Additional, off-street parking. Most of the lots will have 3-car garages. To ensure a good parking situation in the neighborhood, additional guest parking stalls have been included. Additionally, the CCRs will prohibit on-street parking, which will be towing enforced.

3. Private driveway. The neighborhood will include a classy private driveway, made of pavers and modified curb. This driveway will be maintained by the HOA, and not the City.

4. Utility option. If requested by the City, the sewer, culinary, PI, and storm water may be private and maintained by the HOA. An 8-inch line is included to ensure adequate flow for the sewer.

5. No public, main street access. The project will include a roll gate for emergency access, but this access will not be available to the public. We reviewed this detail with the fire chief and fire Marshall and their recommendations are included.

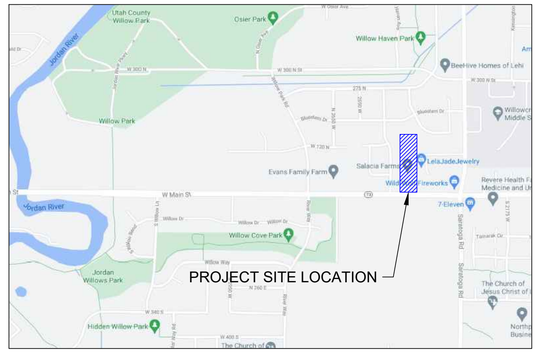


GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VICINITY MAP



26' RIGHT OF WAY CROSS SECTION

SCALE: 1"=5"

NOTES

1. *STREET AND GUEST PARKING TO BE DECORATIVE PAVERS.*
2. *CURB CUTS ON ENTRANCE TO STREET TO DENOTE PRIVATE DRIVEWAY.*
3. *3-CAR GARAGE DRIVEWAYS: TO BE BUILT ON MAJORITY OF LOTS*
4. *CCRS TO INCLUDE:*
   - *i. NO ON-STREET PARKING (TOWING ENFORCED).*
   - *ii. SNOW REMOVAL / STREET MAINTENANCE PAID BY HOA.*
   - *iii. NO HOA DISSOLUTION CLAUSE.*
   - *iv. PRIVATE SEWER MAINTAINED BY HOA.*

SETBACK NOTES

1. *FRONT YARD SETBACK 15 FEET TO FRONT OF HOUSE AND 20 FEET TO FRONT OF GARAGE.*
2. *REAR YARD SETBACK 15 FEET.*
3. *SIDE YARD SETBACK 10 FEET.*

LAND USE SUMMARY

OVERALL AREA 122,839.20 S.F. 2.82 ACRES

AREA: 13 UNITS (.217 UNITS/ACRE)

