Lehi City Council Meeting
Agenda
November 14, 2023

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Update on The Point project- Alan Matheson

   2.2. Lehi fiber network update

   2.3. Discussion of potential development agreement for Gardner property at the corner of Redwood Road and 2100 North.

   2.4. Discussion of draft Traverse Mountain conservation easement.
   Agreement-TM Conservation Easement 11.02.23.docx

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Proclaim November as Epilepsy Awareness Month
   Proclamation-Epilepsy Awareness Month- November 2023.docx

   2.2. Lehi Cares Coalition logo award presentation

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

4. Consent Agenda

4.1. Approve Purchase Orders
PO Index.pdf
PO #7611- SCBA.pdf

4.2. Approve Minutes from the October 24, 2023 City Council Meeting.
102423CC.pdf

Regular Agenda

5. Consideration of Resolution # 2023-69 approving an agreement with Tycon Construction for the construction of the Flight Park pressurized irrigation reservoir.
Petitioner: Lehi City
Res 2023-69.docx
AGREEMENT - Tycon Construction, LLC - Flight Park PI Reservoir - For City Council Approval 11-14-2023.pdf

6. Consideration of Ordinance #65-2023 an Amendment to the Design Standards and Public Improvements Specifications Manual adding standards and requirements for traffic studies.
Petitioner: Lehi City
CC Staff Report Traffic Impact Studies Design Standards Amendment 11.14.23.docx
Design Standards Amendment for Traffic Studies DRC 09.20.23.docx
Ord 65-2023.docx
Traffic Study Amendment to Design Standards and Public Improvements Manual.pdf

7. Consideration of Ordinance #66-2023 an Amendment to the Master Transportation Plan adding a future offshore freeway along the north side of Utah Lake to the plan.
Petitioner: Lehi City
CC Staff Report Master Transportation Plan Amendment North Shore Freeway Addition 11.14.23.docx
Master Transportation Plan Update DRC 10.04.23.docx
Ord 66-2023.docx
Lehi City Master Transportation Plan Amendment.pdf
Lehi Master Transportation Plan Amendment - North Shore Freeway Addition.pdf

8. Consideration of Ordinance #64-2023 an Amendment to the Bike and Pedestrian Master Plan, adding trail connections between Dry Creek Elementary and the Dry Creek Trail
Petitioner: Lehi City
CC Staff Report Bike and Ped Amendment 11.14.23.docx

Bike-Ped Update DRC 09.13.23.docx
Ord 64-2023.docx
Bike and Pedestrian Plan South Update - Including DRC Suggestions.pdf
September 2023 South Update - Rough Cost Change.pdf

9. Consideration of Final Subdivision approval for the River Point Phase 3 on 11.36 acres located at approximately 1050 North 3750 West.
   Petitioner: Edge Homes
   CC Staff Report River Point Phase 3 Final Subdivision 11.14.23.docx
   River Point Phase 3 resubmittal, response, elevations 10.18.23.pdf
   River Point Phase 3 Final Subdivision DRC 10.18.23.docx
   Aerial map.pdf
   General Plan Map.pdf
   Zoning map.pdf

10. Consideration of Concept Plan approval for the Hardman Farms, a 67-unit Planned Unit Development (PUD) located at approximately 3200 North Indian Ford Drive.
    Petitioner: Lora Hardman
    CC Staff Report Hardman Farms PUD Concept 11.14.23.docx
    Hardman Farms PUD Concept Plan Narrative 10.11.23.pdf
    Hardman Farms PUD Concept Plan 10.11.23.pdf
    Hardman Farms aerial.pdf
    Hardman Farms GP.pdf
    Hardman Farms zoning.pdf

11. Consideration of Plat Amendment approval for the Lehi Indoor Storage (Lehi Maverik Commercial Subdivision) located at 1099 South 1100 West.
    Petitioner: Jen Gordon
    CC Staff Report Lehi Maverik (Lehi Indoor Storage) Subdivision Plat Amendment 11.14.23.docx
    Lehi Indoor Storage (Lehi Maverik Commercial Subdivision) Plat Amendment DRC 11.01.23.docx
    Lehi Indoor Storage Plat Amendment DRC 11.01.23.pdf
    Lehi Indoor Storage Aerial.pdf
    Lehi Indoor Storage General Plan.pdf
    Lehi Indoor Storage Zoning.pdf

12. Street Vacation
    a. Public Hearing
    b. Consideration of Ordinance #63-2023 approval of the vacation of a public street for the section of 100 North between Center Street and 100 East.

    Petitioner: Lehi City

CC Staff Report 100 North Street Vacation 11.14.23.docx
100 North Street Vacation DRC 09.20.23.docx
100 NORTH VACATION.docx
Ord 63-2023.docx
100 North Aerial.pdf
100 North General Plan.pdf
100 North Zoning.pdf

13. Consideration of Ordinance #62-2023 a Development Code Amendments to Chapter 12 and Table 12.260, removing the cumulative requirement for Animal Rights, and an amendment to the Municipal Code, Sections 6-4A-8 and 6-4C-1, increasing the number of dogs to three.
Petitioner: Lehi City
CC Staff Report Animal Rights Dev Code Amendment 11.14.23.docx
Animal Rights Development Code Amendment DRC 10.18.23.docx
Ord 62-2023.docx
TBL12.260 animal rights- not cumulative.pdf
Ch12 Development Standards- animal rights.pdf
Municipal Code Chapter 6- Three Dogs.pdf

14. Consideration of Ordinance #67-2023 a Development Code Amendment to Chapter 37, Multi-Family Design Standards, to include an exceptions clause.
Petitioner: Lehi City
CC Staff Report Chatper 37 Multi-Family Design Standards Development Code Amendment 11.14.23.docx
Ch37 Multi-Family Design Standards Exception Amendment 09.27.23.pdf
Ord 67-2023.docx
Chapter 37 Multi-family Design Standards Amendment DRC 09.27.23.docx

15. Consideration of Resolution #2023-68 appointing Board Members to the John Hutchings Museum Board of Trustees.
Petitioner: Lehi City
Res 2023-68.docx

16. 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: November 14, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Update on The Point project- Alan Matheson

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Lehi fiber network update

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of potential development agreement for Gardner property at the corner of Redwood Road and 2100 North.

Suggested Action:

Attachments:

Agenda Item No: 2.4

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of draft Traverse Mountain conservation easement.

Suggested Action:

Attachments:

Agreement-TM Conservation Easement 11.02.23.docx

When Recorded Return to:
Lehi City
153 N 100 E
Lehi, Ut. 84043

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT (this "**Easement**"), made as of this ____ day of _____, 2023, by Lehi City, a political subdivision of the State of Utah ("**Grantor**"), whose address is 153 N 100 E, Lehi, Utah 84043 and??? Utah County??? Utah Open Lands Conservation Association??? Traverse Mountain Master Association??? ("**Grantee**"), whose address is ????. Collectively Grantor and Grantee are referred to as the "**Parties**."

EXHIBITS AS FOLLOWS

Exhibit A: Legal Descriptions of Parcels

Exhibit B: Property Location Map

WITNESSETH:

WHEREAS, Grantor is the owner of several tracts of land, located in Lehi City, State of Utah, known as the Traverse Mountain City owned open space, described in the attached Exhibit A and located on the "**Property Map**" attached as Exhibit B which together constitute the "**Property**"; and

WHEREAS, Grantor intends to convey this Easement under the Utah Land Conservation Easement Act, Utah Code Sections 57-18-2 through -7 (2018) and other applicable provisions of the Internal Revenue Code and Utah statutory and common law; and

WHEREAS, the Property possesses natural open space with wildlife habitat, educational and recreational, values (collectively referred to as the "**Conservation Values**") and considered of great importance to Grantor, Grantee and the residents of Lehi City and the State of Utah. These Conservation Values include but are not limited to the following:

A. Preservation of relatively natural habitat in accordance with 26 Code of Federal Regulations ("**CFR**") Section 1.170A-14(d)(3) appropriate for several priority wildlife species for conservation in Utah, including mule deer (Odocoileus hemionus), which have been documented on the Property;

B. Preservation of critical winter range for Elk (Cervus Canadensis), as the Utah Division of Wildlife Resources has identified that the Property provides;

C. Preservation of habitat for numerous species of neotropical songbirds, other species of songbirds, Ferriginous hawk, raptors, game and non-game species which benefit from the abundance of foothill scrub oak (quercus Gambelli), savannah, and oak woodland on the Property;

D. Protection of scenic and aesthetic open space in accordance with CFR Section 1.170A-14(d)(4) through the protection of views of the Property which can be enjoyed from several vantage points including the I-15 interstate corridor, Timpanogos Highway, Redwood Road, Lone Peak Wilderness Area and numerous other vantage points within Lehi, Utah Valley, and the Salt Lake Valley;

E. Protection of public recreation and education values in accordance with CFR Section 1.170A-14(d)(2) as this Property has served as a place for multiple-use non-motorized recreation and is accessible to the public for mountain biking, horseback riding, and hiking among other passive recreational experiences; and

F. Preservation of the Property's proximity to several permanently protected open spaces including Corner Canyon Regional Park, Little Valley, Forest Service Land, the Salt Lake County Flight Park; and Flight Park State Recreation Area; and

WHEREAS, Grantor desires and intends that the Conservation Values be preserved by the continuation, initiation, or introduction of activities on the Property that sustain said values, including, but not limited to wildlife viewing, public recreation, education and ecological interpretive use; and

WHEREAS, Grantor, as the fee owner of the Property, holds the right to identify, conserve, enhance, and protect in perpetuity the Conservation Values of the Property; and

WHEREAS, Grantor values the undeveloped nature of the property and its passive recreational value; and

WHEREAS, the State of Utah has recognized the importance of both public and private efforts to conserve and protect the state's natural resources by the enactment of Utah Code Sections 57-18-1 to 57-18-7; and

WHEREAS, Grantee is a governmental entity qualified under Section 170(h) of the Internal Revenue Code (the "**IRC**"), to receive qualified conservation contributions; and

WHEREAS, Grantee has agreed to accept this Easement upon the condition and understanding that the mutual intentions of Grantor and Grantee regarding the future preservation of the Property as expressed in this Easement shall be forever honored and defended; and

WHEREAS, the Parties desire that any interpretation of this Easement be construed to further the conservation, protection, and enhancement of the Property's Conservation Values;

NOW, THEREFORE, in consideration of the recitals as set forth above and the covenants terms and conditions and restrictions contained herein, which the Parties hereby agree constitute adequate consideration for this agreement and pursuant to the laws of the State of Utah and in particular Utah Code Sections 57-18-1, *et seq*. (2018), Grantor hereby irrevocably grants and

conveys to Grantee and its successors in interest a perpetual conservation easement (this "**Easement**"). This Easement is made over, under and across all of the Property to preserve and protect the natural, ecological, watershed, habitat, riparian, educational, public access, open space, scenic and other conservation values present on the Property. This Easement shall forever bind Grantor and Grantor's successors in ownership and use of the Property as well as Grantee and any qualified successor of Grantee as identified in Section IX below. This Easement is granted in perpetuity, and any mortgage lien or other encumbrance other than encumbrances of sight or record existing at the time of this instrument's signing, shall be subordinate to this Easement, to the rights and intentions of the Parties to this Easement and to Grantee's ability to enforce the protection of the Conservation Values described herein. The scope of this Easement is set forth in this Easement.

SECTION I - PURPOSE

The purpose of this Easement is to enable the Property to remain forever open and accessible to the public for recreation and scenic enjoyment, protecting in perpetuity its unique natural, wildlife habitat, open space, educational, non-motorized public recreational, public access and scenic Conservation Values, preventing any use of the Property that may materially impair or interfere with its Conservation Values and that this Easement constitutes a public trust in the perpetual protection of the Property.

SECTION II - RIGHTS OF GRANTEE

Affirmative Rights of Grantee. Grantor hereby grants the following rights to Grantee, which rights shall be in addition to and not in limitation of, all other rights and remedies available to Grantee:

A. To prevent Grantor or third persons (whether or not claiming by, through, or under Grantor) from conducting any activity on or use of the Property that is inconsistent with the purpose of this Easement, and to require of Grantor or third persons the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use;

B. Upon two (2) business days prior notice to Grantor, to enter upon the Property at reasonable times and in a reasonable manner in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement, provided that in the absence of evidence which gives Grantee a reasonable basis to believe there has been a violation of the provisions of this Easement (which evidence shall be made available to Grantor), such entry shall not occur more often than twice annually;

C. To enter onto the Property in the case of an emergency as determined by Grantee, in which event Grantee shall notify Grantor prior to entering onto the Property, if possible, or as soon thereafter as is reasonably practical;

D. To obtain injunctive and other equitable relief against any violations, including restoration of the Property to the condition that existed prior to any such violation (it being agreed that Grantee will have no adequate remedy at law); and

E. To enforce this Easement in the case of breaches by Grantor or by third persons (whether or not claiming by, through, or under Grantor) by appropriate legal proceedings, after providing Grantor with reasonable notice and a reasonable opportunity to cure.

SECTION III - PERMITTED USES AND PRACTICES

A. The uses and practices described in this Section III may not be precluded or prevented by this Easement, except the uses and practices in this Section III may be precluded if Grantee, in its sole discretion, believes that a certain use or practice is occurring in a manner, or to a degree that causes harm to the Conservation Values or when a use or practice threatens to compromise the further defined Backcountry Zone as identified in the baseline documentation and in the Lehi City Open Space Master Plan dated date and incorporated herein by reference and is on file at the office of Grantor and Grantee.

B. The uses and practices may be precluded when this Easement requires Grantee's prior approval of an activity as provided in Section IV of this Easement or when such uses or practices are conducted or allowed to take place in a manner which violates the terms of this Easement, poses a serious threat of material damage to the Conservation Values protected by this Easement, constitutes a prohibited use or practice as set forth in Section V of this Easement, or fails to comply with economic or environmental feasibility studies determined as necessary by Grantor.

C. While not an exhaustive recital of permitted uses and practices, and subject to the limitations listed above, the following uses are consistent with this Easement.

D. The purpose of the Easement is to allow for a connection with nature with minimal facilities or services, allowing for ecological processes to dominate and uses that encourage a sense of remoteness. The Property includes unpaved multiple use and user specific trails for equestrian, mountain biking, hiking, trail running, and limited events. The following is a list of permitted uses and practices on the Property.

i. **Public Access and Education**. The right to engage in passive wildlife viewing and educational activities on the Property including the right to develop interpretive trails provided these trails comply with the adopted Lehi City trail plan or any subsequent plans as adopted by the City.

ii. **Recreation**. The right to engage in non-motorized recreational activities including but not limited to hiking, mountain biking, equestrian use and passive recreational uses in compliance with Lehi City Code and the City's Trails Master Plan.

iii. **Trails**. The right to construct new trails and maintain developed trails as identified in the Trails Master Plan, provided that:

   a. All new trails are constructed in accordance with Lehi City best trail construction practices for Backcountry intended type and use of trails;

   b. All trails remain pervious to the soil in the material used;

c. New developed trails shall be incorporated periodically into baseline documentation updates; and

d. Grantor retains the right to close, reroute, restore and relocate existing trails as may be necessary to ensure safe recreational use, avoid or eliminate erosion, or for any other reason deemed appropriate by Grantor.

iv. **Trail-related Structures**. The right to construct trail improvements including, but not limited to: bridging, boardwalks, culverts, separated street crossings, gates, or other trail related improvements similar to those identified in the Lehi Trails Master Plan.

v. **Signs**. The right to place a limited number of signs for regulatory purposes stating the rules and regulations, wayfinding, safety or hazardous conditions or to identify trails or interpretive sites on the Property.

vi. **Maintenance and Restoration of the Native Ecosystem**. Grantor may use techniques and methods recognized as effective in restoring and maintaining the native biological diversity of the Property including but not limited to invasive weed suppression, restoring existing geo-cuts, erosion, and successional forest, oak brush foothill and savannah complex restoration and passive restoration.

vii. **Chemicals and Biological Controls**. Grantor may use agrichemicals and biological controls on the Property as necessary to control noxious weeds, invasive insects, or mosquitoes. Chemical and biological controls may only be used in accordance with all applicable laws, and in those amounts and with that frequency of application constituting the minimum necessary to accomplish reasonable noxious weed objectives. The use of such agents shall be conducted in a manner to minimize any adverse effect on the natural values of the Property and to avoid any impairment of the natural ecosystems and their processes.

viii. **Problem or Diseased Animals**. Grantor may use legal methods to control diseased and problem animals as permitted by state and federal laws.

ix. **Fire Suppression**. Grantor may remove brush and vegetation necessary to minimize the risk of wildfire on the Property while maintaining to the extent possible deadfall and brush considered valuable for wildlife. Potential means to reduce or remove high risk fuel loads may include, but would not be limited to: biological controls, including short-duration grazing; and non-mechanized methods of removal of deadfall and slash, and limited mechanized methods.

x. **Utilities**. Existing Utilities may be maintained or relocated provided any Utility relocation is first approved by Grantee and any disturbance to the property is restored, as much as is practical to the original undisturbed nature of the Property. Included in this Utilities Section is the right to provide utility connections deemed necessary and appropriate by Grantor provided that all Lehi City protocols and approvals are granted and provided that the minimum disturbance is achieved even

if in achieving that minimum disturbance requires additional cost to a third party, private applicant.

SECTION IV - PRIOR APPROVAL

If any provision of this Easement requires Grantor to obtain Grantee's approval prior to performing any act or undertaking any enterprise, Grantor shall not perform that act or undertake that enterprise until the notice and approval provisions of this Section have been fully satisfied. Nothing in this Section shall in any way prohibit or limit the Grantee's ability to obtain writs or injunctive relief relating to any violation of this Easement.

A. Grantor's Written Notice.

Prior to the commencement of any activity, use, or enterprise, which requires Grantee's approval, Grantor will first notify Grantee in writing of the proposed activity, use, or enterprise. The notice must fully inform Grantee of all material aspects of the proposed activity, use or enterprise. Grantor will send such notices to Grantee by registered or certified mail, return receipt requested, addressed to Lehi City, 153 North 100 East, Lehi, Utah 84043, Attention: _____, or to such other address as Grantee may designate in writing.

B. Grantee's Response.

Grantee shall have forty-five (45) days from the date such notice is received (as indicated by the registered or certified return receipt) to review the proposed activity, use, or enterprise and to notify Grantor of any objections it may have to the activity, use, or enterprise. The objections, if any, shall be based upon Grantee's opinion that the proposed activity, use or enterprise is likely to cause material damage to the Property's Conservation Values or is otherwise inconsistent with the purpose and/or provisions of this Easement. If, in the Grantee's judgment, the proposal presented by Grantor can be modified to avoid material damage to the Conservation Values and otherwise comply with the purpose and provisions of this Easement, then the response shall inform Grantor how the proposed activity, use or enterprise may be modified to conform with this Easement. Except as provided in Subsection C of this Section IV, Grantor may commence the proposed activity, use, or enterprise only after it receives Grantee's express written approval, and only in the manner explicitly proposed by the Grantor and approved by Grantee. The Grantee will send such response to Grantor by registered or certified mail, return receipt requested, addressed to Grantor at Grantor's address as set forth on page one, or to such other address as Grantor may designate in writing.

C. Grantee's Failure to Respond.

If Grantee fails to post its response to a proposal presented by Grantor within forty-five (45) days after it receives the proposal by registered or certified mail, or within forty-five (45) days after Grantee has received adequate information to evaluate the proposed activity, whichever is later, then the proposed activity, use or enterprise shall be deemed consistent with the terms of this Easement, and Grantee will have no further right to object to the activity, use or enterprise described in the proposal. The forty-five (45) day period shall not begin to run for purposes of this Subsection C until such time that Grantee has received adequate information from Grantor to effectively evaluate the proposed activity. In the event the Grantee requires additional information

to evaluate the proposed activity, Grantee shall request the information from Grantor as soon as practicable and in any case not later than forty-five (45) days after the receipt of the notice of the proposed activity.

D. Force Majeure.

Grantor will not be obligated to send a notice to Grantee, and Grantee will not be entitled to bring an action against Grantor for undertaking any prudent activity in a bona fide emergency situation to prevent, abate, or mitigate the immediate threat of significant damage to the Property resulting from causes beyond Grantor's control, including fire, flood, storm, and earth movement. Grantor will promptly notify Grantee of any injury to the Property caused by such events or the efforts to prevent, abate, or mitigate any damage caused by such events.

SECTION V - PROHIBITED USES AND PRACTICES

Any activity on or use of the Property inconsistent with the purpose of this Easement and which is likely to cause material damage to the Conservation Values is expressly prohibited. Grantor agrees that the following uses and practices, though not an exhaustive recital of inconsistent uses and practices, are explicitly deemed inconsistent with the purposes of this Easement, and shall be prohibited.

A. Subdivision.

Grantor does not have the right nor will any attempt be made to divide, subdivide, or take any action, which creates an actual or *de facto* subdivision of the Property.

B. Construction.

Grantor will not construct any structures or facilities on the Property for use in human habitation or industrial activities. Only structures permitted under Section III, which are in accordance with a permitted use, are permitted.

C. Wildlife Disturbance or Harassment.

Harassment of wildlife on the Property by people, vehicles or domestic animals is prohibited. The taking, removal, translocation or captivation of wildlife is prohibited, except as allowed by law. Hunting is prohibited by ordinance within Lehi City limits; however, nothing within this provision shall restrict Lehi City from working with the Division of Wildlife Resources to determine healthy carrying capacities of big game species on the land and appropriate culling methods deemed appropriate and in consideration of Lehi City ordinances.

D. Alteration of Watercourses and Topography.

Grantor will not change, disturb, alter, excavate, or impair any watercourse or wetland or the topography of the ground on the Property, except as expressly permitted by Section III of this Easement. Grantor shall conform to all state and federal laws when constructing or altering wetlands, watercourses and habitat.

E. Non-native Species.

Grantor will not introduce into the Property any non-native plant or animal species.

F. Roads.

No new roads over, through, or across the Property are permitted, except for the express purpose of providing necessary access to the Property for the Permitted Uses and Practices described in Section III.

G. Motorized Vehicles.

Motorized vehicles are not permitted to access the Property, except for the following:

i. Emergency vehicles;

ii. Vehicles used in routine maintenance and management of the Property, provided that these vehicles are in sound working order;

iii. Vehicles necessary to carry out a permitted use as identified under Section III of this Easement, provided these vehicles are in sound working order; and

iv. Vehicles associated with a recorded right of access, provided these vehicles are in sound working order.

v. This section does not include e-bikes and similar electric powered recreational devices for use on trails.

H. Agricultural Uses.

Agricultural uses are prohibited on the Property, except as it may be consistent with management practices for fire reduction or noxious weed management in conjunction with a permitted use as identified in Section III.

I. Dumping.

Trash, debris, ashes, sawdust, and other non-compostable refuse may not be dumped or otherwise disposed of on the Property.

J. Utilities.

New utilities and new utility corridors are prohibited, except as expressly permitted by Section III of this Easement.

K. Mineral Activities.

Exploration or extraction of oil, gas, rock, gravel, sand, minerals, artifacts, or other materials found in, on, or under the Property by Grantor is prohibited. No sub-surface exploration

or extraction of oil, gas, rock, gravel, sand, minerals, artifacts, or other materials (including the lease, sale, or other disposition of the rights to such materials) are permitted by this Easement.

SECTION VI - BREACH, RESTORATION, AND REMEDIES

A. Breach and Restoration.

Where Grantee becomes aware of a violation or potential violation of any restriction contained in this Easement, or becomes aware of any damage or potential damage to the Conservation Values associated with the Property, whether precipitated by Grantor or by a third party, Grantee may notify Grantor in writing of such violation, potential violation, damage or potential damage. Upon Grantor's receipt of such notice, Grantor agrees to immediately take action to prevent or stop the activity, which potentially or actually violates the terms or intent of this Easement.

Grantor shall have thirty (30) days after receipt of such notice to undertake actions, including restoration of the Property, that are reasonably calculated to swiftly correct the conditions caused by such violation. If Grantor fails to take such corrective action, Grantee may undertake appropriate action, including legal action, to effect such corrections. Grantor shall pay the cost of such corrections, including Grantee's expenses, court costs, and attorney's fees.

B. Injunctive and Other Relief.

In the event Grantor undertakes or causes to be undertaken any activity on the Property that requires Grantee's prior approval and such approval is not obtained consistent with Section IV of this Easement, or where Grantor undertakes or causes to be undertaken any activity in violation or potential violation of the terms of this Easement; Grantee shall have the right to obtain injunctive relief or writs from courts of competent jurisdiction to stop any unauthorized activities and/or to force the restoration of that portion of the Property affected by such activity to a similar or equivalent condition that existed prior to the unauthorized activity. Such restoration may include, but is not limited to, restoring soils, replanting suitable native vegetation, and/or taking such other action, as Grantee deems necessary to achieve restoration. In such case, the costs of restoration and litigation, including reasonable attorney's fees, shall be borne by Grantor or those of its successors or assigns against whom a judgment is entered. In the event a judgment is entered against Grantee in an effort to seek injunctive relief or restoration, then Grantor is not in violation of this Easement.

C. Actual or Threatened Non-Compliance

Grantor acknowledges that actual or threatened instances of non-compliance under this Easement constitute immediate and irreparable harm. Grantee is entitled to invoke the equitable jurisdiction of any court to enforce this Easement.

D. Cumulative Remedies.

Grantee's remedies set forth in this Easement are cumulative. Any, or all, of the remedies may be invoked by Grantee if there is an actual or threatened violation of this Easement.

E. Delay in Enforcement.

A delay in enforcement shall not be construed as a waiver of Grantee's right to enforce the terms of this Easement.

SECTION VII - MAINTENANCE COSTS, TAXES & FEES

Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Property, including responsibility for the control of noxious weeds in accordance with all applicable Utah laws. Grantor agrees to bear all costs of operation, upkeep and maintenance of the Property, and agrees to reimburse Grantee and its successors and assigns for all claims and obligations arising from the operation, upkeep, and maintenance of the Property. Grantor shall pay any and all lawful taxes, assessments, fees, and charges levied by competent authority.

SECTION VIII - INDEMNITY AND INSURANCE

Grantor agrees to defend, indemnify and save harmless Grantee from and against any damage, liability and loss occasioned by, growing out of, or arising or resulting from any negligent, grossly negligent, intentional act or omission by Grantor, its agents or employees while on the Property.

SECTION IX - ASSIGNMENT OF EASEMENT

Grantee may not transfer or assign its interest in this Easement upon the Property created by this Easement except to a "qualified organization" (within the meaning of Section 170(h)(3) of the IRC) which is organized or operated primarily or substantially for one or more of the conservation purposes specified in Section 170(h)(4)(A) of the IRC. Any such qualified organization shall agree to enforce the conservation purposes protected by this Easement. Grantee may not transfer its rights under this Easement, in whole or in part, without the prior written consent of Grantor, which consent shall not be unreasonably withheld.

SECTION X - BASELINE DATA

A Baseline Documentation inventory completed prior to the signing of this Easement gathered baseline data and provides an accurate representation of the Property's condition and natural resources as of the date of the execution of this Easement in accordance with CFR Section 1.170A-14(g)(5)(l) and constitutes the Baseline Documentation and is incorporated herein by reference. The Parties agree that subsequent updates to the Baseline Documentation will be signed by both Grantee and Grantor and attached to the Baseline Documentation, of this Easement. The Parties acknowledge that an inventory of baseline data relating to the Property has been completed by competent professionals familiar with the Property. Copies of this inventory of baseline data and subsequent updates to the Baseline Documentation are on file in Grantees' and Grantor's offices.

Notwithstanding the foregoing, should a future controversy arise over the biological and/or physical condition of the Property, the Parties may use all relevant documents, surveys, reports and other information to assist in resolving the controversy.

SECTION XI - SUBSEQUENT SALE, EXCHANGE, OR INVOLUNTARY CONVERSION; NOTICES; CO-ENFORCEMENT

Grantor and Grantee agree that the conveyance of this Easement creates a property right immediately vested in Grantee. Grantee's property right in this Easement shall be based on the condition and improvements on the Property at the time the Easement is established, and this condition shall be documented as referred to in Section X, above. For purposes of this Section XI, the property right shall be deemed to have a fair market value at least equal to the proportionate value this Easement bears to the entire value of the Property as a whole at the time of its creation. That proportionate value of Grantee's property rights shall remain constant. Should a change in conditions give rise to the extinguishment of this Easement, as provided in CFR Section 1.170A-14(g)(6)(I) or any subsequent revision to that Section of the CFR, or extinguishment of a portion of Grantee's rights under this Easement, Grantee on a subsequent sale, exchange, conveyance, or involuntary conversion of the Property or a portion of the Property shall be entitled to a portion of the proceeds at least equal to such proportionate value of this Easement as established at the time of its creation. All interpretations of Grantee's property rights shall follow CFR Section 1.170 A-14.

Whenever all or part of the Property is taken in exercise of eminent domain, or under claim of rights of eminent domain, by public, corporate, or other authority so as to abrogate the restrictions imposed by this Easement, Grantor shall and Grantee may join in appropriate actions to recover the full value of the Property taken and all incidental or direct damages resulting from such taking. All reasonable expenses incurred by Grantor or Grantee in any such action shall first be reimbursed out of the recovered proceeds. The remainder of such proceeds shall be divided between Grantor and Grantee in proportion to their interest in the Property, as provided in the first paragraph of this Section XI.

Grantor agrees that reference to this Easement will be made in any subsequent deed, or other legal instrument, by means of which any interest in the Property (including any leasehold interest) is conveyed, and that a copy of this Easement will be attached thereto. The separate parcels described in Exhibit A shall be considered one Property and shall not be divided, subdivided or otherwise separated. Grantor agrees to encumber title to the Property so that ownership of the Property never vests in more than one entity at any single point in time, and this restriction shall run with the Property in perpetuity. Grantee's acceptance of this Easement is contingent upon Grantor's placement of such encumbrance on title of the Property. Grantor will notify Grantee in writing of any conveyance of any interest by sending written notice to Grantee as provided in Section IV, Subsection A. Grantor agrees to provide notice of this Easement to all successors in interest, and to any potential purchasers or subsequent owners. In the event Grantor elects to sell the Property, Grantor agrees to provide notice of this Easement in any sale or solicitation materials or information. Any failure to comply with the terms of this Section XI shall in no manner render this Easement or any provisions of this Easement unenforceable.

SECTION XII - AMENDMENTS

If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Easement; provided that no amendment shall be made that will adversely affect the qualification

of this Easement under Sections 170(h) of the IRC and the laws of the State of Utah. Any such amendment shall be consistent with the purpose of this Easement, shall not affect its perpetual duration, shall not permit residential, commercial or industrial development of the Property and shall not permit any impairment of the significant Conservation Values of the Property. Any such amendment shall be filed in the County Recorder's office of Utah County, Utah. Nothing in this Section XII shall require Grantor or Grantee to agree to any amendment or to consult or negotiate regarding any amendment.

SECTION XIII - MISCELLANEOUS PROVISIONS

A. Partial Invalidity.

If any provision of this Easement, or the application of this Easement to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, and the application of such provisions to persons or circumstances other than those to which it is found to be invalid, shall not be affected thereby.

B. Enforcement.

Grantor intends that enforcement of the terms and provisions of this Easement shall be at the discretion of Grantee, and that Grantee's failure to exercise its rights under this Easement, in the event of any breach by Grantor, shall not be considered a waiver of Grantee's rights under this Easement in the event of any subsequent breach.

C. "Grantor" and "Grantee".

The term "**Grantor**", as used in this Easement, and any pronouns used in place thereof shall mean and include the above-named Grantor and its successors and assigns. The term "**Grantee**," as used in this Easement and any pronouns used in place thereof shall mean and include the above-named Grantee and its successors and assigns.

D. Titles.

Section and Subsection titles and subtitles are for convenience only and shall not be deemed to have legal effect.

E. Liberal Construction.

This Easement shall be liberally construed in favor of maintaining the Conservation Values of the Property, and in accordance with Utah Code Sections 57-18-1 to 57-18-7. The Parties acknowledge that each has reviewed and revised this Easement with the assistance of counsel, and that no rule of construction resolving ambiguities against the drafting party shall be employed in interpreting this Easement.

F. Successors.

This Easement is binding upon and will inure to the benefit of Grantor's and Grantee's successors in interest and assigns. All subsequent owners of the Property are bound by all provisions of this Easement to the same extent as Grantor.

G. Governing Law.

This Easement will be interpreted and construed in accordance with applicable Utah laws.

H. Entire Agreement.

This Easement sets forth the entire agreement of the Parties. It is intended to supersede all prior discussions or understandings between the Parties pertaining to the subject matter of this Easement.

I. Compliance With Law.

All uses and practices permitted by this Easement shall comply with all applicable state and federal laws.

J. Effective Date.

The effective date of this Easement will be the date on which it has been signed by all of the Parties.

K. Notice Requirements.

Grantor hereby acknowledges that Grantee, at least three days prior to the execution of this Easement, discussed with it the types of conservation easements available, the legal effect of each easement, and the advisability of consulting legal counsel concerning the possible legal and tax implications associated with granting this Easement.

L. Merger.

The Parties intend that this Easement will not merge. It is the intent of the Parties that the Easement shall never be extinguished, but this Easement shall remain in full force requiring Grantor and Grantee and their successors in interest to perpetually comply with the terms and conditions of this Easement, regardless of who holds title to the underlying fee interest of the Property.

M. Change of Conditions.

The fact that any use of the Property expressly prohibited by this Easement or otherwise determined inconsistent with the purpose of this Easement may become significantly more valuable or economical than permitted uses, or that neighboring properties may in the future be put entirely to uses inconsistent with this Easement, has been considered by Grantor in granting this Easement. It is Grantor's belief that any such changes will increase the public's benefit and

interest in the continuation of this Easement, and it is the intent of both Grantor and Grantee that any such changes shall not be considered circumstances sufficient to terminate this Easement, in whole or in part. In addition, the inability to carry on any or all of the permitted uses, or the unprofitability of doing so, shall not impair the validity of this Easement or be considered grounds for its termination.

N. Superiority of Easement.

Any mortgage, trust deed, lien, judgment, or other financial interest executed that encumbers or affects the Property, subject to the date that this Easement is recorded in the Office of the Recorder of Utah County, shall be subordinate to this Easement and in no way shall enable the holder of such interest or their successor(s) in interest to breach the terms of this Easement or otherwise compromise the Conservation Values protected hereby.

O. Notices.

Any notice demand request consent, approval or communication shall be in writing and served personally or sent by first class mail addressed as follows:

Grantor: Lehi City
153 N 100 E
Lehi, Ut. 84043

Grantee: ???

[*Remainder of page left intentionally blank; signature pages follow*]

IN WITNESS WHEREOF, the Parties have executed this Easement of Conservation Easement on the dates set forth below.

LEHI CITY

By: _____
Title: _____
Date: _____

STATE OF UTAH)
:
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____ in such person's capacity as the _____ of Lehi City

_____
Notary Public

By: _____
Title: _____
Date: _____

Approved as to Form:

_____
City Attorney

STATE OF UTAH)
:
COUNTY OF UTAH)

On this ____ day of _____, , _____, who is known to me to be the _____ of Lehi City Corporation , and the person whose name is subscribed to the instrument set forth above, personally appeared before me _____, a Notary Public for the State of Utah, and acknowledged that he executed the same on behalf of Lehi City .

IN WITNESS WHEREOF, I hereunto set my hand and affix my notary seal on the date above written.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTIONS OF PARCELS

EXHIBIT B

PROPERTY LOCATION MAP

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Proclaim November as Epilepsy Awareness Month

Suggested Action:

Attachments:

Proclamation-Epilepsy Awareness Month- November 2023.docx

Proclamation

EPILEPSY AWARENESS MONTH
NOVEMBER 2023

Whereas, epilepsy is an incurable brain disorder that causes people to have recurring seizures;

Whereas, epilepsy is the third most common neurological condition, and one in twenty-six people in the United States will develop epilepsy in his or her lifetime due to genetics, traumatic brain injury, illness, unknown causes, and more;

Whereas, epilepsy afflicts 3.4 millions Americans, with more than 34, 000 of them being Utahns. Millions more are affected, such as families, caregivers, friends, teachers, and more.

Whereas, a widespread lack of understanding and knowledge about epilepsy often cause people, particularly children and youth, to fear, isolate, stigmatize, and bully their peers who are afflicted with epilepsy and other seizure disorders; and

Whereas, the city of Lehi joins 'November 2023 as Epilepsy Awareness Month', a global, national, and state effort to increase awareness, educate residents of Lehi about epilepsy, and lend support to people with epilepsy and their families in order to improve their quality of life.

Now, therefore, by proclamation of Mayor Mark Johnson and City Council members Paige Albrecht, Chris Condie, Paul Hancock, Katie Koivisto, and Mike Southwick.

Dated this 14th day of November, 2023

_____

Mark Johnson, Mayor

Attest:

_____

Teisha Wilson, City Recorder

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Lehi Cares Coalition logo award presentation

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

PO #7611- SCBA.pdf

LEHI CITY
CITY COUNCIL AGENDA
November 14, 2023

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Balance (before PO)
L. N. Curtis & Sons # 7611	SCBA	$470,886.04	$150,00.00 (Budget Amendment will be needed on 12/12/23)

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7611

2567

ISSUED TO: L. N. CURTIS & SONS
P.O. BOX 884921

LOS ANGELES CA 90088-4921

SHIP TO: LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 10/31/2023

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	SCBA (Pack, Masks, Bottles, Components)	470,886.04	470,886.04	31-50-23-102

TOTAL 470,886.04

Authorized By:

Jeremy Craft
Department Head

City Council Approval Date *

* City Council approval required if greater than $125,000

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier	**Name**	LN Curtis		**Vendor#**	
	Street	1635 South Gramercy Road		**Date**	**10/30/2023**
	City	SLC	**State**	Ut	
	Zip	84104	**Phone**	801-486-7285	

Dean Lundell

Fire	31-50-23-102	Tim Robinson
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
		SCBA (Pack, Masks, Bottles, Components)		$470,886.04
		LN Curtis has the contract with Sourcewell		
		Total		$470,886.04

Justification:	Price Determination	
Sourcewell Contract #591126	Verbal Quote	
	Informal Bid	
	Written Bid	$470,886.04
	State Bid	
	Other	

Ph: 801-486-7285
TF: 800-426-0509
Fax: 801-487-1278
slcsales@lncurtis.com
UEI#: DDLSADSWN7U7

CURTIS
TOOLS FOR HEROES

Intermountain Division
1635 South Gramercy Road
Salt Lake City, UT 84104
www.LNCurtis.com
Quotation No. 279839

Quotation

CUSTOMER:

Lehi City Fire Department
153 North 100 East
Lehi UT 84043

SHIP TO:

Lehi City Fire Department
176 North Center Street
Lehi UT 84043

QUOTATION NO.	ISSUED DATE	EXPIRATION DATE
279839	10/26/2023	11/25/2023

SALESPERSON	CUSTOMER SERVICE REP
Patrick Vietti pvietti@lncurtis.com 801-673-3855	Patrick Vietti pvietti@lncurtis.com 801-673-3855

REQUISITION NO.	REQUESTING PARTY	CUSTOMER NO.	TERMS	OFFER CLASS
SOURCEWELL CONTRACT PRICING	CHIEF ROBINSON	C30293	Net 30	FR

F.O.B.	SHIP VIA	DELIVERY REQ. BY
SP	Standard Shipping	

NOTES & DISCLAIMERS

Thank you for this opportunity to quote. We are pleased to offer requested items below. If you have any questions, need additional information, or would like to place an order, please contact your Customer Service Rep as noted above.

Safety Warning Notice: Products offered, sold, or invoiced herewith may have an applicable Safety Data Sheet (SDS) as prepared by the manufacturer of the product. The SDS is provided with the product. In addition, manufacturer's safety and/or warning notices, instructions and information relating to the proper use and care of the product is provided with the product. All applicable SDS, safety and/or warning notices, instructions and other information provided with the product should be thoroughly read, reviewed, and understood prior to handling, distributing, using, reselling, or servicing any and all products provided by Curtis. Materials utilized to clean, repair, maintain and/or service your owned equipment, as well as Curtis owned equipment, may contain per-and polyfluoroalkyl substances (PFAS) to meet national standards or original equipment manufacturer specifications. For other important product notices and warnings, or to request an SDS, product specifications, manufacturer's safety notices, instructions and/or warning notices, please contact Curtis or visit https://www.lncurtis.com/product-notices-warnings

Ph: 801-486-7285
TF: 800-426-0509
Fax: 801-487-1278
slcsales@lncurtis.com
UEI#: DDLSADSWN7U7

CURTIS
TOOLS FOR HEROES

Intermountain Division
1635 South Gramercy Road
Salt Lake City, UT 84104
www.LNCurtis.com
Quotation No. 279839

LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
1	56	EA	G1 4500 SCBA MSA CUSTOM	4500PSIg G1 Fire Service SCBA, As Below; WARNING: This product contains PFAS to reduce the risk of parts sticking or becoming inoperable. - QUICK CONNECT CYL - STANDARD STRAPS - CHEST STRAP - METAL TANK BAND - ADJUSTABLE LUMBAR - SOLID 2ND STAGE - CONTINUOUS HOSE - EXTENDAIR II - VOICE AMP - PASS RIGHT - RECHARGEALBE BATTERY		$6,157.69	$344,830.64
2	20	EA	10156458 MSA	Small G1 Facepiece With Small Nosecup, Includes: * 4-Point Adjustable Cloth Head Harness * Fixed Push-To-Connect Regulator Connection * Ato Number: A-G1FP-FS1S401 WARNING: This product contains PFAS to reduce the risk of parts sticking or becoming inoperable.		$319.08	$6,381.60
3	50	EA	10156459 MSA	Medium G1 Facepiece With Medium Nosecup, Includes: * 4-Point Adjustable Cloth Head Harness * Fixed Push-To-Connect Regulator Connection * Ato Number: A-G1Fp-Fm1M401 WARNING: This product contains PFAS to reduce the risk of parts sticking or becoming inoperable.		$319.08	$15,954.00

Ph: 801-486-7285
TF: 800-426-0509
Fax: 801-487-1278
slcsales@lncurtis.com
UEI#: DDLSADSWN7U7

CURTIS
TOOLS FOR HEROES

Intermountain Division
1635 South Gramercy Road
Salt Lake City, UT 84104
www.LNCurtis.com
Quotation No. 279839

LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
4	20	EA	10156460 MSA	Large G1 Facepiece With Large Nosecup, Includes: * 4-Point Adjustable Cloth Head Harness * Fixed Push-To-Connect Regulator Connection * ATO Number: A-G1Fp-Fl1L401 WARNING: This product contains PFAS to reduce the risk of parts sticking or becoming inoperable.		$319.08	$6,381.60
5	56	EA	10175708 MSA	45Min 4500# G1 SCBA Low Profile Cylinder, With Air, With Quick Connect Remote Connection		$1,088.48	$60,954.88
6	56	EA	10175708 MSA	45Min 4500# G1 SCBA Low Profile Cylinder, With Air, With Quick Connect Remote Connection * CURTIS/MSA BUY 1 GET 1		$0.00	$0.00
7	4	EA	10158385 MSA	G1 SCBA Charging Station Kit		$738.49	$2,953.96
8	24	EA	10148741-SP MSA	Battery Pack, G1, Rechargeable		$381.16	$9,147.84
9	4	EA	10206313 MSA	Uebss 2018 Edition G1 Rit Extendaire II System, 4500#, Medium Facepiece, Regulator, 6Ft Quick-Fill Hose, Urc, Quick-Connect WARNING: This product contains PFAS to reduce the risk of parts sticking or becoming inoperable.		$4,512.57	$18,050.28

Ph: 801-486-7285
TF: 800-426-0509
Fax: 801-487-1278
slcsales@lncurtis.com
UEI#: DDLSADSWN7U7

CURTIS
TOOLS FOR HEROES

Intermountain Division
1635 South Gramercy Road
Salt Lake City, UT 84104
www.LNCurtis.com
Quotation No. 279839

LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
10	8	EA	10149700-SP MSA	4500/5500 Quick Connect Coupling		$428.80	$3,430.40
11	1	EA	10158407 MSA	Kit, Rfid Reader/Writer, G1		$690.84	$690.84
12	50	EA	10083875 MSA	Tag Assy, Electronic Id, M7		$42.20	$2,110.00

Small Business
CAGE Code: 5E720
SIC Code: 5099
Federal Tax ID: 94-1214350
UEI #DDLSADSWN7U7

This pricing remains firm until 11/25/2023. Contact us for updated pricing after this date.

Due to market volatility and supply shortages, we recommend contacting your local L.N. Curtis and sons office prior to placing your order to confirm pricing and availability. This excludes our GSA Contract and other Fixed Price Contracts which are governed by contract-specific prices, terms, and conditions.

Subtotal	$470,886.04
Estimated Tax Total	$0.00
Transportation*	$0.00
***(to be added when order ships)**	
Total	$470,886.04

View Terms of Sale and Return Policy

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the October 24, 2023 City Council Meeting.

Suggested Action:

Attachments:

102423CC.pdf

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **October 24, 2023,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Excused: Paige Albrecht, Council Member

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Cameron Boyle, Assistant City Administrator; Dean Lundell, Finance Director; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 6:30 p.m.

1. Welcome and Opening Comment

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

2. Presentations and Reports

None.

3. Agenda Questions

There was discussion regarding public comment policies in an open meeting.

3. Administrative Report

None.

4. Mayor and Council Reports

None.

Mayor Johnson asked for a motion to adjourn into a closed session for the purpose of discussing the character, professional competence, or physical or mental health of an individual.

Motion: Councilor Condie moved to adjourn into a closed session for the purpose of discussing the character, professional competence, or physical or mental health of an individual. Councilor Koivisto seconded the motion.

DRAFT

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

The meeting recessed at approximately 6:45 p.m.
The meeting resumed at approximately 7:05 p.m.

Regular Session, 7:05 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Albrecht is excused. Councilor Condie led the Pledge of Allegiance.

2. 20 Minute Citizen Input

Kenneth Bjork expressed his frustrations with government.

Michelle Stallings expressed concern with the lack of sidewalk funding in the downtown area.

Geraldine Daley stated that there is a need for sidewalks in downtown.

3. Consent Agenda

3.1) Approve Minutes from the September 19 Council Meeting, October 3, Work Session and the October 10, City Council Meeting.

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

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

4. Consideration of Preliminary subdivision approval for the Holbrook Farms Plat K subdivision, a 5-lot commercial subdivision located at approximately 2100 North 3600 West.

Ben from the Boyer Company was representing the applicant.

Motion: Councilor Hancock moved to grant Preliminary subdivision approval for the Holbrook Farms Plat K subdivision, a 5-lot commercial subdivision located at approximately 2100 North 3600 West; including all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

5. Consideration of Concept approval for an amendment to the Skye Area Plan with a lot line adjustment, changing the location that is included in the Area Plan as the Technical Manufacturing Buffer and the portion that is zoned Technical Manufacturing.

Jack Berry was representing the applicant.

Motion: Councilor Koiviso moved to approve Concept approval for an amendment to the Skye Area Plan with a lot line adjustment, changing the location that is included in the Area Plan as the Technical Manufacturing Buffer and the portion that is zoned Technical Manufacturing; including all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

6. Consideration of Ordinance #60-2023 a Development Code Amendment to Chapter 12 and 39 clarifying the allowance of indoor powersports and marine vehicle sales under Retail Sales.

Motion: Councilor Southwick moved to approve Ordinance #60-2023 a Development Code Amendment to Chapter 12 and 39 clarifying the allowance of indoor powersports and marine vehicle sales under Retail Sales; including all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

7. Consideration of Ordinance #61-2023 an amendment to the Lehi City Master Transportation Plan, adding a new master planned roadway alternative connecting Clubhouse Drive to Redwood Road.

Mayor Johnson stated that the road line on the map is not a fixed line. The city needs to designate the area in which they recommend a road so that UDOT can move forward with their study. There will be multiple opportunities to comment on the exact road alignment in the future.

Ryan Hales presented the updated plan. There was discussion on the various transportation corridors, including the recently built Porter Rockwell and the planned 2100 North freeway corridor. The 2100 North corridor, originally planned for 2029, may be moved up to 2025 due to increased traffic and growth. Questions were raised about the need for additional roads, such as the clubhouse drive extension, considering the accelerated timeline for the 2100 North corridor. The discussion also touched on other projects like Pioneer Crossing and the challenges of balancing development and road infrastructure. The status of bills for

environmental impact studies and funding for construction was clarified, emphasizing the ongoing process and the need for careful planning in transportation development.

There were discussions on the alignment of Clubhouse Drive extension. Council Koivisto questioned the necessity of the extension.

