Lehi City Council Meeting
Agenda
April 9, 2024

6:00 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 6:00 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Discussion of the North Utah County Equestrian Park- Jason Walker, City Administrator

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

6. Consideration of Closing the Meeting to discuss the purchase, exchange, or lease of real property

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. 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.)

3. Consent Agenda

   3.1. Approve Purchase Orders
   Shadow Ridge - PO.pdf

   3.2. Approve Minutes from the March 26, 2024 City Council Meeting.
   032624 CC.docx

3.3. Approve an amendment to the Pointe Meadows CC&Rs
3.26.24.Amendment.CC&Rs.Pointe Meadows.pdf

Regular Agenda

4. Consideration of Resolution #2024-14 authorizing eminent domain proceedings at 2120 Triumph Blvd.
Petitioner: Lehi City
Res 2024-14.docx
Exhibit A - Parcel 105 (Wakimoto).pdf
Exhibit B - Summary of Appraisal Pages (Wakimoto).pdf

5. Consideration of Resolution #2024-15 approving an agreement with Huskie'z Landscaping for the mowing of various city properties.
Petitioner: Lehi City
Res 2024-15.docx
Agreement-Template for Professional Services - mowing HUSKIE'Z 2024 1.0.docx

6. Consideration of Resolution #2024-13 adopting a Tentative Budget for the City of Lehi for Fiscal Year 2025.
Petitioner: Lehi City
Res 2024-13.docx
FY 2025 MAYOR'S TENTATIVE BUDGET.pdf

7. Consideration of Resolution #2024-12 authorizing a tax certificate and agreement for UAMPS' Firm Power Supply Project; and related matters.
Petitioner: Lehi City
Lehi Resolution for Prepaid Electricity.pdf

8. Consideration of Resolution #2024-11 approving a construction agreement with Strong Solutions for the construction of Shadow Ridge Park.
Petitioner: Lehi City
Res 2024-11.docx
Agreement-Shadow Ridge Park Construction.docx
Lehi City Shadow Ridge Park RFP.pdf

9. Consideration of Ordinance #21-2024, the Lakeview Land and Rock General Plan amendment on 12.81-acres of property located at approximately 600 East 600 South, changing the land use designation from LDR (low density residential) to Heavy Commercial and Commercial.
Petitioner: Cole Peck
CC Staff Report Lakeview Land and Rock General Plan Amendment 04.09.24.docx
Lakeview Land and Rock General Plan Amendment DRC 2.21.24.docx
Ord 21-2024.docx

Lakeview Land and Rock General Plan Amendment narrative.pdf
Lakeview Land and Rock General Plan Amendment DRC 02.21.24.pdf
Lakeview aerial.pdf
Lakeview GP.pdf
Lakeview zoning.pdf

10. Consideration of Ordinance #22-2024 a Zone change on 0.91-acres located at 498 North 900 East changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential).
Petitioner: Steve Atkinson
CC Staff Report Atkinson Zone Change 04.09.24.docx
Atkinson Zone Change DRC 2.21.2024.docx
Ord 22-2024.docx
Atkinson Zone Change Information.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

11. Consideration of Plat amendment approval for revisions to the Skye Preliminary Plat A, to include the Clubhouse parcel and surrounding lots and infrastructure.
Petitioner: DR Horton
CC Staff Report Skye Preliminary Plat A Subdivision Revisions 03.14.24.docx
Skye Preliminary Plat A Revisions DRC 11.01.23.docx
narrative.pdf
Revised Skye Preliminary Plat A Plans.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

12. Consideration of Final subdivision approval for the River Point Phase 4 subdivision, a 70-unit subdivision located at approximately 3600 West 1100 North.
Petitioner: Edge Homes
CC Staff Report River Point Phase 4 Final Subdivision 04.09.24.docx
River Point Phase 4 Final DRC 3.13.2024.docx
River Point Phase 4 Final - Narrative.pdf
River Point Phase 4 Resubmittal - DRC Response, civil, landscaping plan 03.13.24.pdf
Aerial map.pdf
General Plan.pdf
Zoning map.pdf

13. Consideration of road name approval for roads located in Family Park- Hansen Ridge Drive and Family Park Drive.
Petitioner: Lehi City
CC Family Park Road Names Staff Report 04.09.24.docx

Proposed Road Names.jpg

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 385-201-2269
- 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: April 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of the North Utah County Equestrian Park- Jason Walker, City Administrator

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: April 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

Shadow Ridge - PO.pdf

Lehi City Purchase Requisition Request

Supplier	**Name**	Strong Solutions LLC		**Vendor #**	**4939**
	Street	117 East 670 North		**Date**	4/2/2024
	City	Fairfield	**State**		UT
	Zip	84013	**Phone**		801-372-8288

Parks & Buildings	47-70-70-117	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
1	LS	Full contract amount for base construction of the park.	$1,277,935	$1,277,935
		Total		$1,277,935

Justification:		
Formal RFP process.	**Price Determination**	
	Verbal Quote	
	Informal Bid	
	Written Bid	X
	State Bid	

CamScanner

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: April 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the March 26, 2024 City Council Meeting.

Suggested Action:

Attachments:

032624 CC.docx

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, **March 26, 2024,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Heather Newall, Council Member
Michelle Stallings, Council Member

Excused: Paul Hancock, Council Member

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Mike West, Community Development; Katie Bunnell, City Planner; Beau Thomas, Deputy Administrator; Dean Lundell, Finance Director; Todd Munder, Sustainability; Shaye Ruitenbeek, Fiber Manager; and Teisha Wilson, City Recorder.

Pre Council, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Hancock is excused. Councilor Albrecht gave the opening comment.

2. Presentations and Reports

2.1 Project overview and update on the Mountain View Corridor- Andrew Jordan, UDOT.

Andrew Jordan updated the Council on progress with the Mountainview Corridor project which will include bridge construction and trail system development. He inquired about the Council's preferences for aesthetic improvements, noting that $100,000 has been allocated for the project. He displayed options for bridge designs which included functionality and visual appeal. The Council emphasized a commitment to improving infrastructure while considering budgetary constraints.

2.2 Fiber Network Update- Shaye Ruitenbeek, Lehi Fiber.

Mrs. Ruitenbeek presented an update to the Council which included promising statistics, including preregistration is up 40% and the take rate is at 28% with over 1000 total subscriptions. She also expressed disappointment that the Affordable Connectivity program has ceased accepting new enrollments and will only offer discounts until April, unless circumstances change.

2.3 Discussion of Pioneer Village overlay- Kim Struthers, Community Development.

Mike West, Lehi Community Development, presented and led a discussion regarding plans for the Pioneer Village overlay zone currently designated in southwest Lehi. He explained urban

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planning concepts that emphasize complete communities with trail connections, open space, and mixed housing types. He also noted that housing near schools can address traffic concerns. Mr. West suggested that the city conduct a market analysis to determine feasible development options in the area.

The Council discussed the need for code requirements in the overlay zone that align with the city's goals. The discussion also emphasized a desire for property owner buy-in and a clear vision for the development.

2.4 Discussion of Lehi Development Code Chapter 20 Home Occupation- Kim Struthers, Community Development

Katie Bussell, City Planner, presented this item. She was seeking feedback on expanding in-home instruction classes and addressing parking conflicts. Concerns were raised about managing parking for child-based businesses and distinguishing personal gatherings from businesses. Concerns about enforcement and defining parking restrictions were also voiced.

3. Agenda Questions

Councilor Stallings asked clarifying questions regarding utility easement authority in common areas.

4. Administrative Report

This was moved to the end of the agenda.

5. Mayor and Council Reports

The Council reported on their assigned committees.

6. Consideration of Adjourning 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 Newall seconded the motion.
>
> **Roll Call Vote**: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

The meeting recessed at approximately 7:00 p.m.
The meeting resumed at approximately 7:19 p.m.

Regular Session, 7:03 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Council Hancock who is excused. Councilor Stallings led the Pledge of Allegiance.

2. 20 Minute Citizen Input

Kenneth Glade stated that he had concerns with the city property on 1100 W. He stated that he was promised that the city would develop improvements to the site and has not.

3. Consent Agenda

3.1) Approve Minutes from the February 13, 2024 Budget Retreat and City Council Meeting.

3.2) Approve Purchase Orders

Motion: Councilor Condie moved to approve the consent agenda. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

4. Consideration of projects and funding allocation for the Community Development Block Grant (CDBG).

Mountainland Association of Governments presented their funding recommendations to the Council. The Council discussed the allocation of funds for the Community Development Block Grant (CDBG), with presentations from various applicants including Upward, Curtis Center, Family Haven, and Friends of Children's Justice Center. After considering the presented projects and their contributions to the community, the Council decided to move forward with MAG's recommendations for funding allocation.

Motion: Councilor Condie moved to approve the projects and funding allocation for the Community Development Block Grant (CDBG) as presented in the packet. Councilor Newal seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

5. Consideration of Resolution #2024-09 approving the conveyance of a deed of conservation easement to Draper City.

Todd Munger and Kim Struthers presented the conservation easement for consideration.

The Council deliberated on granting a deed of conservation easement to Draper City, aimed at preserving the land in Traverse Mountain and protecting it from future development. It was discussed that maintaining ownership of the property while restricting certain development rights and activities was critical for conservation efforts.

The Council discussed a possible amendment to the agreement regarding uses.

Mayor Walker and David Dobbins, with Draper were present to express their support.

Motion: Councilor Albrecht moved to approve Resolution #2024-09 approving the conveyance of a deed of conservation easement to Draper City amending the

language in section 3.C.2 to group the uses together. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

6. **Consideration of approving substantial changes to the site plan building elevations for Riverbend Dental Office-Cook Orthodontics located at 2284 W Main Street.**

Nate Nathal, representing the applicant, presented changes to the site plan and building elevations for the Riverbend Dental Office-Cook Orthodontics, including an updated design that would complement the surrounding area. The Council showed appreciation for the new design and the alignment with the community's aesthetic.

Motion: Councilor Condie moved to approve substantial changes to the site plan building elevations for Riverbend Dental Office-Cook Orthodontics located at 2284 W Main Street; including the Development Review Committee Comments. Councilor Stallings seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

7. **Consideration of Concept approval for the updated Skyridge Subdivision Concept Plan, a 5-lot residential development located at approximately 260 East 2750 North.**

Brett Ventura, the applicant, was seeking to downscale to five lots and remove park strips to better fit the surrounding area. He also asked for an exception to the connectivity standard that requires a pedestrian access to the school. He also requested an exception to sidewalk installation. Reno Mahe also spoke for the applicant regarding the pedestrian access exception.

Mr. Struthers stated that the access to the school is important for connectivity, and it reduces driving traffic to and from the school; however, they do need permission from the school allowing the access.

There was confusion regarding the school district's preference for the access. Two different school authorities offered differing preferences. Mr. Struthers stated that if the school district wants the access, then it should be a requirement, but if the school district wants to close off that access then that's within their rights, and granting a connectivity exception would be justified.

Motion: Councilor Condie moved to approve the Concept for the updated Skyridge Subdivision Concept Plan, a 5-lot residential development located at approximately 260 East 2750 North; granting the exception to the park strip, the sidewalk and the connectivity standards. Councilor Albrecht seconded the motion.

Councilor Condie clarified his motion to mean that the sidewalk exception is referring to the connectivity requirement. He stated that a sidewalk adjacent to the road is required. He also clarified that his motion is granting an exception to the connectivity standard so the applicant would not be required to install an pedestrian access to the school.

Councilor Stallings stated that she will likely vote no, but requested that Councilor Condie include findings in the motion, for example, stating that the exception to the park strip is granted because it's consistent with the neighborhood and that the subdivision does not have a through street.

Amended Motion: Council Condie amended his motion to include Council Stallings' findings. Councilor Albrecht seconded the amended motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, No; and Councilor Stallings, No; Mayor Johnson, No.

The motion **FAILED** with 2 in favor, 3 opposed. Mayor Johnson was the tie breaking vote.

Mayor Johnson stated that he would also like to hear from the school before making a decision.

Councilor Stallings stated that it's common to see trails and walkways behind homes. She lives in the area and believes that the pedestrian access to the school would be beneficial to the neighborhood, so long as the school feels it's appropriate.

Councilor Newall stated that she believes a response from the school is needed to justify granting an exception, otherwise they could be setting an unintentional precedent.

Motion: Councilor Condie moved to approve the Concept for the updated Skyridge Subdivision Concept Plan, a 5-lot residential development located at approximately 260 East 2750 North; granting the exception to the park strip; and regarding the connectivity standards for the pedestrian access to the school, require that the applicant and the city work together to contact the school administration and school district to determine their desired outcome. If the school prefers a pedestrian access then the exception is not granted; with the findings that the exception to the park strip is granted because it's consistent with the surrounding neighborhood and that the proposed subdivision does not have a through street. Councilor Albrecht seconded the motion.

Mayor Johnson suggested requesting a letter from the school district or school administration stating that they are both in agreement with a preference, either for or against an access.

Amended Motion: Council Condie amended his motion to include that school administration and the school district should provide a consistent preference; and include Development Review Committee comments with consideration for exceptions granted by the Council. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

8. Consideration of Ordinance #16-2024 the JD XIII Zone Change on 1.01-acres located at approximately 1070 West State Street changing the zoning from Mixed Use to C-H (Heavy Commercial).

Mark Skousen was representing the applicant.

Motion: Councilor Albrecht moved to approve Ordinance #16-2024 the JD XIII Zone Change on 1.01-acres located at approximately 1070 West State Street changing the zoning from Mixed Use to C-H (Heavy Commercial); included Development Review Committee Comments. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

9. Consideration of Resolution #2024-10, a Resolution of Intent to Annex the Hadco-Pacific Annexation, approximately 10.63 acres located at approximately 2100 N 1450 W with Light Industrial zoning.

Mark Skousen was representing the applicant.

Motion: Councilor Newall moved to approve Resolution #2024-10, a Resolution of Intent to Annex the Hadco-Pacific Annexation, approximately 10.63 acres located at approximately 2100 N 1450 W with Light Industrial zoning; with the finding that it conforms to the general plan; and include the Development Review Committee Comments. Councilor Stallings seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

10. Consideration of Ordinance #15-2024 the Gordon Zone Change on 1.63-acres located at 860 North 2300 West changing the zoning from A-1 (agriculture) to NC (Neighborhood Commercial).

Sarah and Kevin Gordon were the applicants.

Mayor Johnson asked for public comments.

Gary Cammans stated that this use is needed in the area and appreciates the additional opportunities for childcare and preschool.

Motion: Councilor Stallings moved to approve Ordinance #15-2024 the Gordon Zone Change on 1.63-acres located at 860 North 2300 West changing the zoning from

A-1 (agriculture) to NC (Neighborhood Commercial); include the Development Review Committee Comments and Planning Commission Comments. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

11. Consideration of Ordinance #14-2024 the Cammans Zone Change on 0.61-acres located at 1403 North 2020 West, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).

Gary Cammans was representing the applicant.

Motion: Councilor Newall moved to approve Ordinance #14-2024 the Cammans Zone Change on 0.61-acres located at 1403 North 2020 West, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture); and include Development Review Committee Comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

12. Consideration of Ordinance #17-2024 the Pineda Zone Change on 0.65-acres located at 59 North 500 West changing the zoning from RA-1 (residential/agriculture) to Commercial.

The applicant was not present. The Council agreed that they were comfortable moving forward with the application.

Motion: Councilor Condie moved to approve Ordinance #17-2024 the Pineda Zone Change on 0.65-acres located at 59 North 500 West changing the zoning from RA-1 (residential/agriculture) to Commercial, and noted that although the applicant was not available, the requested zone conforms to the General Plan; and include Development Review Committee Comments. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

13. Consideration of Ordinance #13-2024 the Hippocrates Cove Zone Change on 8 acres located at approximately 3333 West 1500 North, changing the zoning from TH-5 (transitional holding) to Neighborhood Commercial on 3 acres and R-1-Flex (residential) on 5 acres.

The applicant, Kraig Johnson, was available for questions.

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Motion: Councilor Albrecht moved to approve Ordinance #16-2024 the JD XIII Zone Change on 1.01-acres located at approximately 1070 West State Street changing the zoning from Mixed Use to C-H (Heavy Commercial); included Development Review Committee Comments. Councilor Stallings seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

14. Consideration of Ordinance #11-2024 a Development Code Amendment to Chapter 11, Application Requirements, to include all common and limited common areas in condo and townhome projects as public utility easements to allow access for fiber/telecommunications.

Shaye Ruitenbeek, Lehi Fiber Network Manager, explained that this amendment to the development code would define all common and limited common areas within condominium and townhome projects as public utility easements for the fiber network and would be applied to any new developments. She stated that this was aimed at facilitating access for telecommunications installation while ensuring other utilities were accounted for.

Councilor Stallings expressed concerns about easements potentially limiting property owners' rights. She emphasized the importance of mutual agreement and property owner consent. She was also concerned with designating all common areas as public utility easements without proper justification and declaring private property as public utility easements without proper compensation or agreement.

Mayor Johnson explained that the subdivision plat, which designates easements, acts as an agreement between the city and developer, and is signed by all parties including property owners.

Ryan Wood, City Attorney, stated that the process of the city acquiring an easement in a new subdivision is the same. Easements are a requirement of development. He stated that what differentiates the fiber easement from others is that it is declaring a broader area.

Motion: Councilor Albrecht moved to approve Ordinance #11-2024 a Development Code Amendment to Chapter 11, Application Requirements, to include all common and limited common areas in condo and townhome projects as public utility easements to allow access for fiber/telecommunications; and include the change in language from “drive” to “access points and alleyways”; and include all Development Review Committee Comments. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, No. The motion passed with 3 in favor, 1 opposed, and 1 absent.

Councilor Stallings requested that her reasoning be added to the minutes. She stated that she has concerns that this is a constitutional takings issue because the city is declaring private

property as a public easement without entering into an agreement with the property owner or taking without just compensation.

15. Consideration of Ordinance #12-2024 approval of the Willow Park zone change, on 13.22-acres located at approximately 3250 West 300 North changing the zoning from A-5 (agriculture) to Public Facility.

Mr. Struthers presented this item.

Motion: Councilor Newall moved to approve Ordinance #12-2024 approval of the Willow Park zone change, on 13.22-acres located at approximately 3250 West 300 North changing the zoning from A-5 (agriculture) to Public Facility; and include all Development Review Committee Comments. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

16. Consideration of Ordinance #18-2024 a Development Code Amendment to Chapter 39, Definitions, to include telecommunications as a utility and clarify uses allowed in a public utility building.

Mr. Stuthers presented this item.

Motion: Councilor Condie moved to approve Ordinance #18-2024 a Development Code Amendment to Chapter 39, Definitions, to include telecommunications as a utility and clarify uses allowed in a public utility building; and include all Development Review Committee Comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

17. Consideration of Ordinance #19-2024 a Development Code Amendment to Chapters 12, 39, and Table 05-030-B, clarifying regulations for bars and liquor stores and add those uses and commercial campgrounds to the table of uses.

Mr. Struthers presented this item.

There was discussion that “commercial” isn’t needed and that the code should apply to any campground.

Motion: Councilor Stallings moved to approve Ordinance #19-2024 a Development Code Amendment to Chapters 12, 39, and Table 05-030-B, clarifying regulations for bars and liquor stores and add those uses and commercial campgrounds to the table of uses; and amend the ordinance to strike out the word “commercial” and just use

campground; and include all Development Review Committee Comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

18. Consideration of Ordinance #20-2024 a Development Code Amendment to Table 05-030-B Nonresidential Zones, removing the Trades Shop use to be consistent with Chapter 39, Definitions.

Mr. Struthers presented this item.

Motion: Councilor Condie moved to approve Ordinance #20-2024 a Development Code Amendment to Table 05-030-B Nonresidential Zones, removing the Trades Shop use to be consistent with Chapter 39, Definitions; and include all Development Review Committee Comments. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

Administrative Report-

Jason Walker reported that the Bacon Brothers concert during Round-Up requested to be rescheduled due to their filming conflicts.

19. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Newall seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 10:20 p.m.

Approved: March 26, 2024 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

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Agenda Item No: 3.3

City Council Agenda Item Report

Meeting Date: April 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve an amendment to the Pointe Meadows CC&Rs

Suggested Action:

Attachments:

3.26.24.Amendment.CC&Rs.Pointe Meadows.pdf

SECOND AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
POINTE MEADOW

This SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR POINTE MEADOW ("Second Amendment") is effective when recorded with the Utah County Recorder's Office by Pointe Meadows Master Association ("Association").

RECITALS

A. The Declaration of Covenants, Conditions and Restrictions for Pointe Meadow was recorded in the Utah County Recorder's Office on March 10, 2003 as Entry No. 34926:2003 (the "Declaration").

B. The Amendments to the Declaration of Covenants, Conditions and Restrictions for Pointe Meadow was recorded in the Utah County Recorder's Office on July 2, 2012 as Entry No. 55061:2012.

C. This Second Amendment affects the real property situated in Lehi, Utah County, Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated in this Amendment by reference (the "Property") and shall be binding on all parties having or acquiring any right, title, or interest to the Property or any part thereof.

D. Pursuant to Section 17.5 of the Declaration, the undersigned hereby certifies that this Second Amendment was approved by at least two-third (2/3) of the total votes of the Association.

E. Pursuant to Section 17.5 of the Declaration, this Second Amendment is also approved by Lehi City, as shown by the attached acknowledgement and approval.

F. Unless specifically modified herein, all remaining provisions of the Declaration shall remain in full force and effect.

G. In case of any conflict between the terms of this Second Amendment and the terms of the Declaration, the provisions of this Second Amendment shall control.

H. Unless otherwise provided in this Second Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.

SECOND AMENDMENT

NOW, THEREFORE, the Declaration is amended as follows:

1. Section 17.5 (Amendments) of the Declaration is hereby deleted in its entirety and now shall read as follows:

17.5 Amendments. Subject to the rights of lenders as set forth in Article XV, this Declaration may be amended only by the affirmative vote of not less than two-thirds of all Class A Membership votes which Members present in person or represented by proxy are entitled to cast at a meeting duly called for such purpose.

Written notice setting forth the purpose of the meeting and the substance of the amendment proposed shall be sent to all Members at least seven (7) but not more than thirty (30) days prior to the meeting date. The quorum required for any such meeting shall be as follows: At the first meeting called the presence of Members or of proxies entitled to cast sixty percent (60%) of all the votes of the Class A Membership shall constitute a quorum. If a quorum is not present at the first meeting or any subsequent meeting, another meeting may be called (subject to the notice requirements set forth in the foregoing portion of this Section) at which a quorum shall be one-half of the quorum which was required at the immediately preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the immediately preceding meeting. Any amendment authorized pursuant to this Section shall be accomplished through the recordation of an instrument executed by the Master Association. In such instrument an officer or director of the Master Association shall certify that the vote required by this Section for amendment has occurred.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, the Association has caused this Second Amendment to be executed by its President.

DATED as of the ___ day of _____, 2024.

POINTE MEADOWS MASTER ASSOCIATION

Signature: _____

Printed Name: _____

Its: President

State of Utah)
) ss.
County of _____)

On the ____ day of _____, 2024,_____[name] personally appeared before me who by me being duly sworn, did say that she/he is the President of Pointe Meadows Master Association and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public _____

ACKNOWLEDGED AND APPROVED:

DATED as of the ___ day of _____, 2024.

LEHI CITY

Signature: _____

Printed Name: _____

Its: _____

State of Utah)
) ss.
County of _____)

On the ____ day of _____, 2024,_____[name] personally appeared before me who by me being duly sworn, did say that she/he is the _____ of Lehi City and that the foregoing instrument is signed on behalf of said City and executed with all necessary authority.

Notary Public _____

EXHIBIT A
LEGAL DESCRIPTION

Legal Description and Parcel Numbers

Lots 101-106 as shown on the Pointe Meadows Subdivision, Phase 1 Plat, as recorded in the Office of the Utah County Recorder.

Parcel Numbers: 49:481:0101 through 49:481:0106

Lots 201-213 as shown on the Pointe Meadows Subdivision, Phase 2 Plat, as recorded in the Office of the Utah County Recorder.

Parcel Numbers: 49:485:0201 through 49:485:0209
49:485:0211 through 49:485:0213
49:485:0216

Lots 301-327 as shown on the Pointe Meadows Subdivision, Phase 3 Plat, as recorded in the Office of the Utah County Recorder.

Parcel Numbers: 49:486:0301 through 49:486:0317
49:486:0319 through 49:486:0327
49:486:0329

Lots 401-404 as shown on the Pointe Meadows Subdivision, Phase 4 Plat, as recorded in the Office of the Utah County Recorder.

Parcel Numbers: 49:521:0401 through 49:521:0404

Lots 801-833 as shown on the Pointe Meadows Subdivision, Phase 8 Plat, as recorded in the Office of the Utah County Recorder.

Parcel Numbers: 49:499:0801 through 49:499:0833

Lots 901-924 as shown on the Pointe Meadows Subdivision, Phase 9 Plat, as recorded in the Office of the Utah County Recorder.

Parcel Numbers: 49:522:0901 through 49:522:0924

Lots 405-431 as shown on the Pointe Meadows Subdivision, Phase 23 Plat, as recorded in the Office of the Utah County Recorder.

Parcel Numbers: 49:547:0405 through 49:547:0431

Lots 442-462 as shown on the Pointe Meadows Subdivision, Phase 24 Plat, as recorded in the Office of the Utah County Recorder.

Parcel Numbers: 49:587:0442 through 49:587:0462

Lots 432-441 as shown on the Pointe Meadows Subdivision, Phase 25 Plat, as recorded in the Office of the Utah County Recorder.

Parcel Numbers: 49:597:0432 through 49:597:0441

(165 Total Parcels)

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: April 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-14 authorizing eminent domain proceedings at 2120 Triumph Blvd.

Suggested Action:

Attachments:

Res 2024-14.docx

Exhibit A - Parcel 105 (Wakimoto).pdf

Exhibit B - Summary of Appraisal Pages (Wakimoto).pdf

LEHI CITY, UTAH COUNTY, UTAH

RESOLUTION NO. 2024-14

A RESOLUTION AUTHORIZING EMINENT DOMAIN PROCEEDINGS

WHEREAS, Lehi ("City") is a city and political subdivision of the State of Utah and is authorized to acquire private property for public use through the exercise of eminent domain; and

WHEREAS, the City has plans to widen and improve 2300 West, Lehi, Utah from Main Street to 2150 North; and

WHEREAS, the City has determined that because of increased development, population growth and increased demands on transportation routes, a need exists to upgrade 2300 West Street in the City from Main Street to 2150 North in order to accommodate the increased traffic between Main Street and I-15 (the "Project"); and

WHEREAS, the Project requires that the City acquire a portion of a parcel of property owned by Wakimoto Management Inc 1, identified as Tax ID Parcel 65:084:0100, the portion of this parcel that the City needs to acquire is particularly described and shown in Exhibit A attached hereto and incorporated by reference (the "Property"); and

WHEREAS, the City has been unable to acquire the Property by negotiation; and

WHEREAS, on or about December 06, 2023, an independent MAI certified appraiser delivered an appraisal to the City for the remaining Property, a summary of the appraisal is attached as Exhibit B; and

WHEREAS, on or about December 12, 2023, City representatives e-mailed a written offer to pay the owners of the Property the appraised value for the remaining parcel, which included payment for any required easements and fee title of the Property; and

WHEREAS, to date, a negotiated settlement for the Property has not been reached; and

WHEREAS, the City Council finds and determines that the public interest and necessity require the City to acquire by eminent domain the Property for construction of the Project.

NOW THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF LEHI CITY, UTAH:

Section 1. The Lehi City Council finds and determines that the public interest and necessity require the acquisition and immediate occupancy of the Property, for construction of the Project and for other lawful and legitimate public purposes.

Section 2. The Project requires the City to acquire property that will affect portions of certain real and personal property owned by the following parties and identified by Tax ID:

a. Wakimoto Management Inc 1, tax parcel no. 65:084:0100

Section 3. The proposed location of the public improvements is planned and located in a manner that will be most compatible with the greatest public good and the least private injury.

Section 4. The City Administrator and the City Attorney are directed, on behalf of the City:

1. To acquire fee title, in the name of the City, the Property and any necessary easements across the Property as more particularly described in Exhibit A, by purchase if a reasonable purchase price can be negotiated, or by eminent domain proceedings in accordance with Utah law;

2. To prepare and prosecute such proceedings in the proper court having jurisdiction thereof as is necessary for such acquisition;

3. To obtain from the court an order permitting the City to take immediate possession and use of the Property for the purposes herein described; and

4. To use the services of outside legal counsel as necessary to accomplish these directives.

Section 5. This resolution shall take effect immediately.

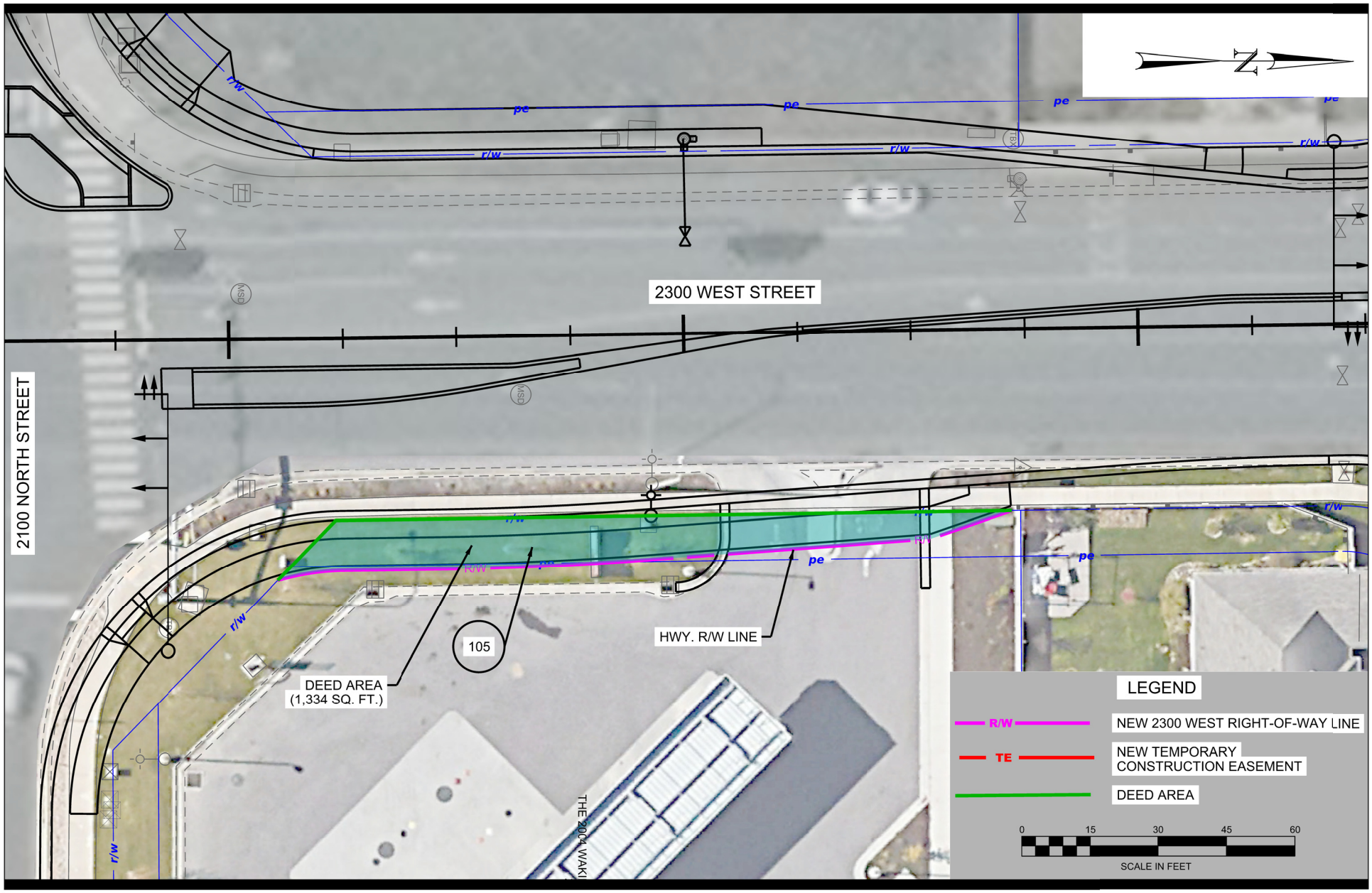
Adopted by the Lehi City Council of Utah County, Utah, this 9th day of April, 2024.

Lehi City

_____
Mark Johnson, Mayor

Attest:

_____
Teisha Wilson, City Recorder



RB&G ENGINEERING, INC.

Parcel 105

Lehi 2300 West Roadway Widening
Main Street to 2100 North

© 2023 Microsoft Corporation © 2023 Maxar ©CNES (2023) Distribution Airbus DS

Valbridge
PROPERTY ADVISORS

Appraisal Report

2300 West Roadway Widening Project; Main Street to 2150 North
2004 Wakimoto Family Lehi LLC
2120 Triumph Blvd
Lehi, Utah 84043

Project Parcel: 105

Date of Valuation: November 27, 2023
Date of Report: December 6, 2023



PREPARED FOR:

Mr. Bradley Kenison, P.E., P.L.S.
Assistant Engineer
Lehi City
153 North 100 East
Lehi, Utah 84043

PREPARED BY:
Tyler A. Free, MAI
And
Brent J. Clark

Valbridge Property Advisors | Salt Lake City

527 East Pioneer Road, Suite 240
Draper, Utah 84020
801-262-3388 phone
valbridge.com

Valbridge File Number:
UT01-23-0486-000

527 East Pioneer Road, Suite 240
Draper, Utah 84020
801-262-3388 phone
valbridge.com

December 6, 2023

Tyler Free and, BJ Clark
tfree@valbridge.com
bjclark@valbridge.com

Mr. Bradley Kenison P.E., P.L.S.
Assistant Engineer
Lehi City
153 North 100 East
Lehi, Utah 84043

Project Name: 2300 West Roadway Widening Project; Main Street to 2150 North
Owner(s): 2004 Wakimoto Family Lehi LLC
County Parcel(s): 65:084:0100
Project Parcel(s): 105

RE: Value opinion for a single warranty deed acquisition in fee encompassing 1,334 square feet or 0.031 acre from a 0.900-acre larger parcel for widening and improvement of 2300 West from Main Street to 2150 North in Lehi, Utah.

Dear Mr. Kenison:

In accordance with your request, we have performed an appraisal of the above referenced property for widening and improvement of 2300 West from Main Street to 2150 North in Lehi, Utah. The project requires a single warranty deed acquisition in fee encompassing 1,334 square feet or 0.031 acre. The acquisition will be from a 39,186-square foot or 0.900-acre larger parcel recorded to 2004 Wakimoto Family Lehi LLC. The impacted property comprises a single tax parcel identified by the Utah County Recorder as County Parcel 65:084:0100 located at 2120 Triumph Blvd in Lehi, Utah. The land is currently improved with a 3,048-sf 7-Eleven fuel and convenience store constructed in 2020 with associated asphalt paving, concrete sidewalks, fuel pump canopy, fuel tanks, business signs, and landscape. Ownership is represented by Jon Wakimoto - O: (408) 369-1800.

After careful consideration of the information and analysis contained within the report, we are of the opinion that the 'as is' market value of the warranty deed acquisition, plus potential damages and less any special benefits, based on the expected fee simple market value of the larger parcel, as of November 27, 2023, is:

Value Conclusion

Component	As Is
Value Type	Market Value
Real Property Interest	Fee Simple
Effective Date of Value	November 27, 2023
Market Value of Partial Acquisition	**$81,500**

Meeting with Property Owner(s)

The appraisers initially spoke with Jon Wakimoto (property owner) on the phone on November 21, 2023 at 11:00 a.m. discuss the details of the project. An invitation to meet us at the subject property for our appraisal inspection was extended to Mr. Wakimoto at this time. Mr. Wakimoto indicated that they are located out of state in California and did not feel that a meeting at the property was necessary at this time and gave us permission to inspect the property. An electronic copy of the project documents was subsequently emailed to Mr. Wakimoto at Jonw@wakimotomgmt.com on November 21, 2023. The appraisers spoke with Mr. Wakimoto a second time on the phone on November 28, 2023 at 1:30 p.m. The property owner had the following comments:

- Indicated that they purchased the subject property in September 2022 and were not aware of the project at that time.
- Primary concern with the project is maintaining access to the property from Triumph Blvd (2300) East both during construction and in the after condition since it is their only access point.
- Compensation will need to be provided for the relocation of the impacted monument sign along 2300 West and lost site improvements.
- Indicated that the project documents have been forwarded to their real estate attorney for review. Their attorney indicated that the documents have also been forwarded to the tenant for their review.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of our client as we understand them. This appraisal also conforms with Uniform Appraisal Standards for Federal Land Acquisitions, 2000, 49CFR Part 24, and The Uniform Relocation Assistance and Real Property Acquisition Regulations for Federal and Federally Assisted programs.

Acquisition costs have been determined based on the *value of the take plus damages rule*, or the *state rule f*or eminent domain proceedings. The report is to be used for negotiation with the estate owners or for possible condemnation if necessary. The signers of this report have not performed any services regarding the subject property within the three-year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity.

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

Extraordinary Assumptions:

- This appraisal is based on the assumption that the project contractor will protect in place or reconstruct impacted site improvements within the acquisition area (subsequently identified) as part of the project. Should it be determined that these improvements will not be protected in place or reconstructed as part of the project, our conclusion of compensation for items of cost-to-cure would require revision.

Tyler A. Free
tfree@valbridge.com
Brent J Clark
bjclark@valbridge.com

Hypothetical Conditions:

- This appraisal is based on the hypothetical condition that the condemnation project does not exist, ignoring any increase or decrease in value that the announced project may create.

Jurisdictional Exceptions:

- USPAP typically requires determination of an appropriate marketing / exposure time for the subject property. For purposes of this analysis, we have invoked a jurisdictional exception rule and have not developed a marketing or exposure time for the subject.

Respectfully submitted,
Valbridge Property Advisors | Salt Lake City



Tyler A. Free, MAI
Senior Managing Director

Utah State - Certified General Appraiser
License # 6050225-CG00 (Exp. 12/31/24)



Brent J. Clark
Appraiser

Utah State – Licensed Appraiser
License # 7025696-LA00 (Exp. 5/31/24)

Table of Contents

Cover Page
Letter of Transmittal
Table of Contents i
Summary of Salient Facts ii
Summary of Salient Facts, Continued iii
Aerial and Project Views v
Introduction 1
Real Estate Identification 3
Scope of Work 4
Ownership and Sales History 6
Assessment and Tax Data 7
Regional and Market Area Analysis 8
City and Neighborhood Analysis 13
Zoning 18
Identification of the Larger Parcel - Before 20
Description of the Larger Parcel - Before 21
Marketability Analysis 31
Highest and Best Use 42
Appraisal Methodology 44
Valuation of the Larger Parcel 45
Description of Project Parcels 60
On-Site Improvements 64
Valuation of the Project Parcels 65
Valuation of On-Site Improvements 66
Acquisition Cost Summary 67
Larger Parcel - After 68
Compensable Damages 69
Cost-to-Cure 70
Special Benefits 71
Remainder Value - After 72
General Assumptions and Limiting Conditions 75
Certification – Tyler Free MAI 80
Certification – BJ Clark 81
Addenda 82
- Glossary 83
- Project Documents 85
- Property Information 89
- Qualifications 95
- Valbridge Property Advisors Information / Office Locations 98

Summary of Salient Facts

Project and Property Identification

Project Description	2300 West Roadway Widening Project; Main Street to 2150 North
Project Parcel Number	105
Property Address	2120 Triumph Blvd Lehi, Utah County, Utah 84043
Owner(s) of Record	2004 Wakimoto Family Lehi LLC
Representative / Agent(s)	Jon Wakimoto - O: (408) 369-1800 Jonw@wakimotomgmt.com
Property Rights Appraised	Fee Simple

Acquisitions	Square Feet	Acres
Warranty Deed 105	1,334	0.031

Larger Parcel Description	Square Feet	Acres
Size - Before Acquisition	39,186	0.900
Size - After Acquisition	37,852	0.869
Tax Parcel Number(s)	65:084:0100	
Shape	Mostly rectangular	
Topography	Level	
Orientation	Corner	
Street Frontage / Access	Adequate along Triumph Blvd (2300 West)	
Utilities	All available	
Site Improvements	Asphalt paving, concrete sidewalks, fuel pump canopy, fuel tanks, business signs, and landscape	
Building Improvements	3,048-sf 7-Eleven fuel and convenience store constructed in 2020	
Off-Site Improvements	Asphalt paved streets, curb, gutter, and sidewalk	
Flood Zone	Zone X - FEMA Flood Map No. 49049 C 0145 F	
Zoning	[C] Commercial	
General Plan	Commercial	

Valuation Opinions

Highest & Best Use - Before Acquisition	Commercial use
Highest & Best Use - After Acquisition	Commercial use
Valuation Date	November 27, 2023
Report Completion Date	December 6, 2023

Value Conclusion

Component	As Is
Value Type	Market Value
Real Property Interest	Fee Simple
Effective Date of Value	November 27, 2023
Market Value of Partial Acquisition	**$81,500**

Summary of Salient Facts, Continued

VALUE CONCLUSIONS

Parts Acquired		$44,022
On-Site Improvements		$10,650
Compensable Damages		$0
Special Benefits	(	$0)
Net Damage to Remainder		$0
Cost-to-Cure Items		$26,800
Total Value of Acquisitions		$81,472
ROUNDED		$81,500

ACQUISITION BREAKDOWN

Warranty Deed 105	$44,022
On-Site Improvements	$10,650
Cost-to-Cure Items	$26,800

EPM Acquisition Summary

2300 West Roadway Widening Project; Main Street to 2150 North
Parcel Number(s): 105
2004 Wakimoto Family Lehi LLC
2120 Triumph Blvd, Lehi, Utah

	Parcel	Owner	Warranty Deed	Perpetual Easement	Temporary Easement	$/Unit	Percent	Discount Factor	Subtotal	Total
Land	105	2004 Wakimoto Family Lehi LLC	1,334			$33.00	100.00%	1.00000	$44,022	
										$44,022

	Parcel	Improvement	Unit	Quantity	$/Unit	Depreciation	Adjusted $/Unit	Subtotal	Total
Improvements	105	Lawn	SF	934	$2.25	0%	$2.25	$2,102	
	105	Sprinkling Lines	SF	969	$1.75	10%	$1.58	$1,526	
	105	Concrete Paving (Includes R/W Median)	SF	115	$9.00	10%	$8.10	$932	
	105	Concrete Curbing w/ 1' Gutter	LF	31	$25.50	10%	$22.95	$711	
	105	Asphalt Paving (Driveway)	SF	295	$6.00	10%	$5.40	$1,593	
	105	Bark Ground Cover	SF	35	$4.00	10%	$3.60	$126	
	105	Trees (Medium)	Each	4	$915	0%	$915	$3,660	
									$10,650

	Parcel	Improvement	Unit	Quantity	$/Unit	Quantity Adj. Factor	Adjusted $/Unit	Subtotal	Total
Cost to Cure	105	Reset / Relocate Advertising Sign	Estimate	1	$25,000	--	$25,000	$25,000	
	105	Reset / Relocate Access Signs	Estimate	2	$500	--	$500	$1,000	
	105	Repaint Access Direction Arrows	Estimate	1	$800	--	$800	$800	
									$26,800

	Parcel	Description	Unit	Quantity	$/Unit	Percent	Factor	Subtotal	Total
Damages	105	None	--	0	$0	0%	0.00	$0	
									$0

	Parcel	Description	Unit	Quantity	$/Unit	Percent	Factor	Subtotal	Total
Benefits	105	None	--	0	$0	0%	0.00	$0	
									$0

Total		
	Total	$81,472
	Rounded	$81,500

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: April 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-15 approving an agreement with Huskie'z Landscaping for the mowing of various city properties.

Suggested Action:

Attachments:

Res 2024-15.docx

Agreement-Template for Professional Services - mowing HUSKIE'Z 2024 1.0.docx

LEHI CITY

RESOLUTION NO. 2024-15

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH HUSKIE'Z LANDSCAPING INC. FOR THE MOWING OF VARIOUS CITY PROPERTIES

WHEREAS, City desires to contract for the mowing of various city properties; and

WHEREAS, the City selected Huskie'z Landscaping Inc. as the lowest responsive and responsible bidder; and

WHEREAS, on April 9, 2024, the Lehi 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 Huskie'z Landscaping Inc.; 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 Lehi City and Huskie'z Landscaping Inc. 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 9th day of April, 2024.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT FOR LEHI PARKS AND DETENTION MOWING SERVICES

THIS AGREEMENT FOR THE LEHI CITY PARKS AND DETENTION MOWING SERVICES ("Agreement") is made and entered into and effective as of the date the last party signs below ("Effective Date") by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and Huskie'z Landscaping, Inc., whose principal place of business is located at 14525 South Redwood Road Bluffdale, Utah 84065. Mailing Address: 3395 Oxfordshire Drive Bluffdale, Utah 84065 ("Contractor").

WHEREAS City desires to contract for the mowing services of turf and native grasses for Lehi City parks, detention, and open areas (the "Work"); and

WHEREAS City issued RFP 2024-4 and RFP 2024-5 and Contractor submitted a Response to RFP 2024-4 and RFP 2024-5 which City determined to be the lowest responsive and most responsible proposal/bid and the City desires to contract with Contractor to perform the Work;

NOW, THEREFORE, in consideration of the premises, the covenants and conditions set forth in this Agreement, and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. Scope of Work. City hereby hires Contractor and Contractor agrees to be bound to the City to perform the Work as described in RFP 2024-4 and RFP 2024-5 and Contractor's Response to RFP 2024-4 and RFP 2024-5 dated February 5, 2024, both attached hereto as Exhibit A, and referred to as the "Contract Documents" and by this reference are incorporated herein and made a part of this Agreement.

2. Term and Renewal. The Work shall commence on the date on which the City and Contactor agree is appropriate based on weather conditions. This agreement shall have a term of one maintenance season starting in the spring of 2024. This Agreement may be renewed for up to five successive 1-year terms with the option of an additional 5 years unless terminated early by either Pary as set forth herein. If Contractor intends to increase pricing during a renewal, Contractor shall provide appropriate documentation for the reasons they are seeking an increase, in no event shall the Contractor seek to increase prices by more than 5% over the previous year. After receiving renewal pricing from the Contractor, City will inform Contractor if the Agreement will be renewed.

3. Payment. Contractor shall submit a detailed weekly invoicing to City for the services authorized by the City and provided hereunder, City agrees to pay the invoice provided by the Contractor within 15 days of receipt of such invoice so long as the amount the invoice reflects the work authorized by the City (including square footage of Services rendered and any ancillary services).

4. Fee for Services. The total square footage to be maintained shall be set at 4,931,961

square feet at .001650 square foot cost (PARKS MOWING) and .001600 square foot cost (DENTION PONDS) for RFP #2024-5 also 399,947 square feet at .006550 square foot cost (NATIVE GRASS) for RFP#2024-4 totaling 5,331,908 square feet in 2024. Not to exceed $310,120.00. At any time during the term of this Agreement, City may increase or decrease total square footage during agreement and Contractor agrees to invoice City and receive compensation based on the total square foot serviced each week. Minimum mowing weeks will be set at (26) twenty-six for RFP #2024-5 and (2) two for RFP#2024-4 respectfully and can be increased based on weather by written agreement between Contractor and City representative. The minimum service charge for additional properties mowed is set at $85.00 per service in the first year.

4.1 Fuel Surcharge. At the beginning of each maintenance season, and not more than once during each maintenance season, Contractor may establish a reasonable fuel surcharge (the "Surcharge") to reflect increased fuel costs related to Contractor's performance of the services. The Surcharge will be calculated at the beginning of the maintenance season (March/April) using the base index price. Weekly Retail Gasoline and Diesel prices (Dollars, Including Taxes) for the Rocky Mountain area and Utah county USA as set out in the Energy Information Administration DOE public website (https://www.eia.gov/petroleum/gasdiesel/). The contractor will determine total weekly gasoline used and total diesel used as a "Base" starting point and add any increase in costs to weekly invoice on separate lines on invoice for requested fuel Surcharge each week following service that is the above agreed upon base. No refund is required by the contractor if fuel costs go below the base price.

5. Changes in Performance. All changes in performance of this Agreement shall be described in detail on a change order request form, provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance. Contractor shall not be entitled to any additional consideration for changes in performance which were not authorized as contemplated by this section, nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like.

6. Withholding Payment for Defective Performance. The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of defective or incomplete performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.

7. Termination. The City may terminate this Agreement at any time if, in the sole discretion of the City, Contractor's performance under this Agreement is unsatisfactory, Contractor fails to perform its duties and obligations required by this Agreement with

diligence or within the time specified herein, or Contractor has otherwise materially breached this Agreement.

7.1 Before terminating this Agreement if Contractor's performance is unsatisfactory, the City shall first provide written notice to Contractor of the City's intention to terminate this Agreement. The notice of termination must be provided by City to Contractor at least seven (7) calendar days prior to termination. After receiving such notice of termination from City, Contractor shall have the next five (5) working days in which to cure any deficiency noted by the City. If Contractor adequately cures any such deficiency to the sole satisfaction of the City, this Agreement shall continue. However, in the event Contractor fails to adequately cure any such deficiency, this Agreement shall terminate and Contractor shall be liable for any resulting damages associated with the deficiency and breach of this Agreement. The City may pursue any such damages through all available means, whether in law or in equity, or both.

7.2 The City may, in its sole discretion, terminate, suspend, or abandon this Agreement without cause at any time by providing written notice to Contractor of the City's intention to terminate this Agreement without cause. The notice of termination shall be provided by the City to Contractor at least seven (7) calendar days prior to termination.

7.3 Any Work which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause, then subsequently requests Contractor to recommence its performance of the Work after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto.

7.4 If City terminates this Agreement without cause, Contractor shall be paid a pro rata portion of the Payment for the reasonable value of the Work that Contractor has completed or performed prior to the date of termination.

7.5 [for multi-year contracts] If the Lehi City Council decides not to appropriate a sufficient amount to fund the consideration payment, this Agreement shall be void and of no further force or effect. In the event of such non-appropriation of resources, the City shall be relieved of all its obligations contemplated by this Agreement, including but not limited to the Payment. In the event of such non-appropriation of resources, Contractor shall be entitled to payment for all services performed prior to being notified of the non-appropriation event.

8. Taxes. Each party shall be solely responsible for any tax liability which it may incur as a result of this Agreement.

9. Indemnification and Insurance. Contractor shall be solely responsible for any damage or injury which it, or its employees, agents, subcontractors, independent contractors, and the like may cause in the performance of this Agreement. Consequently, to the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the City, any subsidiary or affiliate of the City, and its past, present and future agents, representatives, and employees from and against all claims, damages, lawsuits, losses, liabilities, liens, cost, citations, penalties, fines and expenses, including but not limited to attorneys' fees, arising out of or resulting from Contractor's performance of this Agreement, provided that such claims, damages, losses, liabilities, liens, costs, citations, penalties, fines, and expenses are caused in whole or in part by any negligent, grossly negligent, reckless, or intentional act or omission attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by Contractor or any subcontractor, or any party for whose acts Contractor may be liable, regardless of whether liability is imposed upon such party. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which may otherwise exist in favor of the City. In any and all claims against the City, or any subsidiary or affiliate, or any of its past, present or future agents, representatives, or employees, by Contractor, or its current or former employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by the amount or types of damages, compensations, or benefits payable by or for Contractor, or any subcontractor, worker's compensation acts, disability benefit acts, or other employee benefit acts.

   9.1 Contractor, at its own expense, shall provide: Workers' Compensation Insurance: Statutory workers' compensation insurance (Part A). Such insurance shall also include employer's liability (Part B) insurance in a limit of not less than $1,000,000 for each: accident, disease, and employee. No owner or officer may be excluded. Rights of subrogation against the city shall be waived.

   9.2 Contractor, at its own expense, shall maintain General Liability Insurance: Commercial General Liability insurance written on an occurrence basis, arising out of claims for bodily injury (including death), property damage, products liability, completed operations liability, personal injury, advertising injury, damage to premises rented to you, with not less than $3,000,000 per occurrence and $3,000,000 aggregate, with the contractor naming the City as Additional Insured for ongoing and completed operations, on a primary and non-contributory basis, with rights of subrogation against the city waived.

   9.3 Contractor, at its own expense, shall maintain automobile liability insurance with bodily injury and death limits of at least $2,000,000 each accident. Such benefits and coverage shall not be deemed to limit Contractor's liability under this

Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain automobile liability insurance in amounts satisfying applicable Utah law.

9.4 Contractor, at its own expense, shall maintain Contractors Professional Liability (Errors & Omissions) Insurance: Professional Liability Insurance for Contractor's liability arising out of the rending of professional services, including faulty workmanship, or any other professional service, including construction management and design related work, with limits not less than $1,000,000 per occurrence and $1,000,000 aggregate. The professional liability/errors and omissions insurance required by this Section 8.5 must be project specific with a one-year extended reporting period. Contractor shall, likewise, require its subcontractors, if any, to provide for such benefits and to maintain such insurance at no expense to the City.

9.5 Before commencing the Work, and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect. The City reserves the right to require complete, certified copies of all required insurance policies, with all endorsements, at any time.

9.6 All insurance required by this Agreement, with the exception of worker's compensation and employer's liability policies, shall include the City, its directors, officers, agents, and employees as additional insured persons with respect to the activities of Contractor in the performance of this Agreement, or that of its employees, agents, subcontractors, independent contractors, and the like. Any certificate presented as evidence of insurance shall specify the date when such benefits and insurance expire. Unless a different length of time is expressly set forth in this Agreement, Contractor shall maintain any insurance required by this Agreement until after the Work has been fully performed by Contractor, and subsequently approved and accepted by the City. Contractor shall provide the City with written notice at least sixty (60) days in advance of any cancellation, termination, or material alteration of said policies of insurance.

10. Performance and Warranty Bonds or Letters of Credit. Prior to commencing work on the Scope of Service, Contractor must provide the City with a performance bond and a payment bond in the amount of the Payment. The completed performance bond and payment bond are attached hereto as Exhibit B. In the event that Contractor fails to provide a performance bond and a payment bond within 10 days of the Effective Date, this Agreement shall be void.

10.1 The purpose of the performance bond and payment bond are to guarantee the proper completion by Contractor of the Work as contemplated by this Agreement and property payment to subcontractors; if any.

10.2 The performance bond and payment bond, as set forth in Section 9.6, shall remain valid until the City approves of and accepts the Work.

10.3 Prior to the City's approval and acceptance of the Work, Contractor must provide the City with a warranty bond/warranty letter of credit in the amount of 10% of the Payment. The completed warranty bond/warranty letter of credit is attached as Exhibit C.

10.4 The purposes of the warranty bond/letter of credit is to guarantee that the Work:

(A) complies with this Agreement; and

(B) will not fail in any material respect as a result of poor workmanship or materials within the Warranty Period.

10.5 The warranty bond/warranty letter of credit shall remain valid for the entire Warranty Period.

10.6 Approval and acceptance of the Work shall be deemed to have occurred when each of the following events have been satisfied:

(A) Contractor provides written notice to the City that Contractor considers the Work to be complete.

(B) The City provides written approval and acceptance of the Work, or fails to provide a written response to Contractor, within thirty (30) days after receiving the notification contemplated by Section 10.6(A), indicating the additional work which the City considers incomplete pursuant to this Agreement.

11. Representations and Warranties. Each party represents that:

11.1 Its signatory has the authority to enter its party into this Agreement, and

11.2 It has not sold, assigned, or otherwise transferred any interest in the claims or subject matter contemplated by this Agreement.

11.3 Contractor represents and warrants that:

(A) Contractor has sufficiently and reasonably researched the requirements of this Agreement, understands the same, and is able to competently perform each of its duties and obligations required hereunder.

(B) Contractor warrants the workmanship, materials, proper functioning, and manner of the Work contemplated by this Agreement for the entire Warranty Period. In the event that any portion of the Work does not remain in good and operating condition (in the sole judgment of the City) during the Warranty Period (ordinary wear and tear excepted), Contractor, at its own expense, shall immediately perform all necessary repairs and replacements to maintain such inadequate Work in good and operating condition (to the City's sole satisfaction). Should any portion of the Work imminently jeopardize the health and safety of the City, or any other individual, the City may perform any necessary repairs and replacements (or arrange for a third party to perform such services) at Contractor's expense – to be paid by Contractor within thirty (30) days of receiving a notice of indebtedness from the City.

(C) Contractor shall perform its obligations required by this Agreement in a manner consistent with applicable professional and technical standards for Work of a similar and comparable nature, and shall ensure that the implementation thereof is also performed in an applicable professional, technical, and workman-like manner. Contractor shall correct any defect in its performance at no additional cost to the City. Upon request by the City, Contractor must be able to summarize and concisely report pertinent information associated with this Agreement and the performance thereof to the City in a timely manner. Contractor shall not make any alterations or variations in or additions to, or omissions from, its duties and obligations contemplated by this Agreement, without the prior written consent of the City

11.4 Contractor's licensure or authority to transact business issued by the Utah Division of Corporations and Commercial Code and the Utah Division of Occupational and Professional Licensing, as well as any other required licensure, is currently active, and shall remain active throughout the performance of this Agreement.

12. Confidentiality. The parties acknowledge that this Agreement may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq*., as the same may be amended from time to time.

Notwithstanding the above, Contractor agrees that, except as directed by the City, Contractor shall not at any time during or after the term of this Agreement disclose to any person or entity any information or document provided by the City which the City

has designated as "confidential" or "private." Upon the conclusion or termination of this Agreement, Contractor shall turn over to the City all documents, papers, and other matter, including copies thereof, which are in Contractor's possession or control, and which are designated "confidential" or "private." Contractor further agrees to bind its employees and any sub-contractors to the terms and conditions of this Section 11.

13. Authority. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents and has authority to enter into this Agreement on behalf of the party.

14. Notice.

14.1 If any notice is required to be provided pursuant to the terms and conditions of this Agreement, said notice must be provided as follows:

To the City:	To Contractor:
Lehi City Corporation	Huskie'z Landscaping, Inc.
Attn: Steve Marchbanks	Attn: Zachary Hinckley CEO
153 North 100 East	14525 South Redwood Road
Lehi, Utah 84043	Bluffdale, Utah 84065

14.2 If notice is sent via regular mail, commercial courier, and the like, receipt thereof shall be presumed on the third Calendar Day thereafter.

15. Attorneys' Fees and Costs. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

16. Non-Waiver. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

17. Binding Effect. This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, and assignees.

18. Assignment. Neither party may assign this Agreement nor delegate any responsibilities under this Agreement without prior written consent. Any purported assignment or

delegation in violation of this Section without prior written consent from the non-assigning party, shall be void and will be considered a material breach of this Agreement.

19. Amendments. This Agreement may not be modified, amended, or terminated, except by an instrument in writing.

20. Time. Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.

21. Force Majeure. Neither party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, pandemics, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180 days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party.

22. Severability. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

23. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Utah.

24. Entire Agreement. All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.

Dated the _____ day of _____, 2024.

Huskie'z Landscaping, Inc.

_____

By:

Its:

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this _____ day of _____, 2023, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of Huskie'z Landscaping, Inc. and that said document was signed by him/her in behalf of said Corporation by Authority of its Articles of Organization, Operating Agreement, or Resolution of its Members/Managers and said _____ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

_____
(notary signature)

Dated the _____ day of _____, 2023.

Lehi City Corporation

_____
Mayor Mark Johnson

Attest:

_____
Teisha, Wilson, City Recorder

EXHIBIT A – Contract Documents

EXHIBIT B – Performance Bond and Payment Bond

EXHIBIT C – Warranty Bond

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: April 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-13 adopting a Tentative Budget for the City of Lehi for Fiscal Year 2025.

Suggested Action:

Attachments:

Res 2024-13.docx

FY 2025 MAYOR'S TENTATIVE BUDGET.pdf



RESOLUTION NO. 2024-13

A RESOLUTION ADOPTING A TENTATIVE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2025 (JULY 1, 2024 – JUNE 30, 2025)

WHEREAS, the Budget Officer of Lehi City has prepared a tentative budget covering the period July 1, 2024 to June 1, 2025, and;

WHEREAS, Utah State Code 10-6-111 requires the Budget Officer to submit the tentative budget to the governing body on or before their first regularly scheduled meeting in May and,

WHEREAS, Lehi City wishes to comply with this statute.

NOW, THEREFORE, be it resolved by the City Council of the City of Lehi, Utah to adopt the tentative budget for fiscal year 2025 as outlined in Attachment A.

Resolved this this 19th day of April, 2024.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2025



LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2025

TABLE OF CONTENTS

	Page
Mayor's Letter to Council	1-2
Financial Policies	3-7
General Fund Revenues	8-10
General Fund Department Expenditures	11
Human Resources	12
Justice Court	13
City Recorder	14
Administration	15
Treasury	16
Finance	17
Mayor & City Council	18
Legal Services	19
Emergency Management	20
Information Center	21
Police	22
Fire	23
Planning & Zoning	24
Development Services (Building Inspection)	25
Economic Development	26
Streets	27
Engineering	28
Parks	29
Community Events	30
Senior Citizen	31
Library	32
Literacy Center	33
Cemetery	34
Museum	35
Non-departmental	36

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2025

TABLE OF CONTENTS

	Page
Class "C" Roads Summary	37
Liquor Fund Summary	38
PARC Tax Fund Summary	39
Recreation Fund	40
Legacy Center Expenses	41-42
Outdoor Pool Expenses	43
Curtis Center Expenses	44
Ice Rink Expenses	45
Local Building Authority	46
Capital Projects Summary	47-48
Debt Service	49
State & Federal Grants Fund	50
Community Development Block Grant (CDBG)	51
Fire Impact Fees Summary	52
Park Impact Fees Summary	53
Police Impact Fees Summary	54
Road Impact Fees Summary	55
Culinary Water Summary	56
Culinary Water Expenses	57-58
Culinary Water Impact Fees	59
Sewer Summary	60
Sewer Expenses	61-62
Sewer Impact Fees	63
Electric Summary	64
Electric Expenses	65-66
Electric Impact Fees	67
Garbage Summary	68
Pressurized Irrigation Summary	69
Pressurized Irrigation Expenses	70-71
Pressurized Impact Fees	72

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2025

TABLE OF CONTENTS

	Page
Drainage Summary	73
Drainage Expenses	74
Drainage Impact Fees	75
Payment in Lieu	76
Fiber Summary	77
Fiber Expenses	78-79
IT Summary	80
IT Expenses	81
Fleet Summary	82
Fleet Expenses	83
Risk Management Summary	84
Risk Management Expenses	85
Buildings/Grounds Summary	86
Buildings/Grounds Expenses	87
Budget Requests	88-91
RDA Budget Title Page	92
RDA Mill Pond	93
RDA Texas Instruments	94
CDA Xactware	95
EDA Thanksgiving Park	96
EDA Adobe	97
CDA Outlets at Traverse Mountain	98
CDA Meadow Pointe	99

LEHI CITY

153 North 100 East
Lehi, Utah 84043-1895
385-201-1000

April 09, 2024

Dear City Council members,

I am pleased to present to you a budget for the upcoming 2024-25 fiscal year. This budget is the culmination of many hours of work which began with the budget retreat in February. The budget is presented based on priorities identified by the City Council and proposals presented by City staff. I commend our City Departments for their dedication to providing quality services for our residents and keeping within budget restraints. All requests were made with this focus in mind to enhance services provided by the City. Unfortunately, based on budget estimates and funding availability, many requests will need to be reconsidered next year. Careful consideration was made to maintain growth at a conservative level consistent with a growing community.

Commercial and residential growth continues with 834 new permits for homes and businesses in the City. Current estimates place the City's population at 92,232 making Lehi the ninth largest City in the State of Utah. Rapid growth brings opportunities as well as challenges. More residents increase pressure on City infrastructure. Therefore, continued capital investments must occur. This budget reflects investment in parks, roads, utilities, and building assets. These investments need to occur now to prepare for the City's future.

While Lehi continues to experience economic development, growth in sales tax revenue slowed during calendar year 2023 and revenues from development are below levels experienced 2-3 years ago. However, demand for employees, particularly in public safety, requires the City to stay committed to keeping pace with the market for employee wages and benefits. Furthermore, as Lehi continues to add parks and recreation facilities, additional staff will be required to keep the facilities in good working order.

As a result of these economic conditions, a modest adjustment to property taxes is proposed. The increased revenue from the rate adjustment will fund market-driven adjustments to police and fire salaries as well as an additional employee to the parks department. Current estimates set the increase to a median-priced home in Lehi in the range of $1.75 to $2.00 per month. Actual amounts will be determined by growth and assessment values calculated by the County Assessor, which will be available later this year.

Budget forecasts continue to be made in a conservative manner in order for the City to respond to changing conditions. The intent is to maintain a high level of service, take care of the City's employees, while remaining able to respond to economic realities. We continue to follow City budgeting policies and best practices that allow for flexibility in the future. This requires attention be paid to growth in both revenues and expenditures.

In evaluating the overall city budget, expenditures in all funds for the fiscal year 2025 total $350,748,800. A significant portion of this amount relates to capital projects begun in a previous year, which will continue into fiscal year 2025. This year's budget emphasizes an investment in city infrastructure as well as city employees. High inflation rates continue to impact costs paid to suppliers as well as employees. In response to these economic and market conditions, employees can realize a pay increase of up to 4.0% based on their performance.

The City is currently working on several capital projects throughout the City. The largest of these include Fire Station #84, City Hall, Family Park, and the municipal fiber network. Construction on these projects is progressing and I believe residents will be pleased with the results of the projects and the positive impact they will have on our community.

This budget is lighter on new capital projects than the last couple of years. The most significant new project is the expansion of capacity and facilities at the City's public works yard and offices. As the City grows, additional capacity is needed to protect equipment and provide workspaces for employees. This expansion is proposed to be funded via the issuance of revenue bonds from the water and pressurized irrigation funds. Additional investments will be made into city infrastructure throughout all enterprise funds.

The City continues to invest in expanding park infrastructure including Family Park, Shadow Ridge Park, Holbrook Farms Park, Cold Springs Ranch Park, and Lakeview Park. Combined, the commitment to these parks is just over $18 million in this year's budget. These new park facilities will be a great asset to the City and its residents. In order to support the commitment to park infrastructure, an additional three employees are proposed to be added to the current staff in this year's budget.

When considering rates charged to utility customers, several factors are considered, including operational costs, capital needs and external factors outside the City's control. Additionally, comparative rates with neighboring cities are evaluated to consider the reasonableness of the rates Lehi charges. Keeping rates at a level to meet operational and capital needs is critical to maintain City infrastructure and not passing on larger rate increases to future customers.

No increase in rates is considered for Culinary Water. This fund shows good reserve levels and operational coverage. The rate for Pressurized Irrigation is proposed to increase by 5%. The primary driver in this increase is the need for new and expanded infrastructure, including the State-mandated project to meter all connections. In January, the entity which processes our wastewater, Timpanogos Special Services District, increased their rates to the City by 40%. This increase forces the City to increase its rates to end users as well. The budget proposes a 25% increase in sewer rates. Finally, the Storm Drain rate will increase, as previously adopted, by $0.25 per month and garbage rates are proposed to increase 3.5% to keep pace with increases charge by the City's contracted provider. Even with these rate increases, Lehi City utilities will be one of the lowest rates as compared to neighboring cities.

I believe this budget, as proposed, addresses the needs which will be of greatest benefit to city residents and city employees. As we work closely with the development community, the City's rapid growth can continue in a responsible way. Lehi continues to be on solid financial footing with the aim to secure a high quality of life for current and future Lehi residents.

Respectfully

Mayor Mark Johnson

Guiding Financial Principles

While the City's long-term goals and objectives guide what the budget accomplishes, the accomplishment of these goals and objectives through the budget process is based on following guiding principles:

Budgeting

- Lehi City should finance services rendered to the general public, such as police, fire, streets, and parks, from revenues imposed on the general public, such as property and sales taxes. Special services rendered to specific groups of residents should be financed by user fees, impact fees, license and permit fees, or special assessments.

- Lehi City should balance all budgets annually, in accordance with Utah law, which states the following:
    - The total of the anticipated revenues shall equal the total of appropriated expenditures (Section 10-6-110, U.C.A.)
    - The governing body of any city may not make an appropriation in the final budget of any fund in excess of the estimated expendable revenue for the budget period of the fund (Section 10-6-117, U.C.A.)

- Revenue projections will be based on recent trends and current economic conditions. Projections will be conservative in order to reduce the chance of revenue shortfalls.

- The city will use one time or temporary funds for capital or other nonrecurring purposes. These funds will not be used to fund on-going expenditures.

- Reports will be made quarterly to the City Council to report performance and identify areas in the budget that may need to be adjusted.

Taxation

- Lehi recognizes that Utah property tax regulation do not keep property tax revenue current with inflation. The City will consider adjusting property tax rates to recover lost purchasing power associated with the certified tax rate every two years. Increases in the property tax rate will primarily increase to make tax revenue consistent with inflation.

Debt

- Lehi City should strive for inter-generational fairness. Thus, each generation of taxpayers should pay its fair share of the long-range cost of city services.

- Debt will be only issued for capital projects, not on-going operations. Payments for debt service will not extend beyond the useful life of the asset financed.

- Any debt issuance will be accompanied by the identification of the specific revenue stream which will be utilized to make debt service payments.

- The City will analyze its current debt to identify opportunities to take advantage of long-term borrowing to restructure or refund current debt to achieve improved interest rate and/or debt service payments.

- Finance professionals will be utilized in the area of advising and underwriting to obtain the best possible credit rating and interest rate. These professionals will be chosen based on their expertise and experience.

- Lehi City will regularly evaluate factors related to its credit rating. These factors will be used to develop policies which will maintain a high credit rating for the City.

- Lehi City will adhere strictly to all bond covenants and strive to maintain the best possible credit rating.

Investment Policies

- Lehi City seeks to invest its idle cash in securities and deposits that provide safety and liquidity, while maintaining compliance with Utah State law.

- The City's objectives when determining investment alternatives will be based on (1) safety of principal, (2) liquidity, and (3) return on investment.

- The City will utilize the State of Utah's Public Treasurer's Investment Fund (PTIF) to invest its funds to emphasize security and liquidity.

- Lehi City will also engage investment advisors/brokers as needed to boost return, while keeping in line with liquidity needs and strict adherence to the Utah Money Management Act.

- As required by Utah State law, balances of all public funds will be reported semi-annually.

Reserves

- Lehi City should allow for a reasonable surplus (fund balance) to accumulate for the following purposes:
    - To provide sufficient working capital
    - To provide a cushion to absorb emergencies such as floods, earthquakes, etc.
    - To provide for unavoidable shortfalls in revenues

- Fees will be evaluated on a regular basis. All fees should cover the full cost of the service provided. These costs include a fair allocation of administrative and facilities costs.

- Lehi City's targeted general fund reserve is 20% - 25% of annual general fund revenues.

- Due to the high investment in capital assets and risk exposure, all utility funds will maintain an unrestricted cash reserve of 180 days.

Capital Expenditures

- Proprietary funds are intended to recover the full cost of services. These costs include operations, administration, and asset replacement.

- Lehi will maintain long-term capital plans accounting for the construction and replacement of city facilities and infrastructure.

Proprietary Funds

- The city's enterprise funds will cover the full cost of the service, including a reasonable allocation of administration costs.

- Key indicators will be measured annually to monitor reserve balances, capital replacement, and debt levels.

- Internal service funds will accurately allocate costs to individual departments and funds. The city will maintain the following internal service funds:
    - Fleet
    - Information Technology
    - Risk Management
    - Facilities

Financial Planning

- Lehi City exists only to serve the needs of its residents. Since these needs are continually changing, the City should consistently receive resident feedback based on both long-term and current needs.

- The City will develop and use a multi-year financial plan to identify issues of financial stress. The plan will propose possible solutions to any difficulties which are identified.

- Lehi will use a five-year rolling capital improvement plan with funding identified for all years linked to the operating budget and long-term financing strategy.