GENERAL NOTES

1. *BOUNDARY TAKEN FROM UTAH COUNTY PARCEL MAP*

REGISTERED PROFESSIONAL ENGINEER
No.260242
REID H. DICKSON
STATE OF UTAH

No.	DESCRIPTION	BY	DATE
	REVISIONS		

SCALE (HORIZ): -
SCALE (VERT): -
DRAWN BY: RJF
CHECKED BY: RHD
DATE: 05.25.2021
PROJECT No: -

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

MEINE

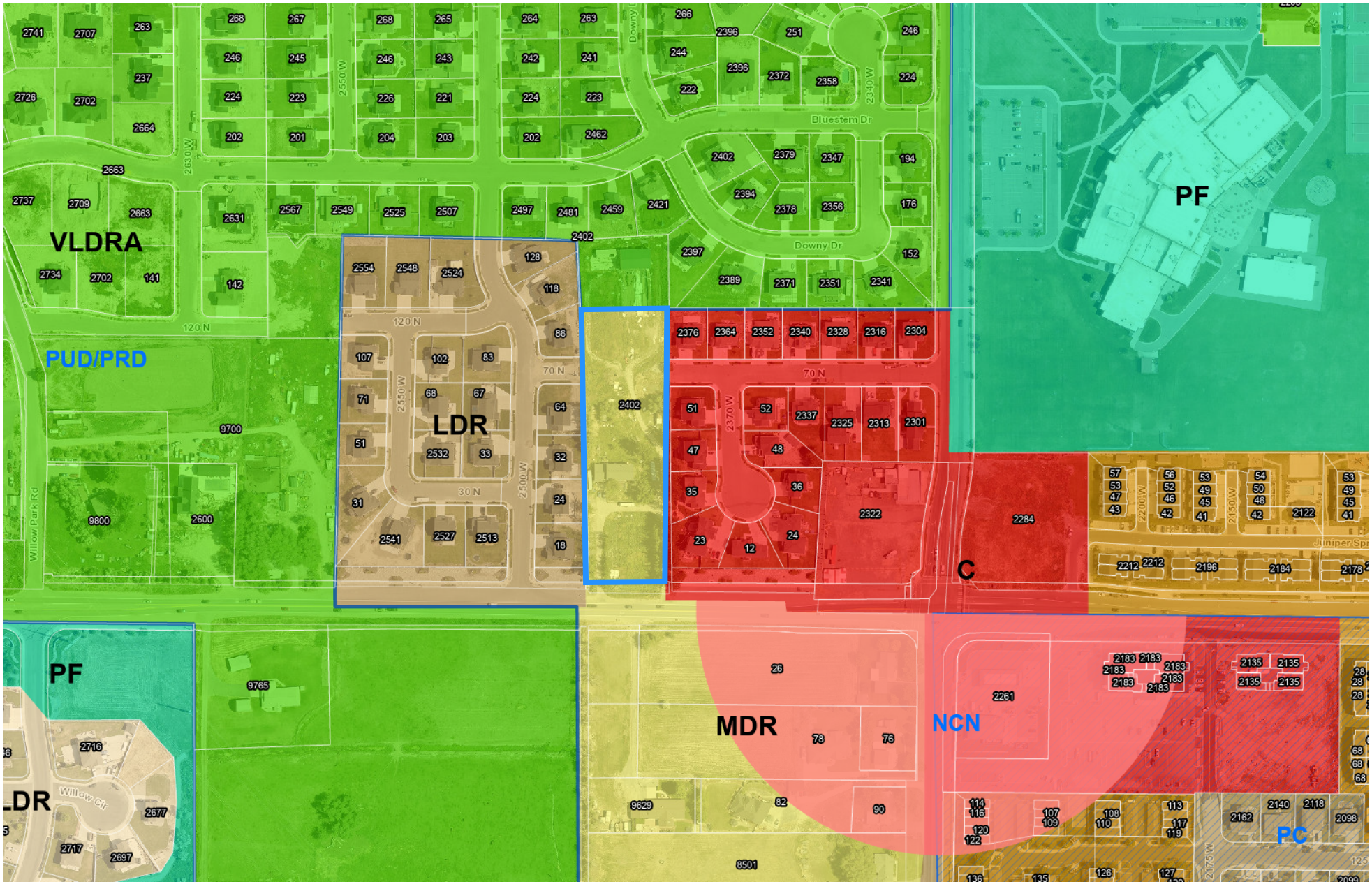
LOT LAYOUT

LEHI, UTAH

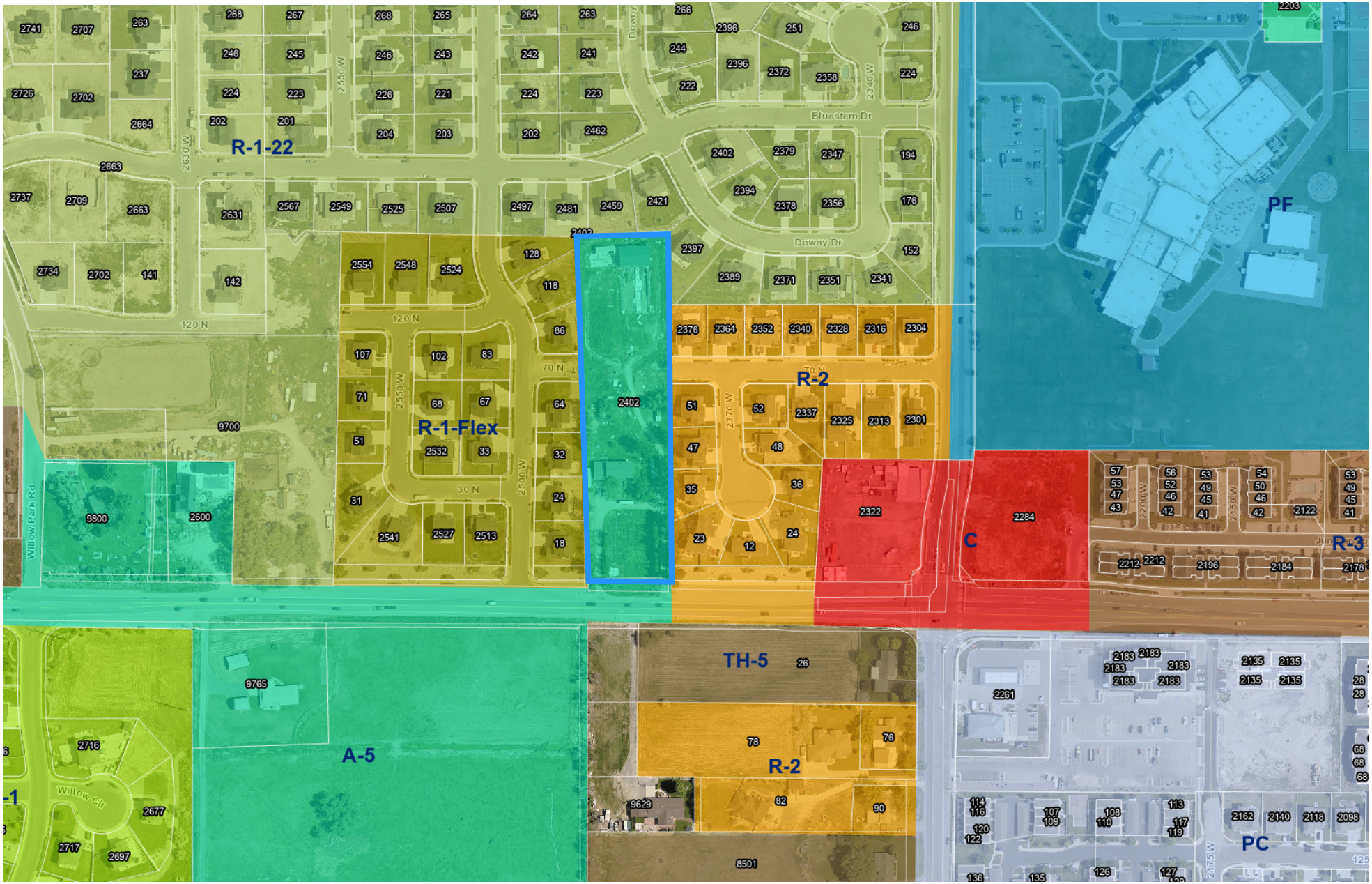
SHEET
EX1

P:\Shared Files\Marketing\Matthew Jorgensen\Meine\00-Cadd\Site #16 10-11.dwg October 11, 2021 - 10:41am

Carla's Cove Concept Plan
General Plan



Carla's Cove Concept Plan
Zoning



LEHI CITY

Carla's Cove Concept Plan
Aerial









Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: October 26, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration or Ordinance #54-2021, amending Title 1 Chapter 9 Section 4, Campaign Finance Disclosure Requirements, to add an additional deadline.