The discussion also delved into the potential consequences of showing different routes on the master plan and the importance of being cautious in conveying the city's intent. Concerns about the impact of the proposed connector on property values were discussed.

Mayor Johnson noted that even if the route was modified, it would not guarantee its implementation, as further studies and public input would be required.

Mayor Johnson asked for comments

Travis Walter, an attorney representing Paul and Laura Hardman and Westerly Properties, expresses frustration on behalf of his clients. The Hardman family, a five-generation ranching family in Lehi, had planned their property development in alignment with the general plan, receiving city entitlements and promises. However, they only learned about the proposed road connector a month ago, after significant investments in time and money. He emphasizes the disruptive impact on landowners and Lehi residents who have dedicated efforts to enhance the community and plan their financial futures. He urged reconsideration of the current road proposal, citing potential legal challenges.

Jeremy Baker, a resident of Holbrook Farms and former Lehi City Council candidate, expressed dissatisfaction with the proposed clubhouse drive connection, considering it more beneficial to Eagle Mountain and Saratoga Springs than Lehi. He asked for the proposal to be tabled or denied, suggesting it be revisited with the Hartman family's concerns in mind. He views the road cutting through their property as a significant overstep by the city, emphasizing the importance of involving landowners in decisions about developments on their land.

Colonel Venswolf, Director of Engineering and Environment for the Utah National Guard, stated the challenges related to the proposed road. He stated that the red line on the map represents government-controlled land, and while efforts have been made to gain control, it's a slow process. He suggested that 3600 West might be the best option for now.

Paul Raymond stated that the passing of House Bill 265, emphasized that any land use change within 5000 feet of military installations in Utah must go through the Department of Veteran and Military Affairs. He highlighted that the city will need to consult with Camp Williams for any roads or land use changes.

Lora Hardman expressed concerns about the proposed road affecting her 60-acre property negatively. She highlighted the family's history of contributing land for roads, annexation efforts, and ongoing development plans. Mrs. Hardman urged the council not to approve the master plan amendment, suggesting alternative solutions for handling traffic if Clubhouse Drive is built.

Lisa Hardman yielded her time to Amanda Wilson

Amanda Wilson presented a series of true or false statements related to the proposed transportation plan. She questioned the necessity of extending Clubhouse Drive, expressed uncertainty about its impact on Thanksgiving Point traffic, and challenged the idea that it benefits the Holbrook Farms community. The speaker also raised concerns about safety on Redwood Road due to the proposed changes and questioned the notification process for stakeholders.

Paul Hardman deferred his time to Kyleen Pace

Kyleen Pace expressed frustration and concern about the proposed road. She challenged the Mayor's statement about avoiding developed property and questions the city's decision to include her property in the master plan for corridor preservation. She highlighted that corridor preservation funds cannot be used for eminent domain, and she made it clear that her family will not agree to sell their property. She criticized the planning commission's approval, stating that they did not recommend the route, and emphasizes the stress and anguish her family has experienced over the past month.

Starley Basinger stated her concerns as a resident of Holbrook Farms, particularly regarding the ongoing discussions about 3600 West. She emphasized her role as a mother and expressed disappointment in the perceived prioritization of other cities' needs over the safety and well-being of the established neighborhood. She highlighted the importance of a walkable community, especially for families with children who attend school on 3600. She feels that the city's decisions may negatively impact their way of life.

Howard Cook, representing the Gartner company, acknowledged the contributions of the Hardman family to Lehi and expresses a willingness to be part of a solution to reduce or alleviate the impact on the Hardman's property. He emphasized their desire to work collaboratively with the city, highlighting their positive past experiences working with city staff.

Michelle Stallings attended the planning commission meeting and noted the discrepancy between the presented option for approval and the information about multiple options, including a "no build" option, being considered by UDOT. She expressed confusion about the urgency to select a specific route, emphasizing the potential impact on property once a decision is made. She questioned the necessity of voting on an alignment that hasn't been thoroughly studied, suggesting that the decision could wait until after a more comprehensive examination of alternatives.

Mayor Johnson expressed concerns about traffic issues and the responsibility to address them for safety. He emphasized the need to make difficult decisions and protect the city's future.

Motion: Councilor Koivisto moved to table the plan with the findings stating that the proposed amendment does not conform to the general plan and its elements. The plan negatively impacts the well-being of the west side of Lehi, causing severe consequences for neighboring landowners. The proposed road will not alleviate

traffic but rather direct it into a congested neighborhood. Also, emphasizing that the traffic study overlooks the updated timeline for the 2100 highway and direct staff and engineering to reassess the impact, considering the revised timeline and exploring alternative routes. Also, urging city staff to collaborate with UDOT to complete their study before presenting findings to the council. Councilor Condie seconded the motion.

Concerns were raised about the timing and urgency of the decision, considering UDOT's ongoing study and the legislative funding for the environmental study. There was discussion that the city has already demonstrated the need for a connector by obtaining funding for the study. There was discussion about revisions to the proposed alignment.

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

Motion: Councilor Condie moved to approve Ordinance #61-2023 an amendment to the Lehi City Master Transportation Plan,but approve with the alternative connector route that was presented tonight as opposed to what was in the packet. Noting that Lehi agrees with the need for an additional east west connector. Councilor Hancock seconded the motion.

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

8. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Koivisto seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:29 p.m.

Approved: November 14, 2023 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution # 2023-69 approving an agreement with Tycon Construction for the construction of the Flight Park pressurized irrigation reservoir.

Suggested Action:

Attachments:

Res 2023-69.docx

AGREEMENT - Tycon Construction, LLC - Flight Park PI Reservoir - For City Council Approval 11-14-2023.pdf

LEHI CITY

RESOLUTION NO. 2023-69

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH TYCON CONSTRUCTION LCC FOR THE CONSTRUCTION OF THE FLIGHT PARK PRESSURIZED IRRIGATION RESERVOIR

WHEREAS, City desires to contract for the construction of the Flight Park pressurized irrigation reservoir; and

WHEREAS, the City issued bids for the project and selected Tycon Construction LLC as the lowest responsive and responsible bidder; and

WHEREAS, on November 14, 2023, 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 Tycon Construction 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 Tycon Construction 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 14th day of November, 2023.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT
BETWEEN OWNER AND CONTRACTOR

THIS AGREEMENT is by and between Lehi City Corporation ("Owner") and Tycon Construction, LLC ("Contractor").

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

The work is comprised of the construction of a water-tight reinforced concrete / LLDPE liner reservoir with 4.5 Acre-Foot capacity to be used for irrigation water storage located at approximately 2850 West Flight Park Road in Lehi, Utah including piping; valves; appurtenances; vaults; conduits; screens; site work including but not limited to grading, soil nail wall, fencing, gates, drainage swale, drainage structures and piping, clearing, and access roads.

ARTICLE 2 – THE PROJECT

The Project, of which the Work under the Contract Documents is a part, is generally described as follows: the construction of a water-tight reinforced concrete / LLDPE liner reservoir with 4.5 Acre-Foot capacity to be used for irrigation water storage located at approximately 2850 West Flight Park Road in Lehi, Utah including piping; valves; appurtenances; vaults; conduits; screens; site work including but not limited to grading, soil nail wall, fencing, gates, drainage swale, drainage structures and piping, clearing, and access roads.

ARTICLE 3 – ENGINEER

3.01 Work shown on the attached plan sheets has been designed by various engineers as shown on the individual plan sheets.

ARTICLE 4 – CONTRACT TIMES

4.01 Time of the Essence

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 Contract Times: Dates

A. The Work will be substantially completed on or before June 28, 2024 OR AS EXTENDED BY MUTUAL AGREEMENT (ARTICLE 2) __, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before _____ OR AS EXTENDED BY MUTUAL AGREEMENT (ARTICLE 2).

4.03 Liquidated Damages

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of

requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner $500.00 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

A. OWNER shall pay CONTRACTOR for performance of the Work in accordance with the Contract Documents in current funds as follows:

$ 4,068,870.00

(Figures)

Four Million, sixty-eight thousand, eight hundred and seventy dollars

(Writing)

B. CONTRACTOR'S Bid Form is included in the Bidding Requirements of the Project Manual and is hereby designated as an Exhibit to this Agreement as described in Article 9 hereunder.

The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 Progress Payments; Retainage

A. Owner shall make progress payments once each month on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by the Engineer. All progress payments will be on the basis of the progress of work, less 5% retainage withheld by Owner.

6.03 Final Payment

A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

ARTICLE 7 – INTEREST

7.01 All amounts not paid when due shall bear interest at the maximum rate allowed by law at the place of the project.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce Owner to enter into this Contract, Contractor makes the following

representations:

A. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.

B. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (3) Contractor's safety precautions and programs.

E. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

F. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

G. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

H. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

I. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 Contents

A. The Contract Documents consist of the following:

1. This Agreement (pages 1 to 6, inclusive).
2. Performance bond (pages 1 to 3, inclusive).
3. Payment bond (pages 1 to 3, inclusive).
4. General Conditions (pages 1 to 68, inclusive).
5. Supplementary Conditions (pages 1 to 3, inclusive).
6. Specifications as listed in the table of contents of the Project Manual.
7. Drawings (not attached but incorporated by reference) consisting of 33 sheets

with each sheet bearing the following general title: FLIGHT PARK PI Reservoir

8. Addenda (numbers 1 to 4, inclusive).

9. Exhibits to this Agreement (enumerated as follows):

a. Contractor's Bid (pages 1 to 8, inclusive).

10. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:

a. Notice to Proceed.

b. Change Orders.

B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 Terms

A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02 Assignment of Contract

A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 Successors and Assigns

A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 Severability

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 Contractor's Certifications

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive

practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

10.06 Indemnification

A. To the fullest extent permitted by law the CONTRACTOR shall indemnify, defend and hold harmless the CITY and its officers, agents, representatives and employees from any and all claims, demands, liabilities, damages, injuries, causes of action, costs and expenses, including attorney's fees, arising out of or in any way related to the performance of the Work caused in whole or in part by any negligent act or omission of the CONTRACTOR, or anyone directly or indirectly employed by CONTRACTOR.

10.07 Termination

A. CITY, upon written notice, may terminate this Agreement, or any part hereof, as a result of the CONTRACTOR'S failure to render to the satisfaction of CITY, the material, work and/or services required of it, including progress of the work and such abandonment or termination shall not be deemed a breach by CITY. The CONTRACTOR shall not be entitled, nor shall CITY give any consideration to claims for any costs or for loss of anticipated revenue(s), including overhead and profit, due to the abandonment or termination of this Agreement, or any part hereof, by CITY for cause.

10.08 Force Majeure

A. "Force Majeure" shall be considered to be an act of God, nature, fire, or explosion that, due to its consequences, threatens to delay the timely performance of the parties' obligations hereunder. Whenever either party has knowledge of any event of Force Majeure or other situation that is delaying or threatens to delay the timely performance of any obligation called for by this Agreement, that party shall immediately give written notice thereof, including all relevant information with respect thereto, to the other party. Neither party to this Agreement shall be liable for delay or failure to perform pursuant to the terms of this Agreement that is caused by a Force Majeure event.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

OWNER:	CONTRACTOR:
Lehi City Corporation	Tycon Construction, LLC
By: _____	By: _____
Title: _____	Title: _____
	(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)
Attest: _____	Attest: _____
Title: _____	Title: _____
Address for giving notices:	Address for giving notices:
153 North 100 East	PO Box 189
PO Box 255	Oakley, Ut 84055
Lehi, Ut 84043	
	License No.: 8436312-5501 *(where applicable)*

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

BID FORM

LEHI CITY
FLIGHT PARK PRESSURE IRRIGATION RESERVOIR

ADDENDUM NO. 1
REVISED DATE: 10-23-2023
ALL REVISIONS ARE HIGHLITED BELOW IN YELLOW

ADDENDUM NO. 3
REVISED DATE: 11-01-2023
ALL REVISIONS ARE HIGHLITED BELOW IN GREEN

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

Lehi City Corporation
2538 N. 300 West
Lehi, UT 84043

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

Addendum No.	Addendum Date
1	10-23-2023
2	10-26-2023
3	11-01-2023
4	11-02-2023

B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may

affect cost, progress, and performance of the Work.

D. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.

E. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.

F. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

G. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.

H. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.

I. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;

B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;

C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and

D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the e execution of the Contract.

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following prices:

BASE BID SCHEDULE					
Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1	Mobilization/Demobilization	LS	1	$ 200,000.00	$ 200,000.00
2	Testing Agency Services	LS	1	$ 70,000.00	$ 70,000.00
3	Implementation of Storm Water Pollution Prevention Plan	LS	1	$ 45,000.00	$ 45,000.00
4	Site Grading	LS	1	$1,670,000.00	$1,670,000.00
5	Pressure Irrigation Reservoir	LS	1	$1,615,500.00	$1,615,500.00
6	Reservoir Underdrain System	LS	1	$55,00.00	$ 55,00.00
7	16" DIP Inlet/Outlet Piping, Fittings, Valve & Screen	LS	1	$ 89,000.00	$ 89,000.00
8	Drain Piping & Fittings (including 6" Stilling Well)	LS	1	$ 37,500.00	$ 37,500.00
9	Drain Valve Vault (Piping & Equipment)	LS	1	$ 37,000.00	$ 37,000.00
10	16" DIP Overflow Piping, Fittings & Screen	LS	1	$52,500.00	$52,500.00
11	12" HDPE Swale Drain Pipe	LF	25	$150.00	$ 3,750.00
12	Precast Drain Box & Under Drain Manhole	LS	1	$14,000.00	$ 14,000.00
13	6" DIP PI Inlet Line Piping & Fittings	LS	1	$ 12,100.00	$ 12,100.00
14	12" DIP Culinary Overflow Piping & Overflow Box	LS	1	$15,200.00	$15,200.00
15	6" Topsoil & Revegetation	LS	1	$ 69,000.00	$ 69,000.00
16	6' Fence and Gates	LS	1	$ 61,000.00	$ 61,000.00
17	All Weather Access Road	SF	5580	$ 4.00	$22,320.00
Total Base Bid				**$** 4,068,870.00	

5.02 TOTAL BID Four million, sixty eight thousand, eight hundred seventy dollars and zero cents

_____
(Writing)

5.03 MEASUREMENT AND PAYMENT

A GENERAL

1. Units of Measurement are listed in the price schedule above.
2. See Measurement and Payment Procedures in General Requirements.
3. ENGINEER will take all measurements and compute all quantities.
4. CONTRACTOR will verify ENGINEER'S measurements and computations.
5. CONTRACTOR will provide all equipment and workers, to assist ENGINEER in making measurements.

B. BID ITEM 1 - MOBILIZATION/DEMOBILIZATION

1. Bid Price Includes:
   a. All costs associated with mobilization/demobilization of construction equipment and other facilities.
   b. Price is limited to 5% of Bid.
   c. For the purposes of payment, the following schedule will apply:

Partial Payment	Amount	When Paid
1st	50% of LS	1st Estimate
2nd	30% of LS	2nd Estimate
3rd	20% of LS	After 98% Completion

2. Measurement:
   a. Lump Sum.

C. BID ITEM 2 - TESTING AGENCY SERVICES

1. Bid Price Includes:
   a. All materials, equipment, and labor required for complete field testing and final reports of all required testable items including, but not limited to:
      1. Concrete (Slump, Air, Compressive Strength)
      2. Density (fill)
      3. Reservoir (Leaking)
      4. Piping
   b. All testing will be done according to Lehi City Requirements.
2. Measurement:
   a. Lump Sum.

D. BID ITEM 3 - IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN

1. Bid Price Includes:
   a. All work associated with the Storm Water Pollution Prevention Plan (SWPPP), including coordination with city staff, creation of SWPPP, and any required documentation and permits.
   b. For the purposes of payment, the following schedule will apply:

Partial Payment	Amount	When Paid
1st	50% of LS	1st Estimate
2nd	30% of LS	2nd Estimate
3rd	20% of LS	After 98% Completion

2. Measurement:
   a. Lump Sum.

E. BID ITEM 4 - SITE GRADING

1. Bid Price Includes:
   a. All materials, equipment, and labor required for complete initial site excavation/fill for construction pad, including design/construction of proposed soil nail wall (or alternate protection of gas main).
   b. All required engineering & specifications for the soil nail wall or alternative slope protection.
   c. All materials, equipment, and labor required for complete final grading of site, including backfilling of reservoir.
   d. Import/Export of Materials
2. Measurement:
   a. Lump Sum.

F. BID ITEM 5 - PRESSURE IRRIGATION RESERVOIR

1. Bid Price Includes:
   a. All materials, equipment and labor required to furnish and place structural rebar as specified in the reservoir floor, walls and access ramp.
   b. All materials, equipment and labor required to furnish and install the 60 MIL LLDPE Liner, 8 oz non-woven geotextile fabric, and termination bars ~~(all owner supplied)~~ as specified in the plans.
   c. All materials, equipment and labor required to form and pour the concrete for the reservoir, including construction all joints as specified.
   d. All materials, equipment and labor required to install the safety rail along the top of the reservoir walls
   e. All materials, equipment and labor required to install the safety lines as shown in the plans.
2. Measurement:
   a. Lump Sum.

G. BID ITEM 6 - RESERVOIR UNDERDRAIN SYSTEM

1. Bid Price Includes:
   a. All materials, equipment, and labor required for complete operable installation of the underdrain systems as shown in the plans.
2. Measurement:
   a. Lump Sum.

H. BID ITEM 7 - 16” DIP INLET/OUTLET PIPING, FITTINGS, VALVE & SCREEN

1. Bid Price Includes:
   a. All equipment, labor and materials required for complete operable installation of the inlet/outlet system as shown in the plans, including fittings, concrete, valves and connection to existing stub.
   b. All materials, equipment, and labor required for fabrication and installation of the inlet/outlet screen as specified in the plans.
2. Measurement:
   a. Lump Sum.

I. BID ITEM 8 - DRAIN PIPING & FITTINGS (INCLUDING 6” STILLING WELL)

1. Bid Price Includes:
   a. All materials, equipment, and labor required for complete operable installation of the reservoir drain system as shown in the plans, including 8” DIP pipe, 12” DIP pipe, and associated fittings.
   b. All materials, equipment, and labor required for complete operable installation of the 6” stilling well as shown in the plans.
2. Measurement:
   a. Lump Sum.

J. BID ITEM 9 - DRAIN VALVE VAULT (PIPING AND EQUIPMENT)

1. Bid Price Includes:
   a. All materials, equipment, and labor required for complete operable installation of the reservoir drain valve vault as shown in the plans, including access hatch/ladder, inlet/outlet vents, precast vault, valves, reducers, adapters, fittings and pipe supports.
2. Measurement:
   a. Lump Sum.

K. BID ITEM 10 - 16” DIP OVERFLOW PIPING, FITTINGS & SCREEN

1. Bid Price Includes:
    a. All equipment, labor and materials required for complete operable installation of the reservoir overflow system as shown in the plans, including fittings and air vent.
    b. All materials, equipment, and labor required for fabrication and installation of the overflow screen as specified in the plans.
2. Measurement:
    a. Lump Sum.

L. BID ITEM 11 - 12” HDPE SWALE DRAIN PIPE

1. Bid Price Includes:
    a. All equipment, labor and materials required for complete operable installation of the swale drain piping shown in the plans, including connecting to the existing manhole.
2. Measurement:
    a. Lineal feet.

M. BID ITEM 12 - PRECAST DRAIN BOX & UNDER DRAIN MANHOLE

1. Bid Price Includes:
    a. All equipment, labor and materials required for complete operable installation of the precast drain box and under drain manhole as shown in the plans.
2. Measurement:
    a. Lump Sum.

N. BID ITEM 13 - 6” DIP PI INLET LINE PIPING & FITTINGS

1. Bid Price Includes:
    a. All equipment, labor and materials required for complete operable installation of the PI Inlet Line as shown in the plans, including piping, fittings, wall penetration and connection to existing stub.
2. Measurement:
    a. Lump Sum.

O. BID ITEM 14 - 12” DIP CULINARY OVERFLOW PIPING & OVERFLOW BOX

1. Bid Price Includes:
    a. All equipment, labor and materials required for complete operable installation of the Culinary Tank Overflow system as shown in the plans, including piping, fittings, wall penetration, connection to existing stub, and fabrication/installation of the Overflow Box.
2. Measurement:
    a. Lump Sum.

P. BID ITEM 15 - 6” TOPSOIL & REVEGETATION

1. Bid Price Includes:
    a. All equipment, labor and materials required for preparation and placement of the topsoil, revegetate seed mix, and erosion control mats as specified in the plans.

b. All equipment, labor and materials required for grading and preparation of the Stockpile and Materials Storage area to it's original topographic condition including drainage swales and north/south & east/west grading.

2. Measurement:
   a. Lump Sum.

Q. BID ITEM 16 - 6' FENCE AND GATES
1. Bid Price Includes:
   a. All equipment, labor and materials required for complete operable installation of the 6' fence and gates as shown in the plans.
   b. Warning signs and entrance signs.
2. Measurement:
   a. Lump Sum.

R. BID ITEM 17 - ALL WEATHER ACCESS ROAD
1. Bid Price Includes:
   a. All equipment, labor and materials required for complete operable installation of the all-weather access roadway and pedestrian pathway around the top of the reservoir as shown in the plans.
2. Measurement:
   a. Square feet.

5.04 The bidder understands that Lehi City operates on a ~~four~~ five-day work week (Monday – ~~Thursday~~ Friday). As such the bidder shall be responsible for coordinating all meetings, testing, and inspections during these days unless otherwise approved by the City.

5.05 Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 6 – TIME OF COMPLETION

6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages

ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The following documents are submitted with and made a condition of this Bid:
A. Required Bid security;
B. List of Proposed Subcontractors;
C. List of Proposed Suppliers;
D. Bidders Qualification Statement with List of Project References;
E. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids;
F. Contractor's License No.: 8436312-5501

ARTICLE 8 – DEFINED TERMS

8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 - BID SUBMITTAL

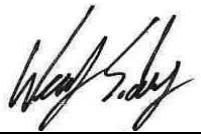
BIDDER: *[Indicate correct name of bidding entity]*

Tycon Construction LLC

By:
[Signature] 

[Printed name] Kendall Woolstenhulme

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:
[Signature] 

[Printed name] Wesley Siddoway

Title: Project Manager

Submittal Date: 11/3/2023

Address for giving notices:

PO Box 189

Oakley, UT 84055

Telephone Number: 435-783-5516

Fax Number:

Contact Name and e-mail address: Wesley Siddoway

Wes@tyconinc.com

Bidder's License No.: 8436312-5501

BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER *(Name and Address)*:
Tycon Construction, LLC, Tycon, Inc.
P.O. Box 189
Oakley, UT 84055

SURETY *(Name, and Address of Principal Place of Business)*:
The Cincinnati Insurance Company
P.O. Box 145496
Cincinnati, OH 45250-5496

OWNER *(Name and Address)*:
Lehi City
153 N 100 East
Lehi, UT 84043

BID

Bid Due Date: 11/02/2023

Description *(Project Name— Include Location)*: Flight Park Pressure Irrigation Reservoir

BOND

Bond Number:

Date:

Penal sum Five Percent (5%) of Attached Bid (Words) $ 5% (Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER	**SURETY**
Tycon Construction, LLC, Tycon, Inc. (Seal)	The Cincinnati Insurance Company (Seal)
Bidder's Name and Corporate Seal	Surety's Name and Corporate Seal
By: Kendall Wadsworthelme	By: Michael S. Tingey
Signature	Signature (Attach Power of Attorney)
Kendall Wadsworthelme	Michael S. Tingey
Print Name	Print Name
Manager	Attorney-in-Fact
Title	Title
Attest: Wendy Sidoway	Attest:
Signature	Signature
Title PM	Title

Note: Addresses are to be used for giving any required notice.
Provide execution by any additional parties, such as joint venturers, if necessary.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators,

successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.

2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.

3. This obligation shall be null and void if:

3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or

3.2 All Bids are rejected by Owner, or

3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).

4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.

5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.

6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after the Bid due date.

7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.

8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.

9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.

11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

Michael S. Tingey; Paul L. Holbrook; Brad H. Tingey; Lorina L. Bishop; Madison George;
Taylor R. Covey; Carolyn A. Crossley and/or Kaitlyn Paige Martinez

of Midvale, Utah
their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety, any and all bonds, policies, undertakings or other like instruments, as follows:

Any such obligations in the United States, up to
Twenty Five Million and No/100 Dollars ($25,000,000.00).

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or any Senior Vice President this 16th day of March, 2021.

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

STATE OF OHIO)SS:
COUNTY OF BUTLER)

On this 16th day of March, 2021 before me came the above-named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.

Keith Collett, Attorney at Law
Notary Public – State of Ohio
My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 27th day of October , 2023 .

CONTRACTORS QUALIFICATION STATEMENT

THE UNDERSIGNED certifies under oath the truth and correctness of all statements and of all answers to questions made hereinafter.

SUBMITTED TO: LEHI CITY CORPORATION

1. How many years has your organization been in business as a General Contractor? 31 years
2. How many years has your organization been in business under its present business name? 31 years
3. Type of organization (Corporation, partnership, etc.): LLC
4. What percent of work do you normally perform with your own forces? 50 %
5. Have you ever failed to complete any work awarded to you? No
   If yes, indicate when and where: _____
6. List construction projects (similar to that being bid) your organization has under contract on this date:

Project Name	Owner	Engineer	Contract Amount
Worthington Ranch	Hamlet Homes	Focus	$4 Million
Meadow View Ranch	Meadow View Ranch		$4 Million
Trail Ridge	LRH	Canyon Engineering	$3 Million

7. List construction projects (similar to that being bid) your organization has completed during the past five years:

Project Name	Owner	Engineer	Contract Amount
Saratoga Springs	WPI	LEI Engineering	$4.8 Million
Lexington Townhomes PHII	Building Dynamics	Ensign Engineering	$1 Million
Anayas	Gines Construction	Ensign Engineering	$1 Million

8. List the construction experience of the principals in your organization:

Individual's Name	Years of Construction Experience	Present Position & Years Experience	Prev. Position & Years Experience
Kendall Woolstenhulme	45 Years	Owner 45	
Eric Woolstenhulme	25 Years	CM 25 Years	
Wesley Siddoway	21 Years	PM 21 Years	

9. Subcontractors to be used: UT Fence, Reynolds, H2J

Date: 11/3/2023 By: 

Title: Project Manager

Business License

Oakley City

960 W Center Street

Oakley, UT 84055

435-783-5734

Entity Number: 91

THIS CERTIFIES THAT

TyCon

of 4589 N NEW LN, OAKLEY, UT 84055

is hereby licensed to conduct business in accordance with the dates below, having paid into the City Treasurer the sum of $50.00, in advance. Given under my hand and seal of said Oakley City, this 3rd day of January, 2023.

License Type	License Number	Issue Date	Expire Date
Business License	91	01/01/2023	12/31/2023

Jessica Leavitt

City Treasurer

OAKLEY CITY Corporate SEAL UTAH

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #65-2023 an Amendment to the Design Standards and Public Improvements Specifications Manual adding standards and requirements for traffic studies.

Suggested Action:

Attachments:

CC Staff Report Traffic Impact Studies Design Standards Amendment 11.14.23.docx

Design Standards Amendment for Traffic Studies DRC 09.20.23.docx

Ord 65-2023.docx

Traffic Study Amendment to Design Standards and Public Improvements Manual.pdf

TRAFFIC STUDIES DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS MANUAL AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	November 14, 2023
Requested Action/Purpose	Approval of a proposed amendment to the Design Standards and Public Improvements Manual
Decision Type	Legislative
Date of DRC Review	September 20, 2023
Date of Planning Commission Review	October 12, 2023

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DESIGN STANDARDS REGULATIONS

The standards and requirements contained herein shall apply to all development and/or construction within the corporate limits of Lehi City. It is incumbent upon any person developing property and/or constructing improvements within Lehi City to acquaint himself with these Standards and subsequent changes.

These standards have been approved by the City Council of Lehi City. Changes to these standards shall be approved by the City Council.

REPORT ANALYSIS

The applicant requests approval of an amendment to the Design Standards and Public Improvements Manual adding requirements for Traffic Impact Studies.

The proposed amendment states that applications for site plans and preliminary subdivisions must talk to the City Traffic Engineer to determine if a study is required and if so the appropriate level. The trigger for requiring a traffic study includes more than 25 new peak hour trips. The estimated number of trips determines the study level. The proposed amendment also includes language that the City Traffic Engineer, Planning Commission and City Council can require a study based on safety or operational concerns.

The proposed amendment also includes information on the area that should be included, the requirements for running the study, and other related information.

The DRC reviewed the proposed amendment and had some recommendations on the wording. Planning also left a comment as a reminder to themselves to update the applications to include the traffic study information.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve, approve with modifications, or deny the proposed amendment to the Design Standards. Possible findings include:

1. The proposed amendment to the Design Standards provides/ does not provide clear direction on when traffic studies are required.
2. The proposed amendment to the Design Standards will/ will not increase the transparency and predictability of requiring traffic studies for development projects.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Design Standards and Public Improvements Specification Manual Amendment on October 12, 2023. The minutes and motion from that meeting follow:

2.8. Public hearing and recommendation of Lehi City's request for review of an amendment to the Design Standards and Public Improvements Specifications Manual adding standards and requirements for traffic studies.
Jacob Curtis presented information on the agenda item.

Commission Chair Newall opened and closed the public hearing.

> Motion: Commissioner Bunker moved to recommend approval of Lehi City's request for review of an amendment to the Design Standards and Public Improvements Specifications Manual adding standards and requirements for traffic studies; including all DRC comments and findings stated in the report. Commissioner Eyre seconded the motion.
>
> Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

Design Standards and Public Improvements Specifications Manual
DRC Redline Comments

Lehi City- requests review of amendments to the Design Standards and Public Improvements Specifications Manual adding standards and requirements for traffic studies.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Luke (Engilanner)
Representatives of the Applicant Present:
Date of Plans Reviewed:
Time Start: 3:30pm
Time End: 3:37pm

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. How about this wording?:

   As part of the application process for concept plan, site plan or preliminary subdivision, the applicant (or their representative) shall contact the City Traffic Engineer regarding the need for a TGS or TIS. To determine the need for a TIS or TGS, the development application shall include, but may not be limited to:
   · Location of development
   · Land use type (e.g., single-family or multi-family housing, office, retail, mixed-use, etc.)
   · Land use intensity (e.g. unit count, square footage, etc.)
2. Add a line to site plan and preliminary subdivision to contact the traffic engineer to determine if a traffic study is needed.
3. Maybe not with this update, but I would love to discuss what other items I think we should be considering in a TIS, such as safety, speed management, etc.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 12, 2023

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: 65-2023

AN ORDINANCE UPDATING THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATION MANUAL

WHEREAS, the City sees a need to amend the Design Standards and Public Improvements Specification Manual to Specify when traffic studies are required; and

WHEREAS, following a public hearing on October 12, 2023, the Lehi City Planning Commission reviewed the proposed amendment and forwarded a positive recommendation to the City Council; and

WHEREAS, a public meeting was held by the Lehi City Council on November 14, 2023, after proper notice as required by law, and

WHEREAS, it is the desire of the Lehi City Council to pass the proposed amendment to add requirements for when traffic studies are required to the Lehi City Design Standards and Public Improvements Specifications Manual.

PART I:

The Lehi City Design Standards and Public Improvement Specifications is hereby updated.

PART II:

A. If a provision of this Ordinance 65 -2023 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 Design Standards and Public Improvements Specifications Manual be updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 14th day of November 2023.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha, City Recorder

Lehi City Trip Generation & Traffic Impact Study Requirements

Introduction

This document outlines the trip generation study (TGS) and traffic impact study (TIS) requirements for Lehi City. Its purpose is to guide City staff and traffic consultants in scoping and conducting traffic studies. The requirements in this document were based on guidelines from the Utah Department of Transportation (UDOT) and the Institute of Transportation Engineers (ITE).

Application Submittal and Review

Applications for site plans or preliminary subdivisions state that the City Traffic Engineer should be contacted regarding the need for a TGS or TIS. Those submitting concept plans will be notified of the need for a TIS or TGS in Development Review Committee (DRC). The information required for these applications include but may not be limited to:

- Location of development
- Land use type (e.g., single-family or multi-family housing, office, retail, mixed-use, etc.)
- Land use intensity (e.g. unit count, square footage)

Based on the information submitted by the developer, the City Traffic Engineer will determine which level of traffic study is required and the boundaries of the study area. Prior to the traffic study beginning, the developer should contact the City Traffic Engineer to identify the scope of the traffic study, appropriate level of study, and the geographic study area / intersections to be studied. Additional items required for this study could include ADT counts, speed data collection / evaluation, intersection sight distance review, traffic control review, local trip generation study, parking study, etc.

Traffic studies may also be required, as determined by the City Traffic Engineer, based on safety and/or operational concerns regardless of the number of trips generated. They also may be required by the Planning Commission or City Council by motion.

Trip Generation

A trip represents a vehicle entering or exiting a project site. Trip generation is determined using the ITE *Trip Generation* manual, which contains trip rates for land uses based on actual studies of trips at various study sites around the United States. The latest *Trip Generation* manual should be used to calculate new trips for a development. After calculating, all trip counts should be rounded up to a whole number.

The ITE *Trip Generation* data provides an average trip rate per an independent variable (e.g., units, square feet, etc.). If there are multiple data points, ITE also provides a fitted curve equation, which is either linear or logarithmic that may provide a more accurate trip projection. The fitted curve equation is reported with a coefficient of determination (R^2) value, which is a value between 0 and 1 that indicates how well the equation fits the data points, with “1” representing a great fit.

If the data provided by ITE is not sufficient, the traffic engineer may be required to collect local trip data. A local trip count may be required if the site has requested more parking than is required.

The following are various considerations that should be made when determining whether to use the fitted curve equation, the average rate, or local trip data for traffic studies (see ITE *Trip Generation* Handbook, Chapter 4 for more details):

Use the fitted curve equation when:

- A matching ITE land use has at least 20 data points
- OR the R^2 value is at least 0.75

Use the average rate when:

- A matching ITE land use has at least three (and preferably six) data points and the fitted curve equation is not appropriate based on the criteria above.
- AND the standard deviation is less than 55 percent of the average rate value

Use local trip data when:

- The development land use is unique and does not match any ITE land uses
- OR a matching ITE land use has less than three (and preferably six) data points
- OR if neither the average rate or fitted curve lines fall within the data cluster
- OR the size of development is outside the range of land use sizes in the ITE data

In addition to the above considerations, the engineer should also visually observe where a development fits along the trip generation average rate or fitted curve lines to see that the line/curve falls within the cluster of data points of that particular development size. For example, if the fitted curve is deemed appropriate based on data points or the R^2 value but the average rate line fits the data cluster better for that development size, the average rate may be a better option, or vice versa.

Certain developments may experience a reduced new trip generation number due to the nature of the project. The following are the trip reductions that should be considered in trip generation and traffic impact studies based on standard ITE methodologies:

- Pass-by trips: Trips made to a development on the way to another destination
- Transit: Trips made on transit instead of by vehicle due to a nearby transit system
- Mixed-use internal capture: Trips made within the development itself due to a mix of uses

For commercial and office space, Lehi City requires that gross floor area square footage will be used as the independent variable to calculate trips, as opposed to using number of employees or other variables. This will help ensure a conservative calculation of trips for a development that will be valid even if the tenant changes in the future. If a developer believes they will generate less trips than the average similar land use, a licensed traffic engineer can complete a local trip generation study based on trip counts and square footages of at least three (five preferred) similar sites along the Wasatch Front.

Traffic Study Levels

Small developments may not need a full TIS but may still be required to submit a TGS prior to City approval. A TGS includes a description of the project and a calculation of the anticipated trip generation including distribution and assignment. In addition to the elements of a TGS, a TIS includes level of service (LOS) analyses for study intersections for the current year or opening day and potentially future years, as well as recommendations to mitigate poor levels of service. For Lehi City, the acceptable LOS threshold is LOS C for collector and local roadways and LOS D for arterial roadways.

A development that is anticipated to generate at least 25 new peak hour trips requires a TIS. A development that generates less than 25 new peak hour trips only requires a TGS. The only exception is for exclusively single-family detached homes projects. A TIS level 2 would only be required when the project's peak hour trip generation is greater than 50 trips.

If a TIS is required, City staff will select the level of TIS to be completed based on the anticipated trip generation. At the smallest TIS level (level 1), only an analysis of the current or opening year with and without the project is required. At the highest TIS level (level 4), future analyses up to 20 years beyond full build with and without the project are also required. Horizon years may also be adjusted based on MAG model years or project phasing. A summary of each traffic study level, with its associated peak hour trip thresholds and horizon years, is shown in Table 1. A flowchart to help determine the traffic study level is also shown in Figure 1.

Table 1: Study Horizon Years by Level

Study Level		New Peak Hour Trips	TIS Horizon Year(s)
TGS	1	< 25	N/A
TIS	2	≥ 25 - 100	Current / Opening Year
	3	≥ 100 - 500	Current / Opening Year, + 5 years
	4	≥ 500	Current / Opening Year, + 5 years, + 20 years

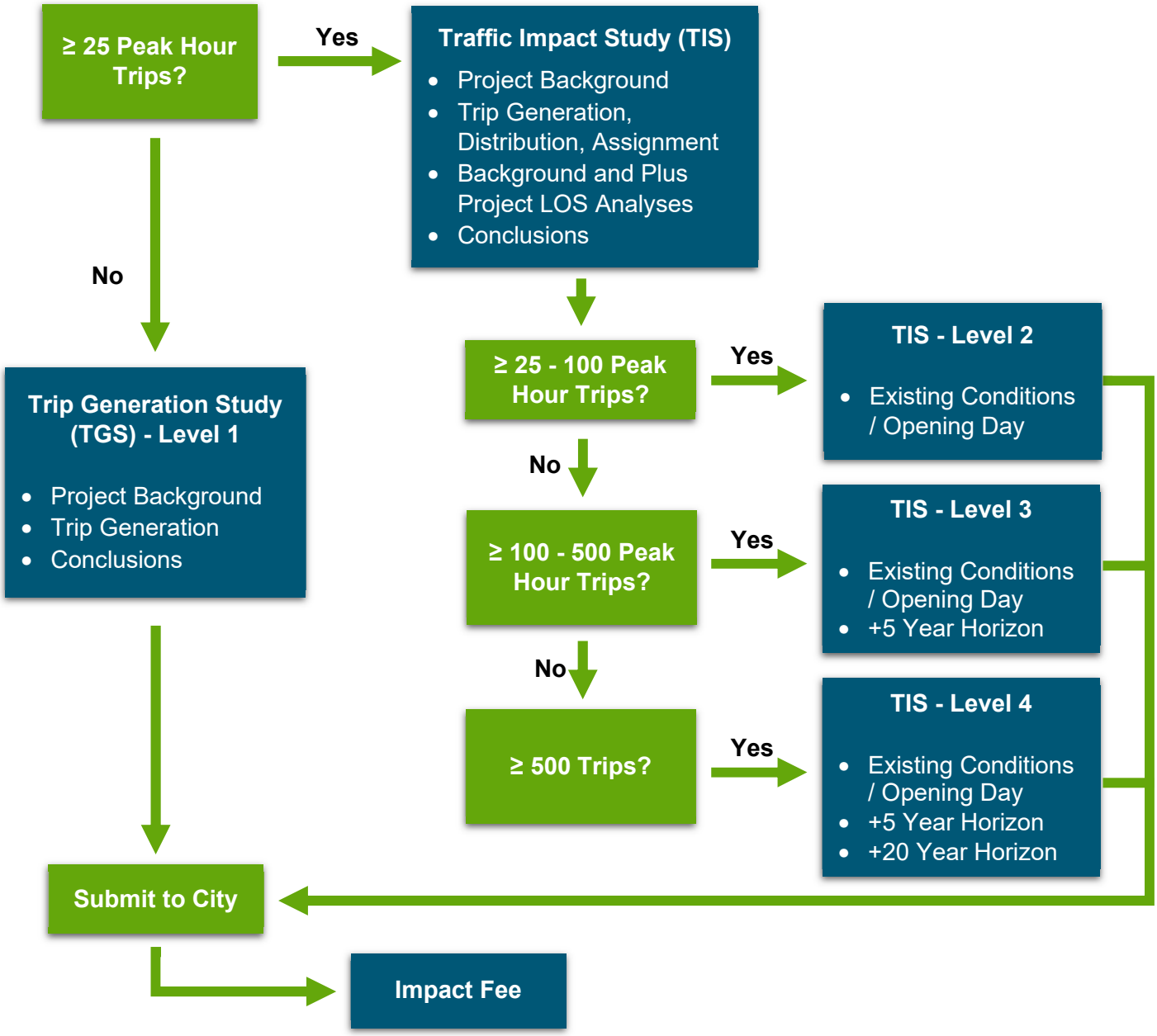


Figure 1: Traffic study flowchart

Study Area

The study area to be analyzed in a TIS also depends on the size of the development. Large developments may impact intersections miles away while small developments may have minimal impacts on adjacent roadways. The **minimum** required study areas for each TIS level are provided in Table 2. The City Traffic Engineer may request additional intersections as needed.

In general, each TIS will include an analysis of the project accesses and nearby major intersections. Major intersections are defined as signalized or unsignalized intersections of two public roadways that are anticipated to be used by project traffic. This does not include minor intersections or other accesses or private roadways near the project, unless requested by the City Traffic Engineer. However, if a minor intersection is an existing access to the site or located across from an existing or proposed project access, it should be included in the analysis.

Table 2: TIS Study Areas by Level

Study Level	Study Area
2	Project Accesses & Closest Major Intersections
3	Project Accesses & Major Intersections within ¼ Mile
4	Project Accesses & Major Intersections within ½ Mile

Signal Timing

Signal timing data is available from the UDOT Signal Desk for signals along state routes. Signal timings from Lehi City signals can be provided by the City Traffic Engineer. The consultant can acquire other useful documents for signal timing, such as from the Controller Ring Detector and Guidelines for Traffic Signal Timing by contacting the City Traffic Engineer.

The consultant shall incorporate actual signal timing into their existing conditions traffic models, and signal timings should use the appropriate time period being modeled. Signal timings include the correct sequence, phases, cycle length, offset, overlaps, pedestrian crossing times, minimum green times, yellow and all-red times, split times, and vehicle extensions. The offset reference for signals running coordination should always be TS2 – 1st Green, not Begin of Green or any other reference point. All signals in Utah use this reference.

All signals in Lehi have vehicle detection and pedestrian buttons. Recalls (Recall Mode in Synchro) should match the recalls in the signal database, either globally or in the individual pattern.

If the signal timings are optimized in the modeling software, left turn split times should still meet the following minimums: 1) 15 seconds for protected-permissive, and 2) 20 seconds for protected. If the yellow and red times have decimal values, then optimizing splits will often create splits with decimal values. Signal controllers only allow round numbers to be entered as splits. All split times should be whole numbers.

New traffic signals proposed as a mitigation should have estimated pedestrian times. Also, the vehicle extension should be set at 1.5 seconds instead of the default 3.0. The min green should be 5 seconds on all phases except the through movements on the major road which should be 10 seconds. Yellow and all-red times should be 4 and 2 seconds, respectively.

Mitigations that include adding lanes at signalized intersections should include adding 3 seconds of ped clear time for every lane added. The new lane adds to the length a pedestrian needs to walk to get across safely. Assuming a 12-foot lane and 4 feet/sec walking speed results in 3 seconds (12 ft / 4 ft/sec = 3 sec).

All detectors should consist of a single 65-foot zone per lane except for protected-permissive left turn operation which consists of a 50-foot zone calling the through phases with a 15-foot zone calling the left turn. Having the proper detection zone size makes the vehicle extension work properly.

Travel Demand Modeling

The travel demand models from the Mountainland Association of Governments (MAG) or the Lehi Master Transportation Master Plan, as directed by the Lehi City Traffic Engineer, is often used for determining future background traffic and/or project trip distribution. Screen shots of the travel demand model at the various scenarios must be provided with the TIS.

Report Elements

The following sections outline the elements that should be included in the TGS and TIS reports:

TGS Elements

Each TGS report will be required to contain at minimum the following elements:

- Project Background:
  - Identify the project site location, development type, and site access drives
- Trip Generation:
  - Calculate trip generation for the development according to ITE standards
- Conclusions:
  - State the key findings and recommendations of the TGS in a concise manner

TIS Elements

Each TIS report will be required to contain at minimum the following elements:

- Traffic studies should be completed by a licensed professional engineer (PE)
- Executive Summary:
  - Include a concise summary at the beginning of the report with the key assumptions, findings, and recommendations of the TIS
- Study Area:
  - Identify the existing nearby roadways and intersections including roadway classifications, intersection control, and speed limits
- Data Collection:

    - Collect at minimum peak hour turning movement counts at the study intersections and potentially daily volumes if requested by staff
    - Normally collect morning (7-9 AM) and evening (4-6 PM) peak hour counts unless the study area and/or development will have different peak hours (e.g., schools, or maybe retail development)
- Analysis Period:
    - Identify the study peak hour based on existing counts and the proposed trip generation; at minimum, the highest peak hour should be analyzed. If only a single peak hour is analyzed, the consultant should review the reverse flow issues and recommend appropriate mitigations.
    - City staff may request that multiple peak hours be analyzed.
- Project Background:
    - Identify project site location, development type, project phasing, site access drives and nearby intersections to be affected by the development. Project phasing needs to include a phase by phase approach for required improvements such as number of points of access, signals, roadway widening, etc.
- Access and Auxiliary Lanes:
    - Identify the location and configuration of each access drive to the site and the need to add auxiliary lanes (deceleration and acceleration turn lanes)
- Trip Generation:
    - Calculate trip generation according to ITE standards and apply reductions as applicable.
- Trip Distribution and Assignment:
    - Document the distribution and assignment of project trips for each horizon year
- Capacity Analysis:
    - Calculate delay, LOS, and queuing results for all study intersections in the study area for existing background (without project) conditions, existing plus project conditions, future background conditions, and future plus project conditions (if required by the study level)
    - Complete this analysis using Synchro/SimTraffic unless otherwise approved. If SimTraffic is used, then existing conditions models should be validated/calibrated to field conditions.
    - Report LOS of whole intersection for signalized, roundabout, and all-way stop intersections, and report LOS of worst movement for other intersections.
- Proposed Mitigations:
    - Identify proposed mitigations to roadway and intersection characteristics in the study area based on the LOS and queueing results. Any mitigations need to meet the most current Lehi City access management standards.
    - Clearly show whether these mitigations are caused by background or site-generated traffic.
    - Review proposed mitigations for constructability, e.g., if a triple left turn is recommended, do you have three receiving lanes, etc.
- Exhibits:
    - Include figures showing peak hour turning movement volumes used in the analysis for each scenario, including trip assignment volumes
    - Include figures or reports that show the assumed lane configurations
    - Include tables or figures that show the LOS at each intersection for each scenario

- Appendices:
    - Include raw traffic count data
    - Include capacity analysis and queueing reports for each scenario
    - Include a site or concept plan of the development if available

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Brittney Harris
Submitting Department: Engineering
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #66-2023 an Amendment to the Master Transportation Plan adding a future offshore freeway along the north side of Utah Lake to the plan.

Suggested Action:

Attachments:

CC Staff Report Master Transportation Plan Amendment North Shore Freeway Addition 11.14.23.docx

Master Transportation Plan Update DRC 10.04.23.docx

Ord 66-2023.docx

Lehi City Master Transportation Plan Amendment.pdf

Lehi Master Transportation Plan Amendment - North Shore Freeway Addition.pdf

LEHI CITY MASTER TRANSPORTATION PLAN AMENDMENT- NORTH SHORE FREEWAY ADDITION

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	November 14, 2023
Requested Action/Purpose	Approval of proposed amendment to the Lehi City Master Transportation Plan
Decision Type	Legislative
Date of DRC Review	October 4, 2023
Date of Planning Commission Review	October 26, 2023

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.

REPORT ANALYSIS

Lehi City is requesting approval of an amendment to the Master Transportation Plan to update the map to include a future off-shore freeway along the north side of Utah Lake. The proposed update is an initial step towards having UDOT conduct future studies and consider the option. Having the freeway shown on the Master Transportation Plan does not ensure that it will happen.

This update is proposed in response to the Utah Department of Transportation (UDOT) completing a corridor study of Pioneer Crossing. The scope of the study was very narrow, limited only to Pioneer Crossing. The study provided results for when it would reach capacity based on certain widening projects. The freeway concepts in the study showed both full and partial property takings being required.

Lehi City feels a better approach is widened arterial corridors on Pioneer Crossing and 1900 South as well as an off-shore freeway. The next step for UDOT would be an environmental impact study to consider alternatives, but having the off-shore freeway on the City Master Transportation Plan has weight in the scoring process of the alternatives in the EIS.