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Taxes						
Current property taxes	$ 13,658,681	$ 13,797,201	$ 16,093,541	$ 16,093,541	27%	$ 2,296,340
911 Tax (pass through)	-	-	-	-	0%	-
General sales tax	22,449,472	21,270,096	23,770,096	23,770,096	40%	2,500,000
Franchise taxes	6,268,236	5,000,000	5,600,000	5,600,000	9%	600,000
Cell phone taxes	639,377	625,000	625,000	625,000	1%	-
Innkeeper taxes	363,595	230,000	230,000	230,000	0%	-
Total Taxes	**$ 43,379,361**	**$ 40,922,297**	**$ 46,318,637**	**$ 46,318,637**		
License and Permits						
Business licenses	$ 128,484	$ 115,000	$ 115,000	$ 115,000	0%	-
Building permits	2,180,781	3,229,000	3,229,000	3,229,000	5%	-
Accessory Dwelling Unit	12,759	-	-	-	0%	-
Plan reviews	1,239,404	1,625,000	1,625,000	1,625,000	3%	-
Micron plan review & inspection	75,000	75,000	75,000	75,000	0%	-
Inspection fees	402,657	700,000	700,000	700,000	1%	-
State 1% building permit fees	23,275	20,000	20,000	20,000	0%	-
Total License and Permits	**$ 4,062,359**	**$ 5,764,000**	**$ 5,764,000**	**$ 5,764,000**		
Intergovernmental Revenue						
COPS Grant	$ 84,905	$ -	$ 100,000	$ 100,000	0%	100,000
Library grant	17,595	-	15,000	15,000	0%	15,000
Fire department grants	21,109	268,568	-	-	0%	(268,568)
County recreation grants	-	32,000	137,000	137,000	0%	105,000
State grants	105,783	98,000	75,000	75,000	0%	(23,000)
Grants	16,905	215,500	10,000	10,000	0%	(205,500)
Sr citizen building rental income	-	5,000	5,000	5,000	0%	-
Senior citizen income	33,132	50,000	50,000	50,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Intergovernmental Revenue- Continued						
Alpine District / Police reimbursement	157,500	157,500	157,500	157,500	0%	-
County fire allocation	6,277	15,000	15,000	15,000	0%	-
Total Intergovernmental	**$ 443,207**	**$ 841,568**	**$ 564,500**	**$ 564,500**		
Charges For Service						
Library receipts	$ 21,611	$ 70,000	$ 70,000	$ 70,000	0%	-
Library video rental fees	4,555	25,000	25,000	25,000	0%	-
Special police revenue	74,493	50,000	50,000	50,000	0%	-
Sale of cemetery lots	217,750	250,000	250,000	250,000	0%	-
Headstone setting fee	7,325	4,500	4,500	4,500	0%	-
Cemetery burial fees	136,425	52,000	52,000	52,000	0%	-
Fire fees	158,934	195,600	195,600	195,600	0%	-
Ambulance fees	2,443,183	2,224,000	2,224,000	2,224,000	4%	-
Passports	78,604	100,000	100,000	100,000	0%	-
Total Charges for Service	**$ 3,142,880**	**$ 2,971,100**	**$ 2,971,100**	**$ 2,971,100**		
Fines and Forfeitures						
Court fines & forfeitures	$ 829,482	$ 732,500	$ 732,500	$ 732,500	1%	-
Enforcement fees	2,780	5,000	5,000	5,000	0%	-
Total Fines and Forfeitures	**$ 832,262**	**$ 737,500**	**$ 737,500**	**$ 737,500**		
Miscellaneous Revenues						
Interest earnings	$ 1,008,416	$ 100,000	$ 100,000	$ 100,000	0%	-
Traffic school	37,144	33,000	33,000	33,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Miscellaneous Revenues - continued						
Park rental	117,640	42,000	42,000	42,000	0%	-
Portable stage rental	1,000	5,500	5,500	5,500	0%	-
Cellular one tower/park fee	58	65,000	65,000	65,000	0%	-
Sale of fixed assets	137,603	10,000	10,000	10,000	0%	-
Sale of city property	10	-	-	-	0%	-
Sale of materials	-	500	500	500	0%	-
Sale of history books	-	500	500	500	0%	-
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-
Literacy center revenue	85	3,250	3,250	3,250	0%	-
Miss Lehi revenue	8,895	21,000	21,000	21,000	0%	-
Lehi roundup revenue	41,239	64,500	64,500	64,500	0%	-
Misc revenue contractors	107,474	50,000	50,000	50,000	0%	-
Alpine School District Rec Fee	18,373	15,000	15,000	15,000	0%	-
Office building rental fee	12,082	40,000	40,000	40,000	0%	-
Miscellaneous revenue	55,221	80,000	80,000	80,000	0%	-
Total Miscellaneous Revenues	**$ 1,545,240**	**$ 533,000**	**$ 533,000**	**$ 533,000**		
Contributions, Transfers & Admin						
Allocation from water & sewer	$ 590,496	$ 590,500	$ 590,500	$ 590,500	1%	-
Allocation from electric	541,008	541,000	541,000	541,000	1%	-
Administrative charges RDA	767,535	1,600,000	1,600,000	1,600,000	3%	-
Fund balance reappropriation	-	497,616	-	-	0%	(497,616)
Total Contributions & Transfers	**$ 1,899,039**	**$ 3,229,116**	**$ 2,731,500**	**$ 2,731,500**		
Total General Fund Revenues	**$ 55,304,348**	**$ 54,998,581**	**$ 59,620,237**	**$ 59,620,237**	**100%**	**$ 4,621,656**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Justice court	$ 602,798	$ 748,247	$ 754,315	$ 754,315	1%	$ 6,068
City recorder	212,641	411,677	229,650	229,650	0%	(182,027)
Administration	1,384,245	1,588,686	1,689,219	1,689,219	3%	100,533
Human resources	415,556	499,751	673,214	618,988	1%	119,237
Treasury	569,923	597,787	622,229	622,229	1%	24,442
Finance	695,866	761,849	801,747	801,747	1%	39,898
Mayor & City Council	353,383	427,668	449,122	449,122	1%	21,454
Legal services	704,776	807,092	993,428	989,428	2%	182,336
Emergency management	118,534	173,057	181,995	181,995	0%	8,938
Information Center	561,226	615,822	671,806	671,806	1%	55,984
Police	11,827,913	13,133,856	14,818,628	14,178,080	24%	1,044,224
Fire	8,798,436	10,851,937	12,959,514	12,659,977	21%	1,808,040
Planning & zoning	996,109	1,266,454	1,193,541	1,193,541	2%	(72,913)
Development Services (Building Dept)	1,535,241	1,838,414	1,951,387	1,951,387	3%	112,973
Economic development	236,331	271,522	294,009	275,618	0%	4,096
Streets & public improvements	1,986,497	2,407,015	2,519,131	2,497,312	4%	90,297
Engineering	1,063,866	1,105,884	1,160,399	1,160,399	2%	54,515
Parks	3,556,050	4,315,155	5,873,335	5,058,551	8%	743,396
Community events	474,997	500,700	500,700	500,700	1%	-
Senior citizen	254,358	395,336	420,926	420,926	1%	25,590
Library	1,638,892	1,721,929	1,835,551	1,820,551	3%	98,622
Literacy center	354,235	494,208	490,873	490,873	1%	(3,335)
Cemetery	551,144	679,818	686,216	695,216	1%	15,398
Museum	279,347	311,800	711,055	681,055	1%	369,255
Non-departmental	14,793,426	9,072,917	9,072,917	9,027,552	15%	(45,365)
Total General Fund Expenditures	**$ 53,965,791**	**$ 54,998,581**	**$ 61,554,907**	**$ 59,620,237**	**100%**	**$ 4,621,656**
Surplus/(Deficit)	**$ 1,338,557**	**$ -**	**$ (1,934,670)**	**$ (0)**		

HUMAN RESOURCES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	4	4	4.5	4		0
Salaries & Wages	$ 218,444	$ 269,833	$ 341,807	$ 325,318	53%	55,485
Employee Benefits	95,791	127,863	198,766	162,029	26%	34,166
Books, Subscriptions, Memberships	1,146	1,500	1,500	1,500	0%	-
Travel & Training	1,533	5,000	5,000	5,000	1%	-
Office Supplies	1,411	2,750	2,750	2,750	0%	-
IT Fund Charges	44,004	45,000	45,500	45,000	7%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	800	800	800	0%	-
Risk Mgmt Fund Charges	996	5,000	5,500	5,000	1%	-
Professional & Technical	45,252	36,005	61,005	61,005	10%	25,000
Miscellaneous	6,979	6,000	10,585	10,585	2%	4,585
Total HR Expenditures	**$ 415,556**	**$ 499,751**	**$ 673,214**	**$ 618,988**	**100%**	**$ 119,237**

JUSTICE COURT

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	5.5	5.5	5.5	5.5		0
Salaries & Wages	$ 334,715	$ 361,789	$ 386,031	$ 386,031	51%	$ 24,242
Overtime	-	750	750	750	0%	-
Employee Benefits	126,798	142,262	144,399	144,399	19%	2,137
Books, Subscriptions, Memberships	817	1,000	1,000	1,000	0%	-
Travel & Training	14,235	13,100	13,100	13,100	2%	-
Office Supplies	12,877	11,000	11,000	11,000	1%	-
Building & Grounds	24,996	90,000	90,000	90,000	12%	-
IT Fund Charges	35,004	35,000	35,000	35,000	5%	-
Utilities	30,470	18,000	18,000	18,000	2%	-
Equipment Maintenance	332	1,800	1,800	1,800	0%	-
Risk Mgmt Fund Charges	996	5,000	5,000	5,000	1%	-
Electricity - Lehi City Power	4,003	5,575	5,575	5,575	1%	-
Professional & Technical	12,902	23,460	34,660	34,660	5%	11,200
Witness & Jury Fees	857	4,000	4,000	4,000	1%	-
Miscellaneous	3,797	4,000	4,000	4,000	1%	-
Capital Outlay	-	31,511	-	-	0%	(31,511)
Total Justice Court Expenditures	**$ 602,798**	**$ 748,247**	**$ 754,315**	**$ 754,315**	**100%**	**$ 6,068**

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 84,163	$ 89,337	$ 93,915	$ 93,915	41%	$ 4,578
Employee Benefits	44,817	49,440	52,835	52,835	23%	3,395
Books, Subscriptions, Memberships	1,580	5,000	5,000	5,000	2%	-
Public Notices	-	7,500	7,500	7,500	3%	-
Travel & Training	1,884	4,000	4,000	4,000	2%	-
Office Supplies	-	2,500	2,500	2,500	1%	-
IT Fund Charges	18,996	19,000	19,000	19,000	8%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	31,639	20,800	20,800	20,800	9%	-
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-
Professional & Technical	5,906	12,100	12,100	12,100	5%	-
Miscellaneous	22,660	11,000	11,000	11,000	5%	-
Election Expense	-	190,000	-	-	0%	(190,000)
Capital Outlay	-	-	-	-	0%	-
Total City Recorder Expenditures	**$ 212,641**	**$ 411,677**	**$ 229,650**	**$ 229,650**	**100%**	**$ (182,027)**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	9	9.5	10	10		0.5
Salaries & Wages	$ 805,146	$ 892,064	$ 966,435	$ 966,435	57%	$ 74,371
Overtime	3,630	-	-	-	0%	-
Employee Benefits	341,892	395,759	431,921	431,921	26%	36,162
Books, Subcriptions, Memberships	15,026	6,500	6,500	6,500	0%	-
Public Notices	-	1,000	1,000	1,000	0%	-
Travel & Training	47,010	49,000	39,000	39,000	2%	(10,000)
Office Supplies	14,074	18,700	18,700	18,700	1%	-
Fleet Fund Charges	19,164	18,662	18,662	18,662	1%	-
Fuel	-	500	500	500	0%	-
IT Fund Charges	24,600	24,601	24,601	24,601	1%	-
Utilities	-	-	-	-	0%	-
Risk Mgmt Fund Charges	2,004	10,000	10,000	10,000	1%	-
Electricity - Lehi City Power	-	-	-	-	0%	-
Professional & Technical	30,144	40,000	40,000	40,000	2%	-
Public Defender	49,982	100,000	100,000	100,000	6%	-
Miscellaneous	31,574	31,900	31,900	31,900	2%	-
Capital	-	-	-	-	0%	-
Total Administration Expenditures	**$ 1,384,245**	**$ 1,588,686**	**$ 1,689,219**	**$ 1,689,219**	**100%**	**$ 100,533**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	5	5	5	5		0
Salaries & Wages	$ 299,765	$ 315,711	$ 336,852	$ 336,852	54%	$ 21,141
Employee Benefits	189,245	205,376	208,677	208,677	34%	3,301
Books, Subscriptions, Memberships	-	1,000	1,000	1,000	0%	-
Travel & Training	2,172	4,000	4,000	4,000	1%	-
Office Supplies	3,674	3,200	3,200	3,200	1%	-
IT Fund Charges	45,996	46,000	46,000	46,000	7%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	500	500	500	0%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-
Professional & Technical	17,661	11,000	11,000	11,000	2%	-
Miscellaneous	1,414	1,000	1,000	1,000	0%	-
Total Treasury Expenditures	**$ 569,923**	**$ 597,787**	**$ 622,229**	**$ 622,229**	**100%**	**$ 24,442**

FINANCE

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	4	4	4	4		0
Salaries & Wages	$ 407,563	$ 427,847	$ 444,667	$ 444,667	55%	$ 16,820
Employee Benefits	172,077	188,217	211,295	211,295	26%	23,078
Books, Subscriptions, Memberships	1,463	2,246	2,246	2,246	0%	-
Travel & Training	4,715	6,500	6,500	6,500	1%	-
Office Supplies	4,753	10,000	10,000	10,000	1%	-
IT Fund Charges	40,488	40,489	40,489	40,489	5%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	1,500	1,500	1,500	0%	-
Risk Mgmt Fund Charges	996	5,000	5,000	5,000	1%	-
Professional & Technical	10,760	30,000	30,000	30,000	4%	-
Yearly audit	51,345	46,000	46,000	46,000	6%	-
Budget award	-	550	550	550	0%	-
Miscellaneous	1,706	3,500	3,500	3,500	0%	-
Total Finance Expenditures	**$ 695,866**	**$ 761,849**	**$ 801,747**	**$ 801,747**	**100%**	**$ 39,898**

MAYOR & CITY COUNCIL

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	6	6	6	6		0
Salaries & Wages	$ 162,696	$ 170,551	$ 176,713	$ 176,713	39%	$ 6,162
Employee Benefits	128,585	142,117	147,409	147,409	33%	5,292
Books, Subscriptions, Memberships	1,313	35,000	35,000	35,000	8%	-
Travel & Training	11,962	-	10,000	10,000	2%	10,000
Office Supplies	1,021	3,000	3,000	3,000	1%	-
Reimb. Expenses	-	5,000	5,000	5,000	1%	-
Risk Mgmt Fund Charges	2,004	10,000	10,000	10,000	2%	-
IT Fund Charges	20,004	20,000	20,000	20,000	4%	-
Professional & Technical	20,839	25,000	25,000	25,000	6%	-
Miscellaneous	4,959	17,000	17,000	17,000	4%	-
Total City Council Expenditures	**$ 353,383**	**$ 427,668**	**$ 449,122**	**$ 449,122**	**100%**	**$ 21,454**

LEGAL SERVICES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	5.5	5.5	6.5	6.5		1
Salaries & Wages	$ 431,632	$ 475,745	$ 618,349	$ 618,349	62%	$ 142,604
Employee Benefits	184,206	201,313	271,045	271,045	27%	69,732
Books, Subscriptions, Memberships	7,107	8,500	8,500	8,500	1%	-
Travel & Training	2,778	5,500	5,500	5,500	1%	-
Office Supplies	3,192	10,000	14,000	10,000	1%	-
IT Fund Charges	23,532	23,534	23,534	23,534	2%	-
Utilities	-	-	-	-	0%	-
Risk Mgmt Fund Charges	2,004	10,000	10,000	10,000	1%	-
Professional & Technical	23,851	40,000	40,000	40,000	4%	-
Prosecutor Outside Counsel	24,962	30,000	-	-	0%	(30,000)
Miscellaneous	1,512	2,500	2,500	2,500	0%	-
Total Legal Services Expenditures	**$ 704,776**	**$ 807,092**	**$ 993,428**	**$ 989,428**	**100%**	**$ 182,336**

EMERGENCY MANAGEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 69,857	$ 73,222	$ 76,125	$ 76,125	42%	$ 2,903
Employee Benefits	39,529	45,135	48,171	48,171	26%	3,036
Books, Subscriptions & Memberships	-	-	-	-	0%	-
Travel & Training	460	3,500	3,500	3,500	2%	-
Office Supplies	-	500	500	500	0%	-
Professional & Technical	190	10,000	10,000	10,000	5%	-
Program Expenditures	-	-	3,000	3,000	2%	3,000
Miscellaneous	794	21,700	21,700	21,700	12%	-
Cert Program	3,508	12,500	6,000	6,000	3%	(6,500)
Rehab Program	4,196	6,500	13,000	13,000	7%	6,500
Capital Outlay	-	-	-	-	0%	-
Total Emergency Mgmt Expenditures	**$ 118,534**	**$ 173,057**	**$ 181,995**	**$ 181,995**	**100%**	**$ 8,938**

INFORMATION CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	7.5	7.5	7.5	7.5		0
Salaries & Wages	$ 341,931	$ 366,133	$ 388,748	$ 388,748	58%	$ 22,615
Overtime	-	-	-	-	0%	-
Employee Benefits	172,275	196,874	230,244	230,244	34%	33,370
Books, Subscriptions, Memberships	1,012	1,000	1,000	1,000	0%	-
Travel & Training	1,314	6,150	6,150	6,150	1%	-
Office Supplies	5,206	5,600	5,600	5,600	1%	-
IT Fund Charges	27,060	27,065	27,065	27,065	4%	-
Professional & Technical	5,495	4,000	4,000	4,000	1%	-
Miscellaneous	6,933	9,000	9,000	9,000	1%	-
Capital Outlay	-	-	-	-	0%	-
Total Information Center Expenditures	**$ 561,226**	**$ 615,822**	**$ 671,806**	**$ 671,806**	**100%**	**$ 55,984**

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	75	77	81	77		0
Salaries & Wages	$ 6,056,598	$ 6,697,756	$ 7,645,046	$ 7,331,151	52%	$ 633,395
Overtime	586,901	311,370	333,166	333,166	2%	21,796
Employee Benefits	3,440,131	4,084,095	4,675,823	4,425,594	31%	341,499
Uniforms	94,774	69,020	69,020	69,020	0%	-
Tactical Equipment	13,290	29,875	61,400	23,100	0%	(6,775)
Books, Subscriptions, Memberships	6,369	4,338	4,338	4,338	0%	-
Travel & Training	74,060	65,550	65,550	65,550	0%	-
Office Supplies	43,638	31,000	31,000	31,000	0%	-
Fleet Fund Charges	628,980	490,589	574,451	546,399	4%	55,810
Fuel	-	206,000	206,000	206,000	1%	-
Buildings & Grounds O&M	75,628	175,000	175,000	175,000	1%	-
Utilities	17,009	17,500	17,500	17,500	0%	-
Equipment Maintenance	206,187	210,946	224,818	210,946	1%	-
Miscellaneous Supplies	30,671	30,890	30,890	30,890	0%	-
Electricity - Lehi City Power	83,370	60,000	60,000	60,000	0%	-
Professional & Technical	170,522	309,118	321,118	321,118	2%	12,000
IT Fund Charges	169,260	173,921	173,921	173,921	1%	-
Risk Mgmt Fund Charges	26,004	50,000	50,000	50,000	0%	-
K9 Supplies	10,210	25,500	12,000	12,000	0%	(13,500)
Firearms & Supplies	46,002	47,800	44,000	47,800	0%	-
Miscellaneous	33,321	25,588	25,588	25,588	0%	-
Capital Outlay	-	-	-	-	0%	-
Communities That Care	10,140	10,000	10,000	10,000	0%	-
NOVA Expenses	4,847	6,000	6,000	6,000	0%	-
RAD Kids Expenses	-	2,000	2,000	2,000	0%	-
Total Police Expenditures	**$ 11,827,913**	**$ 13,133,856**	**$ 14,818,628**	**$ 14,178,080**	**100%**	**$ 1,044,224**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	68	83	83	83		0
Salaries & Wages	$ 4,493,377	$ 5,384,718	$ 6,580,578	$ 6,325,578	50%	$ 940,860
Overtime	242,044	241,729	258,650	258,650	2%	16,921
Employee Benefits	2,252,138	2,782,296	3,443,355	3,409,518	27%	627,222
Uniforms	84,316	179,407	192,607	192,607	2%	13,200
Books, Subscriptions, Memberships	12,297	20,150	23,150	23,150	0%	3,000
Travel & Training	22,768	62,110	38,110	47,410	0%	(14,700)
Office Supplies	10,503	22,400	22,400	22,400	0%	-
Fleet Fund Charges	995,438	1,244,394	1,244,394	1,244,394	10%	-
Fuel	-	101,000	101,000	101,000	1%	-
Buildings & Grounds O&M	38,591	90,000	90,000	90,000	1%	-
Utilities	36,056	24,000	24,000	24,000	0%	-
Equipment Maintenance	85,352	74,500	74,500	74,500	1%	-
Electricity - Lehi City Power	45,100	50,000	50,000	50,000	0%	-
Professional & Technical	40,862	75,200	86,450	86,450	1%	11,250
IT Fund Charges	67,572	67,573	67,573	67,573	1%	-
Risk Mgmt Fund Charges	9,996	50,000	50,000	50,000	0%	-
Education	22,823	26,650	30,550	30,550	0%	3,900
First Aid Supplies	127,214	122,950	122,950	122,950	1%	-
Miscellaneous	211,989	232,860	252,860	232,860	2%	-
Capital Outlay	-	-	206,386	206,386	2%	206,386
Total Fire Expenditures	**$ 8,798,436**	**$ 10,851,937**	**$ 12,959,514**	**$ 12,659,977**	**100%**	**$ 1,808,040**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	7.25	7.25	7.25	7.25		0
Salaries & Wages	$ 612,880	$ 686,624	$ 724,661	$ 724,661	61%	$ 38,037
Employee Benefits	276,217	306,781	325,831	325,831	27%	19,050
Books, Subscriptions, Memberships	3,607	3,000	3,000	3,000	0%	-
Public Notices	79	9,000	9,000	9,000	1%	-
Travel & Training	13,874	13,300	13,300	13,300	1%	-
Office Supplies	13,643	12,500	12,500	12,500	1%	-
Fleet Fund Charges	3,996	3,500	3,500	3,500	0%	-
Fuel	-	500	500	500	0%	-
Buildings & Grounds O&M	-	-	-	-	0%	-
Equipment Maintenance	-	4,295	4,295	4,295	0%	-
Professional & Technical	32,377	32,320	32,320	32,320	3%	-
IT Fund Charges	29,532	29,534	29,534	29,534	2%	-
Risk Mgmt Fund Charges	3,996	10,000	10,000	10,000	1%	-
Recording Fees	2,898	6,000	6,000	6,000	1%	-
Standards Update	-	1,000	1,000	1,000	0%	-
Enviornmental Sustainablitity Program	-	15,600	15,600	15,600	1%	-
Miscellaneous	3,010	2,500	2,500	2,500	0%	-
Capital Outlay	-	130,000	-	-	0%	(130,000)
Total Planning Expenditures	**$ 996,109**	**$ 1,266,454**	**$ 1,193,541**	**$ 1,193,541**	**100%**	**$ (72,913)**

DEVELOPMENT SERVICES (BUILDING INSPECTION)

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	15	15	15	15		0
Salaries & Wages	$ 964,990	$ 1,150,738	$ 1,186,519	$ 1,186,519	61%	$ 35,781
Overtime	13,919	10,000	10,000	10,000	1%	-
Employee Benefits	458,368	555,183	620,375	620,375	32%	65,192
Uniforms	1,988	3,100	3,100	3,100	0%	-
Books, Subscriptions, Memberships	5,045	9,000	9,000	9,000	0%	-
Travel & Training	21,210	17,000	17,000	17,000	1%	-
Office Supplies	10,163	9,000	19,000	19,000	1%	10,000
Fleet Fund Charges	24,600	24,601	24,601	24,601	1%	-
Fuel	-	20,500	20,500	20,500	1%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	2,200	2,200	2,200	0%	-
Risk Mgmt Fund Charges	5,004	10,000	10,000	10,000	1%	-
Professional & Technical	70	-	-	-	0%	-
State 1% Building Fees	-	-	-	-	0%	-
IT Fund Charges	22,884	22,882	22,882	22,882	1%	-
Miscellaneous	7,000	4,210	6,210	6,210	0%	2,000
Capital Outlay	-	-	-	-	0%	-
Total Building Inspection Expenditures	**$ 1,535,241**	**$ 1,838,414**	**$ 1,951,387**	**$ 1,951,387**	**100%**	**$ 112,973**

ECONOMIC DEVELOPMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	1	1	1.5	1		0
Salaries & Wages	$ 136,369	$ 143,369	$ 171,873	$ 151,073	55%	$ 7,704
Employee Benefits	58,050	63,878	61,860	60,269	22%	(3,609)
Books, Subscriptions, Memberships	10,881	19,200	19,200	19,200	7%	-
Public Notices	-	1,200	1,200	1,200	0%	-
Travel & Training	7,948	7,875	7,875	7,875	3%	-
Office Supplies	855	1,500	1,500	1,500	1%	-
IT Fund Charges	9,996	10,000	10,000	10,000	4%	-
Permits & Licenses	-	1,500	1,500	1,500	1%	-
Risk Management Charges	996	5,000	1,000	5,000	2%	-
Professional & Technical	5,045	8,000	8,000	8,000	3%	-
Miscellaneous	6,192	10,000	10,000	10,000	4%	-
Total Economic Develop Expenditures	**$ 236,331**	**$ 271,522**	**$ 294,009**	**$ 275,618**	**100%**	**$ 4,096**

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	17.75	17.75	18.75	18.75		1
Salaries & Wages	$ 856,628	$ 983,647	$ 1,083,296	$ 1,083,296	43%	$ 99,649
Overtime	84,335	70,000	85,000	70,000	3%	-
Employee Benefits	472,520	554,218	631,866	631,866	25%	77,648
Uniforms	7,005	8,700	8,700	8,700	0%	-
Books, Subscriptions, Memberships	-	200	200	200	0%	-
Travel & Training	15,168	25,000	27,000	27,000	1%	2,000
Office Supplies	3,803	5,500	5,500	5,500	0%	-
Fleet Fund Charges	378,912	437,234	444,053	437,234	18%	-
Fuel	-	77,000	-	-	0%	(77,000)
Buildings & Grounds	25,132	75,000	75,000	75,000	3%	-
Utilities	13,666	7,612	7,612	7,612	0%	-
Equipment Maintenance	27,320	25,000	25,000	25,000	1%	-
Risk Mgmt Fund Charges	11,496	25,000	25,000	25,000	1%	-
Electricity - Lehi City Power	27,819	30,000	30,000	30,000	1%	-
Professional & Technical	21,908	25,094	25,094	25,094	1%	-
IT Fund Charges	15,384	15,388	15,388	15,388	1%	-
Department Supplies	25,400	23,922	27,922	27,922	1%	4,000
Landfill Closure/Postclosure	-	2,500	2,500	2,500	0%	-
Capital	-	16,000	-	-	0%	(16,000)
Total Streets Expenditures	**$ 1,986,497**	**$ 2,407,015**	**$ 2,519,131**	**$ 2,497,312**	**100%**	**$ 90,297**

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	6	6.5	6.5	6.5		0
Salaries & Wages	$ 651,517	$ 675,649	$ 704,825	$ 704,825	61%	$ 29,176
Employee Benefits	313,903	323,113	342,952	342,952	30%	19,839
Uniforms	427	600	600	600	0%	-
Books, Subscriptions, Memberships	1,218	2,500	2,500	2,500	0%	-
Travel & Training	6,011	9,500	9,500	9,500	1%	-
Office Supplies	6,673	4,500	4,500	4,500	0%	-
Fleet Fund Charges	3,996	3,000	3,000	3,000	0%	-
Fuel	-	1,000	1,000	1,000	0%	-
IT Fund Charges	25,020	25,022	25,022	25,022	2%	-
Equipment Maintenance	35,831	27,500	31,000	31,000	3%	3,500
Risk Mgmt Fund Charges	2,004	10,000	10,000	10,000	1%	-
Professional & Technical	16,680	23,000	25,000	25,000	2%	2,000
Miscellaneous	586	500	500	500	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Engineering Expenditures	**$ 1,063,866**	**$ 1,105,884**	**$ 1,160,399**	**$ 1,160,399**	**100%**	**$ 54,515**

PARKS

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	39	42	48	45		3
Salaries & Wages	$ 1,401,187	$ 1,840,309	$ 2,021,870	$ 1,872,296	37%	$ 31,987
Overtime	96,217	55,000	55,000	55,000	1%	-
Employee Benefits	641,853	807,319	1,109,581	989,443	20%	182,124
Uniforms	11,301	10,130	11,330	10,730	0%	600
Travel & Training	19,336	22,000	22,000	22,000	0%	-
Office Supplies	4,365	2,000	2,000	2,000	0%	-
Fleet Fund Charges	108,889	81,347	158,337	112,207	2%	30,860
Fuel	-	82,000	82,000	82,000	2%	-
Buildings & Grounds O&M	123,903	225,000	225,000	225,000	4%	-
Utilities	18,202	29,979	29,979	29,979	1%	-
Equipment Maintenance	58,936	40,000	44,526	44,526	1%	4,526
Risk Mgmt Fund Charges	5,004	25,000	25,000	25,000	0%	-
Electricity - Lehi City Power	107,987	100,000	100,000	100,000	2%	-
Professional & Technical	333,144	319,500	319,500	319,500	6%	-
IT Fund Charges	31,020	31,021	31,021	31,021	1%	-
Tree Care	124,111	168,000	168,000	168,000	3%	-
Miscellaneous	21,202	22,850	70,043	30,414	1%	7,564
Paved Trail & Parking Lot Maintenance	-	-	35,000	35,000	1%	35,000
Concrete Maintenance	-	-	25,000	25,000	0%	25,000
Snow Removal	-	-	25,000	25,000	0%	25,000
Park Maintenance	343,961	366,700	392,300	366,700	7%	-
Park Pavilion & Playground Upgrades	61,797	87,000	100,000	100,000	2%	13,000
Capital Outlay	43,638	-	820,848	387,735	8%	387,735
Total Parks Expenditures	**$ 3,556,050**	**$ 4,315,155**	**$ 5,873,335**	**$ 5,058,551**	**100%**	**$ 743,396**

COMMUNITY EVENTS

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Cultural Arts Council Expense	$ 78,000	$ 78,000	$ 78,000	$ 78,000	16%	$ -
Boys State Contribution	-	800	800	800	0%	-
Miss Lehi Pageant	26,112	22,000	22,000	22,000	4%	-
Lehi Float	14,000	16,000	16,000	16,000	3%	-
Lehi Parade & Events Committee	160,937	102,500	-	-	0%	(102,500)
Youth City Council	409	4,000	4,000	4,000	1%	-
Family Week	7,411	5,000	-	-	0%	(5,000)
Foam Day	-	13,000	-	-	0%	(13,000)
Lehi Silver Band	2,500	2,500	2,500	2,500	0%	-
Community Beautification	12,858	11,000	11,000	11,000	2%	-
Brochures Published	-	3,000	3,000	3,000	1%	-
Santa Parade	9,287	1,500	-	-	0%	(1,500)
Special Projects	3,267	90,000	90,000	90,000	18%	-
Summer Splash Party	35,730	20,000	-	-	0%	(20,000)
Teen Event	4,325	2,500	-	-	0%	(2,500)
National Night Out Event	5,333	5,000	5,000	5,000	1%	-
Outdoor Movies	2,899	12,200	-	-	0%	(12,200)
Archives Donation	33,000	38,000	38,000	38,000	8%	-
Fireworks Show	25,000	25,000	25,000	25,000	5%	-
Parks & Trails Committee	-	1,700	1,700	1,700	0%	-
Christmas in Lehi	294	1,000	-	-	0%	(1,000)
Easter Egg Hunt	8,356	7,000	-	-	0%	(7,000)
Special Events	25,279	10,000	174,700	174,700	35%	164,700
Just for Kids	20,000	20,000	20,000	20,000	4%	-
Volunteer Celebration	-	4,000	4,000	4,000	1%	-
Veteran's Day Celebration	-	5,000	5,000	5,000	1%	-
Total Comm Events Expenditures	**$ 474,997**	**$ 500,700**	**$ 500,700**	**$ 500,700**	**100%**	**$ -**

SENIOR CITIZEN

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	3.5	3.5	3.5	3.5		0
Salaries & Wages	$ 135,489	$ 182,458	$ 189,205	$ 189,205	45%	$ 6,747
Overtime	902	-	-	-	0%	-
Employee Benefits	52,946	59,076	62,223	62,223	15%	3,147
Travel & Training	1,547	12,000	12,000	12,000	3%	-
Office Supplies	1,307	4,000	4,000	4,000	1%	-
Senior Citizen - Bldgs & Grounds	15,000	25,000	25,000	25,000	6%	-
Utilities	-	-	-	-	0%	-
IT Fund Charges	-	-	-	-	0%	-
Electricity - Lehi City Power	-	-	-	-	0%	-
Professional & Technical	4,115	1,650	1,650	1,650	0%	-
Program Expenditures	25,353	79,152	94,848	94,848	23%	15,696
Meal Management	8,968	23,000	23,000	23,000	5%	-
Miscellaneous	24	9,000	9,000	9,000	2%	-
Capital Outlay	8,709	-	-	-	0%	-
Total Senior Citizen Expenditures	**$ 254,358**	**$ 395,336**	**$ 420,926**	**$ 420,926**	**100%**	**$ 25,590**

LIBRARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	22	22	22	22		0
Salaries & Wages	$ 823,762	$ 853,330	$ 894,707	$ 894,707	49%	$ 41,377
Employee Benefits	314,907	344,192	362,327	362,327	20%	18,135
Books	223,853	210,000	240,000	225,000	12%	15,000
Subscriptions	7,965	10,000	11,998	11,998	1%	1,998
Travel & Training	2,667	7,000	7,000	7,000	0%	-
Office Supplies	30,732	26,000	41,000	41,000	2%	15,000
Equipment Maintenance	64,525	62,267	65,380	65,380	4%	3,113
Buildings & Grounds O&M	24,996	50,000	50,000	50,000	3%	-
Utilities	10,204	10,000	10,000	10,000	1%	-
Story Hour Expense	11,529	12,250	12,250	12,250	1%	-
Risk Mgmt Fund Charges	5,004	25,000	25,000	25,000	1%	-
Electricity - Lehi City Power	16,058	18,000	18,000	18,000	1%	-
Professional & Technical	11,385	15,000	15,000	15,000	1%	-
Collections	2,400	2,000	2,000	2,000	0%	-
IT Fund Charges	66,564	66,560	66,560	66,560	4%	-
Miscellaneous	11,293	10,330	14,330	14,330	1%	4,000
Capital Outlay	11,048	-	-	-	0%	-
Total Library Expenditures	**$ 1,638,892**	**$ 1,721,929**	**$ 1,835,551**	**$ 1,820,551**	**100%**	**$ 98,622**

LITERACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	6.5	6.5	6.5	6.5		0
Salaries & Wages	$ 237,801	$ 288,885	$ 292,092	$ 292,092	60%	$ 3,207
Employee Benefits	54,250	98,573	104,030	104,030	21%	5,457
Books, Subscriptions, Memberships	-	500	500	500	0%	-
Travel & Training	-	1,000	1,000	1,000	0%	-
Office Supplies	5,054	5,000	5,000	5,000	1%	-
Buildings & Grounds O&M	15,000	25,000	25,000	25,000	5%	-
Utilities	7,368	5,500	5,500	5,500	1%	-
Equipment Maintenance	-	750	750	750	0%	-
Risk Mgmt Fund Charges	5,073	25,000	25,000	25,000	5%	-
Electricity - Lehi City Power	6,708	6,500	6,500	6,500	1%	-
Professional & Technical	-	2,500	2,500	2,500	1%	-
IT Fund Charges	20,004	20,000	20,000	20,000	4%	-
Miscellaneous	2,976	3,000	3,000	3,000	1%	-
Capital Outlay	-	12,000	-	-	0%	(12,000)
Total Literacy Center Expenditures	**$ 354,235**	**$ 494,208**	**$ 490,873**	**$ 490,873**	**100%**	**$ (3,335)**

CEMETERY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	7	7	7	7		0
Salaries & Wages	$ 284,096	$ 324,038	$ 340,307	$ 340,307	49%	$ 16,269
Overtime	4,389	3,500	3,500	3,500	1%	-
Employee Benefits	124,815	138,423	147,552	147,552	21%	9,129
Uniforms	1,476	1,800	1,800	1,800	0%	-
Newspaper Expense	-	357	357	357	0%	-
Travel & Training	-	2,000	2,000	2,000	0%	-
Office Supplies	1,623	2,000	2,000	2,000	0%	-
Fleet Fund Charges	15,821	15,000	15,000	15,000	2%	-
Fuel	-	-	-	-	0%	-
Cemetery Maintenance	33,679	29,000	29,000	29,000	4%	-
Utilities	9,540	5,879	5,879	5,879	1%	-
Equipment Maintenance	8,386	16,000	16,000	16,000	2%	-
Risk Mgmt Fund Charges	2,004	20,000	2,000	20,000	3%	-
Electricity - Lehi City Power	4,300	3,000	3,000	3,000	0%	-
Professional & Technical	2,500	5,000	25,000	25,000	4%	20,000
IT Fund Charges	9,324	9,321	9,321	9,321	1%	-
Safety	-	-	-	-	0%	-
Purchase Trees	1,300	8,500	8,500	8,500	1%	-
Miscellaneous	1,160	9,000	9,000	9,000	1%	-
Capital Outlay	46,732	87,000	66,000	57,000	8%	(30,000)
Total Cemetery Expenditures	**$ 551,144**	**$ 679,818**	**$ 686,216**	**$ 695,216**	**100%**	**$ 15,398**

MUSEUM

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Buildings & Grounds O&M	$ 2,952	$ 15,000	$ 15,000	$ 15,000	2%	$ -
Utilities	5,033	6,800	6,800	6,800	1%	-
Electricity - Lehi City Power	11,362	10,000	10,000	10,000	1%	-
Professional & Technical	260,000	260,000	290,000	260,000	38%	-
Miscellaneous	-	20,000	20,000	20,000	3%	-
Capital	-	-	369,255	369,255	54%	369,255
Museum Contribution	-	-	-	-	0%	-
Total Museum Expenditures	**$ 279,347**	**$ 311,800**	**$ 711,055**	**$ 681,055**	**100%**	**369,255**

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Utilities	$ 263,753	$ 245,000	$ 245,000	$ 245,000	3%	$ -
Credit Card & Bank Charges	51,071	20,000	20,000	20,000	0%	-
Document Imaging	-	30,000	30,000	30,000	0%	-
Contribution to Risk Fund	518,016	385,000	385,000	635,000	7%	250,000
Contribution to Fleet Fund	-	-	-	-	0%	-
Employee Appreciation	54,711	100,000	100,000	100,000	1%	-
Contrib to Recreation Facilities Fund	1,931,724	2,082,226	2,082,226	2,302,434	26%	220,208
Museum Project Thanksgiving Point	100,000	100,000	100,000	100,000	1%	-
Contribution to Chamber	10,000	10,000	10,000	10,000	0%	-
Fox Hollow Golf Course	230,065	275,000	275,000	275,000	3%	-
Contingency	102,778	100,000	100,000	100,000	1%	-
MAG Contribution	39,645	25,000	25,000	25,000	0%	-
Branding	13,151	20,000	20,000	20,000	0%	-
Mayor/Council Special Projects	6,000	50,000	50,000	50,000	1%	-
Contribution to IT Fund	309,504	448,089	448,089	501,801	6%	53,712
Contribution to Capital Projects Fund	7,250,496	1,000,000	1,000,000	-	0%	(1,000,000)
Intergovernmental Relations	66,053	50,000	50,000	50,000	1%	-
Employee Wellness	141,171	152,000	152,000	152,000	2%	-
UVSSD dispatch costs	379,249	400,907	400,907	400,907	4%	-
Market Adjustment	-	180,000	180,000	180,000	2%	-
Youth Council	8,870	5,000	5,000	5,000	0%	-
Information fair	6,806	10,000	10,000	10,000	0%	-
VIPS	-	5,000	5,000	5,000	0%	-
Contribution to Bldgs/Grounds Fund	892,020	602,122	602,122	602,122	7%	-
Transfer to Local Building Authority	800,000	1,220,675	1,220,675	1,534,675	17%	314,000
Transfer to Debt Service	1,618,344	1,556,898	1,556,898	1,673,613	19%	116,715
Total Non-Departmental Expenditures	**$ 14,793,426**	**$ 9,072,917**	**$ 9,072,917**	**$ 9,027,552**	**100%**	**$ (45,365)**

CLASS "C" ROADS

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Class 'C" Road Allotment	$ 3,383,696	$ 3,000,000	$ 3,300,000	$ 3,300,000	55%	$ 300,000
Utah County Transportation Tax	2,050,181	1,600,000	2,000,000	2,000,000	33%	$ 400,000
Lehi Trasportation Tax	-	-	750,000	750,000		
Interest Earnings	150,686	-	-	-	0%	-
Re-appropriate balance	-	-	-	-	0%	-
Total Revenues	$ 5,584,563	$ 4,600,000	$ 6,050,000	$ 6,050,000	88%	$ 700,000
Expenditures						
Road Maintenance	$ 1,628,634	$ 1,700,000	$ 1,700,000	$ 1,700,000	28%	-
Snow Removal & Salt	160,738	140,000	160,000	160,000	3%	20,000
Striping	200,070	250,000	300,000	250,000	4%	-
Equipment rental	43,128	75,000	90,000	75,000	1%	-
Street signs	107,567	105,000	125,000	125,000	2%	20,000
Traffic Control Updates	19,397	-	20,000	20,000	0%	20,000
Road Reconstruction Projects	3,068,479	1,800,000	2,380,000	2,380,000	39%	580,000
Signal Lights & Signal Development	252,192	550,000	300,000	300,000	5%	(250,000)
Future Site Plan Land Purchase	-	3,500,000	-	-	0%	(3,500,000)
ADA Sidewalks/Sidewalk Replacement	-	-	750,000	750,000	12%	750,000
Fleet Fund Charges	47,016	47,017	119,488	119,488	2%	72,471
Fuel	-	-	77,000	77,000	1%	77,000
Reserves	-	-	28,512	93,512	2%	93,512
Total Expenditures	$ 5,527,220	$ 8,167,017	$ 6,050,000	$ 6,050,000	100%	$ (2,117,017)
Surplus(Deficit)	**$ 57,343**	**$ (3,567,017)**	**$ -**	**$ -**		

LIQUOR FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
Liquor fund allottment	94,142	70,000	70,000	70,000	100%	-
Re-appropriate fund balance	-	-	-	-	0%	-
Total Revenues	$ 94,142	$ 70,000	$ 70,000	$ 70,000	100%	$ -
Expenditures						
Wages > DUI enforcement	$ 48,426	$ 28,000	$ 28,000	$ 28,000	40%	$ -
Benefits	12,106	6,500	6,500	6,500	9%	-
Miscellaneous	33,610	35,500	35,500	35,500	51%	-
Fund Balance	-	-	-	-	0%	-
Total Expenditures	$ 94,142	$ 70,000	$ 70,000	$ 70,000	100%	$ -
Surplus(Deficit)	**$ 0**	**$ -**	**$ -**	**$ -**		

PARC TAX

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
PARC Tax Revenue	$ 1,883,532	$ 1,500,000	$ 1,800,000	$ 1,800,000	100%	$ 300,000
Fund Balance Appropriation	-	-	-	-	0%	-
Total Revenues	$ 1,883,532	$ 1,500,000	$ 1,800,000	$ 1,800,000	100%	$ 300,000
Expenses						
PARC Tax Arts Programs	$ 395,266	$ 450,000	$ 540,000	$ 540,000	30%	$ 90,000
Transfer to Capital Projects Fund	1,050,000	1,050,000	1,260,000	1,260,000	70%	210,000
Total Expenses	$ 1,445,266	$ 1,500,000	$ 1,800,000	$ 1,800,000	100%	$ 300,000
Surplus(Deficit)	**$ 438,267**	**$ -**	**$ -**	**$ -**		

RECREATION FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 25,323	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Legacy Center Pass Sales	1,747,330	1,725,000	1,750,000	1,750,000	24%	25,000
Charges For Service	1,473,536	1,412,400	1,480,000	1,480,000	21%	67,600
Merchandise Sales	31,775	30,000	32,000	30,000	0%	-
Offsite Concession Sales	2,783	60,000	60,000	60,000	1%	-
Center Court Receipts	212,216	200,000	200,000	200,000	3%	-
Swim Program Revenue	404,798	325,000	350,000	350,000	5%	25,000
Outdoor Pool	186,495	207,068	207,068	207,068	3%	-
Ice Rink Revenue	248,796	275,000	320,000	320,000	4%	45,000
Curtis Center Revnues	-	-	341,746	92,529	1%	92,529
Contribution From General Fund	1,931,724	2,082,226	2,082,226	2,302,434	32%	220,208
Contribution From Fund Balance	-	420,000	-	359,435	5%	(60,565)
Total Revenues	$ 6,264,775	$ 6,737,694	$ 6,824,040	$ 7,152,466	100%	$ 414,772
Total Fund Expenses						
Legacy Center	$ 6,094,598	$ 6,042,378	$ 8,080,189	$ 6,227,581	87%	$ 185,203
Outdoor Pool	273,575	209,000	151,709	151,709	2%	(57,291)
Curtis Center	-	211,316	1,050,386	358,741	5%	-
Ice Rink	343,824	275,000	414,435	414,435	6%	139,435
Total Recreation Fund Expenses	**$ 6,711,997**	**$ 6,737,694**	**$ 9,696,719**	**$ 7,152,466**	**100%**	**$ 267,347**
Surplus/(Deficit)	**$ (447,222)**	**$ -**	**$ (2,872,679)**	**$ (0)**		

LEGACY CENTER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	76.77	81.05	81.05	81.05		0
Salaries & Wages	$ 3,187,902	$ 3,094,930	$ 3,398,958	$ 3,398,958	55%	$ 304,028
Overtime	1,446	1,000	1,000	1,000	0%	-
Employee Benefits	591,240	631,825	706,900	706,900	11%	75,075
Uniforms	4,304	3,700	5,000	5,000	0%	1,300
Fleet Fund Charges	2,004	2,000	2,000	2,000	0%	-
Fuel	-	2,500	2,500	2,500	0%	-
IT Fund Charges	67,908	67,608	67,608	67,608	1%	-
Risk Mgmt Fund Charges	65,004	65,000	65,000	65,000	1%	-
Books, Subscriptions, Memberships	5,037	4,000	5,500	5,500	0%	1,500
Recreation Public Notices	1,211	5,000	5,000	5,000	0%	-
Travel & Training	15,892	18,500	18,500	18,500	0%	-
Office Supplies	23,487	24,515	24,515	24,515	0%	-
Buildings & Grounds O&M	92,717	92,000	92,000	92,000	1%	-
Utilities	220,842	140,000	140,000	140,000	2%	-
Offsite Concession Expenses	2,227	64,000	64,000	64,000	1%	-
Center Court Expenses	175,028	165,500	181,000	181,000	3%	15,500
Electricity - Lehi City Power	207,620	230,000	230,000	230,000	4%	-
Professional & Technical	149,872	140,000	153,000	153,000	2%	13,000
Program Expenditures	140,441	148,000	156,000	156,000	3%	8,000
Gymnastics	61,525	76,000	76,000	76,000	1%	-
Dance	12,713	12,900	13,900	13,900	0%	1,000
Itty Bitty Ball	6,938	10,000	10,000	10,000	0%	-
Birthday Parties	10,225	8,500	9,500	9,500	0%	1,000
Facilities Stations	14,548	19,400	19,400	19,400	0%	-
Pool Operation & Maintenance	196,100	144,600	148,900	148,900	2%	4,300
Miscellaneous	10,254	23,000	23,000	23,000	0%	-
Swimming Program	110,024	100,800	103,800	103,800	2%	3,000
Tennis	1,742	6,000	6,000	6,000	0%	-

LEGACY CENTER-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Legacy Center - Expenditures continued						
Golf	7,162	7,800	7,800	7,800	0%	-
Adult Softball League	-	2,000	4,000	4,000	0%	2,000
Soccer Program Expense	21,600	26,000	26,000	26,000	0%	-
Volleyball Expense	7,415	10,200	10,200	10,200	0%	-
Baseball Expense	49,054	66,000	66,000	66,000	1%	-
Girls Softball	18,011	22,000	22,000	22,000	0%	-
Basketball Expense	143,165	150,000	150,000	150,000	2%	-
Flag Football Expense	6,181	9,600	9,600	9,600	0%	-
Wrestling Program Expense	2,313	2,500	3,000	3,000	0%	500
Debt Service	-	-	-	-	0%	-
Contribution to Outdoor Pool	-	-	-	-	0%	-
Capital Outlay	74,627	395,000	1,994,608	142,000	2%	(253,000)
Pool Capital Outlay	386,821	50,000	58,000	58,000	1%	8,000
Total Legacy Center Expenses	**$ 6,094,598**	**$ 6,042,378**	**$ 8,080,189**	**$ 6,227,581**	**100%**	**$ 185,203**

OUTDOOR POOL EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	4.28	4.28	0	0		0
Expenditures						
Salaries & Wages	$ -	$ -	$ -	$ -	0%	$ -
Employee benefits	-	-	-	-	0%	-
Outdoor Pool Operation & Maintenance	$ 239,405	$ 144,000	$ 151,709	$ 151,709	100%	$ 7,709
Capital Outlay	34,170	65,000	-	-	0%	(65,000)
Total Expenditures	$ 273,575	$ 209,000	$ 151,709	$ 151,709	100%	$ (57,291)

CURTIS CENTER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	0	0	3.5	0		0
Expenditures						
Salaries & Wages	$ -	$ 71,592	$ 449,533	$ 47,401	13%	$ (24,191)
Employee benefits	-	39,724	132,866	24,753	7%	(14,971)
Buildings & Grounds Fund	-	100,000	47,380	50,000	14%	(50,000)
Program Expenditures	-	-	76,220	-	0%	-
Curtis Center Operation & Maintenance	-	-	261,987	171,587	48%	171,587
Capital Outlay	-	-	82,400	65,000	18%	65,000
Total Expenditures	$ -	$ 211,316	$ 1,050,386	$ 358,741	100%	$ 147,425

ICE RINK EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	0	0	0	0		0
Expenditures						
Salaries & Wages	$ -	$ -	$ 47,300	$ 47,300	11%	$ 47,300
Employee benefits	-	-	-	-	0%	-
Program Expenditures	-	-	12,120	12,120	3%	12,120
Ice Rink Operation & Maintenance	-	275,000	355,015	355,015	86%	80,015
Capital Outlay	-	-	-	-	0%	-
Total Expenditures	$ -	$ 275,000	$ 414,435	$ 414,435	100%	$ 139,435

LOCAL BUILDING AUTHORITY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Income	$ 865,220	$ -	$ -	$ -	0%	$ -
Bond Proceeds	31,763,115	-	-	-	0%	-
Tranfser from Capital Projects	-	7,000,000	-	-	0%	(7,000,000)
Transfer from General Fund	800,000	1,220,675	1,534,675	1,534,675	5%	314,000
Transfer from Fire Impact Fees	-	400,000	201,000	201,000	1%	(199,000)
Re-appropriate fund balance	-	-	31,500,000	31,500,000	95%	31,500,000
Total Revenues	$ 33,428,334	$ 8,620,675	$ 33,235,675	$ 33,235,675	100%	$ 24,615,000
Expenditures						
Cost of Issuance	$ 399,000	$ -	$ -	$ -	0%	$ -
Bond Fees	-	-	-	-	0%	-
Bank Charges & Fees	-	-	-	-	0%	-
Debt Service - Interest	798,354	100,000	1,515,675	1,515,675	5%	1,415,675
Debt Service - Principal	-	1,520,675	220,000	220,000	1%	(1,300,675)
Fire Station - Engineering	274,388	-	-	-	0%	-
Fire Station - Sitework	5,139	-	-	-	0%	-
Fire Station - FF & E	-	-	-	-	0%	-
Fire Station - Building Construction	-	-	9,400,000	9,400,000	28%	9,400,000
City Hall - Engineering	539,829	-	-	-	0%	-
City Hall - Sitework	14,550	-	-	-	0%	-
City Hall - FF & E	-	-	-	-	0%	-
City Hall - Building Construction	8,700	-	22,100,000	22,100,000	66%	22,100,000
Total Expenditures	$ 2,039,960	$ 1,620,675	$ 33,235,675	$ 33,235,675	100%	$ 31,615,000
Surplus(Deficit)	**$ 31,388,374**	**$ 7,000,000**	**$ -**	**$ -**		

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Grant Revenue	$ -	$ -	$ -	$ -	0%	$ -
Interest income	1,073,611	500	500	500	0%	-
Bond Proceeds	-	-	-	-	0%	-
Appropriation from fund balance	-	20,789,106	13,429,500	12,889,500	80%	(7,899,606)
Sales tax	368,040	432,500	432,500	432,500	3%	-
Transfer from General Fund	7,250,496	1,000,000	-	-	0%	(1,000,000)
Sale of Assets	-	-	-	-	0%	-
Bond Proceeds	-	-	-	-	0%	-
Transfer From PARC Tax Fund	1,050,000	1,050,000	1,260,000	1,260,000	8%	210,000
Miscellaneous	-	1,600,000	1,600,000	1,600,000	10%	-
Total Revenues	$ 8,692,147	$ 22,222,106	$ 16,722,500	$ 16,182,500	100%	$ (8,689,606)
Expenditures						
Transfer to Debt Service Fund	$ -	$ -	$ -	$ -	0%	$ -
Transfer to Fleet Fund	500,004	500,000	500,000	500,000	3%	-
Transfer to State & Federal Grant Fund	-	-	1,000,000	1,000,000	6%	1,000,000
Transfer to IT Fund	150,000	-	-	-	0%	-
Debt Service - Cabelas	188,931	427,500	427,500	427,500	3%	-
Debt Service - Fire Station	179,109	-	-	-	0%	-
Bond Costs	1,750	5,000	5,000	5,000	0%	-
Irrigation Central Control Upgrade	98,195	-	-	-	0%	-
Sidewalks	362,881	525,000	-	-	0%	(525,000)
Parks Building	2,330,355	2,425,000	2,425,000	2,425,000	15%	-

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Nuisance Trees & Damaged Sidewalks	119,812	259,000	225,000	225,000	1%	(34,000)
Playground Replacements	89,320	-	-	-	0%	-
Fencing Replacement at Vets Ball Park	37,554	-	-	-	0%	-
Mellor Rhoades Park Construction	51,048	-	-	-	0%	-
Park Construction	-	10,000,000	2,000,000	2,000,000	12%	(8,000,000)
Family Park - All Abilities Playground	907,236	7,000,000	7,000,000	7,000,000	43%	-
Frisbee Golf Course	17,592	-	-	-	0%	-
Vets Ballpark Parking Lot	376,737	-	-	-	0%	-
Hospital Loop Road	26,412	2,600,000	2,600,000	2,600,000	16%	-
Property Improvements	729,564	-	540,000	-	0%	-
Dog Park Improvements	16,280	50,000	-	-	0%	(50,000)
Court House Design	-	300,000	-	-	0%	(300,000)
SCBA Equipment - Station 84	-	610,606	-	-	0%	(610,606)
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 6,182,957	$ 24,702,106	$ 16,722,500	$ 16,182,500	100%	$ (8,519,606)
Surplus(Deficit)	**$ 2,509,191**	**$ (2,480,000)**	**$ -**	**$ -**		

DEBT SERVICE

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Transfer from Capital Projects	$ -	$ -	$ -	$ -	0%	$ -
Transfer from Police Impact Fees	250,500	310,000	210,500	210,500	11%	$ (99,500)
Transfer from General Fund	1,618,344	1,556,898	1,673,613	1,673,613	89%	$ 116,715
Fund Balance Appropriation	-	-	-	-	0%	$ -
Total Revenues	$ 1,868,844	$ 1,866,898	$ 1,884,113	$ 1,884,113	100%	$ 17,215
Expenses						
Debt Service - Interest	$ 898,838	$ 871,898	$ 844,113	$ 844,113	45%	$ (27,785)
Debt Service - Principal	960,000	985,000	1,030,000	1,030,000	55%	45,000
Bond Costs	-	-	10,000	10,000	0%	10,000
Total Expenses	$ 1,858,838	$ 1,856,898	$ 1,884,113	$ 1,884,113	100%	$ 27,215
Surplus(Deficit)	**$ 10,007**	**$ 10,000**	**$ -**	**$ -**		

STATE & FEDERAL GRANTS

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
ARPA Grant Revenue	$ -	$ -	$ 1,000,000	$ 1,000,000	43%	$ 1,000,000
BRIC Grant Revenue	-	-	310,000	310,000	13%	$ 310,000
UDOT Grant Revenue	-	-	-	-	0%	$ -
Interest Earnings	64,340	-	-	-	0%	$ -
Fund Balance Appropriation	-	-	-	-	0%	$ -
Transfer from Capital Projects Fund	-	-	1,000,000	1,000,000	0%	$ 1,000,000
Total Revenues	$ 64,340	$ -	$ 2,310,000	$ 2,310,000	100%	$ 2,310,000
Expenses						
ARPA Grant Project Expenditure	$ 55,091	$ -	$ 2,000,000	$ 2,000,000	87%	$ 2,000,000
BRIC Grant Project Expenditure	58,484	-	310,000	310,000	13%	310,000
UDOT - 2100 N 2300 W	-	-	-	-	0%	-
Total Expenses	$ 113,574	$ -	$ 2,310,000	$ 2,310,000	100%	$ 2,310,000
Surplus(Deficit)	**$ (49,234)**	**$ -**	**$ -**	**$ -**		

CDBG

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
CDBG	375,826	304,000	345,000	345,000	100%	41,000
Re-appropriation of Fund Balance	-	-	-	-	100%	-
Total Revenues	$ 375,826	$ 304,000	$ 345,000	$ 345,000	100%	$ 41,000
Expenditures						
CDBG Project improvements	$ 108,062	$ 259,000	$ 300,000	$ 300,000	100%	$ 41,000
CDBG Adminstration Costs	$ 69,884	$ 40,000	$ 40,000	$ 40,000	100%	$ -
CDBG Program Expenses	$ 2,767	$ 5,000	$ 5,000	$ 5,000	100%	$ -
Total Expenditures	$ 180,713	$ 304,000	$ 345,000	$ 345,000	100%	$ -
Surplus(Deficit)	**$ 195,113**	**$ -**	**$ -**	**$ -**		

FIRE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Income	$ 28,668	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Impact Fees	160,532	400,000	200,000	200,000	100%	(200,000)
Fund balance appropriation	-	-	-	-	0%	-
Bond proceeds	-	-	-	-	0%	-
Total Revenues	$ 189,200	$ 401,000	$ 201,000	$ 201,000	100%	$ (200,000)
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Transfer to Local Building Authority	-	400,000	201,000	201,000	100%	(199,000)
Reserves	-	1,000	-	-	0%	(1,000)
Total Expenditures	$ -	$ 401,000	$ 201,000	$ 201,000	100%	$ (200,000)
Surplus(Deficit)	**$ 189,200**	**$ -**	**$ -**	**$ -**		

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 250,108	$ 30,000	$ 30,000	$ 30,000	0%	$ -
Park Impact Fees	3,127,876	2,050,000	2,050,000	2,050,000	19%	-
Utah State Parks Grant	-	-	-	-	0%	-
Developer Contributions	-	4,683,693	-	-	0%	(4,683,693)
Proceeds from Sale of Land	-	-	-	-	0%	-
Reappropriate Fund Balance	-	1,300,000	8,659,693	8,659,693	81%	7,359,693
Total Revenues	$ 3,377,984	$ 8,063,693	$ 10,739,693	$ 10,739,693	100%	$ 2,676,000
Expenditures						
Debt Service - Principal	$ -	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
Family Park	26,915	250,000	-	-	0%	(250,000)
Mellor Rhodes Park - Design	44,950	-	-	-	0%	-
Shadow Ridge	12,540	2,140,000	2,140,000	2,140,000	20%	-
Monument Park	46,753	-	-	-	0%	-
Parks, Trails, & Open Space Master Plan	-	325,000	325,000	325,000	3%	-
Upsizing Trails	-	105,000	105,000	105,000	1%	-
Mountain Bike Trails	13,571	200,000	50,000	50,000	0%	(150,000)
Willow Park Upgrades	187,219	100,000	100,000	100,000	1%	-
Holbrook Farms Park	512,979	2,208,548	2,208,548	2,208,548	21%	-
Cold Springs Ranch Park	-	2,475,145	2,475,145	2,475,145	23%	-
Steve Roll Rotary Park	75,486	70,000	-	-	0%	(70,000)
Northridge Park	-	-	640,000	640,000	6%	640,000
Fox Canyon Trailhead Park	-	-	356,000	356,000	3%	356,000
Lakeview Park	-	-	2,250,000	2,250,000	21%	2,250,000
Park Design Expense	-	190,000	90,000	90,000	1%	(100,000)
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 920,414	$ 8,063,693	$ 10,739,693	$ 10,739,693	100%	$ 2,676,000
Surplus (Deficit)	**$ 2,457,570**	**$ -**	**$ -**	**$ -**		

POLICE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 13,659	$ 500	$ 500	$ 500	0%	$ -
Police Impact Fees	158,795	250,000	210,000	210,000	100%	(40,000)
Proceeds from Issuance of Debt	-	-	-	-	0%	-
Contribution from General Fund	-	-	-	-	0%	-
Reappropriate Fund Balance	-	59,500	-	-	0%	(59,500)
Total Revenues	$ 172,454	$ 310,000	$ 210,500	$ 210,500	100%	$ (99,500)
Expenditures						
Land Purchase	$ -	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
New Police Building Design	-	-	-	-	0%	-
Transfer to Debt Service Fund	250,500	310,000	210,500	210,500	100%	(99,500)
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 250,500	$ 310,000	$ 210,500	$ 210,500	100%	$ (99,500)
Surplus(Deficit)	**$ (78,046)**	**$ -**	**$ -**	**$ -**		

ROAD IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 1,110	$ -	$ -	$ -	0%	$ -
Road Impact Fees	1,132,951	2,000,000	2,000,000	2,000,000	14%	-
Contributions from Developers	-	-	-	-	0%	-
UDOT Contributions	-	50,000	20,000	20,000	0%	(30,000)
County Contributions	1,603,362	4,000,000	10,000,000	10,000,000	68%	6,000,000
Reappropriate Fund Balance	-	-	-	2,740,000	19%	2,740,000
Total Revenues	$ 2,737,423	$ 6,050,000	$ 12,020,000	$ 14,760,000	100%	$ 8,710,000
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Signals	-	275,000	250,000	250,000	2%	(25,000)
Streets Widening	886,384	275,000	260,000	260,000	2%	(15,000)
600 E North of Dry Creek	16,700	750,000	800,000	800,000	5%	50,000
Jordan Willows Conn Rd	-	10,000	10,000	10,000	0%	-
Center Street & SR92	-	30,000	700,000	700,000	5%	670,000
Accel/Deccel @ SR92 & 500 West	-	20,000	20,000	20,000	0%	-
Traverse Blvd TRAX Xing & Road	-	-	20,000	20,000	0%	20,000
Main Street 2300 W to Crossroads	397,369	-	-	-	0%	-
700 South Cycle Track Project	491,006	1,500,000	150,000	150,000	1%	(1,350,000)
1200 East Project	-	40,000	20,000	20,000	0%	(20,000)
2300 West - Main to 2100 North	556,516	2,500,000	11,000,000	11,000,000	75%	8,500,000
Thanksgiving Roads	-	100,000	1,000,000	1,000,000	7%	900,000
Flight Park Road - Fr Rd to Vista	-	-	400,000	400,000	3%	400,000
Accel/Decel - Redwood/2100N	-	200,000	100,000	100,000	1%	(100,000)
Road Master Plan & Impact Fee	57,769	60,000	30,000	30,000	0%	(30,000)
Reserves	-	290,000	-	-	0%	(290,000)
Total Expenditures	$ 2,405,744	$ 6,050,000	$ 14,760,000	$ 14,760,000	100%	$ 8,710,000
Surplus(Deficit)	**$ 331,679**	**$ -**	**$ (2,740,000)**	**$ -**		

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Miscellaneous	$ 81,531	$ 100,000	$ 100,000	$ 100,000	0%	$ -
Interest Income	639,323	-	-	-	0%	-
Water service charges	7,946,452	7,851,833	8,409,313	8,409,313	37%	557,480
Water hook up fees	303,872	650,000	650,000	650,000	3%	-
CWP Water Revenues	3,018,272	1,000,000	1,000,000	1,000,000	4%	-
Gain/Loss on Sale Fixed Assets	5,980	-	-	-	0%	-
Contributions from developers	1,545,875	-	-	-	0%	-
As Built Drawing Fees	71,900	135,000	135,000	135,000	1%	-
Bond Proceeds	-	-	11,500,000	11,500,000	51%	11,500,000
Contributions from developers	344,513	-	-	-	0%	-
Reappropriation of fund balance	-	94,335	759,442	759,442	3%	665,107
Total Revenues	$ 13,957,718	$ 9,831,168	$ 22,553,755	$ 22,553,755	100%	$ 12,722,587
Total Expenses	$ 14,093,974	$ 9,831,168	$ 22,553,755	$ 22,553,755		
Total Surplus/Deficit	**$ (136,256)**	**$ -**	**$ 0**	**$ (0)**		

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	16	18	19	19		1
Salaries	$ 1,306,515	$ 1,348,500	$ 1,494,474	$ 1,494,474	7%	$ 145,974
Overtime	70,509	56,000	70,000	70,000	0%	14,000
Employee Benefits	665,552	772,664	873,746	873,746	4%	101,082
Uniforms	7,294	8,400	8,400	8,400	0%	-
Bond Costs	-	-	-	-	0%	-
Books, Subscriptions, Memberships	13,995	20,750	20,750	20,750	0%	-
Travel & Training	28,278	33,500	33,500	33,500	0%	-
Office Supplies	6,170	12,768	12,768	12,768	0%	-
Fleet Fund Charges	260,004	255,581	266,743	266,743	1%	11,162
Fuel	-	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	202,367	150,000	150,000	150,000	1%	-
Utilities	48,196	42,000	42,000	42,000	0%	-
Supplies & Maintenance	8,214	83,000	83,000	83,000	0%	-
Water Purchase (Share Rent)	1,695,830	2,079,980	2,325,400	2,325,400	10%	245,420
Risk Mgmt Fund Charges	60,000	106,720	106,720	106,720	0%	-
Electricity - Lehi City Power	474,401	600,000	600,000	600,000	3%	-
Professional & Technical	172,975	210,000	210,000	210,000	1%	-
IT Fund Charges	52,068	70,000	80,742	80,742	0%	10,742
Bond Fees	1,000	6,500	6,500	6,500	0%	-
Billing Expense	83,479	50,000	50,000	50,000	0%	-
Bad Debt Expense	8,030	15,000	15,000	15,000	0%	-
Special Department Supplies	2,860	12,000	12,000	12,000	0%	-
Tools	7,740	35,000	35,000	35,000	0%	-
System Maintenance	831,454	650,000	650,000	650,000	3%	-
Debt Service	350,017	594,480	638,013	638,013	3%	43,533
Allocation to General Fund	300,000	300,000	300,000	300,000	1%	-
CWP Water Purchase	3,018,272	1,000,000	1,000,000	1,000,000	4%	-
Sensus Annual Maintenance	38,917	62,325	48,000	48,000	0%	(14,325)
Meter Replacement	-	125,000	250,000	250,000	1%	125,000

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Water expenses - continued						
Capital	-	-	-	-	0%	-
Spring Line Replace	-	300,000	300,000	300,000	1%	-
600 E Tank Replacement	-	-	-	-	0%	-
Springs Rehabilitation	-	350,000	350,000	350,000	2%	-
2300 W Pioneer Crossing CWP Connections	-	-	-	-	0%	-
Public Works Campus Improvements	-	-	11,500,000	11,500,000	51%	11,500,000
Security Equipment	-	-	-	-	0%	-
Dry Creek Well Rehabilitation	-	200,000	200,000	200,000	1%	-
SCADA Transition	-	250,000	250,000	250,000	1%	-
600 East Well Relocation	-	-	540,000	540,000	2%	540,000
Subdivision Development	-	-	-	-	0%	-
Depreciation & amoritization	2,594,671	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Total Culinary Water Expenses	**$ 14,093,974**	**$ 9,831,168**	**$ 22,553,755**	**$ 22,553,755**	**100%**	**$ 12,722,587**

CULINARY WATER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 122,299	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Water Impact Fees	504,243	1,000,000	1,000,000	1,000,000	10%	-
Contributions from Developers	-	4,700,000	4,700,000	4,700,000	47%	-
Reappropriate Fund Balance	-	2,567,000	4,295,000	4,295,000	43%	1,728,000
Total Revenues	$ 626,542	$ 8,292,000	$ 10,020,000	$ 10,020,000	100%	$ 1,728,000
Expenses						
Pipe Oversizing	$ -	$ 72,000	$ 70,000	$ 70,000	1%	$ (2,000)
Master plan and impact fee study	-	-	-	-	0%	-
Interest Expense	-	-	-	-	0%	-
Flight Park Well & Lines	-	2,400,000	1,700,000	1,700,000	17%	(700,000)
600 E Tank	-	500,000	-	-	0%	(500,000)
TP Booster Pump Station	-	20,000	-	-	0%	(20,000)
TM (PT) Flight Park Tank & Lines	-	2,300,000	2,300,000	2,300,000	23%	-
MICRON (SKYE) AP Well, BP, Lines	-	1,800,000	1,500,000	1,500,000	15%	(300,000)
1200 East Booster Pump Station	-	600,000	1,050,000	1,050,000	10%	450,000
West Side Tank #2	-	600,000	3,400,000	3,400,000	34%	2,800,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ (1,785,165)	$ 8,292,000	$ 10,020,000	$ 10,020,000	100%	$ 1,728,000
Surplus(Deficit)	**$ 2,411,707**	**$ -**	**$ -**	**$ -**		

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Miscellaneous	$ 20,102	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Interest Income	245,238	-	-	-	0%	-
Sewer charges	10,543,073	10,980,000	13,999,500	13,999,500	85%	3,019,500
Contributions capital funding	5,200,676	-	-	-	0%	-
Gain/Loss of Fixed Assets	5,043	-	-	-	0%	-
Reappropriation of Fund Balance	-	654,848	2,645,325	2,403,352	15%	1,748,504
Total Revenues	$ 16,014,131	$ 11,659,848	$ 16,669,825	$ 16,427,852	100%	$ 4,768,004
Total Expenses	$ 12,562,773	$ 11,659,848	$ 16,669,825	$ 16,427,852	100%	$ 4,768,004
Surplus(Deficit)	**$ 3,451,358**	**-**	**$ (0)**	**$ (0)**		

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	8	10	11	10		0
Salaries & Wages	$ 381,847	$ 542,060	$ 625,031	$ 575,132	4%	$ 33,072
Overtime	20,846	20,000	20,000	20,000	0%	-
Employee Benefits	177,896	313,250	356,287	316,230	2%	2,980
Uniforms	2,901	7,400	7,400	7,400	0%	-
Books, Subscriptions, Memberships	1,240	1,400	1,400	1,400	0%	-
Travel & Training	12,868	16,200	16,200	16,200	0%	-
Office Supplies	2,616	5,500	11,500	11,500	0%	6,000
Fleet Fund Charges	167,280	178,558	196,156	184,139	1%	5,581
Fuel	-	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	74,499	90,000	90,000	90,000	1%	-
Utilities	18,864	7,865	7,865	7,865	0%	-
Supplies & Maintenance	54,778	50,000	50,000	50,000	0%	-
Risk Mgmt Fund Charges	50,004	80,000	80,000	80,000	0%	-
Electricity - Lehi City Power	62,500	5,000	5,000	5,000	0%	-
Professional & Technical	16,329	50,000	50,000	50,000	0%	-
IT Fund Charges	29,136	40,000	45,371	45,371	0%	5,371
Timpanogos Special Service District	8,488,978	9,200,000	14,100,000	14,100,000	86%	4,900,000
Billing Expense	163,175	35,000	35,000	35,000	0%	-
Bad Debt Expense	6,693	30,000	30,000	30,000	0%	-
Department Supplies	516	10,000	10,000	10,000	0%	-
System Maintenance	75,619	98,615	98,615	98,615	1%	-
Interest Expense	-	3,000	3,000	3,000	0%	-
Allocation to General Fund	150,000	150,000	150,000	150,000	1%	-
Amortization Expense	-	-	-	-	0%	-

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Sewer Expenses - continued						
Depreciation	2,604,190	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Manhole/Main Line Rehab	-	510,000	450,000	310,000	2%	(200,000)
Capital	-	185,000	-	-	0%	(185,000)
Capital Improvements	-	-	200,000	200,000	1%	200,000
Total Sewer Expenses	**$ 12,562,773**	**$ 11,659,848**	**$ 16,669,825**	**$ 16,427,852**	**100%**	**$ 4,768,004**

SEWER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 139,380	$ 10,000	$ 10,000	$ 10,000	0%	$ -
Sewer Impact Fees	678,510	400,000	400,000	400,000	6%	-
Contributions From Developers	-	-	-	-	0%	-
Reappropriate Fund Balance	-	5,520,000	6,320,000	6,320,000	94%	800,000
Total Revenues	$ 817,890	$ 5,930,000	$ 6,730,000	$ 6,730,000	100%	$ 800,000
Expenses						
Oversizing Pipe	$ -	$ -	$ 90,000	$ 90,000	1%	$ 90,000
Interest Expense	-	-	-	-	0%	-
Master Plan & Impact Fee Study	10,429	-	-	-	0%	-
Jordan Willow Pump Station Addition	-	20,000	20,000	20,000	0%	-
Jordan Willow Pump Line	-	20,000	20,000	20,000	0%	-
850 E Sewer to 700 S	-	500,000	850,000	850,000	13%	350,000
2100 N Sewer 1200 W to 1700 W	-	300,000	500,000	500,000	7%	200,000
Jordan River Sewer (Main to 1900 S)	-	5,000,000	5,000,000	5,000,000	74%	-
Frontage Road Sewer @ Triumph	-	-	250,000	250,000	4%	250,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ 10,429	$ 5,840,000	$ 6,730,000	$ 6,730,000	100%	$ 890,000
Surplus(Deficit)	**$ 807,461**	**$ 90,000**	**$ -**	**$ -**		

ELECTRIC SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Electric sales taxable	$ 41,807,674	$ 47,074,717	$ 48,016,211	$ 48,016,211	84%	$ 941,494
Electric sales tax exempt	4,681,085	4,821,744	4,918,179	4,918,179	9%	96,435
Electric hook up fees	463,418	275,000	275,000	275,000	0%	-
Miscellaneous	270,282	175,000	175,000	175,000	0%	-
Temporary power charges	264,749	75,000	75,000	75,000	0%	-
Damage revenue	54,537	25,000	25,000	25,000	0%	-
Interest income	666,892	40,000	40,000	40,000	0%	-
Salvage revenue	50,244	25,000	25,000	25,000	0%	-
Contribution capital funding	534,899	-	-	-	0%	-
Late payment penalties	133,860	185,000	185,000	185,000	0%	-
Pole attachment	50,346	60,000	60,000	60,000	0%	-
Bond Proceeds	-	18,000,000	-	-	0%	(18,000,000)
Subdivision reimbursement	2,773,153	3,500,000	3,500,000	3,500,000	6%	-
Fund Balance Appropriation	-	-	-	-	0%	-
Total Revenues	$ 51,751,138	$ 74,256,461	$ 57,294,390	$ 57,294,390	100%	$ (16,962,071)
Total Expenses	$ 67,309,578	$ 74,256,461	$ 57,294,390	$ 57,294,390	100%	(16,962,071)
Surplus(Deficit)	**$ (15,558,440)**	**$ -**	**$ (0)**	**$ (0)**		

ELECTRIC EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	39.5	40.5	41.5	41.5		1
Salaries & Wages	$ 3,123,194	$ 3,773,346	$ 4,079,256	$ 4,079,256	7%	$ 305,910
Overtime	230,447	276,847	276,847	276,847	0%	-
Employee Benefits	1,369,204	1,819,707	1,969,904	1,969,904	3%	150,197
Uniforms	27,835	48,215	48,215	48,215	0%	-
Books, Subscriptions, Memberships	2,573	3,000	3,000	3,000	0%	-
Travel & Training	59,101	83,600	103,600	103,600	0%	20,000
Office Supplies	152,140	21,000	21,000	21,000	0%	-
Fleet Fund Charges	526,644	466,274	495,928	495,928	1%	29,654
Fuel	-	72,000	72,000	72,000	0%	-
Buildings & Grounds O&M	202,722	225,000	225,000	225,000	0%	-
Utilities	81,212	35,000	35,000	35,000	0%	-
Supplies & Maintenance	3,355	6,500	6,500	6,500	0%	-
Risk Mgmt Fund Charges	300,000	300,000	300,000	300,000	1%	-
Electricity - Lehi City Power	84,010	76,000	76,000	76,000	0%	-
Professional & Technical	231,057	356,100	356,100	356,100	1%	-
IT Fund Charges	56,964	70,000	91,485	91,485	0%	21,485
Computer Maintenance	-	-	-	-	0%	-
Bond Fees	2,253	2,500	2,500	2,500	0%	-
Contract Services Expense	116,032	330,000	330,000	330,000	1%	-
Internal Generation Maintenance	163,229	350,000	358,500	358,500	1%	8,500
Safety	27,494	49,150	49,150	49,150	0%	-
Billing Expense	405,919	340,000	340,000	340,000	1%	-
Bad Debt Expense	59,744	65,000	65,000	65,000	0%	-
System Maintenance	1,672,475	820,000	820,000	820,000	1%	-
Miscellaneous	28,241	29,800	29,800	29,800	0%	-
Resale Power Purchase	52,210,850	42,600,922	39,000,000	39,000,000	68%	(3,600,922)
Line Maintenance	63,148	70,500	65,500	65,500	0%	(5,000)
Substation Maintenance	68,780	53,500	53,500	53,500	0%	-
Power Locating	22,448	18,000	20,050	20,050	0%	2,050

ELECTRIC EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Expenses - Continued						
Debt Service	551,926	1,256,500	2,791,288	2,791,288	5%	1,534,788
Allocation to General Fund	541,008	541,000	541,000	541,000	1%	-
Depreciation	4,678,614	-	-	-	0%	-
Amorization Cost	243,825	-	-	-	0%	-
Reserves	-	-	2,345,567	2,345,567	4%	2,345,567
Improvements to system	-	400,000	615,700	615,700	1%	215,700
Capital outlay	-	380,000	665,000	665,000	1%	285,000
Street Light Project	-	350,000	350,000	350,000	1%	-
Subdivision Construction	-	300,000	300,000	300,000	1%	-
Rocky Mtn Power Line Purchases	-	150,000	150,000	150,000	0%	-
New Equipment	3,135	287,000	12,000	12,000	0%	(275,000)
Substation security	-	30,000	30,000	30,000	0%	-
Power Generation Facility	-	18,000,000	-	-	0%	(18,000,000)
Designated City Projects	-	200,000	200,000	200,000	0%	-
Total Electric Expenses	**$ 67,309,578**	**$ 74,256,461**	**$ 57,294,390**	**$ 57,294,390**	**100%**	**$ (16,962,071)**