Suggested Action:

Attachments:

Ord 54-2021.docx

1-9-4 (amended).docx

LEHI CITY

ORDINANCE NO. 54-2021

AN ORDINANCE AMENDING TITLE 1 CHAPTER 9 SECTION 4
(CAMPAIGN FINANCE DISCLOSURE REQUIREMENTS)

WHEREAS, currently Lehi City Code Section 1-9-4 requires candidates for municipal offices to comply with state campaign finance disclosures of Utah Code Section 10-3-208;

WHEREAS, deadlines in Utah Code Section 10-3-208 do not take into account the timing of the dissemination of mail-in ballots;

WHEREAS, Utah Code Section 10-3-208(3)(a)(ii) allows a municipality by ordinance to "require greater disclosure of campaign contributions and expenditures than is required in this section";

WHEREAS, in order to provide timely campaign financial disclosure information to voters for consideration with the use and return of mail in ballots, Lehi City Code Section 1-9-4 should be amended to require an additional campaign finance disclosure requirement;

WHEREAS, on September 28, 2021 and October 26, 2021; the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) Lehi City Code Section 1-9-4 should be amended; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it ordained by the City Council of Lehi City:

PART I:

A. Section 1-9-4 is hereby amended as shown on Exhibit "A".

PART II:

A. If a provision of this Ordinance No. 54-2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various section, clauses, and paragraphs are hereby declared to be severable. If any part, sentence, clause, or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of October, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit “A”

1-9-4: CAMPAIGN FINANCE DISCLOSURE REQUIREMENTS:

In addition to complying with the campaign finance statement requirements of Utah Code Annotated section 10-3-208, as amended, candidates for municipal office shall file a campaign finance statement 28 days before the date of the general election. This additional campaign finance statement shall include, up to the date of filing, the information required by Utah Code Annotated section 10-3-208(4) and shall also include: (i) the disclosure of anything of value provided by a person or entity for the political benefit of a candidate that was not authorized by or coordinated with the candidate and of which the candidate has actual knowledge; and (ii) the identity, if known, of the person or entity by whom it was provided. (2015 Code)

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: October 26, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-59, approving an agreement with AFCC Limited and CRM Investments for partially terminating a development agreement.

Suggested Action:

Attachments:

Res 2021-59.docx

Termination of Development Agr RDA Lehi.atp2wht_20210924 (003).docx

LEHI CITY

RESOLUTION NO. 2021-59

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH AFCC LIMITED AND CRM INVESTMENTS PARTIALLY TERMINATING A DEVELOPMENT AGREEMENT DATED JUNE 14, 2011

WHEREAS, Lehi City ("City"), the Redevelopment Agency of Lehi City, IR Lehi, and a third party entered into a Development Agreement dated June 14, 2011 ("Development Agreement") governing the development of public infrastructure on former Utah County Tax Parcel Numbers 12:029:0035, 12:028:0064; and 11:032:0410;

WHEREAS pursuant to that certain Amended & Restated Operating Agreement of IR Lehi, dated July 8, 2016, AFCC Limited and CRM sold all membership interest and rights in the IR Lehi entity to a third-party purchaser, but retained the rights and obligations under the Development Agreement; and

WHEREAS because the parties agree that all the rights and obligations of IR LEHI under the Development Agreement have been fully discharged, the parties desire to terminate the Development Agreement as to AFCC Limited, and CRM Investments; and

WHEREAS, on October 12th, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Agreement with AFCC Limited and CRM Investments; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Agreement between the City, AFCC Limited, and CRM Investments attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 12th day of October, 2021.

LEHI CITY	ATTEST
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

PARTIAL TERMINATION OF DEVELOPMENT AGREEMENT

This Partial Termination of Development Agreement ("**Termination**") is made and entered into on this _____ day of _____, 2021, by and between THE REDEVELOPMENT AGENCY OF LEHI CITY, an entity created and organized under the provisions of the former Utah Neighborhood Development Act, the former Utah Redevelopment Agencies Act, and current Utah Community Development and Renewal Agencies Act (Utah Code Ann. Title 17C, Chapters 1-4, 153 as amended) and any successor law or act ("**Agency**"), whose address is 153 North 100 East, Lehi, UT 84043, LEHI CITY, a municipal corporation of the State of Utah ("**Lehi City**" and Agency are collectively "**City**" for purposes of this Termination), AFCC Limited, a Utah limited partnership, whose address is 2733 E. Parleys Way, Suite 300, Salt Lake City, UT 84109 ("**AFCC")**, and CRM Investments 2, LC, a Utah limited liability company ("**CRM**"). Collectively the parties to this Termination may be referred to hereinafter as "**the Parties**."