DRC Comments
The DRC had one general comment pertaining to this update, which was to clean up some of the confusing callouts for new vs future. Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve, approve with modifications, or deny the proposed amendment to the Lehi City Master Transportation Plan. Any motion should include findings. Possible findings include:

1. The proposed amendment to the Lehi City Master Transportation Plan is/is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATIONS

The Planning Commission first reviewed the proposed amendment on October 26, 2023. The minutes and motion from that meeting follow:

3.4) Public hearing and recommendation of Lehi City's request for review of an amendment to the Master Transportation Plan adding a future offshore freeway along the north side of Utah Lake to the plan.

Before the item was discussed Craig Chambers clarified that the general plan must precede the master transportation plan, addressing confusion from a previous meeting. He emphasized that the Planning Commission's responsibility is to make recommendations or not, rather than solving issues. He also noted that the Master Transportation Plan is a long-term framework, and changes may not result in immediate construction. The discussion focused on the legislative aspect of the item and the Commission's role in making recommendations.

Mr. Seegmiller and Mr. Dinsdale presented this item. Mr. Seegmiller discussed significant population growth in Lehi, Saratoga Springs, and Eagle Mountain, projecting a quadrupling of traffic on Pioneer Crossing. UDOT's corridor study revealed Pioneer Crossing is already over capacity. Different road development scenarios and their impact on travel times and property were presented. Emphasizing the importance of considering an offshore freeway, a request was made for UDOT to evaluate all potential solutions. Lake crossing feasibility and timelines remain uncertain. Ross Dinsdale highlighted the need to address Lehi's traffic issues, regardless of lake bridge developments.

Chairperson Newall opened the public hearing.

Greg Duerden, State Chair of the Independent American Party, raised concerns about a proposed road development concept in Lehi. He highlighted potential environmental and aesthetic impacts and criticized the approach of agencies like MAG and UDOT. He opposed the idea of building a road across Utah Lake or the Jordan River, urging the commission to deny the concept.

Gabe Lefort, President of the Utah Valley Aero Modelers Club, expressed concerns about the proposed road development's safety risks near their model airplane flying area close to the Jordan River. He emphasized the importance of preserving the area for future generations to enjoy the hobby. He also highlighted the community and charitable aspects of their club, along with their recent FAA recognition. He urged consideration of environmental impacts.

Jeremy Schell, a Saratoga Springs resident, and small business owner in Lehi, expressed concerns about the road development's impact on obstructed views of the lake and potential noise pollution. He suggested that relocating the road further south from the shore or elevating it could be more acceptable. Additionally, he proposed connecting the

road on the west side of the lake to the east side as a potential solution.

Jeremy Howlett opposed the road proposal due to its potential impact on views, wildlife, and neighborhood serenity. He suggested integrating public transit into the plan as a more sustainable solution.

Todd Robins, a Loch Lomond resident, stressed concern for the omission of public transit from the Master Transportation Plan and emphasized the need to create more walkable and livable communities. He advocated for reducing car dependency and exploring alternative solutions to address congestion and improve residents' quality of life.

Susan Wilson expressed her concern about the environmental impact of having a freeway over the lake in Utah County. She urged the committee to recommend more creative and sustainable solutions for transportation instead of simply building more roads.

Angie Park, a Lehi resident, urged the committee to advocate for public transit as a sustainable and environmentally friendly solution for future transportation. She emphasized the need to reduce car dependency and promote clean air and public transit for the next generation.

Rudabeh Horsham inquired about the future plans for 2100 North, and Mr. Seegmiller explained that it is designed, with construction beginning in 2026, to accommodate different traffic movements, particularly those traveling to and from Salt Lake County, while Pioneer Crossing serves more trips heading to Orem, Provo, and the south.

Michelle Stallings inquired about the lake bridge project's schedule and expressed concerns about its proximity to the Jordan River's mouth. She wanted to confirm if its inclusion in the master transportation plan would make it an option for UDOT to consider. Mr. Seegmiller affirmed this. She also appreciated that transit options were being explored.

Jeremiah Steenbok supports the freeway due to population growth and traffic congestion but acknowledges concerns about its placement. He believes public transportation alone may not suffice as most travelers are heading south, requiring additional solutions.

Ms. Harris summarized the online comments noting that many comments were similar to those heard previously, with various concerns and suggestions regarding the proposed freeway. The majority of comments were against it, citing environmental impacts. Some supported the idea of transit as an alternative, while a few believed the freeway would alleviate traffic issues.

Chairperson Newall closed the public hearing.

The Commissioners inquired about who ultimately decides the final option among various alternatives once they are presented. The staff indicated that an environmental impact study conducted by UDOT will select a preferred alternative, but input and constructive feedback from residents can influence the process. The alignment has not yet considered many factors, and a final decision will be made based on a set of rules. Removing or updating the master plan based on study conclusions is also possible. The importance of providing constructive input and participating in the process is stressed.

As the meeting progressed, Commissioner Brinton raised additional questions about the approval process, potential removal of options from the master plan, and clarifies that the current motion is about approving a conceptual idea for further study, not a final alignment. Commissioner Bunker expressed his support for the plan, emphasizing the need for forward-thinking and planning for the future.

Motion: Commissioner Bunker moved to send a positive recommendation of Lehi City’s request for review of an amendment to the Master Transportation Plan adding a future offshore freeway along the north side of Utah Lake to the plan; including the DRC comments; with the findings as listed in the staff report. The motion was seconded by Commissioner Everett.

Vote: Commissioner Newall, yes; Commissioner Bunker, yes; Commissioner Everett, yes; Commissioner Brinton, yes; Commissioner Eyre, yes. The motion passed unanimously.

Lehi City Master Transportation Plan Update
DRC Redline Comments

Lehi City- requests review of an amendment to the Lehi City Master Transportation Plan, adding a future off-shore freeway along the north side of Utah Lake to the plan.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Katie
Representatives of the Applicant Present: Luke Seegmiller
Date of Plans Reviewed: 9/25/23
Time Start: 2:23pm
Time End: 2:27pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:
General Comment: for comprehensive update confusing "new" vs "future" callouts. the "future grade separations" are new/existing. The "new interchange" does not exist and is planned for the future.
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 26th

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

ORDINANCE NO: 66-2023

AN ORDINANCE AMENDING THE LEHI CITY MASTER TRANSPORTATION PLAN

WHEREAS, it has become necessary to amend the Lehi City Master Transportation Plan, to add a future offshore freeway along the north side of Utah Lake to the plan; and

WHEREAS, this amendment seeks to explore the possibility of the offshore freeway and provide alternatives to widening Pioneer Crossing to keep pace with the high rate of current growth; and

WHEREAS, following a public hearing on October 26, 2023, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on November 14, 2023, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of October 26, 2023, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: the Lehi City Master Transportation Plan should be amended; and 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 Lehi City Master Transportation Plan is hereby amended.

PART II:

A. If a provision of this Ordinance 66 -2023 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 sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be

updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 14th day of November, 2023.

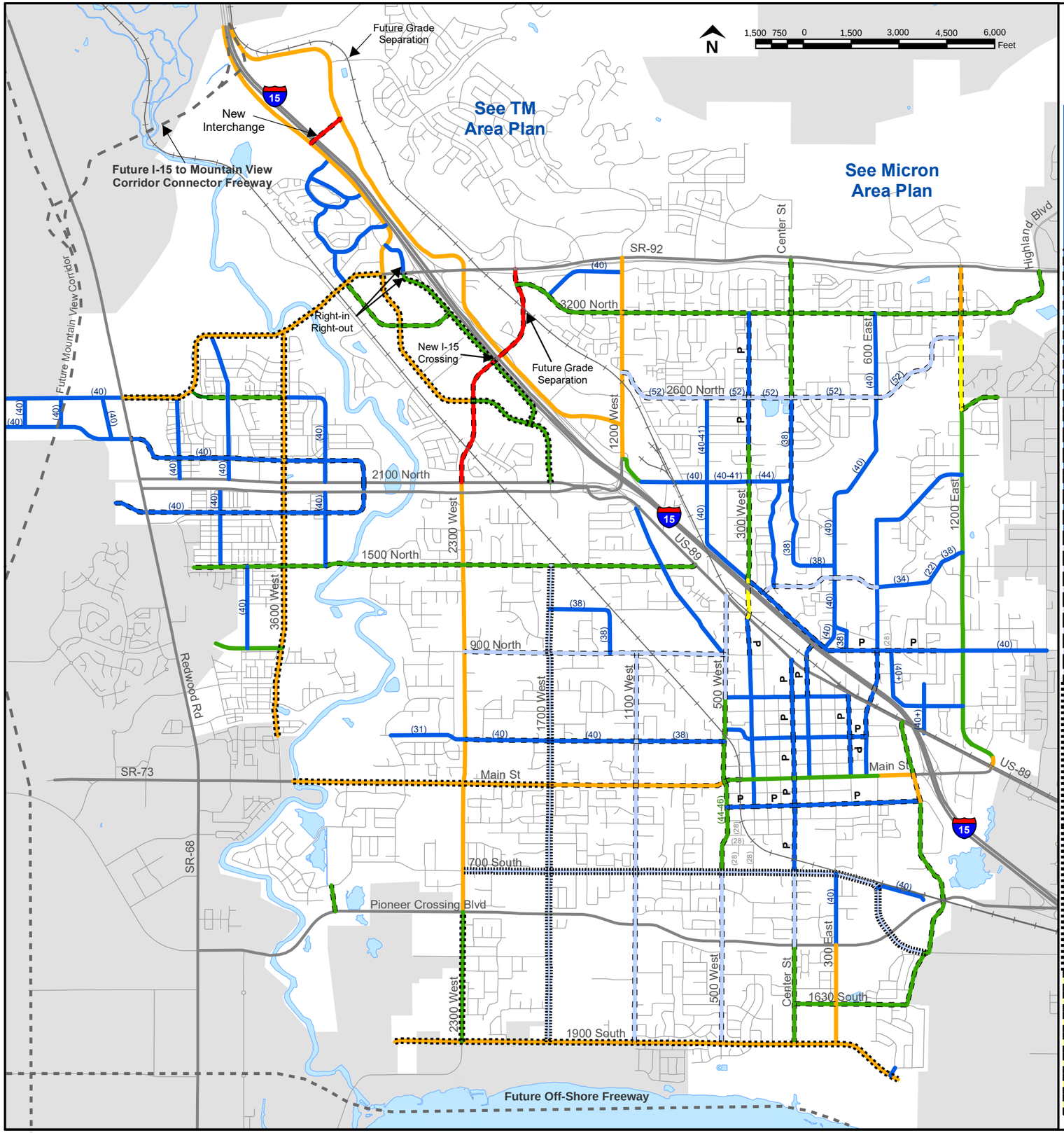
ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Lehi City Master Transportation Plan

APPROVED BY THE LEHI CITY COUNCIL ON MAY 12, 2015

PROPOSED TYPICAL STREET SECTIONS



60'-66' Minor Collector (Asphalt width as noted on map or as approved)

70' Major Collector

60'-64' Minor Collector - Bike Lane (Asphalt widths as noted on map or as approved)

66'-70' Major Collector - Bike Lane (Asphalt width 48' unless noted)

66' Minor Collector - Bike Lane

80' Major Collector - Buffered Bike Lane

70'-74' Minor Collector - Bike Lane (Pavement width 48' unless noted)

80' Major Arterial

70' Minor Collector - Cycle Track (1700 W)

80' Major Arterial - Bike Lane

80' Minor Collector - Cycle Track (700 S)

102' Major Arterial - Buffered Bike Lane

70' Minor Arterial - Bike Lane

114' Principal Arterial

Lehi Master Transportation Plan Amendment

North Shore Freeway Addition

Narrative

UDOT recently completed a corridor study of Pioneer Crossing. The scope of the study was very narrow, limited to only Pioneer Crossing. The study results are below with projects on when they will reach capacity:

- 7-lane arterial - at capacity 2025/2026
- 7-lane arterial with old Bangerter style Continuous Flow Intersections (CFI) - at capacity 2032/2033
- 6-lane freeway - at capacity 2043/2044
- 8-lane freeway - under capacity through 2050

The freeway concepts in the study show interchanges only at 500 W and 2300 W. This turns our Master Transportation Plan on its head, local roads would have to become collectors get to and from the interchanges. A rough evaluation shows that as many as 50-60 residential and 15 commercial full property takes, and nearly as many partial takes, would be needed for these freeway concepts to be constructed.

A better approach for Lehi City is widened arterial corridors on Pioneer Crossing (to 7 lanes) and 1900 S (to 5-lanes or 7-lanes) as well as an Off-Shore Freeway.

The next step is an environmental impact study (EIS) that will consider as many as a dozen alternatives. Having the Off-Shore Freeway on our Master Transportation Plan has weight in the scoring process of the alternatives in the EIS.

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #64-2023 an Amendment to the Bike and Pedestrian Master Plan, adding trail connections between Dry Creek Elementary and the Dry Creek Trail

Suggested Action:

Attachments:

CC Staff Report Bike and Ped Amendment 11.14.23.docx

Bike-Ped Update DRC 09.13.23.docx

Ord 64-2023.docx

Bike and Pedestrian Plan South Update - Including DRC Suggestions.pdf

September 2023 South Update - Rough Cost Change.pdf

BIKE AND PEDESTRIAN MASTER PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	November 14, 2023
Requested Action/Purpose	Approval of a proposed amendment to the Bike and Pedestrian Master Plan
Decision Type	Legislative
Date of DRC Review	September 13, 2023
Date of Planning Commission Review	October 12, 2023

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

Goal: Provide a diverse and connected system of parks, trails, and recreational facilities that provide all residents access to a wide range of recreational opportunities.

Strategy 2 Use greenways, bike ways, and trails to interconnect both regional and neighborhood open spaces and developed areas.

REPORT ANALYSIS

The applicant requests approval of a proposed amendment to the Bike and Pedestrian Master Plan. The proposed change adds a shared use path connection between Dry Creek Elementary and Dry Creek Trail and to 1100 West.

Staff continues to work on the comprehensive update to the master plan but wanted to get this connection added now. Adding this section will ensure it is included in any development plans that get submitted in this area.

The proposed connection will provide safe access to the school and the neighborhoods north of Pioneer Crossing. The proposed addition connects to a proposed grade separated trail connection underneath Pioneer Crossing. This

will increase the safe connectivity to other parts of the city.

One of the DRC comments asked for a ballpark cost estimate of the future trails, this was provided in the packet.

The DRC reviewed the proposed amendment and had the following five redline comments:
1. Is this not the time to add the improvements for 2300 W or 600 E?
2. Provide a ballpark cost estimate of future trails in the plan and the trails proposed to be added.
3. Coordinate the Bike/Ped plan with the Master Transportation Plan.
4. Show trail connection between Jordan Willows trail and 700 S cycle track
5. Show cycle track extending west to the Jordan River Parkway trail connection

Please consider including all DRC comments in your motion. Including the DRC comments in your motion will add these other proposed connections including extending the 700 South cycle track to the Jordan Willows Trail and to the Jordan River Parkway Trail.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve, approve with modifications, or deny the proposed amendment to the General Plan. Any motion should include findings. Possible findings include:

1. The proposed amendment will/ will not add a safe pedestrian and bicycle connection from Dry Creek Elementary School across Pioneer Crossing and to 1100 West.
2. The proposed amendment will/will not improve the overall bike and pedestrian network of Lehi City.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Bike and Pedestrian Plan Map Amendment on October 12, 2023. The minutes and motion from that meeting follow:

2.7. Public hearing and recommendation of Lehi City's request for review of an amendment to the Bike and Pedestrian Master Plan, adding trail connections between Dry Creek Elementary and the Dry Creek Trail.
Jacob Curtis presented information on the agenda item.

Commission Chair Newall opened and closed the public hearing.

> Motion: Commissioner Eyre moved to recommend approval of Lehi City's request for review of an amendment to the Bike and Pedestrian Master Plan, adding trail connections between Dry Creek Elementary and the Dry Creek Trail; including all DRC comments and findings stated in the report. Commissioner Bunker seconded the motion.
>
> Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

Lehi Bike and Pedestrian Master Plan Update
DRC Redline Comments

*Lehi City – Requests review of an amendment to the **Bike and Pedestrian Master Plan**, adding a trail connection between Dry Creek Elementary and the Dry Creek Trail.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Mike West
Representatives of the Applicant Present: Mike West
Date of Plans Reviewed: 09/13/23
Time Start: 5:10 pm
Time End: 5:20 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. Is this not the time to add the improvements for 2300 W or 600 E?

Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Ross – Engineering:
2. Provide a ballpark cost estimate of future trails in the plan and the trails proposed to be added.
3. Coordinate the Bike/Ped plan with the Master Transportation Plan.

Luke- Traffic: No comments
Kim – Planning:
4. Show trail connection between Jordan Willows trail and 700 S cycle track
5. Show cycle track extending west to the Jordan River Parkway trail connection

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION OCTOBER 12, 2023

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: 64-2023

AN ORDINANCE AMENDING THE LEHI BIKE AND PEDESTRIAN MASTER PLAN

WHEREAS, it has become necessary to amend the Lehi Bike and Pedestrian Master Plan, to include a connection between Dry Creek Elementary and Dry Creek Trail; and

WHEREAS, this amendment seeks to continue to build a usable bike network throughout the City; and

WHEREAS, following a public hearing on October 12, 2023, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on November 14, 2023, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of October 12, 2023, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: the Lehi Bike and Pedestrian Master Plan should be amended; and 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 Lehi Bike and Pedestrian Master Plan is hereby amended.

PART II:

A. If a provision of this Ordinance 64-2023 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 sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

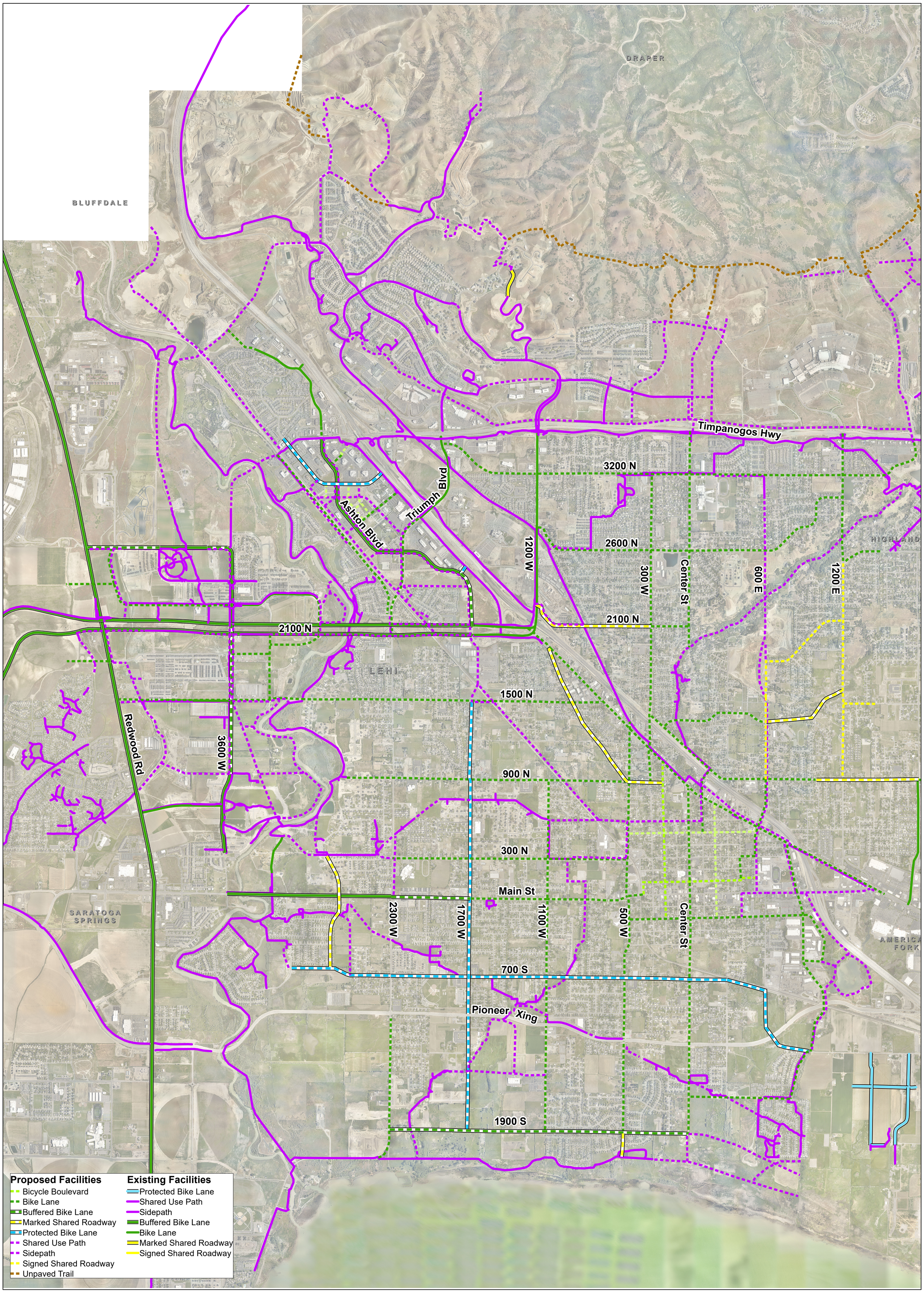
C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 14th day of November 2023.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder



DRAFT Recommended Bikeways - Overall Plan

0 0.3 0.6 1.2 1.8 2.4 Miles

LEHI CITY

	Current Planned Shared Use Paths								
	Length	Asphalt Width	ROW Width	Const. Cost/SqFt	ROW Cost/SqFt	Const. Cost	ROW Cost	Total Cost	% Increase
Current Planned Shared Use Paths	41.28	10	20	10	15	$ 21,795,840.00	$ 65,387,520.00	$ 87,183,360.00	
Current Planned Sidepaths	22.58	10	5	10	15	$ 11,922,240.00	$ 8,941,680.00	$ 20,863,920.00	
Proposed Planned Shared Use Paths	42.09	10	20	10	15	$ 22,223,520.00	$ 66,670,560.00	$ 88,894,080.00	1.96%
Proposed Planned Sidepaths	23.75	10	5	10	15	$ 12,540,000.00	$ 9,405,000.00	$ 21,945,000.00	5.18%
					Total Increase	**$ 1,045,440.00**	**$ 1,746,360.00**	**$ 2,791,800.00**	**2.58%**

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: November 14, 2023
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 3 on 11.36 acres located at approximately 1050 North 3750 West.

Suggested Action:

Attachments:

CC Staff Report River Point Phase 3 Final Subdivision 11.14.23.docx

River Point Phase 3 resubmittal, response, elevations 10.18.23.pdf

River Point Phase 3 Final Subdivision DRC 10.18.23.docx

Aerial map.pdf

General Plan Map.pdf

Zoning map.pdf

RIVER POINT PHASE 3 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	November 14, 2023		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 1050 North 3750 West		
Existing Land Use	Agricultural		
Existing Zoning	R-2		
General Plan Land Use Designation	MDR		
Number of Lots/Units	148 units		
Adjacent Zoning and Land Use	*North*	R-2	Gardner Point Phase 3 Subdivision
	South	PC – Planned Community	Cold Spring Ranch HD1 Phase 2 Subdivision
	East	R-1-8	Future River Point phase
	West	R-3	Future River Point phase
Date of DRC Review	October 18, 2023		
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.
July 12, 2022	City Council approved River Point Phase 1 Final Subdivision.
January 10, 2023	City Council approved River Point Phase 2 Final Subdivision.

REPORT ANALYSIS

The applicant is requesting both preliminary and final approval of the River Point Phase 3 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 3 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. The previously approved concept plan allowed for 499 units between all phases. Phase 3 is proposing 148 units. Phase 1 and Phase 2 proposed 75 and 73 units respectively, causing all three phases to total 296 units. The total unit count is still well below the 499 units allowed for all of River Point. The units for this phase will consist of a mix of townhomes and single-family homes.

DRC Comments

The DRC had 10 redline comments, including:

1. Need letter from IGES on foundation drains.
2. ON the side and rear elevations of the town homes, it appears they have more stucco than allowed. They need to meet the 50% hard surface requirement.
3. Smooth out the 90 degree bends on the sidewalk where it goes around the perpendicular parking stalls on Dever's Drive and Story Drive.
4. Provide ADA ramps on the south side of 950 North at the 3800 W street connection. Line them up with the ADA ramps on the north side of the street.

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.

August 3, 2023

Structural Engineering
Municipal Services
Civil Engineering
Land Surveying

Lehi City DRC
51 N Center St,
Lehi, UT 84043

RE: Response to DRC Redline Comments
River Point Phase 3 Final – 8069Y
1050 North & 3750 West

Below are responses (in red) to comments received on the preliminary review of the River Point Phase 2 Final Subdivision dated **5/15/2023**:

DRC REDLINE COMMENTS:
Glade – Power: General: Power per Active Power overall design (included). Lehi Fiber routing plan required prior
Garion – Fire:
1. Provide a separate sheet showing your parking control plan and where on street parking is permitted. On street parking on 970 N will be limited to permitted vehicles only.
   Parking control plan added as sheet C-501.

Ryan – Water/Sewer:
2. Move water services for lot 329 to avoid going in driveway.
   Water services relocated.
3. Center water cans between drive ways on all sheets.
   Water meters centered between driveways.
4. There is not Existing sidewalk on 3380 west in cold springs to tie into?
   Proposed sidewalk extended to tie into existing sidewalk on 3800 West.
5. Relocate 2" pi service out of roadway. Add keynote for 2" pi service.
   PI service relocated, and callout replaced with keynote.
6. Fix PI service size to 2" is this the address for pi service? Provide total irrigated area for 2" service.
   PI service size has been updated to 2". Total irrigated area is provided on table on sheet 1 of Phase 3 plat.

James – Parks:
7. Code requirement is at minimum, 50% plant coverage in cobble/rock mulch areas. Please add plant material.
   See landscape plans
8. Code requirement is at minimum, 50% plant material coverage in cobble/rock mulch areas. Please add plant material.
   See landscape plans
9. Please add plant material to large cobble areas.

General comment/suggestion; Karl Foerster is so ubiquitous in these small driveway beds, feels routine and ordinary. I like how evergreen shrubs have been integrated in the overall design. I am wondering if adding evergreen shrubs in some/all of these driveway beds might help to add some uniqueness and green in the Winter. I am wondering about maybe boxwoods or yews. Crimson Pygmy Barberry might also be a nice addition in these areas.
   See landscape plans

Gary – Building/Inspections:
10. Need copy of IGES letter, dated May 1, 2018, referencing drain laterals.
    Letter is provided with submittal documents.

Matt – Public Works: No comments
Ross – Engineering:
11. Bump outs on 950 North need to be removed
    Bump outs removed, and parking updated.

Kim – Planning:
12. Provide elevations for the townhome units
    Elevations will be provided by Edge Homes

Please feel free to contact us with any questions or concerns.
Sincerely,

Reviewed by:

Michael Budge
Design Engineer, PE

Brady Morris
Project Manager, PE,

RIVER POINT PHASE 3

A RESIDENTIAL PUD SUBDIVISION

1050 NORTH 3750 WEST
LEHI, UTAH

DATE PRINTED
August 2, 2023

INDEX OF DRAWINGS

C-001	GENERAL NOTES	C-403A	OVERALL POWER PLAN
1 OF 1	FINAL PLAT	C-500	EROSION CONTROL PLAN
C-100	DEMOLITION PLAN	C-501	CONSTRUCTION PARKING PLAN
C-200	OVERALL SITE PLAN	C-600	DETAILS
C-200A	CIRCULATION PLAN	C-601	DETAILS
C-200B	PARKING CONTROL PLAN	C-602	DETAILS
C-201	SITE PLAN	C-603	DETAILS
C-202	SITE PLAN	PP-1	PLAN AND PROFILE - 970 NORTH
C-300	OVERALL GRADING AND DRAINAGE PLAN	PP-2	PLAN AND PROFILE - 970 NORTH
C-301	GRADING AND DRAINAGE PLAN	PP-3	PLAN AND PROFILE - 950 NORTH
C-302	GRADING AND DRAINAGE PLAN	PP-4	PLAN AND PROFILE - 950 NORTH
C-400	OVERALL UTILITY PLAN	PP-5	PLAN AND PROFILE - DEVERS DRIVE
C-401	UTILITY PLAN	PP-6	PLAN AND PROFILE - DEVERS DRIVE
C-402	UTILITY PLAN	PP-7	PLAN AND PROFILE - 3800 WEST / STORY DRIVE
C-403	POWER PLAN	PP-8	PLAN AND PROFILE - STORY DRIVE

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.

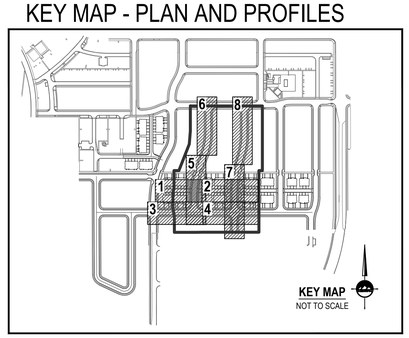
NOTICE TO DEVELOPER/ CONTRACTOR

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.

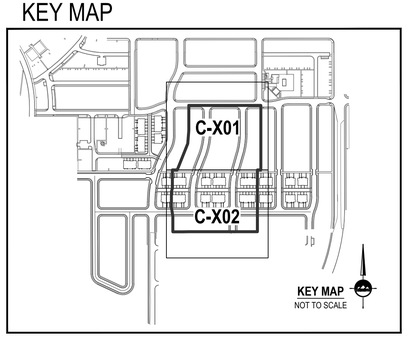
UTILITY DISCLAIMER

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.

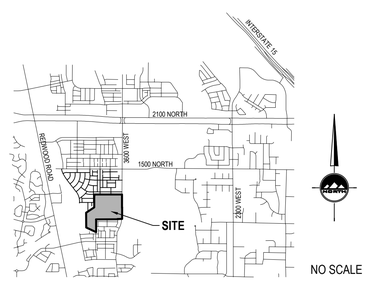
KEY MAP - PLAN AND PROFILES



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

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

COVER SHEET

PROJECT NUMBER	PRINT DATE
8069Y	8/2/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

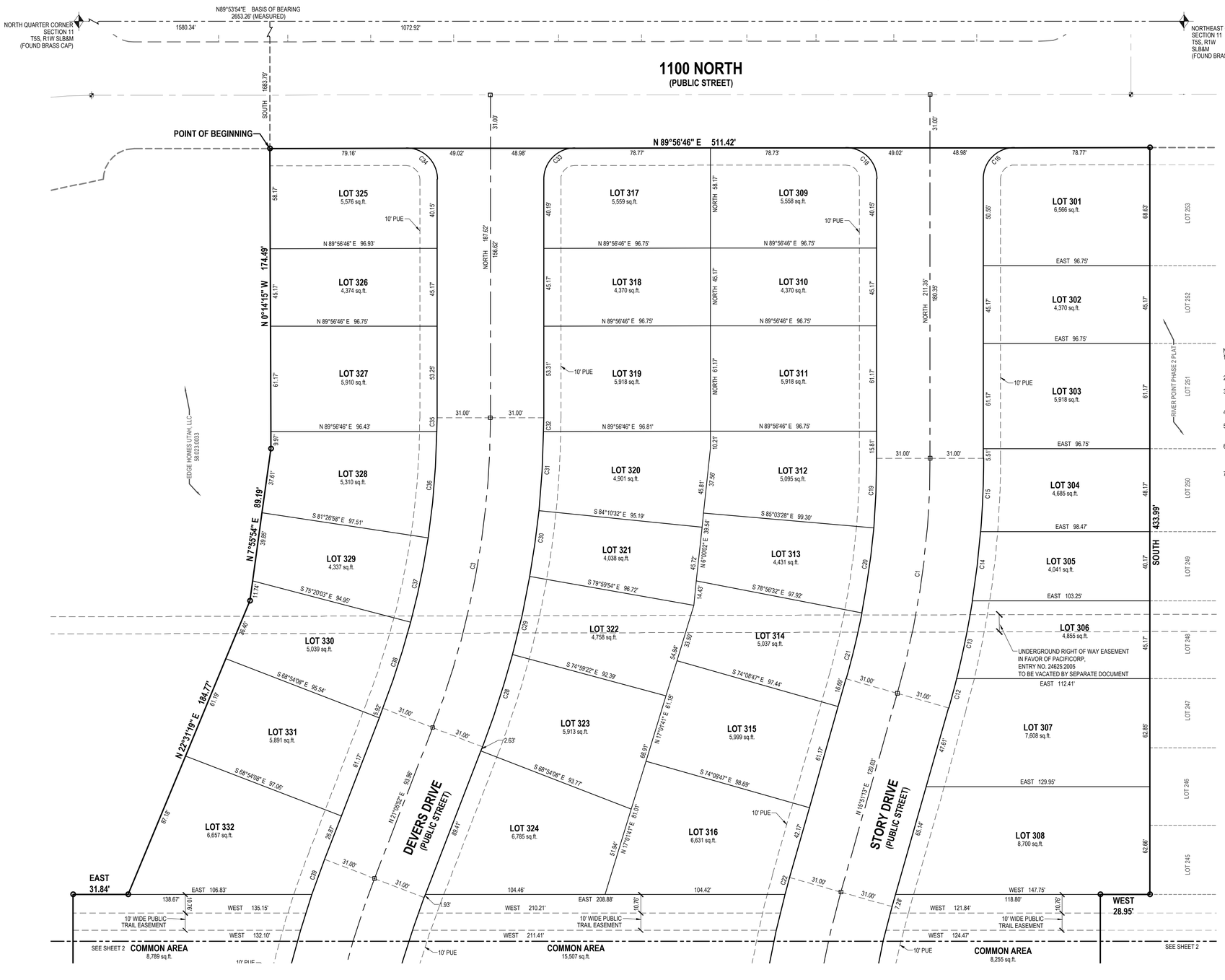
C-000

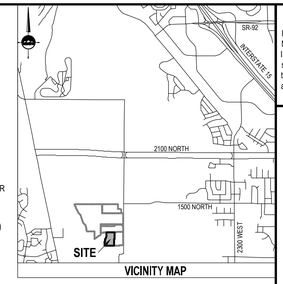
RIVER POINT PHASE 3 PLAT

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 (ENSIGN ENG. LAND SURV.)
- 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. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
4. COMMON SPACE AREAS, 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.

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)
3792 WEST 950 NORTH	55,003	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 3 PLAT, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

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

Beginning at a point being 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 North 89°56'46" East 511.42 feet;
thence South 433.99 feet;
thence West 28.95 feet;
thence South 129.08 feet;
thence West 9.93 feet;
thence South 26.00 feet;
thence East 8.09 feet;
thence South 110.43 feet;
thence West 8.25 feet;
thence South 173.00 feet to the Northerly boundary line of Col Springs Ranch HD 1 Phase 2 Subdivision, recorded as Entry No. 92462:2021 as Map No. 17682 in the Office of the Utah County Recorder;
thence South 89°45'33" West 594.05 feet along said Northerly boundary line;
thence North 175.50 feet;
thence West 11.44 feet;
thence North 136.43 feet;
thence East 18.91 feet;
thence North 129.08 feet;
thence East 31.84 feet;
thence North 22°31'19" East 184.77 feet;
thence North 07°55'54" East 89.19 feet;
thence North 00°14'15" West 174.49 feet to the point of beginning.

Contains 493,314 Square Feet or 11.348 Acres, 44 Lots, and 32 Townhome 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 3 PLAT

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

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

By:
Its:

ACKNOWLEDGMENT

STATE OF UTAH)S.S.
COUNTY OF)

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

NUMBER

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

PLANNING COMMISSION APPROVAL

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

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 3 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 : 8069V
MANAGER : BDM
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 8/3/23

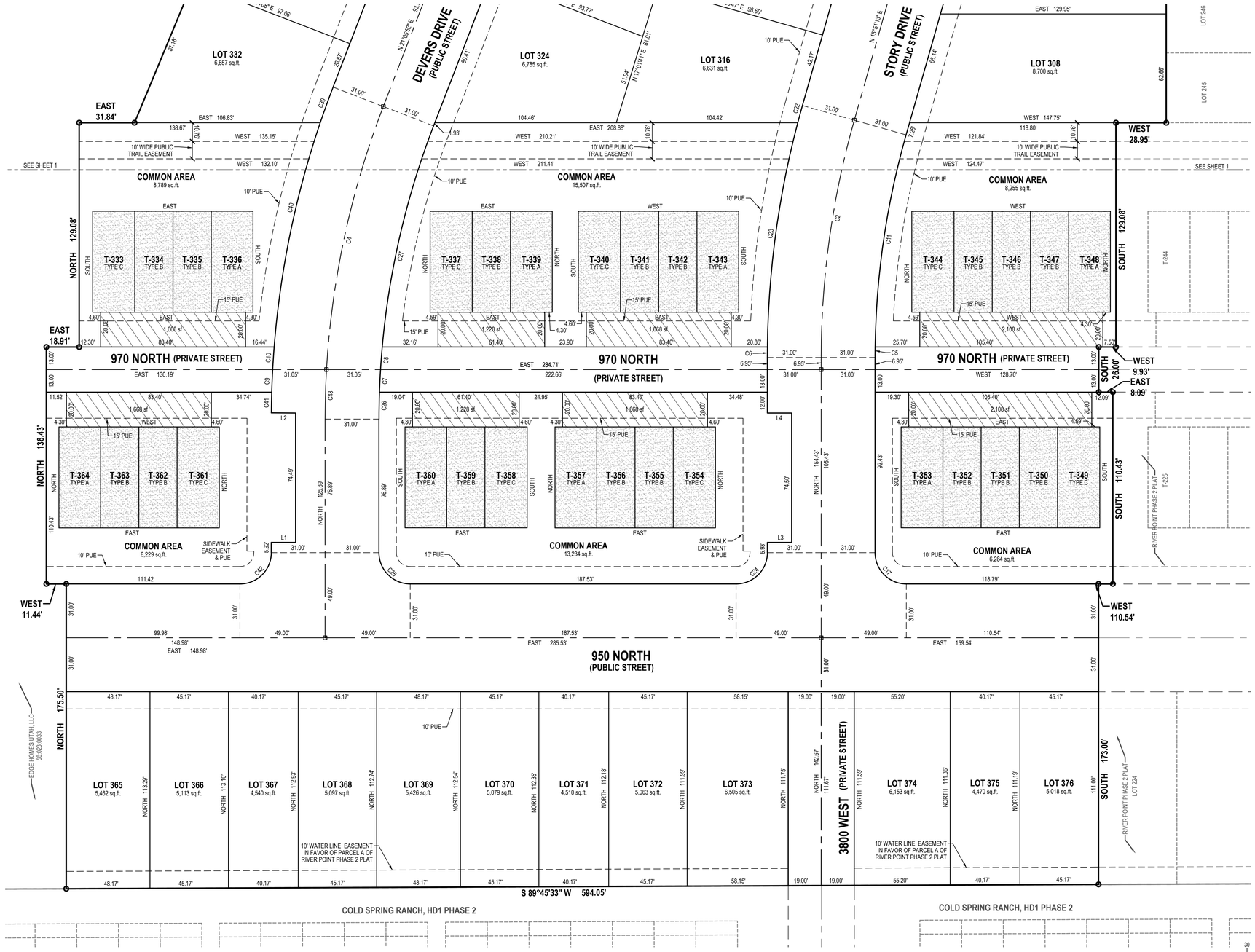
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

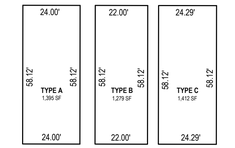
RIVER POINT PHASE 3 PLAT

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





TYPICAL TOWNHOUSE PAD DIMENSIONS

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
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- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA, EXCLUDING LOTS 301 - 332 AND LOTS 365 - 376

ENSIGN ENG. LAND SURV.

LINE TABLE

LINE	BEARING	LENGTH
L1	N90°00'00"E	14.00'
L2	N89°37'47"W	14.00'
L3	N90°00'00"W	14.00'
L4	N90°00'00"E	14.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	500.00'	138.35'	15°51'13"	N7°55'37"E	137.91'
C2	500.00'	138.35'	15°51'13"	S7°55'37"W	137.91'
C3	500.00'	184.11'	21°05'52"	N10°32'56"E	183.07'
C4	500.00'	155.56'	17°49'33"	S12°11'06"W	154.93'
C5	469.00'	6.05'	0°44'19"	S0°22'10"W	6.05'
C6	531.00'	6.05'	0°39'09"	S0°19'34"W	6.05'
C7	469.00'	13.01'	1°35'24"	S2°41'37"W	13.01'
C8	469.00'	13.04'	1°35'34"	S4°17'05"W	13.04'
C9	531.00'	13.01'	1°24'14"	S2°22'44"W	13.01'
C10	531.00'	13.03'	1°24'21"	S3°47'01"W	13.03'
C11	469.00'	123.73'	15°06'54"	S8°11'46"W	123.37'
C12	531.00'	17.65'	1°54'16"	N14°54'05"E	17.65'
C13	531.00'	46.10'	4°58'29"	N11°27'43"E	46.09'
C14	531.00'	40.46'	4°21'58"	N6°47'29"E	40.45'
C15	531.00'	42.71'	4°36'30"	N2°18'15"E	42.70'
C16	18.00'	28.26'	89°56'46"	S44°58'23"W	25.44'
C17	18.00'	28.27'	90°00'00"	S45°00'00"E	25.46'
C18	18.00'	28.29'	90°03'14"	N45°01'37"W	25.47'
C19	469.00'	40.46'	4°56'32"	N2°28'16"E	40.44'
C20	469.00'	50.06'	6°06'55"	N8°00'00"E	50.03'
C21	469.00'	39.26'	4°47'45"	N13°27'20"E	39.25'
C22	531.00'	10.29'	1°06'39"	S15°17'54"W	10.29'
C23	531.00'	130.59'	14°05'26"	S7°41'51"W	130.26'
C24	18.00'	28.27'	90°00'00"	N45°00'00"E	25.46'
C25	18.00'	28.27'	90°00'00"	S45°00'00"E	25.46'
C26	469.00'	15.54'	1°53'55"	S0°56'57"W	15.54'
C27	469.00'	131.11'	16°01'00"	S13°05'22"W	130.68'
C28	531.00'	56.41'	6°05'14"	N18°03'15"E	56.39'
C29	531.00'	46.42'	5°00'32"	N12°30'22"E	46.41'
C30	531.00'	38.71'	4°10'37"	N7°54'47"E	38.70'
C31	531.00'	46.12'	4°58'34"	N3°20'11"E	46.10'
C32	531.00'	7.86'	0°50'54"	N0°25'27"E	7.86'
C33	18.00'	28.26'	89°56'46"	S44°58'23"W	25.44'
C34	18.00'	28.29'	90°03'14"	N45°01'37"W	25.47'
C35	469.00'	7.92'	0°58'03"	N0°29'02"E	7.92'
C36	469.00'	62.07'	7°34'59"	N4°45'33"E	62.03'
C37	469.00'	50.06'	6°06'55"	N11°36'30"E	50.03'
C38	469.00'	52.65'	6°25'55"	N17°52'55"E	52.62'
C39	531.00'	21.83'	2°21'18"	S19°55'13"W	21.82'
C40	531.00'	132.12'	14°15'22"	S11°36'53"W	131.78'
C41	531.00'	11.93'	1°17'13"	S1°02'00"W	11.93'
C42	18.00'	28.27'	90°00'00"	N45°00'00"E	25.46'
C43	500.00'	28.55'	3°16'19"	S1°38'10"W	28.55'

LOT #	ELEV. AT FRONT HIGH SIDE TBC	MIN. BASEMENT ELEVATION
301	4529.1	4523.8
302	4528.9	4523.6
303	4528.7	4523.4
304	4528.4	4523.1
305	4528.3	4522.9
306	4528.5	4522.8
307	4528.8	4522.6
308	4529.1	4522.3
309	4529.1	4524.2
310	4528.9	4524.0
311	4528.7	4523.8
312	4528.4	4523.5
313	4528.4	4523.3
314	4528.7	4523.1
315	4529.0	4522.8
316	4529.2	4522.5
317	4531.5	4524.4
318	4531.2	4524.2
319	4530.9	4523.9
320	4530.7	4523.6
321	4530.9	4523.4
322	4531.2	4523.1
323	4531.5	4522.9
324	4531.9	4522.6
325	4531.5	4524.6
326	4531.2	4524.3
327	4530.9	4524.1
328	4530.9	4523.8
329	4531.1	4523.5
330	4531.5	4523.3
331	4531.8	4523.0
332	4532.0	4522.8
365	4536.9	4521.2
366	4535.8	4521.1
367	4534.9	4521.1
368	4534.1	4521.0
369	4533.0	4521.0
370	4531.8	4520.9
371	4530.7	4520.9
372	4529.7	4520.9
373	4528.7	4520.8
374	4527.9	4520.6
375	4527.6	4520.5
376	4527.4	4520.5
T-333	4535.6	4522.2
T-334	4535.0	4522.1
T-335	4534.5	4522.1
T-336	4533.9	4522.1
T-337	4532.4	4522.0
T-338	4532.0	4522.0
T-339	4531.6	4522.0
T-340	4530.8	4521.9
T-341	4530.4	4521.9
T-342	4530.0	4521.9
T-343	4529.6	4521.9
T-344	4528.6	4521.7
T-345	4528.3	4521.6
T-346	4528.0	4521.6
T-347	4527.8	4521.5
T-348	4527.5	4521.5
T-349	4528.1	4520.7
T-350	4528.4	4520.8
T-351	4528.7	4520.8
T-352	4528.9	4520.9
T-353	4529.2	4520.9
T-354	4530.4	4521.2
T-355	4530.9	4521.2
T-356	4531.3	4521.2
T-357	4531.7	4521.3
T-358	4532.4	4521.3
T-359	4532.9	4521.3
T-360	4533.3	4521.4
T-361	4535.0	4521.5
T-362	4535.6	4521.5
T-363	4536.1	4521.5
T-364	4536.7	4521.6

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

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

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RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8069Y
MANAGER : BDM
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 8/2/23

RIVER POINT PHASE 3 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	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

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1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

GENERAL NOTES

PROJECT NUMBER 8069Y	PRINT DATE 8/2/23
DRAWN BY I. MAERKI	CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS	

C-001

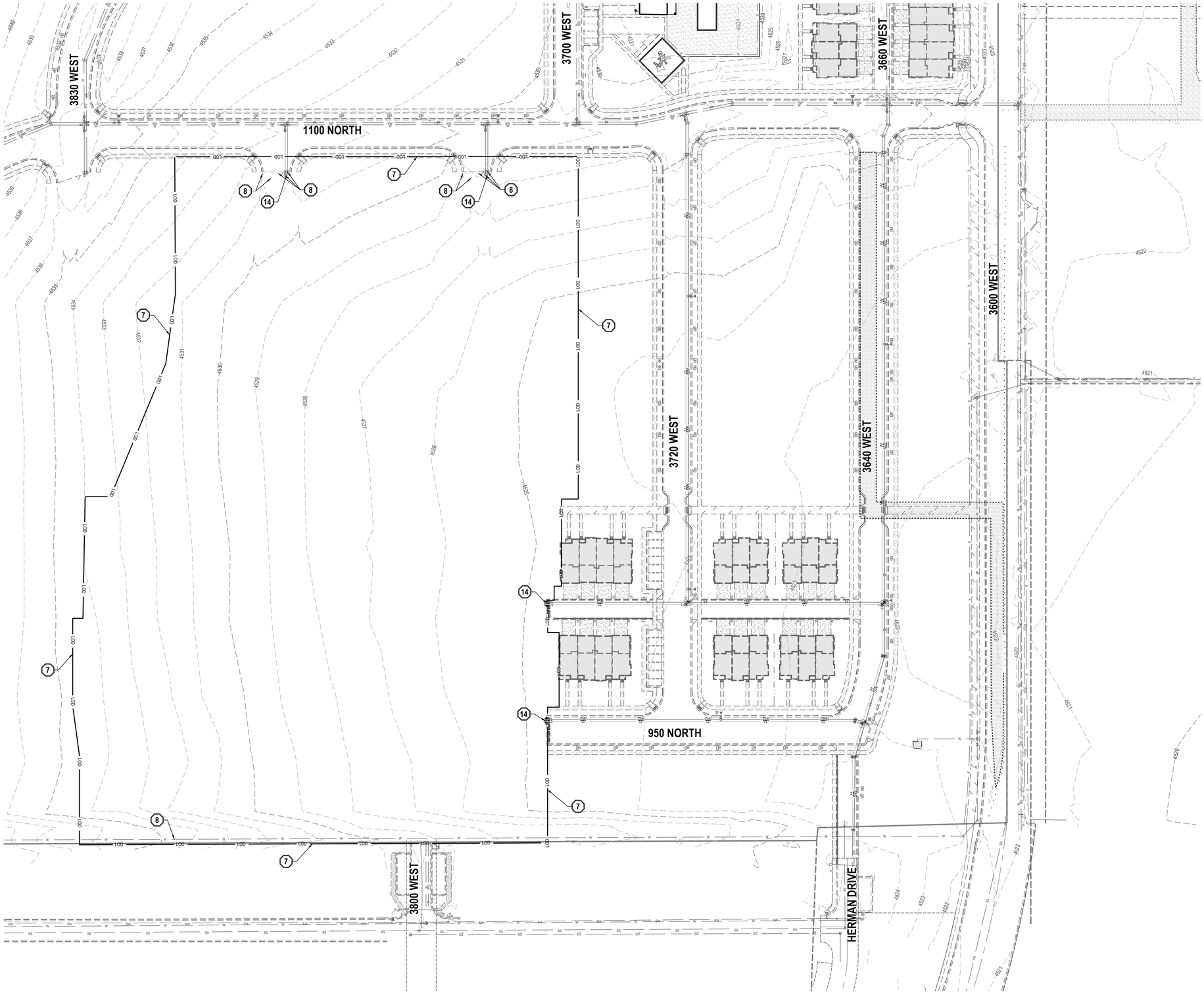
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BENCHMARK

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. PHASE 3 LIMIT OF DISTURBANCE.
8. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
9. REMOVE AND PROPERLY DISPOSE OF EXISTING TELECOM EQUIPMENT. COORDINATE WITH LOCAL TELEPHONE COMPANY.
10. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CATCH BASIN AND PIPE TO EXISTING MANHOLE
11. REMOVE AND PROPERLY DISPOSE OF EXISTING POWER POLE. COORDINATE WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION
12. REMOVE AND PROPERLY DISPOSE OF EXISTING OVERHEAD POWER LINE. COORDINATE WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION
13. REMOVE AND PROPERLY DISPOSE OF EXISTING UNDERGROUND ROCKY MOUNTAIN POWER LINE. POWER INFRASTRUCTURE TO EXISTING WELL BUILDING IN GARDNER POINT PHASE 7 AREA MUST BE COMPLETED PRIOR TO REMOVAL COORDINATE WITH ROCKY MOUNTAIN POWER, SARATOGA SPRINGS CITY, AND LEHI CITY PRIOR TO CONSTRUCTION.
14. REMOVE AND PROPERLY DISPOSE OF EXIST. BOLLARDS TO PREPARE FOR CONNECTION TO EXIST. WATER AND PRESSURIZED IRRIGATION LINES
15. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.
16. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN MANHOLE.
17. REMOVE AND PROPERLY DISPOSE OF EXISTING 4" WATER LINE.