ELECTRIC IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 209,736	$ 35,000	$ 35,000	$ 35,000	1%	$ -
Electric Impact Fees	2,748,357	3,000,000	3,000,000	3,000,000	99%	-
Reappropriate Fund Balance	-	7,532,000	-	-	0%	(7,532,000)
Total Revenues	$ 2,958,093	$ 10,567,000	$ 3,035,000	$ 3,035,000	100%	$ (7,532,000)
Expenses						
Ashton 6-21 & 6-22 Line Extension	$ -	$ 130,000	$ -	$ -	0%	$ (130,000)
Master Plan & Impact Fee Study	-	30,000	-	-	0%	(30,000)
River Crossing & Thanksgiving Point	-	550,000	-	-	0%	(550,000)
3-21 Circuit Reconductor (500W-1100W)	-	90,000	90,000	90,000	3%	-
3-11 Line Extension Upgrade	990	-	-	-	0%	-
900 N Reconductor	-	100,000	100,000	100,000	3%	-
North Point Substation	-	7,000,000	-	-	0%	(7,000,000)
North Point Getaways	-	942,000	942,000	942,000	31%	-
New Spring Creek 1012 circuit	-	450,000	450,000	450,000	15%	-
850 E Spring Creek Ranch Rd Re-Build	-	150,000	150,000	150,000	5%	-
Circuit 711 Reconductor	-	400,000	400,000	400,000	13%	-
Circuit 322 4/0 - 477 Reconductor	-	225,000	225,000	225,000	7%	-
Circuit 612 Recondcutor	-	300,000	300,000	300,000	10%	-
Traverse Mtn Circuit 7-21 Reconductor	-	200,000	200,000	200,000	7%	-
Reserves	-	-	178,000	178,000	6%	178,000
Total Expenses	$ 990	$ 10,567,000	$ 3,035,000	$ 3,035,000	100%	$ (7,532,000)
Surplus(Deficit)	**$ 2,957,103**	**$ -**	**$ -**	**$ -**		

GARBAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Garbage Service Fees	$ 4,333,067	$ 4,460,842	$ 4,639,276	$ 4,639,276	93%	$ 178,434
Dump pass receipts	34,600	-	-	-	0%	-
Appropriate fund balance	-	383,025	353,476	353,476	7%	(29,549)
Interest Income	14,944	500	500	500	0%	-
Total Revenues	**$ 4,382,610**	**$ 4,844,367**	**$ 4,993,252**	**$ 4,993,252**	100%	$ 148,885
Expenses						
Garbage Contract Payment	$ 3,478,812	$ 3,722,120	$ 3,871,005	$ 3,871,005	78%	$ 148,885
Operations Exp/Tons Per Month	1,034,100	1,054,747	1,054,747	1,054,747	21%	-
Glass recyling	8,746	12,500	12,500	12,500	0%	-
Billing Expense	15,769	25,000	25,000	25,000	1%	-
Bad Debt Expense	4,384	10,000	10,000	10,000	0%	-
City Cleanup Expense	896	10,000	10,000	10,000	0%	-
Reserves	-	-	-		0%	-
Allocation to General Fund	9,996	10,000	10,000	10,000	0%	-
Total Garbage Expenses	**$ 4,552,702**	**$ 4,844,367**	**$ 4,993,252**	**$ 4,993,252**	100%	$ 148,885
Surplus(Deficit)	**$ (170,092)**	**$ -**	**$ (0)**	**$ -**		

PRESSURIZED IRRIGATION SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Miscellaneous	$ 36,480	$ 35,000	$ 35,000	$ 35,000	0%	$ -
Interest Income	95,400	1,500	1,500	1,500	0%	-
Secondary water hook ups	179,539	350,000	350,000	350,000	4%	-
Contributions from developers	2,507,480	-	-	-	0%	-
Pressurized service charges	4,696,406	5,088,840	5,450,148	5,450,148	57%	361,308
Gain/Loss of Fixed Assets	41,449	-	-	-	0%	-
Bond Proceeds	-	6,925,000	3,643,000	3,643,000	38%	(3,282,000)
Transfer from Culinary Water	-	-	-	-	0%	-
Reappropriated fund balance	-	358,655	-	-	0%	(358,655)
Total Revenues	$ 7,556,754	$ 12,758,995	$ 9,479,648	$ 9,479,648	100%	$ (3,279,347)
Total Expenses	$ 6,124,209	$ 12,758,995	$ 9,479,648	$ 9,479,648	100%	$ (3,279,347)
Surplus/(Deficit)	**$ 1,432,545**	**$ -**	**$ (0)**	**$ 0**		

PRESSURIZED IRRIGATION EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	5	5	5	5		0
Salaries & Wages	$ 293,537	$ 335,551	$ 340,773	$ 340,773	4%	$ 5,222
Overtime	26,686	30,000	30,000	30,000	0%	-
Employee Benefits	167,014	209,944	206,838	206,838	2%	(3,106)
Uniforms	2,506	3,000	3,000	3,000	0%	-
Books, Subscriptions, Memberships	3,119	500	500	500	0%	-
Travel & Training	6,086	7,000	7,000	7,000	0%	-
Office Supplies	409	7,000	7,000	7,000	0%	-
Fleet Fund Charges	24,996	25,000	52,512	52,512	1%	27,512
Fuel	-	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	28,060	75,000	75,000	75,000	1%	-
Utilities	117	2,000	2,000	2,000	0%	-
Risk Mgmt Fund Charges	50,004	75,000	75,000	75,000	1%	-
Electricity - Lehi City Power	281,944	400,000	400,000	400,000	4%	-
Professional & Technical	32,356	40,000	40,000	40,000	0%	-
IT Fund Charges	26,604	40,000	50,742	50,742	1%	10,742
Bond Fees	37,770	3,000	3,000	3,000	0%	-
Billing Expense	11,942	15,000	15,000	15,000	0%	-
Bad Debt Expense	3,189	15,000	15,000	15,000	0%	-
Supplies & Maintenance	6,795	16,000	16,000	16,000	0%	-
PI Meters	-	7,000,000	3,643,000	3,643,000	38%	(3,357,000)
Water Share Assessments	1,199,218	1,300,000	1,500,000	1,500,000	16%	200,000
System Maintenance	453,904	400,000	400,000	400,000	4%	-
Interest Expense	-	-	-	-	0%	-
Debt Service	384,285	844,020	723,893	723,893	8%	(120,127)
Fire Hydrant/Mainline Replace	-	400,000	400,000	400,000	4%	-
SCADA Upgrades	19,393	20,000	20,000	20,000	0%	-
Reserves	-	-	157,410	157,410	2%	157,410

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
PI - expenses continued						
Depreciation	2,999,297	-	-	-	0%	-
Dry Creek Reservior	-	-	-	-	0%	-
Seasons Reservoir Repair	-	200,000	-	-	0%	(200,000)
Irrigation Well Low Hills Zone-Vibbert	-	1,200,000	1,200,000	1,200,000	13%	-
Subdivision Development	-	-	-	-	0%	-
Capital	-	-	-	-	0%	-
Cost of Issuance	-	-	-	-	0%	-
Allocation to General Fund	64,980	64,980	64,980	64,980	1%	-
Total PI Expenses	**$ 6,124,209**	**$ 12,758,995**	**$ 9,479,648**	**$ 9,479,648**	**100%**	**$ (3,279,347)**

PRESSURIZED IRRIGATION IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	0%	$ -
PI Impact Fees	522,066	900,000	900,000	900,000	14%	-
Appropriated Fund balance	-	-	2,895,000	2,895,000	46%	2,895,000
Contributions From Developers	-	3,820,000	2,460,000	2,460,000	39%	(1,360,000)
Total Revenues	$ 522,066	$ 4,745,000	$ 6,280,000	$ 6,280,000	100%	$ 1,535,000
Expenses						
Interest Expense	$ 68,300	$ -	$ -	$ -	0%	$ -
Master Plan & Impact Fee Study	5,221	-	-	-	0%	$ -
Pipe Oversizing	-	105,000	105,000	105,000	2%	-
Low Hills expansion & piping	-	20,000	10,000	10,000	0%	(10,000)
Railroad Well & Piping	-	10,000	5,000	5,000	0%	(5,000)
West Side PI Reservoir	-	400,000	50,000	50,000	1%	(350,000)
Flight Park Reservoir & Pipeline	-	1,600,000	2,400,000	2,400,000	38%	800,000
Vialetto Reservoir & Pumps	-	1,800,000	2,500,000	2,500,000	40%	700,000
Brooks Res Expansion & PS	-	20,000	10,000	10,000	0%	(10,000)
Cedar Hollow Well	-	20,000	600,000	600,000	10%	580,000
Skye Reservior	-	50,000	600,000	600,000	10%	550,000
Reserves	-	720,000	-	-	0%	(720,000)
Total Expenses	$ 73,520	$ 4,745,000	$ 6,280,000	$ 6,280,000	100%	$ 1,535,000
Surplus(Deficit)	**$ 448,546**	**$ -**	**$ -**	**$ -**		

DRAINAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Income	$ 168,439	$ 4,000	$ 4,000	$ 4,000	0%	$ -
Contributed capital	1,008,500	-	-	-	0%	-
Drainage service charges	2,839,259	2,812,019	3,011,672	3,011,672	71%	199,653
Reappropriate Fund Balance	-	44,505	1,241,378	1,241,377	29%	1,196,872
Miscellaneous revenues	-	-	-	-	0%	-
Total Revenues	$ 4,016,197	$ 2,860,524	$ 4,257,050	$ 4,257,049	100%	1,396,525
Total Expenses	$ 3,453,198	$ 2,860,524	$ 4,257,050	$ 4,257,049	100%	$ 1,396,525
Surplus(Deficit)	**$ 562,999**	**-**	**$ 0**	**$ (0)**		

DRAINAGE EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	12	12	12	12		0
Salaries & Wages	$ 602,922	$ 694,034	$ 746,947	$ 746,947	18%	$ 52,913
Overtime	29,931	20,000	30,000	30,000	1%	10,000
Employee Benefits	213,790	401,018	423,679	423,679	10%	22,661
Uniforms	5,116	7,800	7,800	7,800	0%	-
Books, Subscriptions, Memberships	2,261	3,500	3,500	3,500	0%	-
Travel & Training	11,140	25,000	25,000	25,000	1%	-
Office Supplies	255	800	800	800	0%	-
Fleet Fund Charges	170,004	139,000	144,581	144,581	3%	5,581
Fuel	-	31,000	31,000	31,000	1%	-
Buildings & Grounds	15,664	75,000	75,000	75,000	2%	-
Risk Mgmt Fund Charges	15,000	45,000	45,000	45,000	1%	-
Professional & Technical	49,220	60,000	60,000	60,000	1%	-
IT Fund Charges	27,900	40,000	45,371	45,371	1%	5,371
Bond Fees	1,650	2,750	2,750	2,750	0%	-
Billing Expense	-	7,895	7,895	7,895	0%	-
Bad Debt Expense	2,892	7,000	7,000	7,000	0%	-
Supplies	11,383	10,000	10,000	10,000	0%	-
System Maintenance	33,383	70,000	70,000	70,000	2%	-
Debt Service	20,611	214,216	214,216	214,216	5%	(1)
Detention Basin's Maintenance	25,701	42,000	42,000	42,000	1%	-
Reserves	-	-	-	-	0%	-
Remedial drainage	-	233,991	233,991	233,991	5%	-
Allocation to General Fund	65,520	65,520	65,520	65,520	2%	-
Capital outlay	-	350,000	1,650,000	1,650,000	39%	1,300,000
Depreciation	2,148,856	-	-	-	0%	-
Pipe rehabilitation	-	315,000	315,000	315,000	7%	-
Total Drainage Expenses	**$ 3,453,198**	**$ 2,860,524**	**$ 4,257,050**	**$ 4,257,049**	**100%**	**$ 1,396,525**

DRAINAGE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ -	$ 5,000	$ 5,000	$ 5,000	1%	$ -
Drainage Impact Fees	130,759	350,000	350,000	350,000	67%	-
Contributions From Developers/Bonds	-	100,000	20,000	20,000	4%	(80,000)
UDOT Contributions	-	-	-	-	0%	-
Reappropriation fund balance	-	-	150,000	150,000	29%	150,000
Total Revenues	$ 130,759	$ 455,000	$ 525,000	$ 525,000	100%	$ 70,000
Expenses						
Interest Expense	$ 6,524	$ -	$ -	$ -	0%	$ -
Mainline Upsizing	-	55,000	55,000	55,000	10%	-
West Side Drains	-	50,000	10,000	10,000	2%	(40,000)
Traverse Mtn Drains	-	50,000	10,000	10,000	2%	(40,000)
Dry Creek 600 E Culvert	-	200,000	450,000	450,000	86%	250,000
Reserves	-	100,000	-	-	0%	(100,000)
Total Expenses	$ 6,524	$ 455,000	$ 525,000	$ 525,000	100%	$ 70,000
Surplus(Deficit)	**$ 124,235**	**$ -**	**$ -**	**$ -**		

PAYMENT IN LIEU

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 15,407	$ -	$ -	$ -	0%	$ -
Re-Appropriation of Fund Balance	-	400,000	500,000	500,000	83%	100,000
Payment in Lieu of Detention	26,214	100,000	100,000	100,000	17%	-
Total Revenues	$ 41,621	$ 500,000	$ 600,000	600,000	100%	$ 100,000
Expenses						
Jordan Narrow Detention Basin	$ 590	$ 150,000	$ 200,000	$ 200,000	33%	$ 50,000
Misc Detention Projects	-	50,000	50,000	50,000	8%	-
Lambert Detention Basin	4,665	300,000	350,000	350,000	58%	50,000
Contribution to fund balance	-	-	-	-	0%	-
Total Expenses	$ 5,255	$ 500,000	$ 600,000	$ 600,000	100%	$ 100,000
Surplus(Deficit)	**$ 36,366**	**$ -**	**$ -**	**$ -**		

FIBER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Fiber Revenue	$ 1,280	$ 550,000	$ 1,397,279	$ 1,397,279	3%	$ 847,279
Interest Earned	1,975,254	-	-	-	0%	-
Bond Proceeds	-	-	-	-	0%	-
Fund Balance Appropriation	-	39,347,439	50,358,632	50,358,632	97%	11,011,193
Total Revenues	$ 1,976,534	$ 39,897,439	$ 51,755,911	$ 51,755,911	100%	$ 11,858,472
Total Expenses	**$ 2,290,377**	**$ 39,906,259**	**$ 51,755,911**	**$ 51,755,911**	**100%**	**$ 11,849,652**
Surplus(Deficit)	**$ (313,843)**	**$ (8,820)**	**$ 0**	**$ 0**	**$ -**	**$ 8,820**

FIBER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	2	5	5.5	5.5		0.5
Salaries & Wages	$ 264,533	$ 415,443	$ 461,576	$ 461,576	1%	$ 46,133
Overtime	-	15,513	15,513	15,513	0%	-
Benefits	83,230	215,590	234,952	234,952	0%	19,362
Uniforms	-	1,450	3,650	3,650	0%	2,200
Books, Subscriptions, Memberships	2,250	2,435	2,555	2,555	0%	120
Travel & Training	2,868	17,457	19,600	19,600	0%	2,143
Office Supplies	8,119	1,170	3,080	3,080	0%	1,910
Fleet Fund Charges	-	22,619	22,619	22,619	0%	-
Buildings & Grounds O&M	-	2,000	2,000	2,000	0%	-
Utilities	-	4,250	12,856	12,856	0%	8,606
Supplies & Maintenance	484	20,725	2,500	2,500	0%	(18,225)
Risk Management Charges	-	-	-	-	0%	-
Professional & Technical	41,942	148,745	144,465	144,465	0%	(4,280)
IT Fund Charges	-	6,820	6,820	6,820	0%	-
Computer Maintenance	-	1,000	1,000	1,000	0%	-
Bond Fees/Admin Fees	-	3,000	3,000	3,000	0%	-
Contract Services Expense	-	20,000	20,000	20,000	0%	-
Safety	-	500	500	500	0%	-
System Maintenance	-	5,000	5,000	5,000	0%	-
Miscellaneous	14,893	11,130	16,000	16,000	0%	4,870
Fiber Locating	-	10,000	10,000	10,000	0%	-
Reserves	-	-	-	-	0%	-

FIBER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Expenses - Continued						
New Equipment	-	18,500	-	-	0%	(18,500)
Debt Service	1,848,027	3,085,150	3,090,150	3,090,150	6%	5,000
Fiber System - Engineering	-	1,138,049	3,391,381	3,391,381	7%	2,253,332
Fiber System - Backbone	-	3,617,724	2,709,166	2,709,166	5%	(908,558)
Fiber System - Drops	-	5,797,918	7,923,821	7,923,821	15%	2,125,903
Fiber System - Distribution	-	25,324,071	33,653,706	33,653,706	65%	8,329,635
Cost of Issuance	24,032	-	-	-	0%	-
Total Fiber Expenses	**$ 2,290,377**	**$ 39,906,259**	**$ 51,755,911**	**$ 51,755,911**	**100%**	**$ 11,849,652**

IT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Charge to General Fund	$ 1,055,748	$ 1,200,000	$ 1,253,712	$ 1,253,712	70%	$ 53,712
Charge to Legacy Fund	67,908	67,608	67,608	67,608	4%	-
Charge to Water Fund	52,068	70,000	80,742	80,742	5%	10,742
Charge to Sewer Fund	29,136	40,000	45,371	45,371	3%	5,371
Charge to Electric Fund	56,964	70,000	91,485	91,485	5%	21,485
Charge to PI Fund	26,604	40,000	50,742	50,742	3%	10,742
Charge to Drainage Fund	27,900	40,000	45,371	45,371	3%	5,371
Charge to Fleet Fund	3,156	3,155	3,155	3,155	0%	-
Charge to Risk Mgt Fund	4,596	4,600	4,600	4,600	0%	-
Charge to Bldgs & Grounds Fund	7,140	7,140	7,140	7,140	0%	-
Charge to Fiber Fund	-	6,820	6,820	6,820	0%	-
Transfer from Capital Projects Fund	-	-	-		0%	-
Miscellaneous Revenue	2,975	-	-	-	0%	-
Reserves	-	161,035	122,667	122,667	7%	(38,368)
Interest Income	8,502	7,500	7,500	7,500	0%	-
Total Revenues	$ 1,342,697	$ 1,717,858	$ 1,786,913	$ 1,786,913	100%	$ 69,055
IT Operations Expenses	$ 1,327,176	$ 1,711,038	$ 1,786,913	$ 1,786,913	100%	$ 75,875
Surplus(Deficit)	**$ 15,520**	**$ 6,820**	**$ 0**	**$ 0**		

IT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	5	5	6	6		1
Salaries & Wages	$ 332,718	$ 361,017	$ 435,424	$ 435,424	24%	$ 74,407
Employee Benefits	155,212	224,313	282,178	282,178	16%	57,865
Books, Subscriptions, Memberships	-	2,000	2,000	2,000	0%	-
Travel & Training	6,488	15,000	15,000	15,000	1%	-
Office Supplies	-	1,500	1,500	1,500	0%	-
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-
Fuel	-	500	500	500	0%	-
Utilities	-	5,000	5,000	5,000	0%	-
Supplies & Maintenance	323,206	303,483	303,483	303,483	17%	-
Risk Mgmt Fund Charges	5,004	5,000	18,603	18,603	1%	13,603
Professional & Technical	9,354	75,000	75,000	75,000	4%	-
Software Maintenance	169,070	45,000	45,000	45,000	3%	-
Miscellaneous	14,023	43,049	43,049	43,049	2%	-
Software Licensing	214,092	257,176	257,176	257,176	14%	-
O & M - Hardware	50,729	200,000	200,000	200,000	11%	-
Hardware Replacement	-	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Depreciation	44,280	-	-	-	0%	-
Software Upgrade	-	170,000	100,000	100,000	6%	(70,000)
Total IT Expenses	**$ 1,327,176**	**$ 1,711,038**	**$ 1,786,913**	**$ 1,786,913**	**100%**	**$ 75,875**

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Charge to General Fund	$ 2,175,588	$ 2,318,327	$ 2,404,997	$ 2,404,997	36%	$ 86,670
Charge to Legacy Fund	2,004	2,000	2,000	2,000	0%	-
Charge to Water Fund	260,004	255,581	266,743	266,743	4%	11,162
Charge to Sewer Fund	167,280	178,558	184,139	184,139	3%	5,581
Charge to Electric Fund	526,644	466,274	495,928	495,928	7%	29,654
Charge to Drainage Fund	170,004	139,000	144,581	144,581	2%	5,581
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-
Charge to Risk Mgt Fund	5,004	5,000	5,000	5,000	0%	-
Charge to PI Fund	24,996	25,000	52,412	52,412	1%	27,412
Charge to Bldgs & Grounds Fund	35,868	35,867	35,867	33,867	1%	(2,000)
Charge to Class C Roads	47,016	47,017	119,488	119,488	2%	72,471
Charge to Fiber Fund	-	22,619	22,619	22,619	0%	-
Transfer from Capital Projects	-	500,000	-	500,000	7%	-
Fund Balance Appropriation	-	239,000	-	-	0%	(239,000)
Miscellaneous	1,782	-	-	-	0%	-
Capital Lease	-	-	2,514,000	2,514,000	37%	2,514,000
Gain/Loss on Disposal of Fixed Assets	74,656	-	-	-	0%	-
Interest Income	72,975	20,000	20,000	20,000	0%	-
Total Revenues	$ 3,566,820	$ 4,257,243	$ 6,270,774	$ 6,768,774	100%	$ 2,511,531
Total Expenses	$ 3,552,419	$ 4,257,243	$ 15,307,103	$ 6,768,774	100%	$ 2,511,531
Surplus(Deficit)	**$ 14,402**	**$ -**	**$ (9,036,329)**	**$ 0**		

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	4.5	4.5	6.5	5.5		1
Salaries & Wages	$ 297,412	$ 304,236	$ 543,796	$ 432,176	6%	$ 127,940
Overtime	21,564	-	-	-	0%	-
Employee Benefits	141,425	173,031	176,389	176,389	3%	3,358
Books, Subscriptions, Memberships	9,629	8,190	8,190	8,190	0%	-
Travel & Training	11,400	13,331	13,331	13,331	0%	-
Office Supplies	711	1,260	1,260	1,260	0%	-
Operating Expenses	762,439	722,875	831,063	831,063	12%	108,188
Fuel	859,885	10,000	10,000	10,000	0%	-
IT Fund Charges	3,244	3,155	3,155	3,155	0%	-
Utilities	4,304	-	-	-	0%	-
Supplies & Maintenance & Tires	96,219	75,000	75,000	75,000	1%	-
Risk Mgmt Fund Charges	5,004	5,000	5,000	45,000	1%	40,000
Professional & Technical	404	-	-	-	0%	-
Miscellaneous	14,828	12,911	12,911	12,911	0%	-
Capital	-	46,645	88,519	32,519	0%	(14,126)
New Vehicle Purchases	-	554,458	1,613,040	205,490	3%	(348,968)
Equipment Replacement	-	1,294,559	8,652,857	1,500,000	22%	205,441
Capital Lease Payments	69,604	1,032,592	732,592	732,592	11%	(300,000)
Capital Lease Purchases	-	-	2,540,000	2,540,000	38%	2,540,000
Reserves	-	-	-	149,698	2%	149,698
Depreciation	1,254,349	-	-	-	0%	-
Total Fleet Expenses	**$ 3,552,419**	**$ 4,257,243**	**$ 15,307,103**	**$ 6,768,774**	**100%**	**$ 2,511,531**

RISK MANAGEMENT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Charge to General Fund	$ 614,520	$ 696,000	$ 946,000	$ 946,000	55%	$ 250,000
Charge to Legacy Fund	65,004	65,000	65,000	65,000	4%	-
Charge to Water Fund	60,000	106,720	106,720	106,720	6%	-
Charge to Sewer Fund	50,004	80,000	80,000	80,000	5%	-
Charge to Electric Fund	300,000	300,000	300,000	300,000	17%	-
Charge to PI Fund	50,004	75,000	75,000	75,000	4%	-
Charge to Drainage Fund	15,000	45,000	45,000	45,000	3%	-
Charge to IT fund	5,004	18,603	18,603	18,603	1%	-
Charge to Fleet Fund	5,004	45,000	45,000	45,000	3%	-
Charge to Bldgs & Grounds Fund	2,496	30,000	30,000	30,000	2%	-
Appropriated Fund Balance	-	9,123	16,448	16,448	1%	7,325
Miscellaneous revenue	136,442	-	-	-	0%	-
Interest Income	-	4,099	4,099	4,099	0%	-
Total Revenues	$ 1,303,478	$ 1,474,545	$ 1,731,870	$ 1,731,870	100%	$ 257,325
Total Expenses	$ 1,757,016	$ 1,474,545	$ 1,731,870	$ 1,731,870	100%	$ 257,325
Surplus (Deficit)	**$ (453,538)**	**$ -**	**$ (0)**	**$ (0)**		

RISK MANAGEMENT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	1	1	1	1		
Salaries & Wages	$ 102,016	$ 103,713	$ 107,835	$ 107,835	6%	$ 4,122
Employee Benefits	45,423	53,282	56,485	56,485	3%	3,203
Books, Subscriptions, Memberships	1,157	2,950	2,950	2,950	0%	-
Travel & Training	2,868	5,000	5,000	5,000	0%	-
Office Supplies	-	500	500	500	0%	-
Fleet Fund Charges	5,004	5,000	5,000	5,000	0%	-
Fuel	-	3,500	3,500	3,500	0%	-
Damage Repairs	183,653	45,000	45,000	45,000	3%	-
Utilities	-	500	500	500	0%	-
Safety	-	20,000	20,000	20,000	1%	-
IT Fund Charges	4,596	4,600	4,600	4,600	0%	-
Electricity - Lehi City Power	-	500	500	500	0%	-
Professional & Technical	21,966	15,500	15,500	15,500	1%	-
Litigation Claims Mgmt	59,796	40,000	40,000	40,000	2%	-
Insurance Expense	1,324,724	1,157,500	1,407,500	1,407,500	81%	250,000
Miscellaneous	5,812	17,000	17,000	17,000	1%	-
Reserves	-	-	-	-	0%	-
Total Risk Mgmt Expenses	**$ 1,757,016**	**$ 1,474,545**	**$ 1,731,870**	**$ 1,731,870**	**100%**	**$ 257,325**

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Charge to General Fund	$ 1,197,120	$ 1,372,122	$ 1,372,122	$ 1,372,122	54%	$ -
Charge to Legacy Fund	92,004	150,000	150,000	150,000	6%	-
Charge to Water Fund	163,368	150,000	150,000	150,000	6%	-
Charge to Sewer Fund	60,000	90,000	90,000	90,000	4%	-
Charge to Electric Fund	162,504	225,000	225,000	225,000	9%	-
Charge to PI Fund	20,004	75,000	75,000	75,000	3%	-
Charge to Drainage Fund	9,996	75,000	75,000	75,000	3%	-
Charge to Fiber Fund	-	2,000	2,000	2,000	0%	-
Transfer from Capital Projects	-	-	-	-	0%	-
Interest Income	12,096	-	-	-	0%	-
Grants	10,000	-	-	-	0%	-
Reserves	-	313,327	570,464	402,604	16%	89,277
Total Revenues	$ 1,727,092	$ 2,452,449	$ 2,709,586	$ 2,541,726	100%	$ 89,277
Total Expenses	$ 1,927,923	$ 2,450,449	$ 2,709,586	$ 2,541,726	99%	$ 91,277
Surplus (Deficit)	**$ (200,831)**	**$ 2,000**	**$ (0)**	**$ (0)**		

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	18.5	19.5	21.5	20.5		1
Salaries & Wages	$ 875,307	$ 1,258,748	$ 1,420,465	$ 1,289,010	51%	$ 30,262
Overtime	36,727	20,000	20,000	20,000	0%	-
Employee Benefits	351,316	573,541	581,751	543,696	21%	(29,845)
Uniforms	1,391	6,400	7,250	6,400	0%	-
Books, Subscriptions, Memberships	2,488	500	500	500	0%	-
Travel & Training	13,852	4,500	4,500	4,500	0%	-
Office Supplies	1,399	3,000	3,000	3,000	0%	-
Fleet Fund Charges	35,868	33,867	33,867	33,867	1%	-
Repairs	74,448	270,000	270,000	270,000	11%	-
Utilities	65,603	4,000	4,000	4,000	0%	-
Supplies	335,304	115,000	140,000	140,000	6%	25,000
IT Fund Charges	7,140	7,140	7,140	7,140	0%	-
Risk Mgmt Fund Charges	2,496	2,500	2,500	30,000	1%	27,500
Equipment Maintenance	18,205	107,900	107,900	107,900	4%	-
Bldg Beautification Expenses	25,734	21,500	21,500	21,500	1%	-
Miscellaneous	6,713	21,853	21,853	21,853	1%	-
Capital Outlay	-	-	63,360	38,360	2%	38,360
Depreciation	-	-	-	-	0%	-
Reserves	73,932	-	-	-	0%	-
Total Buildings/Grounds Expenses	**$ 1,927,923**	**$ 2,450,449**	**$ 2,709,586**	**$ 2,541,726**	**99%**	**$ 91,277**

2025 LEHI CITY BUDGET REQUESTS

4/3/2024 7:27

DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	TAX INCREASE FUNDED	REVENUE
HUMAN RESOURCES	1	BENEFITS STUDY CONSULTANT	25,000		25,000		
HUMAN RESOURCES	2	LEARNING MANAGEMENT SOFTWARE (NICHE ACADEMY)	4,585		4,585		
HUMAN RESOURCES	3	PART TIME TO FULL TIME HR TECHNICIAN	54,226	54,226			
ADMIN/EVENTS		PART TIME STAFF FOR EVENTS	12,000		12,000		
COURT		PROFESSIONAL & TECHNICAL LINE ITEM INCREASE	11,200		11,200		
LEGAL		FULL TIME PROSECUTING ATTORNEY	174,000		174,000		
POLICE	1	MARKET STUDY WAGE ADJUSTMENT	601,628	68,324		533,304	
POLICE	2	SPECIAL VICTIMS DETECTIVE - ONGOING	140,917	140,917			
POLICE	2	SPECIAL VICTIMS DETECTIVE - ONE TIME	9,575	9,575			
POLICE	3	NEW POLICE OFFICER - ONGOING	155,499	155,499			
POLICE	3	NEW POLICE OFFICER - ONE TIME	9,575	9,575			
POLICE	4	NEW POLICE OFFICER - ONGOING	155,499	155,499			
POLICE	4	NEW POLICE OFFICER - ONE TIME	9,575	9,575			
POLICE	5	FULL TIME SRO - ONGOING	141,618	141,618			
POLICE	5	FULL TIME SRO - ONE TIME	9,575	9,575			
POLICE	6	PROFESSIONAL & TECHNICAL LINE ITEM INCREASE	12,000		12,000		
FIRE	1	AMBULANCE EQUIPMENT LEASE - ONGOING	20,000	20,000			
FIRE	2	AMBULANCE EQUIPMENT REPLACEMENT - ONE TIME	206,386		206,386		
FIRE	3	LINE ITEM INCREASES	40,650		40,650		
FIRE		MARKET STUDY WAGE ADJUSTMENT	650,000	288,837		361,163	
PLANNING		PLANNER II SERIES PROMOTION	8,458		8,458		
INSPECTIONS	1	INTERNAL SERIES PROMOTIONS	19,213		19,213		
INSPECTIONS	2	OFFICE CHAIRS	10,000		10,000		
INSPECTIONS	3	PUBLIC AWARENESS	2,000		2,000		
ECONOMIC DEVELOPMENT		INTERN	22,391	22,391			
STREETS	2	NEW FULL TIME EMPLOYEE	81,586		81,586		
STREETS	4	OVERTIME LINE ITEM INCREASE	15,000		15,000		
STREETS		LINE ITEM INCREASES	6,000		6,000		
ENGINEERING		LINE ITEM INCREASE	5,500		5,500		
PARKS	1	LEISURE PARKS MAINTENANCE I - GARDNER - EXISTING	105,533		105,533		
PARKS	2	TRAILS/PARKS MAINTENANCE I - TRAILS - EXISTING	105,533		105,533		
PARKS	3	FAMILY PARK MAINTENANCE I - GARDNER	105,533			105,533	
PARKS	4	IRRIGATION MAINTENANCE I	90,103	90,103			
PARKS	5	SPORTS PARK MAINTENANCE I	105,533	105,533			
PARKS	6	LEISURE PARKS MAINTENANCE SERIES PROMOTION	11,016		11,016		
PARKS	7	IRRIGATION MAINTENANCE SERIES PROMOTION	11,016		11,016		
PARKS	8	VOLUNTEER TRAILER & TOOLS	18,094		18,094		
PARKS	9	TRAILS 4x4 UTV	26,000		26,000		
PARKS	10	HARPER HAWK SELF-PROPELLED SWEEPER	75,167		75,167		
PARKS	11	SAND PRO 3040 BALLFIELD GROOMER	7,564		7,564		
PARKS	12	HAUL IT WORKHORSE TRAILER	25,400	25,400			
PARKS	13	MINI SKID STEER & ATTACHMENTS	63,354	63,354			
PARKS	14	LEAF DEBRIS LOADER	10,000	10,000			
PARKS	15	IRRIGATION FILTER ENCLOSURES	25,600	25,600			
PARKS	16	PORTABLE STORAGE CONTAINERS	8,000		8,000		
PARKS	17	NEW LINE ITEM - PAVED TRAIL & PARKING LOT MAINTENANCE	35,000		35,000		
PARKS	18	NEW LINE ITEM - CONCRETE MAINTENANCE	25,000		25,000		
PARKS	19	PARK PAVILION & PLAYGROUND UPGRADE LINE ITEM INCREASE	13,000		13,000		
PARKS	20	SPORTS COMPLEX - PROTECTIVE NETTING	100,000	100,000			

2025 LEHI CITY BUDGET REQUESTS

4/3/2024 7:27

DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	TAX INCREASE FUNDED	REVENUE
PARKS	21	MAIN STREET CHRISTMAS POLE LIGHTS DISPLAY	14,000	14,000			
PARKS	22	NEW LINE ITEM - SNOW REMOVAL	25,000		25,000		
PARKS	23	TORO 4500 BIG MOWER	25,629	25,629			
PARKS	24	TRUCK MOUNTED SALT SPREADER FOR SNOW REMOVAL	10,000	10,000			
PARKS	25	FULL TIME PLANT HEALTH CARE & ARBORIST TECHNICIAN	89,943	89,943			
PARKS/FACILITIES	1	HUTCHINGS MUSEUM - ROOF REPLACEMENT	369,255		369,255		
PARKS/FACILITIES	2	PLAYGROUND REPLACEMENTS (SUMMERCREST & PILGRIMS LANDING)	295,000	295,000			
PARKS/FACILITIES	3	PICKLE BALL - RESURFACING COURTS	88,000		88,000		
PARKS/FACILITIES	4	SPORTS PARK TOWER NEW ROOF	40,000		40,000		
PARKS/FACILITIES	6	EXTENSION OF DRY CREEK TRAIL (UT CO RECREATION GRANT)	137,000		137,000		137,000
SENIOR CENTER		PROGRAM EXPENDITURES LINE ITEM INCREASE	15,696		15,696		
LIBRARY	1	LIBCAL 5/20 (ONE TIME & ONGOING COSTS)	5,998		5,998		
LIBRARY	2	OVERDRIVE DIGITAL COLLECTION - BOOK BUDGET INCREASE	30,000	15,000	15,000		
LIBRARY	3	OFFICE SUPPLIES LINE ITEM INCREASE	15,000		15,000		
LIBRARY	4	EQUIPMENT MAINTENANCE LINE ITEM INCREASE	3,113		3,113		
CEMETERY	1	PROFESSIONAL & TECHNICAL LINE ITEM INCREASE	20,000		20,000		
CEMETERY	2	GATOR 4x4 WITH CAB	35,000		35,000		
CEMETERY	3	GRASSHOPPER MOWER	22,000		22,000		
CEMETERY	4	4 WHEELER	9,000	9,000			
MUSEUM		INCREASE CONTRIBUTION TO HUTCHINGS MUSEUM	30,000	30,000			
CLASS C ROADS	1	ADA SIDEWALKS/SIDEWALK REPAIR	750,000		750,000		
CLASS C ROADS	1	ASPHALT ROLLER	19,650		19,650		
CLASS C ROADS	2	STRIPING LINE ITEM INCREASE	50,000		50,000		
CLASS C ROADS	3	10 WHEELER W/PLOW & WING PLOW	46,002		46,002		
CLASS C ROADS	3-B	2 WING PLOWS	150,000	150,000			
CLASS C ROADS	4	FUTURE SITE LAND DEVELOPMENT (DESIGN & ENGINEERING COSTS)	100,000	100,000			
CLASS C ROADS	5	STREET SIGN LINE ITEM INCREASE	20,000		20,000		
CLASS C ROADS	6	EQUIPMENT RENTAL LINE ITEM INCREASE	15,000	15,000			
CLASS C ROADS	7	SNOW REMOVAL & SALT LINE ITEM INCREASE	20,000		20,000		
CLASS C ROADS		ENCLOSED TRAILER	1,892		1,892		
CLASS C ROADS		SIDE CAST BROOM	4,827		4,827		
CLASS C ROADS		ROAD CONSTRUCTION PROJECTS - PROJECT COST INCREASE	580,000		580,000		
RECREATION/LEGACY CENTER		LINE ITEM INCREASES	51,100		51,100		
RECREATION/LC POOL	1	FINAL PAYMENT POOL LINER	18,000		18,000		
RECREATION/LEGACY CENTER	2	MULTIPURPOSE ROOM ACCORDION WALL DIVIDER REPLACEMENT	32,000		32,000		
RECREATION/LC POOL	3	LEGACY CENTER OUTDOOR SPLASH POOL RE-PLASTER	15,000		15,000		
RECREATION/LEGACY CENTER	4	DAYCARE PLAYGROUND REPLACEMENT	130,000	130,000			
RECREATION/LEGACY CENTER	5	REPAINT AEROBICS ROOM & PURPLE TRIM WORK	25,000	25,000			
RECREATION/LEGACY CENTER	6	MITY-LITE FOLDING CHAIRS & CHAIR RACK REPLACEMENT	35,000	35,000			
RECREATION/LEGACY CENTER	7	STRUCTURAL BEAM REPAIR SOLUTION LAP POOL AREA	25,000		25,000		
RECREATION/LEGACY CENTER	8	MEN'S LOCKER REPLACEMENT ADDITIONAL FUNDING	22,000	22,000			
RECREATION/LEGACY CENTER	9	LOCKER ROOM TO FAMILY CHANGING ROOM CONVERSION	1,550,608	1,550,608			
RECREATION/OUTDOOR POOL		OPERATIONS & MAINTENANCE LINE ITEM INCREASE	7,709		7,709		
RECREATION/CURTIS CENTER		OPTION 4 FULL FUNDING OF PROGRAMS AT CURTIS CENTER	839,070	572,859	266,211		
RECREATION/ICE RINK		COST INCREASE LARGE ICE RINK OPTION	414,435		414,435		320,000
CAPTIAL PROJECTS	3	NUISANCE TREES	225,000		225,000		
CAPTIAL PROJECTS		600 E SUBDIVISION REPLACEMENT WELL	540,000				
CDBG		200 W - 600 N TO STATE (WEST SIDE) - PROJECT COST INCREASE	41,000		41,000		

2025 LEHI CITY BUDGET REQUESTS

4/3/2024 7:27

DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	TAX INCREASE FUNDED	REVENUE
PARK IMPACT FEES	1	NORTHRIDGE PARK	640,000		640,000		
PARK IMPACT FEES	1	FOX CANYON TRAILHEAD PARK	356,000		356,000		
PARK IMPACT FEES	1	LAKEVIEW PARK	2,250,000		2,250,000		
ROAD IMPACT FEES		2300 W - MAIN ST TO 2100 N - PROJECT COST INCREASE	7,500,000		7,500,000		6,975,000
ROAD IMPACT FEES		TRAVERSE BLVD WIDENING - PROJECT COST INCREASE	20,000		20,000		
ROAD IMPACT FEES		600 E NORTH OF DRY CREEK - PROJECT COST INCREASE	50,000		50,000		
ROAD IMPACT FEES		CENTER STREET & SR 92 - PROJECT COST INCREASE	670,000		670,000		
ROAD IMPACT FEES		TP ROADS (2300 W/2150 N) - PROJECT COST INCREASE	1,700,000		1,700,000		
ROAD IMPACT FEES		FLIGHT PARK ROAD - FRONTAGE RD TO VISTA SUBDIVISION	400,000		400,000		
WATER	1	PUBLIC WORKS CAMPUS IMPROVEMENTS PHASE I	11,500,000		11,500,000		
WATER	2	METER REPLACEMENTS LINE ITEM INCREASE	125,000		125,000		
WATER	3	COMPLIANCE LEAD OPERATOR	108,342		108,342		
WATER	5	OVERTIME LINE ITEM INCREASE	14,000		14,000		
WATER		WATER SHARE RENTAL LINE ITEM INCREASE	245,420		245,420		
WATER/CAPTIAL		600 E SUBDIVISION REPLACEMENT WELL	540,000		540,000		
WATER IMPACT FEES		WEST SIDE TANK #2 - PROJECT COST INCREASE	2,800,000		2,800,000		
WATER IMPACT FEES		FAMILY PARK WELL UPSIZE	450,000		450,000		
SEWER	1	JORDAN NARROWS LIFT STATION RETROFIT	200,000		200,000		
SEWER	2	REHABILITATION LINE ITEM INCREASE	140,000	140,000			
SEWER	2	LAPTOPS FOR LEAD POSITIONS	6,000		6,000		
SEWER	3	FULL TIME WASTEWATER OPERATOR	90,705	90,705			
SEWER	4	F350 MAINTAINER	12,017	12,017			
SEWER IMPACT FEES		850 E SEWER TO 700 S - PROJECT COST INCREASE	350,000		350,000		
SEWER IMPACT FEES		2100 N SEWER 1200 W TO 1700 W - PROJECT COST INCREASE	200,000		200,000		
SEWER IMPACT FEES		JORDAN RIVER SEWER (MAIN TO 1900 S) - PROJECT COST INCREASE	2,000,000		2,000,000		
SEWER IMPACT FEES		FRONTAGE ROAD SEWER @ TRIUMPH	250,000		25,000		
POWER	1	LEAD BLUE STAKE TECHNICIAN - ONGOING	117,463		117,463		
POWER	1	LEAD BLUE STAKE TECHNICIAN - ONE TIME	15,295		15,295		
POWER	2	BACK UP REGULATORS	120,000		120,000		
POWER	3	BULL RIVER RECLOSER & SPARE RECLOSER	95,700		95,700		
POWER	4	CATE SPECIALTY TOOLING	8,500		8,500		
POWER	5	FULL TIME RESOURCE SCHEDULER	22,000		22,000		
POWER	6	TRAVEL & TRAINING LINE ITEM INCREASE	20,000		20,000		
POWER	7	LOAD BALANCING PROJECT	60,000		60,000		
POWER	8	CIRCUIT TIE 5-22/8-11	65,000		65,000		
POWER	9	CIRCUIT 312 RECONDUCTOR	160,000		160,000		
PRESSURIZED IRRIGATION	1	WATER SHARE ASSESSMENTS LINE ITEM INCREASE	200,000		200,000		
PRESSURIZED IRRIGATION	4	CAT FOUR WHEEL DRIVE FORKLIFT	16,250		16,250		
PI IMPACT FEES		FLIGHT PARK RESERVOIR & PIPELINE - PROJECT COST INCREASE	800,000		800,000		
PI IMPACT FEES		VIALETTO RESERVOIR & PUMPS - PROJECT COST INCREASE	700,000		700,000		
PI IMPACT FEES		CEDAR HOLLOW WELL - PROJECT COST INCREASE	580,000		580,000		
PI IMPACT FEES		SKYE RESERVOIR - PROJECT COST INCREASE	550,000		550,000		
DRAINAGE	1	LAND ACQUISTION FOR OFFSITE PW STORM DRAIN DETENTION	500,000		500,000		
DRAINAGE	2	WASTE DITCH CHANNEL IMPROVEMENTS	650,000		650,000		
DRAINAGE	3	WILLOW PARK 300 NORTH BOX CULVERT	500,000		500,000		
DRAINAGE	4	OVERTIME LINE ITEM INCREASE	10,000		10,000		
DRAINAGE IMPACT FEES		DRY CREEK 600 E CULVERT - PROJECT COST INCREASE	200,000		200,000		
DRAINAGE/DETENTION		JORDAN NARROW DETENTION BASIN - PROJECT COST INCREASE	50,000		50,000		
DRAINAGE/DETENTION		LAMBERT DETENTION BASIN - PROJECT COST INCREASE	50,000		50,000		

2025 LEHI CITY BUDGET REQUESTS

4/3/2024 7:27

DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	TAX INCREASE FUNDED	REVENUE
FIBER	1	MATCHING MARKETING PROGRAM	10,000		10,000		
FIBER	2	TEMPORARY HIRE - PT FIBER INSPECTOR	34,263		34,263		
IT	1	FULL TIME EMPLOYEE	107,424		107,424		
FLEET	1	FULL TIME MECHANIC	111,620		111,620		
FLEET	1	FULL TIME MECHANIC	111,620	111,620			
FLEET	2	REPLACE EXISTING 2 POST LIFT	32,519		32,519		
FLEET	3	PARKING LOT ASPHALT & DRAINAGE	56,000	56,000			
FLEET		OPERATING EXPENSE LINE ITEM INCREASE	72,288		72,888		
FLEET		REPLACEMENT VEHCILES	8,652,857	7,152,857	1,500,000		
FLEET		ADDITIONAL DEPARTMENT VEHICLE REQUESTS	1,613,040	891,275	721,765		
BUILDINGS/GROUNDS	1	FORKLIFT	20,000		20,000		
BUILDINGS/GROUNDS	2	SEASONAL JANITORIAL STAFF (FACILITIES BLDG & OUTDOOR POOL)	79,767		79,767		
BUILDINGS/GROUNDS	3	TOMCAT PROST RIDER SCRUBBER	18,360		18,360		
BUILDINGS/GROUNDS	4	MAINTENANCE SUPPLIES - FACILITIES BLDG - ONE TIME	11,000		11,000		
BUILDINGS/GROUNDS	4	MAINTENANCE SUPPLIES - FACILITIES BLDG - ONGOING	4,000		4,000		
BUILDINGS/GROUNDS	5	SUPPLIES LINE ITEM INCREASE	10,000		10,000		
BUILDINGS/GROUNDS	6	WATER STORAGE TANK REPLACEMENT - LEGACY CENTER	25,000	25,000			
BUILDINGS/GROUNDS	7	PLUMBER APPRENTICE	91,218	91,218			
			59,756,697	**13,165,332**	**44,826,965**	**1,000,000**	

LEHI CITY CORPORATION

MAYOR'S RDA TENTATIVE BUDGET FY 2025



RDA MILL POND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Property taxes	$ -	$ -	$ -	$ -	0%	-
Miscellaneous Revenue	-	-	-	-	0%	-
Reappropriation of Fund Balance	-	1,992,500	2,311,500	2,311,500	100%	319,000
Interest Income	75,059	7,500	7,500	7,500	0%	-
Total Revenues	$ 75,059	$ 2,000,000	$ 2,319,000	$ 2,319,000	100%	319,000
Expenses						
Millpond RDA engineering	$ -	$ -	$ -	$ -	0%	-
Millpond RDA streets	-	-	-	-	0%	-
Millpond RDA water	2,630	400,000	400,000	400,000	17%	-
Road/Pedestrian w/bridge to Meadows	-	1,300,000	800,000	800,000	34%	(500,000)
Millpond RDA Properties	2,860	300,000	1,119,000	1,119,000	48%	819,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ 5,490	$ 2,000,000	$ 2,319,000	$ 2,319,000	100%	319,000
Surplus(Deficit)	**$ 69,569**	**$ -**	**$ -**	**$ -**		

TI RDA

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Property Taxes	$ 5,155,936	$ 13,000,000	$ 9,000,000	$ 9,000,000	100%	$ (4,000,000)
Total Revenues	$ 5,155,936	$ 13,000,000	$ 9,000,000	$ 9,000,000	100%	$ (4,000,000)
Expenses						
Texas Instruments	$ 3,609,156	$ 9,100,000	$ 6,300,000	$ 6,300,000	70%	$ (2,800,000)
Lehi City	669,026	1,723,800	1,193,400	1,193,400	13%	(530,400)
Alpine School District	683,677	1,723,800	1,193,400	1,193,400	13%	(530,400)
Utah County	119,102	300,300	207,900	207,900	2%	(92,400)
TSSD	60,324	152,100	105,300	105,300	1%	(46,800)
Total Expenses	$ 5,141,286	$ 13,000,000	$ 9,000,000	$ 9,000,000	100%	$ (4,000,000)
Surplus(Deficit)	**$ 14,650**	**$ -**	**$ -**	**$ -**		

CDA XACTWARE

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Property taxes	$ 374,288	$ 325,000	$ 375,000	$ 375,000	100%	$ 50,000
Note proceeds	-	-	-	-	0%	-
Total Revenues	$ 374,288	$ 325,000	$ 375,000	$ 375,000	100%	$ 50,000
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	363,059	315,250	363,750	363,750	97%	48,500
Administration	11,229	9,750	11,250	11,250	3%	1,500
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 374,288	$ 325,000	$ 375,000	$ 375,000	100%	$ 50,000
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

EDA THANKSGIVING PARK

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Property taxes	$ 218,669	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Interest Income	-	-	-	-	0%	-
Total Revenues	$ 218,669	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Expenses						
EDA Administration Charges	$ 10,933	$ 15,000	$ 15,000	$ 15,000	5%	$ -
Thanksgiving Park	207,735	285,000	285,000	285,000	95%	-
Total Expenses	$ 218,669	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

EDA ADOBE

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Property taxes	$ 1,167,523	$ 675,000	$ 1,300,000	$ 1,300,000	100%	$ 625,000
Total Revenues	$ 1,167,523	$ 675,000	$ 1,300,000	$ 1,300,000	100%	$ 625,000
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	1,089,649	629,978	1,235,000	1,235,000	95%	605,022
Administration	77,874	45,022	65,000	65,000	5%	19,978
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 1,167,523	$ 675,000	$ 1,300,000	$ 1,300,000	100%	$ 625,000
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

CDA OUTLETS AT TRAVERSE MOUNTAIN

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Sales Tax	$ 183,319	$ 820,000	$ -	$ -	0%	$ -
Property Taxes	169,239	375,000	375,000	375,000	100%	-
Total Revenues	$ 352,558	$ 1,195,000	$ 375,000	$ 375,000	100%	$ -
Expenses						
Sales tax reimbursement	$ -	$ 820,000	$ -	$ -	0%	$ (820,000)
Property tax reimbursement	-	375,000	375,000	375,000	100%	-
Total Expenses	$ -	$ 1,195,000	$ 375,000	$ 375,000	100%	$ (820,000)
Surplus(Deficit)	**$ 352,558**	**$ -**	**$ -**	**$ -**		

CDA MEADOW POINTE

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Property Taxes	$ 31,758	$ -	$ -	$ -	0%	$ -
Sales Taxes	61,887	100,000	100,000	100,000	100%	-
Total Revenues	$ 93,645	$ 100,000	$ 100,000	$ 100,000	100%	$ -
Expenses						
Sales tax reimbursement	$ -	$ -	$ -	$ -	0%	$ -
Reserves	-	100,000	100,000	100,000	100%	-
Property tax reimbursement	61,887	-	-	-	0%	-
Total Expenses	$ 61,887	$ 100,000	$ 100,000	$ 100,000	100%	$ -
Surplus(Deficit)	**$ 31,758**	**$ -**	**$ -**	**$ -**		

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: April 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-12 authorizing a tax certificate and agreement for UAMPS' Firm Power Supply Project; and related matters.

Suggested Action:

Attachments:

Lehi Resolution for Prepaid Electricity.pdf

A RESOLUTION AUTHORIZING A TAX CERTIFICATE AND AGREEMENT FOR UAMPS' FIRM POWER SUPPLY PROJECT; AND RELATED MATTERS.

*** *** ***

WHEREAS, Lehi City, Utah (the *"Participant"*) is a member of Utah Associated Municipal Power Systems (*"UAMPS"*) and has previously entered into the Master Firm Power Supply Agreement with UAMPS that enables the parties to enter into firm transactions for the purchase and sale of electricity from specified power supply resources;

WHEREAS, pursuant to the Master Firm Power Supply Agreement, UAMPS has entered into (a) the Amended and Restated Solar Power Purchase Agreement (as such agreement may be amended and restated from time to time, the *"Red Mesa PPA"*) with NTUA Generation—Utah, LLC and (b) the Second Amended and Restated Solar Power Purchase Agreement (the *"Steel Solar 1A PPA"* and, together with the Red Mesa PPA, the *"PPAs"*) with Steel Solar, LLC;

WHEREAS, pursuant to the Master Firm Power Supply Agreement, the Participant has elected to participate in (a) the Red Mesa PPA pursuant to the Red Mesa Tapaha Solar Firm Power Supply Agreement Amended and Restated Transaction Schedule and (b) the Steel Solar 1A PPA pursuant to the Steel 1(A) Solar Project Firm Power Supply Agreement Second Amended and Restated Transaction Schedule (such Transaction Schedules and the Master Firm Power Supply Agreement are referred to collectively herein as the *"Firm PSAs"*), each between the Participant and UAMPS;*

WHEREAS, the Participant understands that in order to provide a discounted price for portions of the electricity sold to the Participant under the Firm PSAs (such portions are referred to herein as the *"Prepaid Portions"*), UAMPS will participate in a prepayment transaction being undertaken by Southeast Energy Authority, a Cooperative District (*"SEA"*) by (a) assigning its rights to portions of the electricity to be delivered under the PPAs to the commodity supplier under the prepayment transaction and (b) entering into a Commodity Supply Contract (the *"Supply Contract"*) with SEA under which it will purchase the assigned electricity from SEA at prices that reflect discounts from the contract prices under the PPAs, and the savings from such discounts will be applied by UAMPS for the benefit of the Participant and the other Participants in the PPAs;

WHEREAS, the Participant has been advised that SEA will issue bonds to finance a prepayment for the electricity that it sells to UAMPS under the Supply Contract (the *"Prepay Bonds"*) with the intention that the interest on the Prepay Bonds will qualify for tax exemption under Section 103 of the Internal Revenue Code of 1986, as amended (the *"Code"*); and

* Capitalized terms used and not otherwise defined herein have the meanings assigned to them in the Firm PSA and the Tax Certificate and Agreement.

WHEREAS, the Participant acknowledges that its use of the Prepaid Portions of the electricity it purchases under the Firm PSAs will be subject to certain restrictions that are necessary to establish and maintain the tax-exempt status of interest on the Prepay Bonds, and desires to adopt this resolution to authorize a Tax Certificate and Agreement that sets forth the Participant's agreement to comply with such restrictions;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF LEHI CITY, UTAH, AS FOLLOWS:

Section 1. Approval of Tax Certificate and Agreement. The Tax Certificate and Agreement, in substantially the form attached hereto as *Exhibit A*, is hereby authorized and approved.

Section 2. Authorized Officers; Final Changes and Dating. The Participant's Representative and Alternate Representative to UAMPS (the *"Authorized Officers"*) are each hereby authorized to execute and deliver the Tax Certificate and Agreement and to deliver the same to UAMPS on behalf of the Participant. Each of the Authorized Officers is hereby delegated authority to approve such changes to the Tax Certificate and Agreement as are necessary to complete the form thereof, together with any minor or non-substantive changes, and his or her execution of the Tax Certificate and Agreement shall be conclusive evidence of such approval. The Authorized Officers shall deliver an executed and undated copy of the Tax Certificate and Agreement on or prior to the date requested by UAMPS, and UAMPS is hereby be authorized to deliver the Tax Certificate and Agreement, dated the issue date of the Prepay Bonds, to SEA on behalf of the Participant.

Section 3. Other Actions With Respect to the Tax Certificate and Agreement. The Authorized Officers shall take all action necessary or reasonably required to carry out and give effect to the Tax Certificate and Agreement including adjusting the priority of the Participant's resources within the UAMPS Power Pool to ensure the Qualified Use of the electricity from the Participant's Entitlement Share in the Project.

Section 4. Severability. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

Section 5. Effective Date. This resolution shall be effective immediately upon its approval and adoption.

ADOPTED AND APPROVED by the Governing Body of Lehi City, Utah, this day, _____.

LEHI CITY, UTAH

By _____
Mayor

[SEAL]

ATTEST:

_____
City Recorder

EXHIBIT A

[TAX CERTIFICATE AND AGREEMENT]

TAX CERTIFICATE AND AGREEMENT

This Tax Certificate and Agreement is executed in connection with the Commodity Supply Contract (the *"Supply Contract"*) between Southeast Energy Authority, a Cooperative District (*"SEA"*) and Utah Associated Municipal Power Systems (*"UAMPS"*).

WHEREAS, _____ (the *"Participant"*) is a member of UAMPS and has entered into the Master Firm Power Supply Agreement dated as of _____, and [describe Red Mesa, Steel Solar 1A and Steel Solar 1B transaction schedules as applicable] (the *"Firm PSA"*)[1] with UAMPS pursuant to which the Participant has an Entitlement Share (as defined in the Firm PSA) in the energy, environmental attributes and other benefits received by UAMPS under the [describe Red Mesa, Steel Solar 1A and Steel Solar 1B PPAs as applicable] (the *"PPA"*)[2];

WHEREAS, the Participant understands that in order to provide a discounted price for a portion of the electricity sold to the Participant under the Firm PSA (such portion is referred to below as the *"Prepaid Portion"*), UAMPS will participate in a prepayment transaction being undertaken by SEA by (a) assigning its rights to a portion of the electricity to be delivered under the PPA to the commodity supplier under the prepayment transaction and (b) entering into the Supply Contract under which it will purchase the assigned electricity from SEA at a discounted price for sale to the Participant under the Firm PSA;

WHEREAS, the Participant further understands that SEA will issue bonds to finance a prepayment for the electricity that it sells to UAMPS under the Supply Contract (the *"Prepay Bonds"*) with the intention that the interest on the Prepay Bonds will qualify for tax exemption under Section 103 of the Internal Revenue Code of 1986, as amended (the *"Code"*); and

WHEREAS, the Participant acknowledges that its use of the Prepaid Portion of the electricity it purchases under the Firm PSA is subject to certain restrictions that are necessary to establish and maintain the tax-exempt status of interest on the Prepay Bonds;

ACCORDINGLY AND IN FURTHERANCE OF THE FOREGOING, THE PARTICIPANT HEREBY CERTIFIES AND AGREES AS FOLLOWS:

1. The Participant is a political subdivision of the State of _____,[3] and owns and operates a municipal utility system that provides electricity service to retail customers located in an established service area (the *"System"*).

---

1 For Participants in more than one transaction schedule, the term "Firm PSA" will apply separately to each transaction schedule.

2 For Participants in more than one transaction schedule, the term "PPA" will apply separately to each Power Purchase Agreement.

3 Utah for all Participants, except California for TDPUD and Nevada for Fallon.

2. The Participant will (a) use all of the Prepaid Portion of the electricity it acquires under the Firm PSA in a Qualified Use (as defined below), (b) not take any action (or make any allocation) that is inconsistent with the Qualified Use of the Prepaid Portion of such electricity, (c) not take or omit to take any action with respect to the Prepaid Portion of such electricity, its Entitlement Share or its System which could adversely affect the tax-exempt or tax-advantaged status of interest on the Prepay Bonds or any refunding bonds issued by SEA, (d) take, and pay the costs of, such remedial actions as may be necessary to maintain the tax-exempt or tax-advantaged status of interest on the Prepay Bonds or any refunding bonds in the event of its failure to use such electricity in a Qualified Use, and (e) act in accordance with such reasonable written instructions as may be provided by SEA (through UAMPS) from time to time in order to maintain the tax exempt or tax-advantaged status of the Prepay Bonds.

3. *"Qualified Use"* means the sale of electricity to retail customers located within the "electricity service area" of a municipal utility pursuant to generally applicable and uniformly applied rate schedules or tariffs; *provided* that: (a) "Qualified Use" shall not include any sale of electricity that gives rise to "private business use" or a "private loan" within the meaning of Section 141 of the Code; and (b) "Qualified Use" shall include such additional uses of electricity as may be approved by SEA (through UAMPS) with a favorable opinion of bond counsel. For purposes of this definition: (i) "electricity service area" has the meaning assigned to such term in U.S. Treasury Regulation Section 1.148-1(e)(2)(iii); and (ii) a "municipal utility" is a state or local government unit that owns and operates an electric distribution utility.

4. In each of the five calendar years preceding 2024, the amount of electricity sold to retail customers in the Participant's electricity service area has equaled or exceeded the amount of the Prepaid Portion of the electricity attributable to its Entitlement Share under the Firm PSA (excluding the amount of electricity that the Participant was obligated to take under a long term agreement that was either (i) purchased pursuant to a long term prepaid agreement using the proceeds of tax-exempt or tax-advantaged obligations, or (ii) generated from gas that a person is obligated to take under a long term agreement that was purchased pursuant to a long term prepaid agreement using the proceeds of tax-exempt or tax-advantaged obligations), and it anticipates this to be the case in 2024.

5. The Participant expects to make the required payments under the Firm PSA solely from the current revenues of the System.

Dated: _____, 2024.

[NAME OF PARTICIPANT]

By: _____
[Name]
[Title]

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: April 9, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-11 approving a construction agreement with Strong Solutions for the construction of Shadow Ridge Park.

Suggested Action:

Attachments:

Res 2024-11.docx

Agreement-Shadow Ridge Park Construction.docx

Lehi City Shadow Ridge Park RFP.pdf

LEHI CITY

RESOLUTION NO. 2024-11

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A CONSTRUCTION AGREEMENT WITH STRONG SOLUTIONS LLC FOR THE CONSTRUCTION OF SHADOW RIDGE PARK

WHEREAS, Lehi City ("City") City desires to contract for the construction of the Shadow Ridge Park (the "Work"); and

WHEREAS, City issued RFP 2024-03 and Strong Solutions LLC, submitted a Response to RFP 2024-03 which City determined to be the lowest responsive and most responsible proposal and the City desires to contract with Strong Solutions LLC, to perform the Work.

WHEREAS, on April 9, 2024, the Lehi 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 Shadow Ridge Park Construction Services Agreement with Strong Solutions LLC; 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 Lehi City and Strong Solutions LLC 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 9th day of April, 2024.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT FOR SHADOW RIDGE PARK CONSTRUCTION SERVICES

THIS AGREEMENT FOR SHADOW RIDGE PARK CONSTRUCTION SERVICES ("Agreement") is made and entered into and effective as of the date the last party signs below ("Effective Date") by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and Strong Solutions LLC, whose principal place of business is located at 117 East 670 North, Fairfield, Utah 84013 ("Contractor").

WHEREAS, City desires to contract for the construction of Shadow Ridge Park (the "Work"); and

WHEREAS, City issued RFP 2024-03 and Contractor submitted a Response to RFP 2024-03 which City determined to be the lowest responsive and most responsible proposal and the City desires to contract with Contractor to perform the Work;

NOW, THEREFORE, in consideration of the premises, the covenants and conditions set forth in this Agreement, and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. Scope of Work. City hereby hires Contractor and Contractor agrees to be bound to the City to perform the Work as described in RFP 2024-03 and Contractor's Response to RFP 2024-03 dated February 8, 2024, both attached hereto as Exhibit A, and referred to as the "Contract Documents" and by this reference are incorporated herein and made a part of this Agreement.

2. Term. The Work shall commence on the Effective Date and shall be completed no later than August 26, 2024 ("Term"). Failure to complete the Work by the end of the Term constitutes an event of default. The actual damages to the City for the delay in completion may be difficult or impossible to determine. Therefore, in lieu of actual damages, the Contractor shall pay to the City, liquidated damages for each calendar day in completing performance of the Work past the end of the Term, in an amount of $1,000 per day. The final costs for liquidated damages shall be deducted from the Payment amount identified in Section 3 below.

3. Payment. City shall pay Contractor a total contract payment ("Payment") not to exceed $1,277,935. On a monthly basis, Contractor shall invoice City for Work completed, inspected, and accepted by City. City shall pay Contractor's invoices within 30 days of receipt.

4. Changes in Performance. All changes in performance of this Agreement shall be described in detail on a change order request form, provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance. Contractor shall not be entitled to any additional consideration for changes in performance which were not authorized as contemplated by this

section, nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like.

5. Withholding Payment for Defective Performance. The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of defective or incomplete performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.

6. Termination. The City may terminate this Agreement at any time if, in the sole discretion of the City, Contractor's performance under this Agreement is unsatisfactory, Contractor fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein, or Contractor has otherwise materially breached this Agreement.

6.1 Before terminating this Agreement if Contractor's performance is unsatisfactory, the City shall first provide written notice to Contractor of the City's intention to terminate this Agreement. The notice of termination must be provided by City to Contractor at least seven (7) calendar days prior to termination. After receiving such notice of termination from City, Contractor shall have the next five (5) working days in which to cure any deficiency noted by the City. If Contractor adequately cures any such deficiency to the sole satisfaction of the City, this Agreement shall continue. However, in the event Contractor fails to adequately cure any such deficiency, this Agreement shall terminate and Contractor shall be liable for any resulting damages associated with the deficiency and breach of this Agreement. The City may pursue any such damages through all available means, whether in law or in equity, or both.

6.2 The City may, in its sole discretion, terminate, suspend, or abandon this Agreement without cause at any time by providing written notice to Contractor of the City's intention to terminate this Agreement without cause. The notice of termination shall be provided by the City to Contractor at least seven (7) calendar days prior to termination.

6.3 Any Work which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause, then subsequently requests Contractor to recommence its performance of the Work after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto.

If City terminates this Agreement without cause, Contractor shall be paid a pro rata portion of the Payment for the reasonable value of the Work that Contractor has

completed or performed prior to the date of termination.

7. Taxes.

7.1 Each party shall be solely responsible for any tax liability which it may incur as a result of this Agreement.

8. Indemnification and Insurance.

8.1 Contractor shall be solely responsible for any damage or injury which it, or its employees, agents, subcontractors, independent contractors, and the like may cause in the performance of this Agreement. Consequently, to the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the City, any subsidiary or affiliate of the City, and its past, present and future agents, representatives, and employees from and against all claims, damages, lawsuits, losses, liabilities, liens, cost, citations, penalties, fines and expenses, including but not limited to attorneys' fees, arising out of or resulting from Contractor's performance of this Agreement, provided that such claims, damages, losses, liabilities, liens, costs, citations, penalties, fines, and expenses are caused in whole or in part by any negligent, grossly negligent, reckless, or intentional act or omission attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by Contractor or any subcontractor, or any party for whose acts Contractor may be liable, regardless of whether liability is imposed upon such party. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which may otherwise exist in favor of the City. In any and all claims against the City, or any subsidiary or affiliate, or any of its past, present or future agents, representatives, or employees, by Contractor, or its current or former employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by the amount or types of damages, compensations, or benefits payable by or for Contractor, or any subcontractor, worker's compensation acts, disability benefit acts, or other employee benefit acts.

8.2 Contractor, at its own expense, shall provide: Workers' Compensation Insurance: Statutory workers' compensation insurance (Part A). Such insurance shall also include employer's liability (Part B) insurance in a limit of not less than $1,000,000 for each: accident, disease and employee. No owner or officer may be excluded. Rights of subrogation against the city shall be waived.

8.3 Contractor, at its own expense, shall maintain General Liability Insurance: Commercial General Liability insurance written on an occurrence basis, arising out of claims for bodily injury (including death), property damage, products liability, completed operations liability, personal injury, advertising injury, damage to

premises rented to you, with not less than $3,000,000 per occurrence and $3,000,000 aggregate, with the contractor naming the City as Additional Insured for ongoing and completed operations, on a primary and non-contributory basis, with rights of subrogation against the city waived.

8.4 Contractor, at its own expense, shall maintain commercial automobile liability insurance with combined single limits of at least $1,000,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain commercial automobile liability insurance in amounts satisfying applicable Utah law.

8.5 [intentionally left blank]

8.6 Before commencing the Work, and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect. The City reserves the right to require complete, certified copies of all required insurance policies, with all endorsements, at any time.

8.7 All insurance required by this Agreement, with the exception of worker's compensation and employer's liability policies, shall include the City, its directors, officers, agents, and employees as additional insured persons with respect to the activities of Contractor in the performance of this Agreement, or that of its employees, agents, subcontractors, independent contractors, and the like. Any certificate presented as evidence of insurance shall specify the date when such benefits and insurance expire. Unless a different length of time is expressly set forth in this Agreement, Contractor shall maintain any insurance required by this Agreement until after the Work has been fully performed by Contractor, and subsequently approved and accepted by the City. Contractor shall provide the City with written notice at least sixty (60) days in advance of any cancellation, termination, or material alteration of said policies of insurance.

9. Performance and Warranty Bonds or Letters of Credit.

9.1 Prior to commencing work on the Scope of Service, Contractor must provide the City with a performance bond and a payment bond in the amount of the Payment. The completed performance bond and payment bond are attached hereto as Exhibit B. In the event that Contractor fails to provide a performance bond and a payment bond within 10 days of the Effective Date, this Agreement shall be void.

9.2 The purpose of the performance bond and payment bond are to guarantee the proper completion by Contractor of the Work as contemplated by this Agreement and proper payment to subcontractors; if any.

9.3 The performance bond and payment bond shall remain valid until the City approves of and accepts the Work, as set forth in Section 9.6.

9.4 Prior to the City's approval and acceptance of the Work, Contractor must provide the City with a warranty bond/warranty letter of credit in the amount of 10% of the Payment. The completed warranty bond/warranty letter of credit is attached as Exhibit C.

9.4.1 The purposes of the warranty bond/letter of credit is to guarantee that the Work:

(A) complies with this Agreement; and

(B) will not fail in any material respect as a result of poor workmanship or materials within the Warranty Period.

9.5 The warranty bond/warranty letter of credit shall remain valid for the entire Warranty Period.

9.6 Approval and acceptance of the Work shall be deemed to have occurred when each of the following events have been satisfied:

(A) Contractor provides written notice to the City that Contractor considers the Work to be complete.

(B) The City provides written approval and acceptance of the Work, or fails to provide a written response to Contractor, within thirty (30) days after receiving the notification contemplated by Section 9.6(A), indicating the additional work which the City considers incomplete pursuant to this Agreement.

10. Representations and Warranties.

10.1 Each party represents that:

10.1.1. Its signatory has the authority to the party to this Agreement.

10.1.2 It has not sold, assigned, or otherwise transferred any interest in the claims or subject matter contemplated by this Agreement.

10.2 Contractor represents and warrants that:

10.2.1. Contractor has sufficiently and reasonably researched the requirements of this Agreement, understands the same, and is able to competently perform each of its duties and obligations required hereunder.

10.2.2. Contractor warrants the workmanship, materials, proper functioning, and manner of the Work contemplated by this Agreement for the entire Warranty Period. In the event that any portion of the Work does not remain in good and operating condition (in the sole judgment of the City) during the Warranty Period (ordinary wear and tear excepted), Contractor, at its own expense, shall immediately perform all necessary repairs and replacements to maintain such inadequate Work in good and operating condition (to the City's sole satisfaction). Should any portion of the Work imminently jeopardize the health and safety of the City, or any other individual, the City may perform any necessary repairs and replacements (or arrange for a third party to perform such services) at Contractor's expense – to be paid by Contractor within thirty (30) days of receiving a notice of indebtedness from the City.

10.2.3. Contractor shall perform its obligations required by this Agreement in a manner consistent with applicable professional and technical standards for Work of a similar and comparable nature, and shall ensure that the implementation thereof is also performed in an applicable professional, technical, and workman-like manner. Contractor shall correct any defect in its performance at no additional cost to the City. Upon request by the City, Contractor must be able to summarize and concisely report pertinent information associated with this Agreement and the performance thereof to the City in a timely manner. Contractor shall not make any alterations or variations in or additions to, or omissions from, its duties and obligations contemplated by this Agreement, without the prior written consent of the City

10.3 Contractor's licensure or authority to transact business issued by the Utah Division of Corporations and Commercial Code and the Utah Division of Occupational and Professional Licensing, as well as any other required licensure, is currently active, and shall remain active throughout the performance of this Agreement.

11. Confidentiality. The parties acknowledge that this Agreement may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq*., as the same may be amended from time to time.

Notwithstanding the above, Contractor agrees that, except as directed by the City, Contractor shall not at any time during or after the term of this Agreement disclose to any person or entity any information or document provided by the City which the City has designated as "confidential" or "private." Upon the conclusion or termination of this Agreement, Contractor shall turn over to the City all documents, papers, and other matter, including copies thereof, which are in Contractor's possession or control, and which are designated "confidential" or "private." Contractor further agrees to bind its employees and any sub-contractors to the terms and conditions of this Section 11.

12. Authority. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents and has authority to enter into this Agreement on behalf of the party.

13. Notice.

13.1 If any notice is required to be provided pursuant to the terms and conditions of this Agreement, said notice must be provided as follows:

To the City:	To Contractor:
Lehi City Corporation	Strong Solutions LLC
Attn: Steve Marchbanks	Attn: Heather Strong
153 N 100 E	117 East 670 North
Lehi, Utah 84043	Fairfield, Utah 84013

13.2 If notice is sent via regular mail, commercial courier, and the like, receipt thereof shall be presumed on the third Calendar Day thereafter.

14. Attorneys' Fees and Costs. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

15. Non-Waiver. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

16. Binding Effect. This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, and assignees.

17. Assignment. Neither party may assign this Agreement nor delegate any responsibilities under this Agreement without prior written consent. Any purported assignment or delegation in violation of this Section without prior written consent from the non-assigning party, shall be void and will be considered a material breach of this Agreement.

18. Amendments. This Agreement may not be modified, amended, or terminated, except by an instrument in writing.

19. Time. Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.

20. Force Majeure. Neither party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, pandemics, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180 days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party.

21. Severability. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

22. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Utah.

23. Entire Agreement. All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.

Dated the _____ day of _____, 2023.

Strong Solutions LLC

_____
By:
Its:

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this _____ day of _____, 2023, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of Strong Solutions LLC and that said document was signed by him/her in behalf of said Company by Authority of its Articles of Organization, Operating Agreement, or Resolution of its Members/Managers and said _____ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

_____
(notary signature)

Dated the _____ day of _____, 2024.

Lehi City Corporation

_____
Mayor Mark Johnson

Attest:

_____
Teisha, Wilson, City Recorder

EXHIBIT A – Contract Documents

EXHIBIT B – Performance Bond and Payment Bond

EXHIBIT C – Warranty Bond

LEHI CITY SHADOW RIDGE PARK

CONSTRUCTION RFP

No. 2024 - 03

Lehi City Corporation

RESPONSES ARE DUE PRIOR TO:

February 8th, 2024

5:00 PM MST

Required method is to submit electronically to:

http://solutions.sciquest.com/apps/Router/SupplierLogin?CustOrg=StateOfUtah

LEHI CITY SHADOW RIDGE PARK – REQUEST FOR PROPOSAL (RFP)

REFERENCE NUMBER:	2024-03
PROJECT TITLE:	Lehi City Shadow Ridge Park RFP
PROJECT LOCATION:	Appr. 3050 West Traverse Mountain Blvd Lehi, UT 84043
SUBMISSION DEADLINE:	February 8th, 2024
SUBMISSION TIME:	5:00 PM MST
SUBMISSION PLACE:	Sciquest Website (link is on cover page)
PROJECT DESCRIPTION:	Grading, utilities, site, landscape, and irrigation construction of approximately 5 acres of a 10-acre parcel.
PROJECT CONTACT:	Trent Dyer Parks Planning Manager (385) 201-2714 tdyer@lehi-ut.gov
RESPONDENTS:	Carefully read all instructions, requirements, and specifications. Give all requested information properly and completely. Submit your proposal with appropriate supplements and/or samples. Please submit responses through SciQuest. All proposals must be submitted through SciQuest by the deadline. Proposals received after the submission deadline will not be considered.

Additional instructions for submitting responses:

A. It is the responsibility of the respondent to "Log In" through SciQuest. For assistance contact SciQuest at sciquestadmin@utah.gov.

B. Questions regarding this RFP should be submitted through SciQuest. The respondent may also contact Project Contact (listed above) for specific questions regarding the proposal content. The bid number and title must be referenced on all responses and correspondence related to the RFP. Significant questions that arise subsequent to the issue of this RFP will be consolidated and answers will be provided to all respondents on record as receiving this RFP. All questions should be received two business days prior to the due date.