RECITALS

WHEREAS, the City, IR Lehi, a Utah limited liability company ("**IR Lehi**"), and a third party entered into a Development Agreement dated June 14, 2011 ("**Development Agreement**") governing the development of public infrastructure on former Utah County Tax Parcel Numbers 12:029:0035, 12:028:0064; and 11:032:0410;

WHEREAS, pursuant to that certain Amended & Restated Operating Agreement of IR Lehi, dated July 8, 2016 ("**A&R OA**"), AFCC and CRM sold all membership interest and rights in the IR Lehi entity to a third-party purchaser, but retained the rights and obligations under the Development Agreement; and

WHEREAS the Parties desire to terminate the Development Agreement as to IR Lehi, AFCC, and CRM as further set out below.

AGREEMENT

NOW THEREFORE, the Parties hereto agree to terminate the Development Agreement as follows:

1. **Party Recognition.** City hereby recognizes and consents to the assignment of and the retention of rights and obligations under the Development Agreement to and by AFCC and CRM pursuant to the A&R OA. City hereby acknowledges that IR Lehi's interest, rights, and obligations in the Development Agreement pertained to IR Lehi's ownership of the land covered by the Development Agreement later legally described as Lots 1, 2, 3, 4 and 5, Meadow Pointe, a Commercial Subdivision according to the official plat thereof, filed on June 26, 2014, as Entry No. 43932:2014 and Map Filing No. 14282, of official records ("**IR Land**").

2. **Payment for Conveyed Land.** The City shall pay the amount of Four Hundred Thousand and 00/100 Dollars ($400,000.00) to AFCC within thirty (30) days of the mutual execution of this Agreement ("**Land Price**"). The Land Price is consideration for the lands previously dedicated to the City or otherwise conveyed to the City pursuant to the Development Agreement by IR Lehi only. Notwithstanding the termination contained in Paragraph 3 below, this payment obligation on the part of the City shall remain in full force and effect until received by AFCC.
3. **Termination of Development Agreement as to IR Lehi.** The Parties agree that all obligations to be performed by IR Lehi, AFCC, or CRM pursuant to the Development Agreement, as such obligations pertain to the IR Land,have either (i) been performed to the satisfaction of the Parties hereto; or (ii) performance of such obligations has been waived by the Parties hereto. AFCC, CRM, and the City hereby agree that, with regard to IR Lehi's, AFCC's, and CRM's obligations under the Development Agreement, the Development Agreement is hereby terminated. Without limiting the scope of the immediately preceding provisions of this Paragraph 3, the Parties specifically agree as follows:

    a. No unfinished Public Infrastructure construction obligations have been assigned by City to IR Lehi, AFCC, or CRM pursuant to Paragraph 7 of the Development Agreement. Any Public Infrastructure construction obligations which have been previously assigned by City to IR Lehi, AFCC, or CRM pursuant to Paragraph 7 of the Development Agreement have either (i) been performed to the satisfaction of the Parties hereto and finally accepted by the City; or (ii) performance of such assigned Public Infrastructure construction obligations has been waived by the Parties hereto.
    b. All land required to be conveyed to the City by IR Lehi, AFCC, or CRM, pursuant to the Development Agreement, including but not limited to the provisions of Paragraph 4 of the Development Agreement, has been conveyed and accepted by the City in full satisfaction of the obligations for conveying land under the Development Agreement.
    c. The City agrees that IR Lehi, AFCC, and CRM have fully and completely satisfied all cost and sales reporting requirements under Paragraph 9 of the Development Agreement. The City hereby waives any claim of reliance upon such reporting from IR Lehi, AFCC, or CRM. AFCC and CRM expressly disclaim any representation or warranty as to accuracy or completeness of the information so reported.
    d. The Parties hereto agree that IR Lehi, AFCC, and CRM have no outstanding or future responsibility for any shortfall for inadequate Tax Increment payments pursuant to Paragraph 11 of the Development Agreement as such shortfall would pertain to the IR Land. To the extent the City has any knowledge of additional amounts due under the Development Agreement as contemplated by Utah Code 15-4-5, this Termination fully and completely satisfies and discharges any such claim for additional amounts due.