NORTH

HORIZONTAL GRAPHIC SCALE

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

ENSIGN
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1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DEMOLITION PLAN

PROJECT NUMBER	PRINT DATE
8065Y	8/2/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-100

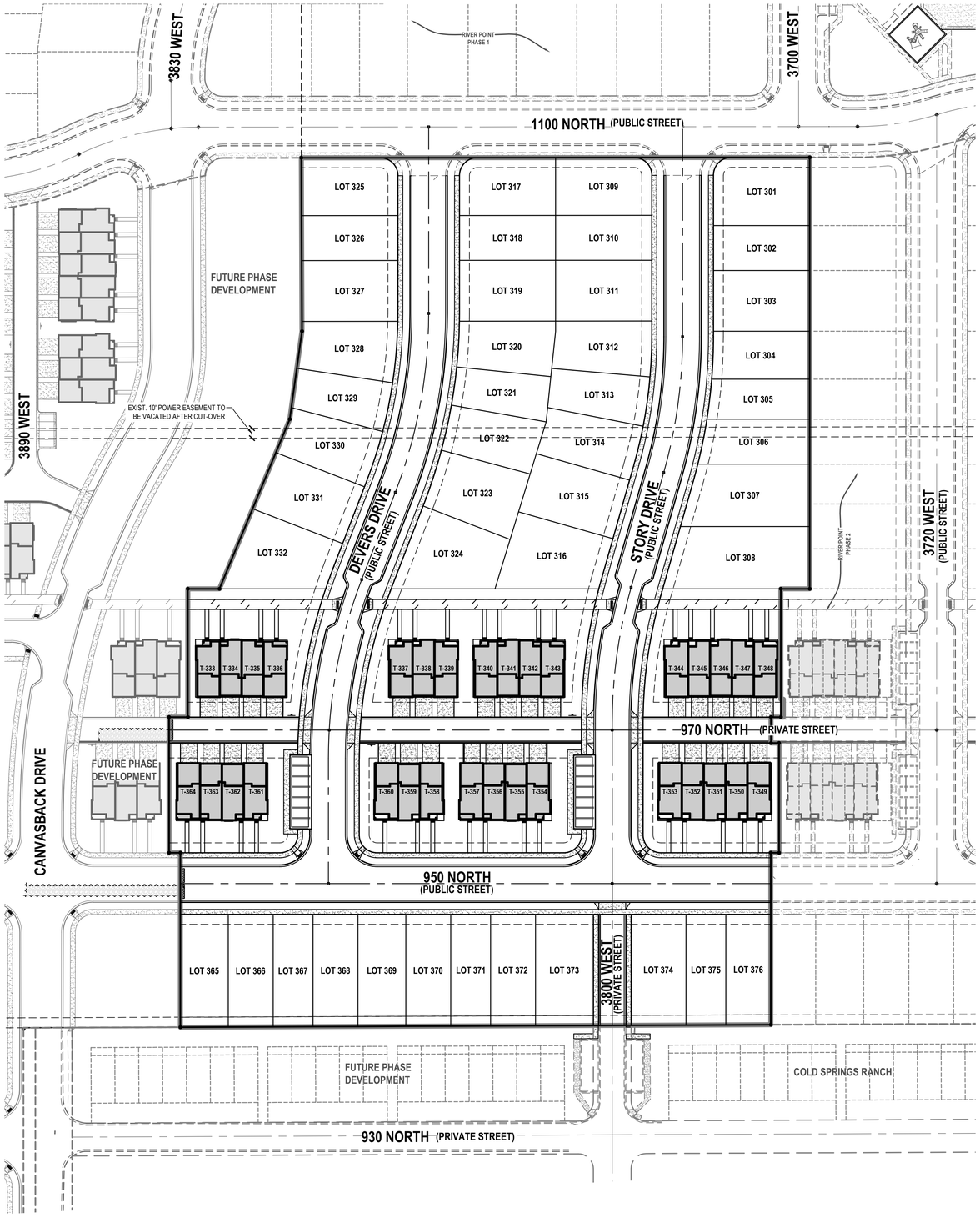
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BENCHMARK

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).
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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.

TYPE OF DEVELOPMENT:
RESIDENTIAL PUD

UNIT COUNT

SINGLE FAMILY RESIDENTIAL = 116
TOWNHOMES = 32
TOTAL UNITS = 148
UNITS PER ACRE = 13.02

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	8
HANDICAP-ACCESSIBLE STALLS	0
TOWNHOME GARAGE PARKING	64
TOWNHOME DRIVE PARKING	64
TOTAL PARKING PROVIDED	136

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

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REGISTERED PROFESSIONAL ENGINEER
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
8/2/2023
Braden D. Morris

OVERALL SITE PLAN

PROJECT NUMBER 8089Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200

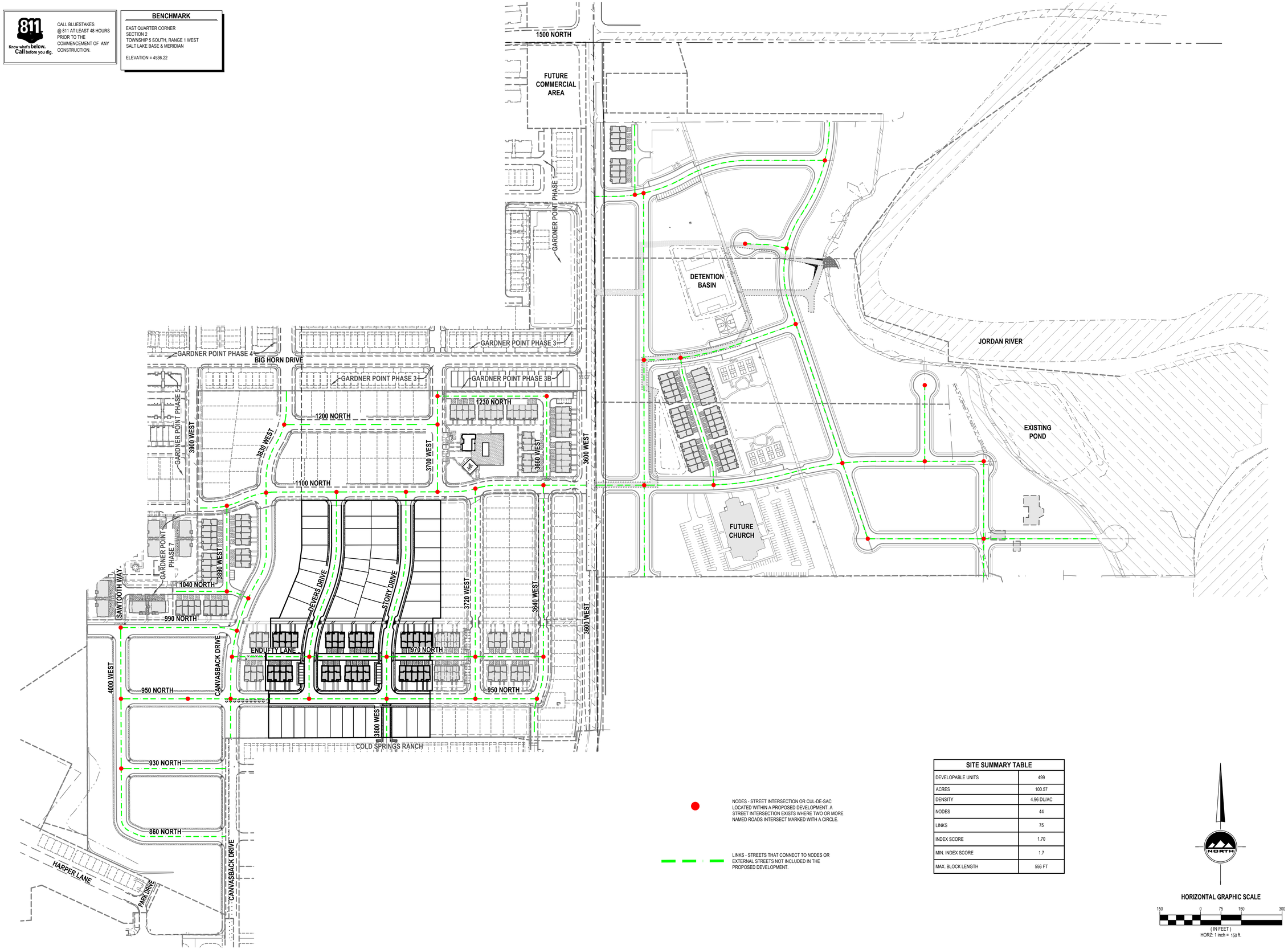
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



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

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.

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
HORZ: 1 inch = 150 ft.

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REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

CIRCULATION PLAN

PROJECT NUMBER 8069Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200A

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



ON STREET PARKING PERMITTED

ON STREET PARKING LIMITED TO PERMITTED VEHICLES ONLY

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
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LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
8/2/2023

PARKING CONTROL PLAN

PROJECT NUMBER 8089Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200B

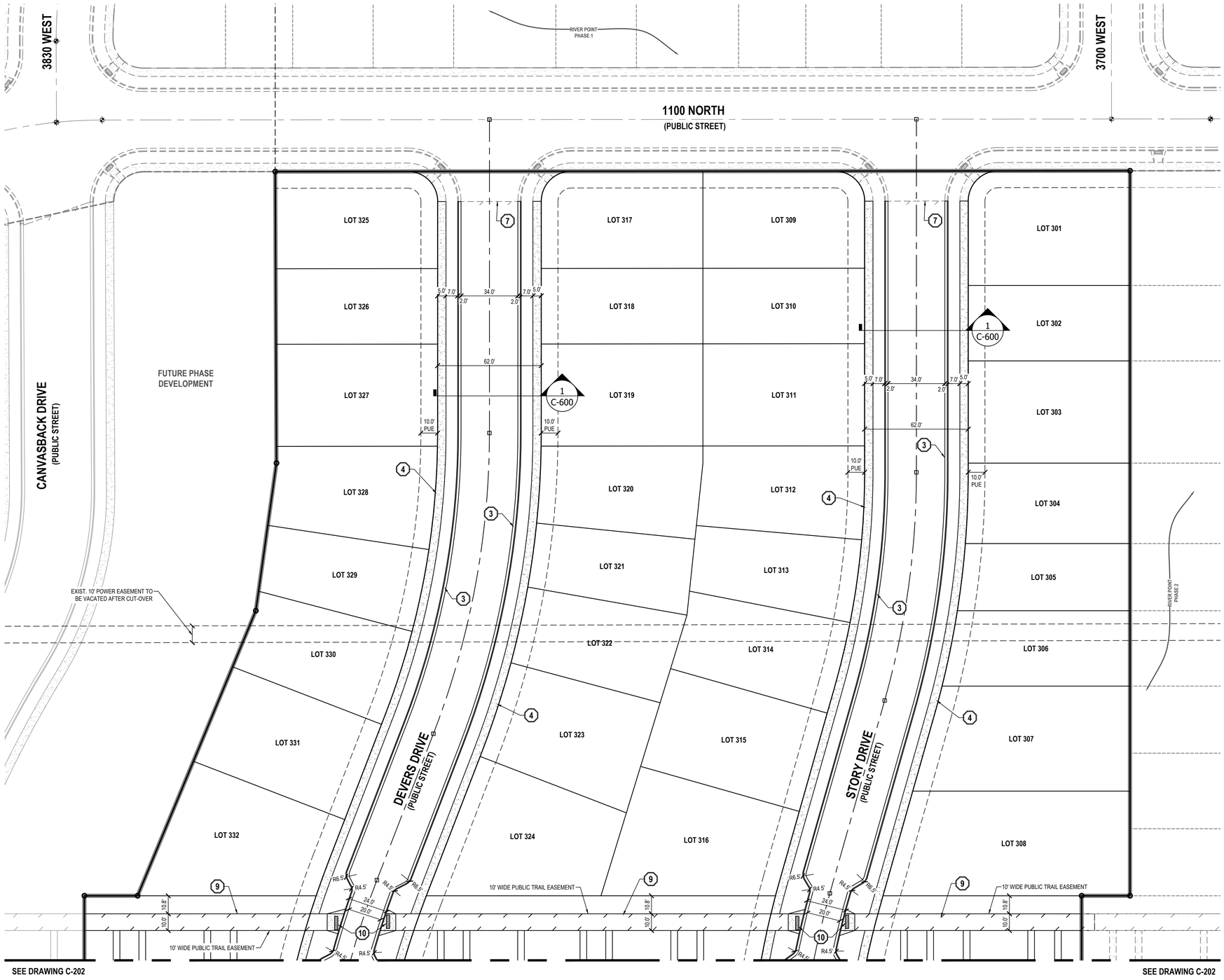
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BENCHMARK

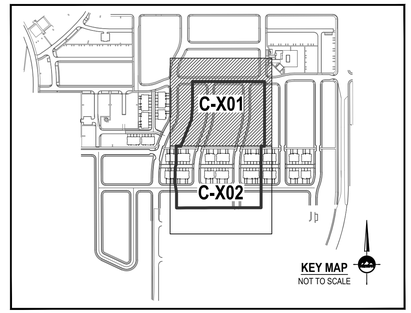
EAST QUARTER CORNER
SECTION 2
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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



SEE DRAWING C-202

SEE DRAWING C-202



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SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 4/C-600.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 5/C-600.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING RD-05.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. 6" TYPE "P" CURB WALL PER APWA STANDARD PLAN NO. 209.
6. INSTALL FLARED DRIVE APPROACH PER LEHI CITY STANDARD DRAWING RD-11.
7. EXIST EDGE OF ASPHALT.
8. ADA RAMP PER LEHI CITY STANDARD DRAWING RD-06.
9. ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TR-01. WIDTH PER PLAN
10. 10' WIDE ADA RAMP PER DETAIL 6/C-600.
11. 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
12. INSTALL (2) K-RAILS WITH M.U.T.C.D. SIGN OM4-2 (18" SIGN) ATTACHED TO EACH
13. INSTALL 20' WIDE ALL WEATHER ACCESS PER LEHI CITY STANDARD DRAWING RD-14.
14. DOUBLE WHITE STRIPED PARKING STALL MARKING.
15. INSTALL 3' WATERWAY PER DETAIL 8/C-600.

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
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DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

SITE PLAN

PROJECT NUMBER	PRINT DATE
8069Y	8/2/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-201

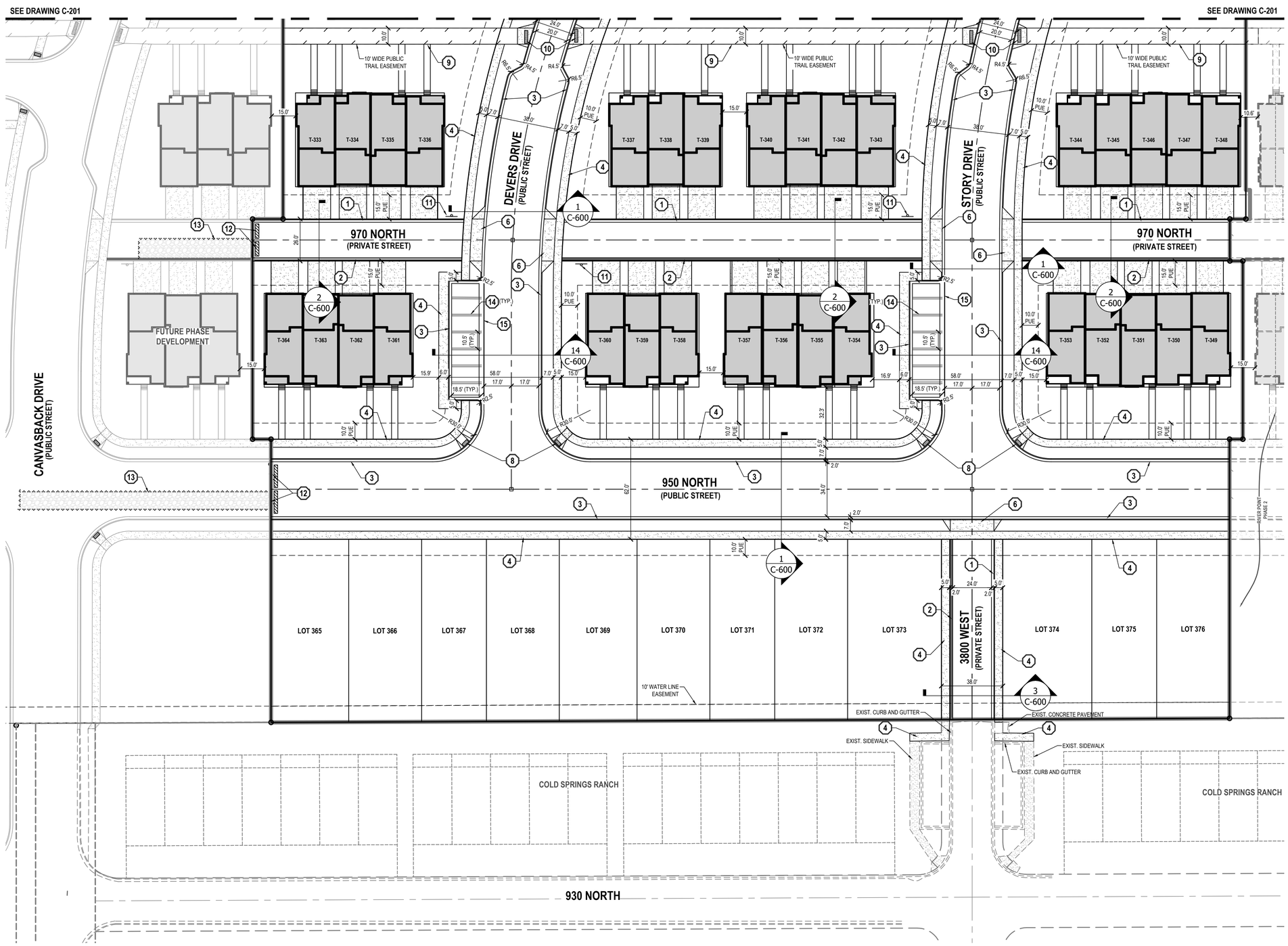
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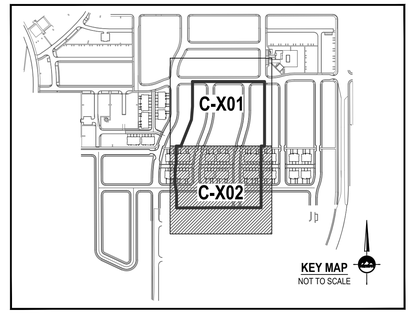
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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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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.

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BRADEN D. MORRIS
STATE OF UTAH
8/2/2023
Braden D. Morris

SITE PLAN

PROJECT NUMBER 8069Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-202

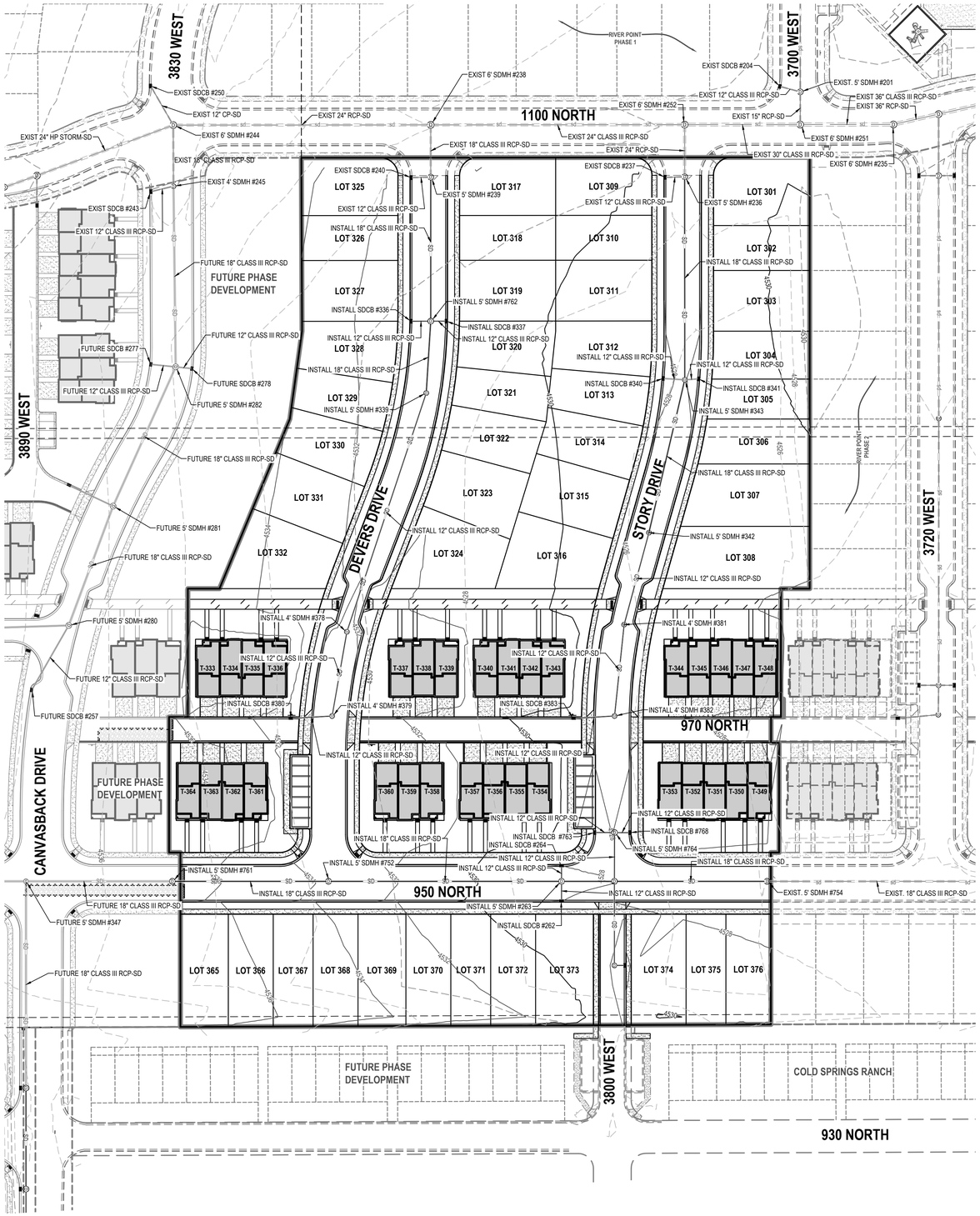
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



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HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
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REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069Y	8/2/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-300

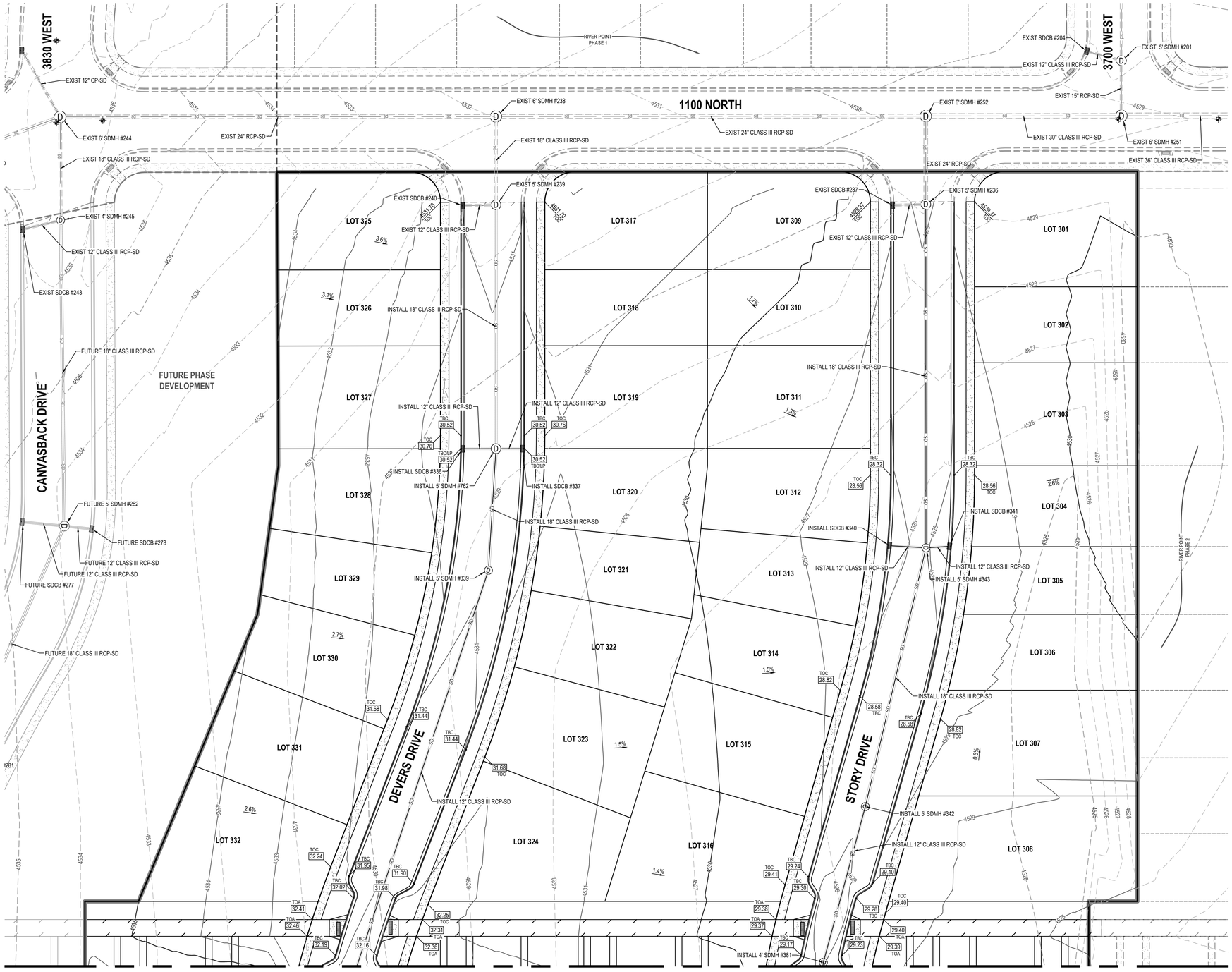
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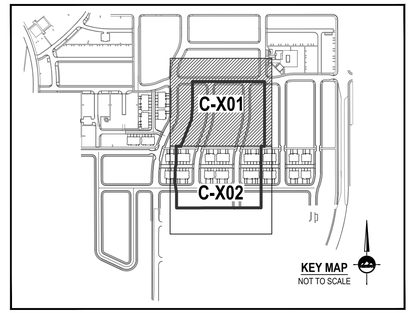
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
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ELEVATION = 4536.22





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NORTH

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30 0 15 30 60

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LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8069Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-301

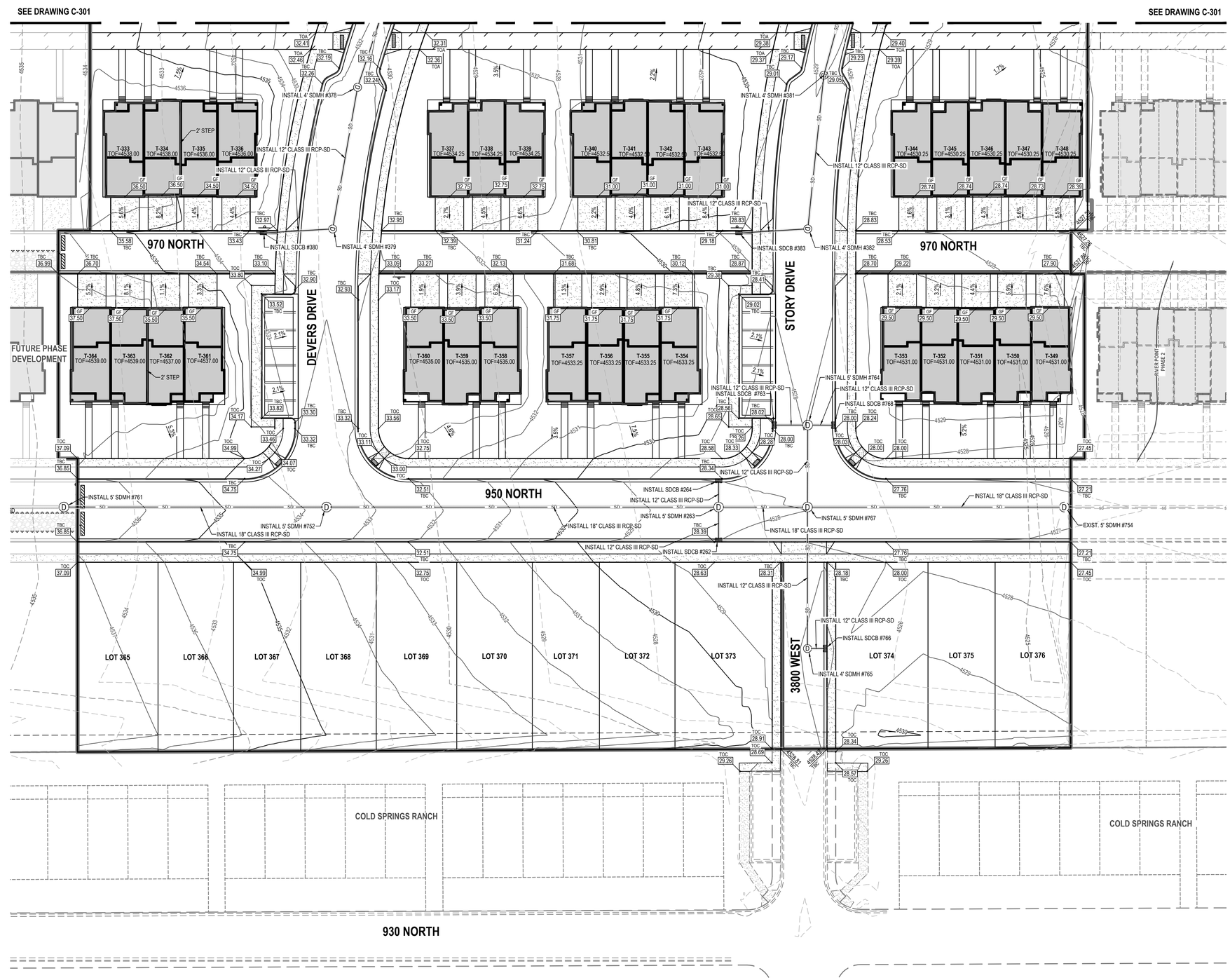
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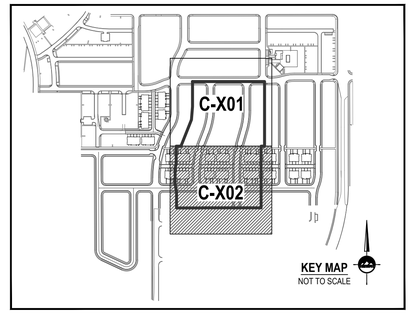
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REGISTERED PROFESSIONAL ENGINEER
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BRADEN D. MORRIS
STATE OF UTAH
8/2/2023
Braden D. Morris

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069Y	8/2/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-302

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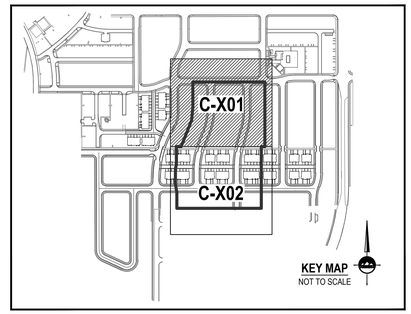
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6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
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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.



HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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13702 S. 200 W. B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069Y	8/1/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

GP-101

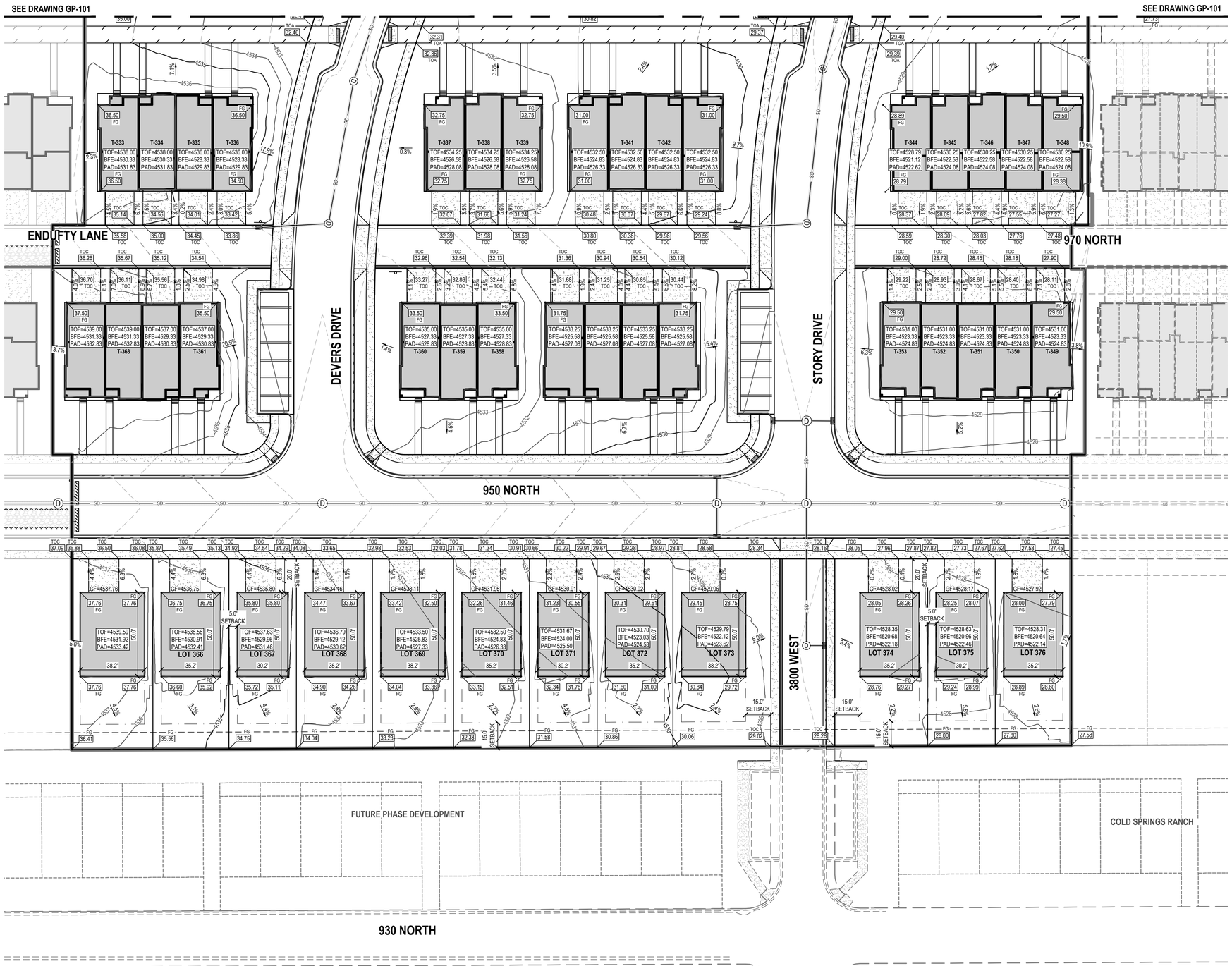
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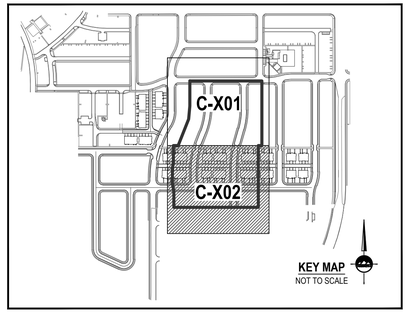
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22





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3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
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LEHI, UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8069Y
PRINT DATE 8/1/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

GP-102

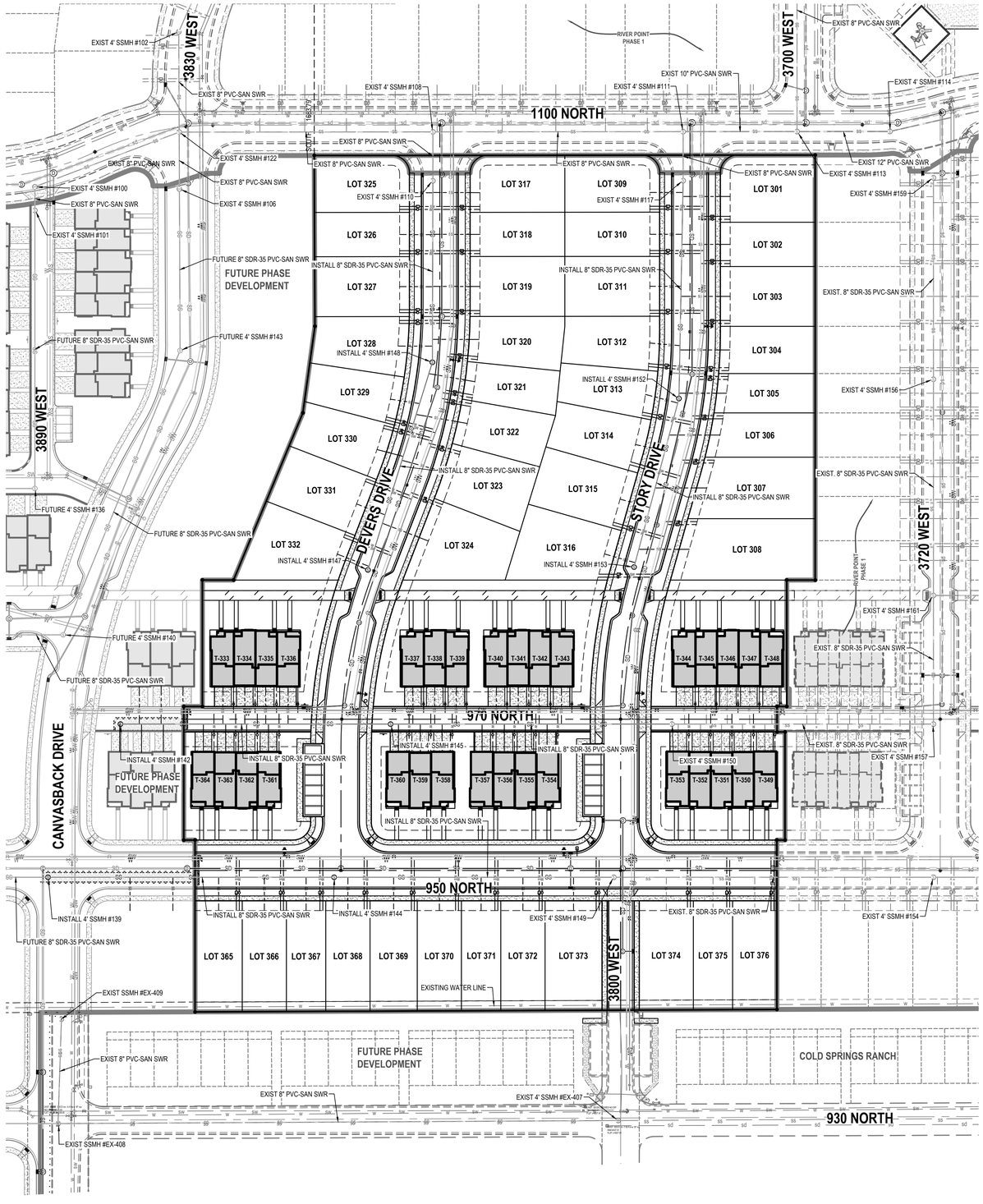
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
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SALT LAKE BASE & MERIDIAN

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60 0 30 60 120

(IN FEET)
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1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
8/2/2023
Braden D. Morris

OVERALL UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8069Y	8/2/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-400

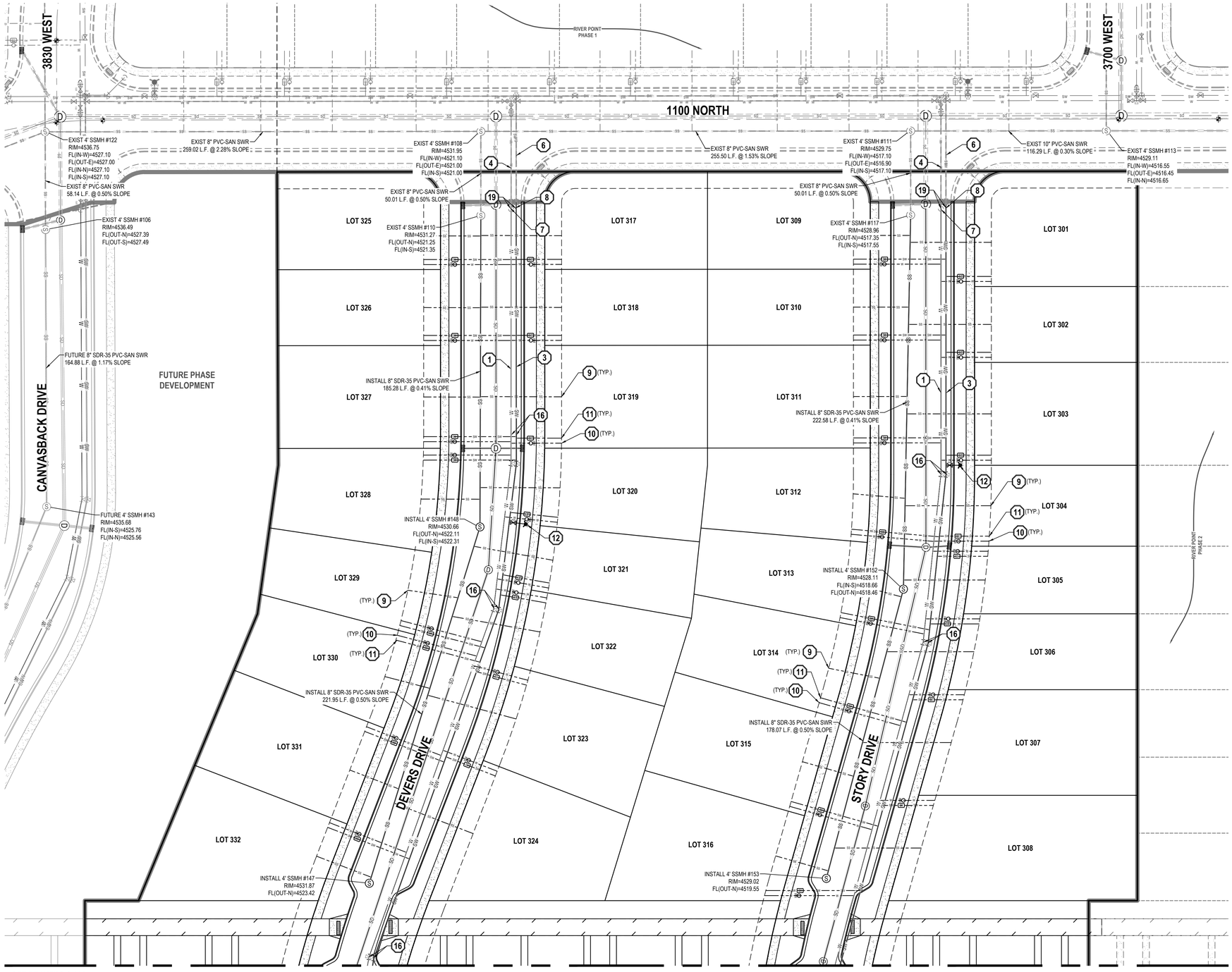
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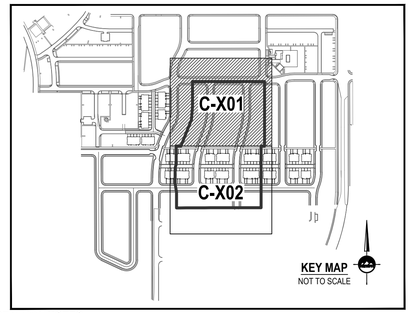
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SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 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.
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 4" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
21. 10' WATER LINE EASEMENT IN FAVOR OF SCOTT MCLACHLAN.
22. INSTALL 2" CTS PURPLE POLY IRRIGATION METER PER LEHI CITY STANDARD DRAWING WATER-8.
23. EXIST 4" SDR-35 PVC SEWER LATERAL INSTALLED WITH PHASE 2 CONSTRUCTION.