C. The required method to submit your response is through SciQuest.

D. Following the deadline, the names of those responding to the RFP will be made public. All other information will remain confidential, as required by law. (See Section 1.9)
Unless specifically authorized by the city's administrative office, telephonic proposals or modifications of proposals will not be considered. However, modifications by email, fax, etc. for proposals already submitted through the proper channels will be considered, if received prior to the time for the submission deadline.

SECTION 1: INSTRUCTIONS TO RESPONDENTS

1.1 ADMINISTRATIVE GUIDANCE

The information provided in this RFP is designed to provide interested respondents with sufficient information to submit responses meeting minimum requirements, but it is not intended to limit response content or to exclude any relevant or essential data therefrom. Respondents are at liberty and are encouraged to expand upon the specifications to give additional evidence of their ability to provide the services requested in this RFP.

1.2 SCOPE OF TERMS & CONDITIONS

Before submitting a response, the respondent shall understand all contract conditions referred to in this document, and any addenda issued before the RFP submission date. It shall be the respondent's responsibility to ensure that the response includes all addenda issued prior to the RFP submission date. By submitting a response, the respondent acknowledges and accepts the Terms and Conditions described herein.

1.3 RESPONSE PREPARATION COSTS

Lehi City is not liable for any cost incurred by the respondent associated with the preparation of the response or the negotiation of a contract for services prior to the issuing of the contract.

1.4 RESTRICTIONS

All responses must clearly set forth any restrictions or provisions deemed necessary by the respondent to effectively service the proposed project.

1.5 RFP RESPONSE & PRICING

Any response submitted pursuant to this RFP shall constitute an offer by the proponent to the City. The cost submitted with the Bid Form shall, upon being awarded a contract subject to this RFP, commit the successful proponent to said cost in performing the Scope of Work. The representations contained in Section 3.3, and submitted pursuant to this RFP, shall be binding upon each respective proponent for (a) sixty (60) days from the submission deadline or (b) until the successful proponent and the City enter into an agreement pursuant to this RFP, whichever occurs first.

A respondent may withdraw or modify its response, including the representations made on the Bid Form, prior to the submission deadline as contemplated by Lehi City Municipal Code 03.28.080.C.3. Any such withdrawal or modification must be in writing, and must be signed by the same authorized officer or agent who originally signed the Bid Form.

1.6 ADDENDUM TO THE RFP

In the event that it becomes necessary to revise this RFP in whole or in part, an addendum will be provided to all proponents and potential proponents of whom the City has record as having received this RFP. A statement issued in an addendum shall have the effect of modifying this RFP as outlined in said addendum.

Any other communication, whether verbal or written, which are received by any representative of the respondent from sources other than official addendum should be confirmed by the respondent with the RFP contact as being true and accurate prior to incorporating such information into its response. This refers to both formal and informal conversations and communications.

1.7 ALTERNATIVE RESPONSES

Respondents may submit more than one response, each of which must follow the criteria of Section 3 and satisfy the requirements of this RFP. If alternative responses are submitted, the respondent must explain the reasons for the alternative(s) and its alternative's comparative benefits. Each response submitted will be evaluated on its own merits.

1.8 DISCLOSURE OF RESPONSE CONTENT

Under the Government Records Access and Management Act, Section 63-2-101 et seq., Utah Code Ann. (1993 and supp. 1996), as amended ("GRAMA") certain information in the submitted response may be open for public inspection. If the respondent desires to have information contained in its response protected from such disclosure, the respondent may request such treatment by providing a "written claim of business confidentiality and a concise statement of reasons supporting the claim of business confidentiality" with the response (GRAMA, Section 63G-2-309). Pricing elements of any response will not be considered protected. All material contained in and/or submitted with the response becomes the property of Lehi City and may be returned only at the city's option.

SECTION 2: BACKGROUND AND PROJECT DESCRIPTION

2.1 BACKGROUND

Lehi City is a family-friendly, safe, and active community of nearly 90,000 people located halfway between Salt Lake City and Provo, Utah. The mountains above Lehi watch over a dynamic community that has always represented the best of each generation. Today, high-tech companies from across the nation have come to embrace Lehi's lifestyle of opportunity and optimism.

Lehi City provides a full range of parks, recreation, and open space opportunities. The Parks Division currently maintains hundreds of acres of developed parks and open space with a variety of amenities, including baseball fields, basketball courts, soccer and football fields, playgrounds, picnic areas, tennis and pickleball courts, pavilions, and all varieties of trails. There are many parks planned for future development.

2.2 PROJECT DESCRIPTION

Shadow Ridge Park, located at approximately 3050 West Traverse Mountain Blvd, is a 10-acre park that will feature many amenities. At full build-out, this park with include parking, restroom/storage building, playground, pickleball courts, paths, lighting, landscape & irrigation, signage, pump track and downhill bike course, and open space. This RFP will focus on 5 acres of the park and does not include most of the amenities. Lehi City is seeking a professional contractor to complete **all** construction aspects of the park required in the design plans and project manual. The attached documents will be the guide for the project and **all** aspects of those documents need to be considered when responding to this RFP.

**NOTE: This project went to bid in early 2023. The plans have since been re-designed and the project will be phased, and the amenities will be subcontracted separately by the city at a future date. Any contractor who previously reviewed or provided a bid should consider this as a fresh set of plans and bid accordingly.

2.3 SCOPE OF WORK

- Grade site to elevations shown on plans.
- Construct new asphalt trail, parking lot, pathways, sidewalks, and ADA ramps per plans.
- Construct mainline water extensions in Traverse Mountain Blvd
- Construct new 4" PI service and concrete vault, per plans
- Install irrigation system per plans and to current Lehi City standards and details.
- Install trees, shrubs, plants, sod, mulch, etc. as shown on landscape plans and per current Lehi City standards and details.
- Stub utilities to restroom/storage facility, per plans.

- Install site lighting.
- Coordinate playground and surface installation with playground contractor, hired by city. Construct all curbing and bring playground area to grade per plans before handing over to playground contractor.
- Install pavilion structure, provided by the city, and provide and install all electrical to the pavilion as shown on the plans.

- Bid Alternate 1: Construct road improvements on Traverse Mountain Blvd, including asphalt, water mains extensions, curb and gutter, sidewalk, and landscaping as shown on plans; provided as a separate line item in the bid.
- Bid Alternate 2: Replace existing 14" water main through site per sheet CU-1.1; provided as a separate line item in the bid.

2.4 NOT INCLUDED

- Site Furnishings: including tables, trash cans, and benches will be owner-provided
- The playground will be installed by a separate vendor, but coordination will need to take place with the general contractor. The concrete surround and sub-surface are to be prepared by the contractor, per plans.
- Construction of the asphalt pump track, skills course, and downhill bike runs will be contracted at a future date by a third-party vendor.
- Pickleball courts to be constructed at a future date by a separate contractor.
- The restroom will be constructed by a separate contractor at a future time.

2.4 PROJECT CONTACT

Respondents may contact the following individual(s) with questions regarding the project. All questions should be addressed on SciQuest and if further follow-up is needed you may contact the individuals below.

Trent Dyer
Parks Planning Manager
(385) 201-2714
tdyer@lehi-ut.gov

Specific questions regarding submittal requirements and/or contract negotiations should be referred to Sierra Pierson.

Sierra Pierson
Management Analyst
(385) 201-2513
spierson@lehi-ut.gov

SECTION 3: PROPOSAL & PRICING

3.1 PROPOSAL

Each proponent must submit a complete and concise proposal in response to this RFP and must demonstrate the proponent's ability to meet the requirements of this RFP. Each proposal must be accompanied by a transmittal letter, signed by an authorized representative, binding the proponent to the terms proposed. At the discretion of the City, the contents of any proposal submitted by the successful proponent may become part of any contract awarded pursuant to this RFP.

Each proponent is solely responsible for any information submitted or omitted from its proposal. All materials contained in, or submitted with, a proposal shall become the property of the City, and may be returned only at the City's option.

Proposals must include the following information:

LETTER OF TRANSMITTAL

The letter of transmittal should include an introduction of the Respondent, including the name, address, telephone number, and fax number of the person to be contacted, along with others who are authorized to represent the Respondent in dealing with this RFP. Any other information not appropriately contained in the body of the proposal should also be included in the letter of transmittal. The transmittal letter should be signed by an authorized representative of the Respondent empowered with the right to bind the Respondent for the amounts estimated and terms proposed. This section should also include the Signature of Respondent page included at the end of this document.

PROJECT TEAM

Identify the key people that will work on the project, including their responsibilities on the project and past qualifications.

REFERENCES & QUALIFICATIONS

Include a list of clients for which the respondent has completed construction services, the size of project(s), including the name of the organization, the name of the individual to contact, and contact information. References may include public and/or private sector organizations. As appropriate, include pictures and/or plans of previous work. Contractors and sub-consultants submitting must have completed 3 similar size projects in the last 5 years.

TIMELINE

Include a proposed timeline for the project. Identify a start and end date for each key aspect of the project. Estimate a date of completion for each section as well as a date of completion for the entire project. Include a description of availability and indicate how soon after award of contract that work will begin.

COST PROPOSAL

The Respondent must submit a cost proposal allowing costs to be evaluated independently of other criteria in the proposal. The respondent should also include a proposed billing schedule. The cost proposal submitted should be the itemized Bid Summary Sheet covered in Section 5. The Bid Summary Sheet is intended to be all-inclusive. Respondents are expected to review the Construction Document and complete an itemized Bid Summary Sheet.

The pricing for all products and services shall remain firm for the duration of the contract. No price changes, additions, or subsequent qualifications will be honored throughout the duration of the contract except with approved change orders. Pricing on all transportation, mobilization and other charges shall be prepaid by the Respondent and included in the proposal price. The Respondent must indicate any additional charges not mentioned above or forfeit the right to payment for such items.

FINANCIAL REPORT

The Respondent should furnish a current financial report (GAAP compliant) for the past three fiscal years. The financial report should include the size of the Respondent as measured by:

A. Number of personnel;

B. Number of clients, including the names of clients in the State of Utah; and

C. Annual sales.

The format and style of the proposal is at the discretion of the respondent. Respondents are encouraged to provide any supplemental information and attachments relevant to the response.

The format and style of the proposal is at the discretion of the respondent. Respondents are encouraged to provide any supplemental information and attachments relevant to the response.

3.3 REPRESENTATIONS & WARRANTIES

By submitting a proposal, each proponent represents and warrants that:

3.3.1. Its proposal is made in good faith.

3.3.2. Its proposal is not submitted in the interest of, or on behalf of, another person or entity.

3.3.3. It has not directly or indirectly induced or solicited any other proponent to submit a bid other than in good faith.

3.3.4. It has not directly or indirectly induced or solicited any other person or entity to abstain from submitting a proposal.

3.3.5. It has not sought by collusion to obtain for itself any advantage over other proponents or the City.

3.3.6. It shall not violate, or cause any other person or entity to violate, any Federal, State, or municipal law, including (but not limited to) the Utah Municipal Officers and Employees Ethics Act.

SECTION 4: RESPONSE EVALUATION

4.1 EVALUATION PROCESS

All proposals submitted in response to this RFP will be evaluated in a manner consistent with the Lehi City Municipal Code, and as otherwise set forth in this RFP.

As an initial step in the evaluation process, the City shall review all proposals received by the submission deadline. Next, any timely, yet non-responsive proposals (i.e., those proposals not conforming to the requirements set forth in this RFP or the Lehi City Municipal Code) will be eliminated. All remaining timely and responsive proposals shall then be cursorily reviewed by the City to eliminate from further considerations those bids which, in the sole discretion and judgment of the City, fail to offer sufficient or substantive provisions which are required to warrant further consideration. The City reserves the right to disqualify any proposal that significantly deviates from the terms, conditions, and specifications contemplated by this RFP. Any remaining bids will then be reviewed and evaluated in detail. If the City discovers at any point in the evaluation process that a proposal is lacking required or requested information, the City may remove said proposal from further consideration.

Lehi City reserves the right to be the sole judge as to the overall acceptability of any response or to judge the individual merits of specific provisions within competing offers.

4.2 EVALUATION CRITERIA

In determining which proponent is the lowest responsible proponent, the City shall evaluate the proposals received in accordance with the following criteria:

4.2.1. The proponent's relevant qualifications.

4.2.2. The proponent's professional reputation (with the City and other entities or individuals), including character, integrity, reputation, judgment, experience, and efficiency.

4.2.3. The quality of goods and services proposed, as well as the quality of previous goods or services provided by the proponent.

4.2.4. The proponent's ability, capacity, and skill to provide the Scope of Work.

4.2.5. The sufficiency of a proponent's financial resources, and the effect thereof on the proponent's ability to perform the Scope of Work.

4.2.6. Any litigation, prosecution, or other claims by or against a proponent.

4.2.7. Availability to perform the Scope of Work, as well as the proposed schedule of completion contained in the proposal.

4.2.8. The ability of a proponent to provide future maintenance and service with respect to the Scope of Work.

4.2.9. The proposed RFP pricing.

4.2.10. Which proposal will provide the best economic advantage to the City.

4.3 AWARD OF CONTRACT

Upon completion of the evaluation process contemplated by the Lehi City Municipal Code and this RFP, the City may, but is not required to, negotiate with and award a contract for the Scope of Work to the proponent which provides the best economic advantage whose proposal is determined in the sole discretion of the City to be in the best interests of the City.

If the City decides to award a contract pursuant to this RFP, the successful proponent shall be required to enter into a contract with the City for the Scope of Work, as set forth in Attached Agreement Template hereto. The terms and conditions set forth in Attached Agreement Template are non-negotiable, and may not be changed or conditioned upon the contents of any proposal submitted pursuant to this RFP. The City may consider adding additional terms and conditions suggested by the proponent to said contract, but is not required to implement any such terms and conditions into the final contract.

Proponents are urged to give special attention to the insurance and bond/letter of credit requirements set forth in Attached Agreement Template. The aforementioned bonds/letters of credit must be provided on one of the forms attached hereto as Attachments and shall become part of the final contract.

4.4 RIGHT TO REJECT

The City reserves the right to reject any and all proposals and to waive any formality in the proposals received, to accept or reject any or all of the items in the proposal, and award the contract subject to this RFP, in whole or in part, if it is deemed in the City's best interest. The City reserves the right to negotiate any and all elements of the proposals if any such action is deemed in the best interest of the city.

SECTION 5: BID SUMMARY SHEET

It is the contractor's responsibility to provide an <u>itemized</u> Bid Summary Sheet when responding to this RFP.

BID FORM: SIGNATURE OF RESPONDENT

By submitting a proposal pursuant to this RFP, each proponent acknowledges that its proposal may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq*. ("GRAMA"), as the same may be amended from time to time. If a proponent desires to have specific information contained in its proposal protected from public disclosure, the proponent may provide a written claim and description of business confidentiality with respect to any such information. Filing a written claim and description of business confidentiality does not guarantee that any information will remain protected or private as the City will strictly comply with GRAMA. As a general rule, RFP pricing shall not be considered protected or private information.

I hereby acknowledge that I have received, read, and understand the foregoing Lehi City Shadow Ridge Park RFP (RFP No. 2023-07). The proposal that has been submitted herewith complies with the requirements of said RFP and applicable provisions of the Lehi City Municipal Code.

Upon acceptance of this RFP, the undersigned agrees to complete all required work as described in this RFP according to the terms and conditions described herein.

Please complete this form and return no later than the RFP deadline, as indicated on the cover page.

Company _____

By _____

Title _____

Signature _____

Address _____

_____

Phone _____

Email _____

Date _____

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: April 9, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #21-2024, the Lakeview Land and Rock General Plan amendment on 12.81-acres of property located at approximately 600 East 600 South, changing the land use designation from LDR (low density residential) to Heavy Commercial and Commercial.

Suggested Action:

Attachments:

CC Staff Report Lakeview Land and Rock General Plan Amendment 04.09.24.docx

Lakeview Land and Rock General Plan Amendment DRC 2.21.24.docx

Ord 21-2024.docx

Lakeview Land and Rock General Plan Amendment narrative.pdf

Lakeview Land and Rock General Plan Amendment DRC 02.21.24.pdf

Lakeview aerial.pdf

Lakeview GP.pdf

Lakeview zoning.pdf

LAKEVIEW LAND AND ROCK
GENERAL PLAN AMENDMENT
CITY COUNCIL REPORT

Applicant	Cole Peck		
Meeting Date	April 9, 2024		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	600 S 600 E		
Acreage	12.81		
Existing Zoning	Not Annexed		
Existing General Plan Land Use Designation	LDR (Low Density Residential)		
Proposed Land Use Designation	Heavy Commercia(C-H)/Commercial(C)		
Existing Land Use	Vehicle Storage		
Adjacent Zoning and Land Use	*North*	R-1-10	Single Family Residential
	South	Not Annexed	Residential and Agriculture
	East	A-1	Residential and Light Industrial
	West	R-1-Flex	Single Family Residential
Date of DRC Review	February 21, 2024		
Date of Planning Commission Review	March 14, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval
The Planning Commission should consider the following factors, among others, when reviewing a General Plan 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.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

LOW DENSITY RESIDENTIAL (LDR) The Low Density Residential (LDR) classification provides for predomi-

nantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre.

COMMERCIAL (C) The Commercial (C) land use classification is to provide controlled and compatible locations for retail, office, business, and other commercial activities. The classification is intended to enhance employment opportunities, encourage the efficient use of land, enhance property values and the City tax base, and ensure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

HEAVY COMMERCIAL (C-H) The Heavy Commercial (C-H) classification is intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/ office.

PLACEMAKING: **Strategy 2- Ensure that different uses are integrated in a way to transition with existing residential neighborhoods.**

Impacts on existing residential neighborhoods should be minimized to the greatest extent practicable. One way to help reduce these impacts is by requiring a transition from less intense uses to slightly more intense uses. For example, existing neighborhoods can be transitioned to a slightly more intense use, such as townhomes or neighborhood-scale commercial, which can transition to more intense uses including mixed use or transit-oriented developments. Another approach to minimizing impacts is to create a physical buffer between uses, through such means as landscaped buffers or screening.

REPORT ANALYSIS

The applicant is requesting to amend the General Plan land use designation of this property from Low Density Residential (LDR) to Heavy Commercial (C-H) and Commercial (C) on 12.18 acres located at 600 S 600 E.

The property is not currently annexed into the City but the applicant submitted for a General Plan Amendment with the intent of requesting a development agreement with the City. Potential development of the property would be heavy commercial with office warehouse with storage areas along the east side on 600 S. That use would be consistent with properties to the east. The west side, which would be adjacent to existing single family residential is proposed to be commercial with office spaces. The applicant expects a development agreement would be needed to clarify buffering and architectural requirements to help define the transition to the residential neighborhood.

The City Council should consider the allowed uses in the Heavy Commercial and Commercial classification and if the proposed uses are appropriate on the property.

The DRC had no redline comments on the General Plan amendment.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
3. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.

4. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on March 14, 2024. The minutes and motion from this meeting are as follows:

3.1) Public hearing and recommendation of Cole Peck's request for review of the Lakeview Land and Rock General Plan amendment on 12.81-acres of property located at approximately 600 East 600 South, changing the land use designation from LDR (low density residential) to Heavy Commercial and Commercial.
Commissioner Jackson reviewed instructions for decorum and public comment.

Katie Bussell presented information on the agenda item.

The applicant, Tony Trane, was present. He stated the development agreement was in place so they could start planning in detail for the site concept. At this point, the request is to give recommendations of what needs to be in the development agreement and to make the building look like a barn-type building. Mr. Trane clarified he will make feasible changes from an engineering standpoint.

Commission Chair Jackson opened the public hearing.

Keith Southard questioned whether Peck's property belongs to the county and how the city can legally make decisions regarding it. He also wanted to know where the tax money from these contracts would go. Additionally, Southard expressed worries about the extension of 570 South, especially regarding traffic and businesses. He suggested considering safety by routing 570 South through the county instead.

During the meeting, Alexa Jarrett expressed her worries about the proposed route of 570 South, which would pass through a neighborhood and cross a school boundary where children walk to school. She pointed out that the county lists the area as agricultural land. When she and her family moved into their home, they checked the General Plan Amendment (GPA) and saw that it had to be compatible with the zoning regulations. She mentioned that the Development Review Committee (DRC) initially opposed the recommendation, and she believes more residents would be affected by the change. Lastly, she mentioned that the Peck family feels they are not complying with the law.

Liz Anderson mentioned that several properties nearby had ongoing heavy equipment construction, which affected their property. She expressed her support for the proposed zone change. Additionally, she noted that the road was originally intended to have a dead-end. Liz pointed out that the Peck property existed before the surrounding properties were developed. She emphasized the importance of property rights and stated her preference for maintaining the current level of development rather than seeing more homes built, as she has grown accustomed to the presence of heavy equipment in the area.

Becca Fordham shared that she and her family purchased their home 5.5 years ago and enjoy living in the industrial area. She mentioned that the truck drivers using the narrow road near their home have been respectful and haven't caused any issues, as they are mindful of the limited space and slow down. However, she expressed concern about other drivers who need to drive more cautiously. Becca mentioned that she has had to confront these drivers and ask them to slow down, but she hasn't had any issues with the truck drivers. She voiced her opposition to the idea of opening 570 South.

Skylar Thomas expressed concern about the rapid growth of Lehi, particularly the increasing number of commercial developments. He mentioned a preference for more residential development. Skylar's house is situated near the property line, and he is worried about potential noise disturbances. He firmly opposes the proposed development.

Darryl Fordham mentioned that he doesn't see traffic along 600 East as a problem; instead, he believes that cars just need to reduce their speed. He stated that the Peck family opposes the construction of the 570 South road, as it would limit their usage of the area. Darryl highlighted that residential housing was approved after commercial establishments were already in place. He expressed his view that having housing and public access poses more risks than industrial usage.

Megan Butler mentioned that she owns an empty lot and doesn't oppose the plan being discussed. She believes that resistance to change is a common issue among people. Although she would prefer the road not to pass by her lot, she acknowledges that the decision is out of her hands. Megan understands that things will inevitably change with the zone alterations.

(inaudible) She does not feel putting heavy commercial will be useful, especially with the housing shortage in Lehi. She feels like it is a walkable distance to Main Street and would help. They did their due diligence when they moved to Lehi to see what it would like when they moved into their home knowing what they were moving next to, so she is opposed to the zone change.

Emily Grace Beck expressed gratitude towards the Pecks and their truck drivers for their respectful behavior. However, she voiced concern that not all truck drivers from new companies may act the same. Additionally, she requested that the Commissioners review the notes from the last meeting where this issue was discussed.

Chase Kirkham is representing Robert Kirkham. He was raised in the fields when there weren't any houses as when it was when he was a kid and change is hard. As a City, we must learn to get along, and he would ask that the Commissioners let the Pecks own their property and let them do what they need to do and take what they are planning over what is there now.

During the meeting, Cole Peck clarified that their previous request for light industrial zoning was mainly due to the necessity for outside storage, as it was the only zone permitting it. He believes that Lehi is deviating from its focus on light industrial development and disagrees with the staff's assessment on this matter. When Tony Peck bought the property, it was specifically for the yard. Cole acknowledges concerns about safety but questions the notion that one neighborhood should be prioritized over another in terms of safety measures. While he would prefer not to have 570 South connected, he recognizes the potential benefit in rerouting in case of a train accident. Ultimately, he seeks to operate his business and is currently in the process of annexing into Lehi City.

Katie Bussell acknowledged and summarized the online comments (included below).
Leslie Cuppett (online comment) I am against the rezoning of Lakeview Land and propose it stays zoned in the originally agreed upon way. The Pecks can still develop their land and benefit from the value without a rezone. It is unfair to the surrounding area who bought their land before a proposal for commercial development. Commercial doesn’t fit the area. We’ve already been through this process and the city council agreed that it was best to leave the land residential. Why would 2 years change their mind? Why do we need to keep revisiting this? The original zone should stick because as already talked about 2 years ago, it makes the most sense. Thanks Leslie Cuppett

Benjamin Lee (online comment)
This comment is in response to the planning agenda item 3.1 (March 14 - Lehi city Planning).
I am a property owner that directly borders the Peck property. I live at 419 E 570 S Lehi, UT 84043. We submitted our concerns to the planning commission in 2021 when a similar rezoning was up for a vote. The Peck’s have not shown a responsibility for their land even within the current designation. They have parked commercial vehicles, storage, and dumping on their land.
I would like to detail the concerns that Heavy Commercial will create. See below for details on a negative property value effect, harms and other dangers. Loss of value Per re-zoning statutes, rezoning should avoid rezoning when property values are significantly affected. A rezoning to heavy commercial would devalue over 10 properties with the building of warehouses, heavy machinery, and other office space the Peck's would seek to build. Bright lights, crime, and other factors contribute. In my research, I would lose up to 10% of my property value instantly if re-zoned from low density residential to heavy commercial. Safety of children The connection of 570 south would increase traffic on the low density residential streets and the 300 east outlet does not have sidewalks (county land not held to city standard). Kids are

on foot to school without sidewalks (no buses are committed to the area within within the Meadow Elementary area) and that is not acceptable. Heavy and large machinery not seeing or being able to stop for children could increase the liabilty of city and county. Crime increase With business, expensive equipment, and additional traffic comes an increase in crime. Besides physical harm, possessions are at risk. The security that the surrounding neighborhoods have will be in jeopardy.
Chemical exposure Warehouses, repair shops, and similar businesses carry chemicals and substances that can be harmful to immediate and surrounding areas. Some of these risks are not realized until a disaster or exposure are experienced. Noise pollution The difference in noise between low residential and Heavy Commercial is significant. Depending on the working hours of the businesses, this could be throughout the night with 24 hour shifts being the norm. This changes the dynamic of Lehi city and significantly effects quality of life. Light pollution In order to service the buildings under a heavy commercial zoning, lights are used that will affect the livelihoods of residents. Quality of life is compromised when neighborhoods are placed close to commercial zones. I'm happy to answer questions but overall Peck's haven't shown to be responsible neighbors that will take in the concerns of surrounding property owners.

Stephanie Moore (online comment) Hi. My name is Stephanie Moore. I live in Valley Point neighborhood, adjacent to the Peck property. I have major concerns with making this property commercial. We did our due diligence before buying in the neighborhood. It's important to us that we live in neighborhoods, not a commercial area. Two years ago the Pecks unsuccessfully tried to convert the property into light industrial. The city council denied their request. They did have suggestion on what they could do. Instead of listening to their thoughts and suggestions, they came back with an even worse suggestion. Their property will directly connect with ours. It could mean a huge increase in traffic coming through our neighborhood. With a commercial designation they could have auto sales, car wash, rec center, parking lot, pawn shop, medical offices, heliport, storage units, restaurants, and so much more. Those are not buildings that belong in the middle of a neighborhood. Exiting our neighborhood, there are whole stretches on the way to the elementary school that doesn't have sidewalks. That would lead to a very dangerous situation of the traffic increased through our neighborhood. Please don't approve the switch to a commercial property. Thank you for your consideration.

Kamille Lionetti (online comment) I am a homeowner in the neighborhood next to this land. Before we moved into this charming oasis, we did research. We found out that the land next to us was zoned for low density residential. We would not have bought a house next to heavy commercial! That would severely worsen our property values and lifestyle. Please do not vote to change the land to heavy residential!! Thank you!

Commissioner Chair closed the public hearing.

Tony Trane stated the intent to get the agreement where it needs to be to submit the annexation it needs to be submitted before the Planning Commission before it can be submitted to the County for annexation. He stated they need direction for the General Plan for the development agreement.

The road must be connected to adhere to block length requirements; it's essential for undeveloped properties to have connectivity. According to the code, connecting roads provide crucial access for traffic and emergency services. Moreover, connectivity standards necessitate this connection. Currently, the Peck property is isolated within the county. Future plans designate the area for Low-Density Residential (LDR) zoning within the city limits, requiring annexation. To determine the annexation's specifics, the city examines the General Plan. This is why they're seeking a change. Additionally, he discussed the impact of the annexation on neighboring properties.

Tony Trane stated while they were going through the process, the City advised to hold off while they were adopting some processes. They want to get involved and get it finished, they just want to make sure it is going in the right direction, there has just been a time delay.

The Commissioners want to make it clear they respect the applicant's property rights. They also want the applicant to understand others in the community who surround the area. Zoning plays a lot in the development. The two issues are the right to petition to zone, the other issue is to preserve what the other property owners have considered.

> **Motion:** Commissioner Eyre moved to send a positive recommendation of **Cole Peck's request for review of the Lakeview Land and Rock General Plan amendment on 12.81-acres of property located at approximately 600 East 600 South, changing the land use designation from LDR (low density residential) to**

Heavy Commercial and Commercial; including all DRC comments, and findings that the general plan amendment is not detrimental to the health welfare and safety to the surrounding area, the proposed General Plan Amendment allows the forward motion at the recommendation of the City Attorney to move forward with a plan that the City Council can craft a development agreement with the developer that will have limitations on location, use, and adjoining connectivity to the surrounding area, including the impacts that will come with the development. Commissioner Everett clarified a development agreement would be in place before the City Council would make a General Plan Amendment. Commissioner Everett seconded.

Vote: Commissioner Jackson, no; Commissioner Everett, no; Commissioner Eyre, yes; Commissioner Lockhart, no; Commissioner Kunze, no. The motion failed.

Motion: Commissioner Lockhart moved to send a negative recommendation of **Cole Peck's request for review of the Lakeview Land and Rock General Plan amendment on 12.81-acres of property located at approximately 600 East 600 South, changing the land use designation from LDR (low density residential) to Heavy Commercial and Commercial;** including all DRC comments. Commissioner Everett seconded.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, no; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed 4 - 1.

Commissioner Eyre moved to recess for five minutes. Commissioner Jackson seconded.

Lakeview Land and Rock General Plan Amendment
DRC Redline Comments

Cole Peck- requests review of the Lakeview Land and Rock General Plan amendment located at approximately 600 East 600 South, changing the land use designation from LDR to Heavy Commercial and Commercial.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, Trent Dyer, Jake Plymale, Luke Seegmiller, James Farnsworth
Assigned Planner: Jacob
Representatives of the Applicant Present: Cole Peck, Tony Trane
Date of Plans Reviewed: 2/13/2024
Time Start: 1:04 pm
Time End: 1:12 pm

DRC REDLINE COMMENTS:
Jake– Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Arnie – Building/Inspections: No comments
Shelbey – Public Works: No comments
Luke – Engineering: No comments
Kim – Planning: No comments

General Comments
1. If built out power there will be a significant line extension.
2. RMP take over

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 14, 2024.
(NEED ENVELOPES BEFORE SCHEDULING)

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: 21-2024

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP AT APPROXIMATELY 600 SOUTH 600 EAST

WHEREAS, on April 9, 2024, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on March 14, 2024, to review and make a recommendation on the General Plan Amendment located at approximately 600 S 600 E changing the land use designation from Low Density Residential (LDR) to Heavy Commercial (C-H) and Commercial (C), as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on April 9, 2024, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Low Density Residential (LDR) to Heavy Commercial (C-H) and Commercial (C).

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject property from LDR to C-H and C. The total amendment will include approximately 12.81-acres of property located at approximately 600 S 600 E, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 21 -2024 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.

A. 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.

B. The City Council hereby directs that the official copy of the Lehi City General Plan 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 9th day of April 2024.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

Legal Description

Property Description
Beginning at a point on the North right of way fence of the rail road which is East 16.44 feet and North 690.15 feet from the South Quarter Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence North 74°26'40" West 697.64 feet along a Surveyed line by George Wilson Entry No. 10-01 and its extension thereof; thence along the Peterson-Woffinden Annexation the following four courses 1) North 00°06'31" East 205.43 feet; 2) North 00°32'31" West 385.78 feet; 3) South 88°38'42" West 2.44 feet; 4) North 00°34'43" West 130.71 feet; thence North 88°52'18" East 1.88 feet; thence North 00°33'02" East 173.50 feet along a fence line; thence North 00°06'50" West 77.25 feet along an existing fence line; thence North 88°39'50" East 675.79 feet along the South line of Lott Annexation #2; thence South 00°00'19" East 35.60 feet along the West line of Tom J. Peck Addition Annexation; thence along the Findlay Annexation the following three courses 1) South 88°44'41" West 415.94 feet; 2) South 00°09'19" East 121.00 feet; 3) North 88°44'41" East 4.56 feet; thence following along the Blossom Hollow Annexation the following ten courses 1) South 35°03'09" West 13.41 feet; 2) South 02°30'53" West 37.32 feet; 3) South 12°20'28" East 50.67 feet; 4) South 07°41'42" East 127.17 feet; 5) South 01°39'17" West 43.66 feet; 6) South 83°53'32" East 60.92 feet; 7) South 77°13'36" East 88.06 feet; 8) North 89°40'01" East 8.14 feet; 9) North 85°13'22" East 189.98 feet; 10) North 89°59'30" East 49.81 feet; thence South 00°00'19" East 732.36 feet along the Tom J. Peck Addition Annexation to the point of beginning.

Property contains 12.81 acres more or less

Basis of Bearing: NAD 83 Bearings

February 1, 2024

Lehi City
Attn: City Council and Staff

Subject: LAKEVIEW LAND AND ROCK DEVELOPMENT LLC GENERAL PLAN AMENDMENT

The properties owned by, Lakeview Land and Rock Development LLC, located at 600 South 600 East (serial number 13:007:0040) is requesting a general plan amendment for the Lehi City General Plan Map. This general plan amendment submittal is requesting approximately 12.81 acres change the designation to Commercial and Heavy Commercial with the intent of a development agreement between the property owner and Lehi City. We feel this is an appropriate request based on the criteria below:

(a) In general, the topography, vegetation, and other natural features present on the property proposed for the amendment is Flat Land.

(b) The existing land uses to the east of the property is a light industrial use and the property to the west is residential. The initial development is anticipated to be a couple acres for the property owner to build an office warehouse building for their construction companies.

(c) The potential development of the property would be to develop office warehouse with some potential storage areas along the east side of the project. The requested use is similar to the property east and is anticipated to include restriction and/or exceptions in the development agreement if recommended by the Council.

One future proposed use along the westerly side that is being considered is office space that looks more like a home, (similar to the older homes along Main Street). This will help to keep a buffer area for the single family homes and give a more blended feel to the area. This area is being proposed as commercial and can allow for additional requirements based on the development agreement. Such items would be anticipated to define uses, landscaping protection along the residential and fencing agreements. The anticipation is to construct an 8' high solid fence along the westerly edge.

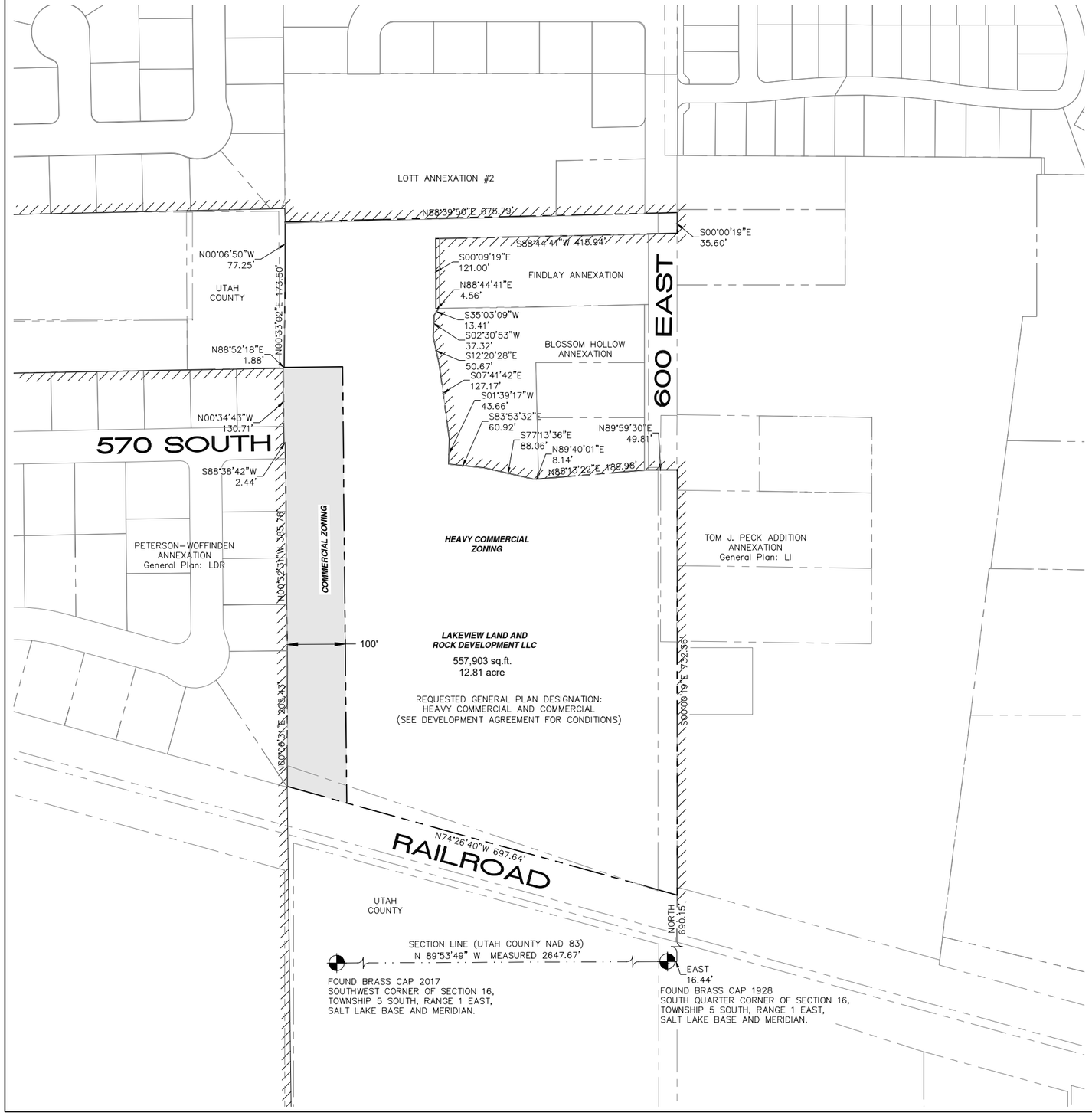
(d) This proposal would fit in with the Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan base on the adjacent similar uses, a railroad along the property and a significant need within the City for this type of use along with the measures being put in place to create a transition buffer with the homes to the west.

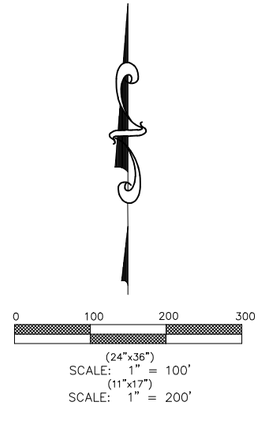
(e) The potential (when the property is developed) demands for Lehi City provided facilities and services to the area including culinary water, irrigation water, wastewater,transportation facilities, drainage, fire protection, solid waste, parks and recreation, and police protection would be lessened with the current proposal based on the fact that the proposed impact to the systems would be at different times from the typical residential demands.

We feel that the proposed amendment request is an appropriate request and would be in line with the City's future planning. We ask that you direct City Staff to coordinate with us for the creation of a development agreement that would allow approval for the requested General Plan Amendment for the Lakeview Land and Rock property along 600 East.

Thank you for your consideration of this matter.

LAKEVIEW LAND AND ROCK DEVELOPMENT LLC
GENERAL PLAN AMENDMENT





SECTION CORNER MONUMENT

LEHI CITY BOUNDARY

SECTION LINE

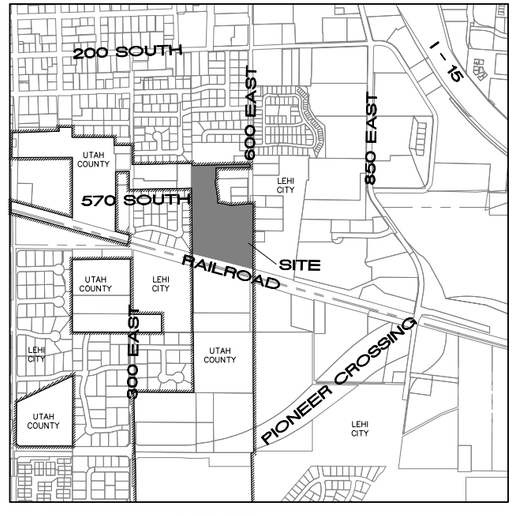
FUTURE ANNEXATION BOUNDARY

EXISTING PROPERTY LINES

Property Description
Beginning at a point on the North right of way fence of the rail road which is East 16.44 feet and North 690.15 feet from the South Quarter Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence North 74°26'40" West 697.64 feet along a Surveyed line by George Wilson Entry No. 10–01 and its extension thereof; thence along the Peterson–Woffinden Annexation the following four courses 1) North 00°06'31" East 205.43 feet; 2) North 00°32'31" West 385.78 feet; 3) South 88°38'42" West 2.44 feet; 4) North 00°34'43" West 130.71 feet; thence North 88°52'18" East 1.88 feet; thence North 00°33'02" East 173.50 feet along a fence line; thence North 00°06'50" West 77.25 feet along an existing fence line; thence North 88°39'50" East 675.79 feet along the South line of Lott Annexation #2; thence South 00°00'19" East 35.60 feet along the West line of Tom J. Peck Addition Annexation; thence along the Findlay Annexation the following three courses 1) South 88°44'41" West 415.94 feet; 2) South 00°09'19" East 121.00 feet; 3) North 88°44'41" East 4.56 feet; thence following along the Blossom Hollow Annexation the following ten courses 1) South 35°03'09" West 13.41 feet; 2) South 02°30'53" West 37.32 feet; 3) South 12°20'28" East 50.67 feet; 4) South 07°41'42" East 127.17 feet; 5) South 01°39'17" West 43.66 feet; 6) South 83°53'32" East 60.92 feet; 7) South 77°13'36" East 88.06 feet; 8) North 89°40'01" East 8.14 feet; 9) North 85°13'22" East 189.98 feet; 10) North 89°59'30" East 49.81 feet; thence South 00°00'19" East 732.36 feet along the Tom J. Peck Addition Annexation to the point of beginning.

Property contains 12.81 acres more or less

Basis of Bearing: NAD 83 Bearings



VICINITY MAP

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN STREET, LEHI, UTAH 84043 (801) 768-4544

LAKEVIEW LAND AND ROCK
DEVELOPMENT LLC
GENERAL PLAN AMENDMENT

Lakeview Land and Rock General Plan Amendment

Aerial

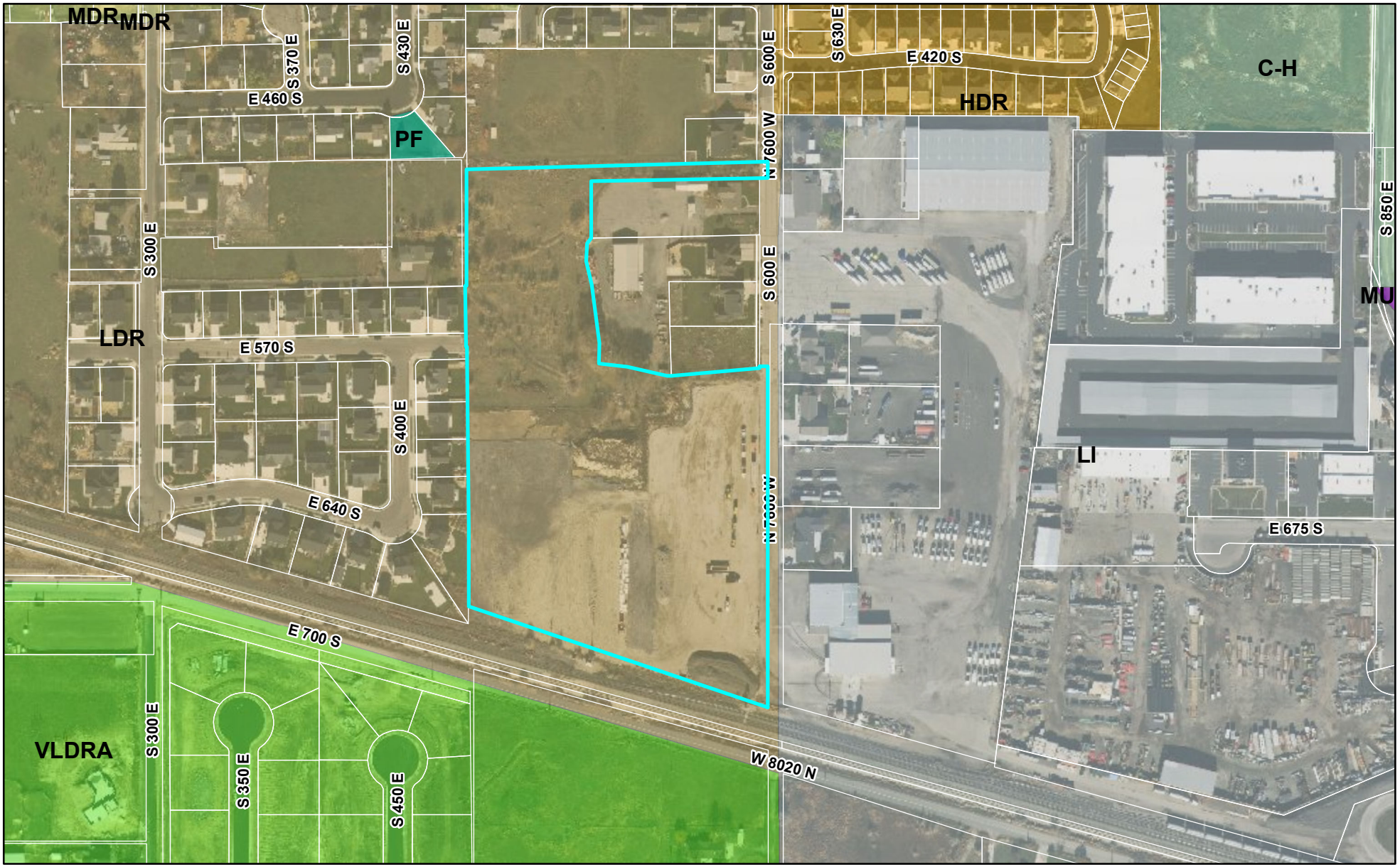


0 350 700 Feet

LEHI CITY

Lakeview Land and Rock General Plan Amendment

General Plan

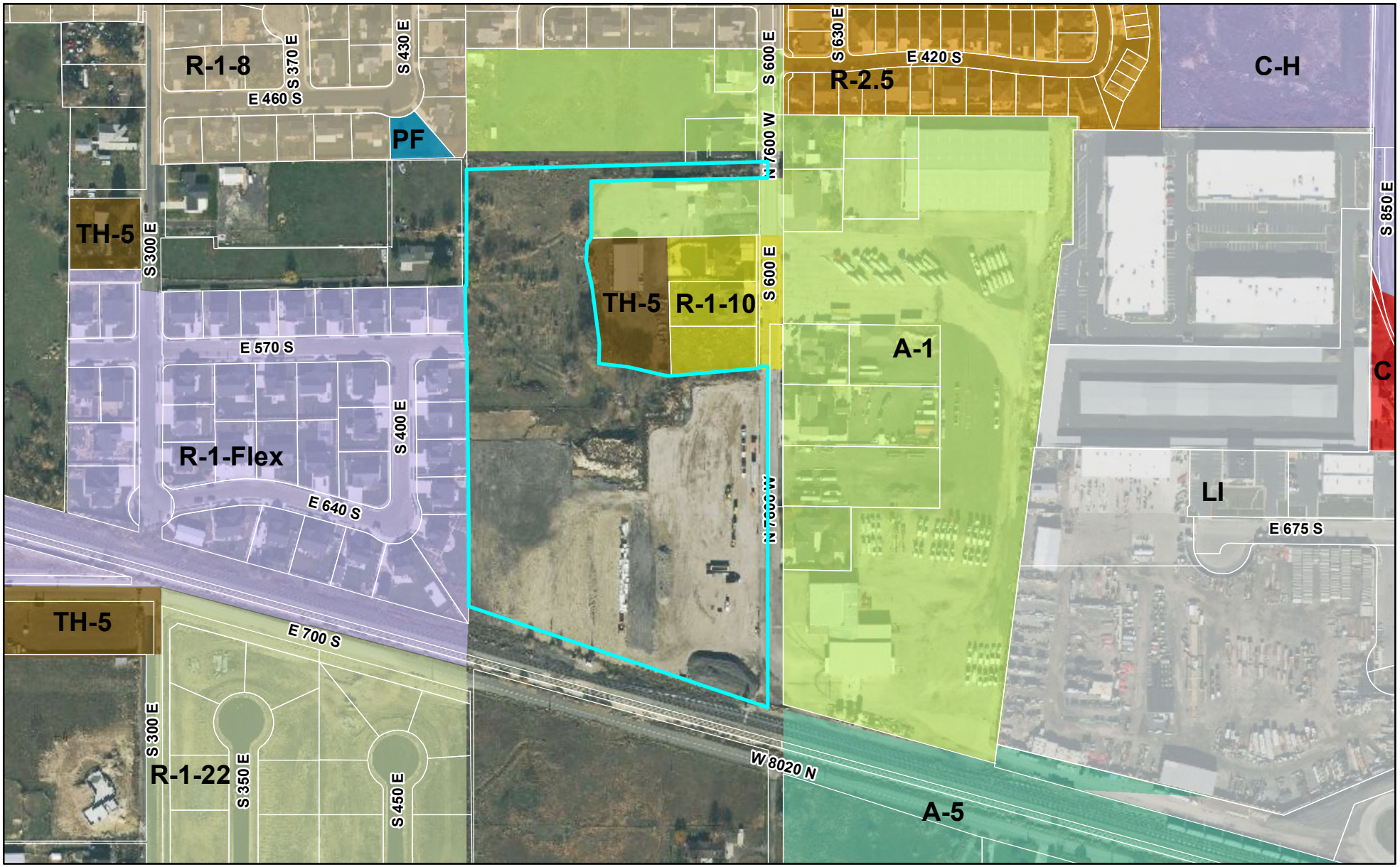


0 350 700 Feet

LEHI CITY

Lakeview Land and Rock General Plan Amendment

Zoning



0 350 700 Feet

LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: April 9, 2024
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #22-2024 a Zone change on 0.91-acres located at 498 North 900 East changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential).

Suggested Action:

Attachments:

CC Staff Report Atkinson Zone Change 04.09.24.docx

Atkinson Zone Change DRC 2.21.2024.docx

Ord 22-2024.docx

Atkinson Zone Change Information.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

ATKINSON ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Steve Atkinson		
Meeting Date	April 9, 2024		
Requested Action/Purpose	Approval of a proposed zone change		
Decision Type	Legislative		
Location	498 North 900 East		
Acreage	0.91		
Existing Zoning	RA-1		
Existing General Plan Land Use Designation	Low Density Residential (LDR)		
Proposed Zoning Designation	R-1-Flex		
Existing Land Use	Single Family Home		
Adjacent Zoning and Land Use	*North*	R-1-8	Single Family Homes
	South	RA-1	Single Family Homes
	East	RA-1	Single Family Homes
	West	RA-1	Single Family Homes
Date of DRC Review	February 21, 2024		
Date of Planning Commission Review	March 14, 2024		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

From 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.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

STRONG COMMUNITIES

1. Establish strong communities where residents have opportunities for meaningful social connections and support systems

Strategy 1 Create a life-cycle housing policy that encourages a diversity of housing types in Lehi's neighborhoods to provide housing options for prospective residents of differing ages, incomes, abilities, and lifestyles

PROPERTY HISTORY

1872 Property was incorporated into Lehi City

REPORT ANALYSIS

The applicant requests approval of a proposed zone change from RA-1 to R-1-Flex located at 498 North 900 East. The General Plan Designation for this property is Low Density Residential and the R-1-Flex designation is consistent with that designation. The R-1-Flex would allow for two additional units, or three total lots on this property. Subdividing of the property will come after approval of this zone change.

DRC reviewed the proposed zone change and had one comment about the required water dedication.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change will allow for additional housing units in this area.
2. The proposed zone change will allow for similar lot sizes as those in the neighborhood to the north of this parcel.
3. The proposed zone change is consistent with the General Plan designation of LDR.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on March 14, 2024 the minutes and motion from that meeting follow.

3.2) Public hearing and recommendation of Steve Atkinson's request for review of a zone change on 0.91-acres located at 498 North 900 East changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential). Katie Bussell presented information on the item.

The applicant, Steve Atkinson, was present.

Commission Chair Jackson opened and closed the public hearing.

> **Motion:** Commissioner Lockhart moved to approve **Steve Atkinson's request for review of a zone change on 0.91-acres located at 498 North 900 East changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential);** including all DRC comments and findings stated in the report**.** Commissioner Eyre seconded.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

Atkinson Zone Change
DRC Redline Comments

Steve Atkinson- requests review of the Atkinson Zone Change, 0.91-acres of property located at 498 North 900 East changing the zoning from RA-1 to R-1-Flex.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Brittney
Representatives of the Applicant Present: None Present
Date of Plans Reviewed: 2/13/2024
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey– Public Works: No comments
Brad – Engineering: 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-1-8 zone. The amount of culinary water is 0.41 feet per acre and no irrigation water is required.
2. This request complies with the General Plan Designation of LDR.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 14th

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: 22-2024

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 498 NORTH 900 EAST

WHEREAS, Steve Atkinson, applicant for property located at 498 North 900 East 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-1-Flex; and

WHEREAS, following a public hearing on March 14, 2024, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it with a positive recommendation to the City Council for final decision on the proposed amendment; and

WHEREAS, on April 9, 2024, 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 March 14, 2024; 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 January 25, 2022 (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.

PART II:

A. If a provision of this Ordinance 22 -2024 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 9th day of April 2024.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

ATKINSON ZONE CHANGE

12:052:0086

Taxing Description: COM N 721.64 FT & W 929.47 FT FR SE COR. SEC. 9, T5S, R1E, SLB&M.; N 89 DEG 4' 48" W 114.84 FT; N 0 DEG 13' 25" W 13.64 FT; N 89 DEG 18' 18" W 137.38 FT; N 0 DEG 28' 20" W 142.16 FT; ALONG A CURVE TO R (CHORD BEARS: N 64 DEG 18' 36" E 18.57 FT, RADIUS = 21 FT); S 89 DEG 41' 32" E 158.53 FT; S 89 DEG 30' 28" E 76.8 FT; S 0 DEG 28' 20" E 165.85 FT TO BEG. AREA 0.910 AC.

PROPERTY INFORMATION

Serial Number: 12:052:0086 **Serial Life:** 2005...



Total Photos: 1

Property Address: 498 N 900 EAST - LEHI

Mailing Address: 498 N 900 E LEHI, UT 84043-1346

Acreage: 0.910174

Last Document: 103093-2021

Subdivision Map
Filing

Taxing Description: COM N 721.64 FT & W 929.47 FT FR SE COR. SEC. 9, T5S, R1E, SLB&M.; N 89 DEG 4' 48" W 114.84 FT; N 0 DEG 13' 25" W 13.64 FT; N 89 DEG 18' 18" W 137.38 FT; N 0 DEG 28' 20" W 142.16 FT; ALONG A CURVE TO R (CHORD BEARS: N 64 DEG 18' 36" E 18.57 FT, RADIUS = 21 FT); S 89 DEG 41' 32" E 158.53 FT; S 89 DEG 30' 28" E 76.8 FT; S 0 DEG 28' 20" E 165.85 FT TO BEG. AREA 0.910 AC.

Zoning Change Request to R-1 Flex Zoning. Change to zoning

Zone change consistent with the goals and policies of the general plan

Zoning in the area is R-2, R-1-8 and RA-1 Residential

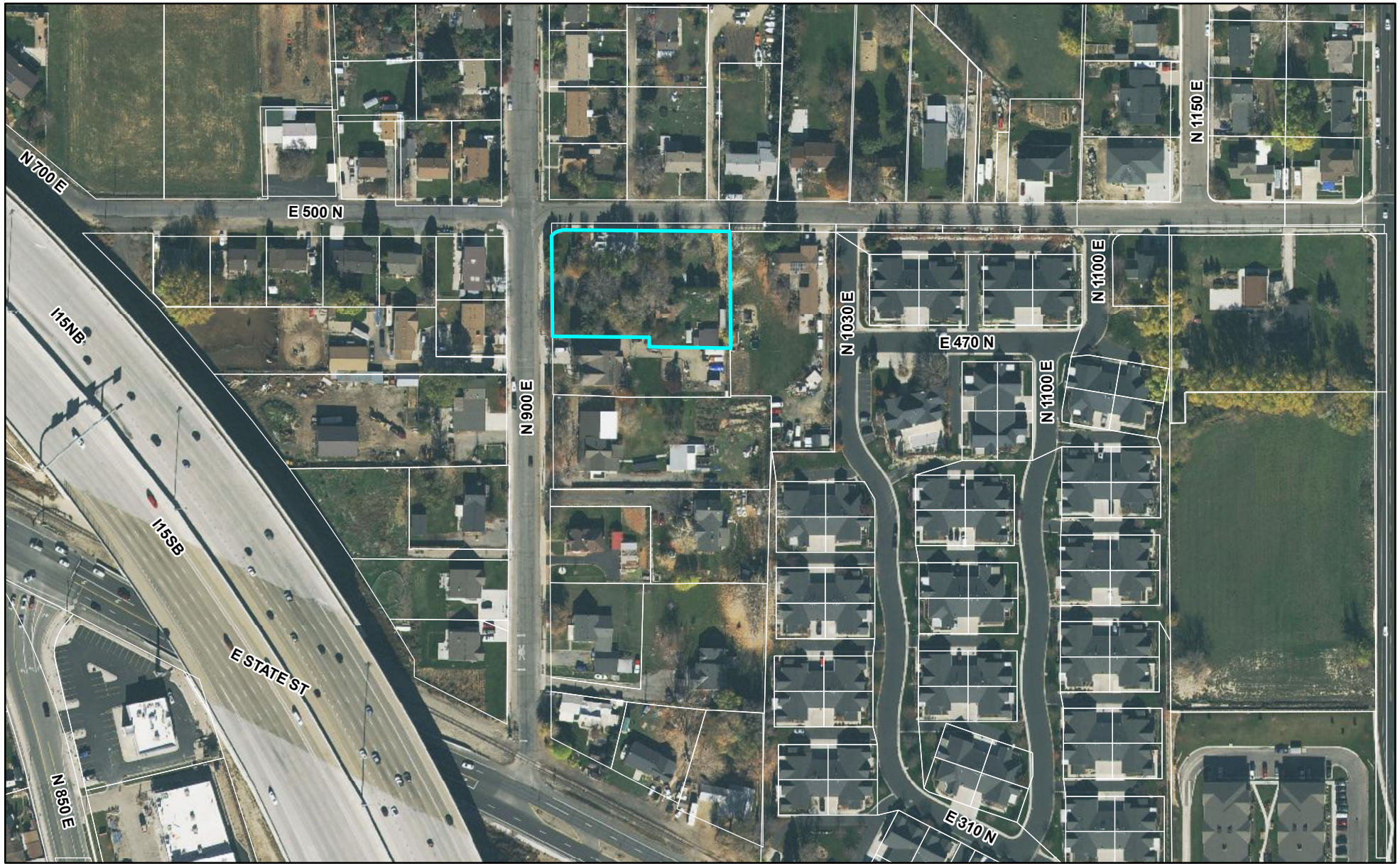
Change should not affect the uses or proposed uses for nearby or adjoining properties.

Zoning R-1 Flex will allow property to be used for 2 Lots.



Atkinson Zone Change and Concept Plan

Aerial

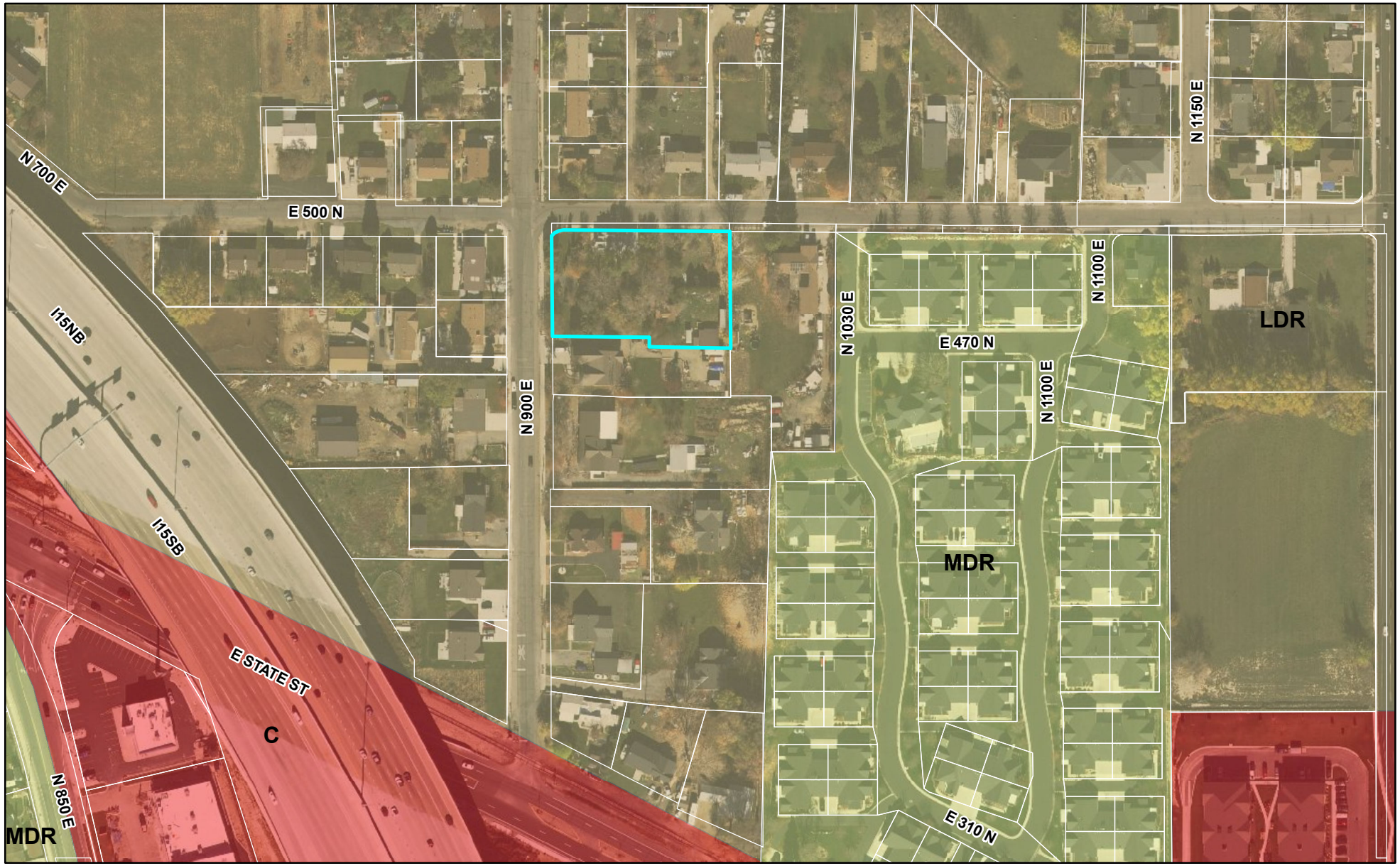


0 230 460 Feet

LEHI CITY

Atkinson Zone Change and Concept Plan

General Plan

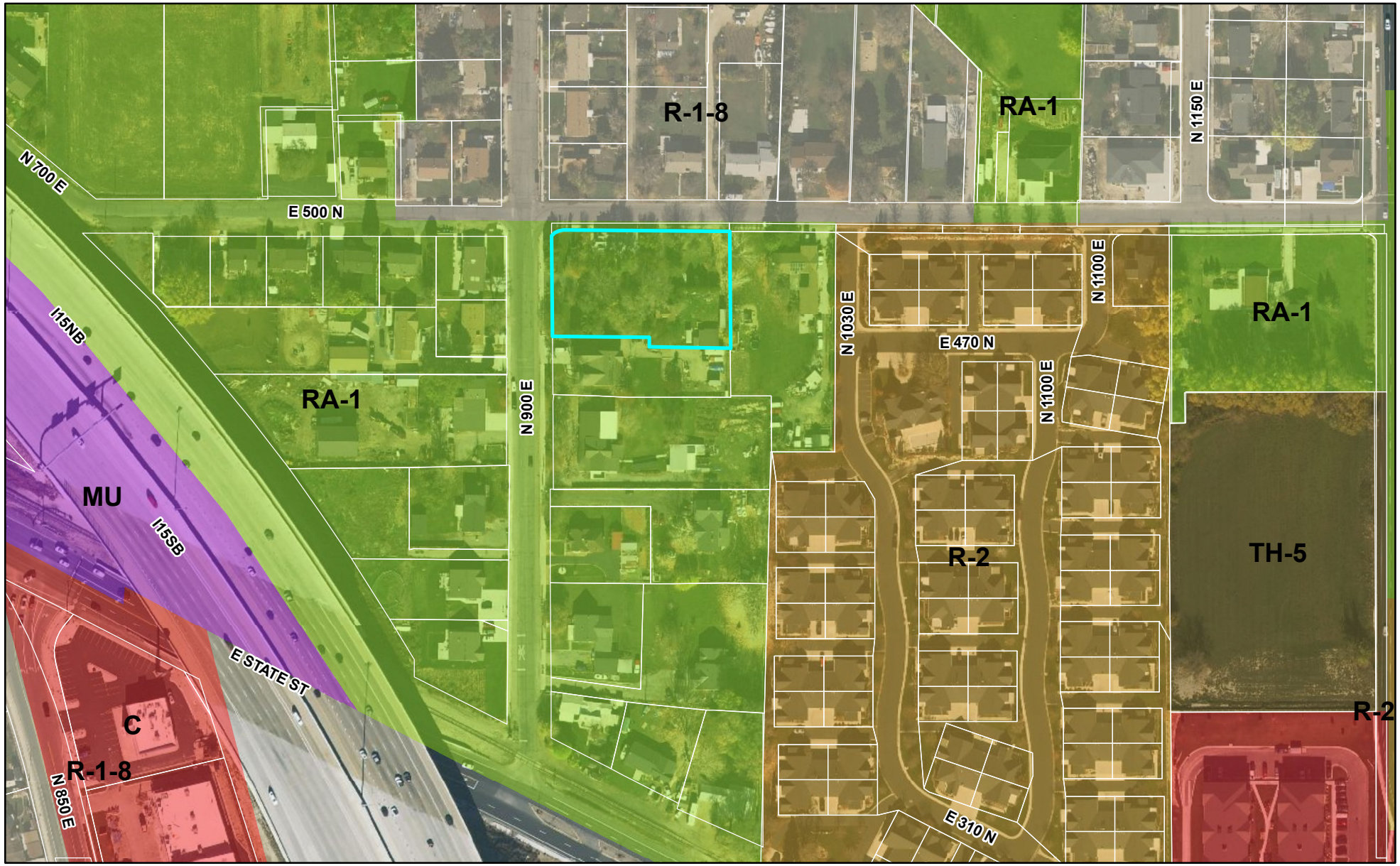


0 230 460 Feet

LEHI CITY

Atkinson Zone Change and Concept Plan

Zoning



0 230 460 Feet

LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: April 9, 2024
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Plat amendment approval for revisions to the Skye Preliminary Plat A, to include the Clubhouse parcel and surrounding lots and infrastructure.

Suggested Action:

Attachments:

CC Staff Report Skye Preliminary Plat A Subdivision Revisions 03.14.24.docx

Skye Preliminary Plat A Revisions DRC 11.01.23.docx

narrative.pdf

Revised Skye Preliminary Plat A Plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

SKYE PRELIMINARY PLAT A SUBDIVISION REVISIONS

CITY COUNCIL REPORT

Applicant	DR Horton		
Meeting Date	April 9, 2024		
Requested Action/Purpose	Approval of proposed revisions to an approved preliminary subdivision		
Decision Type	Administrative		
Location	Approximately 3950 North and Center Street		
Existing General Plan Designation	Mixed-Use (MU), Medium Density Residential (MDR), and High Density Residential (HDR)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped		
Number of Lots/Units	541		
Adjacent Zoning and Land Use	*North*	PC (LDR/MDR/HDR)	Undeveloped Skye Area Plan
	South	SR-92	Timpanogos Highway
	East	PC (PF)	Viewpoint Middle and Belmont
	West	PC (open space)	Buffer for TI
Date of DRC Review	November 1, 2023		
Date of Planning Commission Review	March 14, 2024		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and Recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

Section 11.140. Revisions.
A. If any revision is included on the final plat that was not present on the Preliminary Plat or came as a requirement of approval by the City Council, it is the applicant's responsibility to inform the Reviewing Departments, Planning Commission and City Council of the change. Failure to inform the Planning Commission or City Council of the revisions may result in revocation of any or all approvals.

B. Revisions to approved construction drawings for subdivisions or site plans shall be coordinated with the Public Works Director. The Public Works Director may require Reviewing Departments review of the proposed revisions. The applicant shall provide one electronic copy in PDF format of the revisions, unless otherwise approved by the Public Works Director. The copies shall be made on colored paper where available; otherwise a red revision stamp shall be required on the drawings in the right hand margin to distinguish revised pages from the original approved pages, as directed by the Public Works Director. All revisions shall be indicated with clouding. The plans shall include a revision block filled out including the date of the revisions.

Table 37.080. Table of Off-Street Parking Requirements

Townhouses (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration, one of which must be within an enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2.5 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 250 feet of the assigned units.

PROPERTY HISTORY

June 21, 1995	Part of the property came into Lehi City as part of the Micron Annexation
May 27, 1999	Part of the property came into Lehi City as part of the Low Hills Annexation
December 11, 2012	City Council approved the Micron Area Plan
August 23, 2022	City Council approved the Skye Area Plan amending the Micron Area Plan
December 13, 2022	City Council approved the Skye Preliminary Plat A Subdivision
September 19, 2023	City Council approved the Skye Area Plan Second Amendment

REPORT ANALYSIS

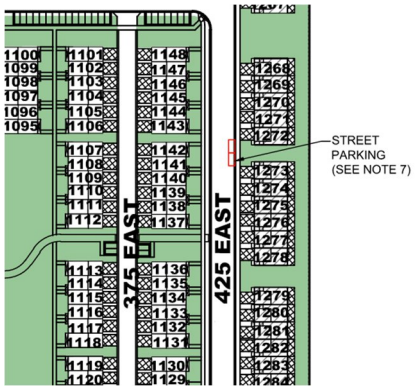
The applicant requests approval of proposed revisions to the approved Skye Preliminary Plat A. The revisions add additional land area and units that were added in the Skye Area Plan Second Amendment. The layout of the rest of the units stayed substantially the same.

Additional units
The revised plan brings in additional land area that was brought in with the Skye Area Plan Second Amendment. The new preliminary plan includes an additional 31 acres and 159 units. These additions do not add to the overall units in the Area Plan just the approved units and area for the Skye Preliminary Plat A.

The biggest change to the layout includes moving the common area space further north.

Common Areas
The common area that the applicant has indicated will include the clubhouse and other HOA amenities was moved further north. It shows a trail running along the east side and connecting the open space to the trail network throughout the development. The applicant has indicated they preferred this location for their main amenities from the beginning. They just had to show a place for the amenities to meet the amenity requirement with the previous preliminary plat. And the actual amenities will be approved with a future site plan.

On-Street Parking
The applicant seeks an exception to allow for two on-street parking spots to count towards the parking proximity requirement. They highlighted these two spots on their plans and left a comment stating their request.



7. IN AREAS WHERE AN OFFSTREET PARKING STALL IS NOT WITHIN 250' OF A TOWNHOME, STREET PARKING SHALL BE ALLOWED ON PUBLIC ROADWAYS TO MEET CITY CODE PARKING PROXIMITY REQUIREMENTS. THIS PROPOSED CHANGE IS NOT EXPRESSLY ALLOWED BY THE DEVELOPMENT CODE OR AREA PLAN. THE PLANNING COMMISSION MAY DETERMINE IF IT MEETS THE REDUCTION IN REQUIRED PARKING OUTLINED IN CHAPTER 37 OF THE CODE:

IN ALL OTHER ZONES, AN APPLICANT MAY REQUEST A REDUCTION IN THE AMOUNT OF PARKING STALLS. THE APPLICANT SHALL DEMONSTRATE BY CLEAR AND CONVINCING EVIDENCE THAT THE REQUIRED NUMBER OF PARKING STALLS IS UNNECESSARY FOR THE PROPOSED USE AND ANY POSSIBLE FUTURE USE OF THE BUILDING. REQUESTS TO LOWER THE AMOUNT OF PARKING STALLS SHALL BE APPROVED BY THE PLANNING COMMISSION FOLLOWING A RECOMMENDATION BY THE REVIEWING DEPARTMENTS. ANY REQUEST WHICH LOWERS THE AMOUNT OF PARKING STALLS BY MORE THAN 20 PERCENT SHALL NOT BE APPROVED BY THE PLANNING COMMISSION.

The applicant made the 250 feet proximity requirement for off-street parking to the townhome units work everywhere but in this one area. The location of power infrastructure left no room for off-street parking in this one area.

The City Council can grant a deviation from the City requirements. Some of the things they may want to consider is the precedence of allowing a deviation from the parking proximity requirement. On the other hand, if they hold to the requirement the applicant may move the units to an area with a higher slope which creates safety and environmental concerns.

The DRC only had one comment on the revised preliminary subdivision. The comment related to not meeting the parking proximity requirement discussed above.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or approve with modifications the proposed revisions to the approved preliminary subdivision. Any motion should include findings. Possible findings include:

1. The proposed revised preliminary subdivision meets/does not meet the requirements of the Skye Area Plan.
2. The proposed revised preliminary subdivision will provide the clubhouse and other amenities in an early phase of development.
3. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the revised preliminary subdivision on Mrach 14, 2024. The minutes and motion from this meeting follow.

3.4) Review and recommendation of DR Horton's request for approval of revisions to Skye Preliminary Plat A, to include the Clubhouse parcel and surrounding lots and infrastructure.
Katie Bussell presented information on the agenda item.

The applicant, Jeff Stephenson, was present.

This item is not a public hearing.

Motion: Commissioner Kunze moved to recommend approval of **DR Horton's request for approval of revi-**

sions to Skye Preliminary Plat A, to include the Clubhouse parcel and surrounding lots and infrastructure; including all DRC comments and findings stated in the report**.** Commissioner Eyre seconded.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

Skye Preliminary Plat A Revisions
DRC Redline Comments

DR Horton- requests review of the Skye Preliminary Plat A Revisions.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney
Representatives of the Applicant Present: Jeff Stephenson and Ben Tuckett
Date of Plans Reviewed: 10/2/23
Time Start: 1:57pm
Time End: 2:10pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. One area of townhomes does not meet the parking proximity requirement, an amendment may allow for an exception in the future. They will need to meet parking requirements with the final subdivision.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION AFTER THE AREA PLAN IS RECORDED

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.