4. **Successors.** This Termination shall be binding upon, and shall inure to the benefit of, the Parties and their respective heirs, assigns, legal representatives, and successors.

5. **Interpretation and Fair Construction.** This Termination has been reviewed and approved by each of the Parties, and the Parties have had an equal opportunity to participate in preparing this Termination. The Parties each acknowledge, represent and agree that they have read this Termination; that they fully understand the terms thereof;

and that they have either sought independent counsel or are otherwise agreeing to waive their right to seek independent counsel. Accordingly, in the event it should be determined that any provision of this Termination is uncertain or ambiguous, the language in all parts of this Termination shall be in all cases construed as a whole according to its fair meaning and not strictly construed for nor against any Party.

6. **Headings Not Controlling.** The paragraph headings included herein are for reference only and are not a part of this Termination. The headings shall not control or alter the meaning of this Termination as set forth in the text.

7. **Severability.** In case any term of this Termination shall be invalid, illegal, or unenforceable, in whole or in part, the validity of any of the other terms of this Termination shall not in any way be affected thereby.

8. **Waiver of Breach.** The failure of any Party hereto to insist upon strict performance of this Termination, or to exercise any option or right herein conferred, shall not be construed to be a waiver or relinquishment of any such option or right, or of any other covenant or agreement, but the same shall be and remain in full force and effect.

9. **Authority.** The Parties each represent and warrant that they have full power and actual authority to enter into this Termination and to carry out all actions required of them by this Termination. All persons executing this Termination in representative capacity represent and warrant that they have full power and authority to bind their respective corporations, partnerships and/or entities.

10. **Governing Law and Venue.** This Termination shall be governed by, construed, and enforced in accordance with the laws of the State of Utah. Venue for any action or proceeding arising from this Termination is agreed as proper by the Parties when located in Utah.

11. **Costs and Attorneys' Fees.** Should any Party initiate legal action to enforce this Termination, the prevailing Party shall be awarded its attorneys' fees, costs, and witness fees, including fees and costs incurred in any such legal action.

12. **Entire Agreement.** This Termination contains the entire understanding between the Parties in connection with the contents herein, and it supersedes and replaces all prior negotiations, agreements, or representations between them, whether oral or written.

13. **Final Agreement.** No amendment or waiver of any provision of this Termination shall in any event be effective unless the same shall be in writing and signed by the Parties hereto, and then any such waiver shall be effective only in the specific instance and for the specific purpose for which given.

14. **Full Understanding; Independent Counsel.** The Parties each acknowledge, represent and agree that they have read this Agreement; that they fully understand the terms set

forth herein; and that they have either sought independent counsel or are otherwise agreeing to waive their right to seek independent counsel.

15. **Defined Terms.** Except as specifically modified, altered, or changed by this Termination; the Development Agreement shall remain unchanged and in full force and effect. Capitalized terms used in this Termination that are not defined herein shall have the meanings ascribed to them in the Development Agreement.

[Signatures on following page]

Lehi City

By: _____

Its: _____

Attest:

The Redevelopment Agency of Lehi City

By: _____

Its: _____

AFCC Limited, a Utah limited liability company

By: Woodfield, L.C., a Utah limited liability company

By: Seven Syndicate, L.C., a Utah limited liability company

By:_____

_____ Woodbury, Manager

By:_____

_____ Woodbury, Manager

By:_____
Richard L.K. Mendenhall, Manager

CRM Investments 2, LC, a Utah limited Liability company,

By:_____
Stanford J. Ricks