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

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REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER 8069Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-401

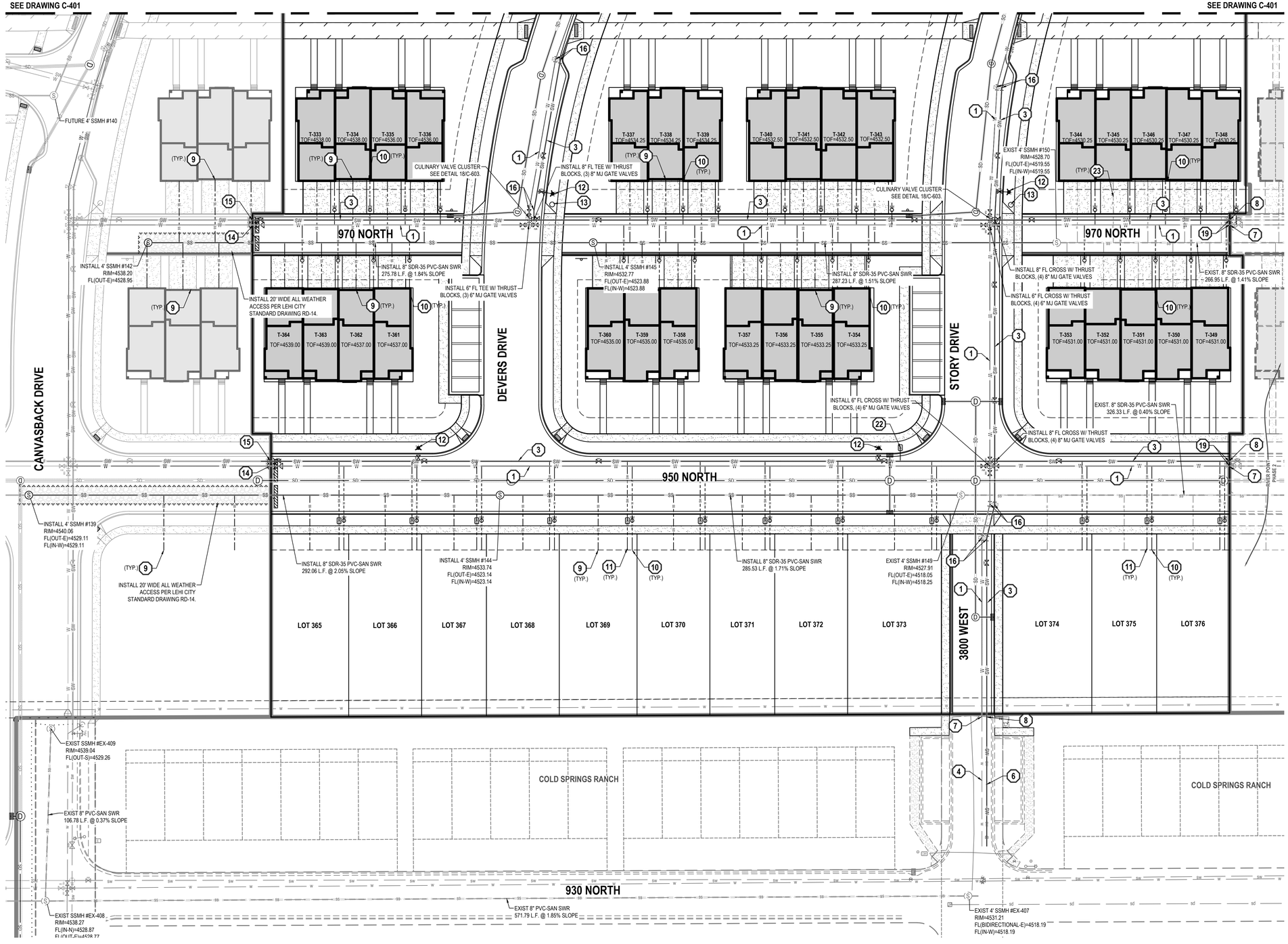
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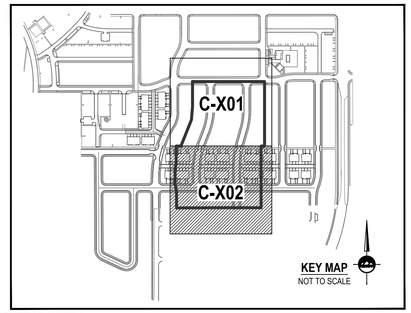
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12. INSTALL MEGA LUGS ON ALL MECHANICAL JOINTS (OR APPROVED EQUAL).
13. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
14. ALL FIRE HYDRANTS AND BLOWOFF VALVES SHALL HAVE A 3'-0" MIN. SEPARATION. MAINTAIN 3' OF CLEARANCE AROUND ALL FIRE HYDRANTS.
15. MANHOLES ON SLOPES GREATER THAN 5% SHALL UTILIZE THE WHIRLYGIG MANHOLE RISER SYSTEM AT INSTALLATION

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.
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 4" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
21. 10' WATER LINE EASEMENT IN FAVOR OF SCOTT MCLACHLAN.
22. INSTALL 2" CTS PURPLE POLY IRRIGATION METER PER LEHI CITY STANDARD DRAWING WATER-8.
23. EXIST 4" SDR-35 PVC SEWER LATERAL INSTALLED WITH PHASE 2 CONSTRUCTION.

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

ENSIGN
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DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8069Y	8/2/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-402

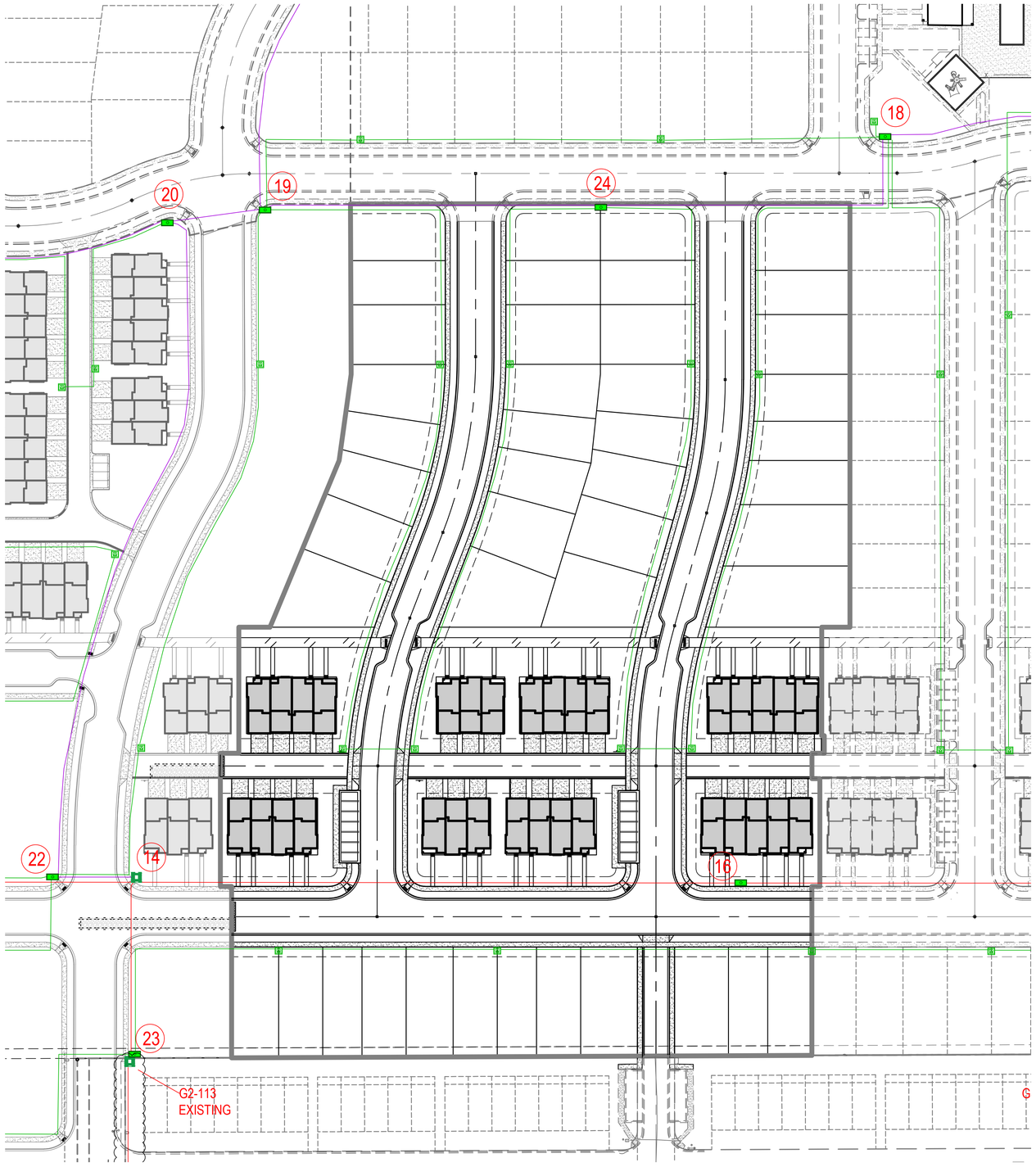
811 Know what's below. Call before you dig.

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.

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DRAPER, UTAH 84020
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PHONE: 801-494-0150

RIVER POINT PHASE 3
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1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PHASE 3 POWER PLAN

PROJECT NUMBER 8069Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-403

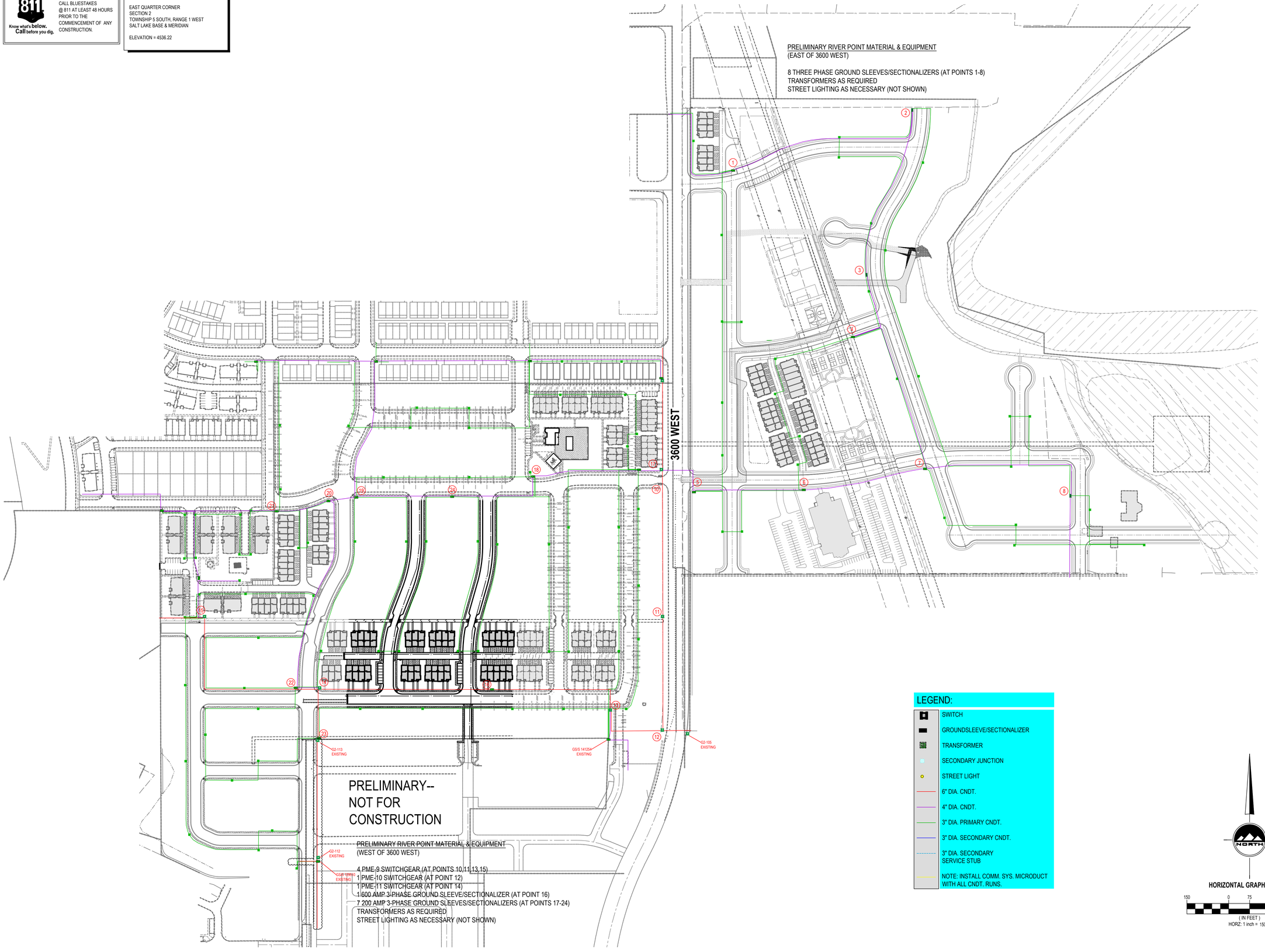
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Know what's below. Call before you dig.

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.

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1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL POWER PLAN

PROJECT NUMBER 8069Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-403A

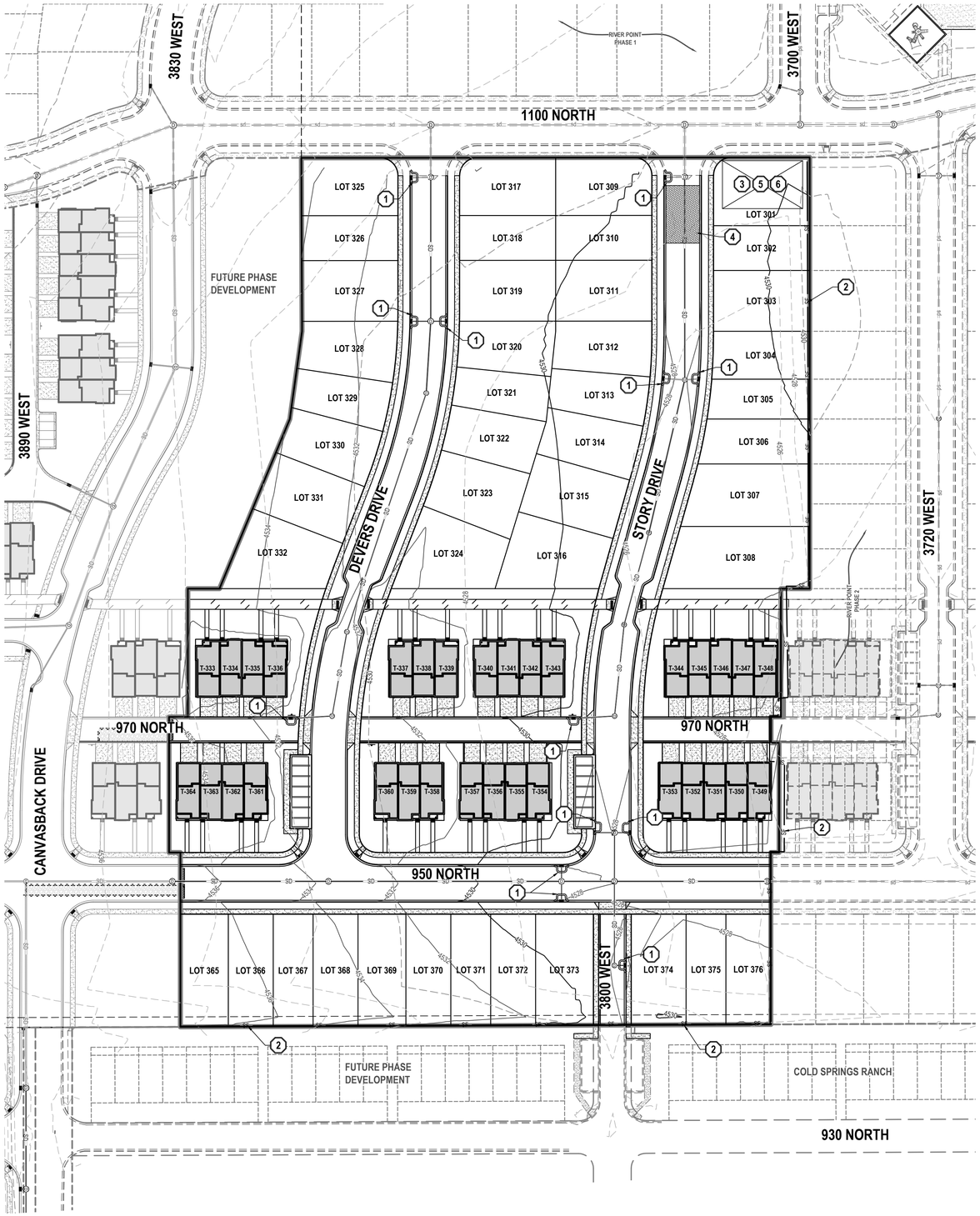
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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



GENERAL NOTES

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.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

ENSIGN
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CONTACT:
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PHONE: 801-494-0150

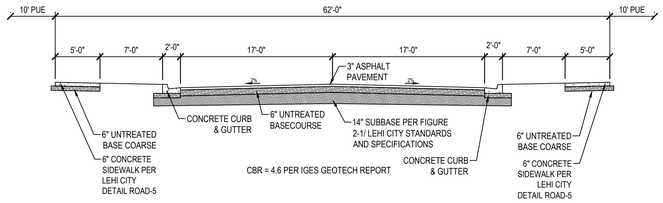
RIVER POINT PHASE 3
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1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D Morris

OVERALL EROSION CONTROL PLAN

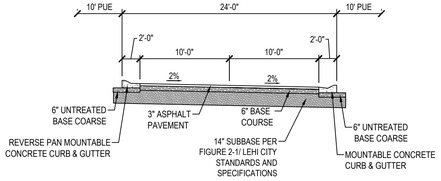
PROJECT NUMBER	PRINT DATE
8069Y	8/2/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-500



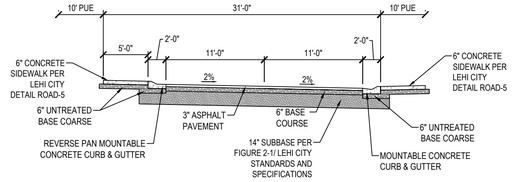
1 62' PUBLIC STREET CROSS SECTION

SCALE: NONE



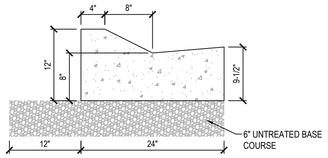
2 24' ROAD CROSS SECTION (NO PARKING)

SCALE: NONE



3 31' ROAD CROSS SECTION (NO PARKING)

SCALE: NONE

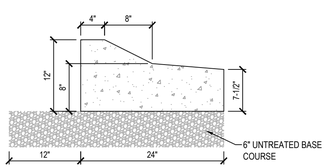


4 24" MOUNTABLE CURB AND GUTTER

SCALE: NONE

NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

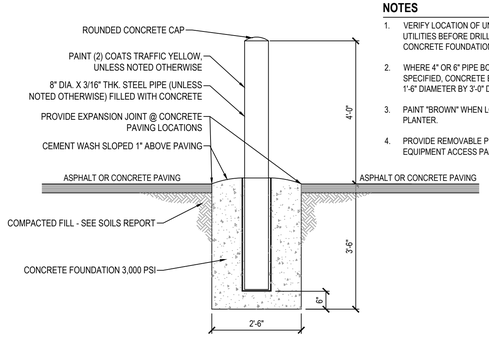


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

5 24" MOUNTABLE REVERSE PAN CURB AND GUTTER

SCALE: NONE

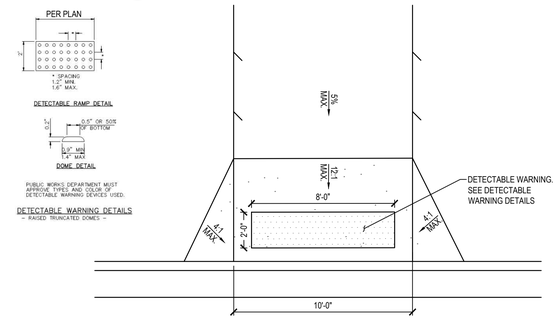


NOTES

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.

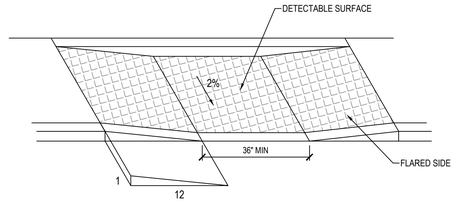
6 ADA RAMP

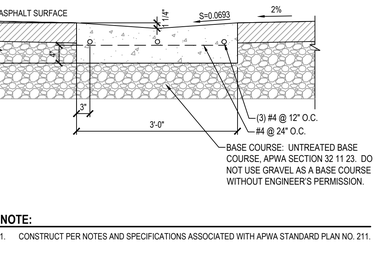
SCALE: NONE



7 ACCESIBLE RAMP (ONSITE)

SCALE: NONE



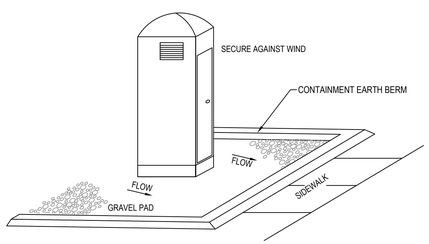


NOTES:

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.

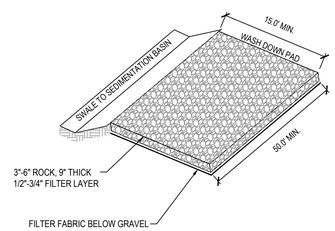
8 3' WATERWAY

SCALE: NONE



9 BOLLARD

SCALE: NONE

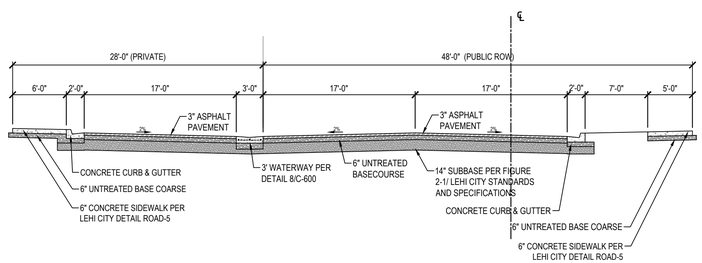


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

10 SAG INLET PROTECTION

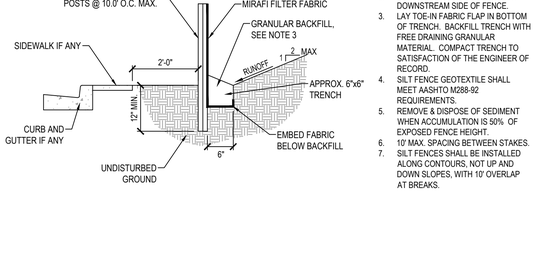
SCALE: NONE



CBR = 4.6 PER IGES GEOTECH REPORT

11 TEMPORARY SILT FENCE

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 PORTABLE TOILET

SCALE: NONE

13 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

14 PUBLIC STREET CROSS SECTION W/ PARKING

SCALE: NONE

ENSIGN
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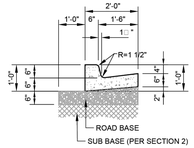
RIVER POINT PHASE 3
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LEHI, UTAH

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8/2/2023
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

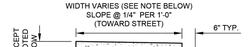
DETAILS

PROJECT NUMBER 8069Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-600



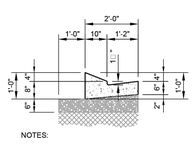
HIGH BACK CURB & GUTTER

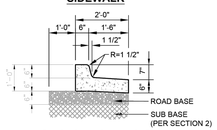


NOTES:

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



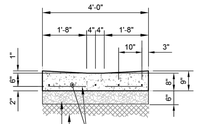


REVERSE SLOPE CURB & GUTTER

NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



4' DRAIN GUTTER

GENERAL NOTES:

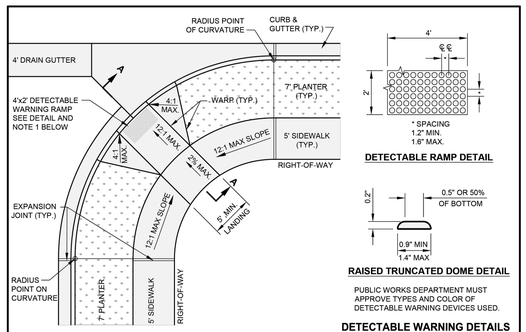
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS ALONG SIDEWALK SECTIONS SHOULD BE PLACED AT INTERVALS MATCHING THE SIDEWALK WIDTH, EXCEPT WITH VERY WIDE CONCRETE SECTIONS WHERE CONTRACTION JOINT SPACING SHALL NOT EXCEED 2 TIMES THE SLAB THICKNESS IN FEET. FOR EXAMPLE THE MAXIMUM JOINT SPACING FOR A 4" THICK CONCRETE SLAB WOULD BE 8 FEET.
4. WHEN CURB, GUTTER OR SIDEWALK MUST BE REMOVED & REPLACED, FOLLOW WRITTEN GUIDELINES IN SECTION 5.

LEHI CITY

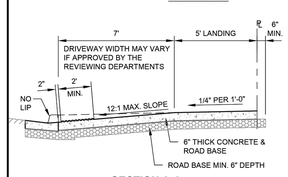
LEHI CITY STANDARD DETAIL

CURB, GUTTER AND SIDEWALK

RD-05 | DATE: JANUARY 2022



PLAN VIEW



SECTION A-A

GENERAL NOTES:

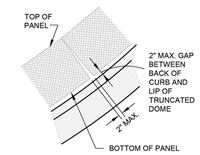
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

DETECTABLE RAMP DETAIL

RAISED TRUNCATED DOME DETAIL

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS



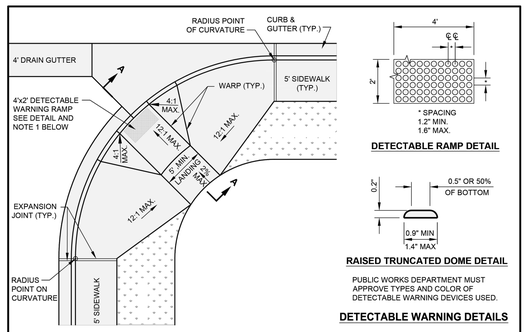
DETECTABLE WARNING SURFACE PANEL GAP DETAIL

LEHI CITY

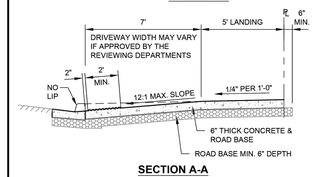
LEHI CITY STANDARD DETAIL

ADA RAMP PLANTER STRIP (AT INTERSECTION)

RD-06 | DATE: JANUARY 2022



PLAN VIEW



SECTION A-A

GENERAL NOTES:

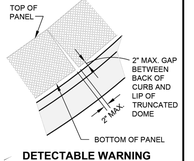
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

DETECTABLE RAMP DETAIL

RAISED TRUNCATED DOME DETAIL

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS



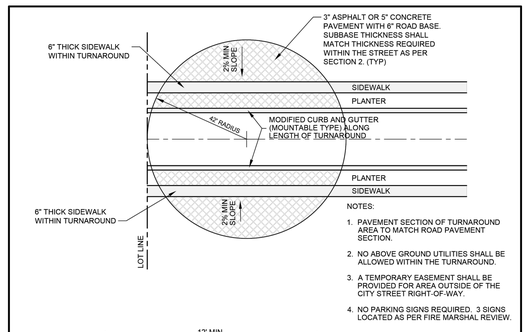
DETECTABLE WARNING SURFACE PANEL GAP DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL

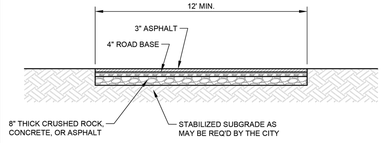
ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (AT INTERSECTION)

RD-07 | DATE: JANUARY 2022

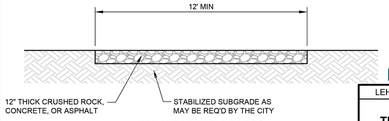


NOTES:

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



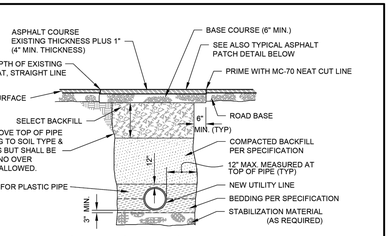
ALL WEATHER ACCESS

LEHI CITY

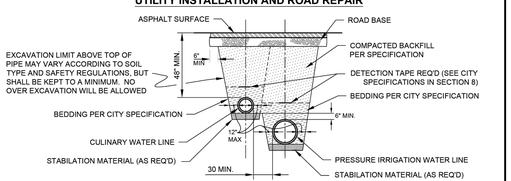
LEHI CITY STANDARD DETAIL

TEMPORARY TURNAROUND AND ACCESS ROADS

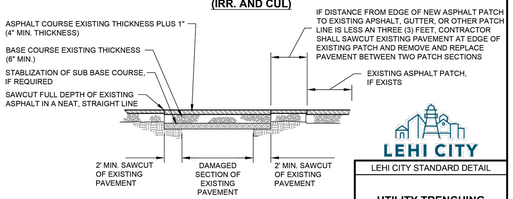
RD-14 | DATE: JANUARY 2022



UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION (IRR. AND CUL)



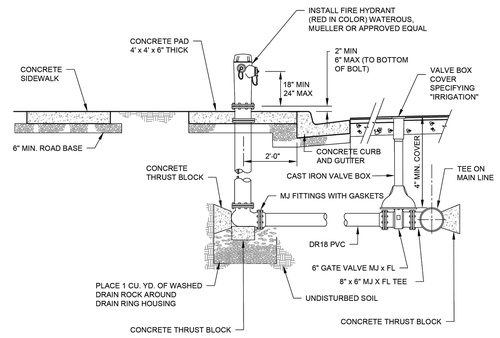
TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL

UTILITY TRENCHING

WT-01 | DATE: JANUARY 2022



FIRE HYDRANT WITH VALVE

NOTES:

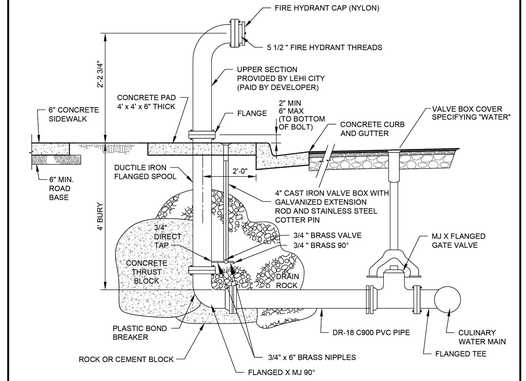
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID 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:

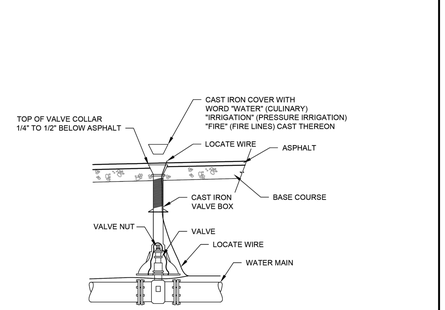
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL 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

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

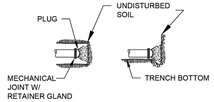
DETAILS

PROJECT NUMBER 8069Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

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	1.7	2.8	2.8	2.8
8	7.1	3.9	2.0	1.0	5.0	3.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	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	SEE NOTE 1	17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

* 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

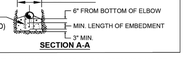


FIRE HYDRANT **CROSS** **TEE** **TEE (PLUGGED)** **ELBOW**

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 EMBED-MENT
	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

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

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			

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

NOTES:

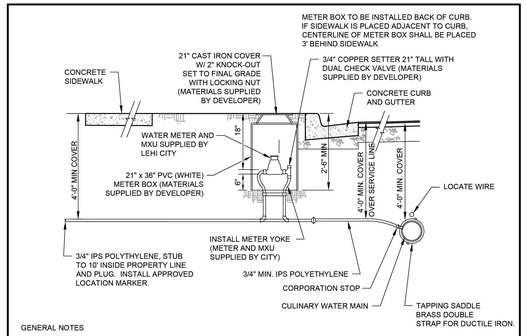
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK.
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.
4. POST 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

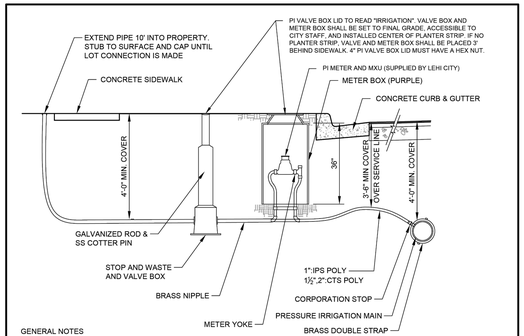
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL 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 V9-7-3SW-31-66	FORD VBB76-15-11-66	FORD VBB77-15-11-77
NIPPLE	3X12 BRASS	3-1/2X12 BRASS	2X12 BRASS
STOP AND WASTE	FORD BC-15-66-SW-1	FORD B15-666W-NL 1 1/2	Ford B15-777W-NL2
RING	D&LL-2244	D&LL-2242	
RING ADAPTER	NA	L-2336 SO-D MTR ADPT RING	
LID	DFW12AUT-5MW-T-IRRIG-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	FORD CAST IRON W/ PENTAGON NUT		
BASE	NA	NA	NA 9094-01
ROD	NA	NA-90D W/ COTTER (5X8) EXT KEY -	
METER BOX	SIGMA RMP-212436-PTR	SIGMA RMP-203036-PTR	
SERVICE LINE	1" IPS POLY	1 1/2" CTS POLY	2" CTS POLY

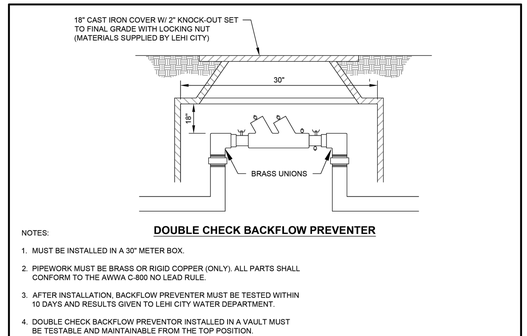
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

LEHI CITY STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

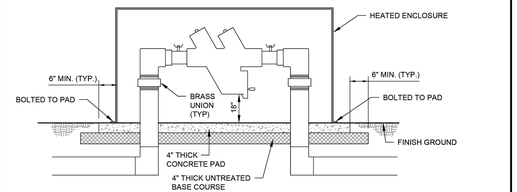
WT-08 DATE: *JANUARY 2022*



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:

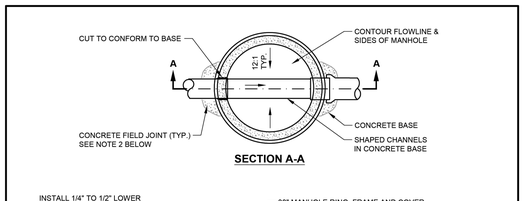
1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO -30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.

LEHI CITY

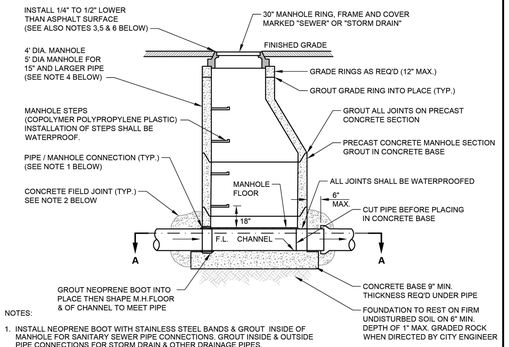
LEHI CITY STANDARD DETAIL

BACKFLOW PREVENTION

WT-13 DATE: *JANUARY 2022*



SECTION A-A



NOTES:

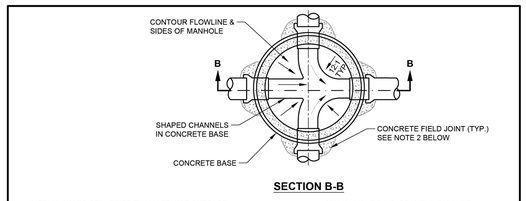
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

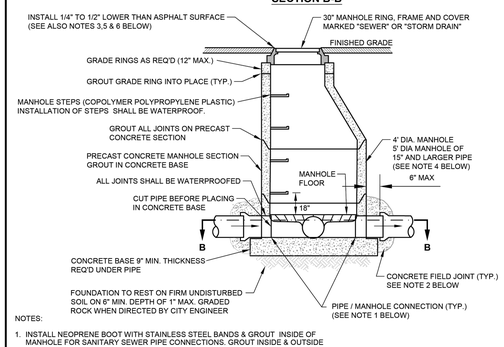
LEHI CITY STANDARD DETAIL

LINE MANHOLE (SEWER & STORM DRAIN)

SD-01 DATE: *JANUARY 2022*



SECTION B-B



NOTES:

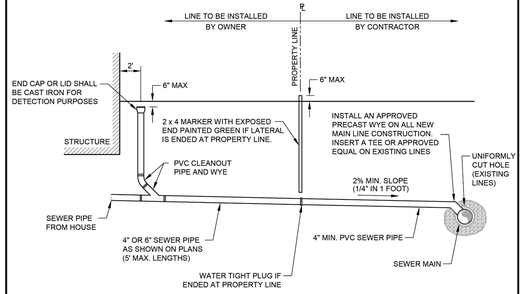
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

LEHI CITY STANDARD DETAIL

JUNCTION MANHOLE (SEWER & STORM DRAIN)

SD-02 DATE: *JANUARY 2022*



NOTES:

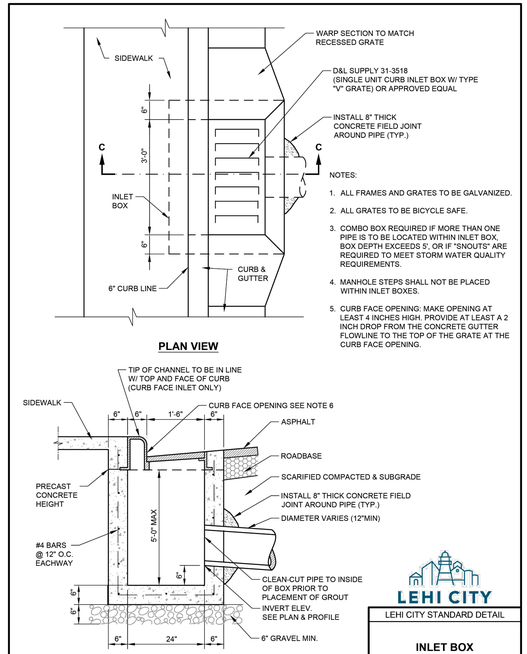
1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET
2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

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*

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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

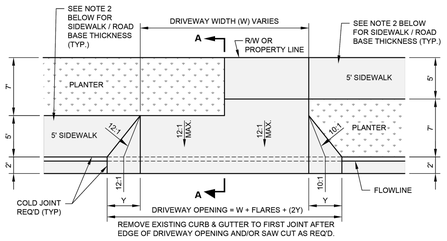
RIVER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

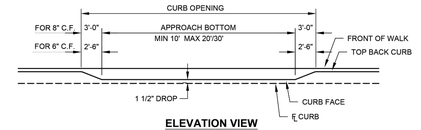
DETAILS

PROJECT NUMBER 8069Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

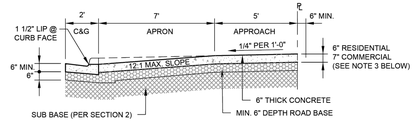
C-602



PLAN VIEW



ELEVATION VIEW



SECTION A-A

GENERAL NOTES:

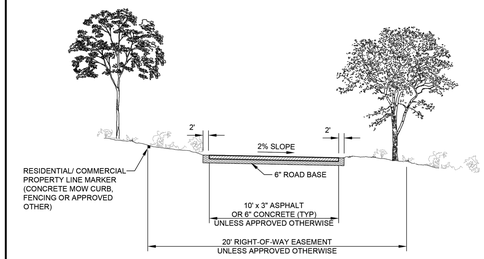
1. ALL PROPOSED DRIVEWAY PLACEMENTS SHALL BE INSPECTED BY THE LEHI CITY STREET DEPARTMENT PRIOR TO POURING OF CONCRETE.
2. IN THE EVENT THAT SIDEWALKS ARE INSTALLED PRIOR TO THE INSTALLATION OF DRIVE APPROACHES, AND THEY ARE NOT CONSTRUCTED TO MEET THE STANDARDS ABOVE, ALL NON-COMPLIANT SIDEWALK SECTIONS 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:

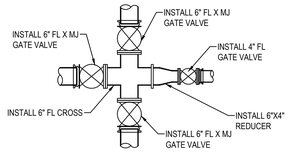
1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.
2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.
3. SLOPE TRAIL 2% TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE 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

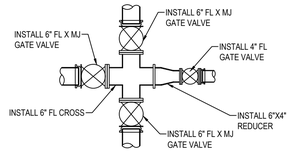
TR-01 DATE: JANUARY 2022



950 NORTH AND HERMAN DRIVE

17 CULINARY VALVE CLUSTER

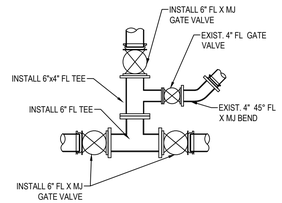
SCALE: NONE



ENDUFTY LANE AND HERMAN DRIVE

16 CULINARY VALVE CLUSTER

SCALE: NONE



ENDUFTY LANE AND 3690 WEST

18 CULINARY VALVE CLUSTER

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER 8069Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

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

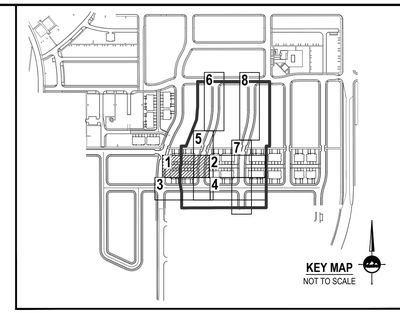
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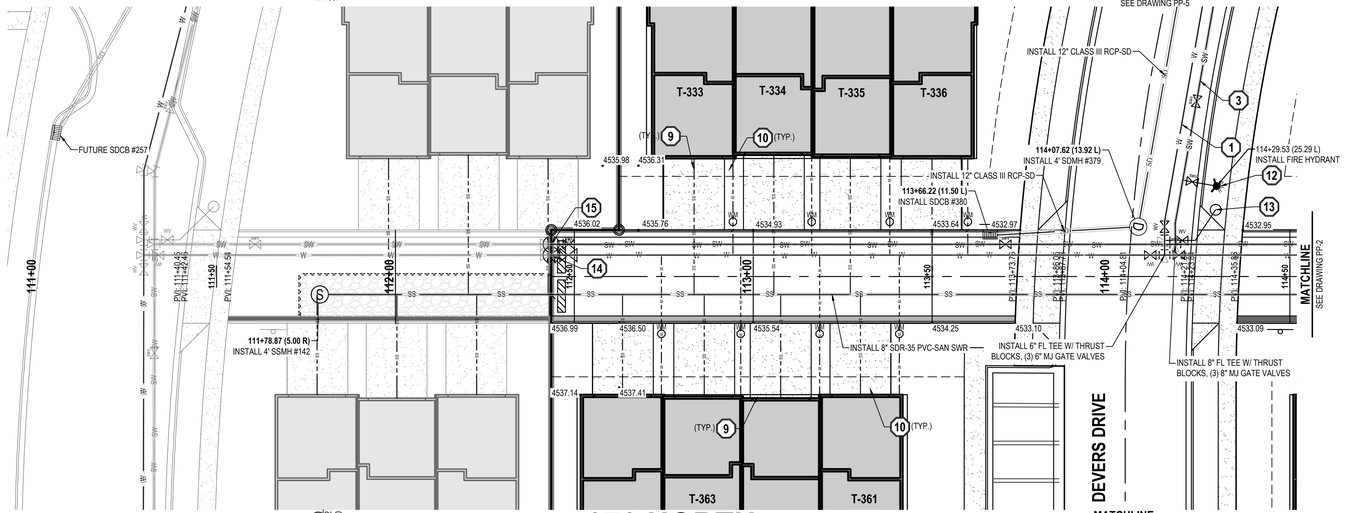
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

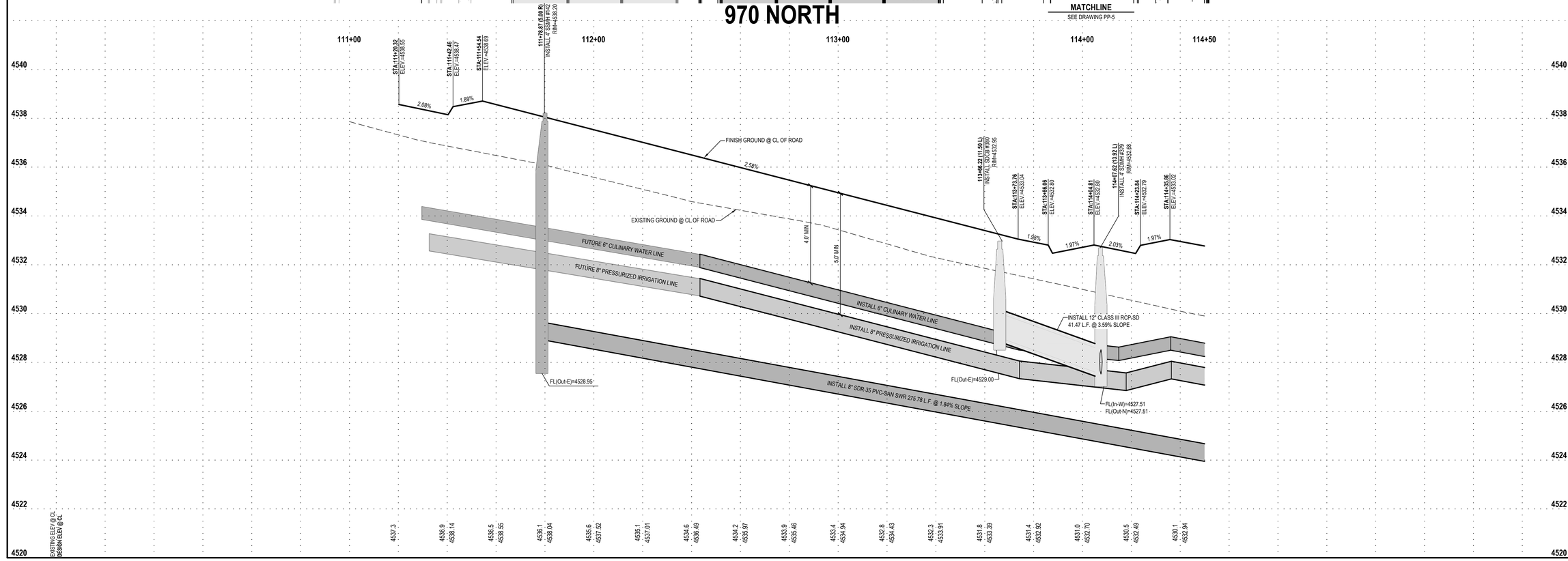
1. INSTALL 6" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. EXISTING 6" C-900 DR-18 PVC POTABLE WATERLINE.
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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.
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 4" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
21. 10' WATER LINE EASEMENT IN FAVOR OF SCOTT MCLACHLAN.
22. INSTALL 2" CTS PURPLE POLY IRRIGATION METER PER LEHI CITY STANDARD DRAWING WATER-8.
23. EXIST 4" SDR-35 PVC SEWER LATERAL INSTALLED WITH PHASE 2 CONSTRUCTION.

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.





970 NORTH



ENSIGN
THE STANDARD IN ENGINEERING

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RIVER POINT PHASE 3
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REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
970 NORTH

PROJECT NUMBER	PRINT DATE
8069Y	8/2/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-1

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EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

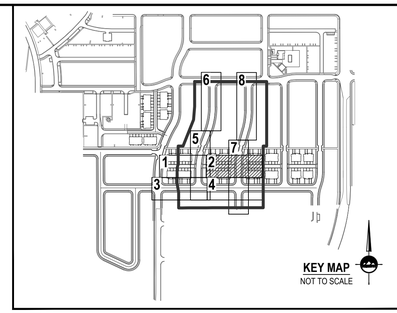
SCOPE OF WORK:

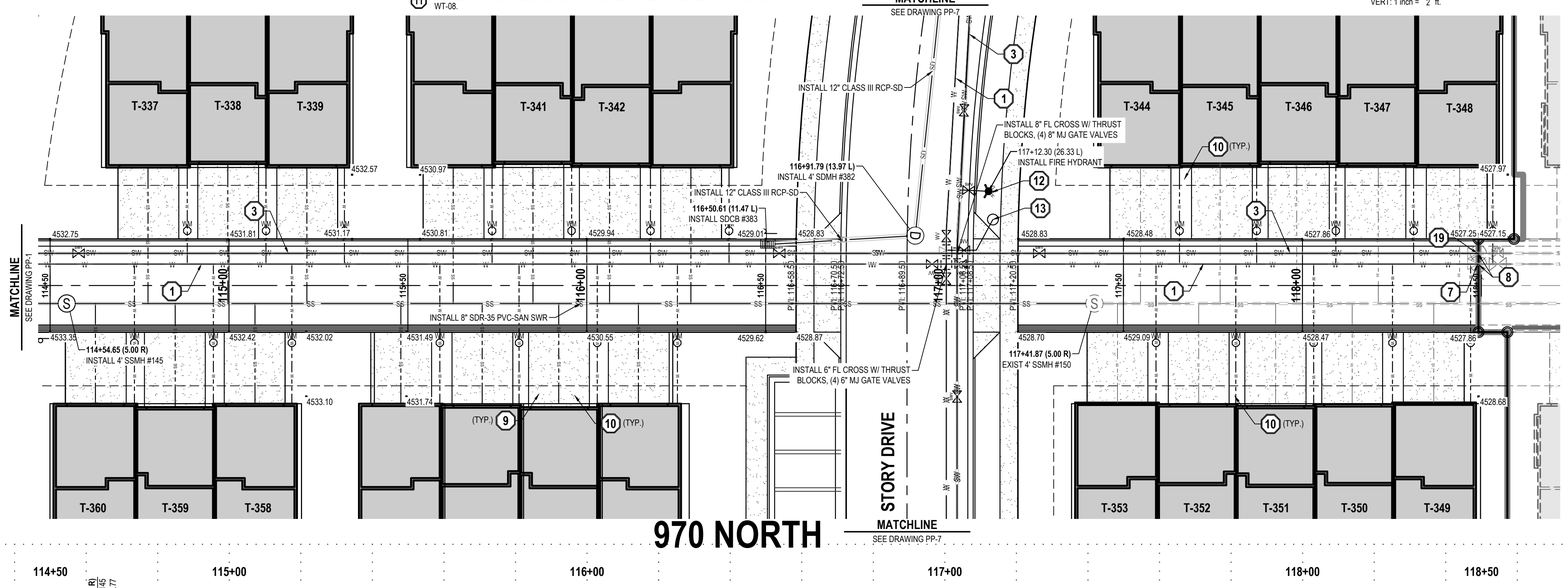
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12. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
13. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WT-03. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
14. INSTALL 4" BLOW OFF AT 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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23. EXIST 4" SDR-35 PVC SEWER LATERAL INSTALLED WITH PHASE 2 CONSTRUCTION.