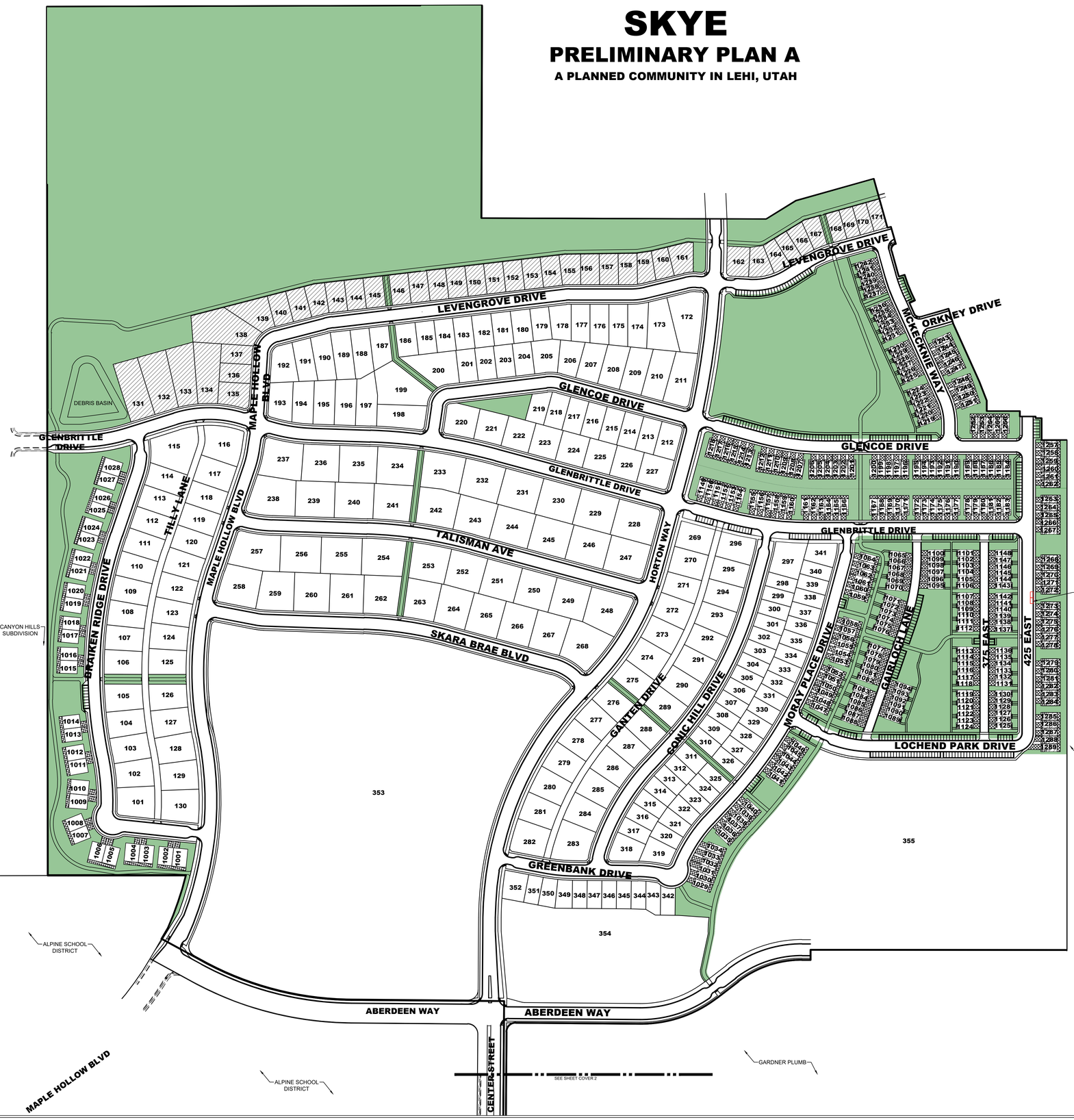
September 11, 2023

Skye Area Plan Preliminary Plat A revisions

DR Horton seeks to amend the preliminary plat A to include the Skye Clubhouse parcel and surrounding lots and infrastructure. DR Horton would like to build the clubhouse in early phase of the development and anticipates the pool, and other amenities on the clubhouse parcel will be a great benefit to the community.

The clubhouse parcel was not included in the preliminary plat previously as the clubhouse parcel needed to be added to the area plan via area plan amendment. The area plan amendment is before city council on September 19th and is anticipated to be approved at that time. As such DR Horton is seeking to amend the preliminary plat at this time.

SKYE
PRELIMINARY PLAN A
A PLANNED COMMUNITY IN LEHI, UTAH



SCALE: 1"=150'
150 75 0 150

VICINITY MAP

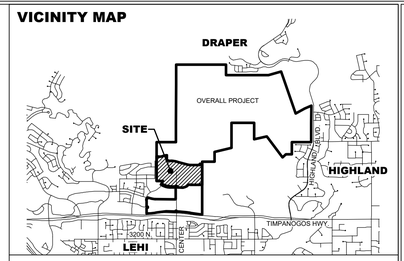


TABLE OF CONTENTS

COVER	COVER 1
COVER (CONT)	COVER 2
NOTES	GN-1
LOT LAYOUT 1	C-101
LOT LAYOUT 2	C-102
LOT LAYOUT 3	C-103
LOT LAYOUT 4	C-104
LOT LAYOUT 5	C-105
LOT LAYOUT 6	C-106
LOT SUMMARY SHEET 1	C-201
LOT SUMMARY SHEET 2	C-202
UTILITY LAYOUT 1	C-301
UTILITY LAYOUT 2	C-302
UTILITY LAYOUT 3	C-303
UTILITY LAYOUT 4	C-304
OFFSITE PI AND CULINARY	C-305
GRADING PLAN 1	C-401
GRADING PLAN 2	C-402
STRIPING PLAN	C-501
PHASING PLAN	C-601
DETAILS	C-701

TABULATIONS

TOTAL AREA:	194.73 ACRES
ROADWAY:	33.84 ACRES
# OF SINGLE FAMILY:	252 UNITS
REAR LOAD TOWNHOMES:	126 UNITS
FRONT LOAD TOWNHOMES:	135 UNITS
TWINHOMES:	28 UNITS
TOTAL:	541 UNITS
DENSITY:	2.78 UNITS/ACRES
PUBLIC OPEN SPACE:	45.03 ACRES
PRIVATE OPEN SPACE:	17.77 ACRES
ZONE:	PC

PARKING REQUIREMENTS:

COTTAGE LOTS NARROWER THAN 50': 58
PARKING REQUIRED: 20 (1 STALL PER 3 LOTS)
TOWNHOMES WITH STREET PARKING AVAILABLE: 201
PARKING REQUIRED: 67 (1 STALL PER 3 UNITS)
TOWNHOMES WITHOUT STREET PARKING AVAILABLE: 60
PARKING REQUIRED: 24 (1 STALL PER 2.5 UNITS)
TOTAL PARKING REQUIRED: 111
TOTAL PARKING PROVIDED: 330

NOTES

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - 1.1. PLAN & PROFILES / CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
   - 1.2. ALL PIPE TYPES, SPECIFIC LOCATIONS, AND DETAILS. (BENDS, DETECTOR TAPE, ETC.)
   - 1.3. VALVES
   - 1.4. BLOW-OFFS INCLUDING SIZE, TYPE, AND PROTECTION.
   - 1.5. MANHOLES, BOXES AND RELATED DETAILS.
   - 1.6. WATER AND SEWER SERVICE DETAILS.
   - 1.7. FIRE HYDRANTS.
   - 1.8. LOT LINE UTILITY EASEMENTS.
   - 1.9. STREET LIGHTS / STREET SIGNS / TRAFFIC SIGNS.
   - 1.10. POWER LINE EXTENSIONS & DOME / TRANSFORMER LOCATIONS.
   - 1.11. LOT ADDRESSES.
   - 1.12. CBR VALUES AND ROAD SUB-BASE.
   - 1.13. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.
2. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
3. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
4. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
5. ALL INTERIOR FENCE LINES TO BE REMOVED UNLESS OTHERWISE NOTED.
6. THE PARKING STALLS ALONG THE SOUTH SIDE OF LOCHEND PARK DRIVE WILL BE SHARED WITH THE PARCEL TO THE SOUTH AND SHALL BE ALLOWED TO COUNT TOWARD THEIR PARKING REQUIREMENT.
7. IN AREAS WHERE AN OFFSTREET PARKING STALL IS NOT WITHIN 250' OF A TOWNHOME, STREET PARKING SHALL BE ALLOWED ON PUBLIC ROADWAYS TO MEET CITY CODE PARKING PROXIMITY REQUIREMENTS. THIS PROPOSED CHANGE IS NOT EXPRESSLY ALLOWED BY THE DEVELOPMENT CODE OR AREA PLAN. THE PLANNING COMMISSION MAY DETERMINE IF IT MEETS THE REDUCTION IN REQUIRED PARKING OUTLINED IN CHAPTER 37 OF THE CODE:
   IN ALL OTHER ZONES, AN APPLICANT MAY REQUEST A REDUCTION IN THE AMOUNT OF PARKING STALLS. THE APPLICANT SHALL DEMONSTRATE BY CLEAR AND CONVINCING EVIDENCE THAT THE REQUIRED NUMBER OF PARKING STALLS IS UNNECESSARY FOR THE PROPOSED USE AND ANY POSSIBLE FUTURE USE OF THE BUILDING. REQUESTS TO LOWER THE AMOUNT OF PARKING STALLS SHALL BE APPROVED BY THE PLANNING COMMISSION FOLLOWING A RECOMMENDATION BY THE REVIEWING DEPARTMENTS. ANY REQUEST WHICH LOWERS THE AMOUNT OF PARKING STALLS BY MORE THAN 20 PERCENT SHALL NOT BE APPROVED BY THE PLANNING COMMISSION.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
EX		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		OPEN SPACE (REFER TO LANDSCAPE PLANS FOR DESIGN DETAILS)
		UNITS REQUIRED TO ADHERE TO ALL WILDLAND URBAN INTERFACE REQUIREMENTS

DEVELOPER / OWNER
DR. HORTON
12351 S. GATEWAY PARK PL #D-100
DRAPER, UT 84020
(801) 571-7101

ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME
SKYE PRELIMINARY PLAN A

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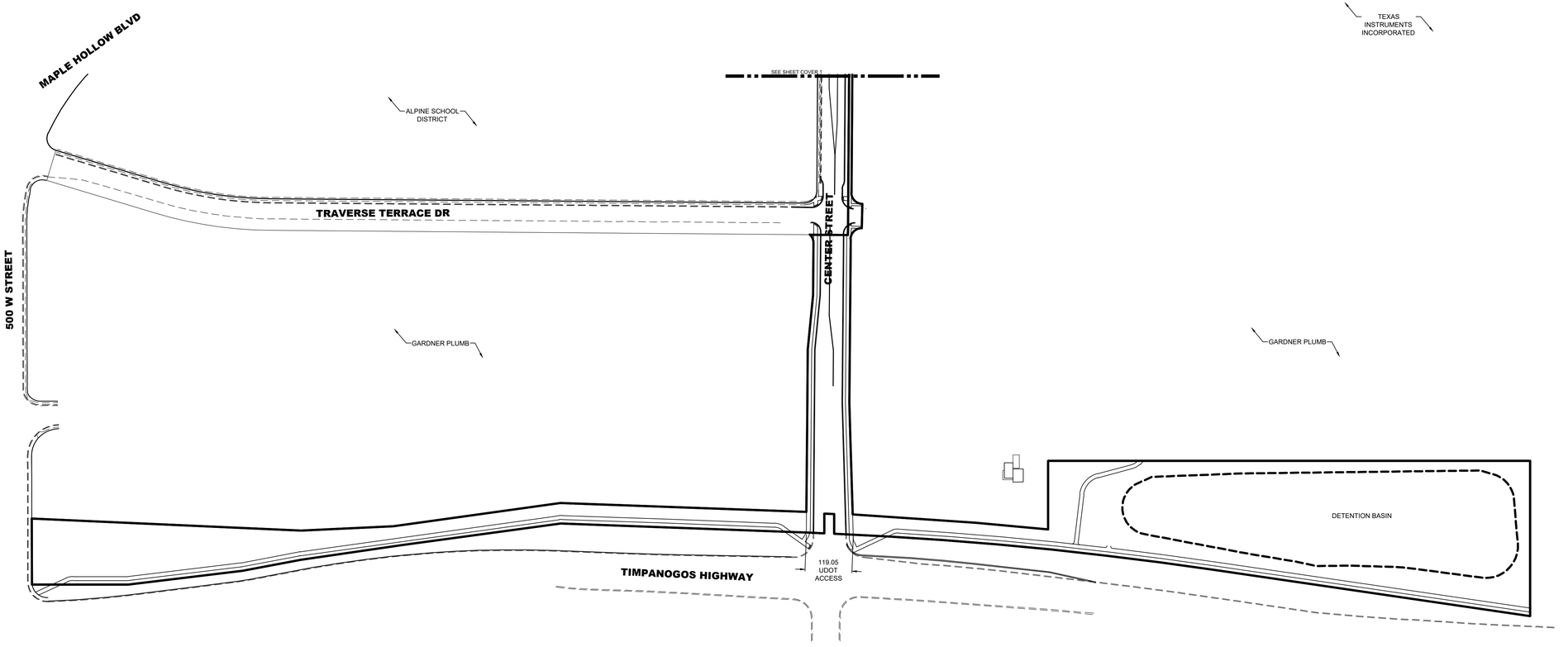
STATE OF UTAH — BENJAMIN J. TUCKETT — No. 9286726 — REGISTERED PROFESSIONAL ENGINEER — 10/16/2023 — CONSTRUCTION

SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH
COVER

REVISIONS
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2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=150'
DATE: 10/16/2023
SHEET: COVER 1

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STATE OF UTAH
BENJAMIN J. TUCKETT
No. 9286726
REGISTERED PROFESSIONAL ENGINEER
10/16/2023
CONDITIONAL

SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

COVER (CONT)

REVISIONS
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SCALE: 1"=150'
DATE: 10/16/2023

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GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. 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.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. 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 CONTRACTORS WORK FORCE.
3. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
4. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
5. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES, NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OF SERVICE CONNECTIONS.
6. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
7. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
8. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
9. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
10. AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
11. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
12. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
13. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
14. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

GENERAL CLEARING AND GRADING NOTES

1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER SHALL BE PROVIDED FOR FIRE PROTECTION FOR ALL GRADING ACTIVITIES DONE WITHIN THE WILDLAND URBAN INTERFACE.

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STATE OF UTAH · BRENT J. TUCKETT · No. 9286726 · REGISTERED PROFESSIONAL ENGINEER · 10/16/2023 · CONDITIONAL

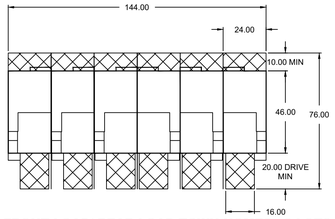
SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH

GENERAL NOTES

REVISIONS
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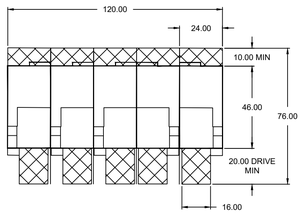
LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: NONE
DATE: 10/16/2023
SHEET: GN-1

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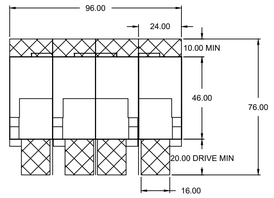
FRONT LOAD/ REAR LOAD TOWN HOMES - 6 LOTS

LOTS
1029-1064
1149-1166
1172-1195
1201-1218
1257-1262
1273-1284



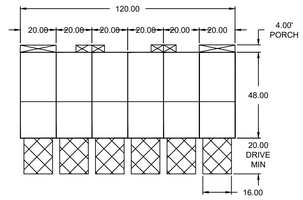
FRONT LOAD/ REAR LOAD TOWN HOMES - 5 LOTS

LOTS
1167-1171
1196-1200
1243-1247
1252-1256
1263-1272
1285-1289



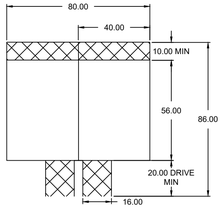
FRONT LOAD/ REAR LOAD TOWN HOMES - 4 LOTS

LOTS
1248-1251



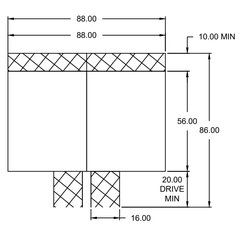
REAR LOAD TOWN HOMES - 6 LOTS

LOTS
1065-1148
1219-1242



IRVINE TWIN HOMES

LOTS
1007-1008
1013 - 1018
1025 -1026



MONROE TWIN HOMES

LOTS
1001 - 1006
1009 - 1012
1019 - 1024
1027 - 1028

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	972.20	4°59'40"	84.74	S16°13'15"W 84.72
C2	1096.00	2°10'01"	41.45	N16°11'19"E 41.45
C3	1096.00	2°14'45"	42.96	N18°23'42"E 42.96
C4	1096.00	2°14'45"	42.96	N20°38'27"E 42.96
C5	1096.00	2°14'42"	42.95	N22°53'11"E 42.94
C6	1096.00	2°14'49"	42.98	N25°07'57"E 42.98
C7	1096.00	2°14'45"	42.96	N27°22'44"E 42.96
C8	1096.00	2°18'58"	44.30	N29°39'35"E 44.30
C9	1096.00	2°18'44"	44.23	N31°58'26"E 44.22
C10	1096.00	2°26'10"	46.60	N34°20'53"E 46.60
C11	1096.00	2°17'52"	43.95	N39°03'46"E 43.95
C12	1096.00	1°02'44"	20.00	N40°44'04"E 20.00
C13	1096.00	1°37'57"	31.23	N42°04'25"E 31.23
C14	665.00	4°27'07"	51.67	S39°31'46"W 51.66
C15	665.00	4°26'26"	51.54	S35°05'00"W 51.53
C16	665.00	4°25'42"	51.40	S30°38'55"W 51.39
C17	665.00	4°26'43"	51.59	S26°12'43"W 51.58
C18	665.00	4°35'03"	53.21	S21°41'50"W 53.19
C20	381.00	12°44'38"	84.74	N82°53'13"W 84.57
C22	479.00	5°08'06"	42.93	S24°17'31"W 42.92
C23	479.00	5°08'03"	42.92	S29°25'35"W 42.91
C24	479.00	5°18'36"	44.39	S34°38'55"W 44.38
C25	479.00	5°11'13"	43.36	S39°53'49"W 43.35
C26	1282.00	1°35'41"	35.68	N42°05'33"E 35.68
C27	1282.00	2°12'34"	49.44	N39°17'47"E 49.44
C28	1282.00	2°08'12"	47.81	N37°07'24"E 47.81
C29	1096.00	2°20'51"	44.91	N36°44'24"E 44.90
C31	1282.00	2°14'51"	50.29	N34°55'52"E 50.29
C32	1282.00	2°15'55"	50.69	N32°40'29"E 50.68
C33	1282.00	2°13'03"	49.62	N30°26'00"E 49.62
C34	1282.00	2°03'22"	46.01	N28°17'47"E 46.00
C35	1282.00	2°18'44"	51.74	N26°06'44"E 51.73
C36	1282.00	2°10'09"	48.53	N23°52'18"E 48.53
C37	1282.00	2°10'09"	48.53	N21°42'09"E 48.53
C38	1282.00	2°10'08"	48.53	N19°32'01"E 48.53
C39	1282.00	2°08'55"	48.08	N17°22'29"E 48.07
C40	1282.00	1°11'43"	26.75	N15°42'10"E 26.75
C41	164.10	15°22'24"	44.03	N7°33'09"E 43.90
C46	510.00	5°32'48"	49.37	N12°19'54"E 49.35
C49	335.29	8°42'33"	50.97	S14°58'50"W 50.92
C50	725.00	6°15'16"	79.14	S24°53'11"W 79.10
C51	725.00	5°56'51"	75.26	S30°59'14"W 75.22
C52	725.00	5°55'18"	74.93	S36°55'18"W 74.90
C53	725.00	3°00'26"	38.05	S41°23'10"W 38.05
C54	1036.00	0°49'51"	15.02	N42°28'28"E 15.02
C55	1036.00	4°33'59"	82.57	N38°40'10"E 82.55
C57	1036.00	4°41'09"	84.73	N34°02'36"E 84.70
C58	1036.00	4°27'39"	80.66	N29°28'12"E 80.64
C59	1036.00	4°27'39"	80.66	N25°00'33"E 80.64
C60	1036.00	4°27'39"	80.66	N20°32'53"E 80.64

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C61	1036.00	3°12'46"	58.09	N16°42'41"E 58.08
C64	797.00	4°11'45"	58.37	N17°12'11"E 58.35
C65	797.00	5°25'25"	75.44	N22°00'46"E 75.42
C66	797.00	5°24'38"	75.26	N27°25'47"E 75.24
C67	797.00	5°56'30"	82.65	N33°06'21"E 82.61
C68	797.00	5°02'02"	70.02	N38°35'37"E 70.00
C69	797.00	5°02'02"	70.02	N38°35'37"E 70.00
C70	797.00	1°26'21"	20.02	N41°49'48"E 20.02
C71	965.86	3°05'30"	52.12	S41°23'29"W 52.11
C72	965.86	5°15'13"	88.56	S37°13'08"W 88.53
C73	965.86	5°15'13"	88.56	S31°57'55"W 88.53
C74	965.86	5°14'33"	88.37	S26°43'03"W 88.34
C75	12.00	87°59'42"	18.43	N61°06'32"E 16.67
C77	11.99	98°50'39"	20.69	N25°30'48"W 18.22
C78	731.07	9°27'52"	120.76	N28°38'28"E 120.62
C79	731.07	9°33'12"	121.90	N38°09'00"E 121.76
C80	11.00	100°51'50"	19.36	N87°55'42"E 16.96
C81	184.00	25°09'40"	80.80	N59°41'27"W 80.15
C82	1164.00	2°39'29"	54.00	N76°13'26"W 53.99
C83	1164.00	4°39'02"	94.48	N79°52'41"W 94.45
C84	1164.00	4°52'22"	98.99	N85°37'28"W 98.96
C85	119.00	8°53'35"	18.47	S83°36'51"E 18.45
C86	11.00	92°51'35"	17.83	S32°44'16"E 15.94
C87	12.06	83°49'56"	17.65	S60°24'32"W 16.11
C88	430.00	10°38'33"	79.87	S82°44'22"E 79.76
C89	430.00	10°38'33"	79.87	S82°44'22"E 79.76
C90	1398.00	5°02'23"	122.97	N85°32'27"W 122.93
C91	1398.00	4°53'34"	119.39	N79°45'18"W 119.35
C92	1398.00	4°53'34"	119.39	N79°45'18"W 119.35
C93	1398.00	2°24'48"	58.89	N76°06'06"W 58.88
C94	1458.00	2°47'22"	70.98	N76°17'23"W 70.97
C96	1458.00	4°33'05"	115.82	N79°57'36"W 115.79
C97	1458.00	4°23'03"	111.56	N85°12'50"W 111.53
C98	1458.00	0°39'18"	16.66	N87°44'00"W 16.66
C99	370.00	10°38'33"	68.73	S82°44'22"E 68.63
C100	12.00	96°10'04"	20.14	S29°20'05"E 17.86
C101	331.00	10°00'00"	57.77	N13°44'58"E 57.70
C103	534.00	12°46'34"	119.07	S79°15'10"E 118.83
C104	534.00	2°25'12"	22.55	S86°51'03"E 22.55
C105	1676.00	4°12'42"	123.20	N85°07'55"W 123.17
C107	1676.00	4°26'27"	129.90	N80°07'19"W 129.87
C108	1676.00	3°00'24"	87.95	N76°23'54"W 87.94
C127	965.00	6°14'40"	105.17	N1°00'21"E 105.12
C128	965.00	5°25'21"	91.33	N4°49'40"W 91.29
C129	965.00	3°53'52"	65.65	N9°29'16"W 65.64
C130	1027.00	1°08'43"	20.53	S10°51'51"E 20.53
C131	1027.00	4°16'04"	76.50	S8°09'28"E 76.48
C132	1027.00	3°54'04"	69.93	S4°04'24"E 69.91
C133	1027.00	1°40'27"	30.01	S1°17'08"E 30.01
C134	1027.00	4°02'36"	72.48	S1°34'24"W 72.46

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C135	1027.00	3°59'39"	71.59	S5°35'31"W 71.58
C136	1027.00	4°01'22"	72.11	S9°36'02"W 72.09
C137	1027.00	3°59'55"	71.67	S13°36'41"W 71.66
C138	1027.00	3°08'20"	56.26	S17°10'48"W 56.26
C139	264.00	10°00'00"	46.08	N13°44'58"E 46.02
C141	311.00	21°04'35"	114.40	N82°39'01"W 113.76
C142	311.00	3°41'14"	20.01	S84°58'04"W 20.01
C143	311.00	10°29'02"	56.91	S77°52'57"W 56.83
C145	234.00	17°34'28"	71.77	N1°26'35"W 71.49
C146	234.00	11°24'20"	46.58	N13°02'48"E 46.50
C147	234.00	11°24'20"	46.58	N13°02'48"E 46.50
C148	1278.00	1°53'13"	42.09	S17°48'22"W 42.08
C149	1278.00	3°27'02"	76.97	S15°08'15"W 76.95
C150	1278.00	3°27'02"	76.97	S11°41'13"W 76.95
C151	1278.00	3°29'08"	77.74	S8°13'08"W 77.73
C152	1278.00	3°24'40"	76.09	S4°46'14"W 76.08
C153	1278.00	3°24'01"	75.85	S1°21'53"W 75.84
C154	1278.00	1°20'43"	30.01	S1°00'29"E 30.01
C155	1278.00	3°53'09"	86.67	S3°37'25"E 86.66
C156	1278.00	3°37'39"	80.91	S7°22'49"E 80.90
C157	1278.00	2°14'34"	50.03	S10°18'55"E 50.02
C158	714.00	2°17'27"	28.55	N10°17'29"W 28.55
C159	714.00	5°59'21"	74.64	N6°09'04"W 74.60
C160	714.00	5°43'48"	71.40	N0°17'30"W 71.38
C161	12.00	86°36'16"	18.14	S40°43'44"E 16.46
C162	965.86	5°15'08"	88.54	S21°28'12"W 88.51
C163	965.86	6°04'57"	102.54	S15°48'10"W 102.49
C165	467.94	9°04'50"	74.16	S84°59'10"E 74.08
C166	467.94	1°13'34"	10.01	S79°49'58"E 10.01
C167	970.60	5°07'13"	86.74	S6°35'11"W 86.71
C169	527.00	4°54'18"	45.12	S81°40'57"E 45.10
C170	527.00	4°53'25"	44.98	S86°34'49"E 44.97
C171	336.68	4°10'20"	24.52	N87°12'56"W 24.51
C174	1309.00	30°11'11"	689.65	S3°39'23"W 681.70
C175	203.00	37°22'03"	132.39	N0°03'57"E 130.06
C179	501.00	17°08'25"	149.88	N81°12'38"E 149.32
C180	347.00	35°14'50"	213.47	S89°44'09"E 210.12
C181	503.00	15°22'29"	134.97	S80°22'24"E 134.57
C186	300.00	10°00'00"	52.36	N13°44'58"E 52.29
C188	991.00	30°11'11"	522.11	S3°39'23"W 516.09
C189	991.00	7°36'30"	131.59	S14°56'44"W 131.50
C190	991.00	22°34'41"	390.52	S0°08'52"E 387.99
C192	150.00	8°53'35"	23.28	N83°36'51"W 23.26
C194	1133.00	13°09'57"	260.35	N81°28'40"W 259.77
C196	153.00	27°51'44"	74.40	N60°57'50"W 73.67
C197	1001.00	39°59'35"	698.71	N8°33'35"E 684.61
C198	1001.00	22°35'15"	394.62	S17°15'46"W 392.07
C199	1001.00	17°24'21"	304.09	S2°44'02"E 302.92
C200	605.66	11°52'40"	125.56	S80°33'55"E 125.33
C202	1428.00	13°09'57"	328.13	S81°28'40"E 327.41

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C207	760.00	5°03'51"	67.17	S17°38'13"W 67.15
C216	695.00	23°29'05"	284.87	S31°08'50"W 282.88
C217	1066.00	27°47'05"	516.94	N28°59'51"E 511.89
C218	480.00	5°32'48"	46.47	N12°19'54"E 46.45
C220	993.00	6°02'21"	104.67	S79°36'22"E 104.62
C221	993.00	7°22'28"	127.81	S86°18'46"E 127.72
C222	340.00	29°42'59"	176.34	S75°04'57"E 174.37
C226	1001.00	10°28'44"	183.07	N5°42'10"E 182.82
C227	1001.00	32°01'30"	559.50	N26°57'17"E 552.24
C228	760.00	22°47'53"	302.40	S31°34'05"W 300.41
C229	760.00	27°51'43"	369.58	N29°02'10"E 365.95
C232	1716.92	13°05'21"	392.23	N81°28'40"W 391.38
C233	350.00	37°56'15"	231.75	S71°29'40"W 227.54
C234	350.00	37°29'35"	229.03	S71°16'20"W 224.97
C235	40.00	89°42'06"	62.62	N45°12'31"E 56.42
C238	1314.48	14°12'26"	325.94	S22°12'55"W 325.11
C239	1312.00	13°33'02"	310.29	S36°06'52"W 309.57
C240	449.00	21°09'56"	165.86	S32°18'25"W 164.92
C241	42.00	81°45'38"	59.93	S62°36'17"W 54.98
C242	351.00	13°01'18"	79.77	N83°01'33"W 79.60
C243	1312.00	27°47'05"	636.23	S28°59'51"W 630.02
C244	497.00	10°18'24"	89.40	N84°23'00"W 89.28
C246	197.00	15°06'18"	51.94	S7°33'09"W 51.79
C247	107.00	6°46'02"	12.64	S86°36'59"W 12.63
C248	197.00	13°41'07"	47.05	S83°09'26"W 46.94
C251	107.00	16°50'52"	31.46	S84°44'19"W 31.35
C252	743.00	15°06'18"	195.88	S82°26'51"E 195.31
C253	7.00	76°19'08"	9.32	S29°24'35"E 8.65
C255	12.00	76°14'03"	15.97	N34°22'55"W 14.81
C256	378.00	12°26'13"	82.05	S79°54'20"E 81.89
C257	378.00	9°07'19"	60.18	N89°18'53"E 60.12
C258	378.00	9°06'54"	60.14	N80°11'47"E 60.07
C259	378.00	2°59'54"	19.78	N74°08'23"E 19.78
C266	30.00	71°46'48"	37.58	N39°37'31"E 35.17
C269	472.00	8°02'38"	66.26	S76°31'15"E 66.21
C270	472.00	7°31'04"	61.93	S84°18'06"E 61.89
C280	139.00	3°06'19"	7.53	N77°04'05"E 7.53
C281	139.00	4°36'44"	11.19	N80°55'36"E 11.19
C307	1738.00	0°35'39"	18.02	N87°45'49"W 18.02
C308	1738.00	4°23'19"	133.12	N85°16'20"W 133.09
C321	1738.00	2°44'55"	83.38	N78°57'12"W 83.37
C322	1738.00	2°41'02"	81.41	N76°14'13"W 81.41
C358	12.00	90°00'00"	18.85	N60°06'18"E 16.97
C359	12.00	90°00'00"	18.85	S29°53'42"E 16.97
C360	11.00	90°00'00"	17.28	N60°06'18"E 15.56
C363	139.00	4°36'44"	11.19	N80°55'36"E 11.19
C372	450.00	5°32'48"	43.56	N12°19'54"E 43.55
C373	12.00	89°46'06"	18.80	S35°19'33"E 16.94
C374	1017.00	5°18'21"	94.18	S77°33'26"E 94.15
C377	18.00	90°00'00"	28.27	S45°00'00"E 25.46

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C378	12.00	85°32'59"	17.92	N52°20'00"E 16.30
C379	1017.00	5°03'30"	89.78	S87°25'16"E 89.76
C381	11.00	87°19'42"	16.77	S0°38'40"E 15.19
C382	1282.00	0°53'38"	20.00	N40°50'53"E 20.00
C383	12.00	79°54'27"	16.74	S50°30'35"W 15.41
C384	12.00	103°25'53"	21.66	S37°49'13"E 18.84
C385	12.00	81°45'38"	17.12	S62°36'17"W 15.71
C386	176.00	24°34'20"	75.48	S80°52'36"W 74.90
C387	176.00	10°53'24"	33.45	S63°08'44"W 33.40
C389	324.00	6°20'51"	35.89	S60°52'27"W 35.88
C390	324.00	7°36'35"	43.03	S67°51'10"W 43.00
C391	324.00	2°38'06"	14.90	S72°58'31"W 14.90
C392	43.00	86°36'14"	65.00	N40°43'43"W 58.98
C393	683.00	14°00'37"	167.01	S4°25'54"E 166.59
C400	77.00	6°46'01"	9.09	N86°36'59"E 9.09
C405	227.00	13°41'07"	54.22	N83°09'26"E 54.09
C406	227.00	13°41'07"	54.22	N83°09'26"E 54.09
C407	77.00	16°22'50"	22.01	N84°30'18"E 21.94
C408	12.00	90°54'45"	19.04	S41°22'52"E 17.11
C409	2461.54	4°07'16"	177.06	S6°08'12"W 177.02
C410	2461.54	3°38'37"	156.54	S10°01'08"W 156.51
C411	12.00	102°34'40"	21.48	S55°01'27"W 18.73
C412	90.00	14°42'35"	23.11	S11°05'24"W 23.04
C413	90.00	31°20'52"	49.24	S34°07'08"W 48.63
C414	90.00	25°43'21"	40.40	S62°39'14"W 40.07
C415	199.00	5°33'47"	19.32	S78°17'48"W 19.31
C416	199.00	2°09'16"	7.48	S82°09'20"W 7.48
C417	137.00	6°46'02"	16.18	N86°36'59"E 16.17
C418	167.00	6°48'43"	19.85	N86°35'39"E 19.84
C419	167.00	6°52'24"	20.03	N79°45'05"E 20.02
C420	137.00	12°10'01"	29.09	N82°23'53"E 29.04
C421	12.00	89°07'10"	18.67	S42°16'39"E 16.84
C422	2526.00	1°47'49"	79.23	S1°23'01"W 79.22
C423	12.00	91°03'10"	19.07	N47°38'10"E 17.13
C433	60.00	71°46'48"	75.17	S39°37'31"W 70.35
C434	169.00	7°43'03"	22.76	S79°22'26"W 22.75
C435	2491.00	18°38'11"	810.23	S5°47'13"W 806.67
C436	2491.00	18°38'11"	810.23	S5°47'13"W 806.67
C437	200.00	35°27'44"	123.79	N75°25'54"E 121.82
C438	300.00	16°35'32"	86.88	N65°59'48"E 86.57
C439	197.00	24°20'09"	83.67	N12°10'04"W 83.05
C440	503.01	8°37'42"	75.75	N20°01'18"W 75.68
C441	683.00	14°00'37"	167.01	S4°25'54"E 166.59
C442	600.00	19°11'20"	200.95	S9°35'40"W 200.01
C443	100.00	16°31'09"	28.83	S10°55'46"W 28.73
C444	336.68	5°25'19"	31.86	N82°25'07"W 31.85
C445	21.00	29°08'30"	10.68	S64°54'07"E 10.57
C446	58.00	46°35'38"	47.17	S78°18'41"E 45.88
C447	846.00	31°55'00"	471.26	S26°55'53"W 465.19
C448	915.00	27°47'05"	443.72	S28°59'51"W 439.38

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C449	72.00	32°17'30"	40.58	S24°26'35"W 40.04
C450	12.00	88°37'29"	18.56	S52°36'34"W 16.77
C451	12.00	88°37'29"	18.56	S36°00'55"E 16.77
C452	12.00	74°56'08"	15.69	S45°45'54"W 14.60
C453	72.00	32°17'30"	40.58	S24°26'35"W 40.04
C454	72.00	26°23'30"	33.16	S70°02'13"W 32.87
C456	137.00	15°49'12"	37.83	N88°51'26"W 37.71
C457	107.00	21°52'20"	40.85	N85°49'52"W 40.60
C458	77.00	10°17'17"	13.83	N80°02'20"W 13.81
C459	42.00	74°56'08"	54.93	S45°45'54"W 51.10
C460	2459.00	1°17'51"	55.69	N14°27'23"E 55.68
C461	12.00	88°42'09"	18.58	N30°32'37"W 16.78
C462	12.00	93°15'48"	19.53	S58°28'24"W 17.45

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S88°03'39"E	13.21
L2	S79°10'04"E	9.13
L3	S88°03'39"E	3.25
L6	S15°06'18"W	8.42
L7	N86°50'15"W	4.67
L11	N76°18'53"E	58.00
L12	S75°30'55"W	2.70
L13	N83°13'58"E	6.17
L14	S2°40'11"W	18.78

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STATE OF UTAH
BRANDON J. TUCKETT
No. 9286726
REGISTERED PROFESSIONAL ENGINEER
COORDINATION

SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH

LOT LAYOUT 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: N/A
DATE: 10/16/2023

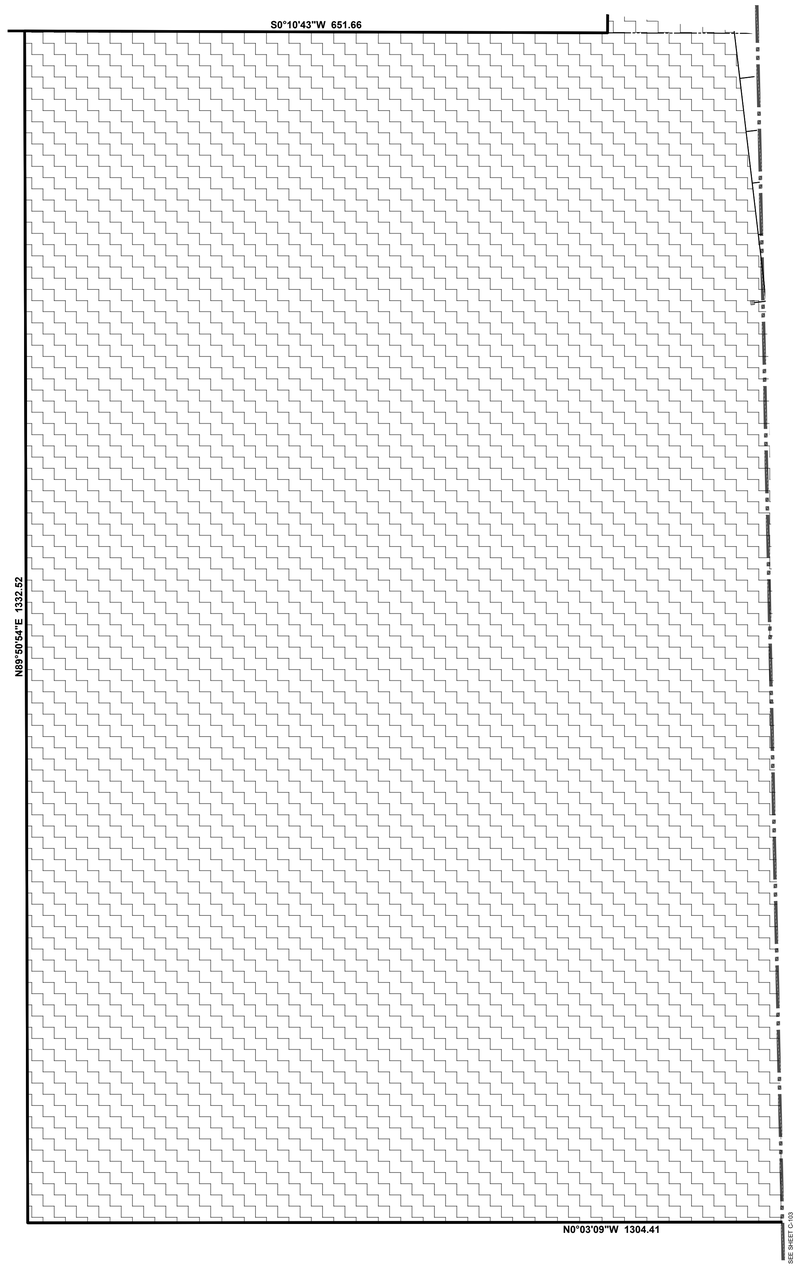
SHEET
C-101

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NORTH

SCALE: 1" = 80'

80 40 0 80



LOT/PRIVATE AREA (LESS PUBLIC STREETS)

LIMITED COMMON AREA

COMMON AREA/PRIVATE OPEN SPACE

PUBLIC OPEN SPACE

ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LARGE SINGLE FAMILY LOT:	99
COTTAGE LOTS:	153
ACTIVE ADULT TWINHOME:	28
FRONT LOADED TOWNHOME:	135
REAR LOADED TOWNHOME:	126
CIVIC USE (LOT 353):	TBD
COMMERCIAL USE (LOTS 354 & 355):	TBD

TABULATIONS

TOTAL AREA:	194.73 ACRES
LOT/ PRIVATE AREA:	94.31 ACRES
LIMITED COMMON AREA:	3.78 ACRES
COMMON AREA/PRIVATE OPEN SPACE:	17.77 ACRES
PUBLIC OPEN SPACE:	45.03 ACRES
PUBLIC ROADWAYS:	31.93 ACRES
PRIVATE ROADWAYS:	1.91 ACRES
# OF UNITS:	541
DENSITY:	2.78 UNITS/ACRE
ZONE:	PC

NOTE: ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.

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www.lei-eng.com

STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9286726
10/16/2023
REGISTERED PROFESSIONAL ENGINEER
CONDITIONAL APPROVAL

SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

LOT LAYOUT 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 10/16/2023

SHEET
C-102

V:\LEI PROJECTS\SKYE\2020-0067 SKYE TOWN CENTER\CIVIL\SKYE PRELIMINARY PLAN\SKYE PRELIM PLAN - LOT LAYOUT 2.DWG 10/17/2023 11:08 AM

NORTH

SCALE: 1" = 80'

80 40 0 80

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STATE OF UTAH
BENJAMIN J. TUCKETT
No. 9286726
12/15/2023
REGISTERED PROFESSIONAL ENGINEER
COMMUNITY DEVELOPMENT

SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

LOT LAYOUT 3

SECTION LINE: S0°04'17"E 2660.82
(RECORD: N0°04'15"W 2660.92)

WEST 1/4 CORNER
SECTION 28
T4S, R1E, SLB&M
(FOUND 1973 UTAH COUNTY MONUMENT)

HORTON WAY
(PUBLIC - 69' WIDE)

CENTER STREET
(PUBLIC - 88' WIDE)

ABERDEEN WAY
(PUBLIC - 62' WIDE)

ABERDEEN WAY
(PUBLIC - 73' WIDE)

GANTEN DRIVE
(PRIVATE - 26' WIDE)

GREENBANK DRIVE
(PUBLIC - 69' WIDE)

GLENCOE DRIVE
(PUBLIC - 62' WIDE)

LEVENGROVE DRIVE
(PUBLIC - 66' WIDE)

GLENBRITTLE DRIVE
(PUBLIC - 62' WIDE)

TALISMAN AVE
(PUBLIC - 62' WIDE)

SKARA BRAE BLVD
(PUBLIC - 62' WIDE)

MAPLE HOLLOW BLVD
(PUBLIC - 67' WIDE)

TILLY LANE
(PRIVATE - 20' WIDE)

BRAIKEN RIDGE DRIVE
(PUBLIC - 62' WIDE)

BRAIKEN RIDGE DRIVE
(PUBLIC - 62' WIDE)

GLENBRITTLE DRIVE
(PUBLIC - 62' WIDE)

SEE SHEET C-104

SEE SHEET C-105

R=28.00
Δ=90°00'00"
L=43.98
CH=S45°27'48"W 39.60

EXISTING PRV EASEMENT

STORM DRAIN EASEMENT

3' DEDICATION NEEDED FOR ABERDEEN WAY

R=965.00
Δ=28°06'20"
L=473.37
CH=N75°29'02"W 468.63

ALPINE SCHOOL DISTRICT

R=952.00
Δ=10°15'28"
L=170.44
CH=N18°56'34"E 170.21

30' CULINARY AND PRESSURIZED IRRIGATION EASEMENT

CANYON HILLS SUBDIVISION

N0°03'21"W 1356.75

S89°53'58"W 423.26

N89°32'12"W 467.39

N61°25'52"W 146.31

N30°09'35"E 39.44

1	-
2	-
3	-
4	-
5	-

REVISIONS

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 10/16/2023
SHEET: C-103

LOT/PRIVATE AREA(LESS PUBLIC STREETS)
LIMITED COMMON AREA
COMMON AREA/PRIVATE OPEN SPACE
PUBLIC OPEN SPACE

ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LARGE SINGLE FAMILY LOT:	99
COTTAGE LOTS:	153
ACTIVE ADULT TWINHOME:	28
FRONT LOADED TOWNHOME:	135
REAR LOADED TOWNHOME:	126
CIVIC USE (LOT 353):	TBD
COMMERCIAL USE (LOTS 354 & 355):	TBD

TABULATIONS

TOTAL AREA:	194.73 ACRES
LOT/ PRIVATE AREA:	94.31 ACRES
LIMITED COMMON AREA:	3.78 ACRES
COMMON AREA/PRIVATE OPEN SPACE:	17.77 ACRES
PUBLIC OPEN SPACE:	45.03 ACRES
PUBLIC ROADWAYS:	31.93 ACRES
PRIVATE ROADWAYS:	1.91 ACRES
# OF UNITS:	541
DENSITY:	2.78 UNITS/ACRE
ZONE:	PC

NOTE: ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.

W:\LEI PROJECTS\SKARA\PRELIM UP TO PLAT 3\DWG\PRELIMINARY LAYOUT - PHASE 3.DWG 10/16/2023 11:08 AM

TABULATIONS

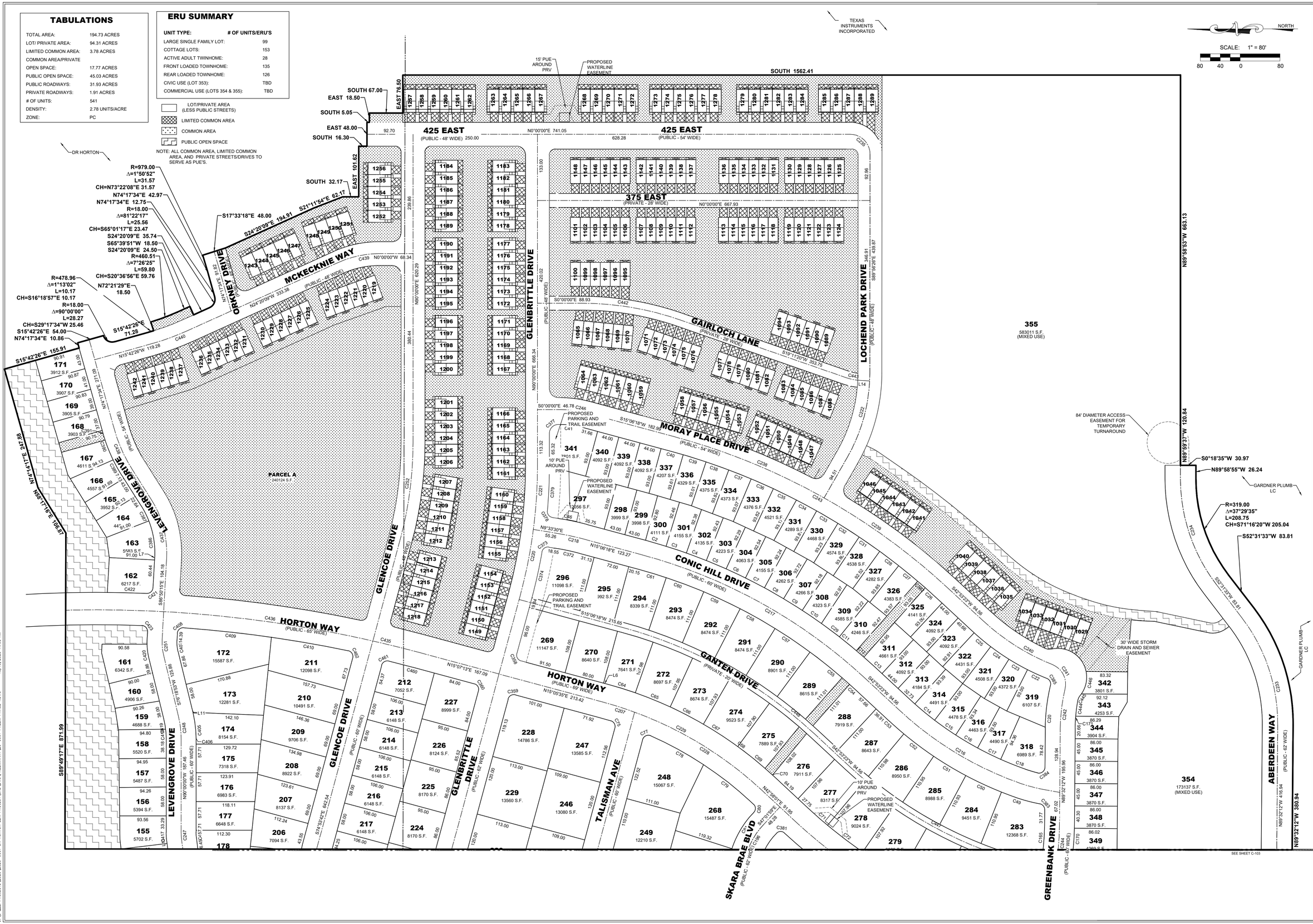
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LOT/PRIVATE AREA (LESS PUBLIC STREETS)
LIMITED COMMON AREA
COMMON AREA
PUBLIC OPEN SPACE

NOTE: ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.



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STATE OF UTAH — BENJAMIN C. TUCKETT — No. 9286726 — REGISTERED PROFESSIONAL ENGINEER

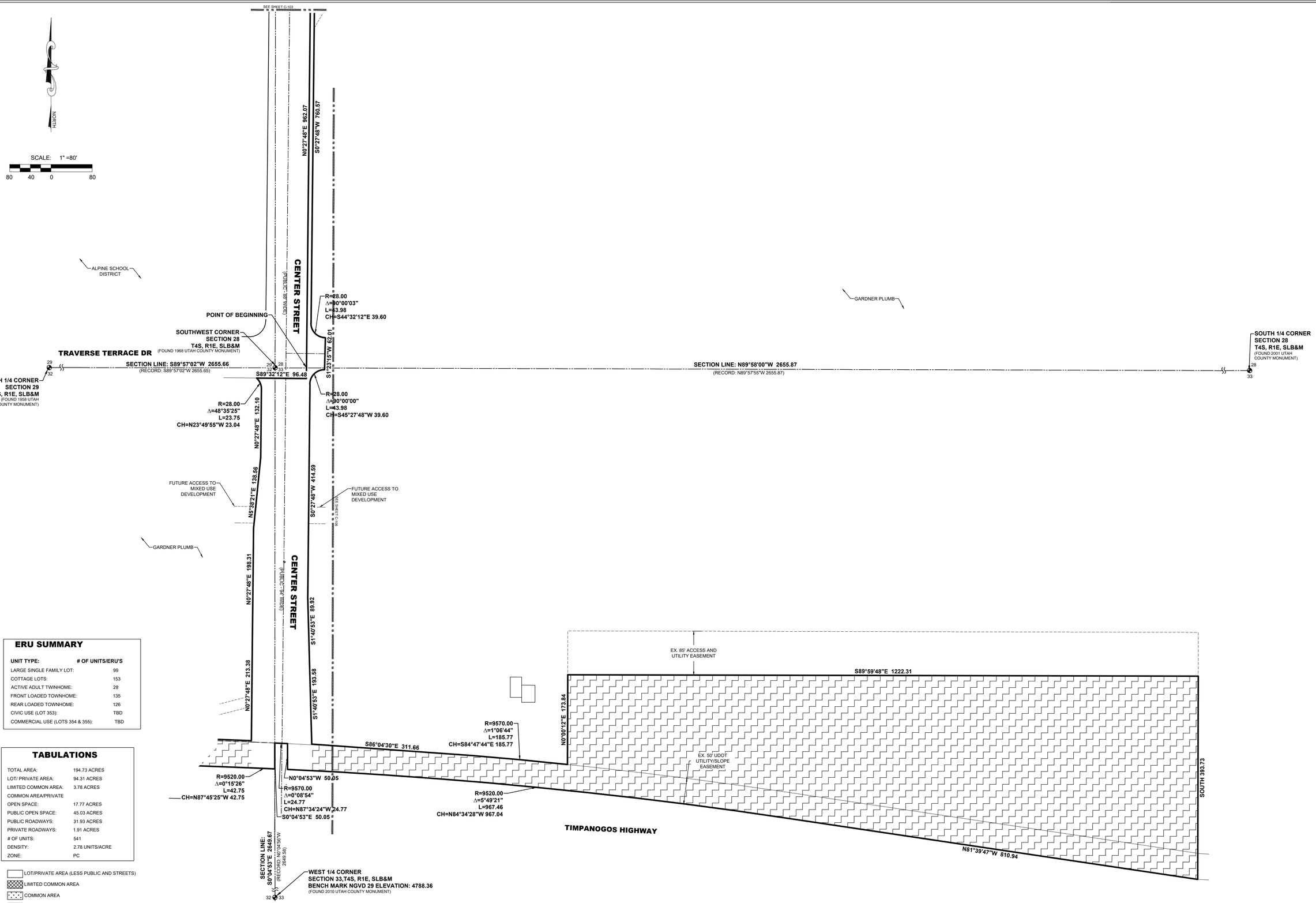
SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH

LOT LAYOUT 4

REVISIONS	
1 -	-
2 -	-
3 -	-
4 -	-
5 -	-

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 10/16/2023

SHEET
C-104



ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LARGE SINGLE FAMILY LOT:	99
COTTAGE LOTS:	153
ACTIVE ADULT TWINHOME:	28
FRONT LOADED TOWNHOME:	135
REAR LOADED TOWNHOME:	126
CIVIC USE (LOT 353):	TBD
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PRIVATE ROADWAYS:	1.91 ACRES
# OF UNITS:	541
DENSITY:	2.78 UNITS/ACRE
ZONE:	PC

LOT/PRIVATE AREA (LESS PUBLIC AND STREETS)
LIMITED COMMON AREA
COMMON AREA
PUBLIC OPEN SPACE

NOTE: ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.

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STATE OF UTAH
BRANDON J. TUCKETT
No. 9286726
REGISTERED PROFESSIONAL ENGINEER
10/16/2023
CONDITIONAL APPROVAL

SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH
LOT LAYOUT 5

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 10/16/2023

SHEET
C-105

W:\LEI PROJECTS\2020-0067 SR TAYLOR LEHI PROJECT\CAD\SKYE PRELIMINARY LAYOUT PLAN FINAL.DWG 10/16/2023 11:08 AM

NORTH

SCALE: 1" =80'

80 40 0 80

SEE SHEET C-103

ALPINE SCHOOL DISTRICT

TRAVERSE TERRACE DRIVE

SECTION LINE: S89°57'02"W 2655.66
(RECORD: S89°57'02"W 2655.65)

SOUTH 1/4 CORNER
SECTION 29
T4S, R1E, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)

500 W

POINT OF BEGINNING

SOUTHWEST CORNER
SECTION 28
T4S, R1E, SLB&M
(FOUND 1968 UTAH COUNTY MONUMENT)

S89°32'12"E 96.48

CENTER STREET
(PUBLIC - 99' WIDE)

N0°27'48"E 962.07

S0°27'48"W 760.57

R=28.00
Δ=48°35'25"
L=23.75
CH=N23°49'55"W 23.04

N0°27'48"E 132.10

N5°38'21"E 138.56

S0°27'48"W 414.59

FUTURE ACCESS TO MIXED USE DEVELOPMENT

FUTURE ACCESS TO MIXED USE DEVELOPMENT

GARDNER PLUMB

N0°27'48"E 198.31

N0°27'48"E 213.38

S1°40'53"E 89.92

S1°40'53"E 193.58

S1°23'15"W 62.01

R=9520.00
Δ=0°15'26"
L=42.75
CH=N87°45'25"W 42.75

R=9570.00
Δ=0°08'54"
L=24.77
CH=N87°34'24"W 24

N0°04'53"W 50.05

S0°04'53"E 50.05

GARDNER PLUMB

PROPOSED 20' SEWER EASEMENT IN FAVOR OF LEHI CITY

EX. 50' UDOT UTILITY/SLOPE EASEMENT

S87°58'14"E 624.67

N87°53'08"W 626.36

S87°27'39"E 683.60

N87°23'39"E 234.14

N82°03'40"E 427.60

S82°17'02"W 408.22

EX. 50' MOUNTAINLAND FUEL GAS EASEMENT

EX. 50' UDOT UTILITY/SLOPE EASEMENT

EX. 50' QUESTAR GAS EASEMENT

N0°05'57"W 167.30

EX. 30' UDOT UTILITY/SLOPE EASEMENT

S81°45'11"W 256.74

S79°17'40"W 151.11

S83°06'31"W 292.19

N89°59'58"W 243.99

TIMPANOGOS HIGHWAY

ERU SUMMARY

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LOT/PRIVATE AREA (LESS PUBLIC STREETS)

LIMITED COMMON AREA

COMMON AREA

PUBLIC OPEN SPACE

NOTE: ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.

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STATE OF UTAH
BRANDON J. ALLEN
TUCKETT
No. 9286726
REGISTERED PROFESSIONAL ENGINEER
10/16/2023
CONDITIONAL APPROVAL

SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH

LOT LAYOUT 6

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 10/16/2023

SHEET
C-106

W:\LEI PROJECTS\2020\2020-0067 - SKYE\DWG\PRELIMINARY\PLAN\PRELIM PHASE 1.DWG 10/16/2023 11:06 AM BCT

LOT TYPE	HD	MD	LD	AA
MINIMUM LOT AREA	N/A	3,600 SQ.FT.	6000 SQ FT	N/A
MAX. DWELLING UNITS PER ACRE	12	7	4	6

LOT TYPE LEGEND

- HD FRONT LOAD TOWNHOMES (135 LOTS)
- HD REAR LOAD TOWNHOME (126 LOTS)
- MD (211 LOTS)
- LD (41 LOTS)
- AA (28 LOTS)

TOTAL LOTS = 541

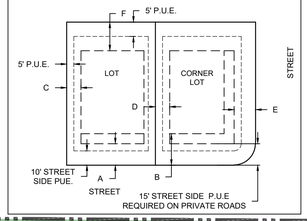
	HD LOTS 1029-1289	MD LOTS 101-227,269-352	LD LOTS 228-268	AA LOTS 1001-1028
FRONT LIVING SETBACK (A)	18 Ft	15 Ft	15 Ft	18 Ft
FRONT GARAGE SETBACK (B)	20 Ft	20 Ft	20 Ft	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft	5 Ft	10 Ft	5 Ft
INTERIOR SIDE (D)	0 Ft	5 Ft	10 Ft	0 Ft
STREET SIDE SETBACK (E)	18 Ft	18 Ft	20 Ft	18 Ft
REAR SETBACK (F)	10 Ft	10 Ft	20 Ft	10 Ft

NORTH

SCALE: 1"=100'

100 50 0 100

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



SEE SHEET C-202

GLENBRITTLE DRIVE
DR HORTON
CANYON HILLS SUBDIVISION
BRAIKEN RIDGE DRIVE
TILLY LANE
MAPLE HOLLOW BLVD
TALISMAN AVE
SKARA BRAE BLVD
HORTON WAY
GANTEN DRIVE
CONIC HILL DRIVE
MORAY PLACE DRIVE
GAIRLOCH LANE
375 EAST
425 EAST
LOCHEND PARK DRIVE
GREENBANK DRIVE
ABERDEEN WAY
ALPINE SCHOOL DISTRICT
GARDNER PLUMB
353
354
355

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STATE OF UTAH · BRANDON JAMES TUCKETT · No. 9286726 · 10/16/2023 · REGISTERED PROFESSIONAL ENGINEER

SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

LOT SUMMARY 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 10/16/2023

SHEET
C-201

W:\LEI PROJECTS\2020\2020-0067 SR. PARTNERS LEHI PROJECTS\CIVIL\PRELIMINARY\20-0067 - PRELIM PHASE 1.DWG 10/16/2023 11:06 AM



LOT TYPE LEGEND

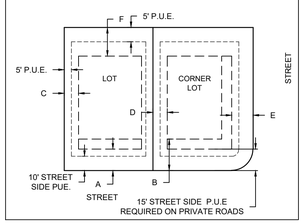
- HD FRONT LOAD TOWNHOMES (135 LOTS)
- HD REAR LOAD TOWNHOME (126 LOTS)
- MD (211 LOTS)
- LD (41 LOTS)
- AA (28 LOTS)

TOTAL LOTS = 541

LOT TYPE	HD	MD	LD	AA
MINIMUM LOT AREA	N/A	3,600 SQ.FT.	6000 SQ FT	N/A
MAX. DWELLING UNITS PER ACRE	12	7	4	6

	HD LOTS 1029-1289	MD LOTS 101-227,269-352	LD LOTS 228-268	AA LOTS 1001-1028
FRONT LIVING SETBACK (A)	18 Ft	15 Ft	15 Ft	18 Ft
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STREET SIDE SETBACK (E)	18 Ft	18 Ft	20 Ft	18 Ft
REAR SETBACK (F)	10 Ft	10 Ft	20 Ft	10 Ft

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



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STATE OF UTAH
BRANDON J. TUCKETT
No. 9286726
10/16/2023
REGISTERED PROFESSIONAL ENGINEER
CONSTRUCTION

SKYE PRELIMINARY PLAN A

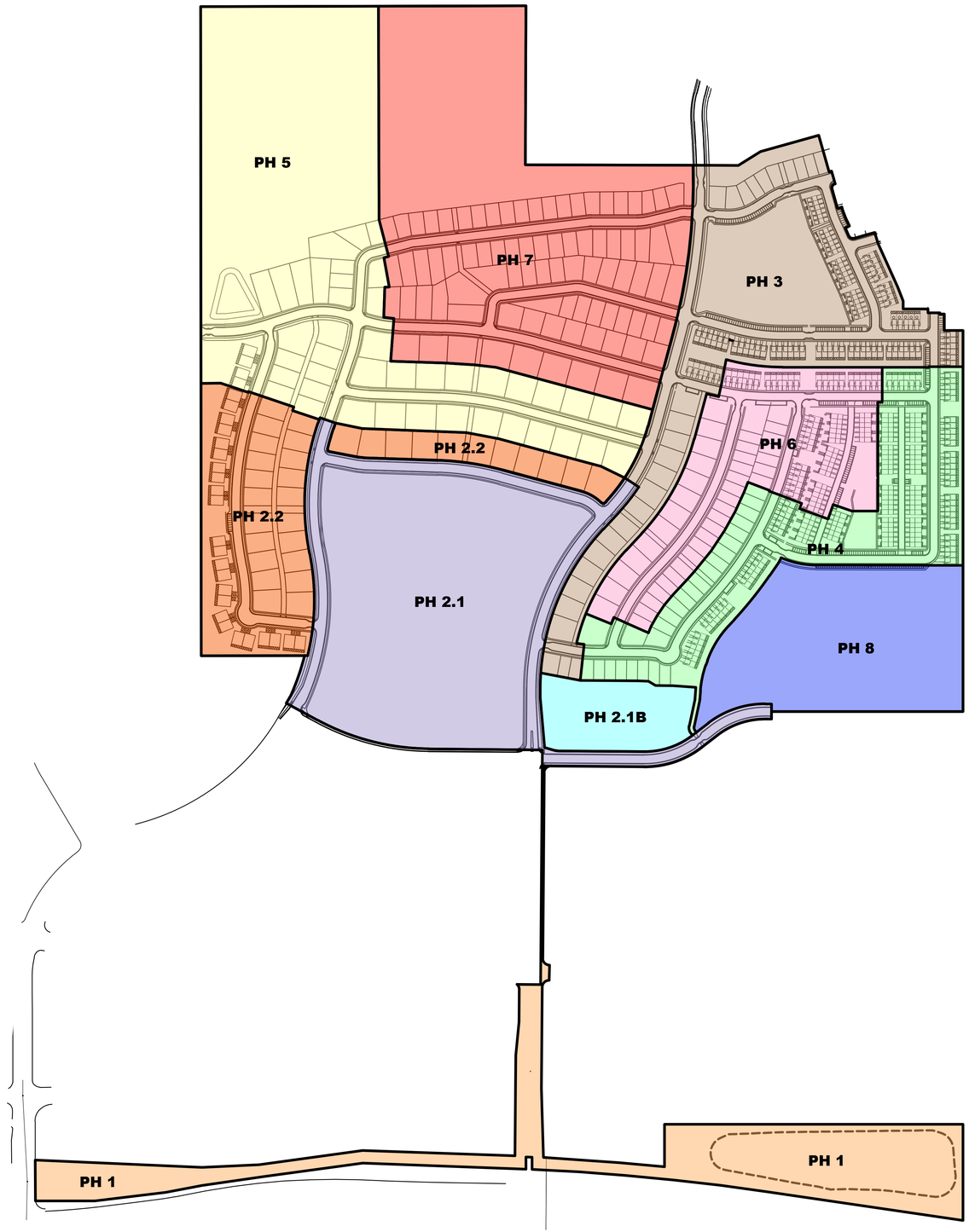
LEHI CITY, UTAH

LOT SUMMARY 2

REVISIONS	
1	-
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LEI PROJECT #:	2020-0067
DRAWN BY:	RWH/DSE/BJA
DESIGNED BY:	BCT
SCALE:	1"=100'
DATE:	10/16/2023
SHEET	C-202

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C:\Users\brandon\Desktop\2020-0067 SKYE PRELIMINARY PLAN A_brandon.dwg



NORTH

SCALE: 1"=250'

250 125 0 250

LEGEND

- PHASE 1
- PHASE 2.1
- PHASE 2.2
- PHASE 2.1B
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7
- PHASE 8

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NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN A
LEHI, UTAH

PHASING PLAN

REVISIONS
1 -
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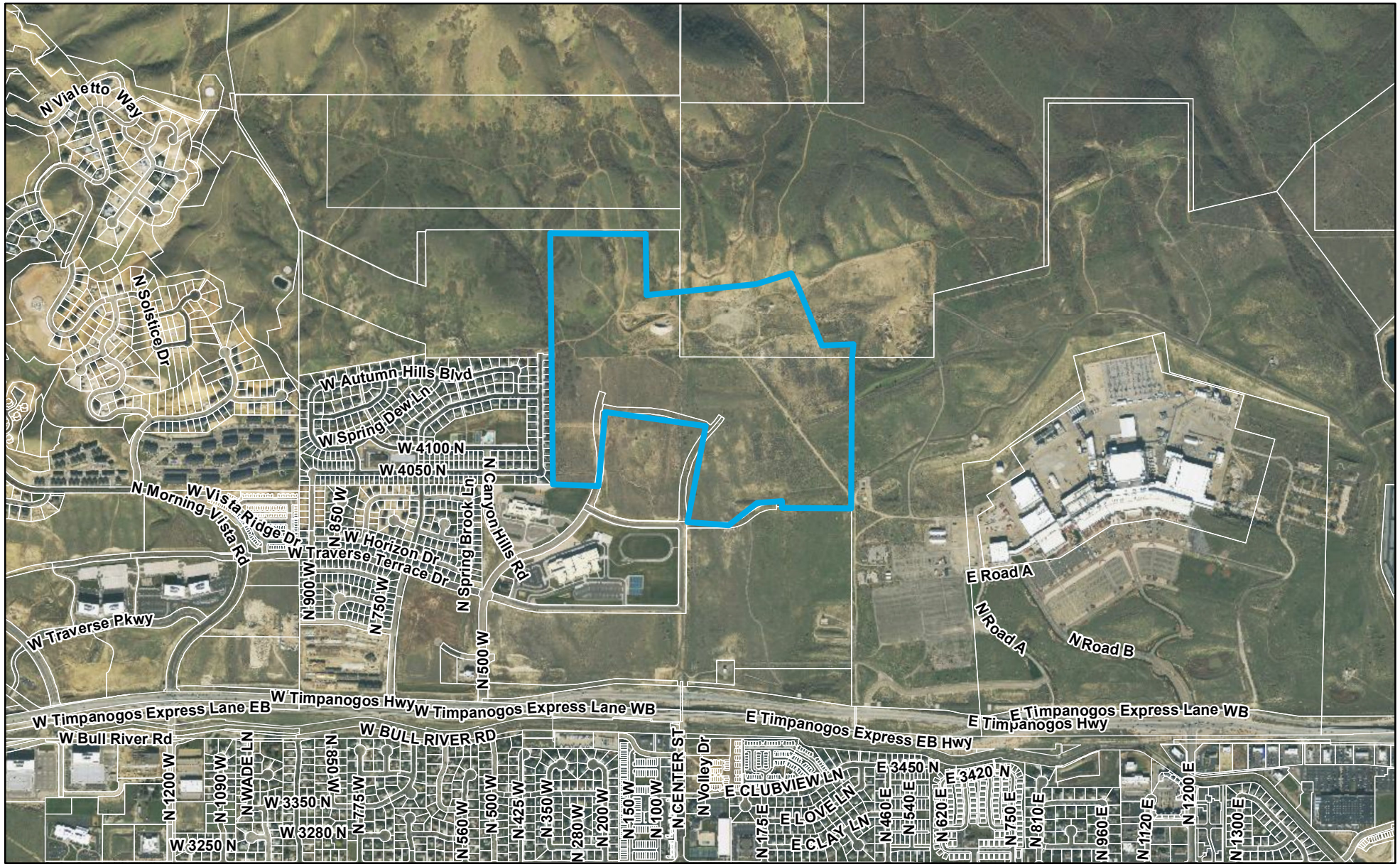
LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=250'
DATE: 10/16/2023

SHEET
C-601

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Skye Preliminary Plat A Revisions

Zoning

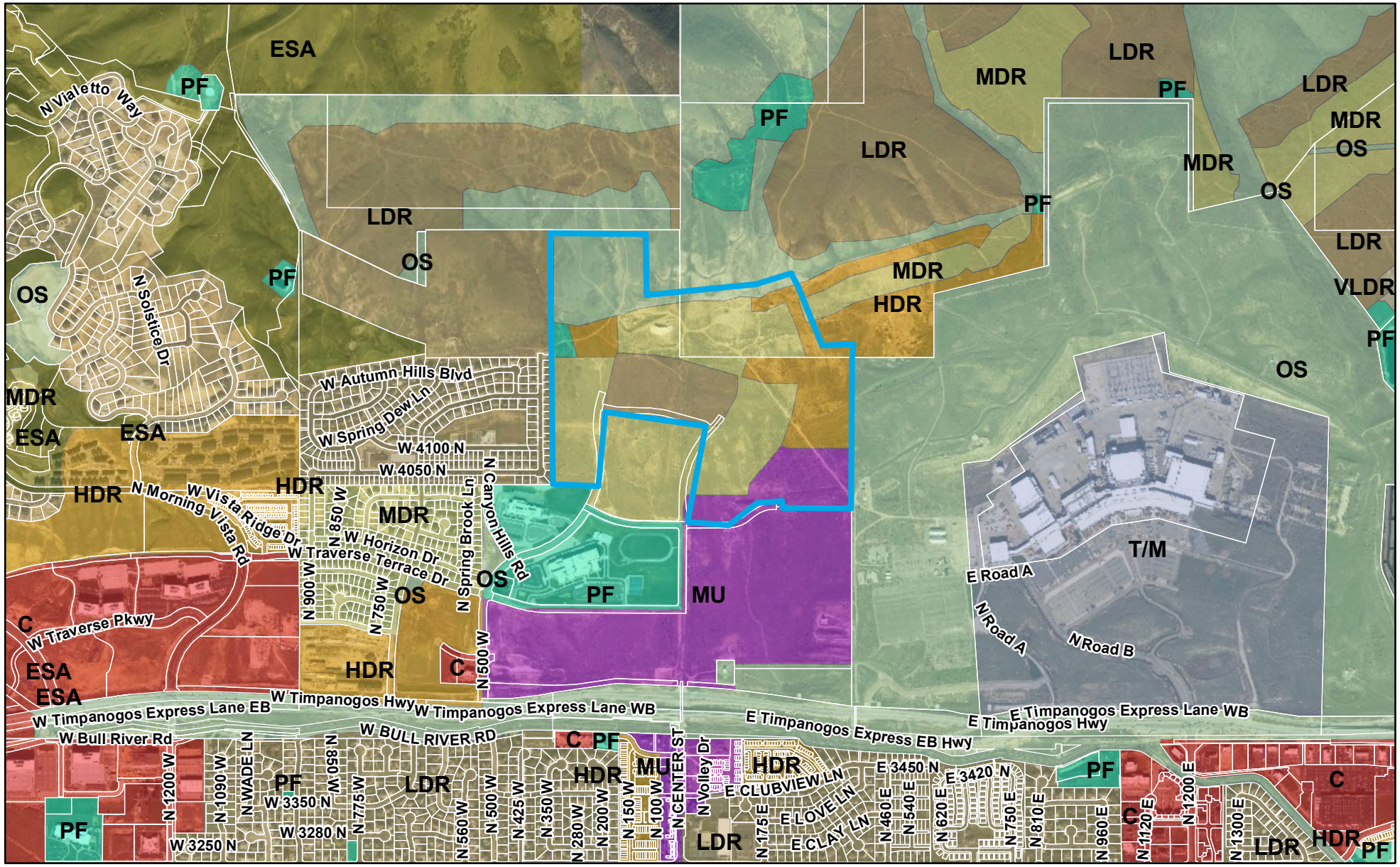


0 1,700 3,400 Feet

LEHI CITY

Skye Preliminary Plat A Revisions

General Plan

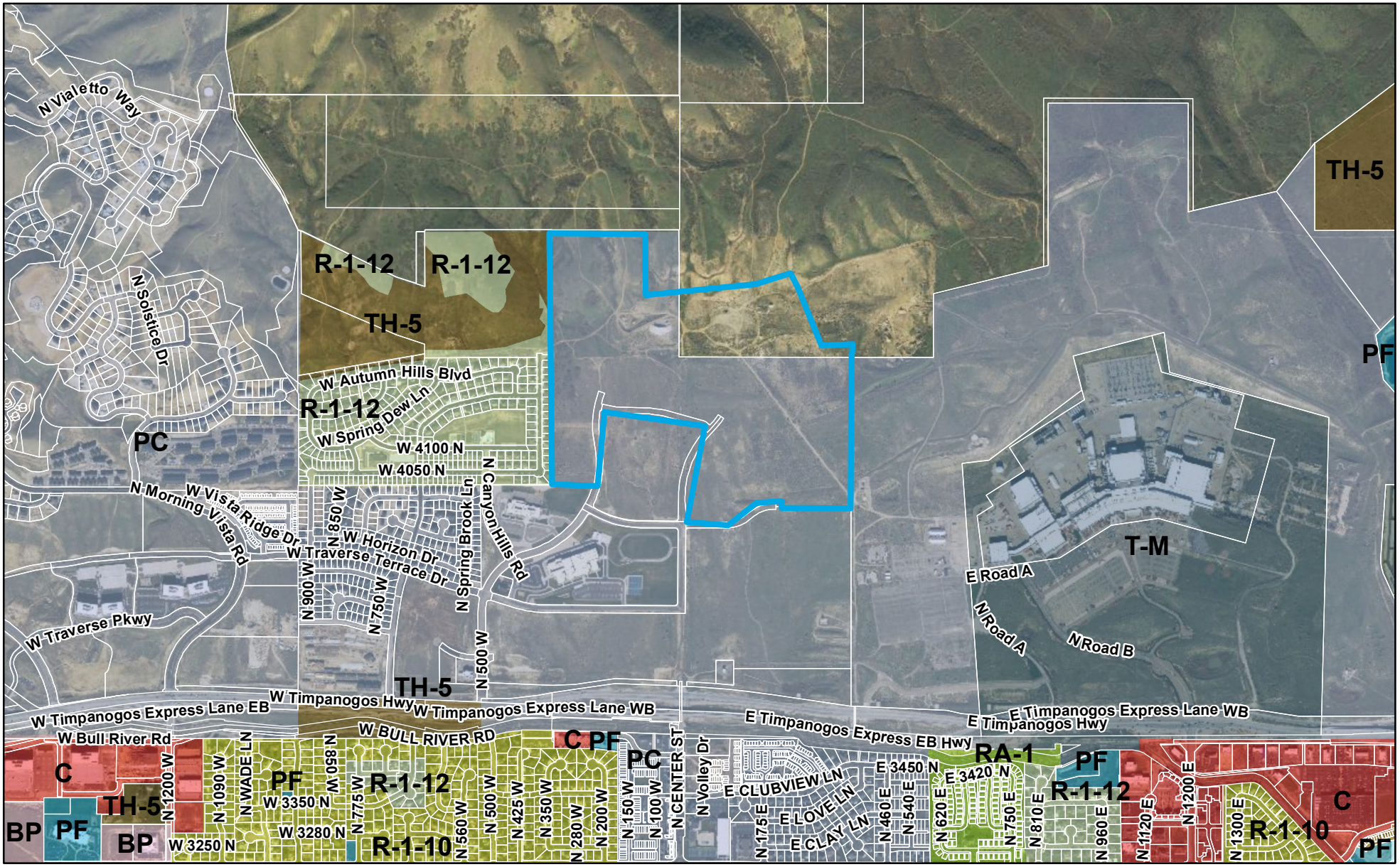


0 1,700 3,400 Feet

LEHI CITY

Skye Preliminary Plat A Revisions

Zoning



0 1,700 3,400 Feet

LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: April 9, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the River Point Phase 4 subdivision, a 70-unit subdivision located at approximately 3600 West 1100 North.