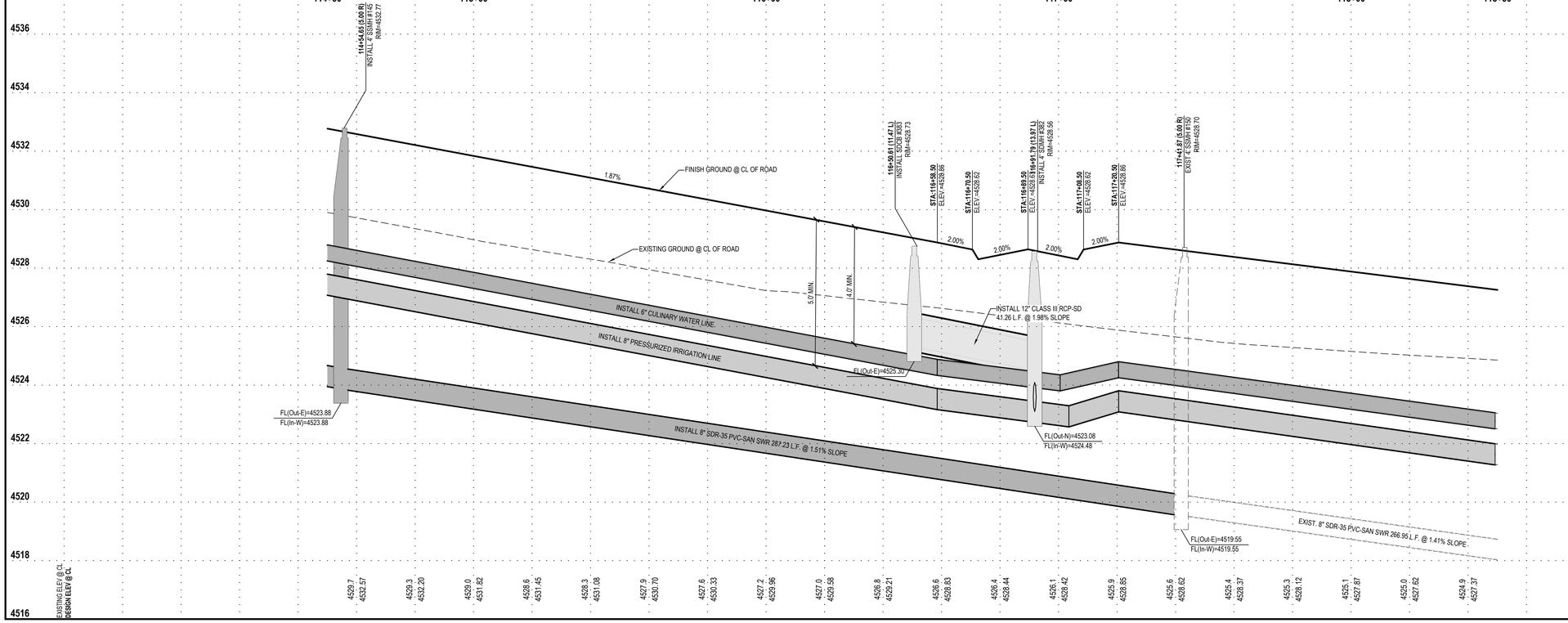
NORTH

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 2 ft.





970 NORTH



ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

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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 3
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
5150016-2202
BRADEN D. MORRIS
8/2/2023
STATE OF UTAH

PLAN AND PROFILE
970 NORTH

PROJECT NUMBER	PRINT DATE
8069Y	8/2/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-2

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

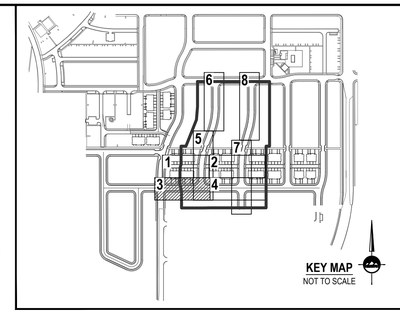
SCOPE OF WORK:

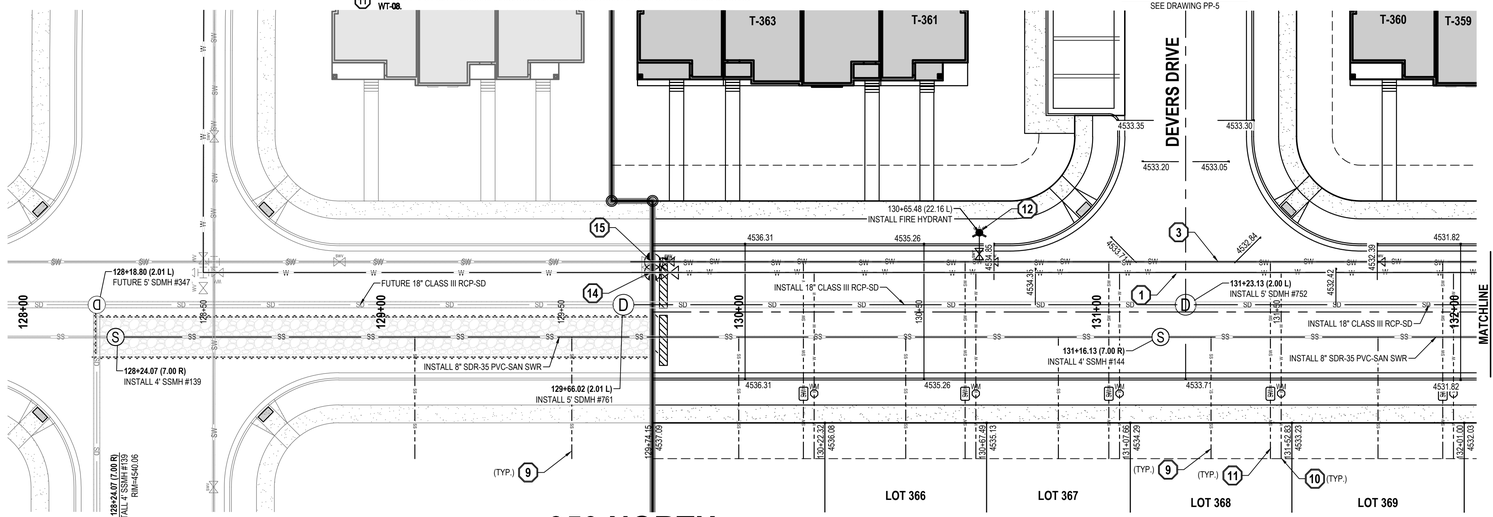
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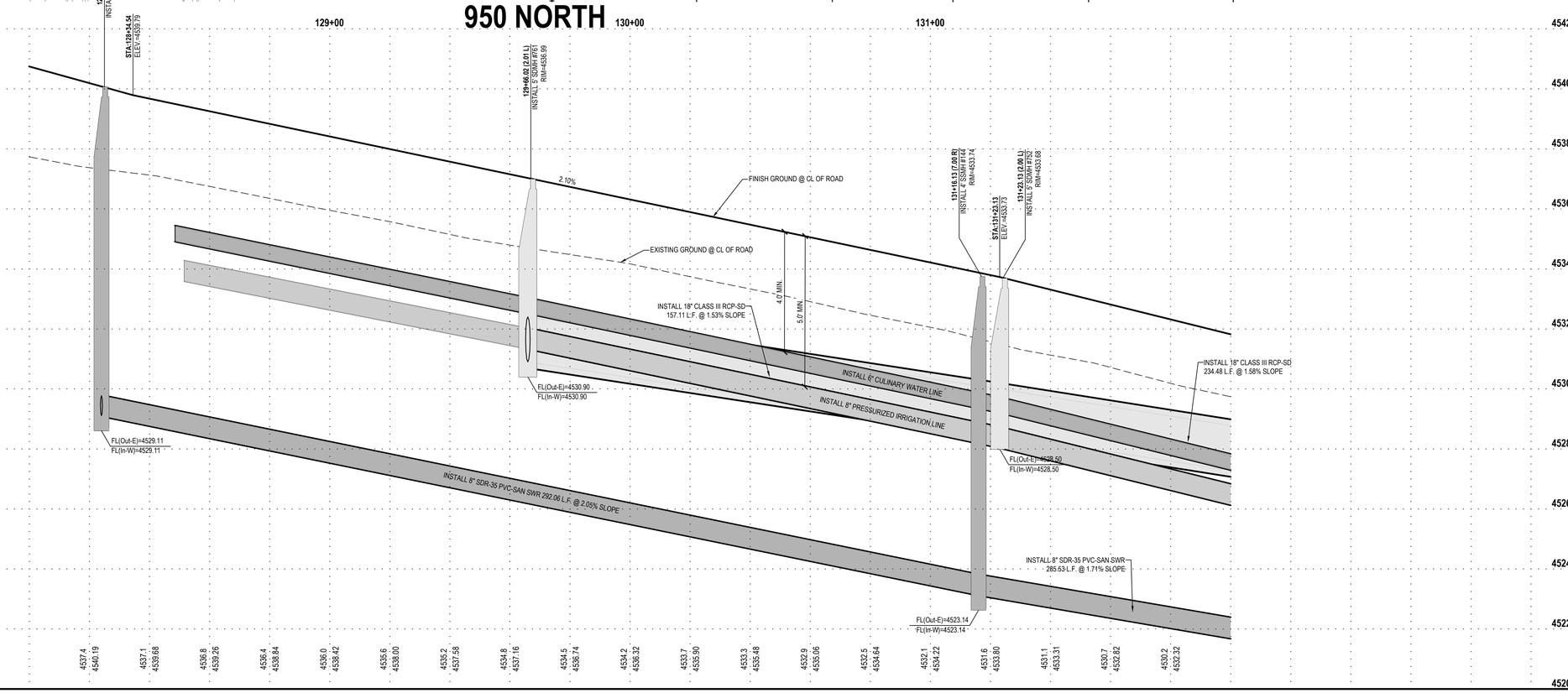
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5150016-2202
BRADEN D. MORRIS
8/2/2023
STATE OF UTAH

PLAN AND PROFILE
950 NORTH

PROJECT NUMBER	PRINT DATE
8069Y	8/2/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-3

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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

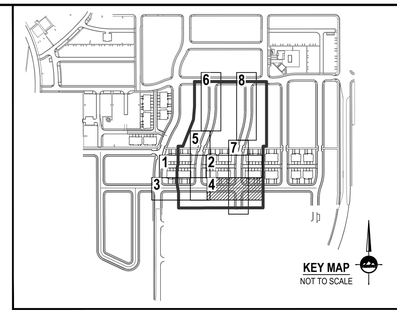
SCOPE OF WORK:

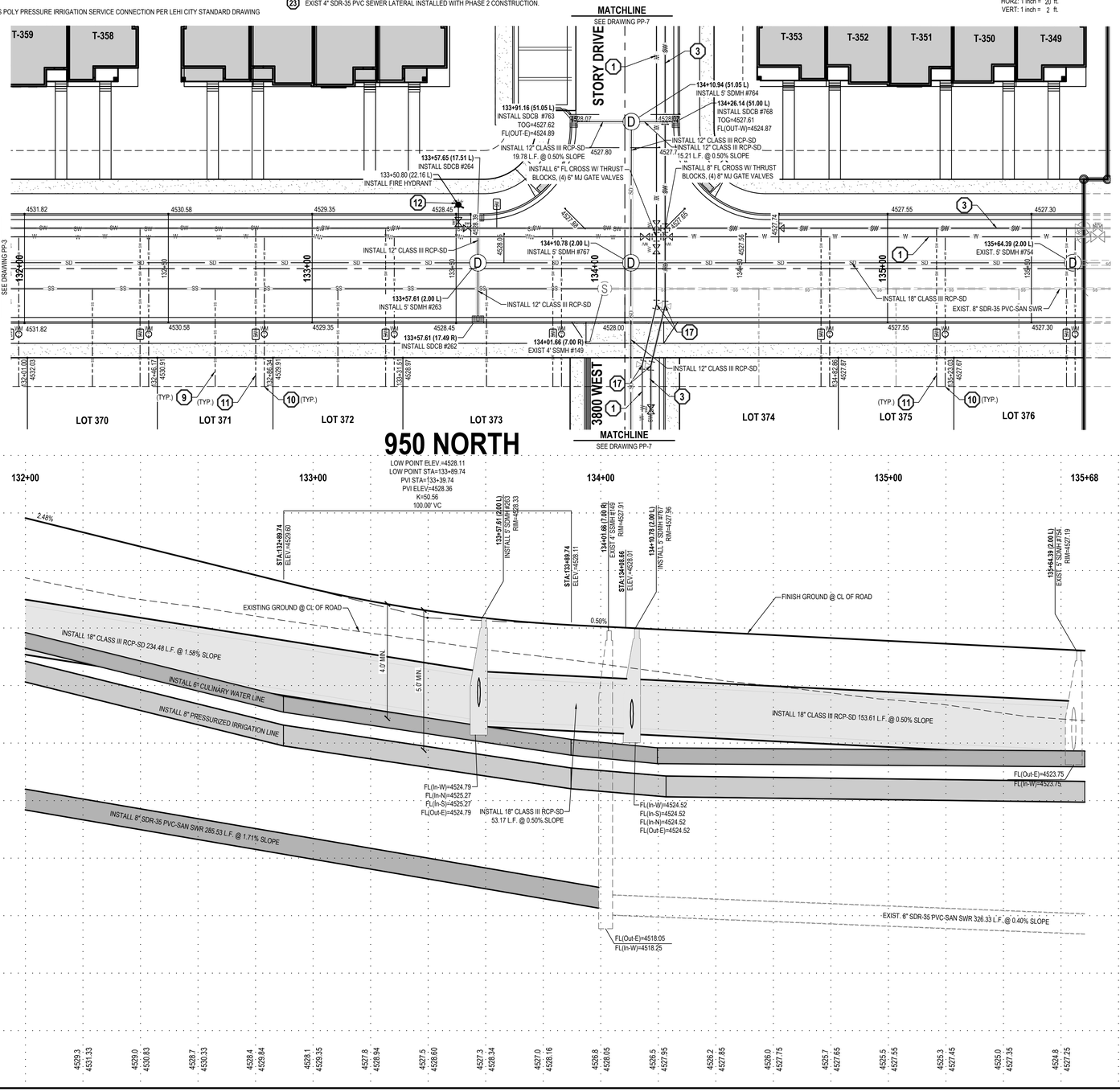
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REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

PLAN AND PROFILE
950 NORTH

PROJECT NUMBER 8069Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

PP-4

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BENCHMARK

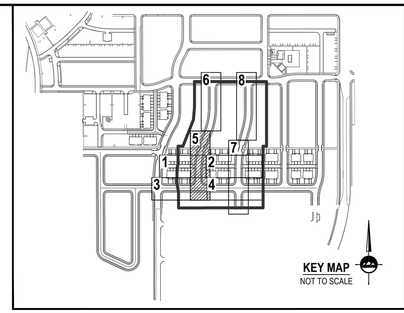
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SALT LAKE BASE & MERIDIAN

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SCOPE OF WORK:

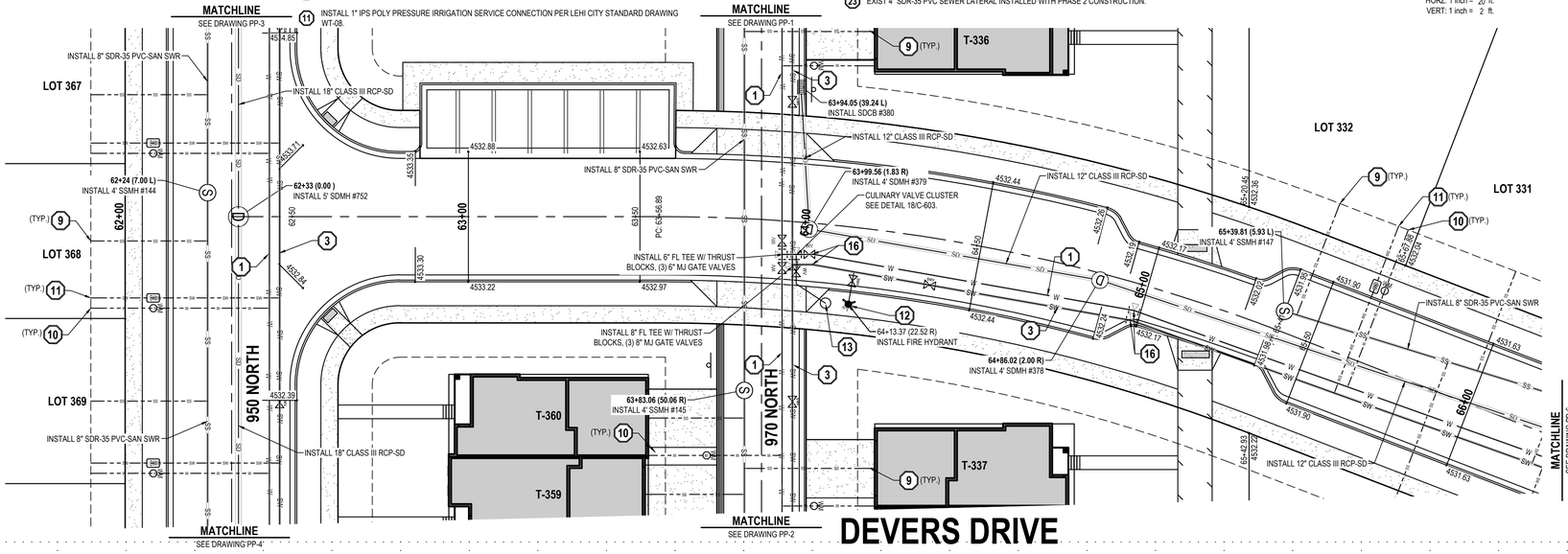
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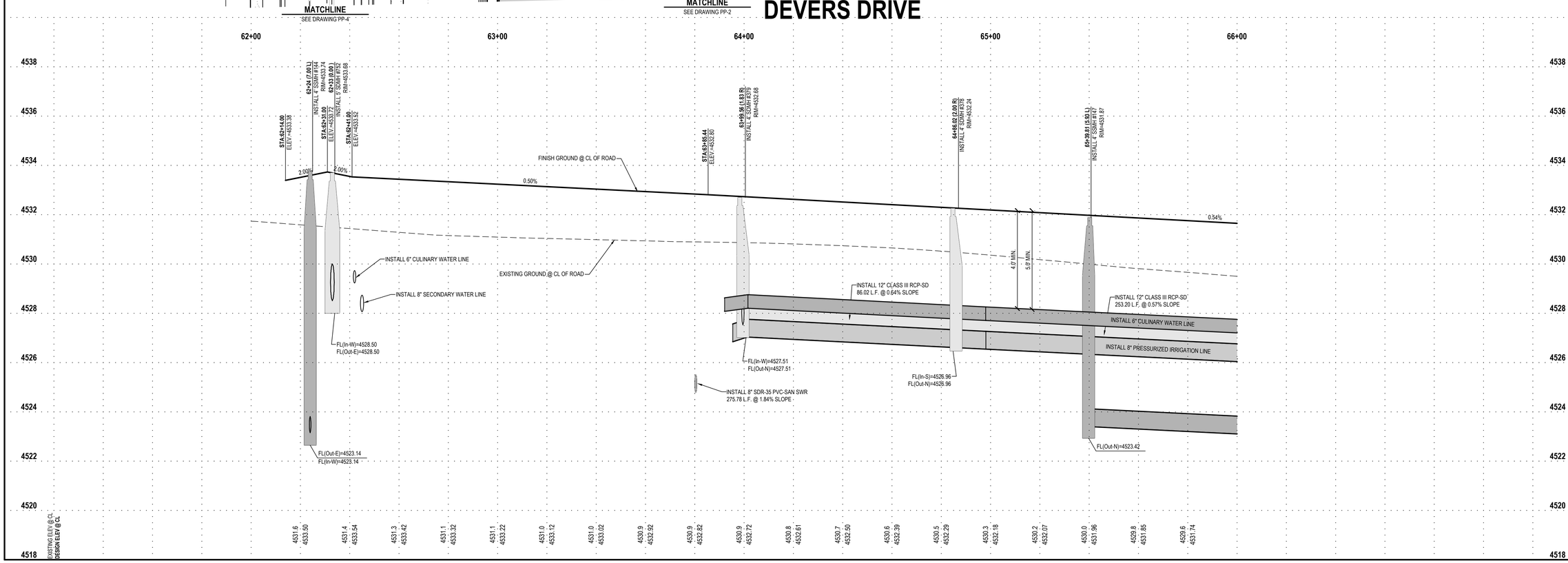
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RIVER POINT PHASE 3
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1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
DEVERS DRIVE

PROJECT NUMBER	PRINT DATE
8069Y	8/2/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-5

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
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SCOPE OF WORK:

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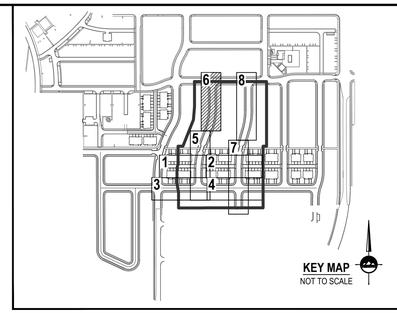
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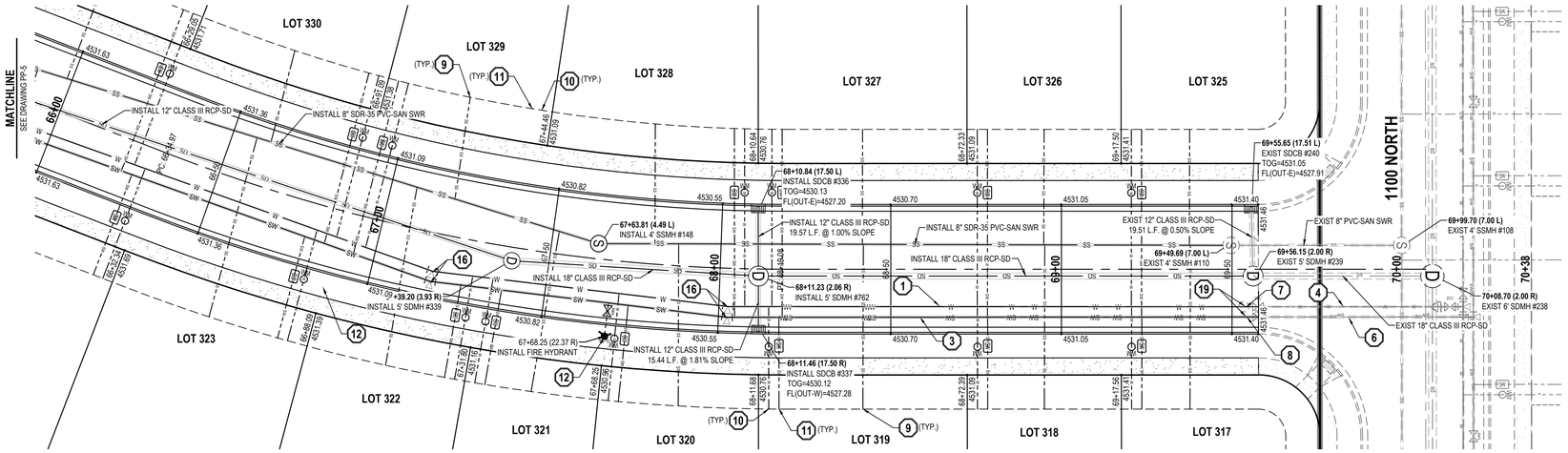
NORTH

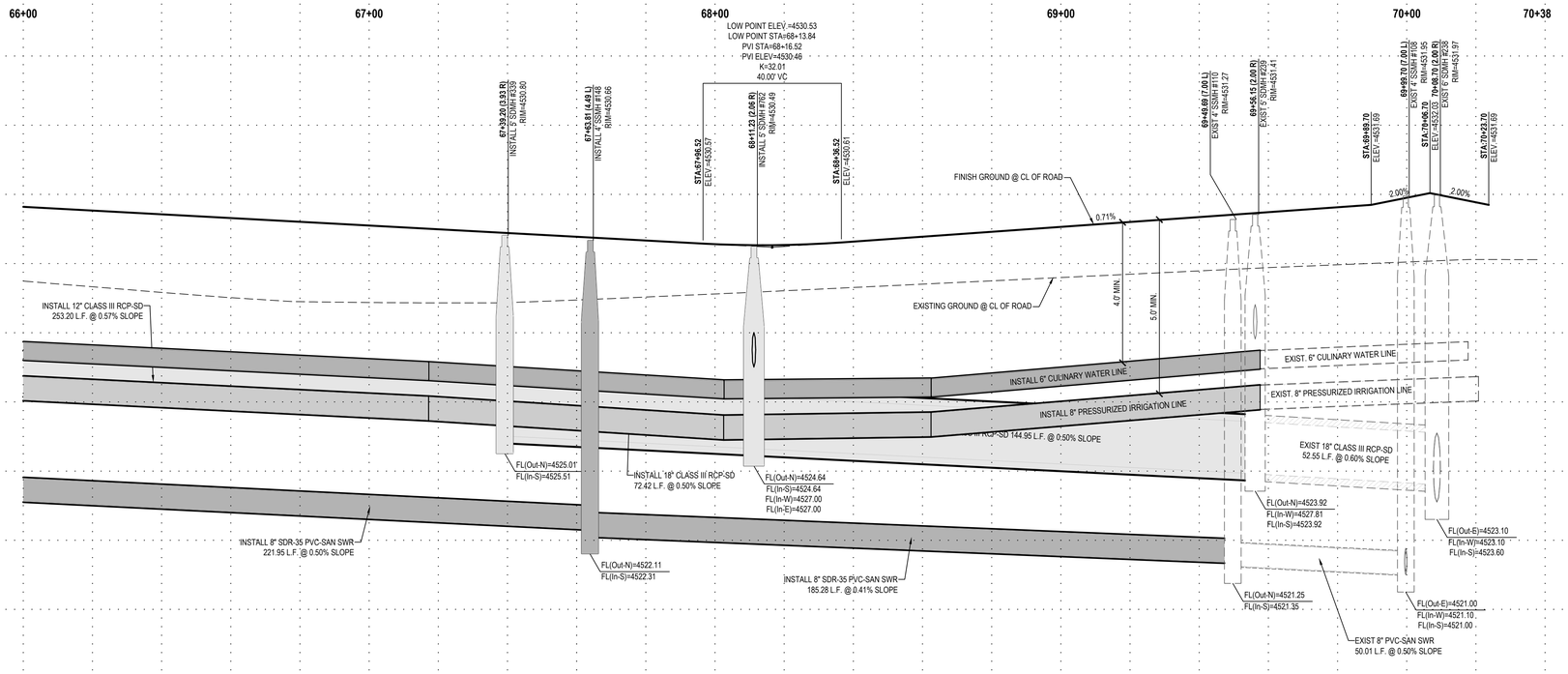
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8/2/2023
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BRADEN D. MORRIS
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PLAN AND PROFILE DEVERS DRIVE

PROJECT NUMBER 8069Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

PP-6

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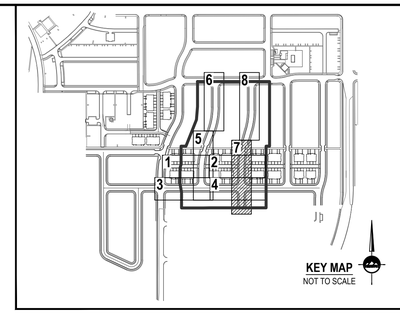
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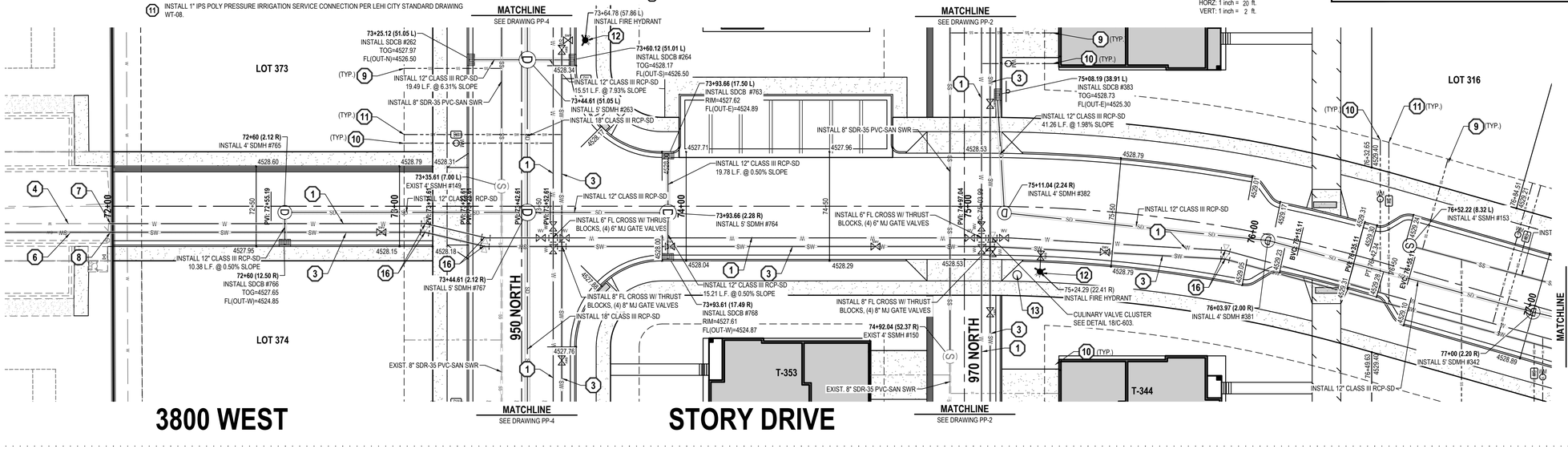
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9. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
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11. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD 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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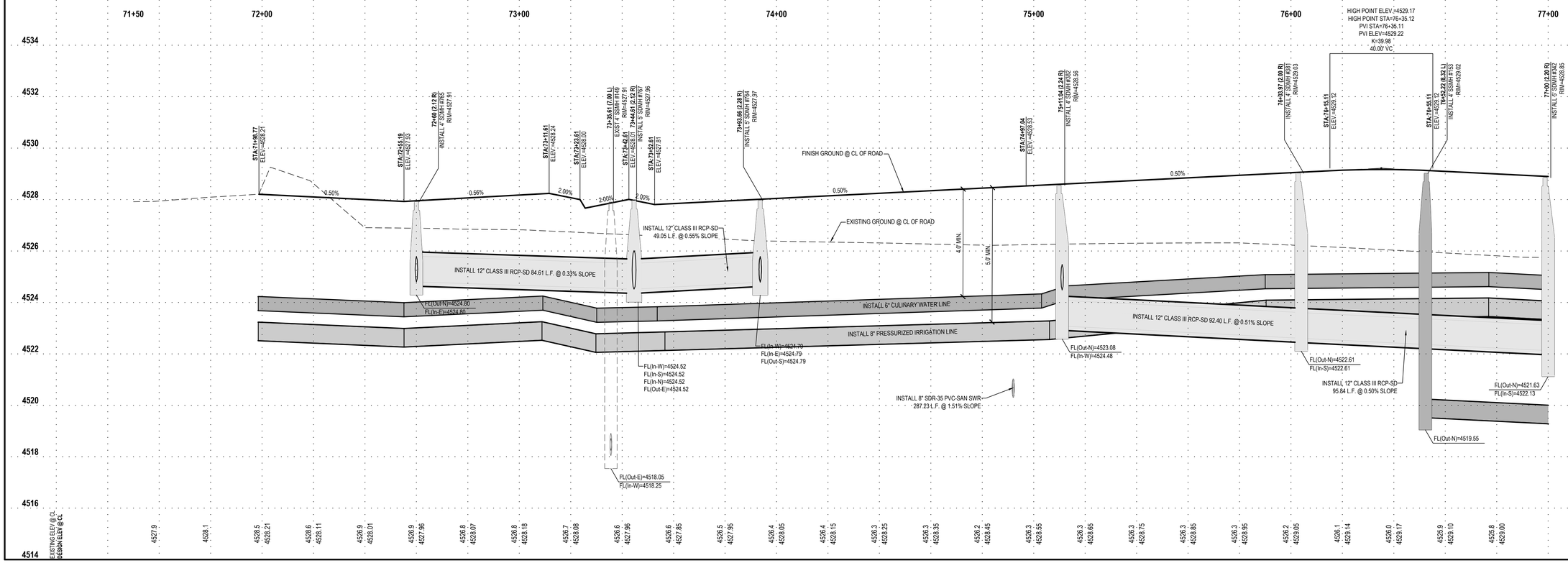
NORTH

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ. 1 inch = 20 ft.
VERT: 1 inch = 2 ft.



KEY MAP
NOT TO SCALE





ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
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LAYTON
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RICHFIELD
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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 3
A RESIDENTIAL PUD SUBDIVISION
1050 NORTH 3750 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
8/2/2023
5150016-2202
BRADEN D. MORRIS
Braden D Morris
STATE OF UTAH

PLAN AND PROFILE
3800 WEST
STORY DRIVE

PROJECT NUMBER	PRINT DATE
8069Y	8/2/23
DRAWN BY	CHECKED BY
I. MAERKI	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-7

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

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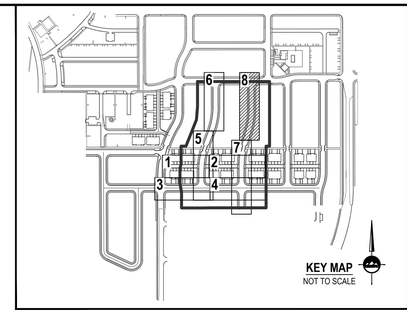
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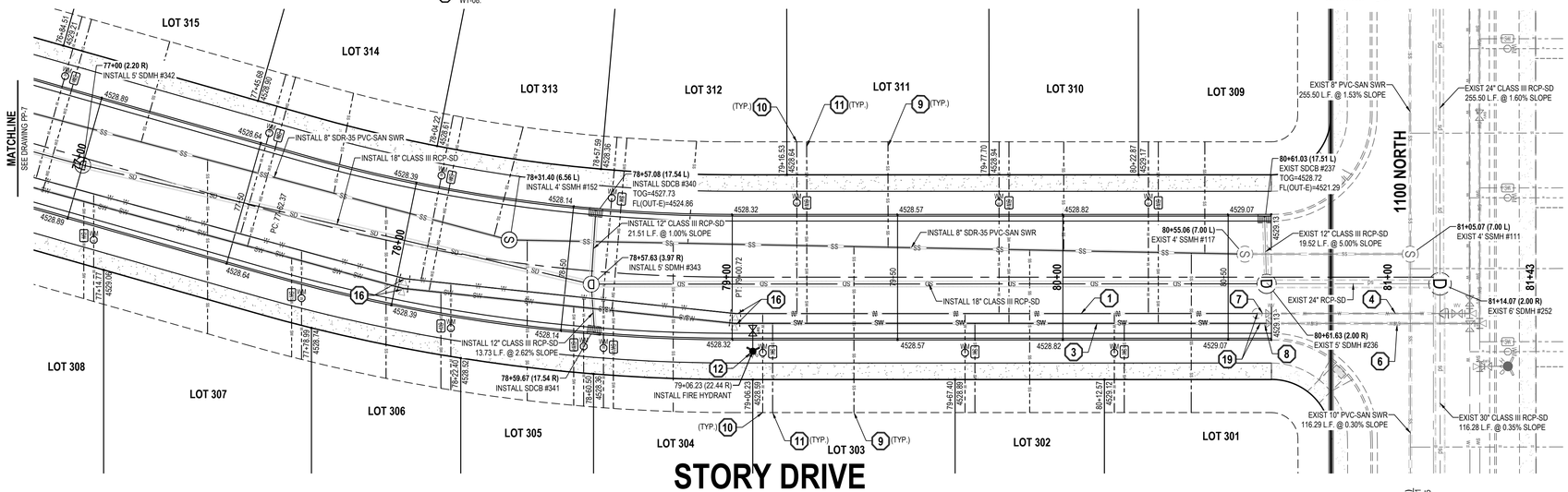
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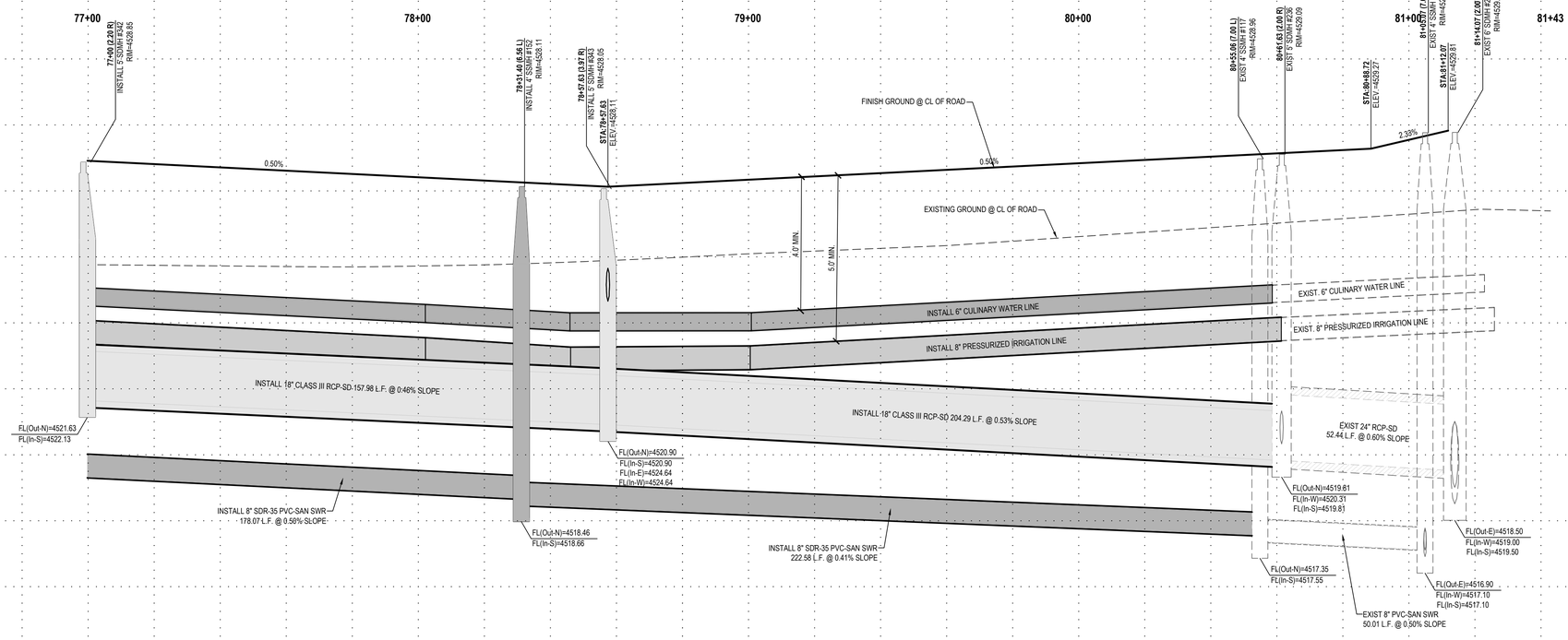
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PLAN AND PROFILE STORY DRIVE

PROJECT NUMBER 8069Y
PRINT DATE 8/2/23
DRAWN BY I. MAERKI
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

PP-8



Caroline (3-5 Plex)
Color NN



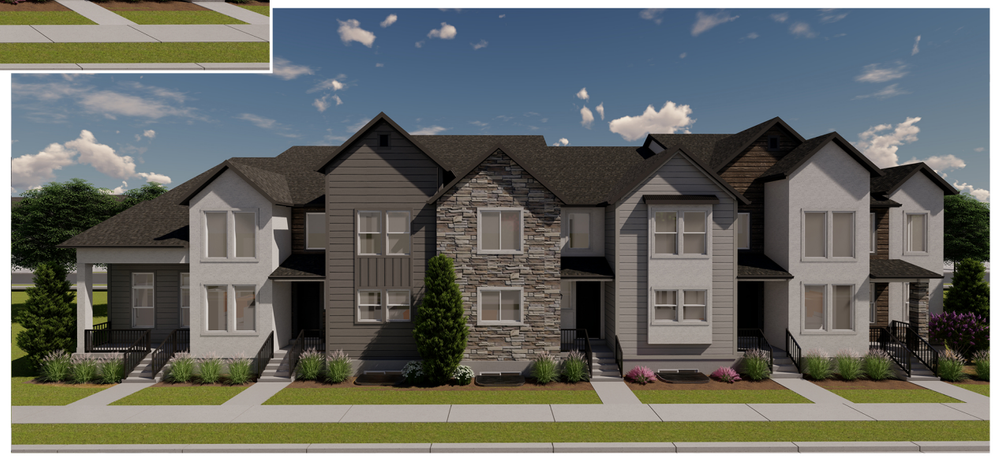
Caroline
Back Elevation



Caroline (3-5 Plex)
Color OO



Caroline
Side Elevations



Caroline (3-5 Plex)
Color PP



Chantelle (3-5 Plex)
Color J



Chantelle
Back Elevation



Chantelle (3-5 Plex)
Color K



Chantelle
Side Elevations



Chantelle (3-5 Plex)
Color L



Chantelle (3-5 Plex)
Color LL



Chantelle
Back Elevation



Chantelle (3-5 Plex)
Color KK



Chantelle
Side Elevations



Chantelle (3-5 Plex)
Color MM

– CHANTELLE TOWNHOMES –

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 (partiele size per USDA soil elassification): 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 crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and 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

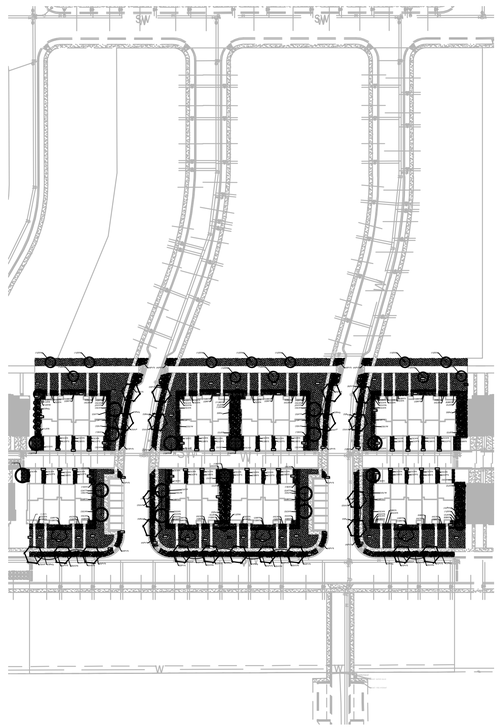
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL 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



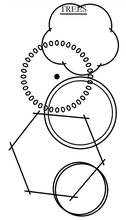
LANDSCAPE IRRIGATED AREA

TOTAL LAWN: 34,699 SQ FT
ROCK AREA COVERAGE: 29,575 SQ FT 50% COVERAGE: 14,788 SQ FT

TOTAL IRRIGATED AREA: 49,487 SQ FT

REQUIRED TREES: 32 UNITS
32 TREES REQUIRED: 33 TREES PROVIDED (NOT INCLUDING STREET TREES)

PLANT LEGEND



TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	GBP	4	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	2" Cal
	MH	12	Maackia amurensis `JFS-Schiectell` MaacNificent® Maackia	2" Cal
	MPR	5	Malus x `Prairie Rose` Prairie Rose Crabapple	2" Cal
	ULP	22	Ulmus parvifolia Lacebark Elm	2" Cal
	ZSM	16	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BTC	24	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
	CG	52	Caragana frutex `Globosa` Globe Russian Peashrub	5 gal
	EAC	8	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
	JSB	18	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	SJW	24	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AMH	104	Aronia melanocarpa `UCONNAM166` TM Low Scape Hedger Chokeberry	5 gal
	RFr	16	Rhamnus frangula `Ron Williams` Fine Line Fine Line Buckthorn	5 gal
	RG	82	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BSS	255	Buxus sempervirens 'Suffruticosa' Suffruticosa Common Boxwood	5 gal
	CPS	28	Cytisus purgans 'Spanish Gold' Spanish Gold Broom	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CAK	163	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	PVS	164	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
L-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.	33,777 sf
L-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.	12,879 sf
L-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.	14,106 sf

ISSUE DATE	PROJECT NUMBER
7/19/2023	UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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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 3
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

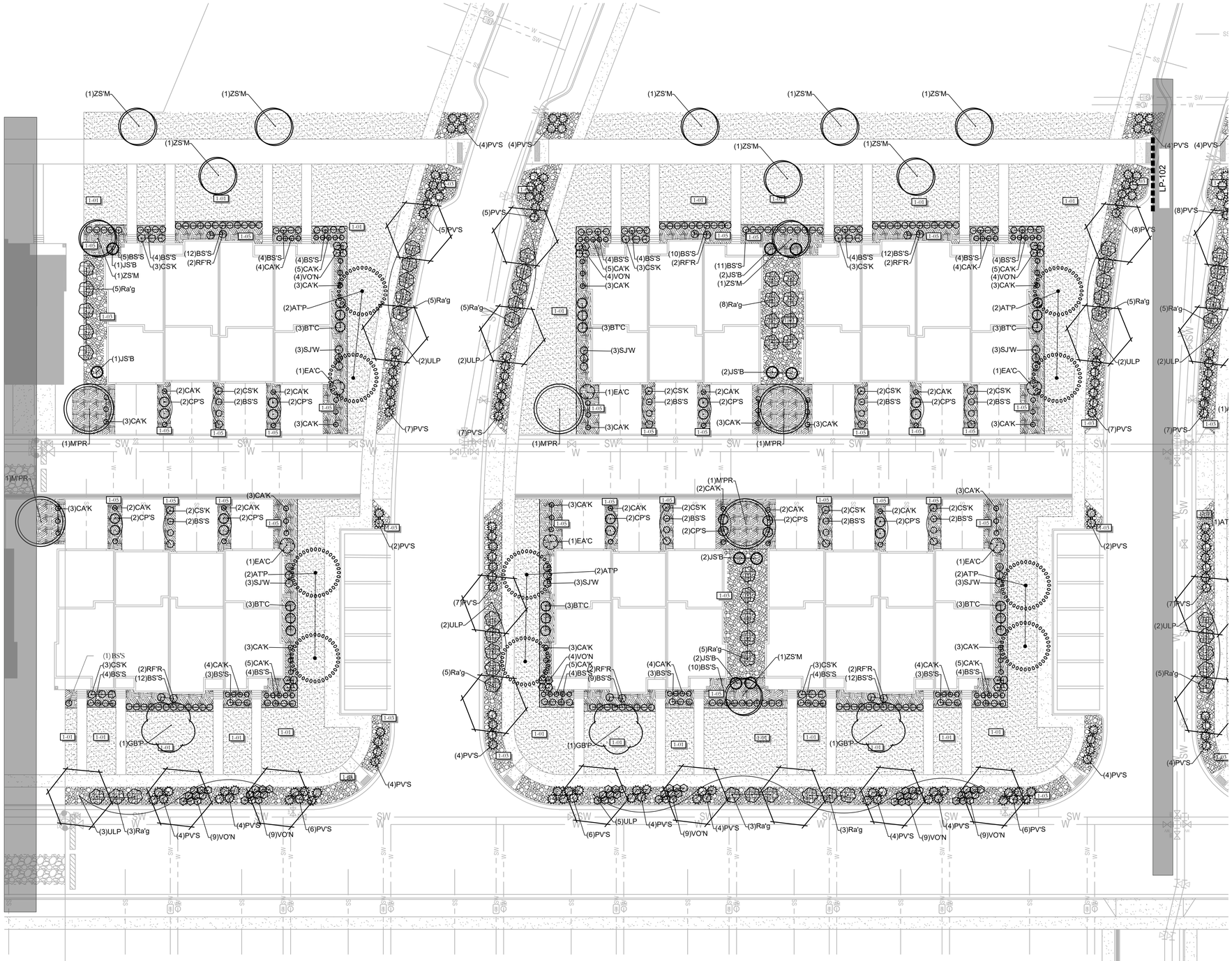
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREATH
8728121-5301
07/19/2023
RENEWAL DATE
STATE OF UTAH

DRAWING INFO

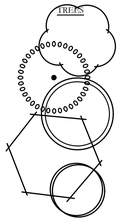
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DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/19/2023

LANDSCAPE PLAN COVER

LP-100



PLANT LEGEND



TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	GBˈP	4	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	2" Cal
	MH	12	Maackia amurensis 'JFS-Schiectell' MaacNificent® Maackia	2" Cal
	MˈPR	5	Malus x 'Prairie Rose' Prairie Rose Crabapple	2" Cal
	ULP	22	Ulmus parvifolia Lacebark Elm	2" Cal
	ZSˈM	16	Zelkova serrata 'Musashino' Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BTˈC	24	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	5 gal
	CG	52	Caragana frutex 'Globosa' Globe Russian Peashrub	5 gal
	EAˈC	8	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
	JSˈB	18	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper	5 gal
	SJˈW	24	Spiraea japonica 'Walbuma' Magic Carpet Spirea	5 gal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AMˈH	104	Aronia melanocarpa 'UCONNAM166' TM Low Scape Hedger Chokeberry	5 gal
	RFˈr	16	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn	5 gal
	RG	82	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BSˈS	255	Buxus sempervirens 'Suffruticosa' Suffruticosa Common Boxwood	5 gal
	CPˈS	28	Cytisus purgans 'Spanish Gold' Spanish Gold Broom	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CAˈK	163	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	PVˈS	164	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal

SITE MATERIALS LEGEND

SYMBOL	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.	33,777 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.	12,879 sf
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

RIVER POINT: PH 3
LEHI, UTAH

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

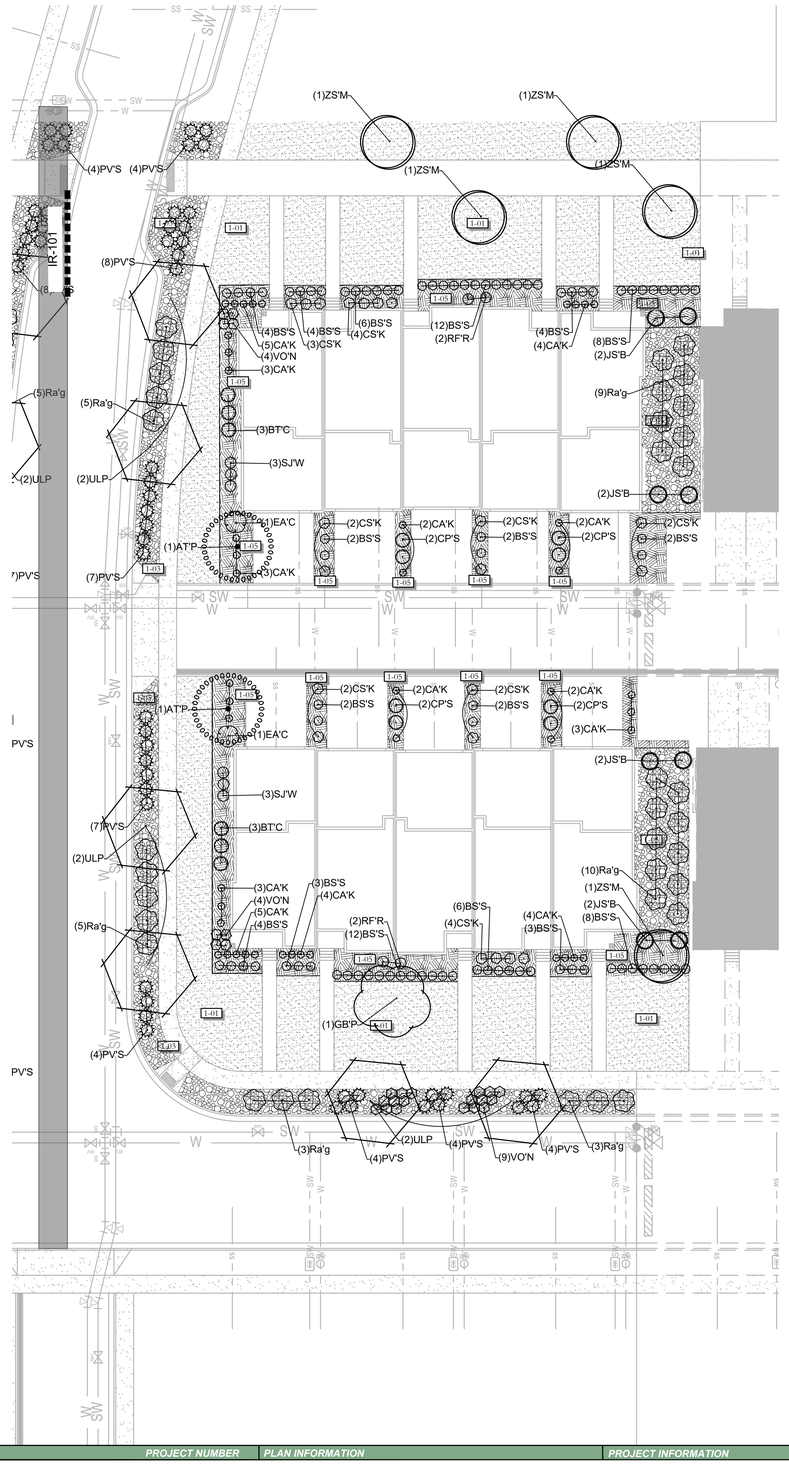
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8128147-5301 — 07/19/2023 — STATE OF UTAH

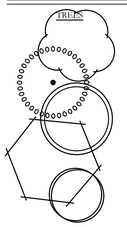
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PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 7/19/2023

LANDSCAPE PLAN

LP-101



PLANT LEGEND



TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	GBˈP	4	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	2" Cal
	MH	12	Maackia amurensis `JFS-Schiectell` MaacNificent® Maackia	2" Cal
	MˈPR	5	Malus x `Prairie Rose` Prairie Rose Crabapple	2" Cal
	ULˈP	22	Ulmus parvifolia Lacebark Elm	2" Cal
	ZSˈM	16	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BTˈC	24	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
	CG	52	Caragana frutex `Globosa` Globe Russian Peashrub	5 gal
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	JSˈB	18	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	SJˈW	24	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BSˈS	255	Buxus sempervirens 'Suffruticosa' Suffruticosa Common Boxwood	5 gal
	CPˈS	28	Cytisus purgans 'Spanish Gold' Spanish Gold Broom	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CAˈK	163	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	PVˈS	164	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal

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') DIAMEETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	33,777 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.	12,879 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.	14,106 sf

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

RIVER POINT: PH 3
LEHI, UTAH

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

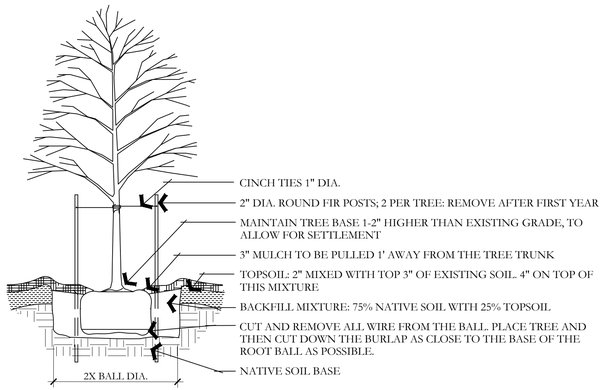
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 REGISTERED 07/19/2023 STATE OF UTAH

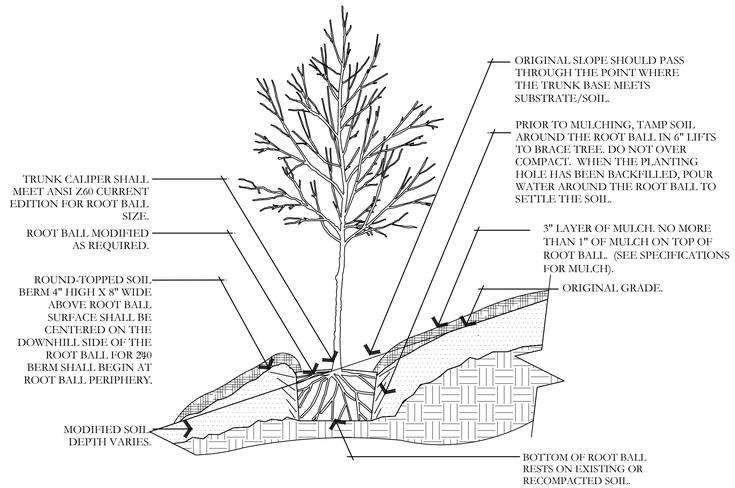
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DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/19/2023

LANDSCAPE PLAN

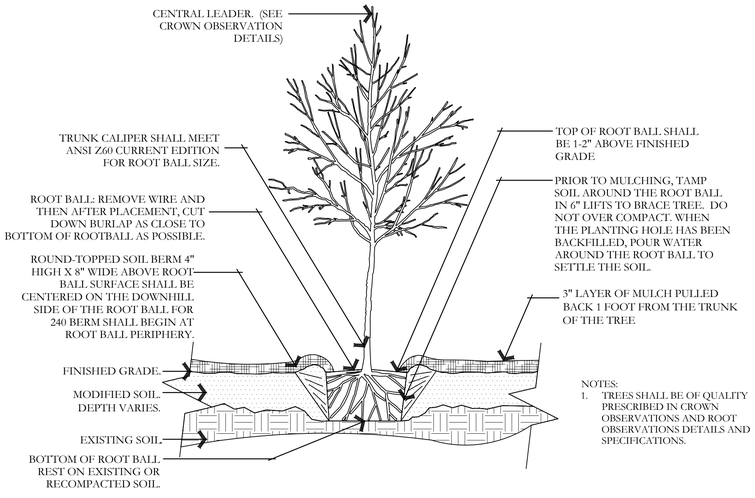
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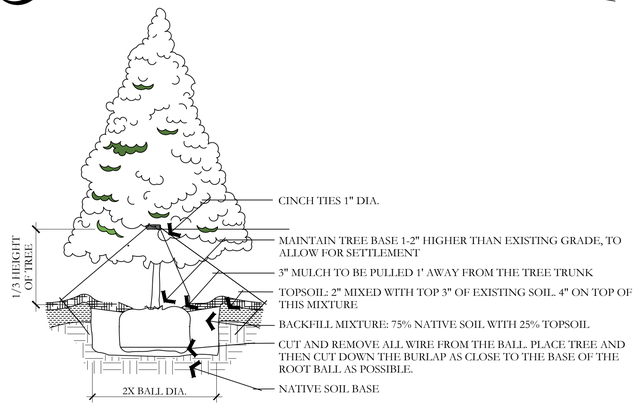
A DECIDUOUS TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



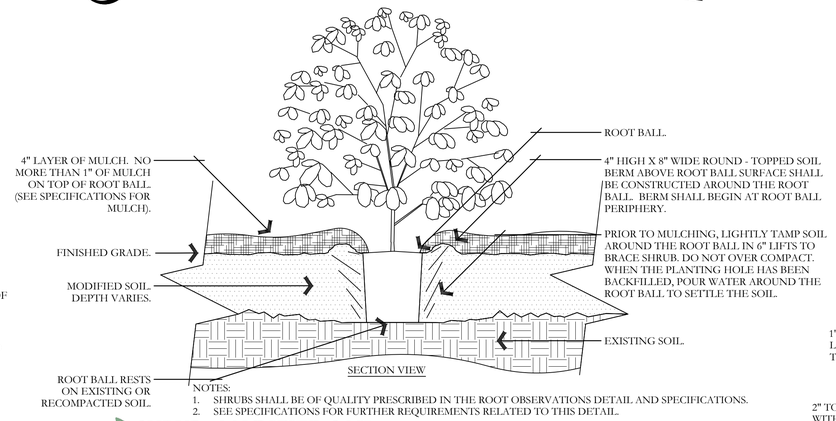
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE
PKJ DESIGN GROUP



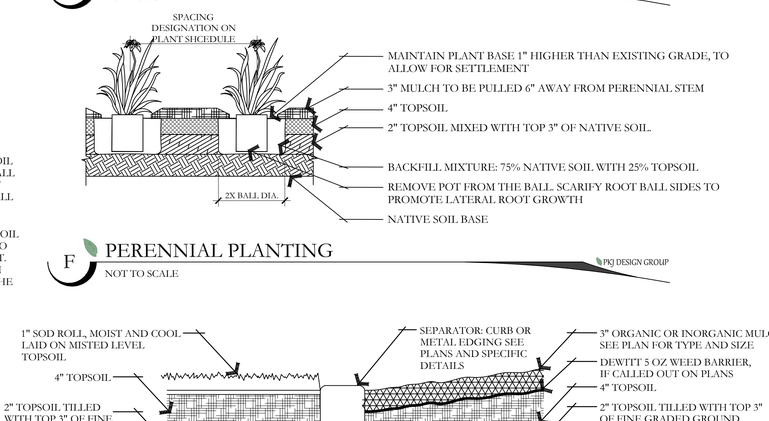
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NOT TO SCALE
PKJ DESIGN GROUP



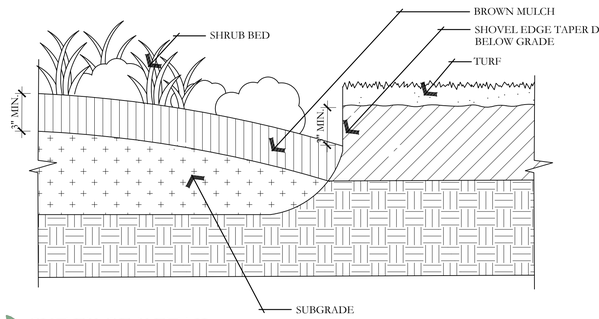
D EVERGREEN TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



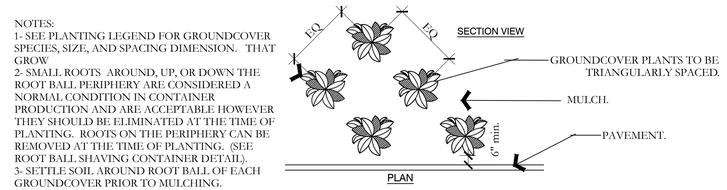
E SHRUB - MODIFIED SOIL
NOT TO SCALE
PKJ DESIGN GROUP



F PERENNIAL PLANTING
NOT TO SCALE
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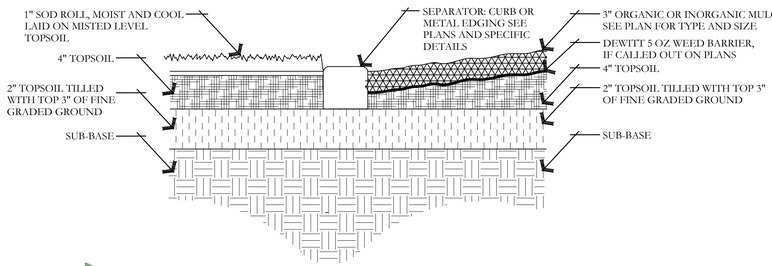


D CUT EDGE DETAIL
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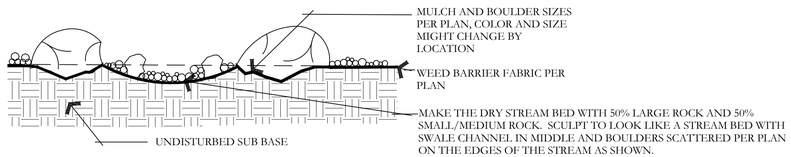


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

H PERENNIAL/GROUNDCOVER PLANTING
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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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ISSUE DATE	PROJECT NUMBER
7/19/2023	UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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7		

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PLAN INFORMATION

RIVER POINT: PH 3
LEHI, UTAH

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

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LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
07/19/2023
REGISTERED
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/19/2023

LANDSCAPE DETAILS

LP-501

RIVER POINT
LEHI, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G175212 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

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

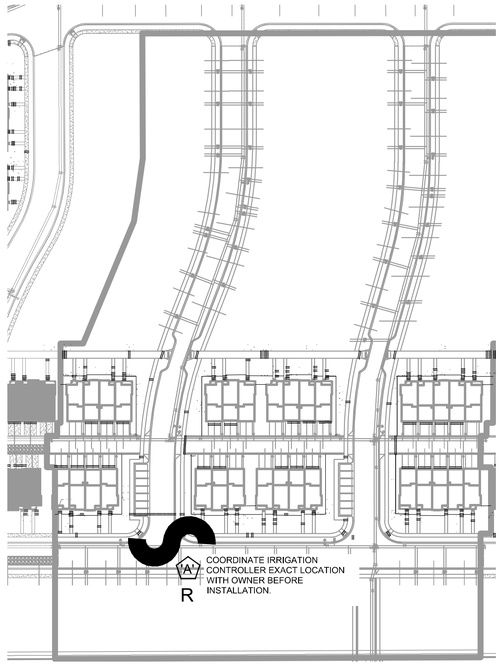
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE: 7/19/2023 | PROJECT NUMBER: UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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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 3
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
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LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

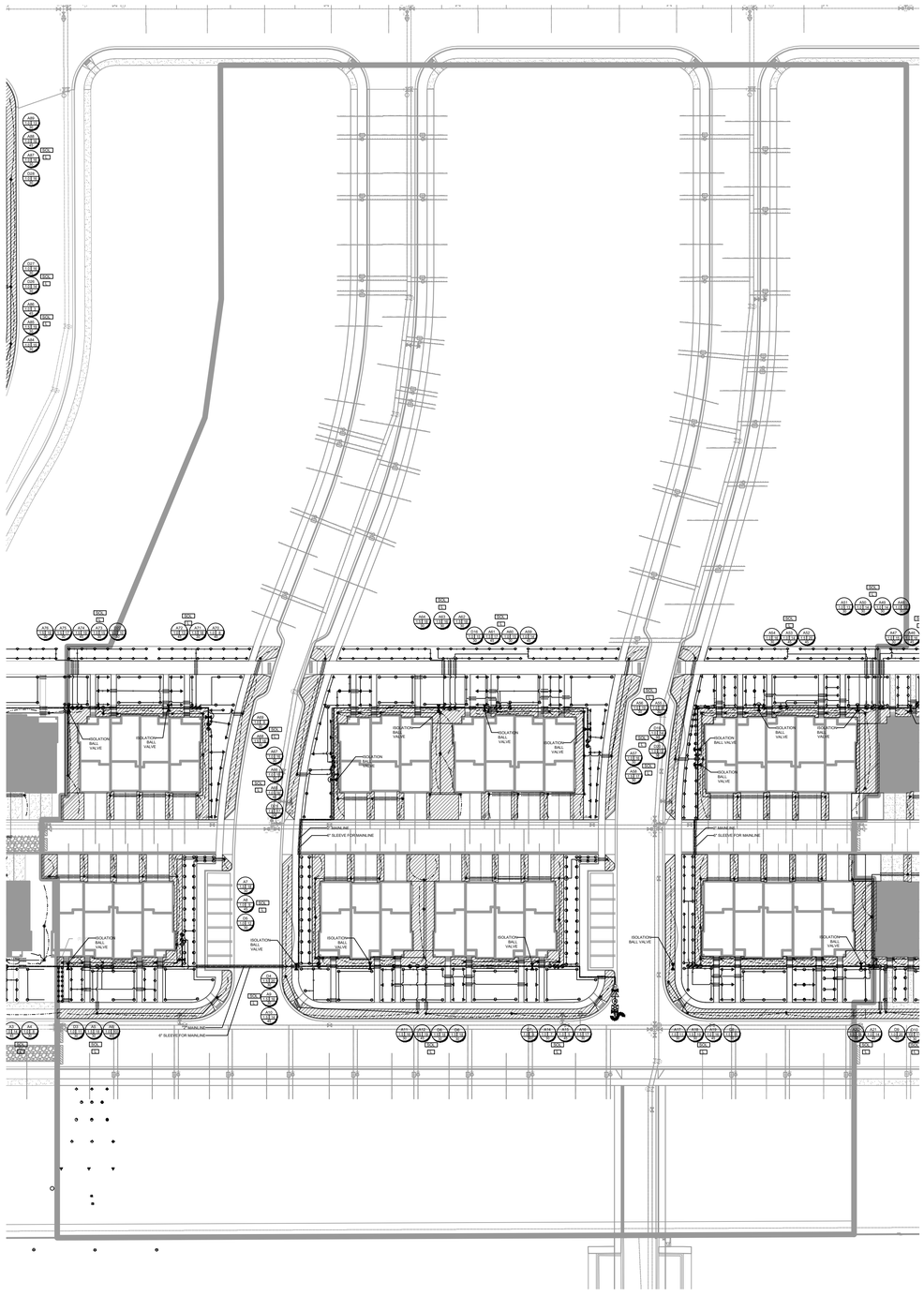
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812812-5301
07/19/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/19/2023

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 FST @ 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)
QC	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

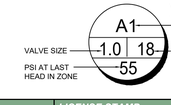
TYPE	PART NUMBER	EMITTER FLOW	SPACING	MAX. LATERAL LENGTH
XF SERIES	XFS-09-18 WITH COPPER SHEILD	.9 GPH	18"	400 FT
TOTAL DRIP ZONE FLOW		20 GPM	*EACH ZONE NOT TO EXCEED 20 GPM	
NUMBER OF FLUSH POINTS		2	DRIP ZONE TO APPLY 1/4" OF WATER	
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS				
*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
7/19/2023	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 3
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

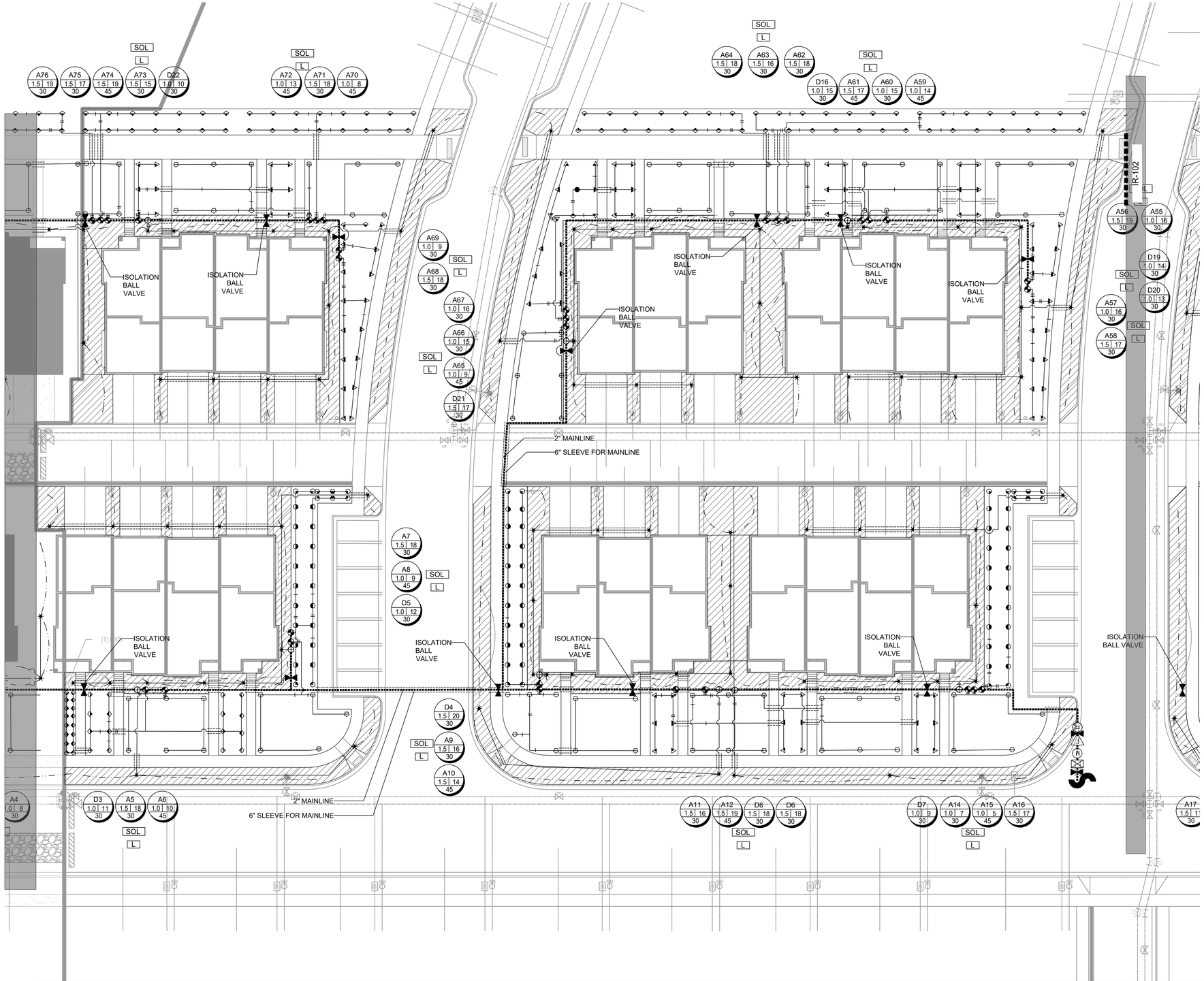


DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 7/19/2023

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
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	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
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R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
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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)
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
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DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	SPACING	MAX. LATERAL LENGTH
XF SERIES	XFS-09-18 WITH COPPER SHEILD	9 GPH	18"	400 FT
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	
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22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2""	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 — VALVE SIZE
18 — GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
7/19/2023	UT21146	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

RIVER POINT: PH 3
LEHI, UTAH

PROJECT INFORMATION

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

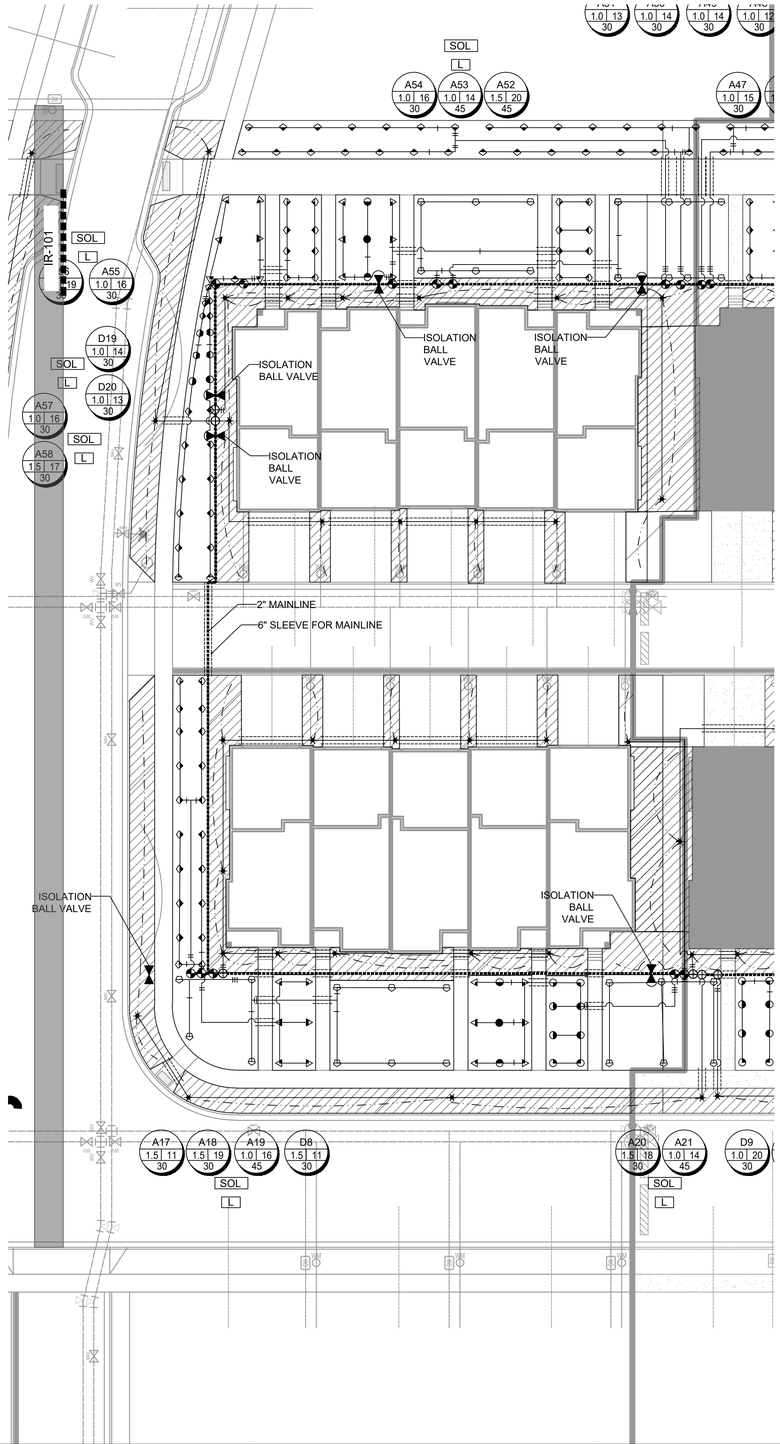
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
07/19/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 7/19/2023

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
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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)
	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
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	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
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	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
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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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2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2'	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 — VALVE SIZE
18 — GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
7/19/2023	UT21146	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
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N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

RIVER POINT: PH 3
LEHI, UTAH

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
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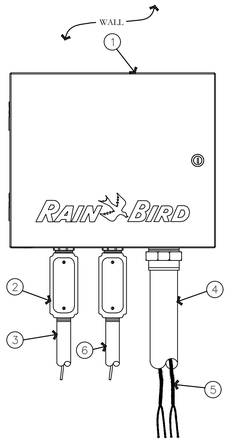
LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8172817-5301 — 07/19/2023 — ELECTRONIC SIG — STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/19/2023

IRRIGATION PLAN

IR-102



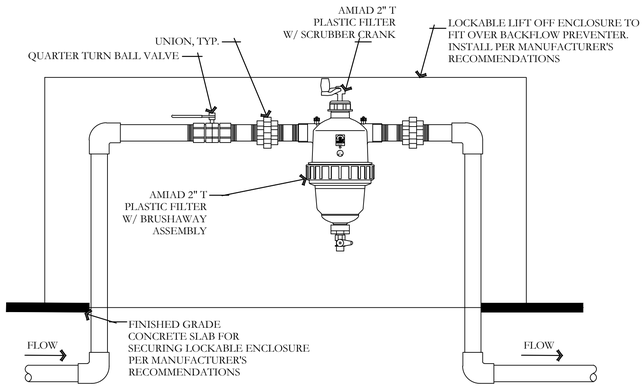
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE 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.

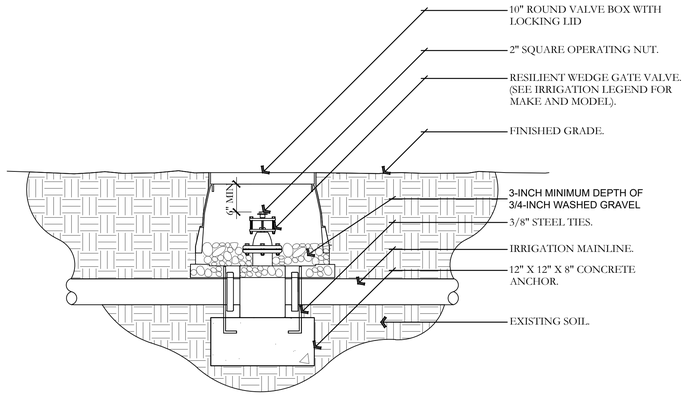
KEY SPECIFICATIONS

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
NOT TO SCALE — PKJ DESIGN GROUP

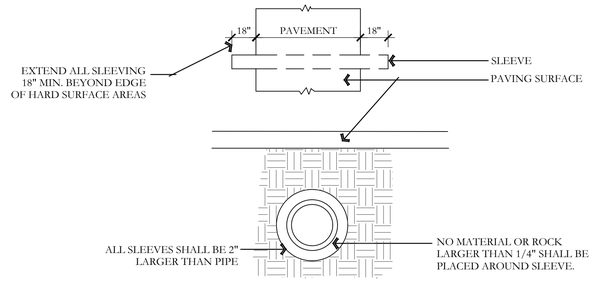


B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
NOT TO SCALE — PKJ DESIGN GROUP

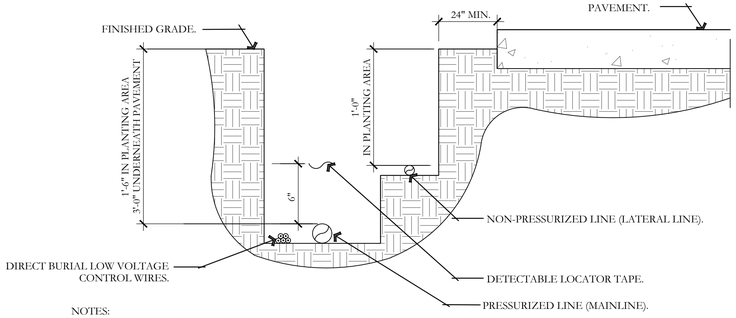


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

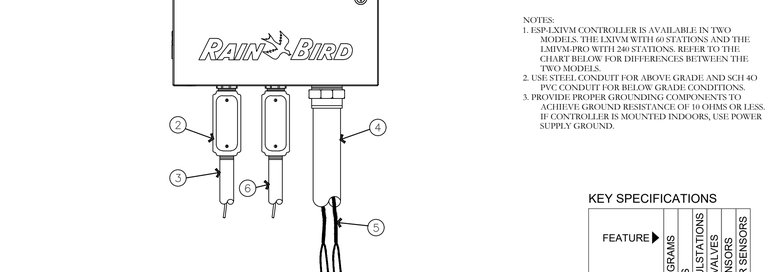


D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



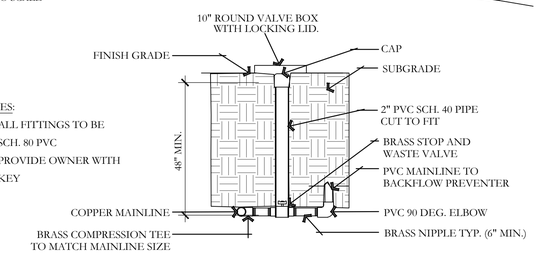
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



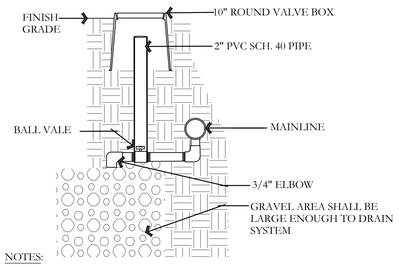
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
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NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

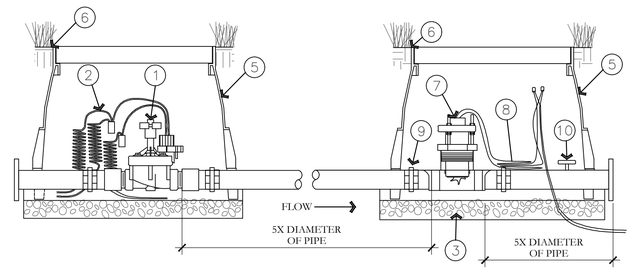
H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY 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
7/19/2023	UT21146	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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4		
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PROJECT INFORMATION

RIVER POINT: PH 3
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LANDSCAPE ARCHITECT / PLANNER

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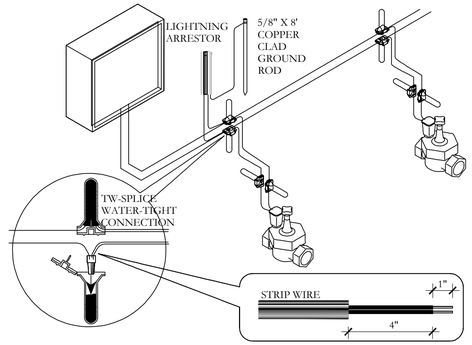
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8128121-5301 — 07/19/2023 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/19/2023

IRRIGATION DETAILS

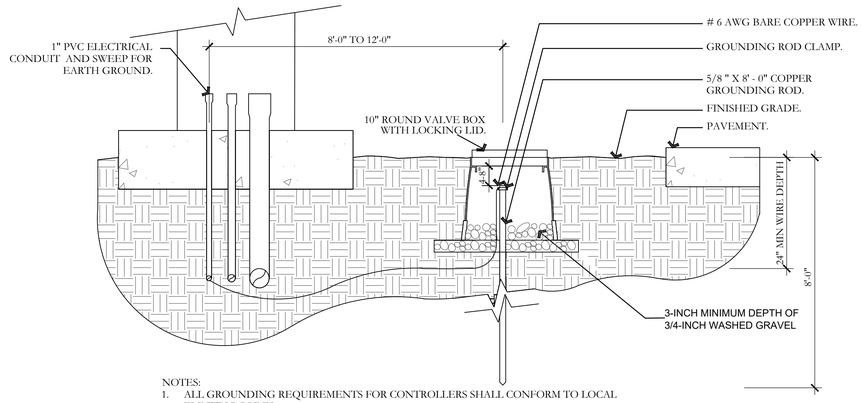
IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

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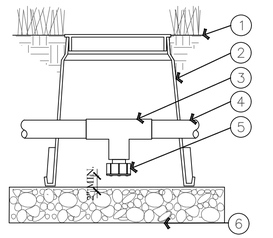


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

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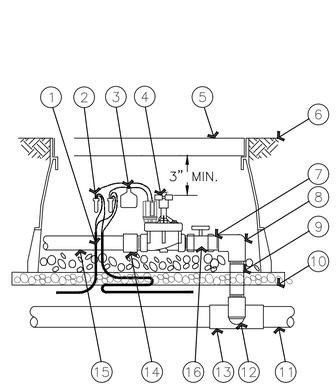


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

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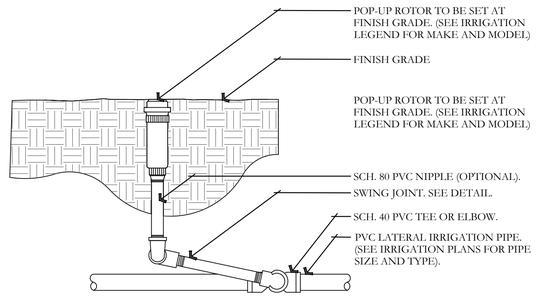


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
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

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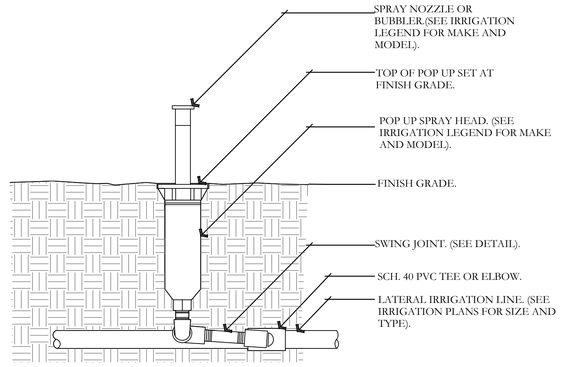


NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

NOT TO SCALE

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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

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ISSUE DATE: 7/19/2023

PROJECT NUMBER: UT21146

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PLAN INFORMATION

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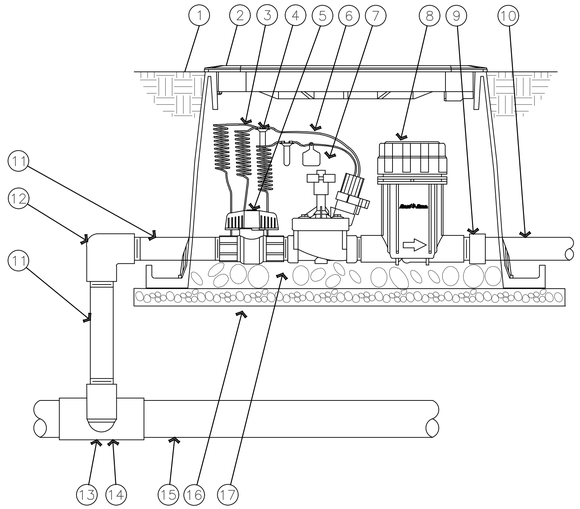
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
07/19/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/19/2023

IRRIGATION DETAILS

IR-502

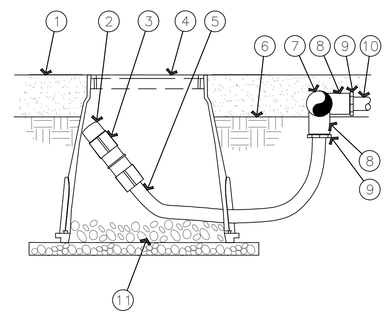


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE 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

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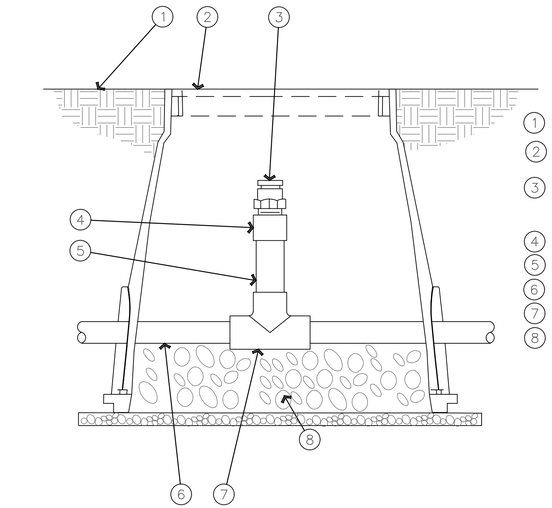
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

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

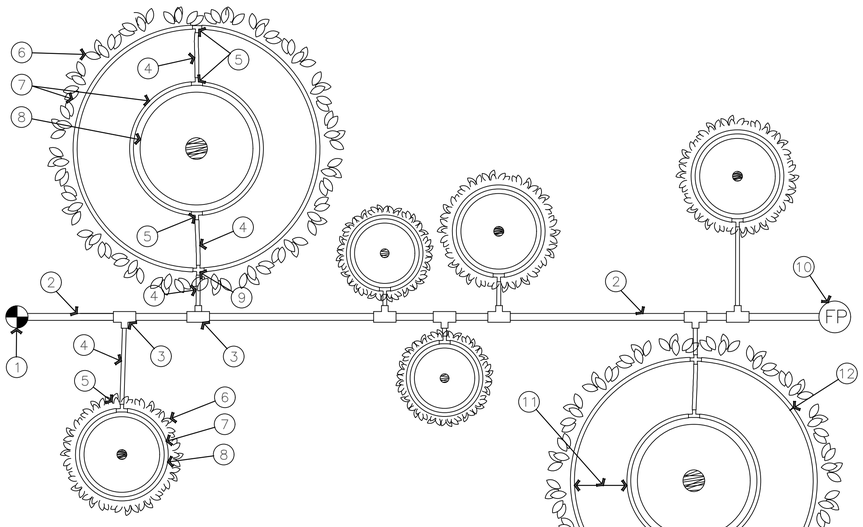


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

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, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/19/2023	UT21146	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	RIVER POINT: PH 3 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 07/19/2023 STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/19/2023

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

IRRIGATION DETAILS

IR-503

River Point Phase 3
DRC Redline Comments

Edge Homes- requests final subdivision review of the River Point Phase 3, a 76-unit residential development located on 11.36 acres at approximately 1050 North 3750 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Brandon Parr
Date of Plans Reviewed: 10/9/23
Time Start: 10:05 AM
Time End: 10:15 AM

DRC REDLINE COMMENTS:
Glade – Power:
1. *Power per active power overall design (included).*

Garion – Fire:
2. Add during construction to the note.

Ryan – Water/Sewer:
3. show 4" line going to blowoffs.
4. Add note with construction valves show valves symbols where you tie on to existing mains on all sheets.
5. Move water meter on lot 373 to western property line between property line and driveway.

James – Parks: No comments.
Gary – Building/Inspections:
6. Need letter from IGES on foundation drains.

Shelbey – Public Works:
7. State of Utah requirement is to retain the 80th percentile storm. Is that accounted for in a previous phase or will it be addressed in a future phase?

Ross – Engineering: No comments.
Kim – Planning:
8. On the side and rear elevations of the town homes, it appears they have more stucco than allowed. They need to meet the 50% hard surface requirement.
9. Smooth out the 90 degree bends on the sidewalk where it goes around the perpendicular parking stalls on Dever's Drive and Story Drive.
10. Provide ADA ramps on the south side of 950 North at the 3800 W street connection. Line them up with the ADA ramps on the north side of the street.

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. Lehi Fiber Routing plan required prior to precon.
5. Prior to Pre-con: Cannot vacate 10' Power easement until Saratoga Well cut-over is completed.
6. Prior to precon: GS 23 will need to be in place and ability to connect.
7. Required water dedication must be completed.
8. Reimbursement Agreement for any reimbursable improvement items must be in place.
9. Include surveyor's and engineer's stamps and signatures on the construction drawings.
10. Show lot addresses on the final plat (must coordinate with Planning Division).

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.

11. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
12. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matt Meier at mmeier@lehi-ut.gov or (385)-234-0270).
13. 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.
14. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Matt Meier mmeier@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.
15. 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.
16. Address any comments or conditions from City Council approval.
17. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
18. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

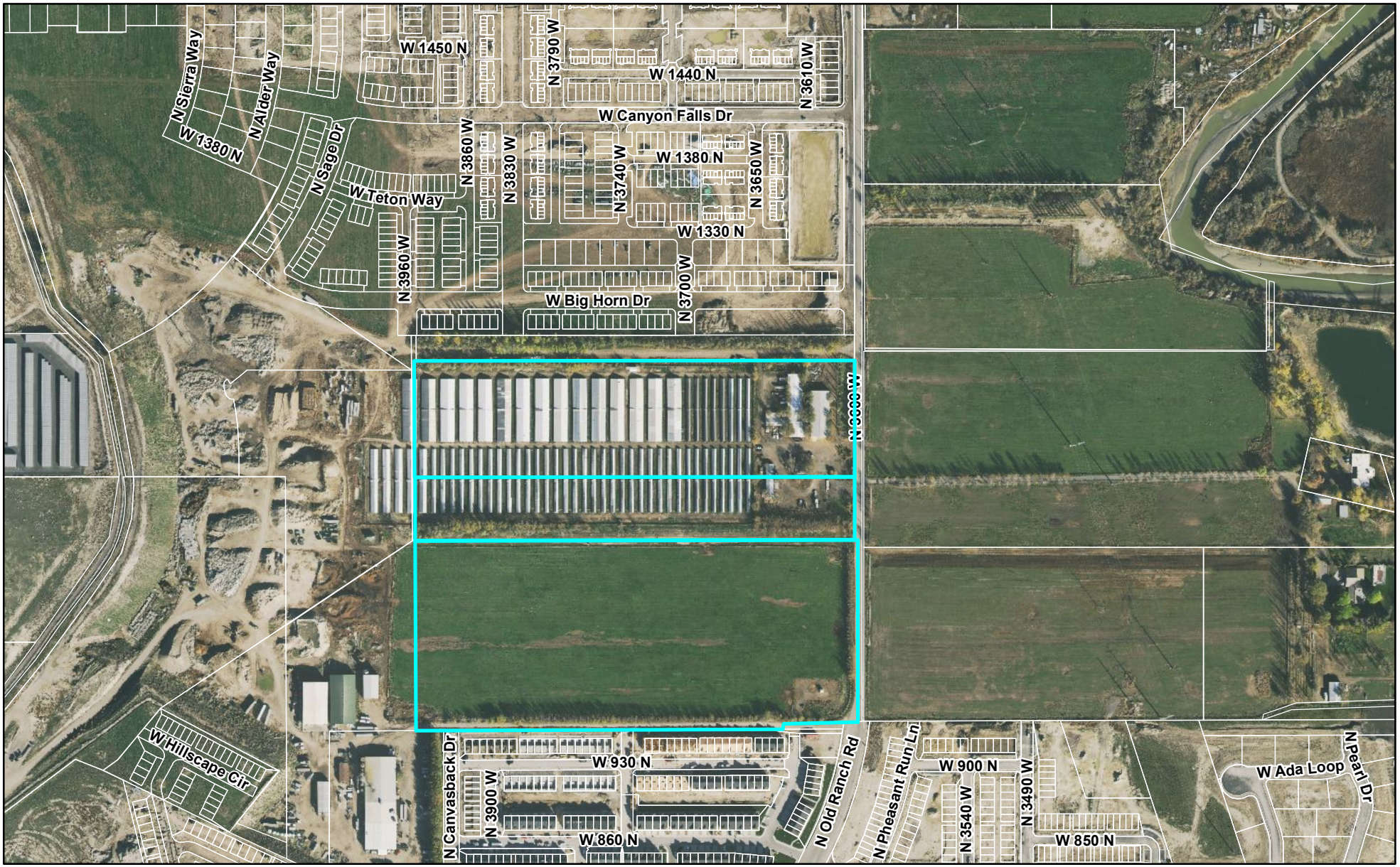
1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase, 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 NOVEMBER 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.