Suggested Action:

Attachments:

CC Staff Report River Point Phase 4 Final Subdivision 04.09.24.docx

River Point Phase 4 Final DRC 3.13.2024.docx

River Point Phase 4 Final - Narrative.pdf

River Point Phase 4 Resubmittal - DRC Response, civil, landscaping plan 03.13.24.pdf

Aerial map.pdf

General Plan.pdf

Zoning map.pdf

RIVER POINT PHASE 4 PUD FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	April 9, 2024		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 3600 West 1100 North		
Existing Land Use	Agrarian		
Existing Zoning	R-2 and R-3		
General Plan Land Use Designation	HDR and MDR		
Number of Lots/Units	70		
Adjacent Zoning and Land Use	*North*	R-3	River Point Phase 1
	South	R-2	Cold Springs HD1
	East	R-2	River Point Phase 3
	West	R-3	Gardner Point Phase 7
Date of DRC Review	March 13, 2024		
Assigned Planner	Katie Bussell		

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.

PROPERTY HISTORY

November 16, 2021	City Council approved River Point Concept Plan.
August 23, 2022	City Council approved the River Point Phase 2 Preliminary Subdivision.
January 10, 2023	City Council approved River Point Phase 2 Final Subdivision.
November 13, 2023	City Council approved River Point Phase 3 Final Subdivision.

REPORT ANALYSIS

The applicant is requesting final approval of the River Point Phase 4 PUD Subdivision. This is a Planned Unit Development subdivision, the concept of which received approval from City Council on November 16, 2021. It should be noted that River Point Phase 2 Preliminary Plat covered River Point Phase 4 as well. This report will describe the PUD requirements, the number of units, and the DRC comments.

PUD Requirements
A Planned Unit Development (PUD) is a residential overlay that allows applicants to cluster development to provide varied lot sizes and a larger amount of open space than would be allowed by traditional zoning. The density for a PUD is determined based on the underlying zoning district. River Point Phase 2 Preliminary included final phases 2 through 5 and was approved to have 257 units. Phase's 2 and 3 were approved to have 73 and 76 units respectively, and Phase 4 is proposing 70 units. Phases 2 through 4 therefore total 219 units, which is still under the total number of 257 units approved under the preliminary plat. The units for this phase will consist of a mix of townhomes and single-family homes.

DRC Comments
The DRC had 6 redline comments, many pertaining to small items that need to be included on the final plat. Please include all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
2. Other findings based upon information presented at the public meeting.

River Point Phase 4 Final Subdivision
DRC Redline Comments

Edge Homes - requests review of the River Point Phase 4 Final Subdivision, a 70-unit subdivision on 10.2 acres located at approximately 3600 West 1100 North.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Jake Plymale
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Brady Morris, Brandon Parr
Date of Plans Reviewed: 3/5/2024
Time Start: 1:25 PM
Time End: 1:45 PM

DRC REDLINE COMMENTS:
Jake/Glade – Power:
1. Transition 15' easement behind sidewalk near corner with Gardner Point Phase 7.

Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Brad – Engineering:
2. For readability, add additional Detail sheets so that no more than two standard details are shown per page (typ) all sheets. - All Detail Sheets

Luke – Traffic: No comments.
Kim – Planning:
3. Change 990 North to 1000 North on all sheets.
4. This phase has no neighborhood commercial. Remove from plat.
5. Include summary of phase acreage, total acreage in lots, total number of units, total acreage of open space or other dedicated parcels, and total acreage in roads and lane miles of roads.
6. Include type of subdivision and that this is a PUD.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)
PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
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. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Shelbey Brewer at sbrewer@lehi-ut.gov).
9. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.

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 Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Shelbey Brewer at sbrewer@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
11. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

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 signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
7. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. 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.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. 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 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. 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.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
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 MARCH 26TH.

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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.

Dear Lehi City,

The following narrative is intended to address the issues outlined in the Application for Final Subdivision Plat Application for the Riverpoint Phase 4 Subdivision.

Following the Preliminary Plat Approval and the Phases 1, 2, & 3 Final Plat Approval by City Council, Edge Homes is excited for the opportunity to present Lehi City with our fourth Final Subdivision Plat Application for Riverpoint.

We were given many great suggestions from the planning department, Planning Commission, and City Council during the Concept Plan, Preliminary Plat, and Final Plat Approval processes. We believe these ideas will help enhance the look and feel of this community to both those passing through and those who will call it home. We appreciate your input and expertise and are pleased to introduce these elements into Riverpoint.

The vision for this community is to add to the existing area currently developed or under development. The location and design of the green byways, community gathering areas, and future public parks and open space are a result of many productive meetings with Lehi City Planning and Engineering.

The fourth final plat submittal lies in current Lehi city boundaries and will consist of 44 single family lots and 32 town homes.

This full buildout of this project will be substantial and will continue to serve the demand of the residents looking for all the conveniences Lehi has to offer. We are excited to continue to provide homes and communities to Lehi City and look forward to working through this project together.

Respectfully,

Brandon Parr

Edge Homes

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

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

RIVER POINT PHASE 4

A RESIDENTIAL PUD SUBDIVISION

1050 NORTH 3750 WEST
LEHI, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
March 5, 2024

INDEX OF DRAWINGS

1 OF 2	FINAL PLAT	C-403	POWER PLAN
2 OF 2	FINAL PLAT	C-403A	OVERALL POWER PLAN
C-001	GENERAL NOTES	C-500	EROSION CONTROL PLAN
C-100	DEMOLITION PLAN	C-600	DETAILS
C-200	OVERALL SITE PLAN	C-601	DETAILS
C-200A	CIRCULATION PLAN	C-602	DETAILS
C-200B	TEMPORARY CONSTRUCTION PARKING CONTROL PLAN	C-603	DETAILS
C-201	SITE PLAN	PP-1	PLAN AND PROFILE - 1040 NORTH
C-202	SITE PLAN	PP-2	PLAN AND PROFILE - 990 NORTH
C-300	OVERALL GRADING AND DRAINAGE PLAN	PP-3	PLAN AND PROFILE - 970 NORTH
C-301	GRADING AND DRAINAGE PLAN	PP-4	PLAN AND PROFILE - 950 NORTH
C-302	GRADING AND DRAINAGE PLAN	PP-5	PLAN AND PROFILE - 4000 WEST
C-400	OVERALL UTILITY PLAN	PP-6	PLAN AND PROFILE - CANVASBACK DRIVE
C-401	UTILITY PLAN	PP-7	PLAN AND PROFILE - CANVASBACK DRIVE
C-402	UTILITY PLAN	PP-8	PLAN AND PROFILE - 3890 WEST

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.

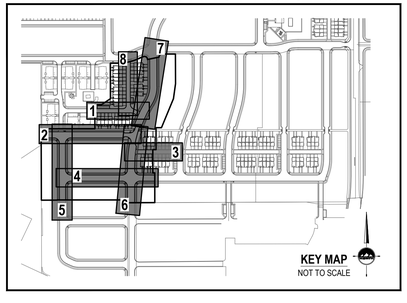
NOTICE TO DEVELOPER/ CONTRACTOR

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.

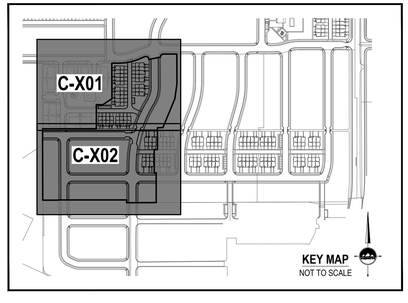
UTILITY DISCLAIMER

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.

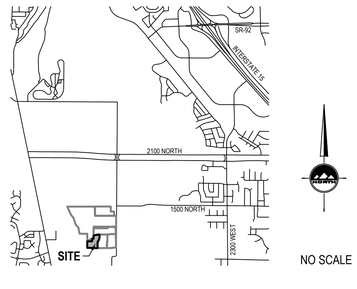
KEY MAP - PLAN AND PROFILES



KEY MAP



VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LEHI CITY STANDARDS & SPECIFICATIONS.
2. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN AND POWER.
3. THE BIDDING DOCUMENT SHALL BE A SUPPORT DOCUMENT TO THE "LEHI CITY SPECIFICATIONS" AS NECESSARY. THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS SHALL GOVERN ON ALL CONSTRUCTION IMPROVEMENTS OF THIS PROJECT.
4. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
5. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
6. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION METING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
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

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

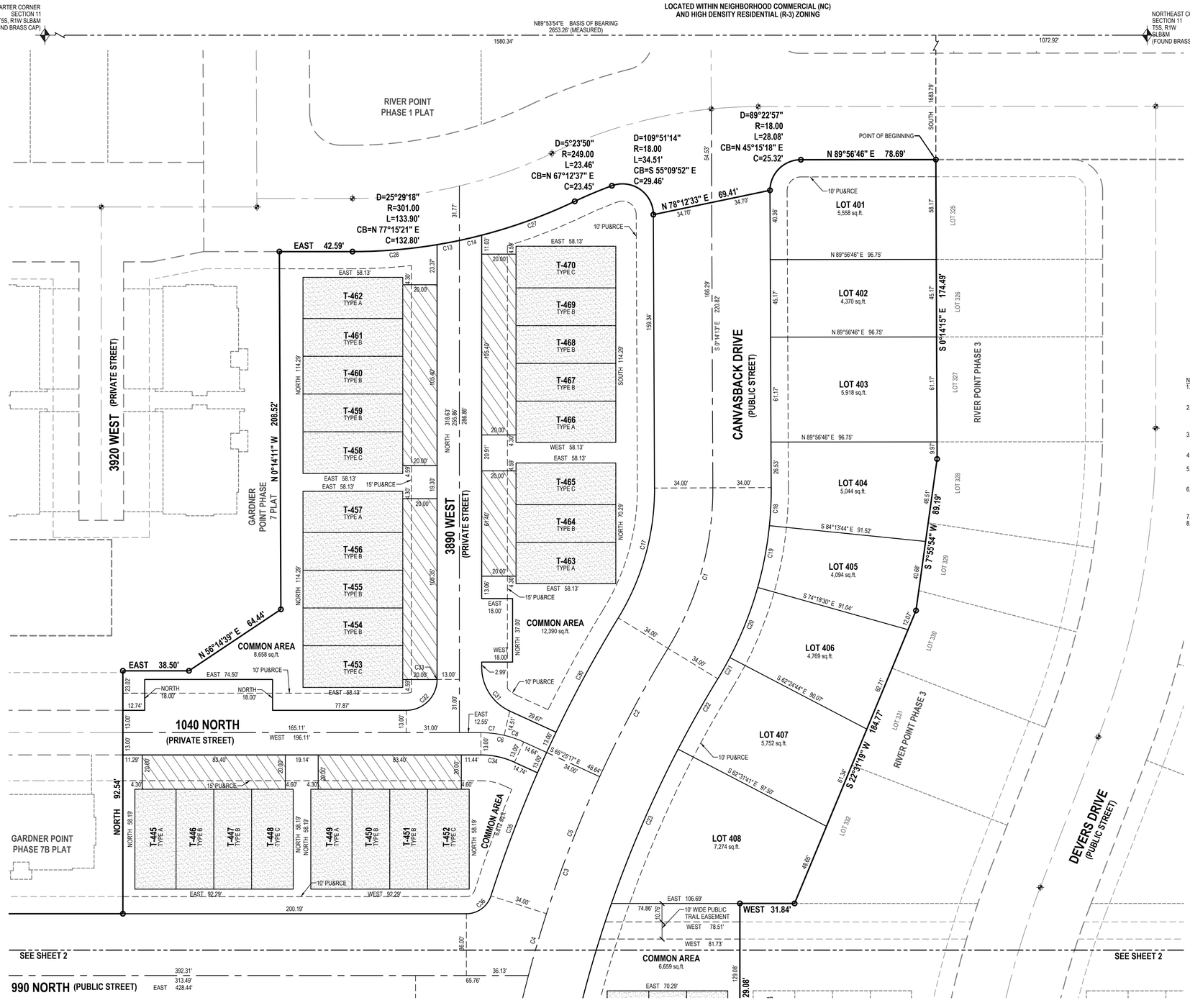
REGISTERED PROFESSIONAL ENGINEER
3/1/2024
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

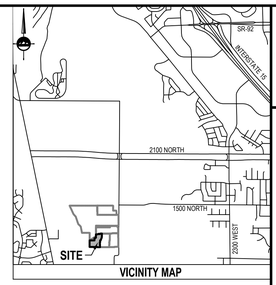
PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

RIVER POINT PHASE 4 PLAT

RESIDENTIAL DEVELOPMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND 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
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA, EXCLUDING LOTS 301 - 332 AND LOTS 365 - 376

NOTES:
1. SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. REQUIRED STORM DRAIN DETENTION FOR THIS PHASE OF THE RIVER POINT DEVELOPMENT HAS BEEN PROVIDED IN THE REGIONAL DETENTION BASIN INSTALLED WITH PHASE 1 OF CONSTRUCTION. SAID DETENTION SYSTEM CANNOT BE MODIFIED WITHOUT PERMISSION FROM 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, DOUBLE FRONTAGE LANDSCAPING, 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.
7. PARCEL A TO BE RETAINED BY THE DEVELOPER.
8. MINIMUM BASEMENT FLOOR ELEVATIONS ARE SHOWN IN THE TABLE ON THE SECOND PAGE OF THIS PLAT. ON THE LOTS WHERE DIFFERENCE BETWEEN LISTED MINIMUM BASEMENT FLOOR ELEVATION AND HIGH SIDE TBC. ELEVATIONS IS LESS THAN 10', CONTRACTOR SHALL EXCAVATE A TEST HOLE ON LOT 3' BELOW ANTICIPATED BASEMENT FLOOR ELEVATION. IF GROUNDWATER IS ENCOUNTERED, AND HOME CANNOT BE RAISED, ENGINEER SHALL BE CONTACTED TO DETERMINE COURSE OF ACTION. IF MINIMUM BASEMENT FLOOR ELEVATION IS NOT LISTED FOR LOT, GEOTECHNICAL TEST HOLES DID NOT ENCOUNTER GROUNDWATER TO MAXIMUM EXCAVATED DEPTHS.

SETBACKS FOR THE SINGLE FAMILY LOTS:
FRONT: 16 TO HOUSE; 20' TO GARAGE
REAR: 15'
SIDE: 5
SIDE CORNER: 15'
FRONT PROPERTY LINE: 12' FROM TBC

IRRIGATION SERVICES		
LOCATION	AREA (SQ FT)	SIZE (INCHES)
3890 WEST 1040 NORTH	47,770	2

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 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 shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as RIVER POINT PHASE 4 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 South 89°53'54" West 1,072.92 feet along the section line and South 1,683.79 feet from the Northeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°14'15" East 174.49 feet;
thence South 07°55'54" West 89.19 feet;
thence South 22°31'19" West 184.77 feet;
thence West 31.84 feet;
thence South 129.08 feet;
thence West 18.91 feet;
thence South 136.43 feet;
thence East 11.44 feet;
thence South 175.50 feet;
thence South 89°45'33" West 173.87 feet;
thence North 00°06'16" East 16.80 feet;
thence West 399.89 feet;
thence South 00°13'17" East 1.12 feet;
thence South 89°46'42" West 93.42 feet;
thence North 00°13'17" West 420.42 feet;
thence East 316.67 feet;
thence North 141.56 feet;
thence East 38.50 feet;
thence North 56°14'39" East 64.44 feet;
thence North 00°14'11" West 208.52 feet;
thence East 42.59 feet;
thence Easterly 133.90 feet along the arc of a 301.00 foot radius curve to the left (center bears North and the chord bears North 77°15'21" East 132.80 feet with a central angle of 25°29'18");
thence Northeasterly 23.46 feet along the arc of a 249.00 foot radius curve to the right (center bears South 25°29'18" East and the chord bears North 67°12'37" East 23.45 feet with a central angle of 05°23'50");
thence Southeasterly 34.51 feet along the arc of a 18.00 foot radius curve to the right (center bears South 20°05'28" East and the chord bears South 55°09'52" East 29.46 feet with a central angle of 109°51'14");
thence North 78°12'33" East 69.41 feet;
thence Northeasterly 28.08 feet along the arc of a 18.00 foot radius curve to the right (center bears South 89°26'11" East and the chord bears North 45°15'18" East 25.32 feet with a central angle of 89°22'57");
thence North 89°56'46" East 78.69 feet to the point of beginning.

Contains 444,326 Square Feet or 10.200 Acres, 44 Lots and 32 Units.

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", "LIMITED COMMON", 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

Know all 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

RIVER POINT PHASE 4 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.

DIRECTOR-SECRETARY 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)

RIVER POINT PHASE 4 PLAT

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

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

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
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 : 8089Z
MANAGER : BDM
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 3/5/24

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

RIVER POINT PHASE 4 PLAT

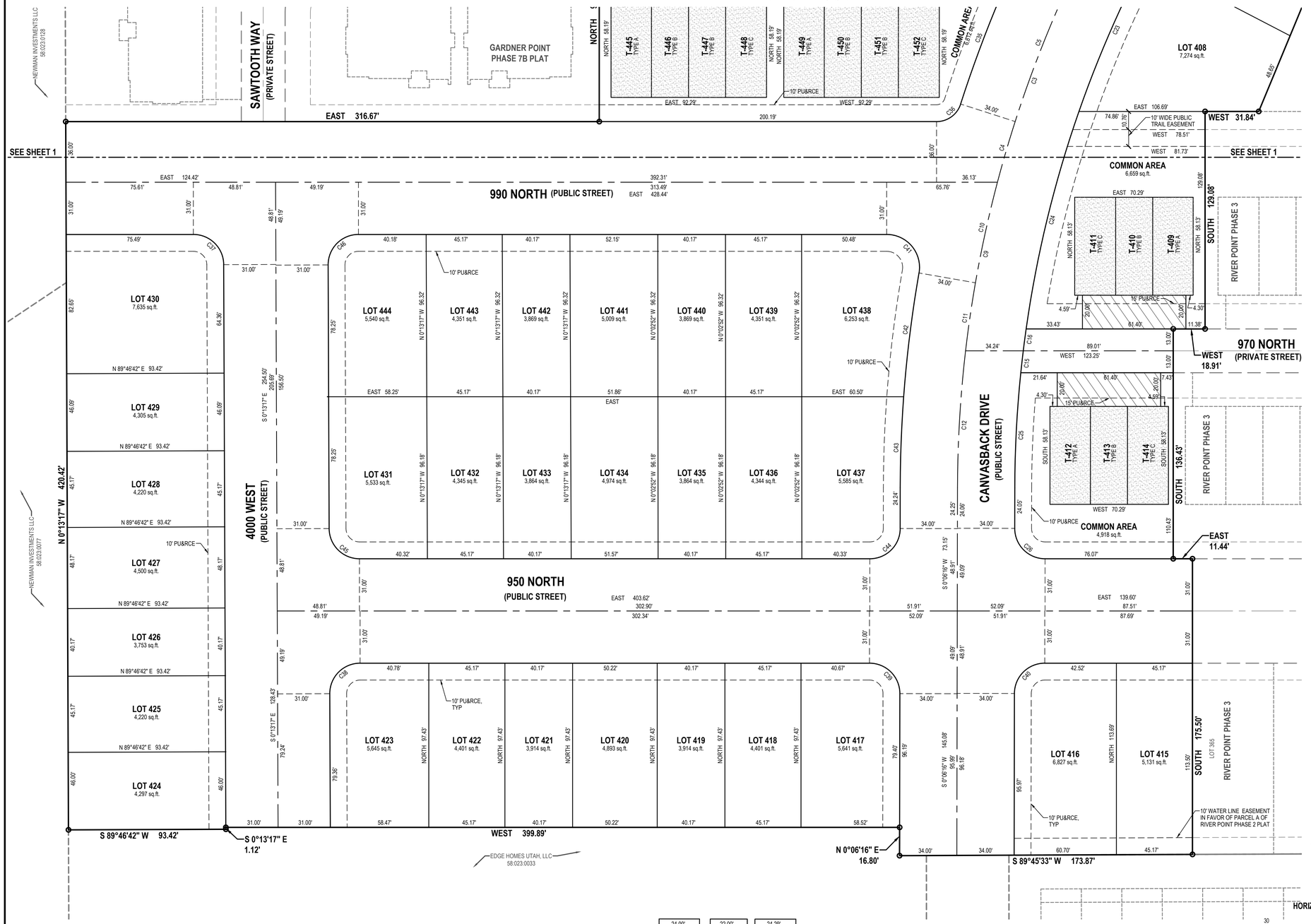
RESIDENTIAL DEVELOPMENT

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

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

LOT #	ELEV. AT FRONT HIGH SIDE TBC	MIN. BASEMENT ELEVATION
401	4536.7	4526.2
402	4536.9	4526.4
403	4537.2	4526.5
404	4537.5	4526.7
405	4537.8	4526.8
406	4538.1	4527.1
407	4538.6	4527.5
408	4538.1	4528.0
415	4540.3	4530.7
416	4540.3	4532.1
T-409	4536.8	4527.4
T-410	4536.6	4528.1
T-411	4538.4	4528.7
T-412	4539.5	4531.3
T-413	4538.7	4530.6
T-414	4537.9	4530.1

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	178.00'	98.38'	31°40'06"	N15°35'48"E	97.14'
C2	716.00'	84.80'	6°47'09"	S28°02'17"W	84.75'
C3	716.00'	123.24'	9°51'44"	S19°42'50"W	123.09'
C4	716.00'	37.54'	3°00'15"	S16°17'06"W	37.54'
C5	716.00'	85.70'	6°51'29"	S21°12'58"W	85.65'
C6	60.00'	25.74'	24°34'43"	N77°42'38"W	25.54'
C7	60.00'	13.65'	13°02'12"	N83°28'54"W	13.62'
C8	60.00'	12.09'	11°32'31"	N71°11'32"W	12.07'
C9	716.00'	101.93'	8°09'24"	S10°42'16"W	101.85'
C10	716.00'	61.12'	4°53'28"	S12°20'15"W	61.10'
C11	716.00'	40.81'	3°15'57"	S8°15'32"W	40.81'
C12	716.00'	81.46'	6°31'07"	S3°22'00"W	81.42'
C13	301.00'	13.23'	2°31'06"	N79°18'50"E	13.23'
C14	301.00'	13.35'	2°32'32"	N76°47'01"E	13.35'
C15	682.00'	13.08'	1°05'57"	S6°24'31"W	13.08'
C16	682.00'	13.11'	1°06'06"	S7°30'32"W	13.11'
C17	144.00'	79.59'	31°40'06"	N15°35'48"E	78.58'
C18	212.00'	22.23'	6°00'30"	N2°46'00"E	22.22'
C19	212.00'	36.71'	9°55'14"	N10°43'53"E	36.66'
C20	212.00'	44.02'	11°53'47"	N21°38'23"E	43.94'
C21	212.00'	14.22'	3°50'35"	N29°30'34"E	14.22'
C22	682.00'	47.12'	3°57'32"	S29°27'05"W	47.11'
C23	682.00'	98.02'	8°14'06"	S23°21'16"W	97.94'
C24	682.00'	133.05'	11°10'38"	S13°38'54"W	132.83'
C25	682.00'	68.46'	5°45'06"	S2°59'00"W	68.43'
C26	18.00'	28.31'	90°06'16"	S44°56'52"E	25.48'
C27	301.00'	57.79'	11°00'03"	N70°00'43"E	57.70'
C28	301.00'	49.52'	9°25'37"	N85°17'11"E	49.47'
C30	750.00'	75.86'	5°47'44"	S28°31'59"W	75.83'
C31	28.00'	32.06'	65°35'54"	S32°37'23"E	30.33'
C32	18.00'	28.22'	89°50'29"	N45°04'46"E	25.42'
C33	18.00'	0.05'	0°09'31"	N0°04'46"E	0.05'
C34	47.00'	20.16'	24°34'43"	N77°42'38"W	20.01'
C35	750.00'	76.73'	5°51'43"	S20°43'05"W	76.70'
C36	15.00'	18.91'	72°12'47"	N53°53'37"E	17.68'
C37	18.00'	28.20'	89°46'43"	N45°06'38"W	25.41'
C38	18.00'	28.34'	90°13'17"	S44°53'22"W	25.50'
C39	18.00'	28.31'	90°06'16"	N44°56'52"W	25.48'
C40	18.00'	28.24'	89°53'44"	S45°03'08"W	25.43'
C41	19.50'	34.00'	99°53'31"	N40°03'15"W	29.85'
C42	750.00'	74.06'	5°39'28"	S7°03'47"W	74.03'
C43	750.00'	54.02'	4°07'37"	S2°10'14"W	54.01'
C44	18.00'	28.24'	89°53'44"	N45°03'08"E	25.43'
C45	18.00'	28.20'	89°46'43"	S45°06'38"E	25.41'
C46	18.00'	28.34'	90°13'17"	S44°53'21"W	25.50'



LEGEND

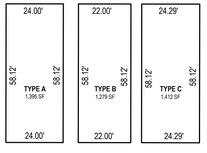
- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA, EXCLUDING LOTS 301 - 332 AND LOTS 365 - 376

ENSIGN ENG. LAND SURV.

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ. 1 inch = 30 ft.



TYPICAL TOWNHOUSE PAD DIMENSIONS

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

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S. Suite 500
Sandy, UT 84070
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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 : 8069Z
MANAGER : BDM
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 3/5/24

RIVER POINT PHASE 4 PLAT

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

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

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	— — x — —	EXISTING FENCE
WM ○	EXISTING WATER METER	—— X ——	PROPOSED FENCE
WM ○	PROPOSED WATER METER	– ·· – ·· –	EXISTING FLOW LINE
Ⓦ	EXISTING WATER MANHOLE	—— · · ——	PROPOSED FLOW LINE
Ⓦ	PROPOSED WATER MANHOLE	— — · — — ·	GRADE BREAK
W	EXISTING WATER BOX	— — sd — —	EXISTING STORM DRAIN LINE
WV ⋈	EXISTING WATER VALVE	—— SD ——	PROPOSED STORM DRAIN LINE
WV ⋈	PROPOSED WATER VALVE	—— RD ——	ROOF DRAIN LINE
	EXISTING FIRE HYDRANT	▬ ▬	CATCHMENTS
	PROPOSED FIRE HYDRANT	— — HWL — —	HIGHWATER LINE
FR	PROPOSED FIRE DEPARTMENT CONNECTION	— — ss — —	EXISTING SANITARY SEWER
SWV ⋈	EXISTING SECONDARY WATER VALVE	—— SS ——	PROPOSED SANITARY SEWER LINE
SWV ⋈	PROPOSED SECONDARY WATER VALVE	—— - - ss ——	PROPOSED SAN. SWR. SERVICE LINE
IRR	EXISTING IRRIGATION BOX	— — ld — —	EXISTING LAND DRAIN LINE
IRR ⋈	EXISTING IRRIGATION VALVE	—— LD ——	PROPOSED LAND DRAIN LINE
IRR ⋈	PROPOSED IRRIGATION VALVE	—— - - LD ——	PROPOSED LAND DRAIN SERVICE LINE
Ⓢ	EXISTING SANITARY SEWER MANHOLE	— — w — —	EXISTING CULINARY WATER LINE
Ⓢ	PROPOSED SANITARY SEWER MANHOLE	—— W ——	PROPOSED CULINARY WATER LINE
○ CO	EXISTING SANITARY CLEAN OUT	- - - w — - - - w —	PROPOSED CULINARY WATER SERVICE LINE
D	EXISTING STORM DRAIN CLEAN OUT BOX	— — sw — —	EXISTING SECONDARY WATER LINE
D	PROPOSED STORM DRAIN CLEAN OUT BOX	—— SW ——	PROPOSED SECONDARY WATER LINE
▥	EXISTING STORM DRAIN INLET BOX	—— - - sw ——	PROPOSED SEC. WATER SERVICE LINE
▤	EXISTING STORM DRAIN CATCH BASIN	— — irr — —	EXISTING IRRIGATION LINE
▤	PROPOSED STORM DRAIN CATCH BASIN	—— IRR ——	PROPOSED IRRIGATION LINE
⊖▤	EXISTING STORM DRAIN COMBO BOX	—— ohp ——	EXISTING OVERHEAD POWER LINE
⊖▤	PROPOSED STORM DRAIN COMBO BOX	— — e — —	EXISTING ELECTRICAL LINE
○ CO	EXISTING STORM DRAIN CLEAN OUT	— — g — —	EXISTING GAS LINE
◡	EXISTING STORM DRAIN CULVERT	— — t — —	EXISTING TELEPHONE LINE
◡	PROPOSED STORM DRAIN CULVERT	▬AR▬	ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION	· · · · · · · ·	SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION	—○——	STRAW WATTLE
	ROOF DRAIN	∧∧	TEMPORARY BERM
Ⓔ	EXISTING ELECTRICAL MANHOLE	—— SF ——	TEMPORARY SILT FENCE
E	EXISTING ELECTRICAL BOX	—— LOD ——	LIMITS OF DISTURBANCE
TR	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
GV ⋈	EXISTING GAS VALVE	▩	EXISTING ASPHALT TO BE REMOVED
Ⓣ	EXISTING TELEPHONE MANHOLE	▭	PROPOSED ASPHALT
▢	EXISTING TELEPHONE BOX	▭	EXISTING CURB AND GUTTER
TRAFFIC	EXISTING TRAFFIC SIGNAL BOX	▭	PROPOSED CURB AND GUTTER
CABLE	EXISTING CABLE BOX	▭	PROPOSED REVERSE PAN CURB AND GUTTER
⊘	EXISTING BOLLARD	▭	TRANSITION TO REVERSE PAN CURB
○	PROPOSED BOLLARD	▨	CONCRETE TO BE REMOVED
—o—	EXISTING SIGN	▭	EXISTING CONCRETE
—o—	PROPOSED SIGN	▭	PROPOSED CONCRETE
XXXX.XX TBC	EXISTING SPOT ELEVATION	▧	BUILDING TO BE REMOVED
TBC XXXX.XX	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.

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LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
3/4/2024
5150016-2202
BRADEN D.
MORRIS
Braden D. Morris
STATE OF UTAH

GENERAL NOTES

PROJECT NUMBER
8069Z

PRINT DATE
2024-03-05

PROJECT MANAGER
B. MORRIS

DESIGNED BY
M. BUDGE

C-001

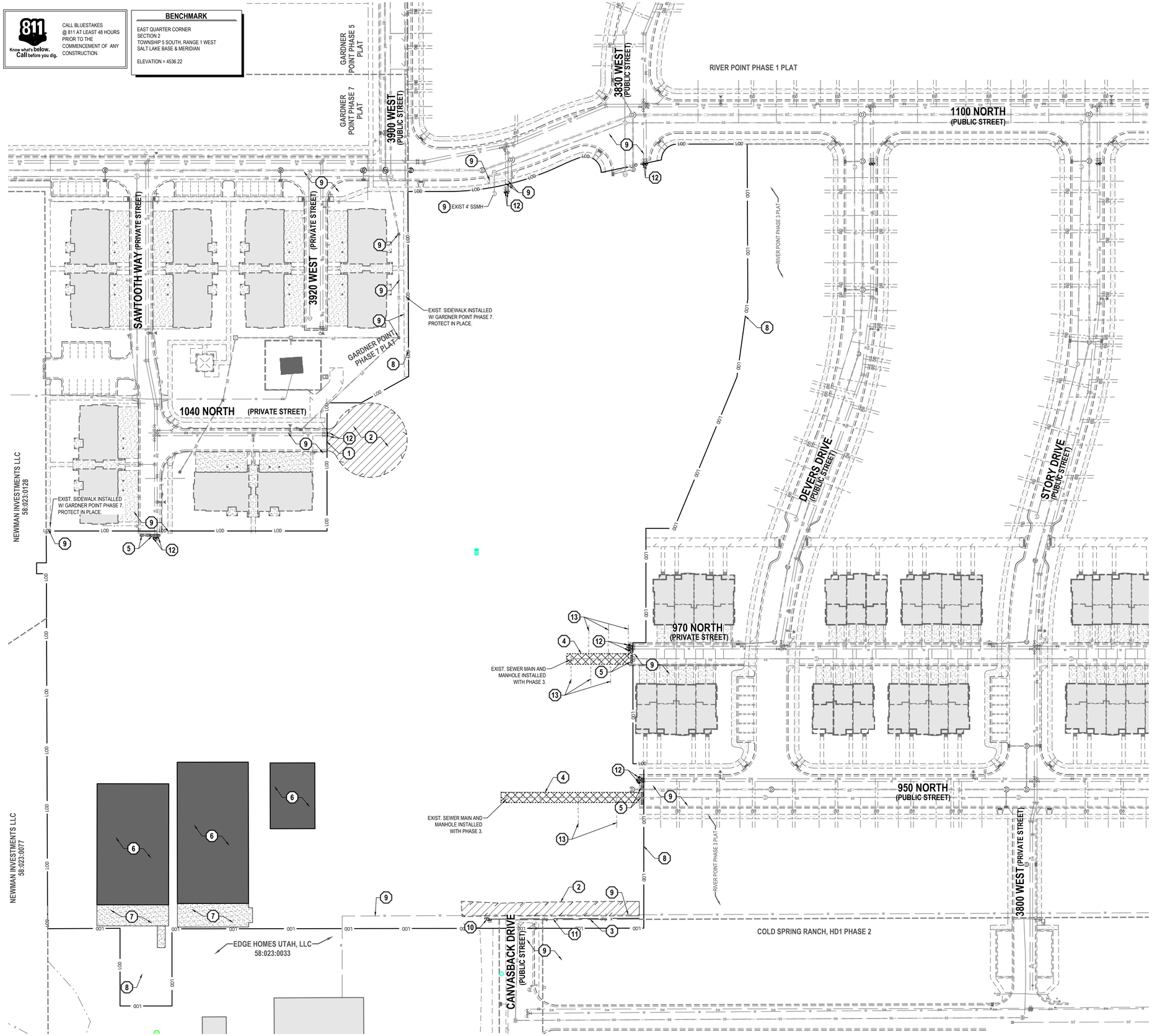
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
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. 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 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.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
4. REMOVE AND PROPERLY DISPOSE OF GRAVEL.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING K-RAILS.
6. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
7. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE PAVEMENT.
8. PHASE 4 LIMIT OF DISTURBANCE.
9. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
10. REMOVE AND PROPERLY DISPOSE OF EXISTING POWER POLE. COORDINATE WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION
11. REMOVE AND PROPERLY DISPOSE OF EXISTING OVERHEAD POWER LINE. COORDINATE WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION
12. REMOVE AND PROPERLY DISPOSE OF EXISTING BOLLARDS TO PREPARE FOR CONNECTION TO EXISTING WATER AND PRESSURIZED IRRIGATION LINES.
13. EXISTING 4" SDR-35 PVC SEWER LATERAL INSTALLED WITH PHASE 3 CONSTRUCTION.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

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1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESS IONAL ENGINEER
5/14/2024
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DEMOLITION PLAN

PROJECT NUMBER 80692
PRINT DATE 2024-03-05
PROJECT MANAGER B. MORRIS
DESIGNED BY M. BUDGE

C-100

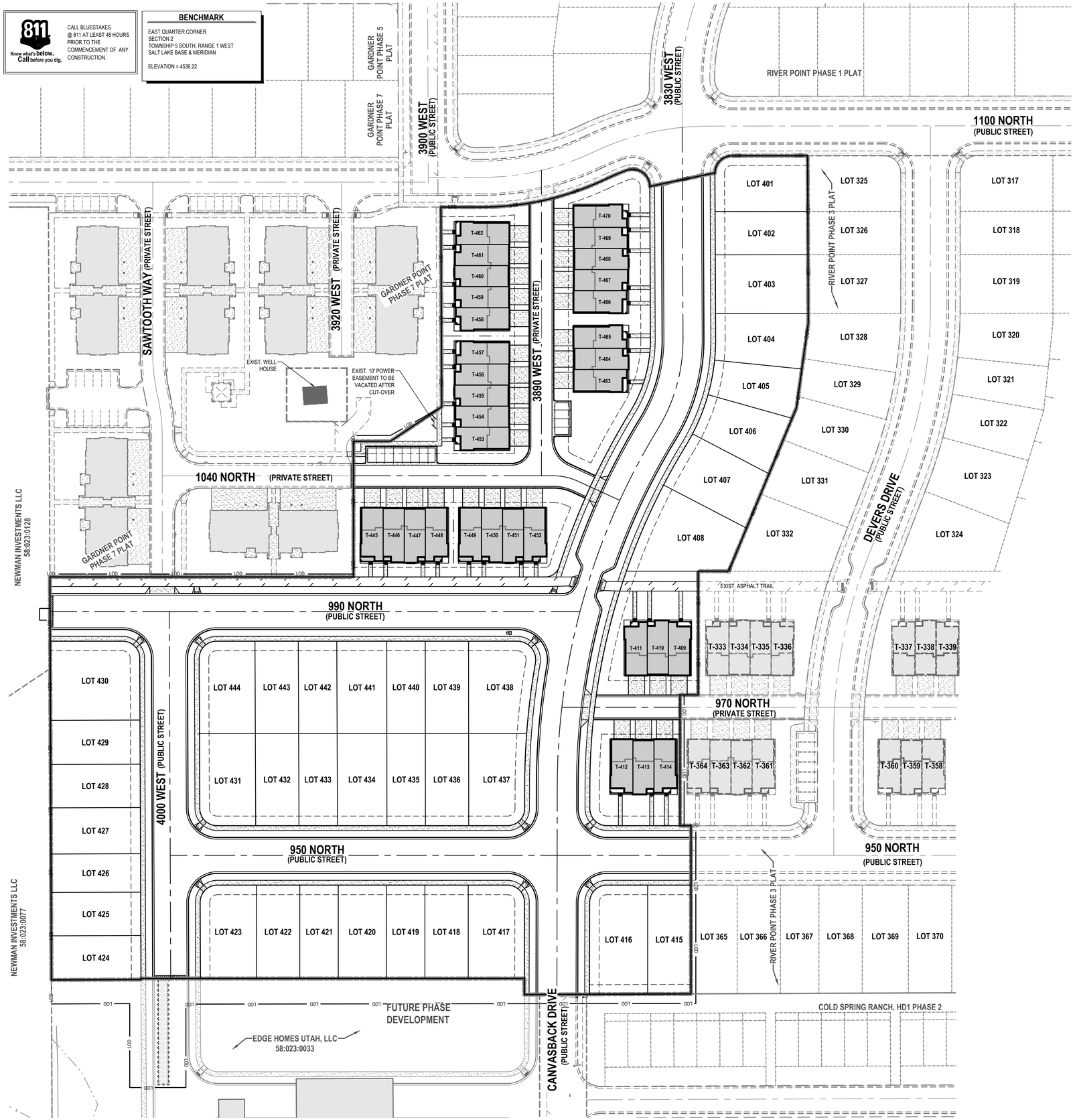
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
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.

TYPE OF DEVELOPMENT:
RESIDENTIAL PUD

UNIT COUNT

SINGLE FAMILY RESIDENTIAL = 38
TOWNHOMES = 32
TOTAL UNITS = 70
UNITS PER ACRE = 6.86

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

PARKING DATA TABLE	
SURFACE (GUEST) PARKING	12
HANDICAP-ACCESSIBLE STALLS	0
TOTAL PARKING PROVIDED	12

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

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1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
5/14/2024
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

OVERALL SITE PLAN

PROJECT NUMBER 8060Z
PRINT DATE 2024-03-05
PROJECT MANAGER B. MORRIS
DESIGNED BY M. BUDGE

C-200

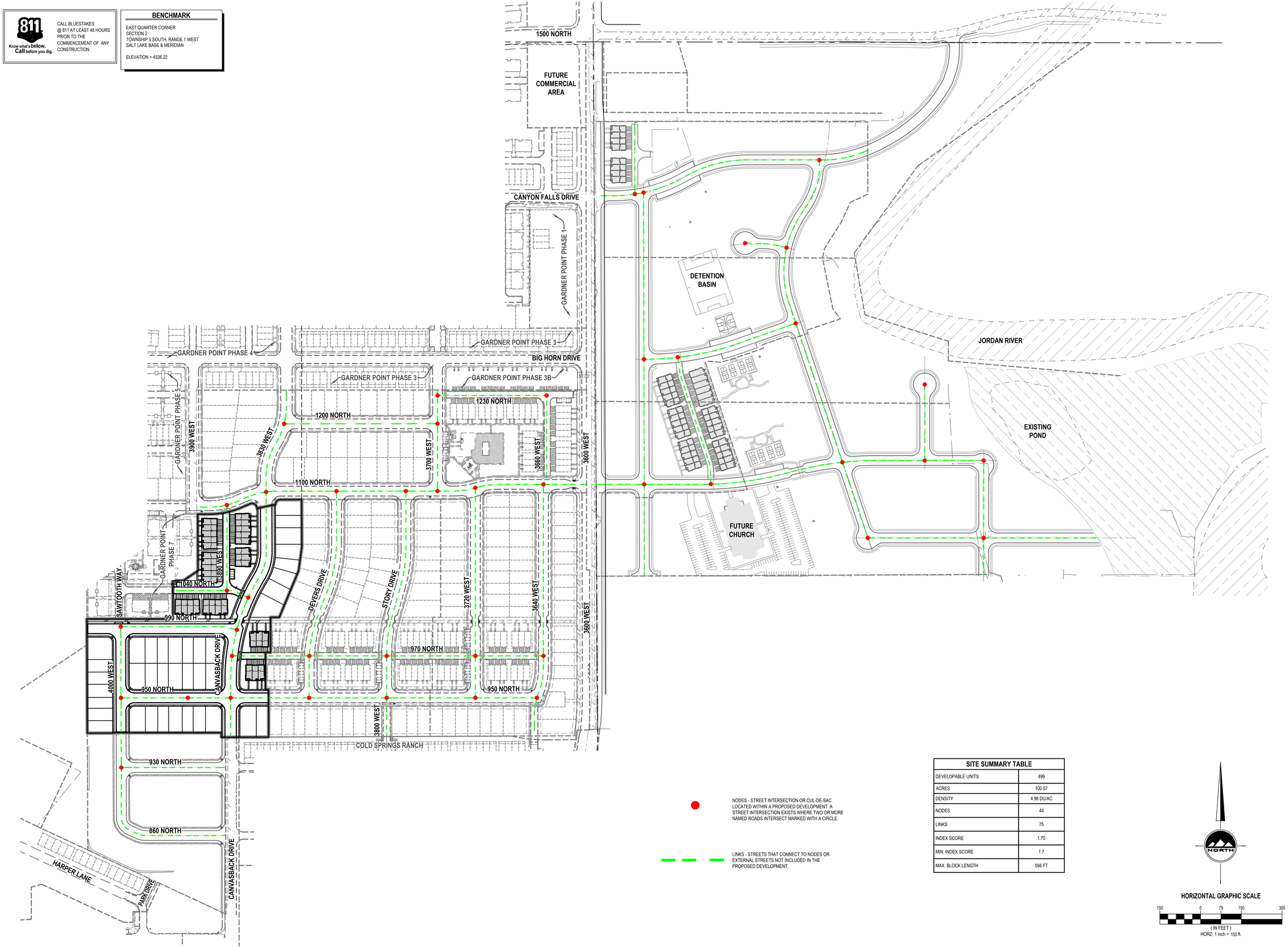
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SECTION 2
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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



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.

SITE SUMMARY TABLE	
DEVELOPABLE UNITS	499
ACRES	100.57
DENSITY	4.96 DU/AC
NODES	44
LINKS	75
INDEX SCORE	1.70
MIN. INDEX SCORE	1.7
MAX. BLOCK LENGTH	556 FT

NORTH

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
HORZ: 1 inch = 150 ft.

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LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
3/1/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

CIRCULATION PLAN

PROJECT NUMBER 8069Z
PRINT DATE 2024-03-05
PROJECT MANAGER B. MORRIS
DESIGNED BY M. BUDGE

C-200A

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BENCHMARK

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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

GARDNER POINT PHASE 5 PLAT
GARDNER POINT PHASE 7 PLAT
3900 WEST (PUBLIC STREET)
3830 WEST (PUBLIC STREET)
RIVER POINT PHASE 1 PLAT
1100 NORTH (PUBLIC STREET)
SAWTOOTH WAY (PRIVATE STREET)
3920 WEST (PRIVATE STREET)
GARDNER POINT PHASE 1 PLAT
EXIST. WELL HOUSE
3890 WEST (PRIVATE STREET)
T-462 T-461 T-460 T-459 T-458
T-470 T-469 T-468 T-467 T-466
T-457 T-456 T-455 T-454 T-453
T-465 T-464 T-463
LOT 401
LOT 402
LOT 403
LOT 404
LOT 405
LOT 406
LOT 407
LOT 408
RIVER POINT PHASE 3 PLAT
DEVERS DRIVE (PUBLIC STREET)
STORY DRIVE (PUBLIC STREET)
1040 NORTH (PRIVATE STREET)
GARDNER POINT PHASE 7 PLAT
T-445 T-446 T-447 T-448
T-449 T-450 T-451 T-452
NEWMAN INVESTMENTS LLC 58:023:0128
990 NORTH (PUBLIC STREET)
T-411 T-410 T-409
970 NORTH (PRIVATE STREET)
T-412 T-413 T-414
LOT 430
LOT 429
LOT 428
LOT 427
LOT 426
LOT 425
LOT 424
LOT 444 LOT 443 LOT 442 LOT 441 LOT 440 LOT 439 LOT 438
LOT 431 LOT 432 LOT 433 LOT 434 LOT 435 LOT 436 LOT 437
4000 WEST (PUBLIC STREET)
950 NORTH (PUBLIC STREET)
LOT 423 LOT 422 LOT 421 LOT 420 LOT 419 LOT 418 LOT 417
LOT 416 LOT 415
NEWMAN INVESTMENTS LLC 58:023:0077
EDGE HOMES UTAH, LLC 58:023:0033
FUTURE PHASE DEVELOPMENT
CANVASBACK DRIVE (PUBLIC STREET)
COLD SPRING RANCH, HD1 PHASE 2
3800 WEST (PRIVATE STREET)

DURING CONSTRUCTION, ON STREET PARKING PERMITTED

DURING CONSTRUCTION, ON STREET PARKING LIMITED TO PERMITTED VEHICLES ONLY

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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LAYTON
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FOR:
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13702 S. 200 W. B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
5150016-2202
BRADEN D. MORRIS
3/14/2024
STATE OF UTAH

TEMPORARY CONSTRUCTION PARKING CONTROL PLAN

PROJECT NUMBER 8060Z
PRINT DATE 2024-03-05
PROJECT MANAGER B. MORRIS
DESIGNED BY M. BUDGE

C-200B

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

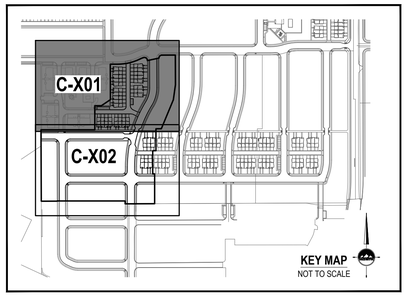
GENERAL NOTES

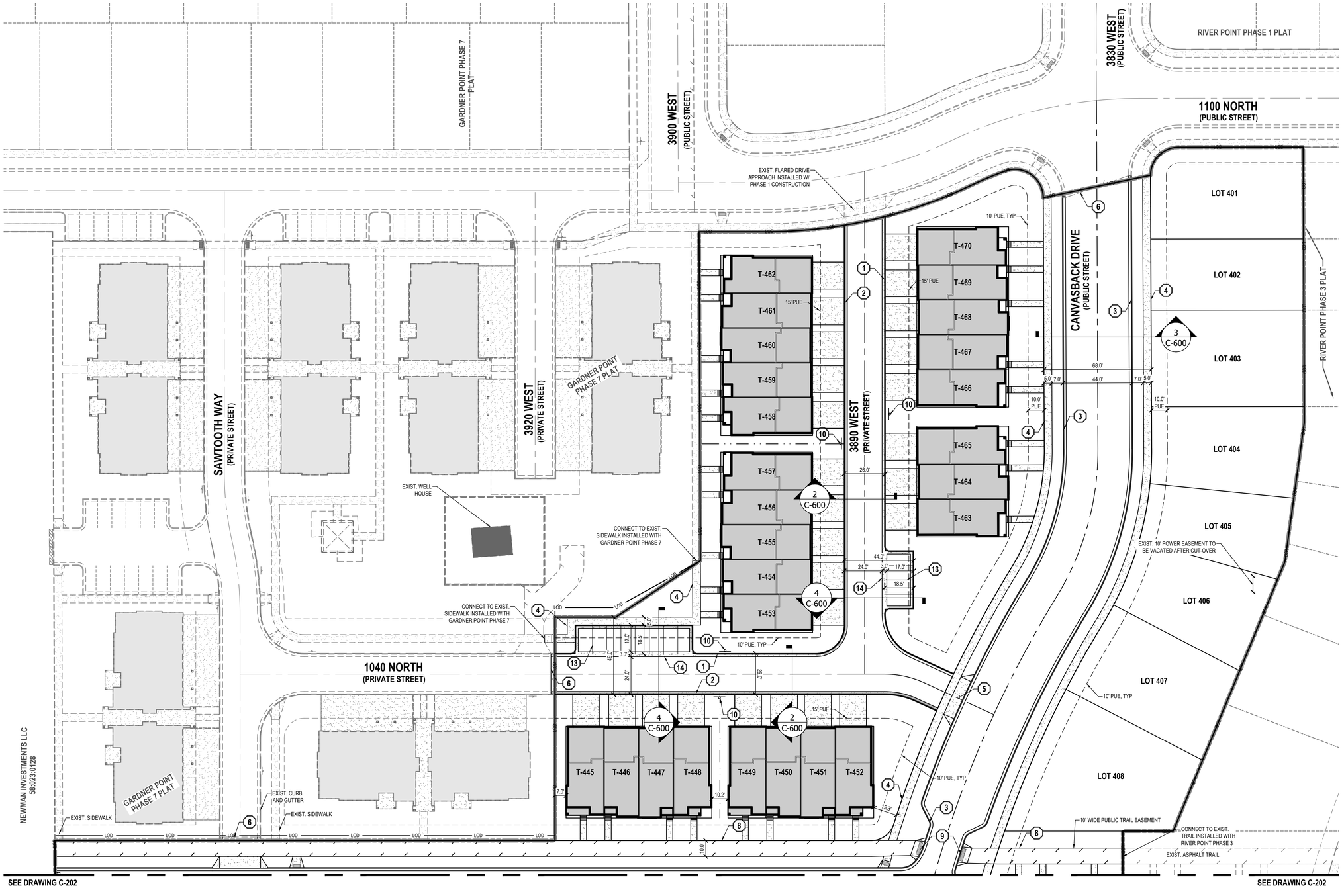
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6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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 6/C-600.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 7/C-600.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING RD-05.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARD DRAWING RD-05.
5. INSTALL FLARED DRIVE APPROACH PER LEHI CITY STANDARD DRAWING RD-11.
6. EXIST EDGE OF ASPHALT.
7. ADA RAMP PER LEHI CITY STANDARD DRAWING RD-06.
8. ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TR-01. WIDTH PER PLAN.
9. 10' WIDE ADA RAMP PER DETAIL 9/C-600.
10. IN ORDER TO MAINTAIN ACCESSIBILITY AND REDUCE COMPLAINTS DURING CONSTRUCTION, NO PARKING SIGNS HAVE BEEN IDENTIFIED ON THE SITE PLAN. THESE TEMPORARY NO PARKING SIGNS WILL BE ALLOWED TO BE PHASED WITH THE PACE OF CONSTRUCTION AS THE DEVELOPER AND FIRE CODE OFFICIAL SEES FIT. PERMANENT PARKING SIGNAGE TO BE IDENTIFIED AND MAINTAINED BY HOA OR PROPERTY MANAGER
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12. INSTALL 20' WIDE ALL WEATHER ACCESS PER LEHI CITY STANDARD DRAWING RD-14.
13. DOUBLE WHITE STRIPED PARKING STALL MARKING.
14. INSTALL 3' WATERWAY PER DETAIL 1/C-603.
15. MID BLOCK ADA RAMP PER LEHI CITY STANDARD DRAWING RD-09.





NEWMAN INVESTMENTS LLC
56:023:0128

SEE DRAWING C-202

SEE DRAWING C-202

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

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REGISTERED PROFESSIONAL ENGINEER
3/4/2024
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

SITE PLAN

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

C-201

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SALT LAKE BASE & MERIDIAN

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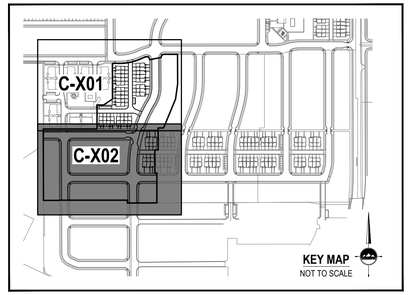
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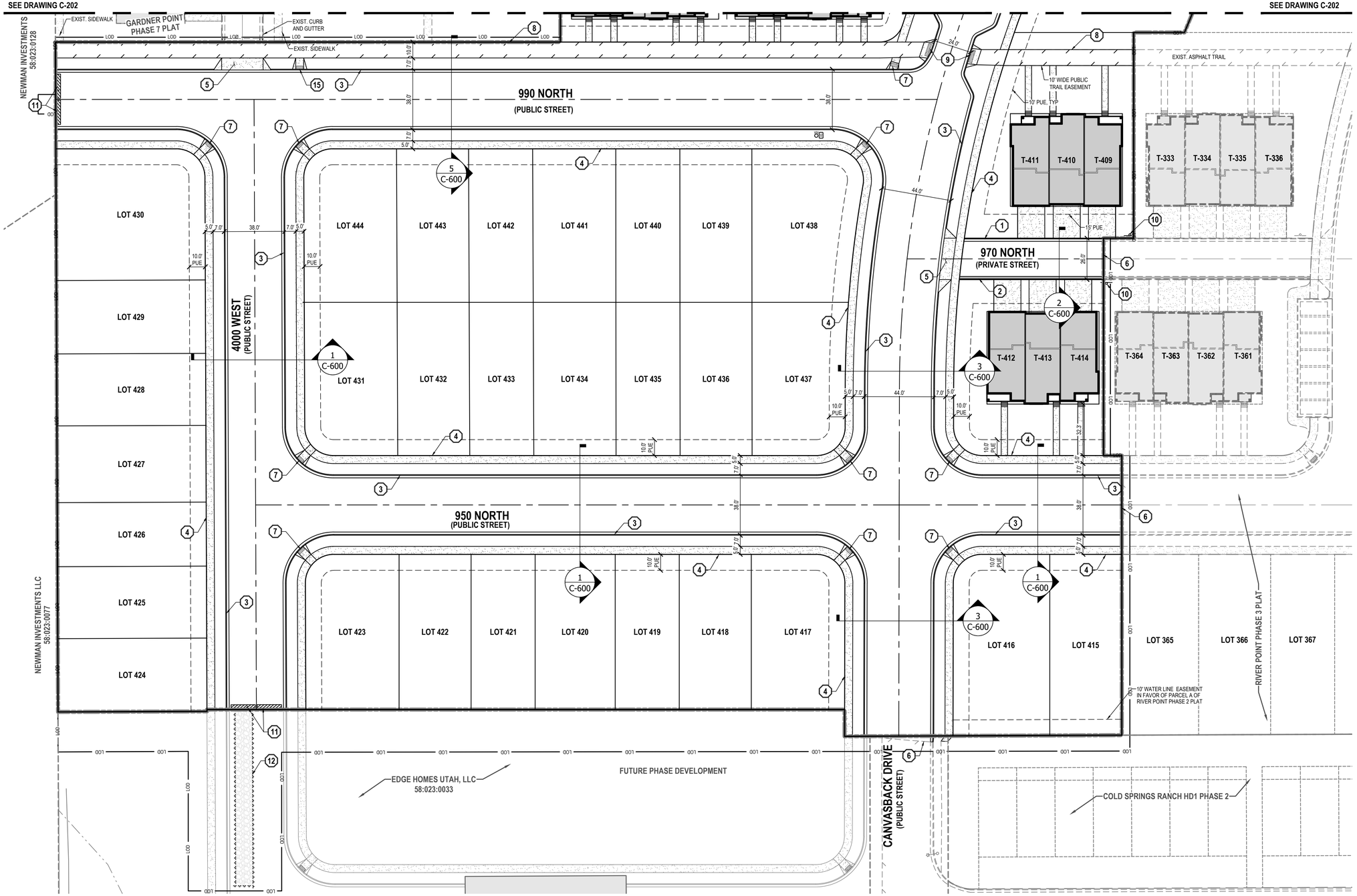
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SEE DRAWING C-202

SEE DRAWING C-202





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REGISTERED PROFESSIONAL ENGINEER
3/4/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

SITE PLAN

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

C-202

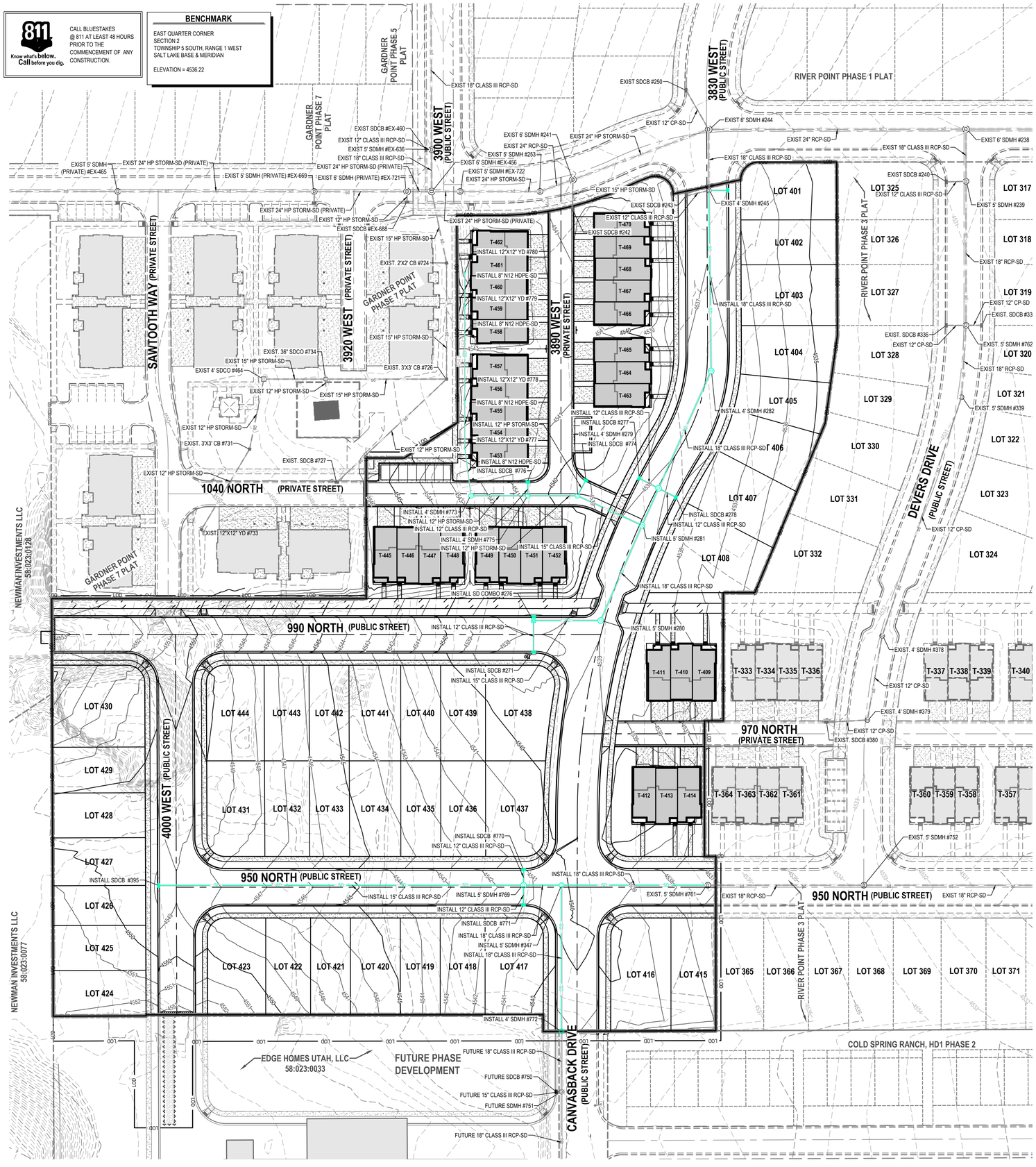
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



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50 0 25 50 100

(IN FEET)
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1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
3/1/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

C-300

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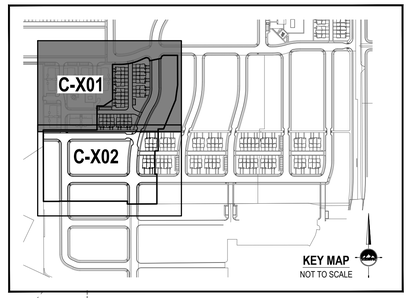
BENCHMARK

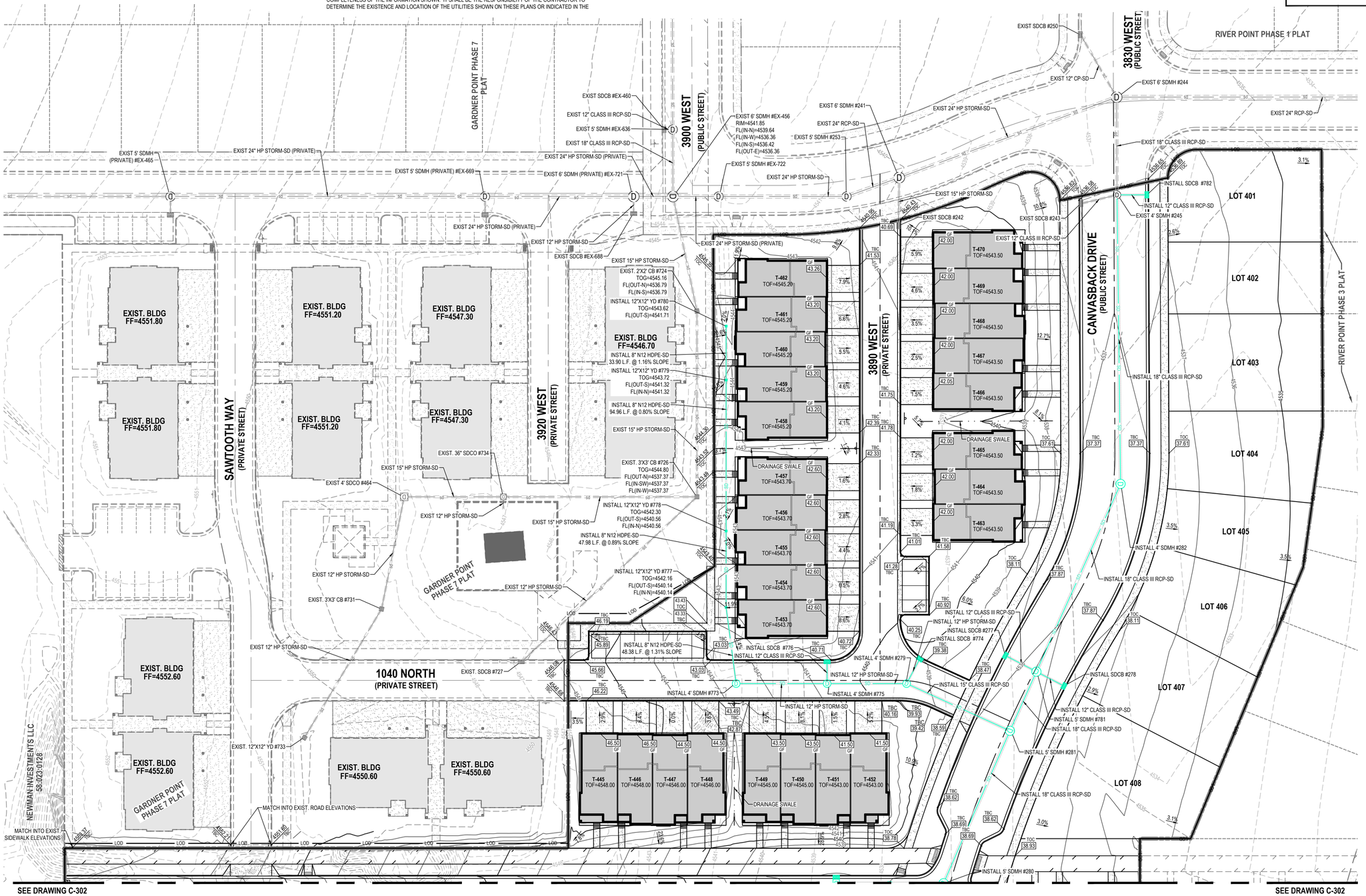
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TOWNSHIP 5 SOUTH, RANGE 1 WEST
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BRADEN D. MORRIS
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GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

C-301

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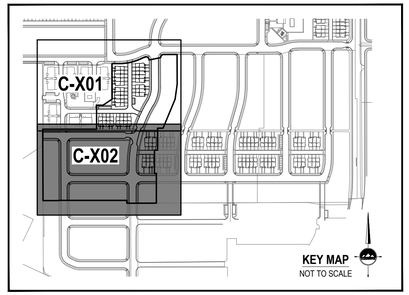
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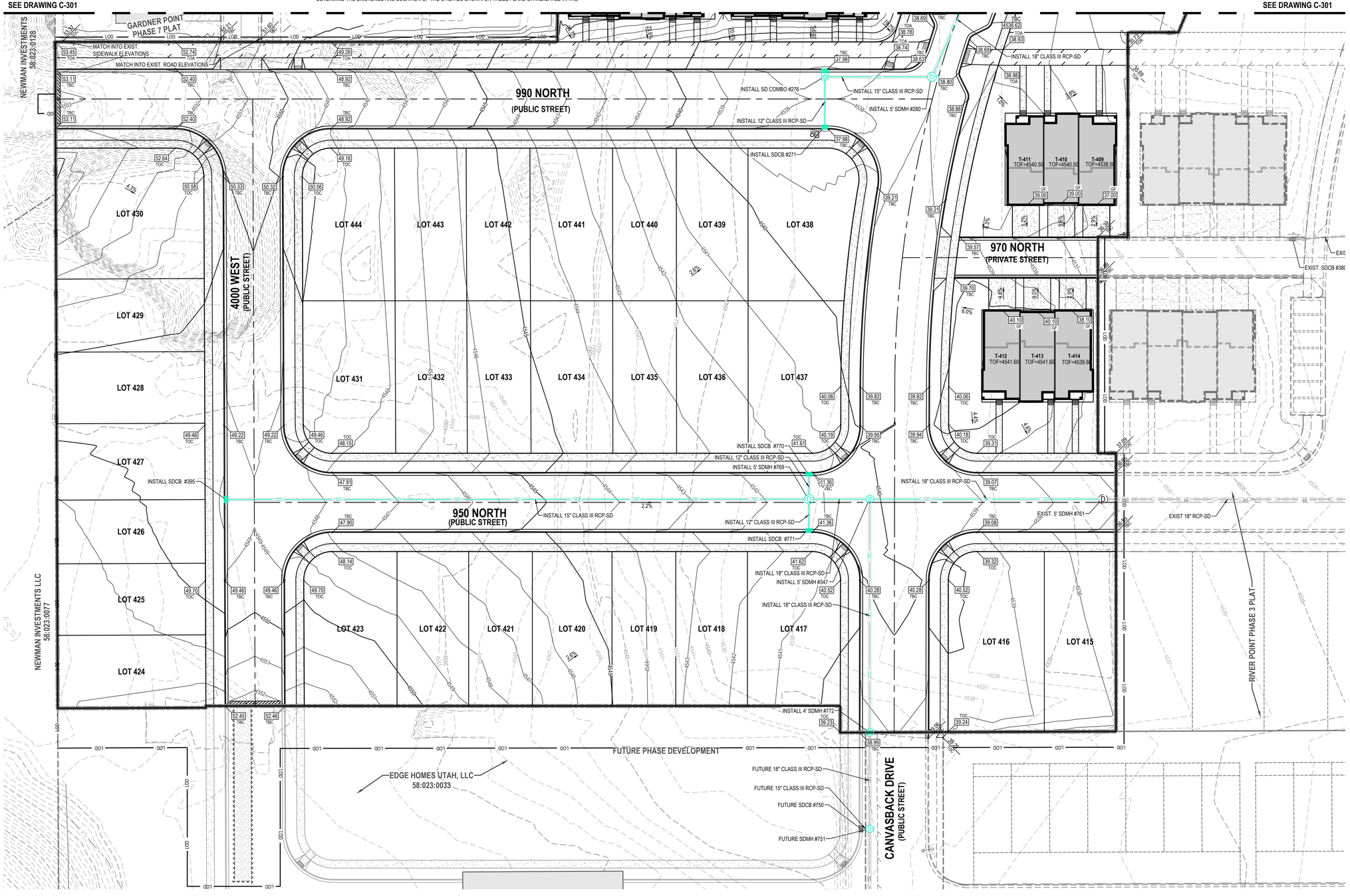
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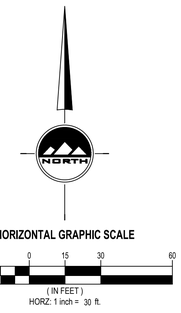
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8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE 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.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER LEHI CITY STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



SEE DRAWING C-301

SEE DRAWING C-301





HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
3/4/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

C-302

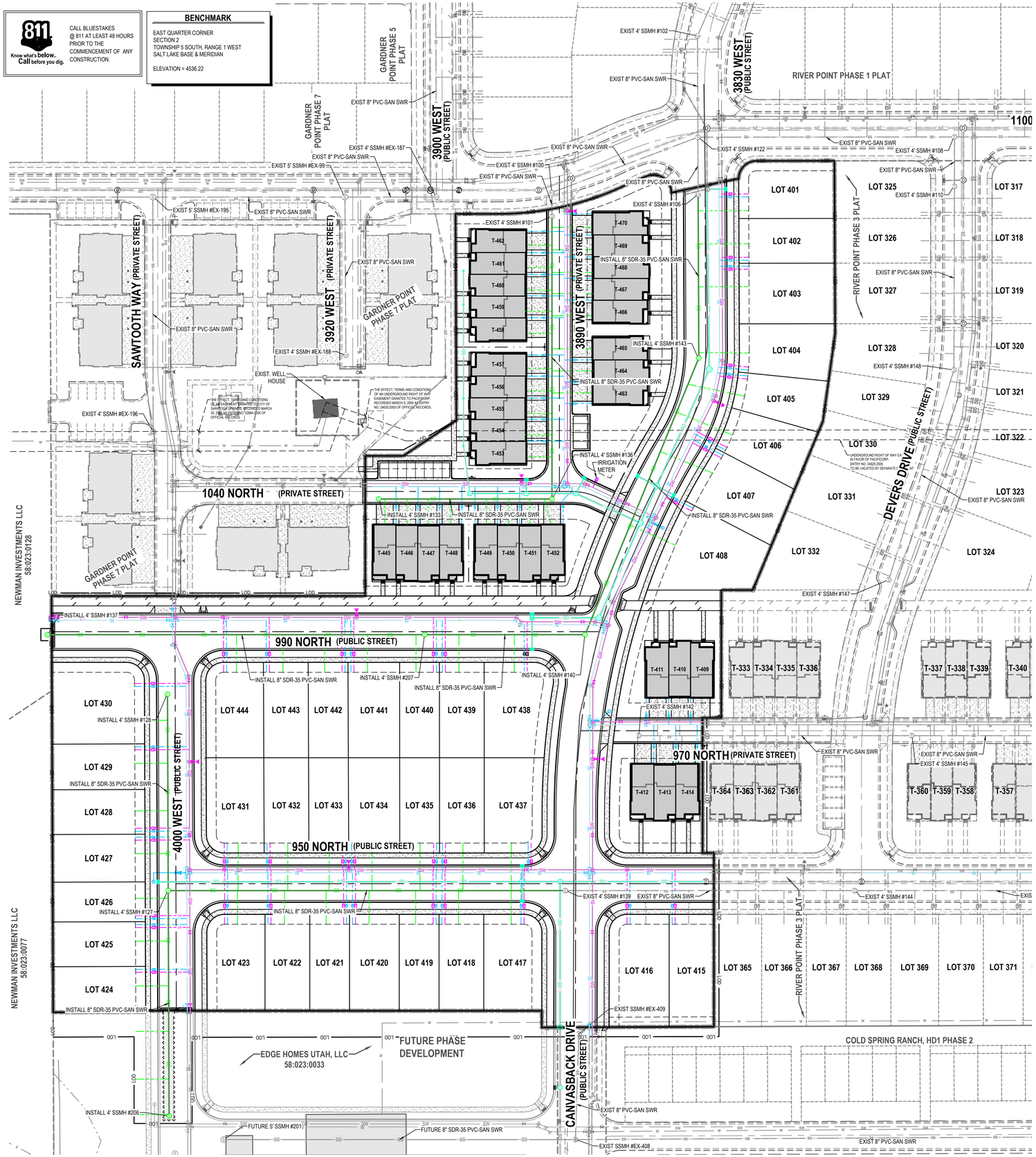
811 Know what's below. Call before you dig.

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



GENERAL NOTES

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NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
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FOR:
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13702 S. 200 W. B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
3/4/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

OVERALL UTILITY PLAN

PROJECT NUMBER 8069Z
PRINT DATE 2024-03-05
PROJECT MANAGER B. MORRIS
DESIGNED BY M. BUDGE

C-400

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

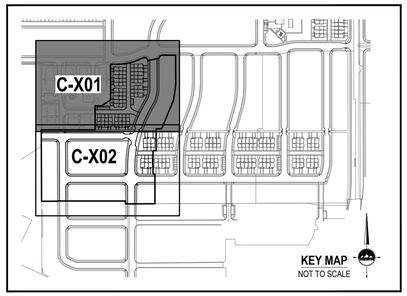
GENERAL NOTES

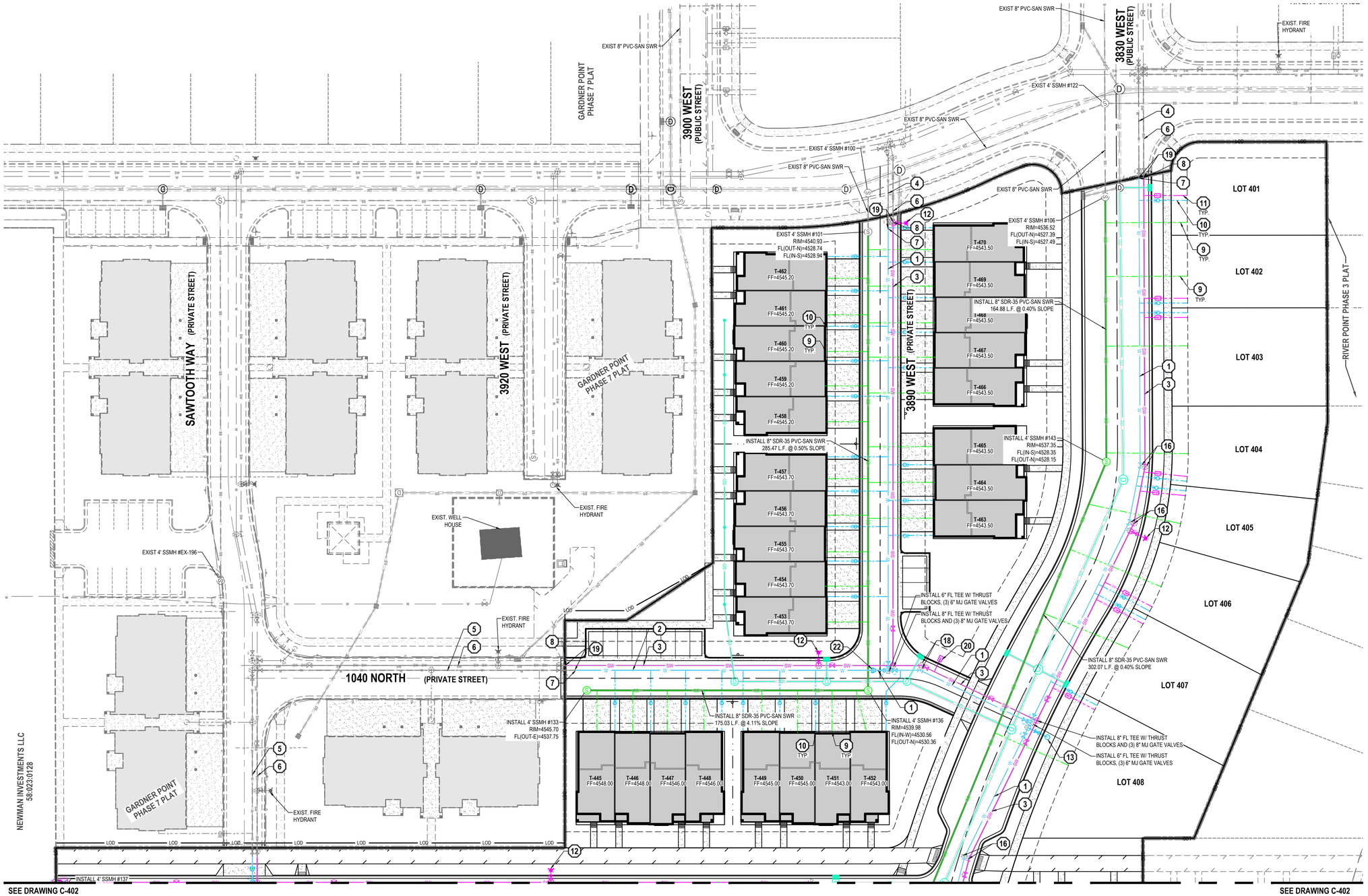
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SCOPE OF WORK:

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 POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. EXISTING 6" C-900 DR-18 PVC POTABLE WATERLINE.
5. EXISTING 8" C-900 DR-18 PVC POTABLE WATERLINE.
6. EXISTING 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE.
7. REMOVE POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION AND CONNECT TO EXISTING POTABLE WATER LINE PER LEHI CITY STANDARDS.
8. REMOVE PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS.
9. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
10. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WT-06.
11. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WT-08.
12. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
13. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WT-03. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
14. INSTALL 4" BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER LEHI CITY STANDARD DRAWING WT-03. MAINTAIN 3' SEPARATION EDGE TO EDGE FROM FIRE HYDRANT. 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 11.25° BEND.
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18. INSTALL 45° BEND.
19. INSTALL CONSTRUCTION VALVE WHEN CONNECTING TO EXISTING CULINARY AND PRESSURIZED IRRIGATION MAINS PER LEHI CITY STANDARDS.
20. INSTALL 2" CTS PURPLE POLY IRRIGATION METER PER LEHI CITY STANDARD DRAWING WATER-8.
21. EXISTING 4" SDR-35 PVC SEWER LATERAL INSTALLED WITH PHASE 3 CONSTRUCTION.
22. INSTALL 8" TO 6" REDUCER PER LEHI CITY STANDARDS AND SPECIFICATIONS.





SEE DRAWING C-402

SEE DRAWING C-402

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ. 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
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LAYTON
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TOOELE
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FOR:
EDGE HOMES
13702 S. 200 W, B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
5150016-2202
BRADEN D. MORRIS
3/1/2024
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

C-401

Know what's below. Call before you dig.

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

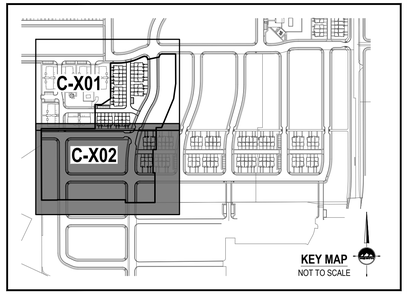
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22. INSTALL 8" TO 6" REDUCER PER LEHI CITY STANDARDS AND SPECIFICATIONS.



SEE DRAWING C-401

GARDNER POINT PHASE 7 PLAT

990 NORTH (PUBLIC STREET)

950 NORTH (PUBLIC STREET)

970 NORTH (PRIVATE STREET)

4000 WEST (PUBLIC STREET)

CANVASBACK DRIVE (PUBLIC STREET)

NEWMAN INVESTMENTS LLC
58:023:0128

EDGE HOMES UTAH, LLC
58:023:0033

RIVER POINT PHASE 3 PLAT

FUTURE PHASE DEVELOPMENT

LOT 430 · LOT 429 · LOT 428 · LOT 427 · LOT 426 · LOT 425 · LOT 424

LOT 444 · LOT 443 · LOT 442 · LOT 441 · LOT 440 · LOT 439 · LOT 438

LOT 431 · LOT 432 · LOT 433 · LOT 434 · LOT 435 · LOT 436 · LOT 437

LOT 423 · LOT 422 · LOT 421 · LOT 420 · LOT 419 · LOT 418 · LOT 417

LOT 416 · LOT 415

T-411 FF=4540.50 · T-410 FF=4540.50 · T-409 FF=4538.50

T-412 FF=4541.60 · T-413 FF=4541.60 · T-414 FF=4539.60

INSTALL 8" SDR-35 PVC-SAN SWR 302.07 L.F. @ 0.40% SLOPE

INSTALL 8" FL CROSS W/ THRUST BLOCKS AND (3) 8" MJ GATE VALVES

INSTALL 6" FL CROSS W/ THRUST BLOCKS, (4) 6" MJ GATE VALVES

INSTALL 4' SSMH #137 RIM=4553.20 FL(OUT-E)=4542.20

INSTALL 8" SDR-35 PVC-SAN SWR 381.12 L.F. @ 3.04% SLOPE

INSTALL 4' SSMH #207 RIM=4540.77 FL(IN-W)=4530.61 FL(OUT-E)=4530.41

INSTALL 8" SDR-35 PVC-SAN SWR 161.81 L.F. @ 0.40% SLOPE

INSTALL 4' SSMH #140 RIM=4538.64 FL(IN-W)=4529.76 FL(OUT-N)=4529.56

INSTALL 8" FL TEE W/ THRUST BLOCKS AND (3) 8" MJ GATE VALVES

INSTALL 6" FL TEE W/ THRUST BLOCKS, (3) 6" MJ GATE VALVES

EXIST 4' SSMH #142 RIM=4538.85 FL(OUT-E)=4528.95

EXIST 8" PVC-SAN SWR 275.78 L.F. @ 1.84% SLOPE

INSTALL 4' SSMH #128 RIM=4550.07 FL(OUT-S)=4539.20

INSTALL 8" SDR-35 PVC-SAN SWR 198.25 L.F. @ 0.52% SLOPE

INSTALL 8" FL TEE W/ THRUST BLOCKS AND (3) 8" MJ GATE VALVES

INSTALL 6"X4" REDUCER

INSTALL 6" FL CROSS W/ THRUST BLOCKS, (3) 6" MJ GATE VALVES

INSTALL 4' SSMH #127 RIM=4548.80 FL(OUT-E)=4537.97 FL(IN-S)=4538.17 FL(IN-N)=4538.17

INSTALL 8" SDR-35 PVC-SAN SWR 400.88 L.F. @ 2.21% SLOPE

EXIST 4' SSMH #139 RIM=4540.06 FL(OUT-E)=4529.11 FL(IN-W)=4529.11

EXIST 8" PVC-SAN SWR 292.06 L.F. @ 2.05% SLOPE

INSTALL 8" SDR-35 PVC-SAN SWR 227.59 L.F. @ 3.18% SLOPE

EXIST. 4" WATER LINE

INSTALL 10"X6" REDUCER

EXIST. 4" WATER LINE

FUTURE 8" SECONDARY WATER LINE

FUTURE 6" CULINARY WATER LINE

EXIST SSMH #EX-409 RIM=4539.04 FL(OUT-S)=4529.26

EXIST. FIRE HYDRANT

EXIST. 10" POTABLE WATER LINE

INSTALL 20' WIDE ALL WEATHER ACCESS PER LEHI CITY STANDARD DRAWING RD-14.

INSTALL 4' SSMH #206 RIM=4556.39 FL(OUT-N)=4545.40

EXIST 8" PVC-SAN SWR 106.78 L.F. @ 0.37% SLOPE

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
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

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
5/14/2024
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER 8065Z
PRINT DATE 2024-03-05
PROJECT MANAGER B. MORRIS
DESIGNED BY M. BUDGE

C-402

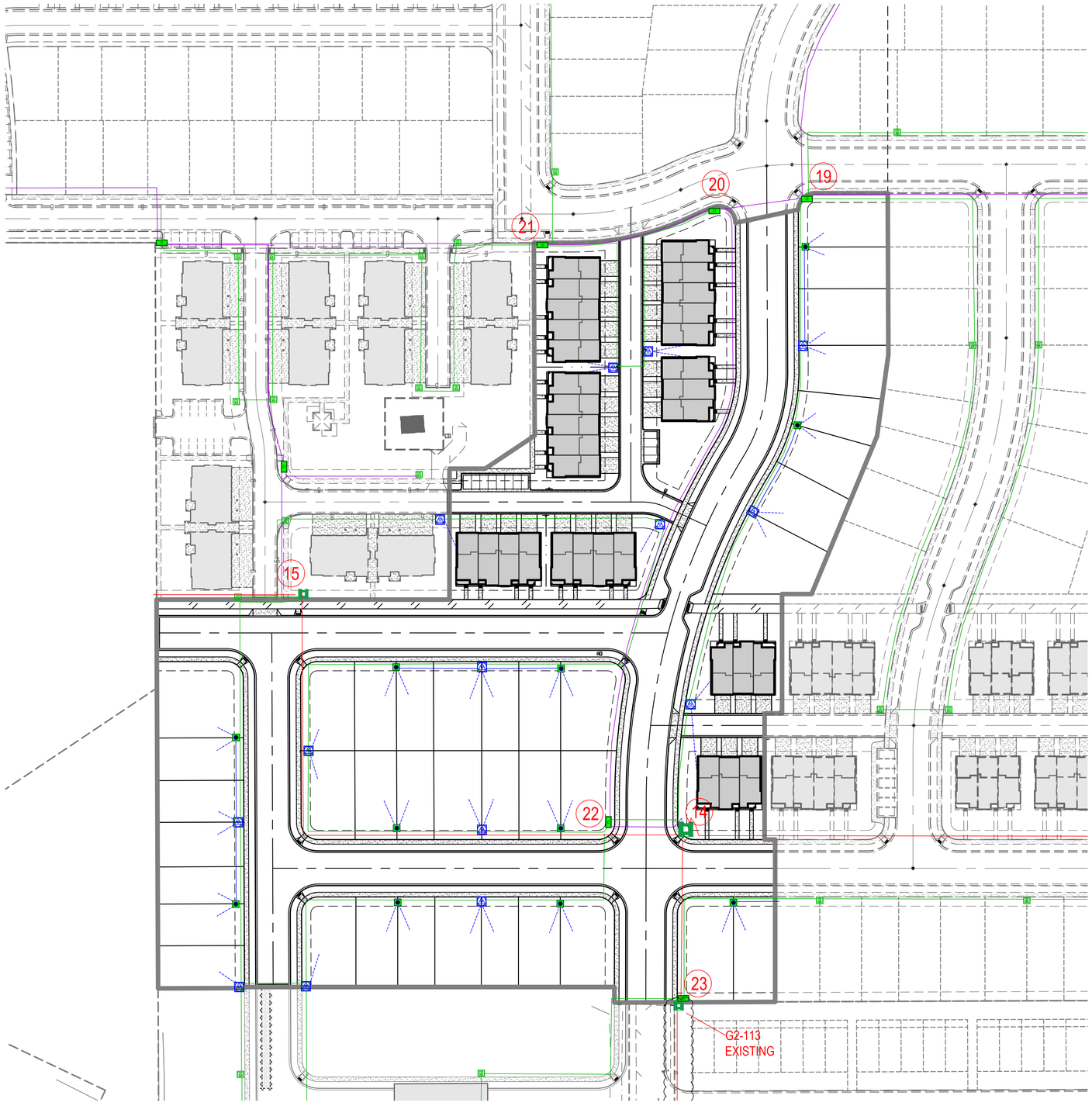
811 Know what's below. Call before you dig.

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



LEGEND:

- SWITCH
- GROUNDSLEEVE/SECTIONALIZER
- TRANSFORMER
- SECONDARY JUNCTION
- STREET LIGHT
- 6" DIA. CNDT.
- 4" DIA. CNDT.
- 3" DIA. PRIMARY CNDT.
- 3" DIA. SECONDARY CNDT.
- 3" DIA. SECONDARY SERVICE STUB
- NOTE: INSTALL COMM. SYS. MICRODUCT WITH ALL CNDT. RUNS.

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

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

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
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13702 S. 200 W. B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
3/4/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

PHASE 4 POWER PLAN

PROJECT NUMBER 8069Z
PRINT DATE 2024-03-05
PROJECT MANAGER B. MORRIS
DESIGNED BY M. BUDGE

C-403

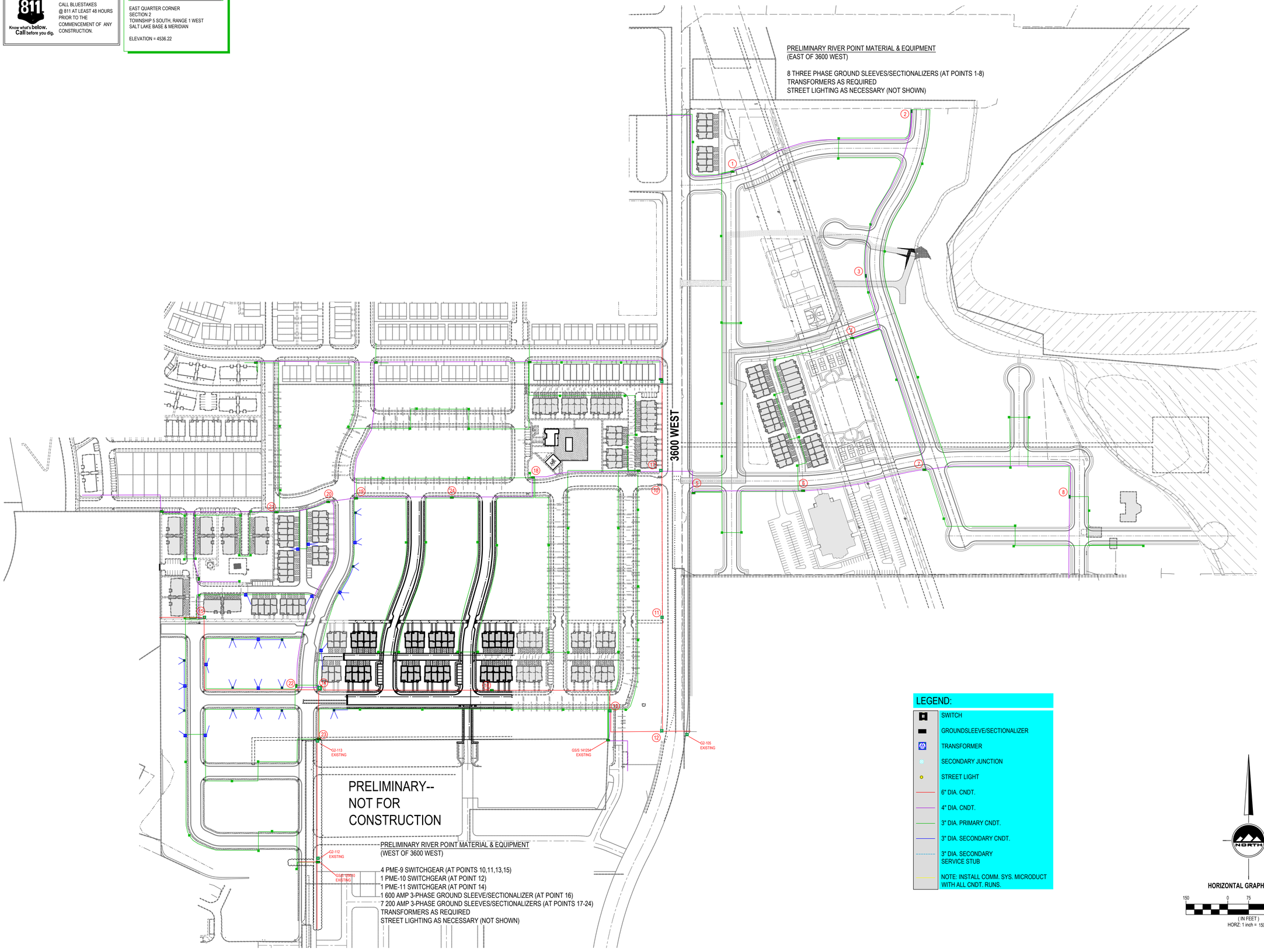
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



LEGEND:

- SWITCH
- GROUNDSLEEVE/SECTIONALIZER
- TRANSFORMER
- SECONDARY JUNCTION
- STREET LIGHT
- 6" DIA. CNDT.
- 4" DIA. CNDT.
- 3" DIA. PRIMARY CNDT.
- 3" DIA. SECONDARY CNDT.
- 3" DIA. SECONDARY SERVICE STUB
- NOTE: INSTALL COMM. SYS. MICRODUCT WITH ALL CNDT. RUNS.

NORTH

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
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RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
5150016-2202
BRADEN D. MORRIS
3/1/2024
STATE OF UTAH

OVERALL POWER PLAN

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

C-403A

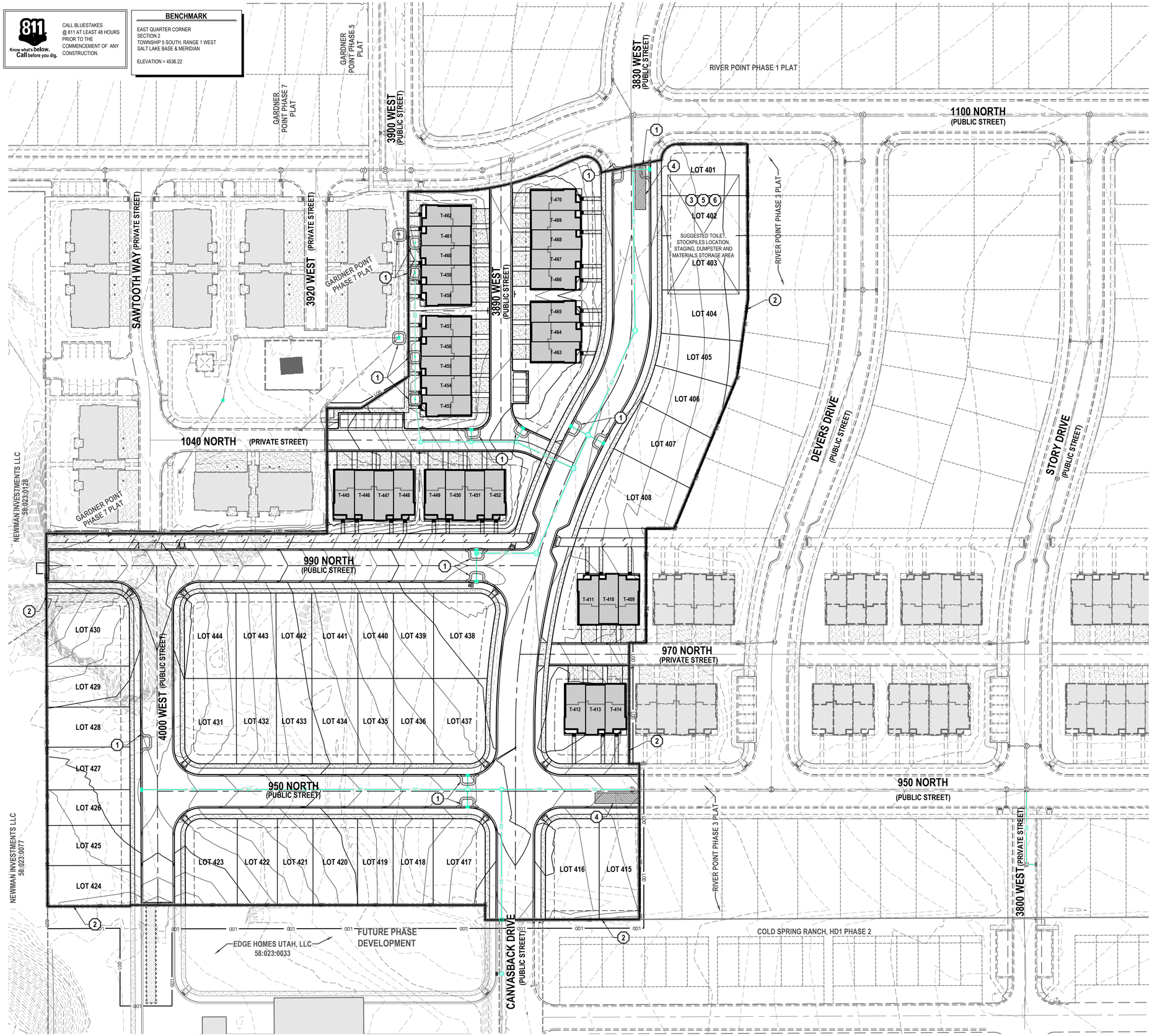
811 Know what's below. Call before you dig.

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
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 10/C-600.
2. SILT FENCE PER DETAIL 11/C-600.
3. PORTABLE TOILET PER DETAIL 12/C-600.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 13/C-600.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

REVISION SCHEDULE

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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FOR:
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DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION

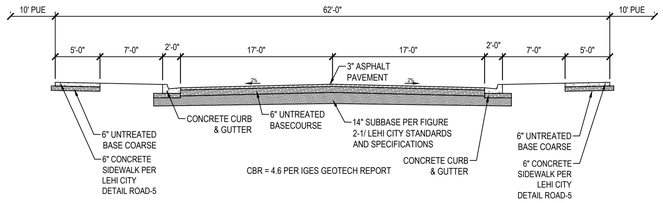
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
3/4/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

EROSION CONTROL PLAN

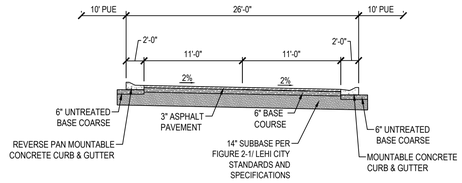
PROJECT NUMBER 8069Z
PRINT DATE 2024-03-05
PROJECT MANAGER B. MORRIS
DESIGNED BY M. BUDGE

C-500



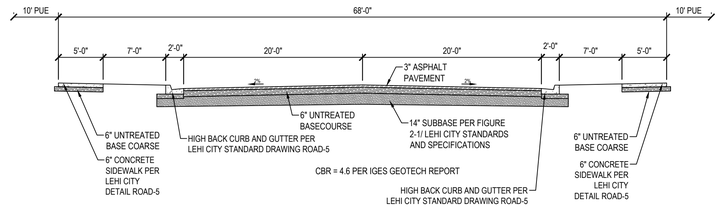
1 62' ROW PUBLIC STREET CROSS SECTION

SCALE: NONE



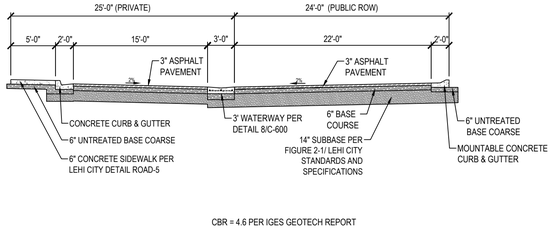
2 26' ROW ROAD CROSS SECTION (NO PARKING)

SCALE: NONE



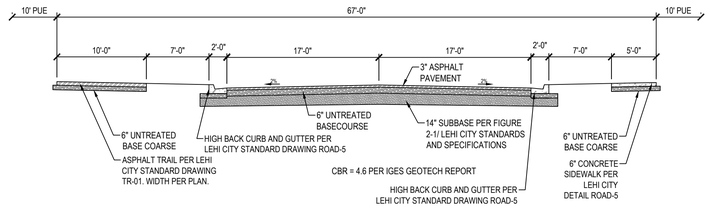
3 68' ROW PUBLIC STREET CROSS SECTION

SCALE: NONE



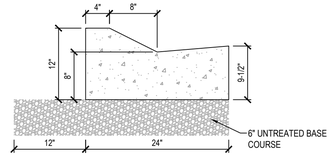
4 24' PRIVATE STREET CROSS SECTION W/ PARKING

SCALE: NONE



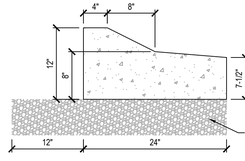
5 67' ROW PUBLIC STREET CROSS SECTION

SCALE: NONE



6 24" MOUNTABLE CURB AND GUTTER

SCALE: NONE

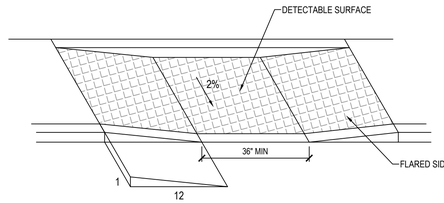


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

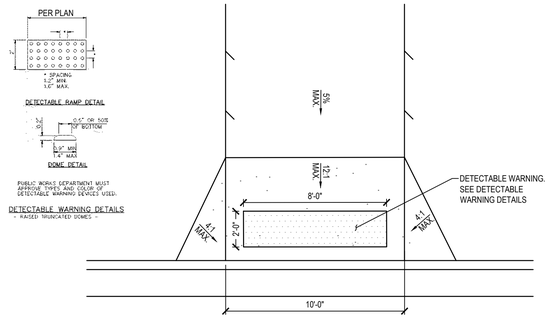
4 24' PRIVATE STREET CROSS SECTION W/ PARKING

SCALE: NONE



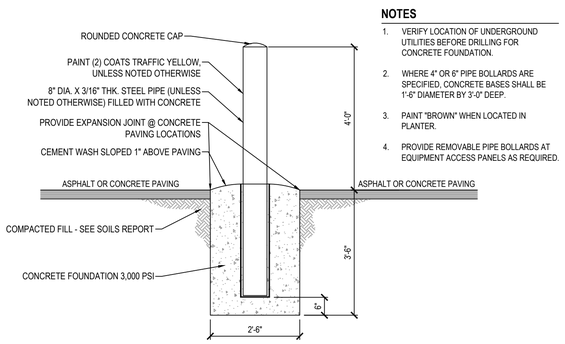
5 67' ROW PUBLIC STREET CROSS SECTION

SCALE: NONE



6 24" MOUNTABLE CURB AND GUTTER

SCALE: NONE

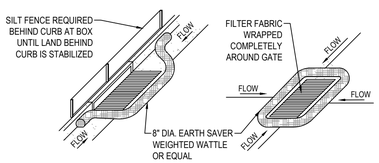


NOTES

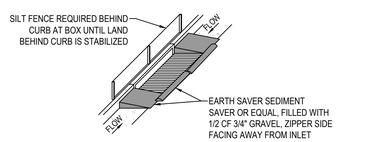
1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.

7 24" MOUNTABLE REVERSE PAN CURB AND GUTTER

SCALE: NONE



WATTLE OPTION



SANDBAG OPTION

NOTES:

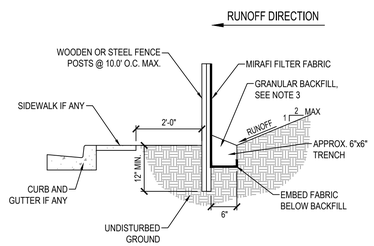
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER 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.

11 SAG INLET PROTECTION

SCALE: NONE

8 ACCESIBLE RAMP (ONSITE)

SCALE: NONE



NOTES:

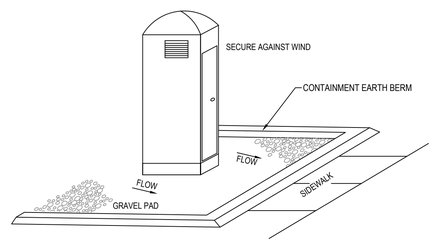
1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
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.

12 TEMPORARY SILT FENCE

SCALE: NONE

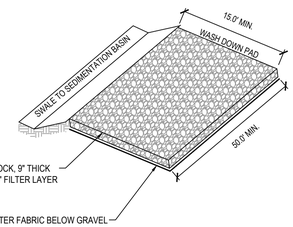
9 ADA RAMP

SCALE: NONE



13 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"

14 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

10 BOLLARD

SCALE: NONE

ENSIGN
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45 W 10000 S, Suite 500
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LAYTON
Phone: 801.547.1100

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FOR:
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DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

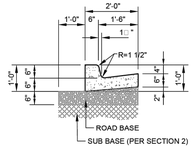
RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
5/1/2024
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

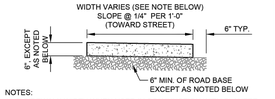
DETAILS

PROJECT NUMBER 8069Z
PRINT DATE 2024-03-05
PROJECT MANAGER B. MORRIS
DESIGNED BY M. BUDGE

C-600



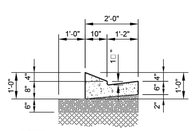
HIGH BACK CURB & GUTTER



NOTES:

1. 5' 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 THICKNESS MAY BE 5" AND ROAD BASE THICKNESS 4" OUTSIDE OF SUBDIVISIONS IN AREA WITH NO ACCESSES AS APPROVED BY THE REVIEWING DEPARTMENTS.

SIDEWALK



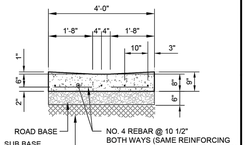
NOTES:

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

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



REVERSE SLOPE CURB & GUTTER



4' DRAIN GUTTER

GENERAL NOTES:

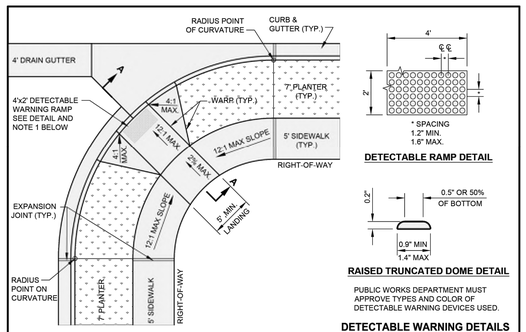
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS 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.

LEHI CITY

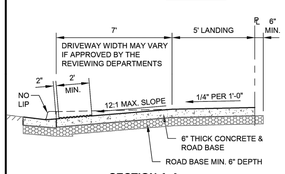
LEHI CITY STANDARD DETAIL

CURB, GUTTER AND SIDEWALK

RD-05 DATE: JANUARY 2022



PLAN VIEW



SECTION A-A

GENERAL NOTES:

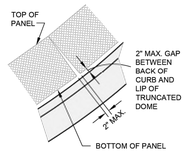
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

DETECTABLE RAMP DETAIL

RAISED TRUNCATED DOME DETAIL

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS



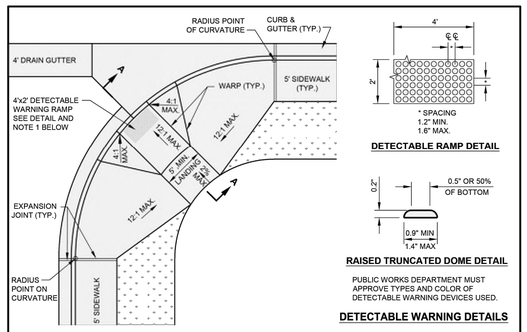
DETECTABLE WARNING SURFACE PANEL GAP DETAIL

LEHI CITY

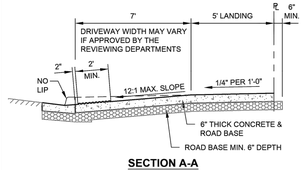
LEHI CITY STANDARD DETAIL

ADA RAMP PLANTER STRIP (AT INTERSECTION)

RD-06 DATE: JANUARY 2022



PLAN VIEW



SECTION A-A

GENERAL NOTES:

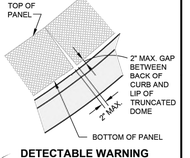
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

DETECTABLE RAMP DETAIL

RAISED TRUNCATED DOME DETAIL

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS



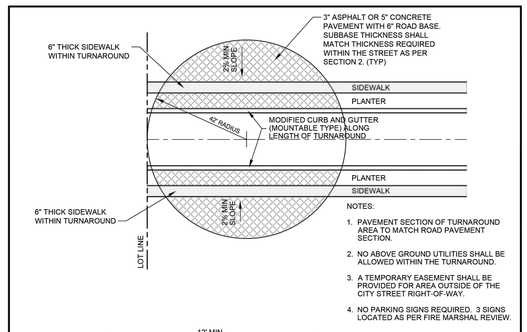
DETECTABLE WARNING SURFACE PANEL GAP DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL

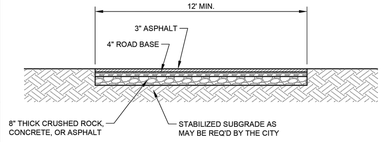
ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (AT INTERSECTION)

RD-07 DATE: JANUARY 2022

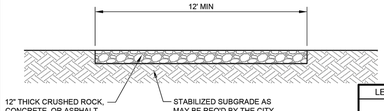


NOTES:

1. PAVEMENT SECTION OF TURNAROUND AREA TO MATCH ROAD PAVEMENT SECTION.
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. NO PARKING SIGNS REQUIRED. 3 SIGNS LOCATED AS PER FIRE MARSHAL REVIEW.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE



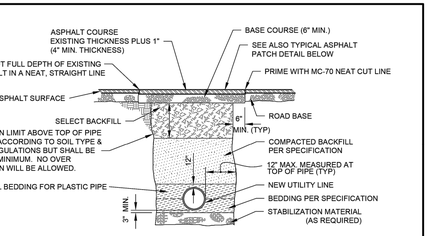
ALL WEATHER ACCESS

LEHI CITY

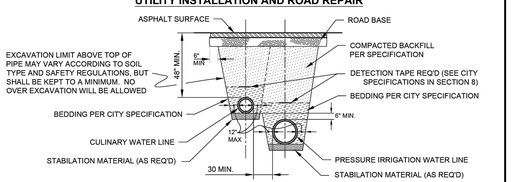
LEHI CITY STANDARD DETAIL

TEMPORARY TURNAROUND AND ACCESS ROADS

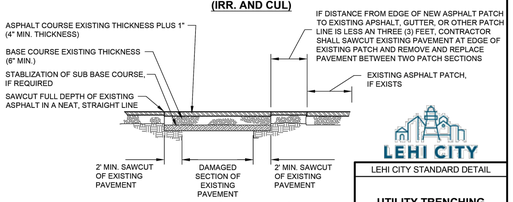
RD-14 DATE: JANUARY 2022



UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION (IRR. AND CUL)



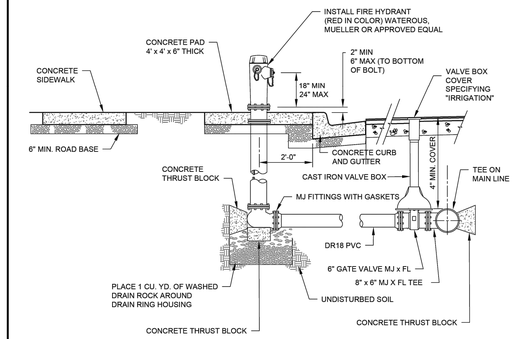
TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL

UTILITY TRENCHING

WT-01 DATE: JANUARY 2022



FIRE HYDRANT WITH VALVE

NOTES:

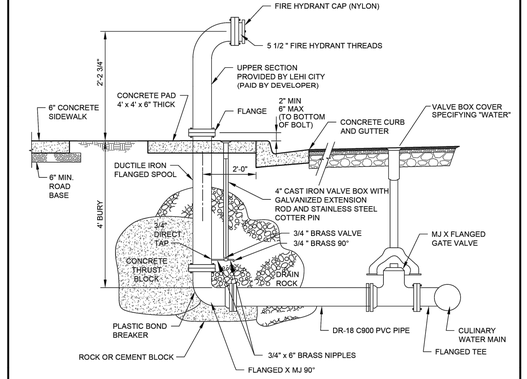
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.
5. STEAMER OUTLET SHALL FACE THE ROAD.

LEHI CITY

LEHI CITY STANDARD DETAIL

FIRE HYDRANT

WT-02 DATE: JANUARY 2022



NOTE:

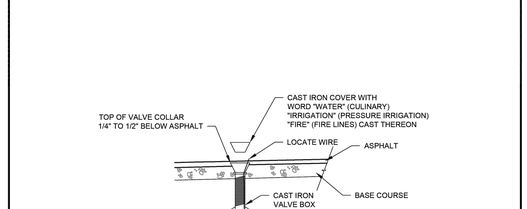
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL 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

LEHI CITY STANDARD DETAIL

BLOW-OFF

WT-03 DATE: JANUARY 2022



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 6" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

LEHI CITY STANDARD DETAIL

VALVE BOX

WT-04 DATE: JANUARY 2022

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
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

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
3/4/2024
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

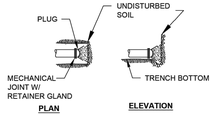
DETAILS

PROJECT NUMBER 8069Z
PRINT DATE 2024-03-05
PROJECT MANAGER B. MORRIS
DESIGNED BY M. BUDGE

C-601



THRUST BLOCK TYPICAL



PLAN **ELEVATION**

PLUG DETAIL

SIZE	BENDS 30°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/ 1 BRANCH PLUGGED	CROSS W/ 2 BRANCH PLUGGED
3	1.0	0.6	0.3	0	0.7	1.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	5.7	2.5	2.8	2.8
8	7.1	3.9	2.0	1.0	5.0	2.4	3.8	5.0	5.0
10	11.1	6.0	3.1	1.5	7.8	3.7	5.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.5	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	28.6	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

* 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.

TRENCH BOTTOM	BAR SIZES FOR 100 PSI		MIN. LENGTH OF EMBEDMENT
	LESS THAN	NO. OF BARS & SIZE	
A	60 CF	NO. 4	8"
A	90 CF	NO. 5	12"
A	133 CF	NO. 6	16"

TOP OF VERT. BEND

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:

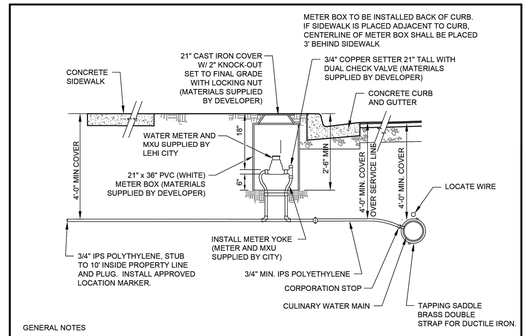
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK.
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.
4. POST MIX OR SAC-CRETE IS NOT ALLOWED FOR THRUST BLOCKS.

LEHI CITY

LEHI CITY STANDARD DETAIL

THRUST BLOCKING

WT-05 DATE: JANUARY 2022



GENERAL NOTES

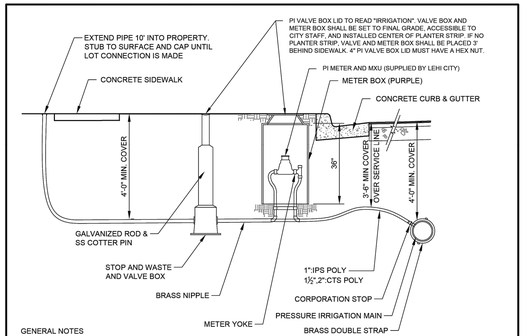
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL 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. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.
12. 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.

LEHI CITY

LEHI CITY STANDARD DETAIL

CULINARY SERVICE CONNECTION

WT-06 DATE: JANUARY 2022



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-76-333W-11-44	FORD VBB76-15-11-66	FORD VBB77-35-11-77
NIPPLE	1810 BRASS	3/4"X2"-BRASS	2X12-BRASS
STOP AND WASTE	FORD BC-33-444-SW-1	FORD B11-666W-NL 1 1/2	Ford B11-777W-NL2
RING	D&L L-2244	D&L L-2242	
RING ACCAPTER	NA	L-2336 30 CI MTR ADPT RING	
LID	DFW12AUT-5MW+T-I880-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	D3C CAST IRON W/ HEX NUT		
BASE	NA	NA-9094-O1	
ROD	NA		
METER BOX	NO-9000 W/ COTTER OSW EXT KEY		
SERVICE LINE	SIGMA RMP-2323X6-PTR	SIGMA RMP-2033X6-PTR	
	1" IPS POLY	1 1/2" CTS POLY	2" CTS POLY

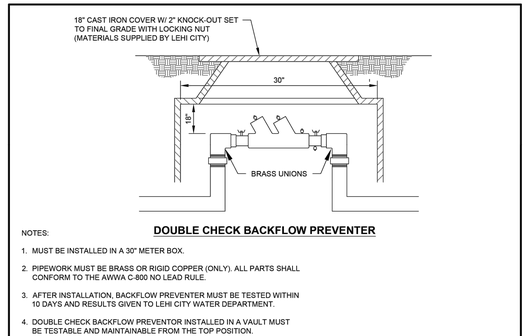
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

LEHI CITY STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

WT-08 DATE: JANUARY 2022



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:

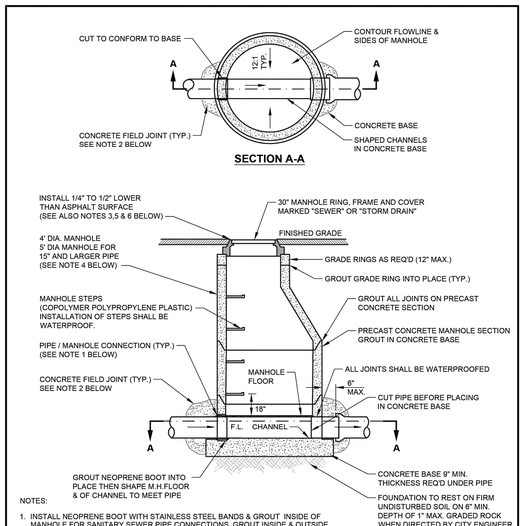
1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO -30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.

LEHI CITY

LEHI CITY STANDARD DETAIL

BACKFLOW PREVENTION

WT-13 DATE: JANUARY 2022



NOTES:

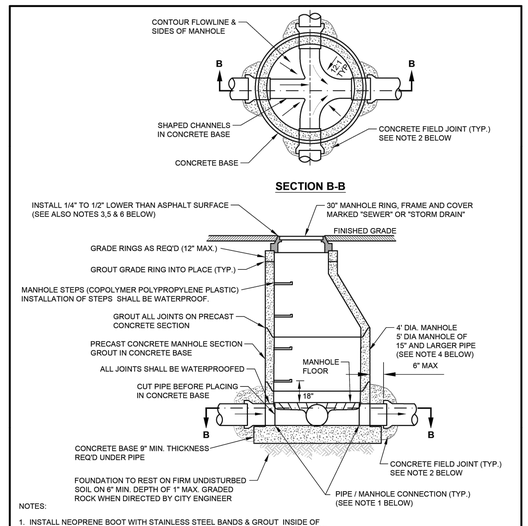
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE 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

LEHI CITY STANDARD DETAIL

LINE MANHOLE (SEWER & STORM DRAIN)

SD-01 DATE: JANUARY 2022



NOTES:

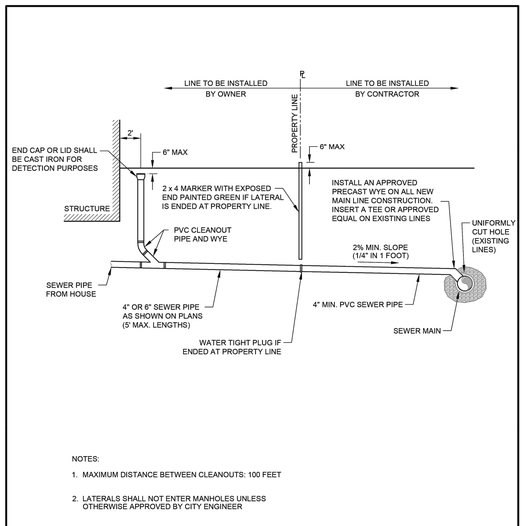
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LEHI CITY

LEHI CITY STANDARD DETAIL

JUNCTION MANHOLE (SEWER & STORM DRAIN)

SD-02 DATE: JANUARY 2022



NOTES:

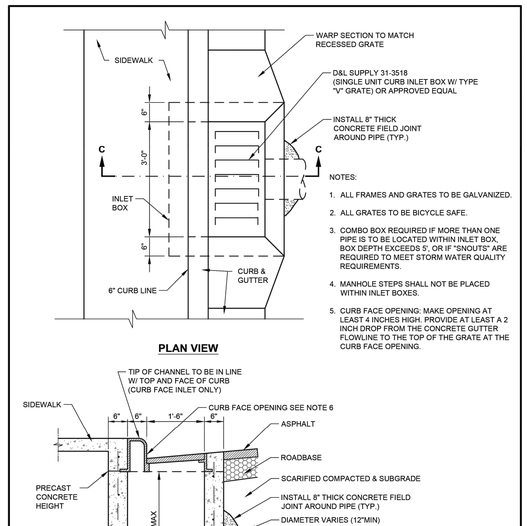
1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET
2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

LEHI CITY STANDARD DETAIL

SEWER LATERAL

SD-05 DATE: JANUARY 2022



PLAN VIEW

SECTION C

LEHI CITY

LEHI CITY STANDARD DETAIL

INLET BOX

SD-07 DATE: JANUARY 2022

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
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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

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

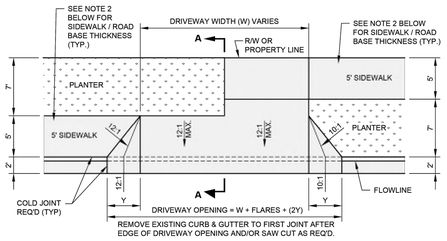
RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
3/1/2024
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

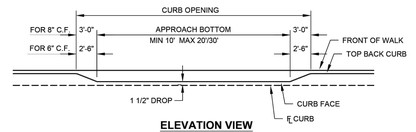
DETAILS

PROJECT NUMBER 8069Z
PRINT DATE 2024-03-05
PROJECT MANAGER B. MORRIS
DESIGNED BY M. BUDGE

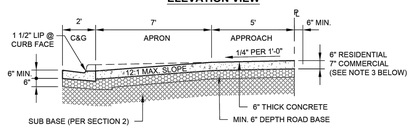
C-602



PLAN VIEW



ELEVATION VIEW



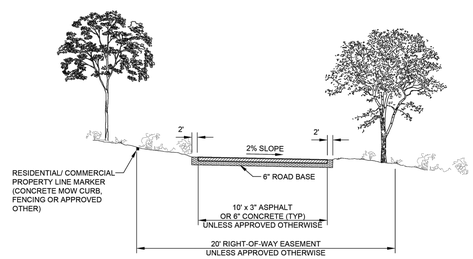
SECTION A-A

GENERAL NOTES:

1. ALL PROPOSED DRIVEWAY PLACEMENTS SHALL BE INSPECTED BY THE LEHI CITY STREET DEPARTMENT PRIOR TO POURING OF CONCRETE.
2. IN THE EVENT THAT SIDEWALKS ARE INSTALLED PRIOR TO THE INSTALLATION OF DRIVE APPROACHES, AND THEY ARE NOT CONSTRUCTED TO MEET THE STANDARDS ABOVE, ALL NON-COMPLIANT SIDEWALK SECTIONS SHALL BE REMOVED & REPLACED AS PART OF THE DRIVE APPROACH CONSTRUCTION.
3. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS
4. MAX. DRIVEWAY WIDTH 20' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE

LEHI CITY

LEHI CITY STANDARD DETAIL	
FLARED DRIVE APPROACH	
RD-11	DATE: JANUARY 2022



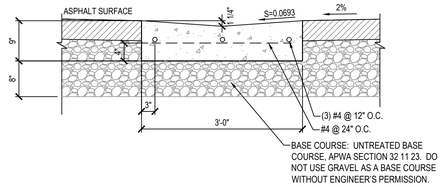
PROVIDE A TRAIL RAMP DETAIL? RAMP WIDTHS MATCH TRAIL WIDTH

NOTES:

1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.
2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.
3. SLOPE TRAIL 2% TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.
4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.
5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTON.
6. ADA AND PEDESTRIAN RAMPS SHALL MATCH THE WIDTH OF THE TRAIL.

LEHI CITY

LEHI CITY STANDARD DETAIL	
BICYCLE / PEDESTRIAN SHARED USE TRAIL	
TR-01	DATE: JANUARY 2022



NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

1 3' WATERWAY

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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TOOELE
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PHONE: 801-494-0150

RIVER POINT PHASE 4
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1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
3/1/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

DETAILS

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

C-603

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

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

BENCHMARK

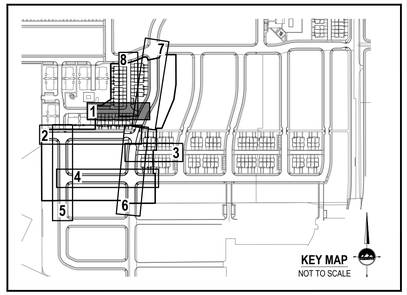
EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

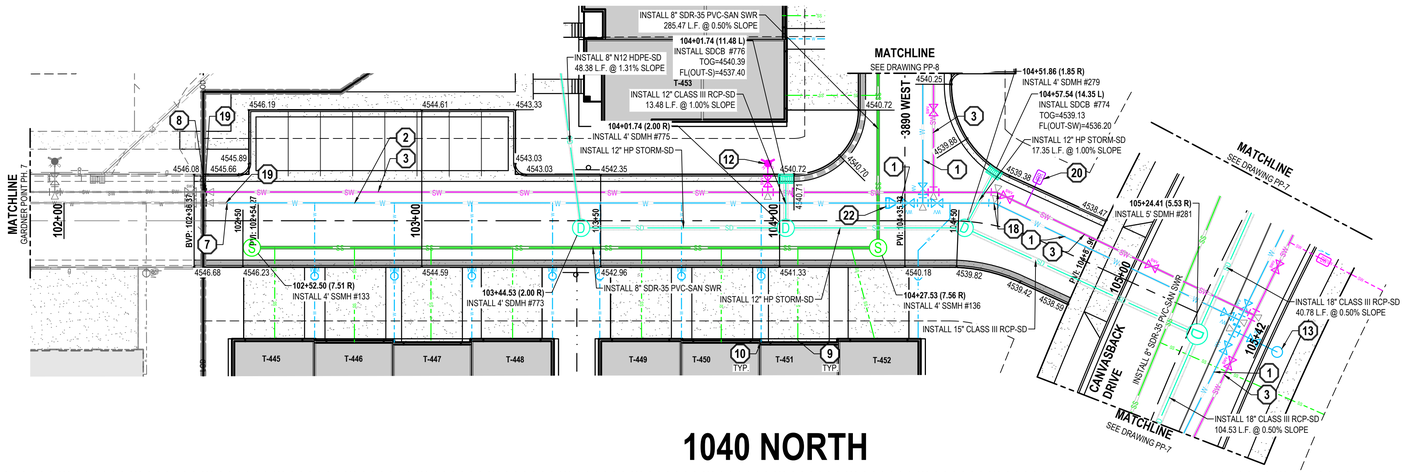
ELEVATION = 4536.22

SCOPE OF WORK:

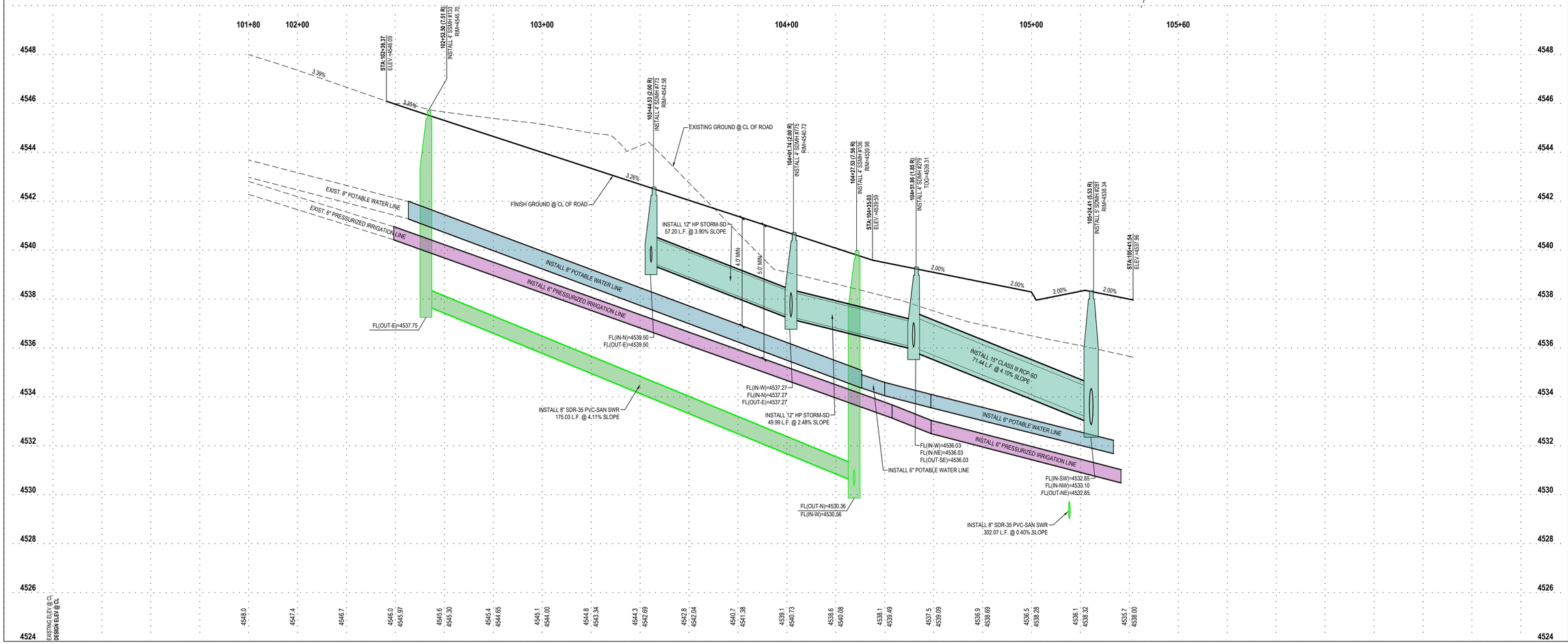
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
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8. REMOVE PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS.
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10. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WT-06.
11. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WT-08.
12. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
13. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WT-03. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
14. INSTALL 4" BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER LEHI CITY STANDARD DRAWING WT-03. MAINTAIN 3' SEPARATION EDGE TO EDGE FROM FIRE HYDRANT. 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 11.25° BEND.
17. INSTALL 22.5° BEND.
18. INSTALL 45° BEND.
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21. EXISTING 4" SDR-35 PVC SEWER LATERAL INSTALLED WITH PHASE 3 CONSTRUCTION.
22. INSTALL 8" TO 6" REDUCER PER LEHI CITY STANDARDS AND SPECIFICATIONS.





1040 NORTH





HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
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Sandy, UT 84070
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TOOELE
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WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
3/1/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

PLAN AND PROFILE
1040 NORTH

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

PP-1

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

SCOPE OF WORK:

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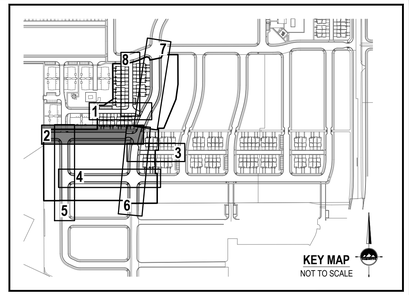
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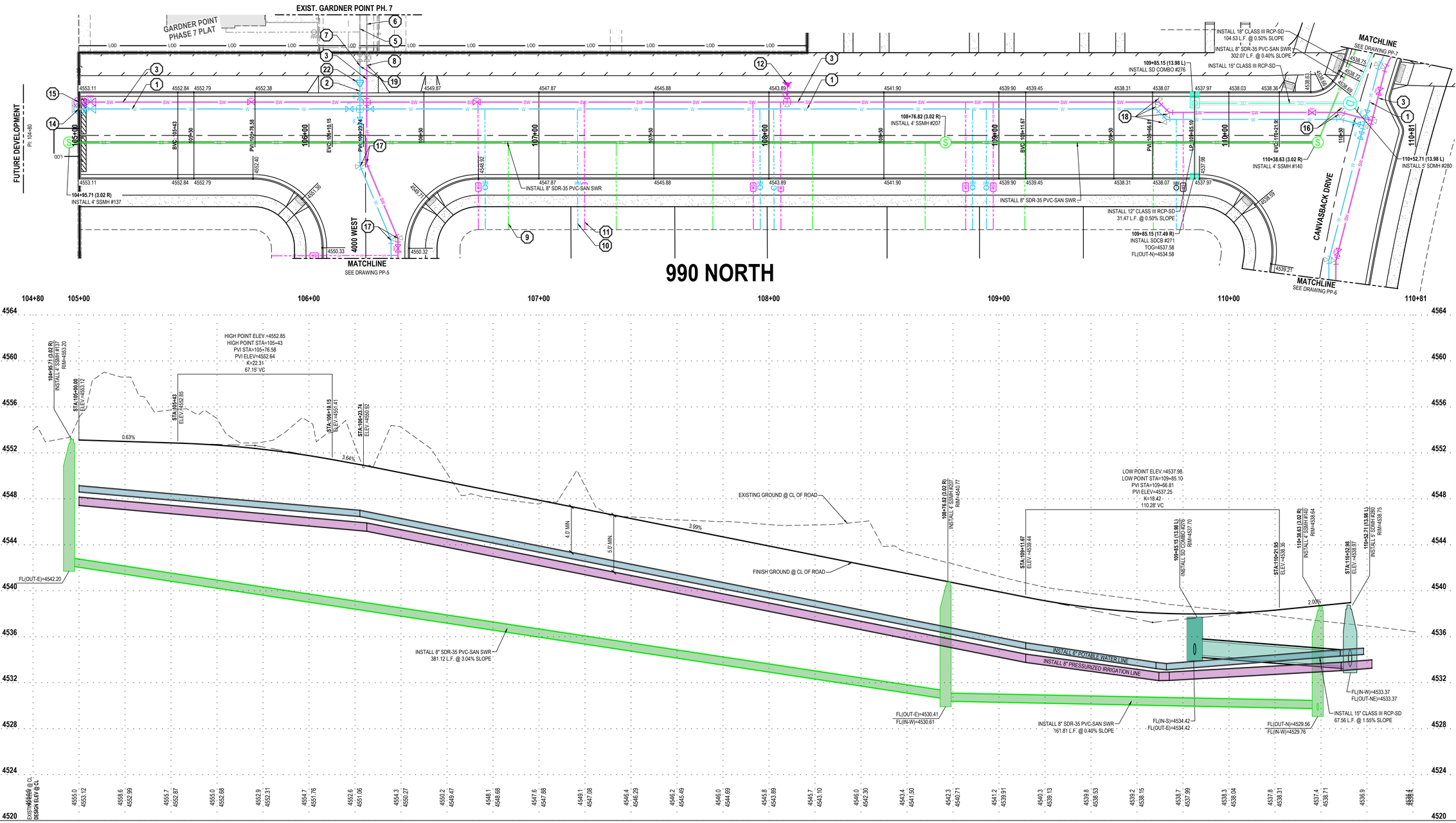
NORTH

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(IN FEET)
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ENSIGN
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REGISTERED PROFESSIONAL ENGINEER
3/14/2024
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
990 NORTH

PROJECT NUMBER 80692
PRINT DATE 2024-03-05
PROJECT MANAGER B. MORRIS
DESIGNED BY M. BUDGE

PP-2

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

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:

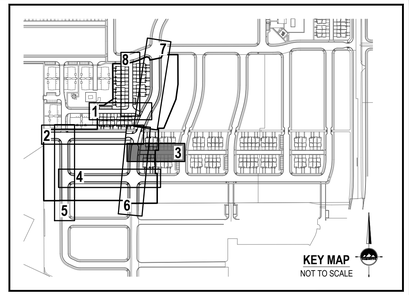
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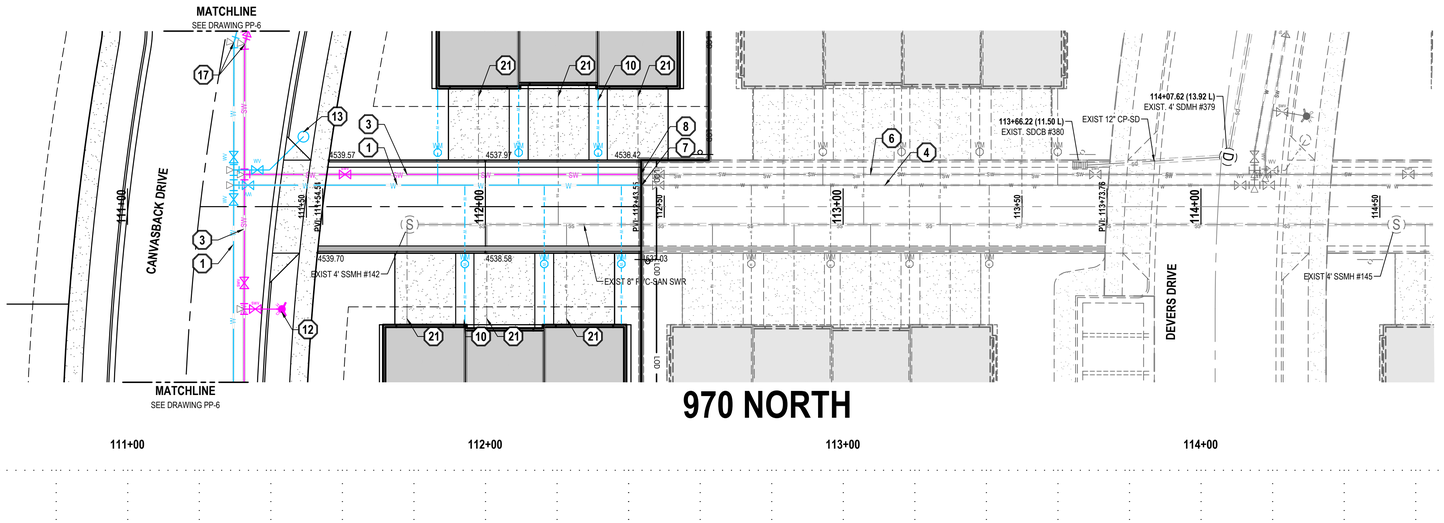
NORTH

HORIZONTAL GRAPHIC SCALE

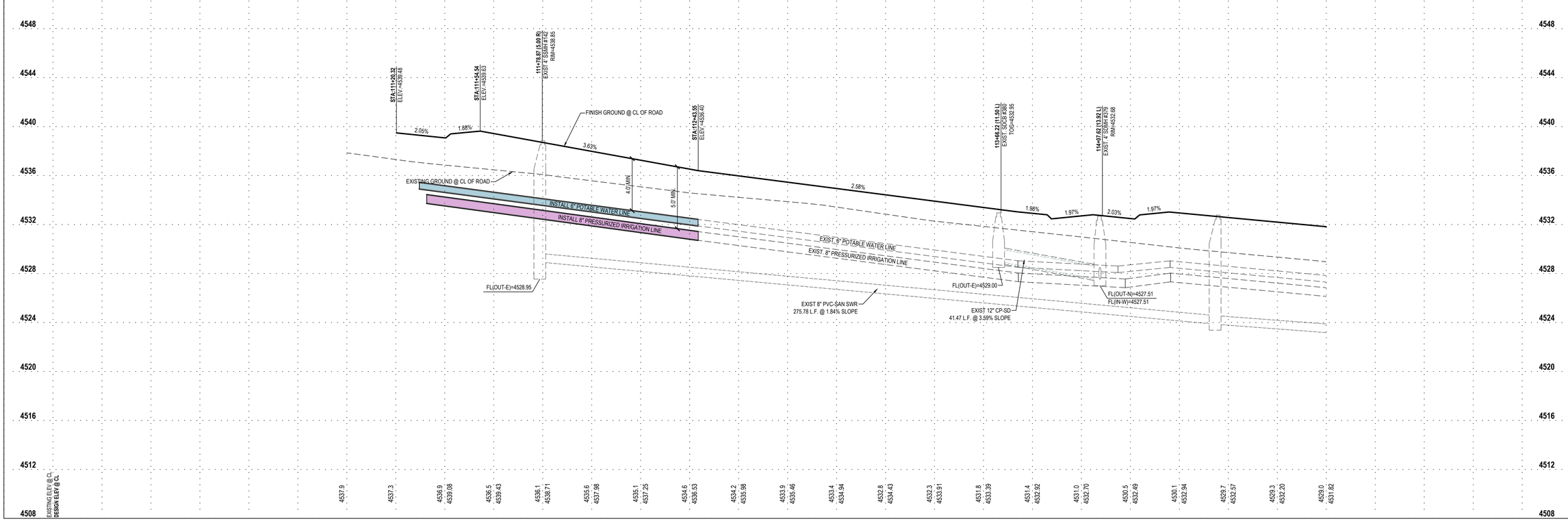
20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.





970 NORTH



ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

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FOR:
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13702 S. 200 W. B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
3/4/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

PLAN AND PROFILE
970 NORTH

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

PP-3

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

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

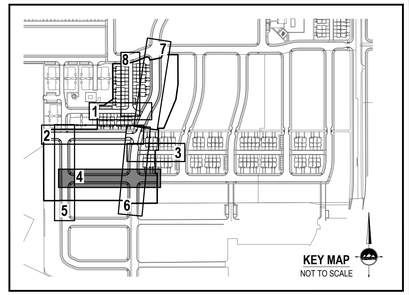
SCOPE OF WORK:

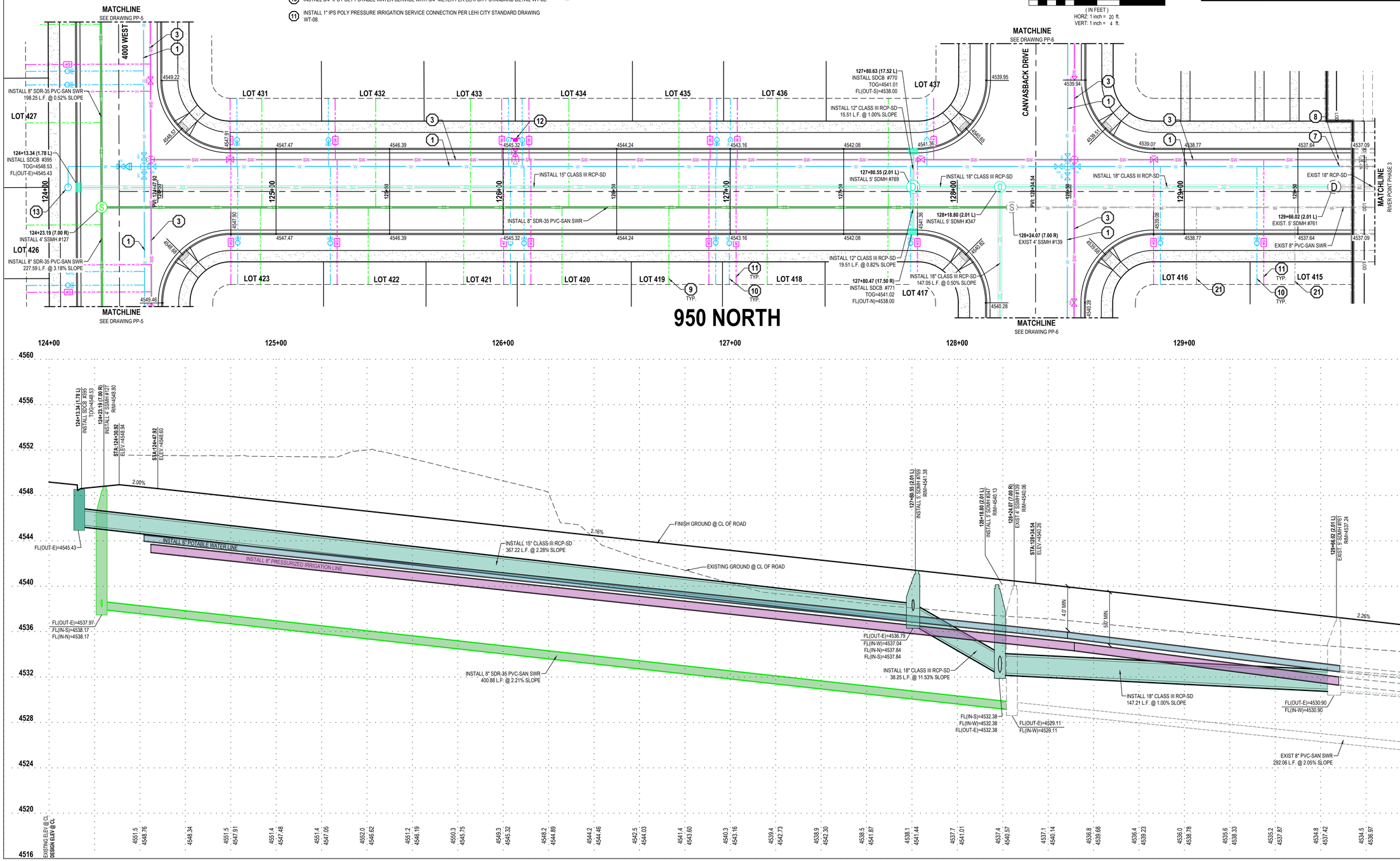
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
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8. REMOVE PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS.
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11. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WT-08.
12. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
13. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WT-03. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
14. INSTALL 4" BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER LEHI CITY STANDARD DRAWING WT-03. MAINTAIN 3' SEPARATION EDGE TO EDGE FROM FIRE HYDRANT. PLUG, CAP, AND MARK FOR FUTURE USE.
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REGISTERED PROFESSIONAL ENGINEER
3/4/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

PLAN AND PROFILE
950 NORTH

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

PP-4

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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

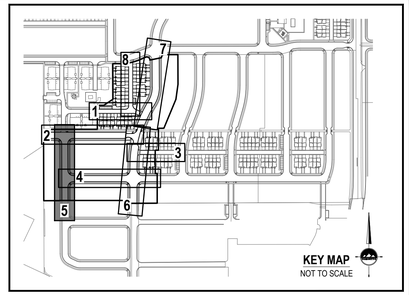
SCOPE OF WORK:

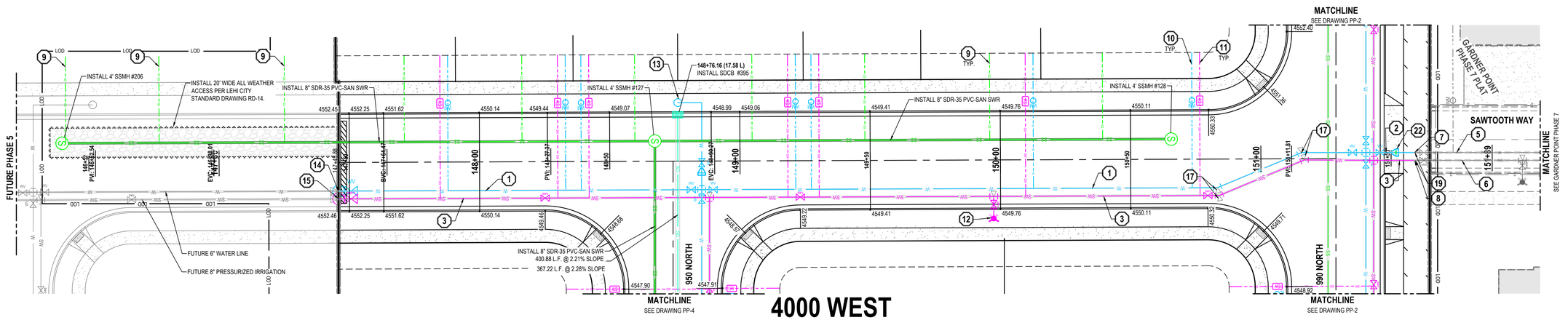
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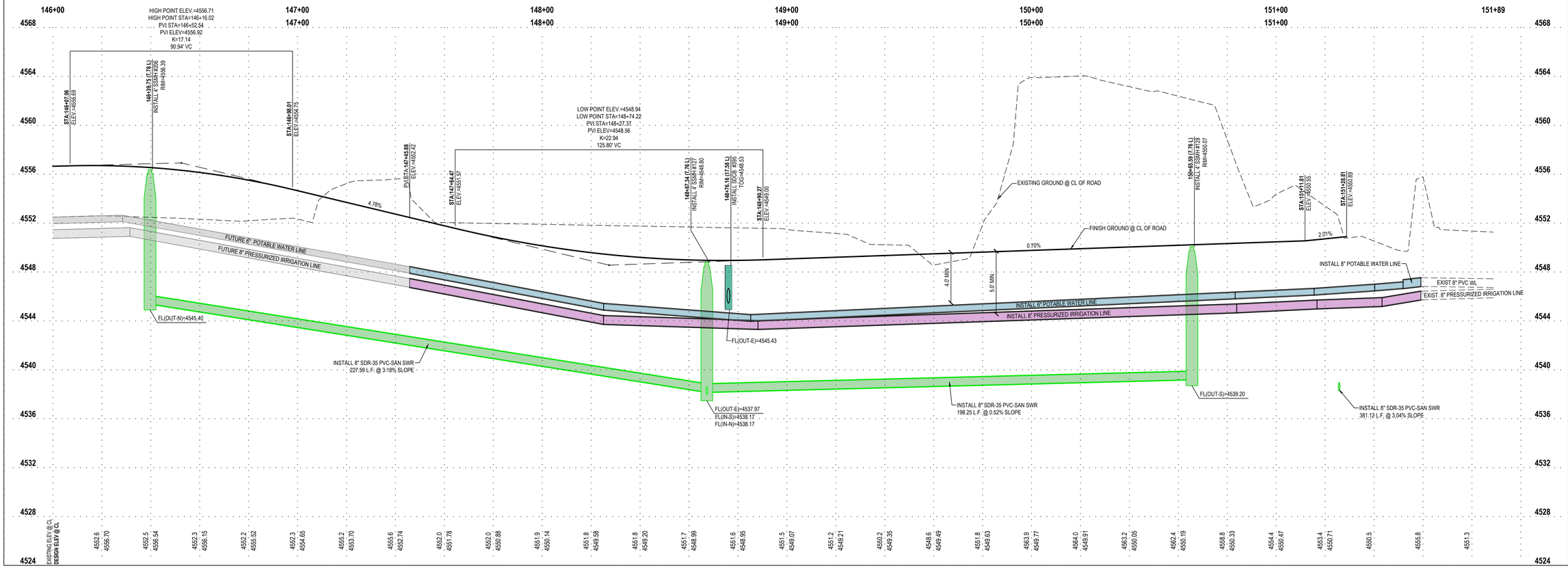
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REGISTERED PROFESSIONAL ENGINEER
3/4/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

PLAN AND PROFILE
4000 WEST

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

PP-5

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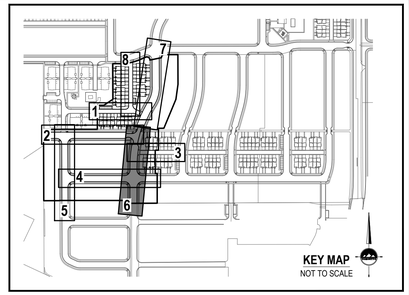
SCOPE OF WORK:

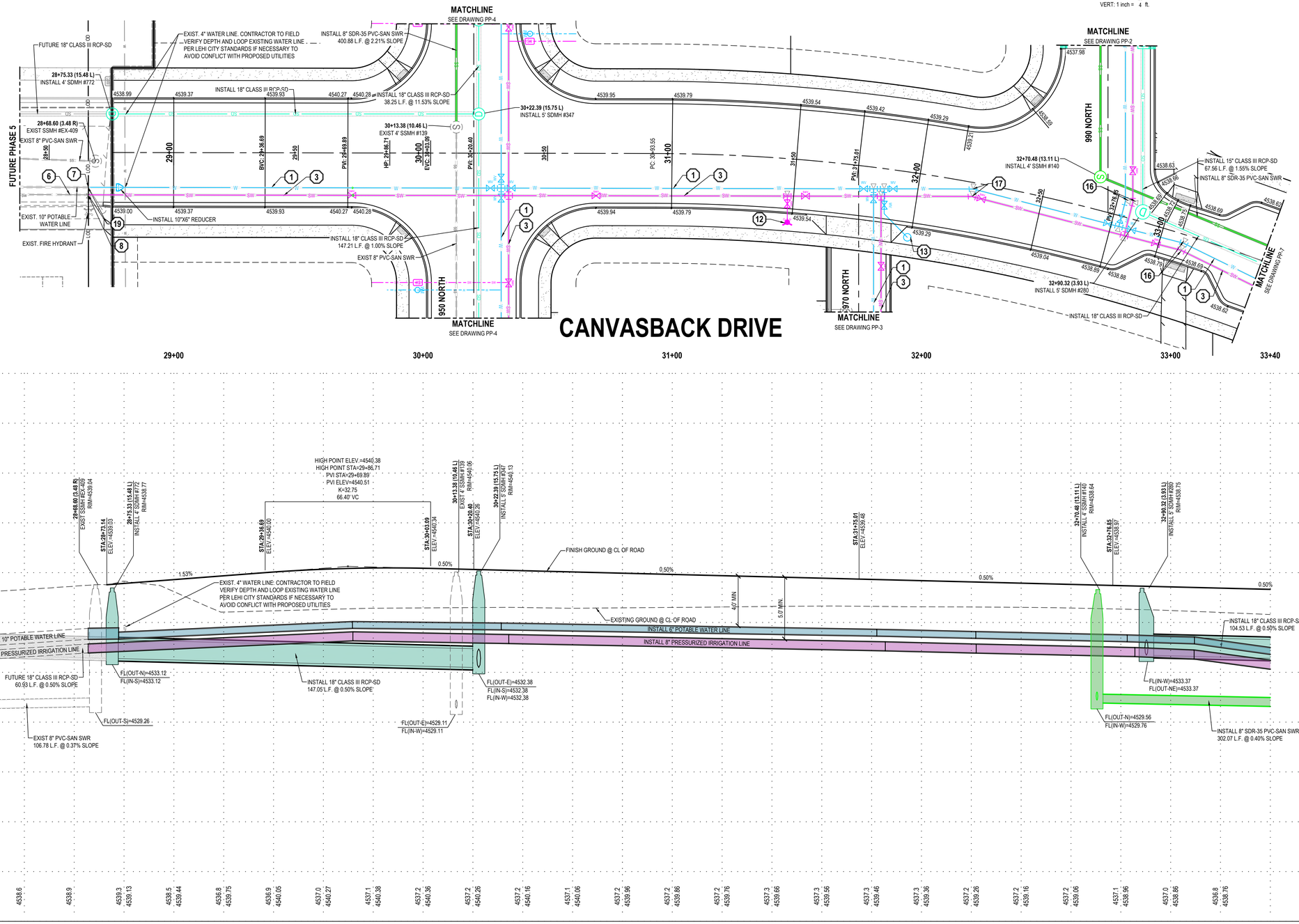
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REGISTERED PROFESSIONAL ENGINEER
3/4/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

PLAN AND PROFILE CANVASBACK DRIVE

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

PP-6

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
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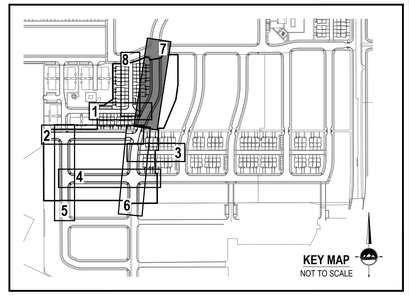
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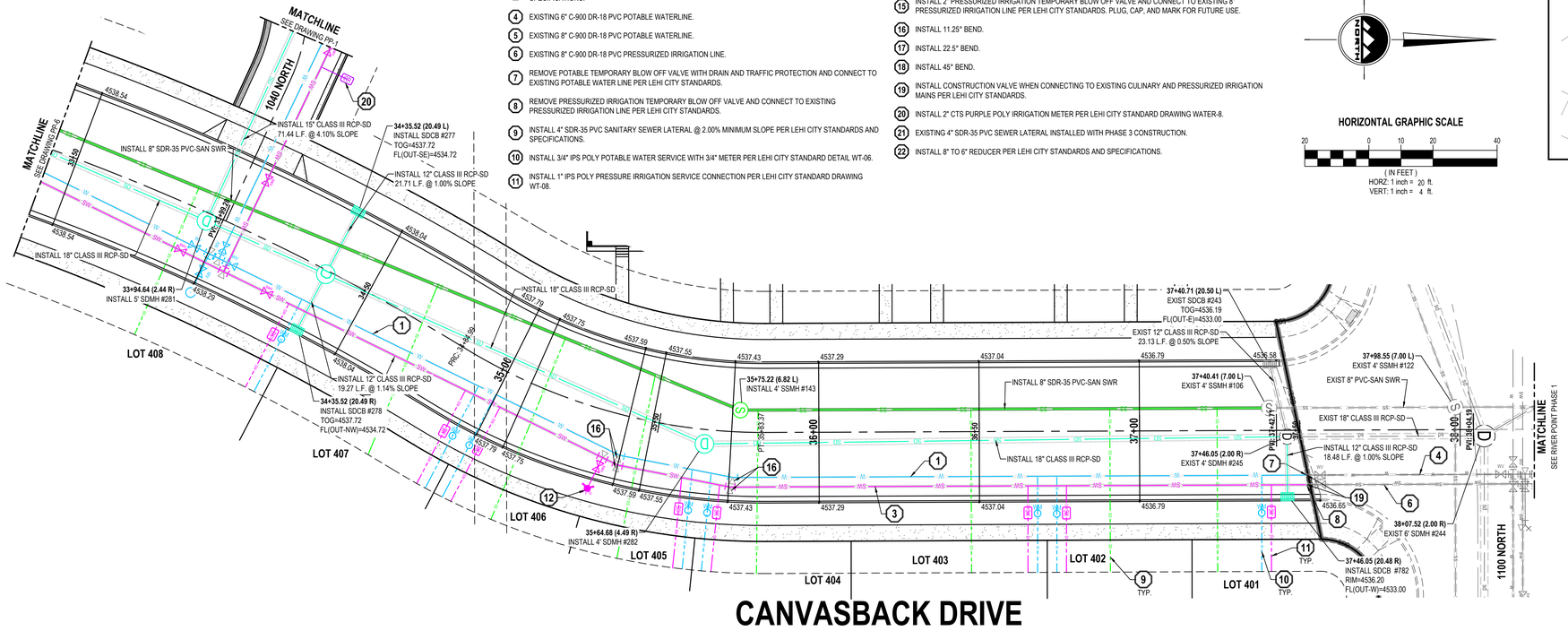
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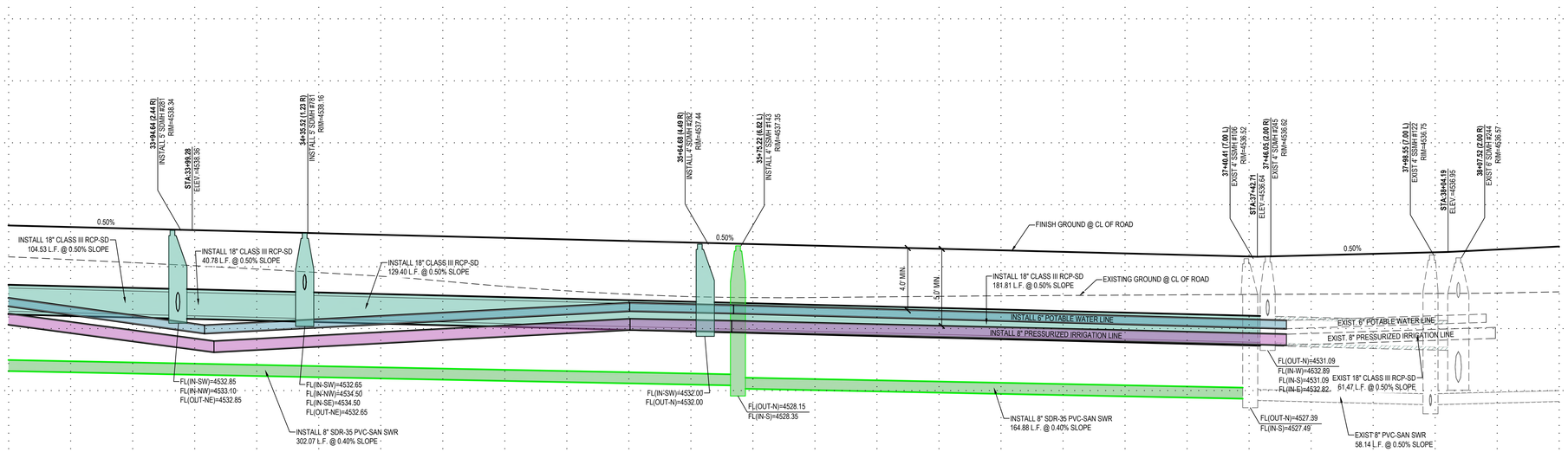
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3/1/2024
5150016-2202
BRADEN D. MORRIS
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STATE OF UTAH

PLAN AND PROFILE CANVASBACK DRIVE

PROJECT NUMBER 8069Z
PRINT DATE 2024-03-05
PROJECT MANAGER B. MORRIS
DESIGNED BY M. BUDGE

PP-7

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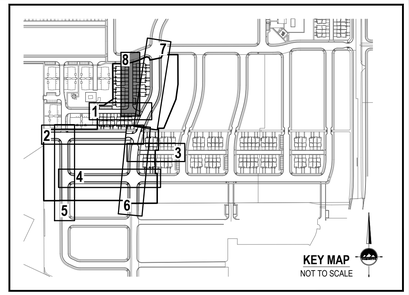
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11. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WT-08.
12. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
13. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WT-03. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
14. INSTALL 4" BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER LEHI CITY STANDARD DRAWING WT-03. MAINTAIN 3' SEPARATION EDGE TO EDGE FROM FIRE HYDRANT. 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 11.25° BEND.
17. INSTALL 22.5° BEND.
18. INSTALL 45° BEND.
19. INSTALL CONSTRUCTION VALVE WHEN CONNECTING TO EXISTING CULINARY AND PRESSURIZED IRRIGATION MAINS PER LEHI CITY STANDARDS.
20. INSTALL 2" CTS PURPLE POLY IRRIGATION METER PER LEHI CITY STANDARD DRAWING WATER-8.
21. EXISTING 4" SDR-35 PVC SEWER LATERAL INSTALLED WITH PHASE 3 CONSTRUCTION.
22. INSTALL 8" TO 6" REDUCER PER LEHI CITY STANDARDS AND SPECIFICATIONS.

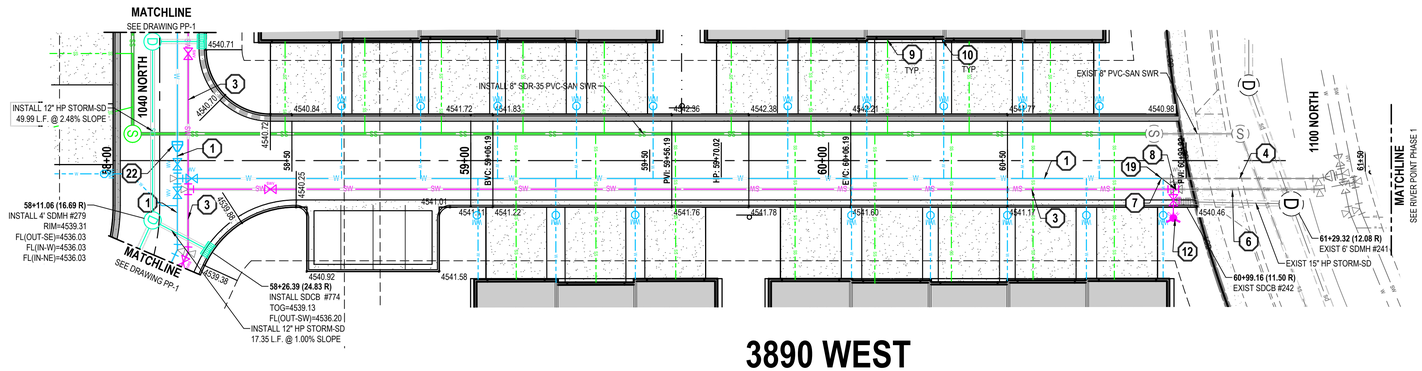
NORTH

HORIZONTAL GRAPHIC SCALE

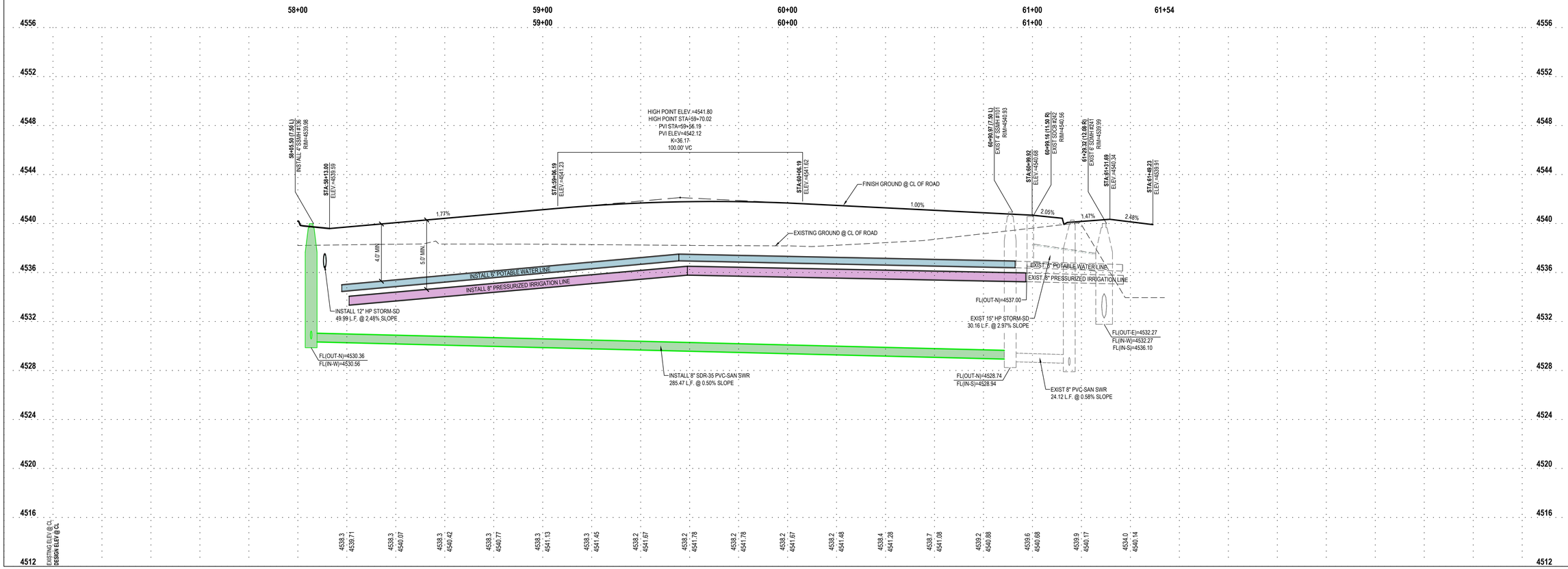
20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.





3890 WEST



ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
EDGE HOMES
13702 S. 200 W, B12
DRAPER, UTAH 84020

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RIVER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
3/4/2024
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

PLAN AND PROFILE
3890 WEST

PROJECT NUMBER	PRINT DATE
8069Z	2024-03-05
PROJECT MANAGER	DESIGNED BY
B. MORRIS	M. BUDGE

PP-8

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - 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. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

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. 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.

C. 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 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 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil partiele greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. 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 than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the erown 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 two 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 remove all burlap, wire baskets, 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. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. 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.

K. 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.

L. 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.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the 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.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. 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.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. 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.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL. ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

PLANT LEGEND

TREES

AT'P	15	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	2" Cal
GB'P	4	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	2" Cal
M'PR	3	Malus x `Prairie Rose` Prairie Rose Crabapple	2" Cal
ULP	22	Ulmus parvifolia Lacebark Elm	2" Cal
ZS'M	10	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS

BT'C	24	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
CS'K	34	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
EA'C	8	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
JS'B	20	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
PM	130	Potentilla fruticosa `McKay`s White` McKay`s White Bush Cinquefoil	5 gal
RF'R	24	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
RG	61	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
Ra'g	10	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
R3	39	Rosa x 'Noatraum' TM Flower Carpet Pink Rose	5 gal
SJ'W	58	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal

EVERGREEN SHRUBS

BS'S	193	Buxus sempervirens 'Suffruticosa' Suffruticosa Common Boxwood	5 gal
CP'S	34	Cytisus purgans 'Spanish Gold' Spanish Gold Broom	5 gal

GRASSES

CA'K	186	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
PV'S	149	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal

PERENNIALS

H'aa	72	Hemerocallis x 'Always Afternoon' Always Afternoon Daylily	1 gal

LANDSCAPE IRRIGATED AREA

TOTAL LAWN: 22,428 SQ FT
ROCK AREA COVERAGE: 25,895 SQ FT 50% COVERAGE: 12,948 SQ FT

TOTAL IRRIGATED AREA: 35,591 SQ FT

REQUIRED TREES: 32 UNITS
32 TREES REQUIRED: 33 TREES PROVIDED (NOT INCLUDING STREET TREES)

SITE MATERIALS LEGEND

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 125% 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.	22,430 sf
1-03	LARGE SIZE DECORATIVE ROCK AREAS: LARGE SIZE 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. ONLY 2"-4" DIAMETER ROCK LANDSCAPE CONTRACTOR CAN USE A DIFFERENT MANUFACTURER AND VARIETY. THESE MUST BE 2"-4" DIAMETER NO LARGER AND GRAY IN COLOR. ALL STONE IN ENTIRE DEVELOPMENT MUST BE THE SAME IN ALL PHASES. SAMPLES ARE REQUIRED TO BE SUBMITTED TO PROJECT MANAGER, EDGE HOMES. ALL ROCK MUST BE APPROVED PRIOR TO INSTALLATIONS.	2,510 sf
1-05	SMALL SIZE DECORATIVE ROCK AREAS: SMALL SIZE DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH THREE QUARTER INCH (3/4") COTTONWOOD FRACTURED STONE GRAVEL ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF THREE INCHES (3") 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. ONLY 3/4" DIAMETER ROCK LANDSCAPE CONTRACTOR CAN USE A DIFFERENT MANUFACTURER AND VARIETY. THESE MUST BE 3/4" DIAMETER NO LARGER AND MATCH COTTONWOOD FRACTURED STONE ROCK IN COLOR. ALL STONE IN ENTIRE DEVELOPMENT MUST BE THE SAME IN ALL PHASES. SAMPLES ARE REQUIRED TO BE SUBMITTED TO PROJECT MANAGER, EDGE HOMES. ALL ROCK MUST BE APPROVED PRIOR TO INSTALLATIONS.	20,913 sf
1-09	SURE-LOC ALUMINUM EDGING. INSTALL PER MANUFACTURER SPECIFICATION	1,721 lf

ISSUE DATE	PROJECT NUMBER
3/1/2024	UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

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'

PLAN INFORMATION

PROJECT INFORMATION

RIVER POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

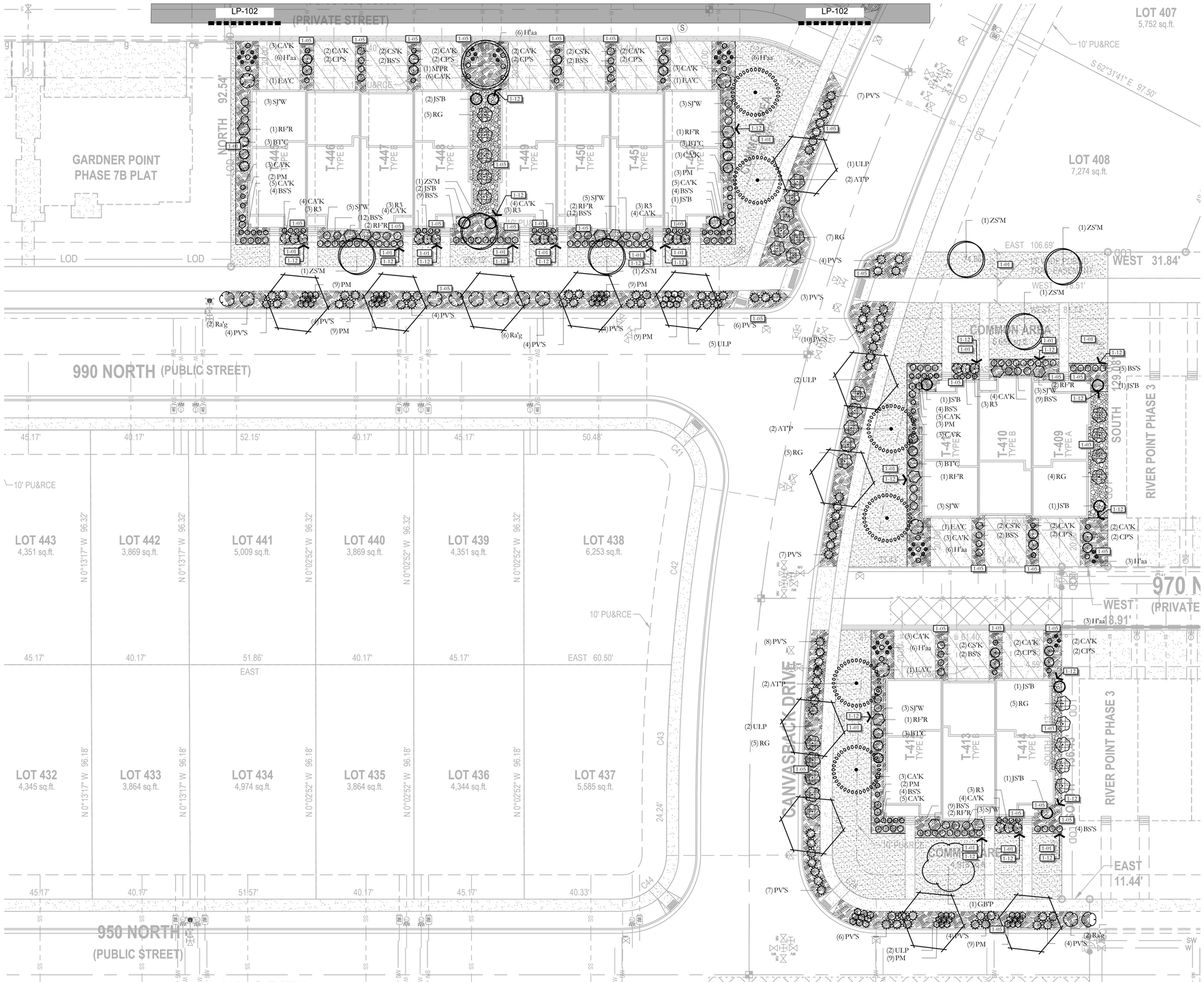
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
03/01/2024
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/1/2024

LANDSCAPE PLAN COVER

LP-100



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
3/1/2024	UT21146	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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4		
5		
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7		

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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

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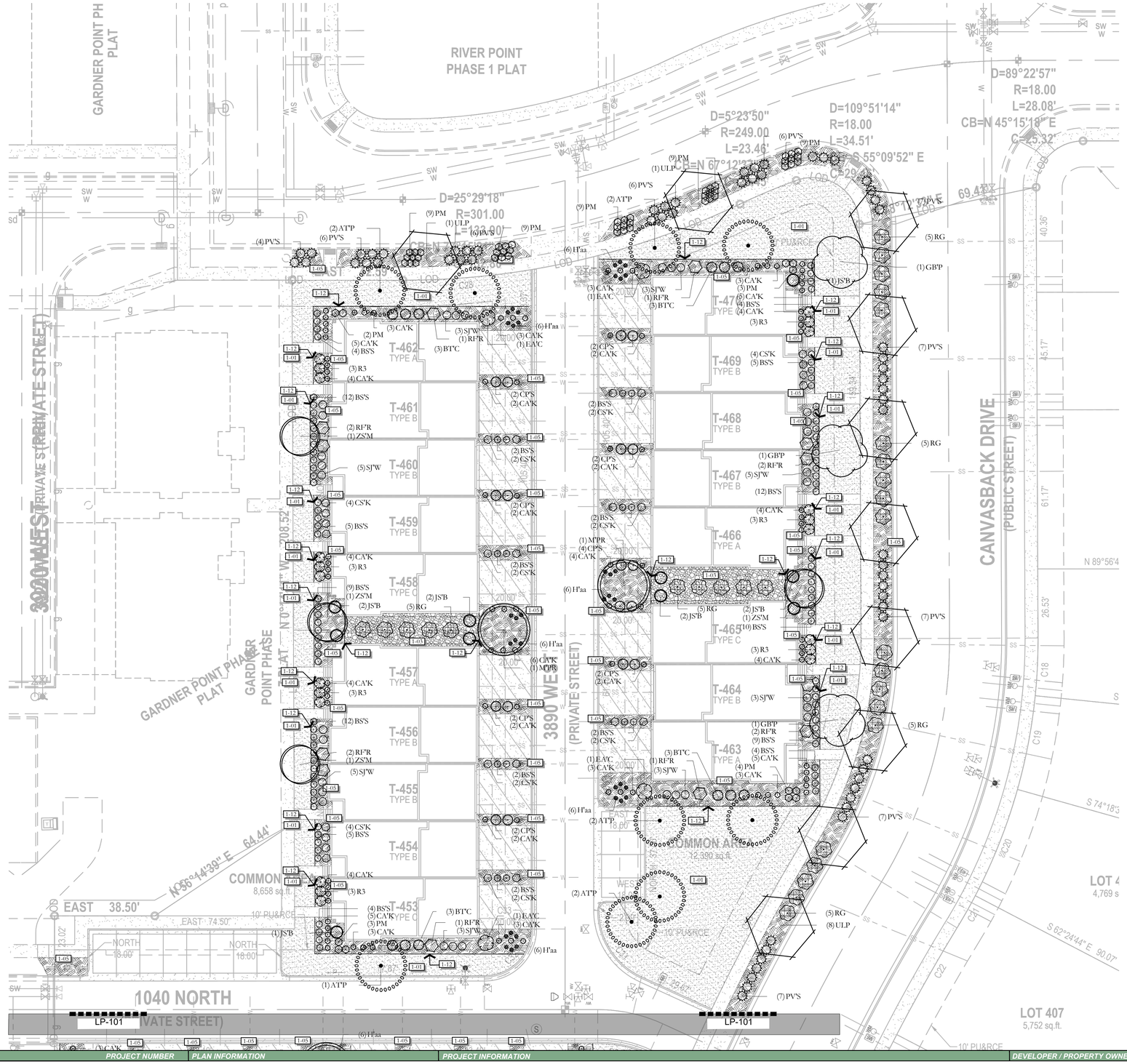
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812821-5301
LICENSED LANDSCAPE ARCHITECT
03/01/2024
ELECTRONIC SIG.
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LANDSCAPE PLAN

LP-101



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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

RIVER POINT: PH 4
LEHI, UTAH

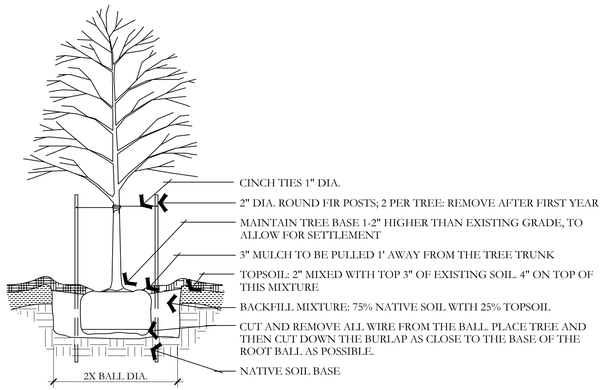
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LICENSED LANDSCAPE ARCHITECT
JESSE J. ANDWORTH
8128121-5301
03/01/2024
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STATE OF UTAH

LANDSCAPE PLAN

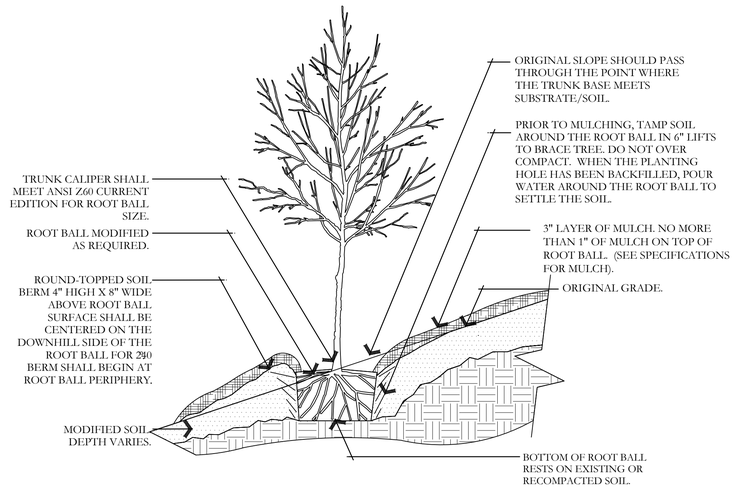
LP-102



A DECIDUOUS TREE PLANTING

NOT TO SCALE

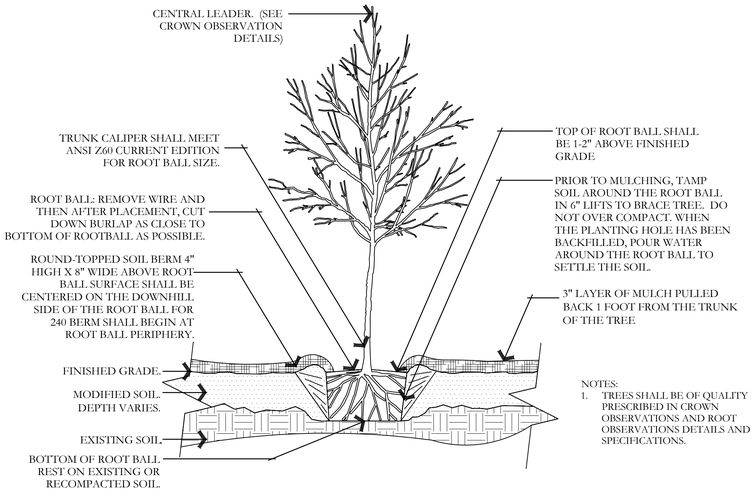
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B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

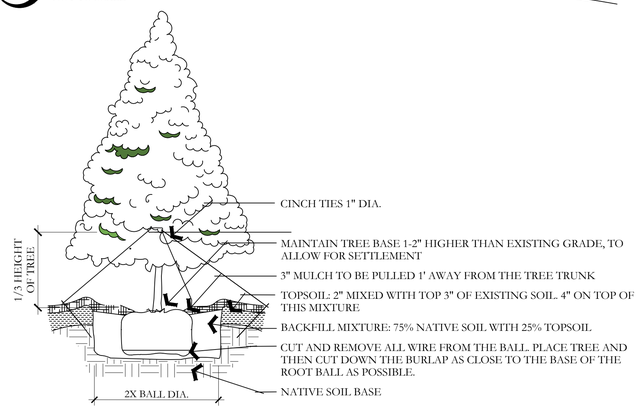
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C TREE W/ BERM (EXISTING SOIL MODIFIED)

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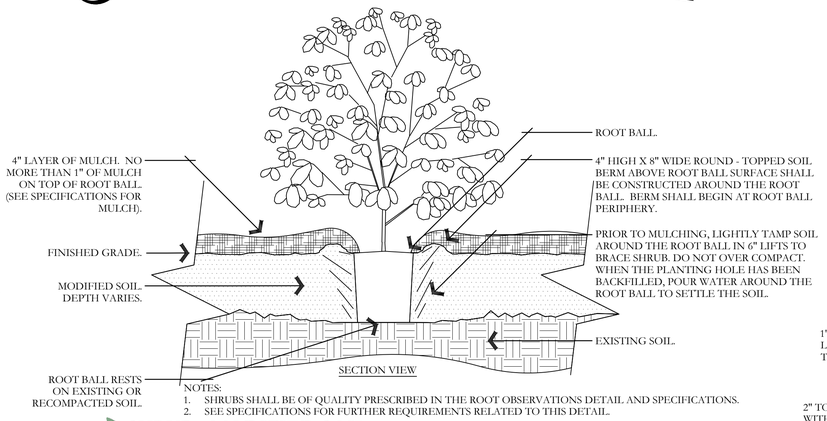
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D EVERGREEN TREE PLANTING

NOT TO SCALE

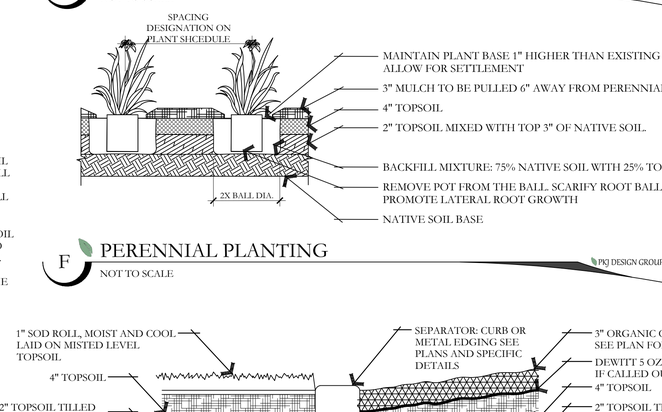
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E SHRUB - MODIFIED SOIL

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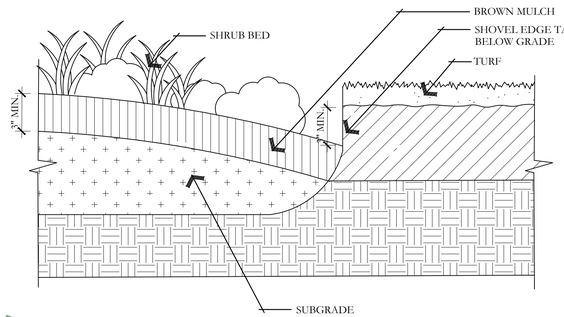
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F PERENNIAL PLANTING

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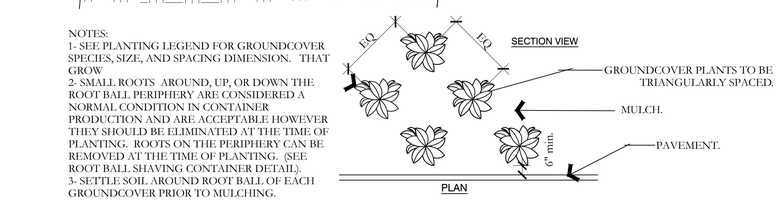
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D CUT EDGE DETAIL

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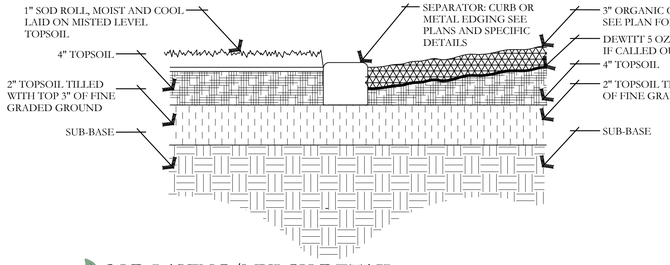
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H PERENNIAL/GROUNDCOVER PLANTING

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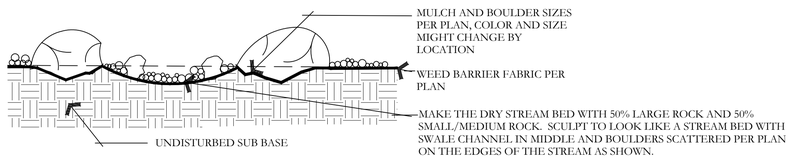
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I SOD LAYING/MULCH DETAIL

NOT TO SCALE

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J BOULDER AND DRY STREAM BED DETAIL

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PLAN INFORMATION

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LEHI, UTAH

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

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BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8728121-5301
03/01/2024
REGISTERED
STATE OF UTAH

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DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/1/2024

LANDSCAPE DETAILS

LP-501

RIVER POINT

LEHI, UTAH

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 configuraiton 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 east 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 G178212 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 valve 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

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule

HiLow Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH	15 MIN.	15 MIN.	15 MIN.	15 MIN.	15 MIN.	15 MIN.	15 MIN.	Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress.

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 times/month)

HiLow Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf irrigation event once every 2-3 days; Shrubs 1 time/week)

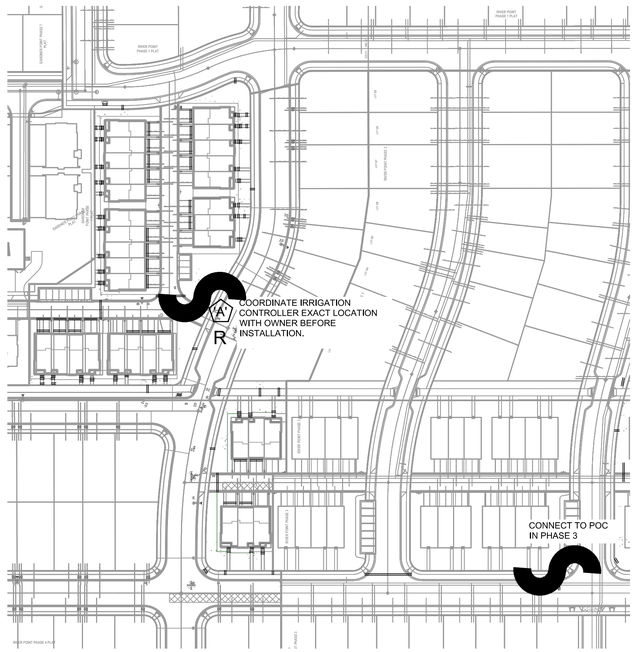
HiLow Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.		60 MIN.		60 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			1 HOUR					

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions
Reference: Utah DNR weekly watering guide: https://conservewater.utah.gov/weekly-lawn-watering-guide/

Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 time/month)

HiLow Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
3/1/2024	UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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 50' 100' 200' 400'
GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

RIVER POINT: PH 4

LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JOHN ANSWORTH
812812 - 5301
03/01/2024
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/1/2024

IRRIGATION PLAN COVER

IR-100



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 @ 45 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
A	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), 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 W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
R	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
SOL	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM.)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE GREEN LID IN GRASS & TAN LID IN BEDS) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER-(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 XFS-CV-09-18 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

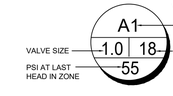
TYPE	PART NUMBER	EMITTER FLOW	SPACING	MAX. LATERAL LENGTH
XF SERIES	XFS-09-18	.9 GPH	18"	400 FT
WITH COPPER SHIELD				
TOTAL DRIP ZONE FLOW		20 GPM	*EACH ZONE NOT TO EXCEED 20 GPM	
NUMBER OF FLUSH POINTS		2	DRIP ZONE TO APPLY 1/4" OF WATER	
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS				
*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



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
3/1/2024	UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

RIVER POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

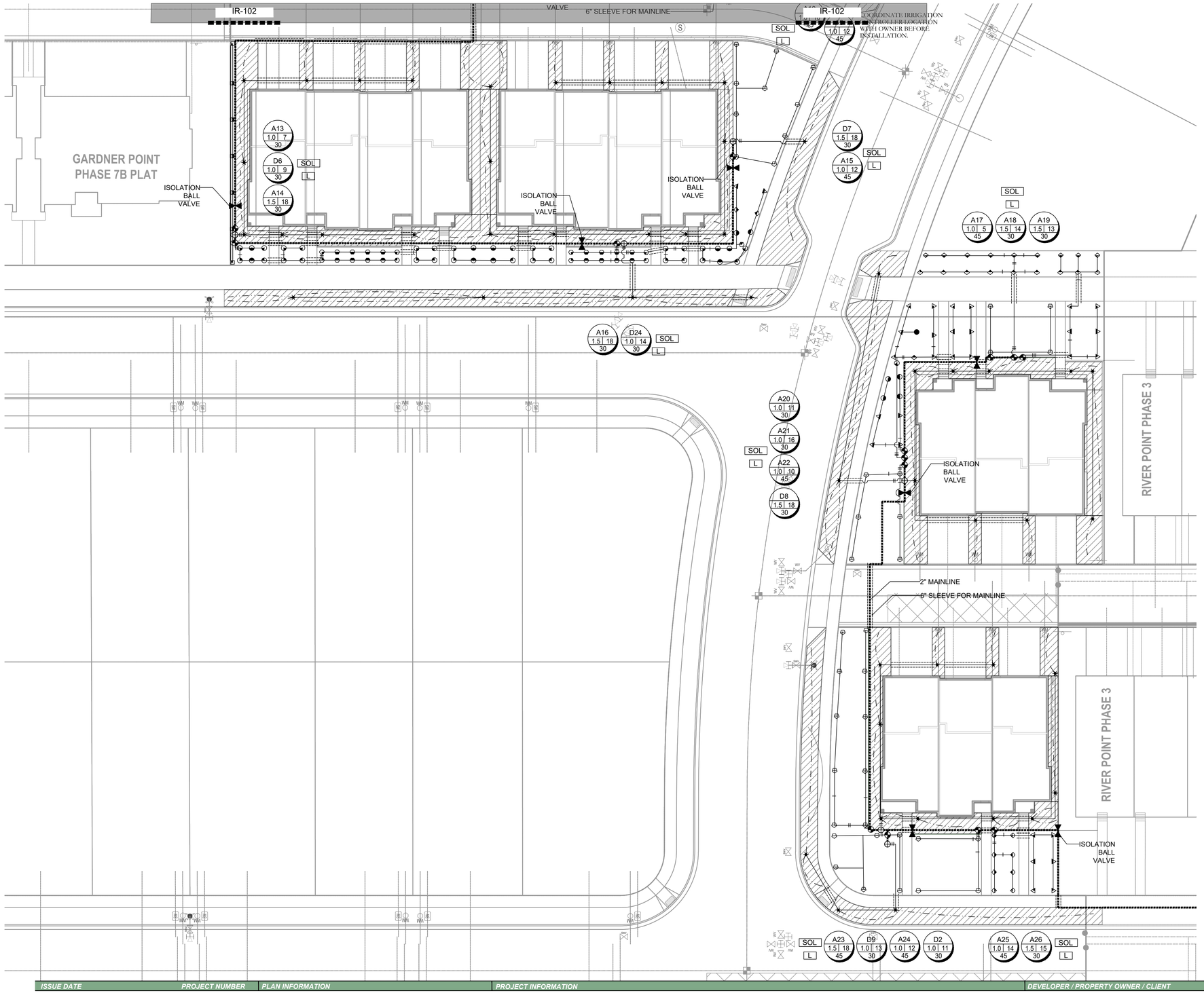
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
213212-5301
03/07/2024
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/1/2024

IRRIGATION PLAN OVERALL

IR-O



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
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	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
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S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), 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 W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
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SOL	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
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	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 XFS-CV-09-18 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	SPACING	MAX. LATERAL LENGTH
XF SERIES	XFS-09-18	.9 GPH	18"	400 FT
WITH COPPER SHEILD				
TOTAL DRIP ZONE FLOW		20 GPM	*EACH ZONE NOT TO EXCEED 20 GPM	
NUMBER OF FLUSH POINTS		2	DRIP ZONE TO APPLY 1/4" OF WATER	
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS				
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN				

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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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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
VALVE SIZE — 1.0 | 18 — GALLONS PER MINUTE
PSI AT LAST HEAD IN ZONE — 55

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/1/2024	UT21146						PM: JTA
							DRAWN: ACP
							CHECKED: JMA
							PLOT DATE: 3/1/2024

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

RIVER POINT: PH 4
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LICENSED LANDSCAPE ARCHITECT — KEVIN AINSWORTH — 8728121-5301 — 03/01/2024 — ELECTRONIC SEAL — STATE OF UTAH

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 @ 45 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
A	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), 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 W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
R	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
SOL	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM.)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE GREEN LID IN GRASS & TAN LID IN BEDS) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER-(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 XFS-CV-09-18 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	SPACING	MAX. LATERAL LENGTH
XF SERIES	XFS-09-18	.9 GPH	18"	400 FT
WITH COPPER SHIELD				
TOTAL DRIP ZONE FLOW	20 GPM	*EACH ZONE NOT TO EXCEED 20 GPM		
NUMBER OF FLUSH POINTS	2	DRIP ZONE TO APPLY 1/4" OF WATER		
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS				
*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
VALVE SIZE — 1.0 — 18 — GALLONS PER MINUTE
PSI AT LAST HEAD IN ZONE — 55

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'

PLAN INFORMATION

RIVER POINT: PH 4
LEHI, UTAH

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

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BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning &Visualization
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LICENSE STAMP

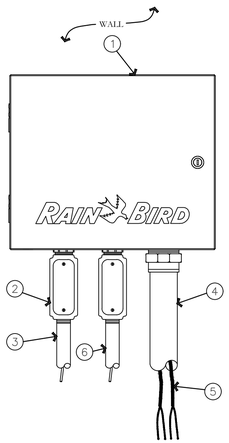
LICENSED LANDSCAPE ARCHITECT — JEREMY ANDWORTH — 812121-5301 — 05/01/2024 — ELECTRONIC SIG. — STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 3/1/2024

IRRIGATION PLAN

IR-102



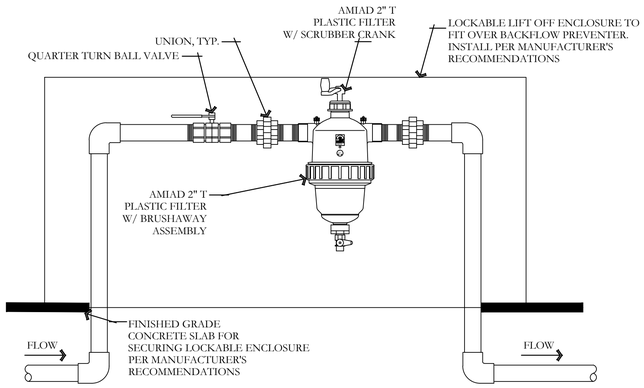
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

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. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

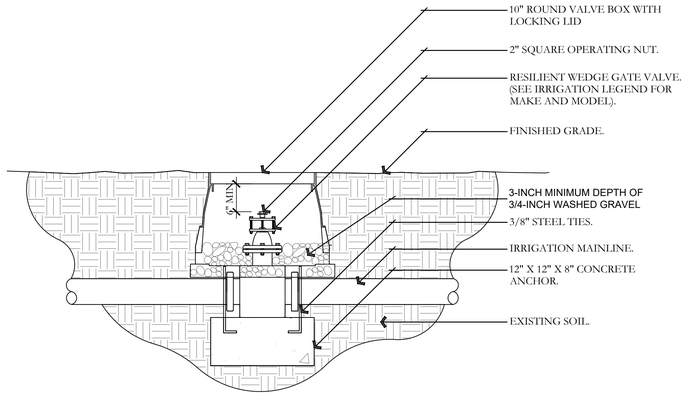
KEY SPECIFICATIONS

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 CABINET
PKJ DESIGN GROUP
NOT TO SCALE

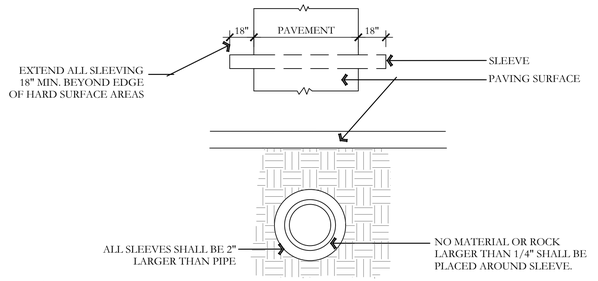


B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
PKJ DESIGN GROUP
NOT TO SCALE

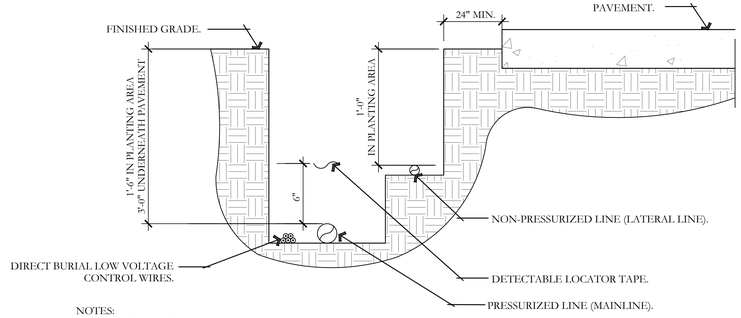


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
PKJ DESIGN GROUP
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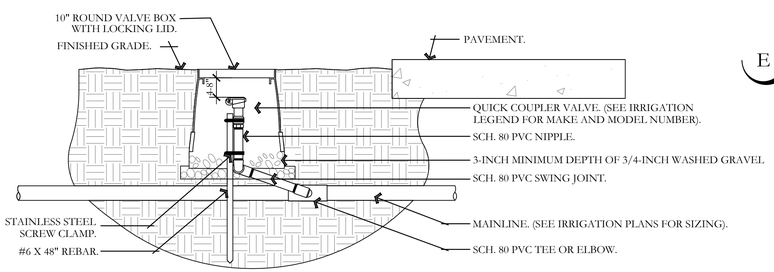


D TYPICAL SLEEVING DETAIL
PKJ DESIGN GROUP
NOT TO SCALE



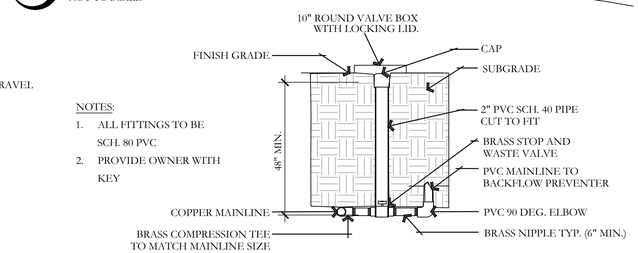
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
PKJ DESIGN GROUP
NOT TO SCALE



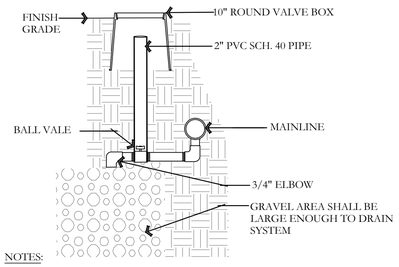
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL 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

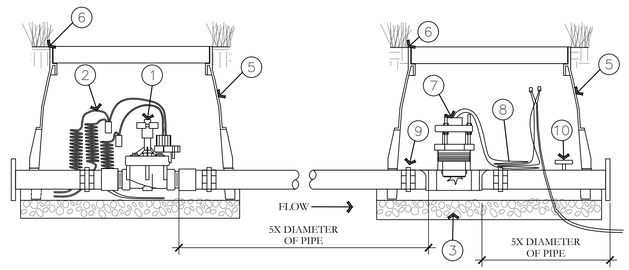
H STOP AND WASTE VALVE ASSEMBLY DETAIL
PKJ DESIGN GROUP
NOT TO SCALE



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
PKJ DESIGN GROUP
NOT TO SCALE

1. NORMALLY CLOSED 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
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL
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ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
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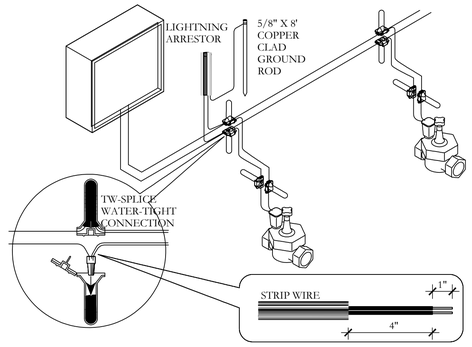
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128127-5301
03/01/2024
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/1/2024

IRRIGATION DETAILS

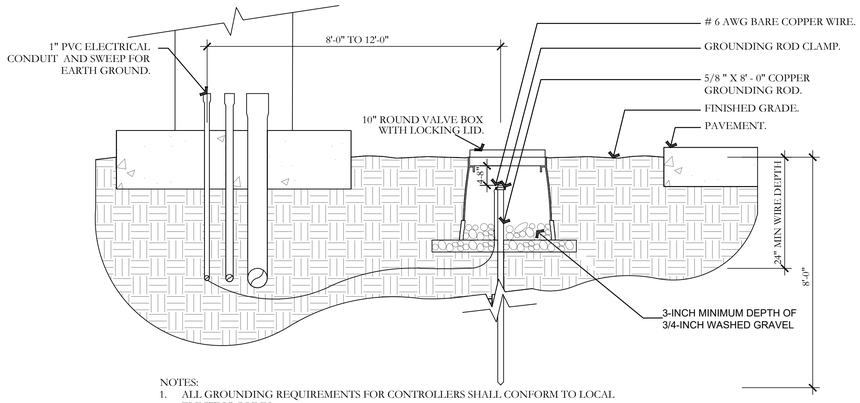
IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

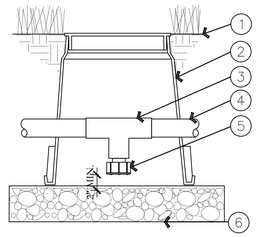


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

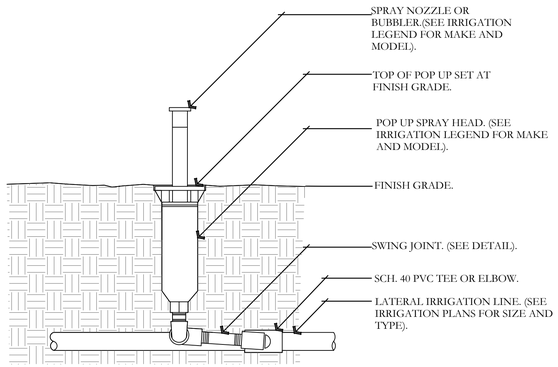


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

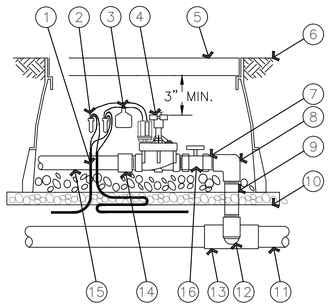


NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

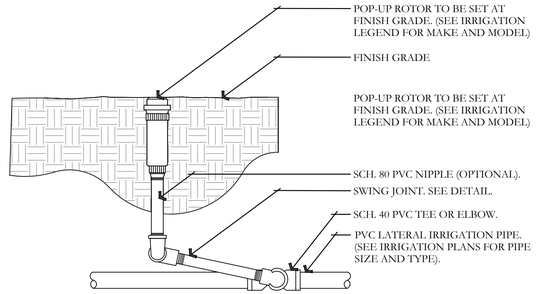


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
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
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE

PKJ DESIGN GROUP



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 HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
3/1/2024	UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

RIVER POINT: PH 4
LEHI, UTAH

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

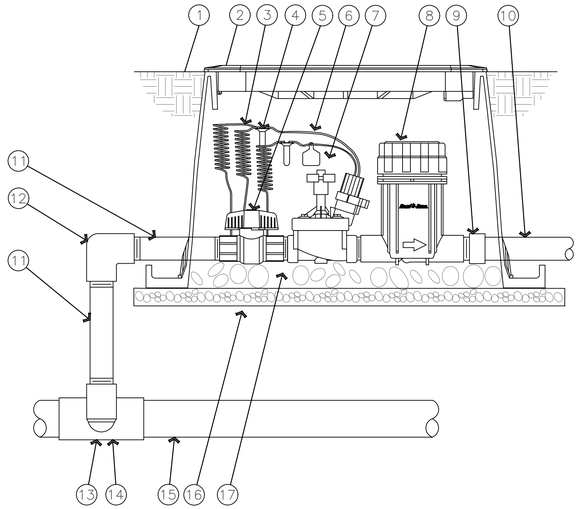
PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 05/01/2024 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/1/2024

IRRIGATION DETAILS

IR-502

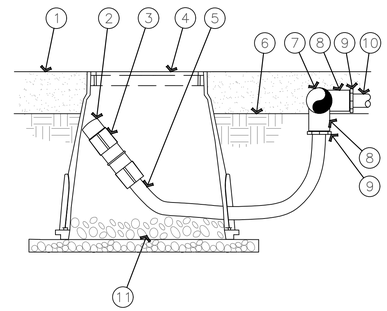


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
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

PKJ DESIGN GROUP



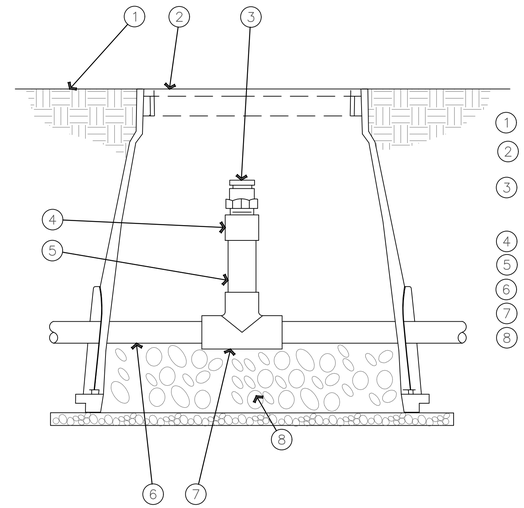
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE 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

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

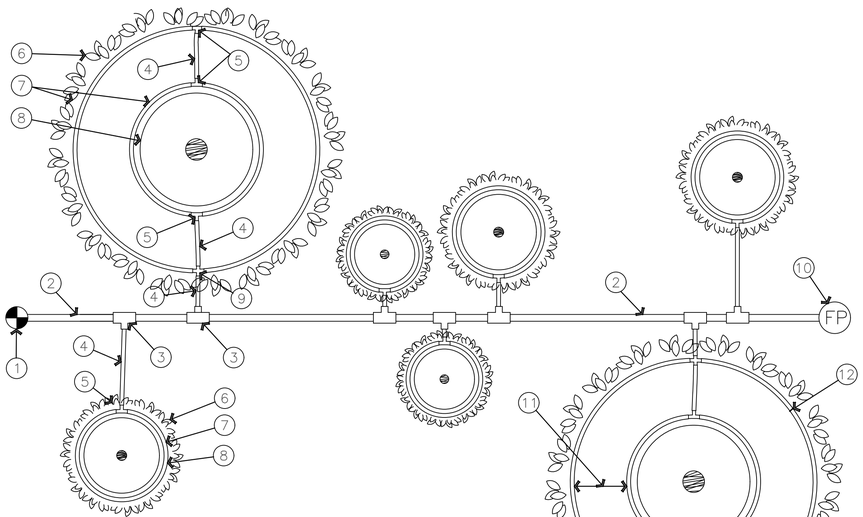


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

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 LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (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, F0UR 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

ISSUE DATE	PROJECT NUMBER
3/1/2024	UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
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1-800-662-4111
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PLAN INFORMATION

PROJECT INFORMATION

RIVER POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
03/01/2024
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/1/2024

IRRIGATION DETAILS

IR-503



Chantelle (2-6 Plex)
Color J



Chantelle
Back Elevation





Chantelle
Side Elevations

Chantelle (2-6 Plex)
Color K



Chantelle (2-6 Plex)
Color L



Chantelle (2-6 Plex)
Color LL



Chantelle
Back Elevation



Chantelle
Side Elevations



Chantelle (2-6 Plex)
Color KK



Chantelle (2-6 Plex)
Color MM

– CHANTELLE TOWNHOMES –

Chantelle

3 Plex								
	Stone	Board and Batten	Shake	Siding	Stucco	Total Surface Area	Total Hard Surface	Total Stucco
Right Side Elevation	2.93%	0%	0%	97.07%	0%	1,312 sq.ft	1,312 sq.ft	0 sq.ft
Left Side Elevation	0%	0%	0%	100%	0%	1,312 sq.ft	1,312 sq.ft	0 sq.ft
Rear Elevation	0%	0%	0%	57%	43%	911 sq.ft	519 sq.ft	392 sq.ft

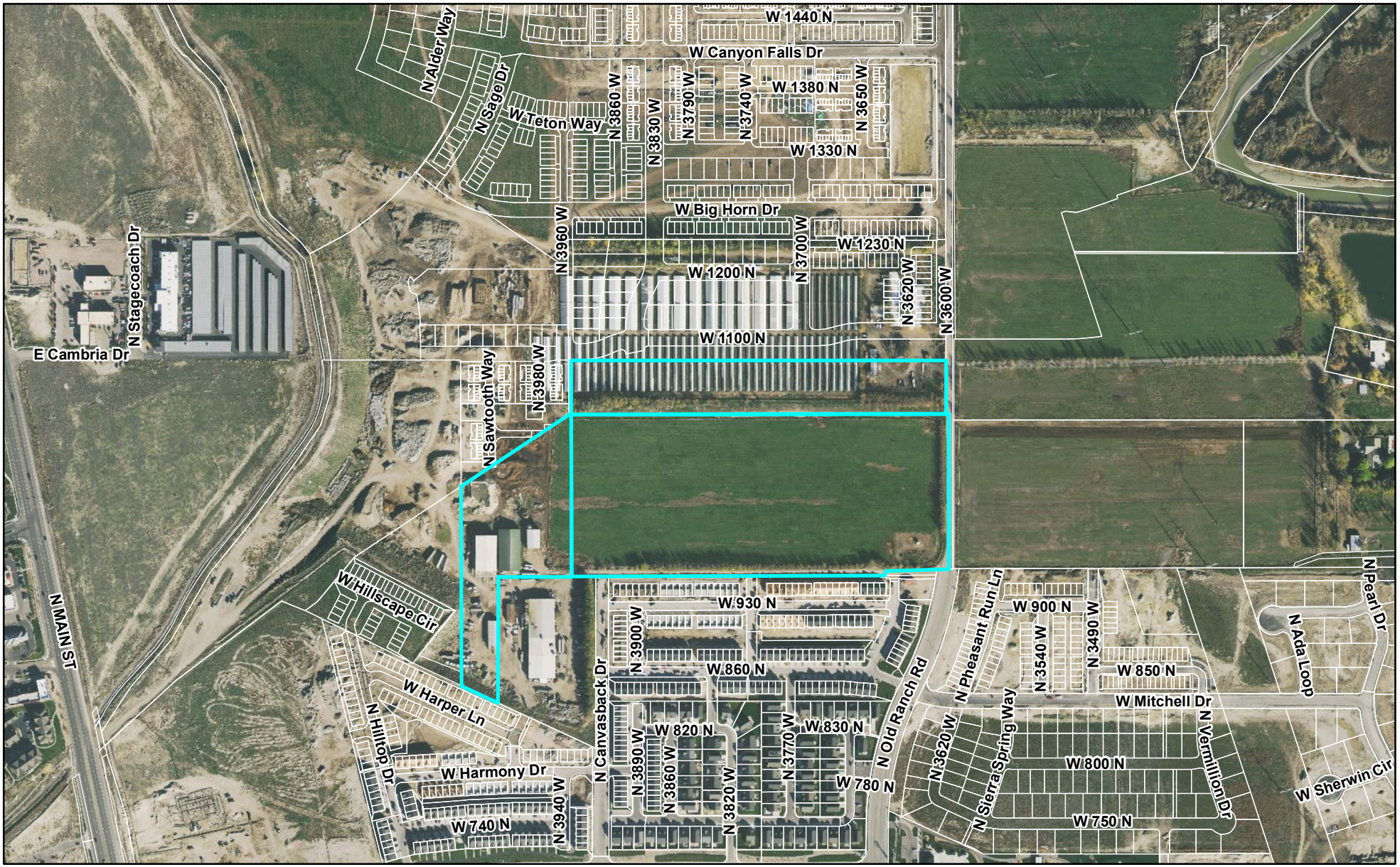
4 Plex								
	Stone	Board and Batten	Shake	Siding	Stucco	Total Surface Area	Total Hard Surface	Total Stucco
Right Side Elevation	2.93%	0%	0%	97.07%	0%	1,312 sq.ft	1,312 sq.ft	0 sq.ft
Left Side Elevation	0%	0%	0%	100%	0%	1,312 sq.ft	1,312 sq.ft	0 sq.ft
Rear Elevation	0%	0%	0%	65%	35%	950 sq.ft	613 sq.ft	515 sq.ft

5 Plex								
	Stone	Board and Batten	Shake	Siding	Stucco	Total Surface Area	Total Hard Surface	Total Stucco
Right Side Elevation	2.93%	0%	0%	97.07%	0%	1,312 sq.ft	1,312 sq.ft	0 sq.ft
Left Side Elevation	0%	0%	0%	100%	0%	1,312 sq.ft	1,312 sq.ft	0 sq.ft
Rear Elevation	0%	0%	0%	55%	45%	1,408 sq.ft	769 sq.ft	639 sq.ft

6 Plex								
	Stone	Board and Batten	Shake	Siding	Stucco	Tota lSurface Area	Total Hard Surface	Total Stucco
Right Side Elevation	2.93%	0%	0%	97.07%	0%	1,312 sq.ft	1,312 sq.ft	0 sq.ft
Left Side Elevation	0%	0%	0%	100%	0%	1,312 sq.ft	1,312 sq.ft	0 sq.ft
Rear Elevation	0%	0%	0%	55%	45%	1,709 sq.ft	947 sq.ft	762 sq.ft

River Point Phase 4 PUD Final Subdivision

Aerial Map

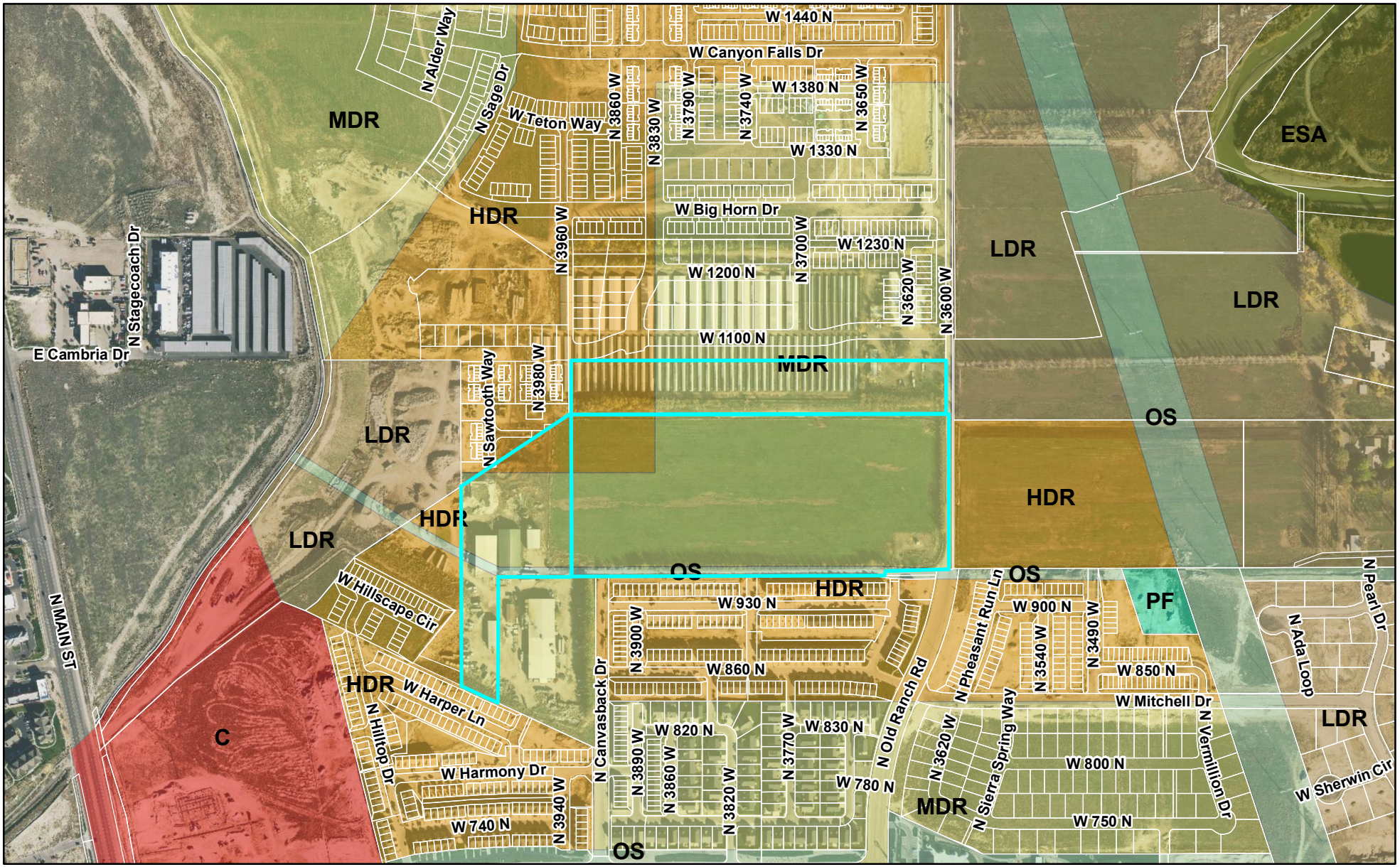


0 625 1,250 Feet

LEHI CITY

River Point Phase 4 PUD Final Subdivision

General Plan Map

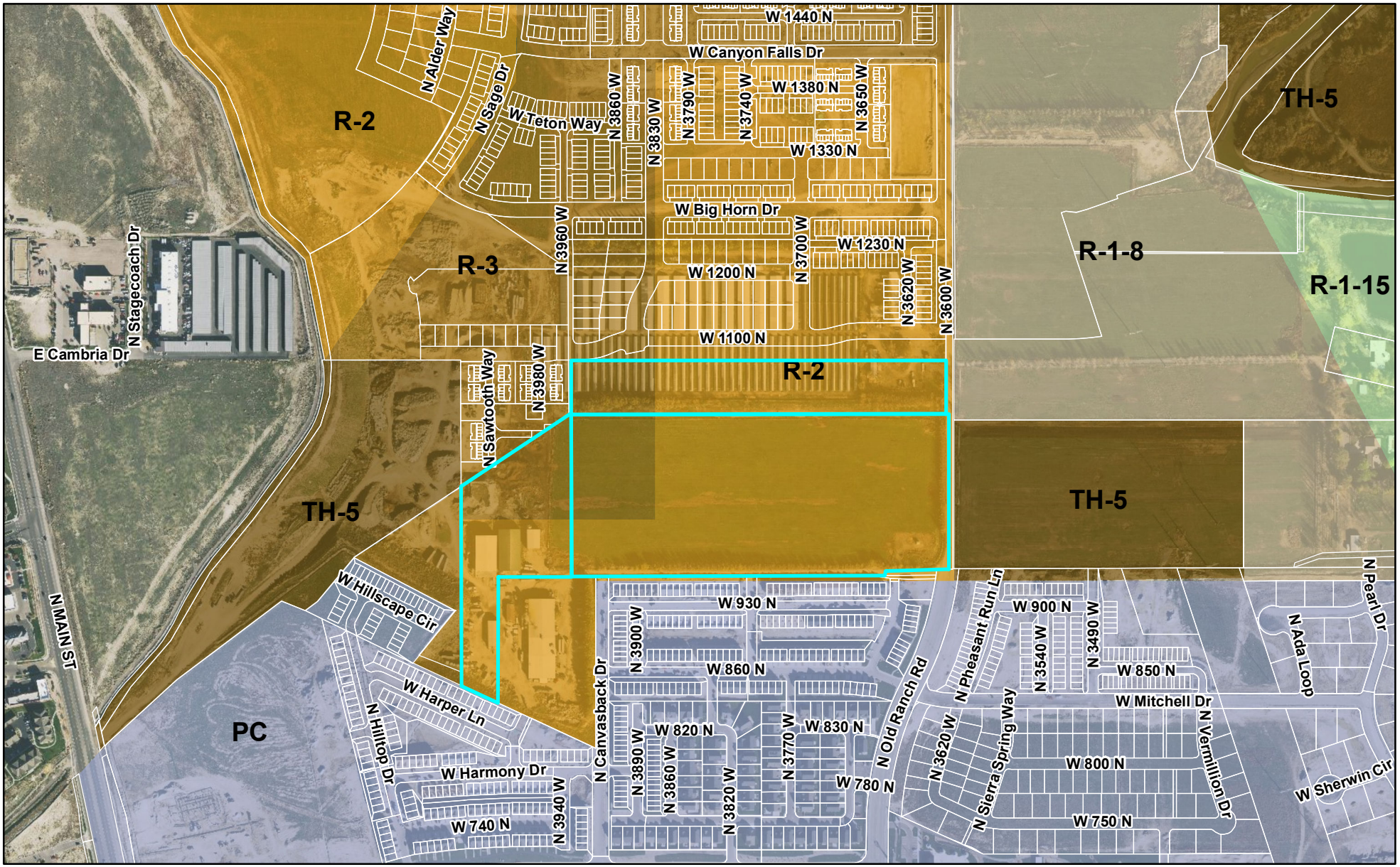


0 625 1,250 Feet

LEHI CITY

River Point Phase 4 PUD Final Subdivision

Zoning Map



0 625 1,250 Feet

LEHI CITY

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: April 9, 2024
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of road name approval for roads located in Family Park- Hansen Ridge Drive and Family Park Drive.

Suggested Action:

Attachments:

CC Family Park Road Names Staff Report 04.09.24.docx

Proposed Road Names.jpg

FAMILY PARK ROAD NAMES
CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	April 9, 2024
Requested Action/Purpose	Approval of proposed road names at family park
Location	Family Park
Assigned Planner	Brittney Harris

REQUIRED ACTION

Planning Commission	No action required
City Council	Final approval

APPLICABLE DESIGN STANDARD REGULATIONS

SECTION 2.04 GENERAL STREET DESIGN STANDARDS

A. The naming of streets shall be done according to the following standards:

1. New streets shall use the coordinate form of street numbering.
2. A street which is obviously a continuation of another existing street should bear the same number and name.
3. All streets that are parallel to the City's coordinate system (running east-west or north-south) shall be numbered streets. Those streets which are not parallel to the coordinate system shall be named and also have a coordinate number indicating the location.
4. Street names for new streets are established as part of the subdivision or road dedication plat approval process, with final approval by the City Council.
5. When assigning street names, vanity names (i.e. names of specific businesses or entities) shall be avoided.
6. The City Council shall approve any changes to existing named streets. Changes to existing street names shall be reviewed by the Reviewing Departments and approved by the City Council at a public meeting. All affected property owners shall be notified of the proposed change(s) at least ten (10) days prior to the public meeting.
7. Street signs erected to show the name of a street shall also include the correct street coordinates.

REPORT ANALYSIS

The applicant requests approval of proposed road names for the two roads going into Family Park. The parks department showed these names on the roadway construction drawings. City Staff wants to ensure the City Council is aware of and approves the proposed names. The names include "Hansen Ridge Drive" and "Family Park Drive". These roads are small internal roads that mostly access the parking lots for the park.

The proposed Hansen Ridge Drive is a continuation of the Hansen Ridge Drive to the west of the park. Family Park Drive is a new north south road running parallel to 600 East.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed road names meet/do not meet the requirements of the Design Standards
2. The proposed road names are/ are not appropriate for Family Park.

LEHI CITY CORPORATIO

FAMILY PARK ACCESS ROADS AND PARKING LOT
LEHI, UTAH

ROADWAY CONSTRUCTION DRAWINGS
JUNE 2022

0+00-11+50
11+50-20+40
D: 10+00-21+50
D: 21+50-26+01

INGS, FORMATTED IN
OF THE LEHI CITY DESIGN
COMPLETION OF THE
STORM DRAIN AND POWER.

ST EDITION OF THE LEHI
S SPECIFICATIONS.

STRUCTED IN ACCORDANCE
STANDARDS AND PUBLIC



LEHI VICINITY MAP - NTS

PR

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