River Point Phase 3 Final

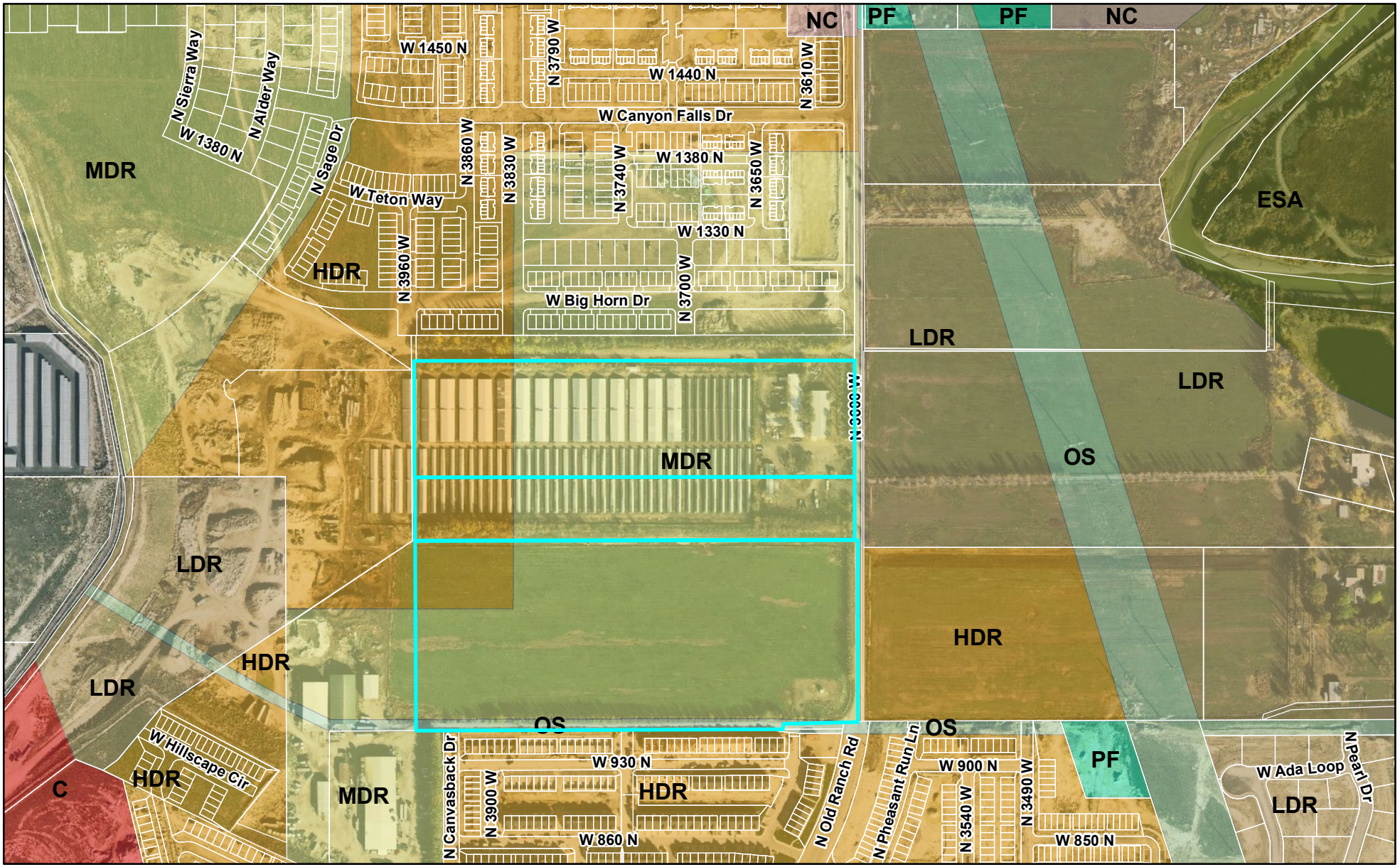
Aerial Map



LEHI CITY

River Point Phase 3 Final

General Plan Map

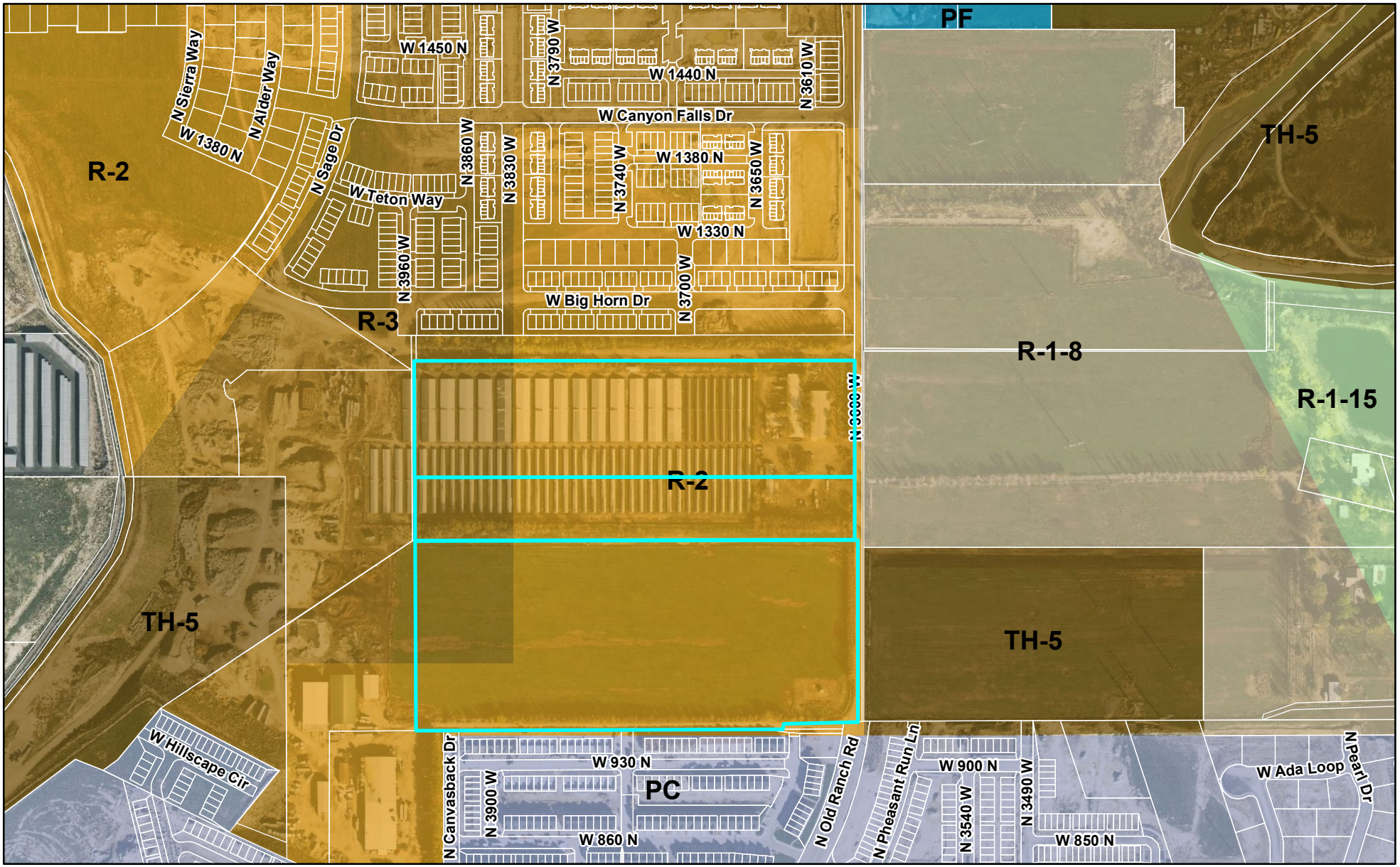


0 530 1,060 Feet

LEHI CITY

River Point Phase 3 Final

Zoning Map



0 530 1,060 Feet

LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept Plan approval for the Hardman Farms, a 67-unit Planned Unit Development (PUD) located at approximately 3200 North Indian Ford Drive.

Suggested Action:

Attachments:

CC Staff Report Hardman Farms PUD Concept 11.14.23.docx

Hardman Farms PUD Concept Plan Narrative 10.11.23.pdf

Hardman Farms PUD Concept Plan 10.11.23.pdf

Hardman Farms aerial.pdf

Hardman Farms GP.pdf

Hardman Farms zoning.pdf

HARDMAN FARMS PUD CONCEPT
CITY COUNCIL REPORT

Applicant	Lora and Paul Hardman		
Meeting Date	November 14, 2023		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	3200 West Indian Ford Drive		
Project Area	66 acres		
Existing Zoning	R-1-8, RA-1		
General Plan Land Use Designation	LDR, VLDR		
Adjacent Zoning and Land Use	*North*	TH-5	Jordan River, vacant
	South	PC	Holbrook Farms Plat D Phase 1
	East	PC	Holbrook Place Phase 9
	West	TH-5	UHP Test Drive Facility
Date of DRC Review	October 11, 2023		
Date of Planning Commission Review	October 26, 2023		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 17.010. Purpose and Intent.

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

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

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

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

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

B. A Planned Unit Development is intended to be an "overlay district" in that the proposed use shall be consistent

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

Section 17.040. Development Standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. Open Space Design.

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

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

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

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

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

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

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

rear yards of the adjacent lower density district.

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

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

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

PROPERTY HISTORY

April 20, 2015	Property recorded as part of the Gardner-Plumb Development Agreement.
March 26, 2019	Property recorded as part of the Gardner-Plumb Development Agreement amendment.

REPORT ANALYSIS

The applicant requests approval of the Hardman Farms Planned Unit Development, a 67-unit development located on 63 acres. A Planned Unit Development, or PUD, is a residential overlay that allows applicants to cluster development to provide varied lot sizes and open space. The City Council will need to determine if this site would warrant having a PUD. This concept plan is the first step for review of a planned unit development. If approved, the applicant would submit a preliminary subdivision followed by a final subdivision plat. Characteristics of the Hardman Farms PUD that should receive consideration are the density and unit types, the amenities, and future traffic concerns.

The density for PUDs is determined based on the underlying zoning district. The proposed development contains two different zones: R-1-8 and RA-1. The Development Code states that if the area of the project contains multiple zoning districts, the base density is determined by the sum of the units allowed by each zoning district. Zone R-1-8 has a maximum density of four units/acre, and RA-1 has a maximum density of 2.5 units/acre. Together, the maximum number of units this project could have is 209 units. The Hardmans are proposing only 67 units for the entire project, which is well under the maximum density allowed. The unit types being proposed include 14 one-acre horse lots, which will be able to support horses, 25 third-acre to half-acre lots, and 32 duplexes for senior housing.

In terms of amenities, this project has a significant amount of open space. The horse lots will have immediate access to horse trials which will connect to a central horse pasture. Walking trails will connect the senior duplexes and single-family lots to the central green space and community center. Further, the applicant will extend the Power Line Trail through the development and place historical farm equipment with plaques to give users an interpretive experience. The total amount of open space for this concept was not provided at the time of submission, but the applicant is aware that the minimum amount of open space required for a PUD is 20% of the total acreage.

Currently there are three connections into the subdivision provided. There are two connections into Holbrook Farms to the South and East, and there is a connection to Indian Ford Drive. However, the Utah Department of Transportation has proposed to extend Clubhouse Drive over the Jordan River to eventually connect to Redwood Road. The exact alignment of the extension has not been determined, but one alignment does bisect the Hardman Farms PUD. The applicant has stated that if the road were to follow that proposed alignment it would make the project unfeasible. On October 24, 2023 the City Council approved the amendment to the Master Transportation Plan with the preferred

alignment of the extension to be along 3600 West 2700 North rather than through the Hardman Farms PUD.

The DRC had 16 redline comments. Some of note include:
1. Sewer connections on existing mains may limit the development due to the depth of sewer mains.
2. Make a note on the plan that the Power Line Trail on armory property will be built by future developers.
3. A traffic impact study will be required if this moves past concept.
4. Recommend a trail connection between the substation and the community center for the lots on the southeast corner to better access the Power Line Trail.

Please include all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Concept is/is not consistent with the Lehi City Development Code
2. The proposed Concept does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on October 26, 2023. The minutes and motion from this meeting are included below:

3.2.) Public hearing and recommendation of Lora Hardman's request for review of the Hardman Farms, a 67-unit Planned Unit Development (PUD) Concept Plan located at approximately 3200 North Indian Ford Drive.

Applicant Troy Sanders representing the applicant felt that they had presented a concept plan for a property that prioritizes heritage preservation and a private gated community with equestrian amenities.

Chairperson Newall opened the public hearing.

William Wang is concerned about the proximity of the senior living area to his property and the lack of a buffer zone. He also questions the compatibility of senior living housing with nearby young families and the impact of police training activities. He's seeking clarification on how the senior living development aligns with the existing community and surroundings.

The Camp Williams Director of Facilities and Engineering mentioned that the nearby racetrack is relocating due to an expired lease. They have concerns about a trail entering their property, which needs approval due to its proximity to Camp Williams. Some of the land is still controlled by the U.S. government, which could be a future consideration.

Michelle Stallings is excited about the unique addition the concept plan will bring to Lehi, with the Hardmans aiming to make it a heritage memorial. She appreciates suggestions for better connectivity and paths but mainly wanted to voice her support for the project, as she usually speaks against things and wanted to express her positive view.

Chairperson Newall closed the public hearing.

The discussion revolved around various concerns and aspects of a development plan, including vehicle and pedestrian connectivity, potential changes in standards over time, and the plan's design. Commission members expressed appreciation for the plan's uniqueness and suitability for the area while also noting potential challenges such as property issues and power lines. The applicant addressed questions about trails and power lines. Overall, there was support for the plan's design and the benefits it offered to the community, with a focus on preserving open space and providing diverse housing options.

Motion: Commissioner Bunker moved to approve Lora Hardman's request for review of the Hardman Farms, a 67-unit Planned Unit Development (PUD) Concept Plan located at approximately 3200 North Indian Ford Drive; including the DRC comments; with the findings as listed in the staff report and included one note to refer to the connectivity in the north end. The motion was seconded by Commissioner Eyre.

Vote: Commissioner Newall, yes; Commissioner Bunker, yes; Commissioner Everett, yes; Commissioner Brinton, yes; Commissioner Eyre, yes. The motion passed unanimously.

Concept Plan

Holbrook Farms PUD Community

Location & Site Characteristics

- The proposed project, the Holbrook Farms Equestrian Community, is situated on approximately 63 acres of picturesque land, running along 4200 W and north of Holbrook Farms.
- The property features a moderately sloping terrain that offers breathtaking vistas across the Jordan River to the majestic Mount Timpanogos.
- Historically, a former railroad easement traversed the property, but it will soon be transferred to the property owners through a property trade agreement with Camp Williams.
- Portions of the east end of the property slope steeply down to the Jordan River, providing an enchanting natural backdrop.
- At the south end of the property, adjacent to Holbrook Farms, sits a large electrical substation.
- High-tension power lines extend diagonally through the site.
- Two existing residential lots, totaling approximately 5 acres, are nested within the property and will remain within the final plan.

Proposed Concept Plan

- Equestrian-focused Lots: The heart of the Holbrook Farms Equestrian Community features large lots, with 14 classified as equestrian lots. These lots are larger than 1 acre and provide each homeowner access to a shared pasture or a riding trail from the rear of their properties. The shared pasture will be equipped with indoor and outdoor riding arenas, as well as ample space for horses to graze.
- Diverse Single-Family Lots: The community also includes single-family lots that vary in size, ranging from 1/3-acre to 1/2-acre lots.
- Public Trail and Farm Equipment Display: A public trail will be thoughtfully integrated within the power line corridor. Property owners aim to showcase antique farm equipment from the property's history through interpretive signs, offering a glimpse into its farming heritage.
- Private Park Area: Situated in the central portion of the single-family lots, a private park area will feature open lawn spaces, a dog park, and a playground. Additional trail connections will be provided to extend into various areas of the project.
- Community Center: A shared clubhouse/community center will serve as a hub for residents, providing indoor space for gatherings, parties, and potentially housing amenities like a pool or sports courts.
- Private Roads with Gate-Like Features: The community's roads are intended to be privately owned and maintained by the Homeowners' Association (HOA). These roads will feature prominent gate-like elements at their entries to signify private property.
- Pedestrian-Friendly Environment: As private roads, the road sections will be designed to prioritize pedestrian-friendliness, creating a safe and inviting atmosphere for residents.
- Senior Housing Project: In the southwest corner of the property, a "Senior Housing" project is planned, which will consist of approximately 32 duplex units, offering a dedicated living space for older members of the community.

The Holbrook Farms Community concept plan envisions a harmonious blend of natural beauty, equestrian amenities, and diverse housing options, creating a unique and vibrant living environment that honors the property's rich history while offering modern comforts and conveniences.



Residential Summary

Total Site Area		63.34 Ac
	Existing Single-family Lots	2
	Single-family Lots (Horse)	14
	Single-family Lots	25
	Senior Community (55+)	32
Total Units		67

Pedestrian Trail
Equestrian Trail

Think Architecture

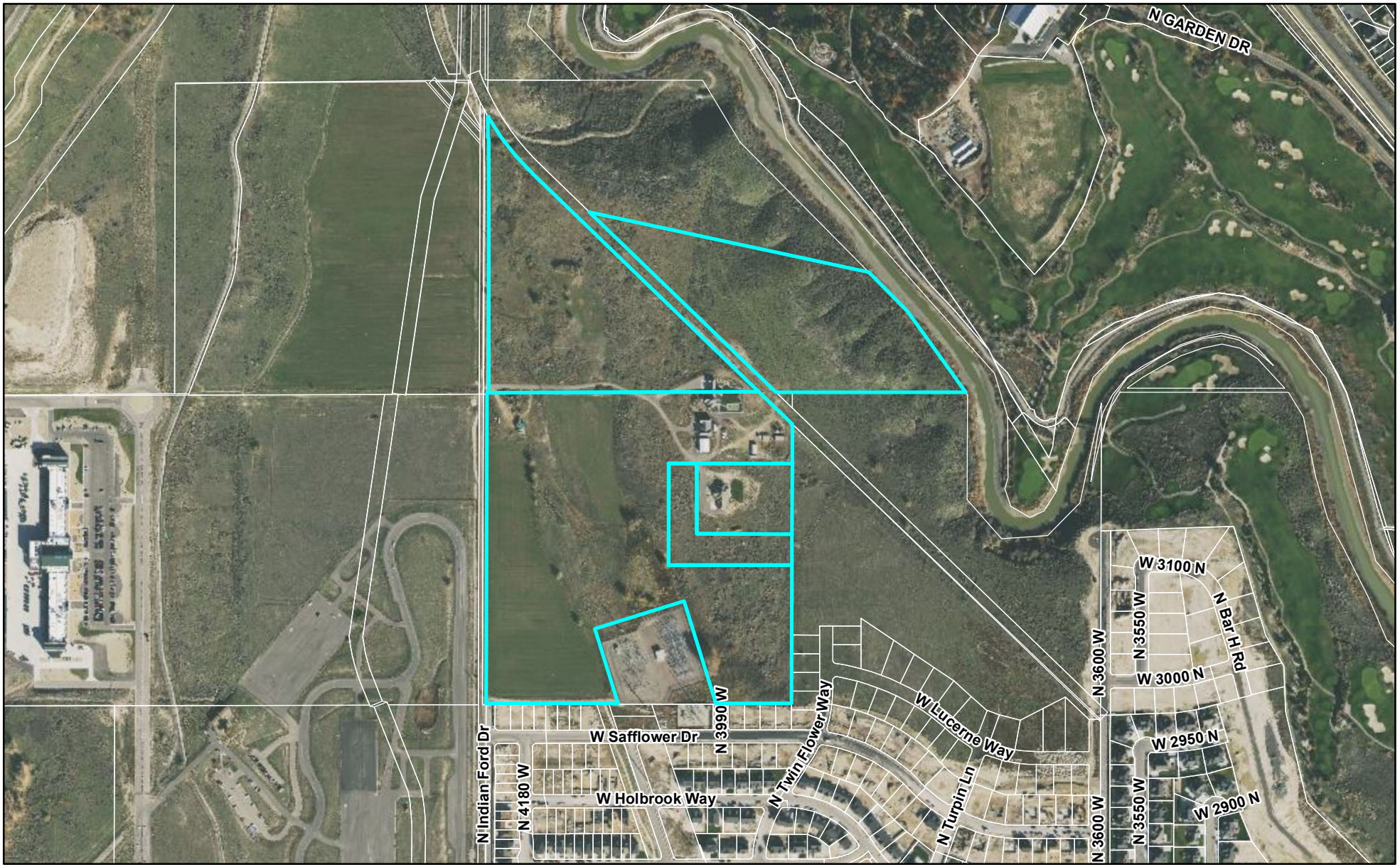
September 26, 2023

0 50 100 200 300

Concept Plan
Equestrian Concept
Hardman Property, Lehi, Utah

Hardman Farms PUD Concept

Aerial

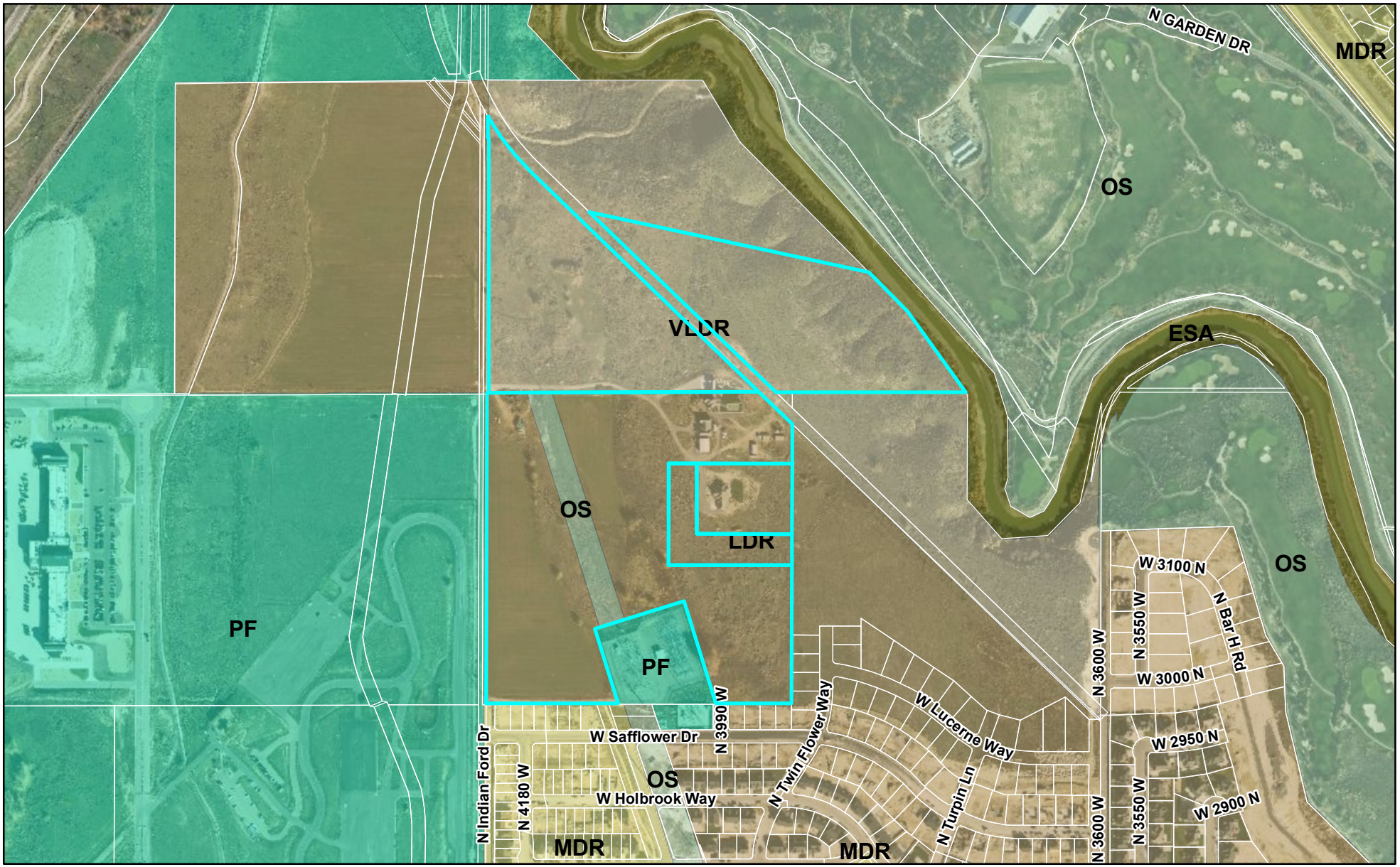


0 710 1,420 Feet

LEHI CITY

Hardman Farms PUD Concept

General Plan



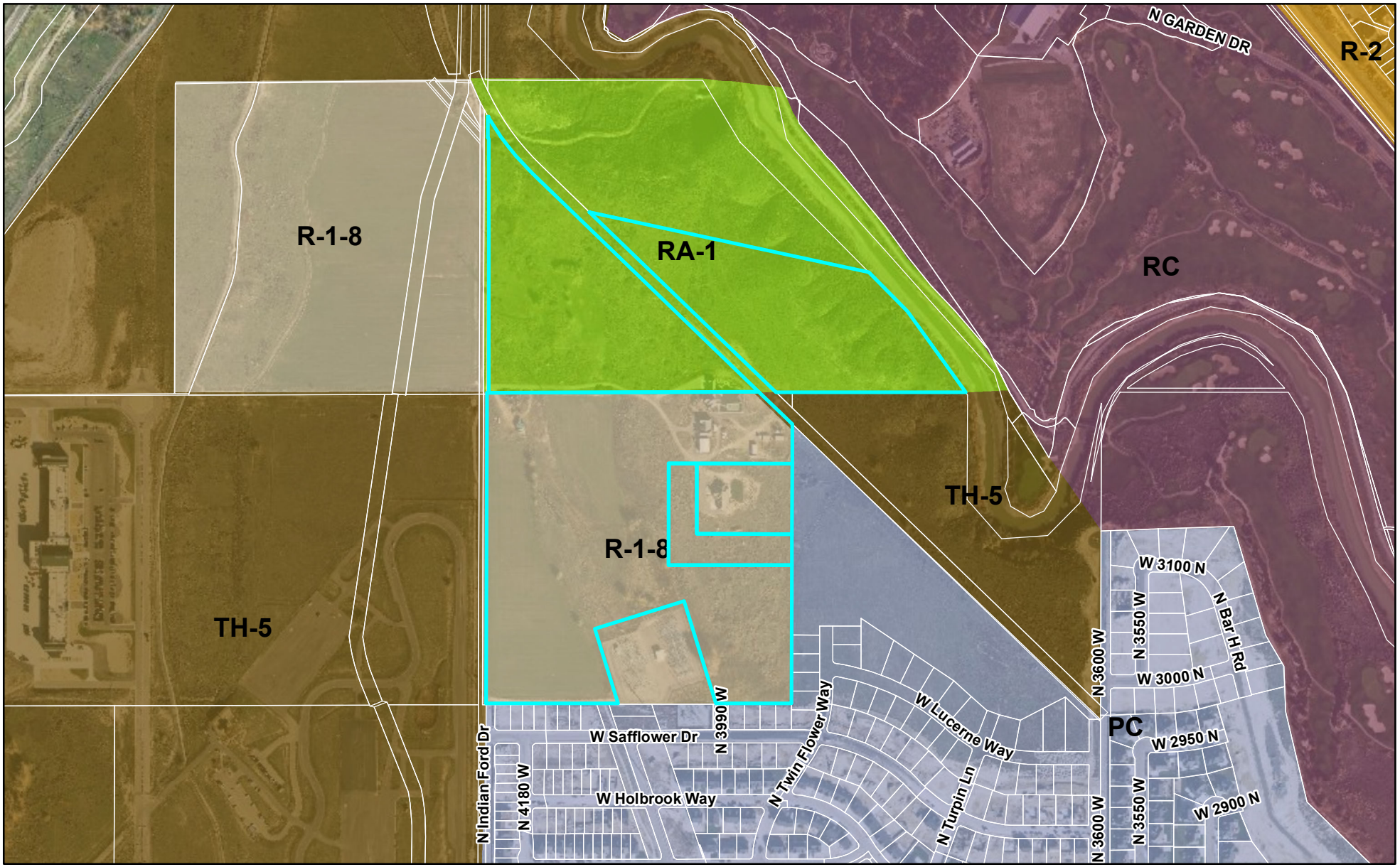
Feet

0 710 1,420

LEHI CITY

Hardman Farms PUD Concept

Zoning



LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Plat Amendment approval for the Lehi Indoor Storage (Lehi Maverik Commercial Subdivision) located at 1099 South 1100 West.

Suggested Action:

Attachments:

CC Staff Report Lehi Maverik (Lehi Indoor Storage) Subdivision Plat Amendment 11.14.23.docx

Lehi Indoor Storage (Lehi Maverik Commercial Subdivision) Plat Amendment DRC 11.01.23.docx

Lehi Indoor Storage Plat Amendment DRC 11.01.23.pdf

Lehi Indoor Storage Aerial.pdf

Lehi Indoor Storage General Plan.pdf

Lehi Indoor Storage Zoning.pdf

LEHI INDOOR STORAGE (LEHI MAVERIK COMMERCIAL) SUBDIVISION PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Jen Gordon		
Meeting Date	November 14, 2023		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	1099 South 1100 West		
Existing General Plan Designation	C		
Existing Zoning	C		
Existing Land Use	Climate Controlled Indoor Storage/Undeveloped		
Number of Lots/Units	2 Lots		
Adjacent Zoning and Land Use	*North*	C	Pioneer Crossing
	South	N/A/R-1-22	Unincorporated/Single family residential
	East	R-1-15	Single family residential
	West	C	Maverik Gas Station
Date of DRC Review	November 1, 2023		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 07/10/12)
The City Council may consider, after Reviewing Departments review, any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot, contained in a subdivision plat.

A. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.
B. The City Council shall hold a public hearing within forty-five (45) days after the day on which the application is filed if:

1. Any owner within the plat notifies the City of the owner's objection in writing within ten (10) days of mailed notification; or

2. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.

C. The public hearing requirement of Subsection B does not apply and the City Council may consider at a public meeting an owner's request to vacate or amend a subdivision plat if the application seeks to:

1. Join two or more of the applicant fee owner's contiguous lots;

2. Subdivide one or more of the applying fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

3. Adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the application, regardless of whether the lots or parcels are located in the same subdivision;

4. On a lot owned by the applying fee owner, adjust an internal lot restriction imposed by the City; or

5. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
   a. owned by the applicant; or
   b. designated as a common area

D. Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to the State Code requirements for vacation of a public right-of-way.

E. Each request to vacate or amend an entire plat or a portion of a plat shall include:

1. The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the application; and

2. The signature of each owner described in Subsection (E)(1) who consents to the application.

Section 11.350. Plat Amendment Approval Process and Recordation. (Amended 07/10/12)

A. Following a review by the Reviewing Departments, the City Council may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Council finds that:

1. There is good cause for the vacation or amendment; and

2. No public street, right-of-way, or easement has been vacated or amended.

B. The City Council shall ensure that the amended plat showing the vacation or amendment is recorded in the office of the County Recorder.

C. An amended plat may not be submitted to the County Recorder for recording unless it is signed, acknowledged, and dedicated by each owner of record of the portion of the plat that is amended.

PROPERTY HISTORY

June 21, 2016 – Robert Allison Plat B annexation – The subject property was included with this annexation.
April 11, 2017 – The Lehi Maverik Commercial Subdivision was approved by the City Council.

REPORT ANALYSIS

The applicant is requesting approval of a plat amendment to the Lehi Maverik Commercial Subdivision on behalf of Lehi Indoor Storage. This plat amendment is being proposed to divide Lot 2 into two lots- Lot 2 and Lot 3. The proposed change would make Lot 2 86,158 square feet and Lot 3 86,019 square feet. This amendment will split the lot, but a site plan for the second phase of the development has already been approved.

The DRC had six comments, including:
1. Lot 3 and 4 used to be Lot 2. Couldn't you just leave Lot 3 as the new Lot 2 and change Lot 4 to Lot 3?

There was also a general comment regarding a fencing and sidewalk issue.
1. There was a section of fence required to meet buffering standards on the original site plan that was missed on the far east end of the project. This section needs to be completed as a condition of this subdivision. Any remaining fencing and sidewalk improvements will need to be finalized with the site plan. Also, need to complete the sidewalk connections to Pioneer Crossing and the neighborhood to the SE.

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision meets/does not meet the requirements of the Development Code.
2. Other findings based upon information presented at the public meeting.

Lehi Indoor Storage (Lehi Maverik Commercial Subdivision) Plat Amendment
DRC Redline Comments

Jen Gordon- requests review of the Lehi Indoor Storage (Lehi Maverik Commercial Subdivision) plat amendment located at 1099 South 1100 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob
Representatives of the Applicant Present: Jen Gordon
Date of Plans Reviewed: 10/24/23
Time Start: 1:10 pm
Time End: 1:25 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer:
1. Label irrigation easement "In favor of Lehi Irrigation Company"
2. Label these utility easements "Water line easement In favor of Lehi City"

James – Parks:
3. Could a note be added to the plat to have the developer install this fence?

Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Ross – Engineering:
4. Update note

Luke- Traffic: No comments
Kim – Planning:
5. Include lot addresses on the plat
6. Lot 3 and 4 used to be Lot 2. Couldn't you just leave Lot 3 as the new Lot 2 and change Lot 4 to Lot 3?

General Comment
1. There was a section of fence required to meet buffering standards on the original site plan that was missed on the far east end of the project. This section needs to be completed as a condition of this subdivision. Any remaining fencing and sidewalk improvements will need to be finalized with the site plan. Also, need to complete the sidewalk connections to Pioneer Crossing and the neighborhood to the SE.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON NOVEMBER 14, 2023.

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.

Reeve & Associates, Inc. - Solutions You Can Build On

LEHI MAVERIK COMMERCIAL SUBDIVISION 1ST AMENDMENT

AMENDING LOT 2 OF LEHI MAVERIK COMMERCIAL SUBDIVISION ALONG WITH OTHER LANDS
PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, S.L.B.&M.
CITY OF LEHI, UTAH COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

DEVELOPER:
LEHI DEVELOPMENT GROUP
JEN GORDON
1294 SANTA ANITA DRIVE
KAYSVILLE, UT 84037

NOTES
PROPERTY IS LOCATED IN ZONE C (COMMERCIAL)

SETBACKS:
NO MINIMUM FRONT YARD OR CORNER SETBACK REQUIREMENTS HOWEVER SETBACKS MAY BE REQUIRED DUE TO REASONS SUCH AS SAFETY, UTILITIES, ETC. REAR AND SIDE SETBACKS ARE AS ALLOWED BY IBC AND MUST RECOGNIZE ANY EASEMENT

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

PERMANENT DETENTION/RETENTION (WHICHEVER IS APPLICABLE) FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.

THE BOUNDARY WAS DETERMINED BY RETRACING LEHI MAVERIK SUBDIVISION FROM FOUND MONUMENTS AND BY DEED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°29'43"E	15.34'
L2	N89°25'28"W	26.15'
L3	S00°34'28"W	2.78'
L4	S89°59'29"W	15.00'
L5	N00°00'31"W	2.92'
L6	N89°25'32"W	25.40'
L7	N00°24'59"E	6.44'
L8	N00°25'00"E	43.00'
L9	N00°34'32"E	20.00'
L10	S89°25'32"E	7.99'
L11	S89°25'28"E	45.90'
L12	N89°07'33"E	106.89'
L13	N88°14'53"E	87.41'
L14	S89°40'31"E	10.50'
L15	N00°35'02"E	83.54'
L16	N63°52'50"W	280.42'
L17	N26°07'10"E	20.00'
L18	S63°52'50"E	293.03'
L19	S00°35'02"W	116.06'

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A FOUND PIPE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM A FOUND WITNESS CORNER. SHOWN HEREON AS: N89°40'21"E

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	990.00'	424.69'	421.44'	215.66'	S77°12'22"E	24°34'43"
C2	990.00'	226.72'	226.22'	113.86'	S82°56'06"E	13°07'16"
C3	990.00'	197.97'	197.64'	99.32'	S70°38'44"E	11°27'28"

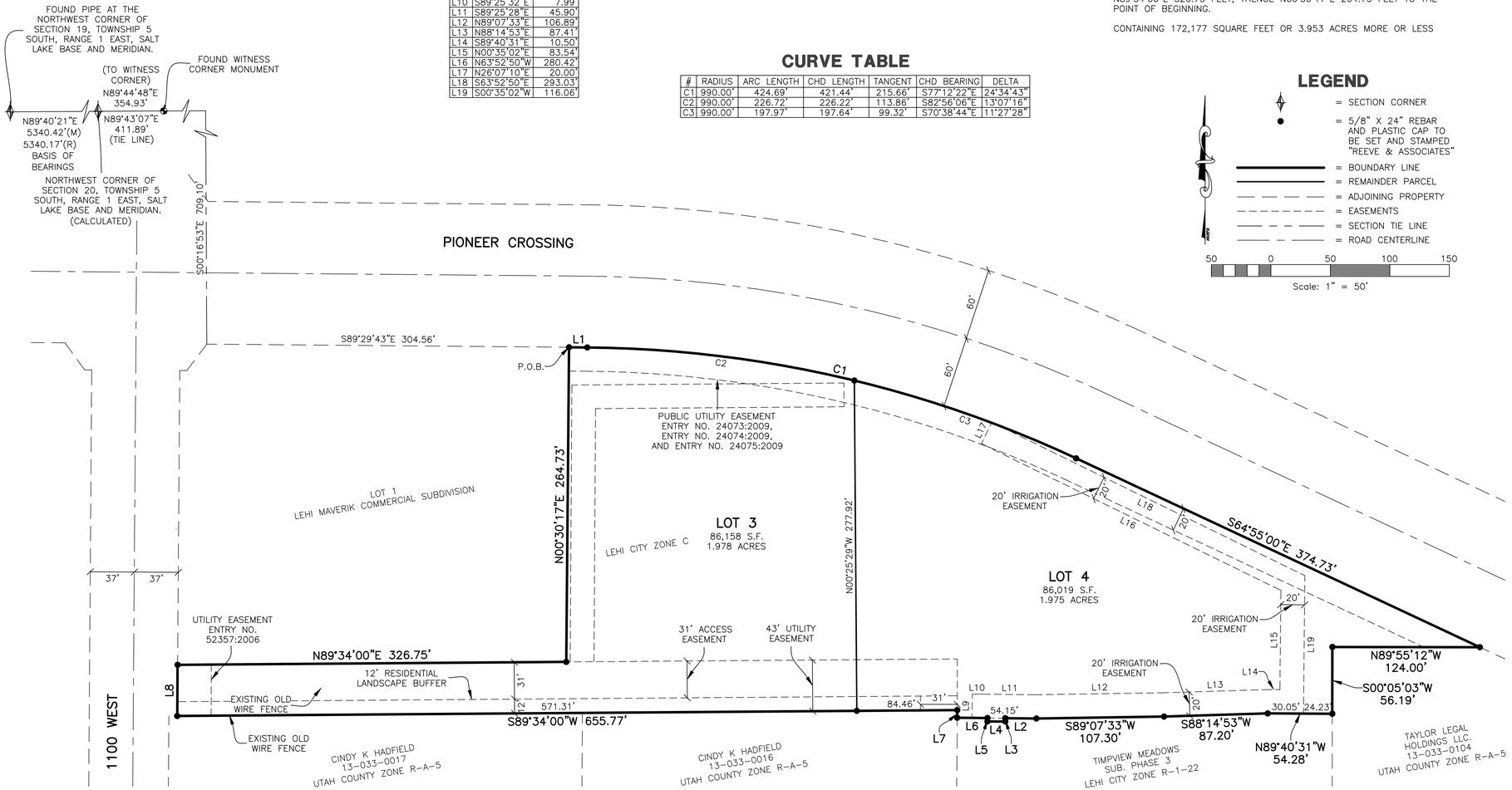
BOUNDARY DESCRIPTION
ALL OF LOT 2 OF LEHI MAVERIK COMMERCIAL SUBDIVISION ALONG WITH OTHER LANDS BEING PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF LEHI MAVERIK COMMERCIAL SUBDIVISION AND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER CROSSING, SAID POINT BEING N89°43'07"E ALONG NORTH SECTION LINE OF SAID SECTION 20, 411.89 FEET AND S00°16'53"E 709.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER CROSSING AND S89°29'43"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 304.56 FEET FROM THE CALCULATED NORTHWEST CORNER OF SAID SECTION 20, AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES; (1) S89°29'43"E 15.34 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 990.00 FEET, AN ARC LENGTH OF 424.69 FEET, A DELTA ANGLE OF 24°34'43", A CHORD BEARING OF S77°12'22"E, AND A CHORD LENGTH OF 421.44 FEET; AND (3) S64°55'00"E 374.73 FEET; THENCE N89°55'12"W 124.00 FEET; THENCE S00°05'03"W 56.19 FEET; THENCE N89°40'31"W 54.28 FEET; THENCE S88°14'53"W 87.20 FEET; THENCE S89°07'33"W 107.30 FEET; THENCE N89°25'28"W 26.15 FEET; THENCE S00°34'28"W 2.78 FEET; THENCE S89°59'29"W 15.00 FEET; THENCE N00°00'31"W 2.92 FEET; THENCE N89°25'32"W 25.40 FEET; THENCE N00°24'59"E 6.44 FEET; THENCE S89°34'00"W 655.77 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 1100 WEST STREET; THENCE N00°25'00"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 43.00 FEET; THENCE N89°34'00"E 326.75 FEET; THENCE N00°30'17"E 264.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 172,177 SQUARE FEET OR 3.953 ACRES MORE OR LESS

LEGEND
= SECTION CORNER
= 5/8" X 24" REBAR AND PLASTIC CAP TO BE SET AND STAMPED "REEVE & ASSOCIATES"
= BOUNDARY LINE
= REMAINDER PARCEL
= ADJOINING PROPERTY
= EASEMENTS
= SECTION TIE LINE
= ROAD CENTERLINE

50 0 50 100 150
Scale: 1" = 50'



SURVEYOR'S CERTIFICATE
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 9031945 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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.

PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH

TREVOR J. HATCH
LICENSE NO. 9031945 — DATE

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A TWO LOT SUBDIVISION AND NAME SAID SUBDIVISION **LEHI MAVERIK COMMERCIAL SUBDIVISION 1ST AMENDMENT** AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I/WE HEREUNTO SET OUT HAND

THIS _____ DAY OF _____, 20___.

NAME/TITLE — FOR: SIX PACKRATS LLC

ACKNOWLEDGMENT
STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

NOTARY'S FULL NAME & COMMISSION NUMBER _____

MY COMMISSION EXPIRES — A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF THE CITY OF LEHI, COUNTY OF UTAH, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL EASEMENTS FOR PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, 20___

MAYOR — CITY COUNCIL MEMBER
CITY COUNCIL MEMBER — CITY COUNCIL MEMBER

APPROVED: _____ CITY ENGINEER SEE SEAL BELOW
ATTEST: _____ CLERK-RECORDER SEE SEAL BELOW

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20___, BY THE LEHI PLANNING COMMISSION.

PLANNING COMMISSION CHAIRMAN — PLANNER

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

LEHI MAVERIK COMMERCIAL SUBDIVISION 1ST AMENDMENT
AMENDING LOT 2 OF LEHI MAVERIK COMMERCIAL SUBDIVISION ALONG WITH OTHER LANDS
PART OF THE NW 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, S.L.B.&M.
CITY OF LEHI, UTAH COUNTY, UTAH
SCALE 1"=50'

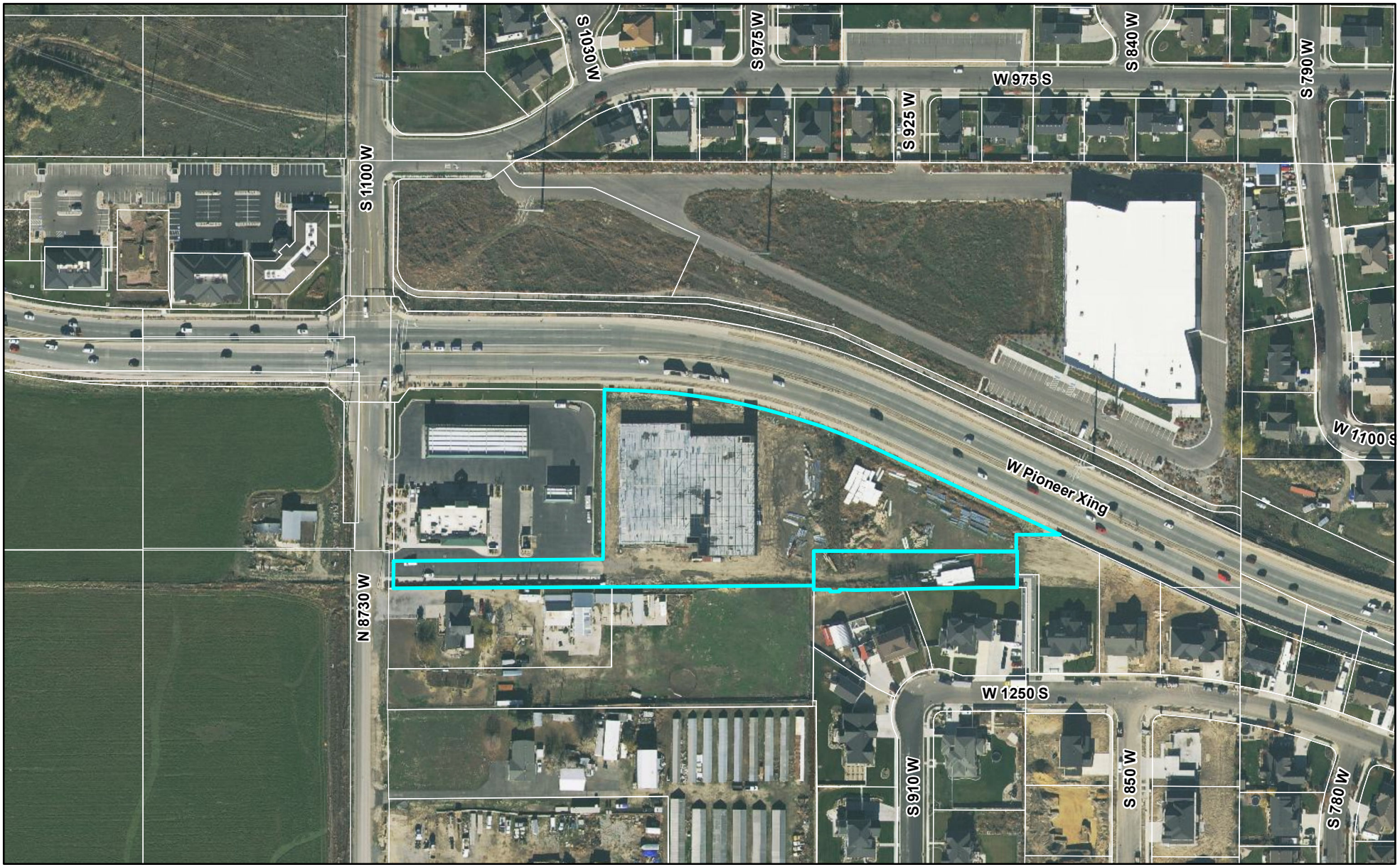
LAND SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH			

PROJECT INFORMATION		UTAH COUNTY RECORDER'S OFFICE
Surveyor: T. HATCH	Name: LEHI MAVERIK COMM. SUBD. 1ST AMEND.	
Designer: N. ANDERSON	Number: 7030-01	
Begin Date: 5-10-2023	Revision: Scale: 1"=50'	

Reeve & Associates, Inc. - Solutions You Can Build On

Lehi Maverik Commercial Subdivision Plat Amendment (Lehi Indoor Storage)

Aerial

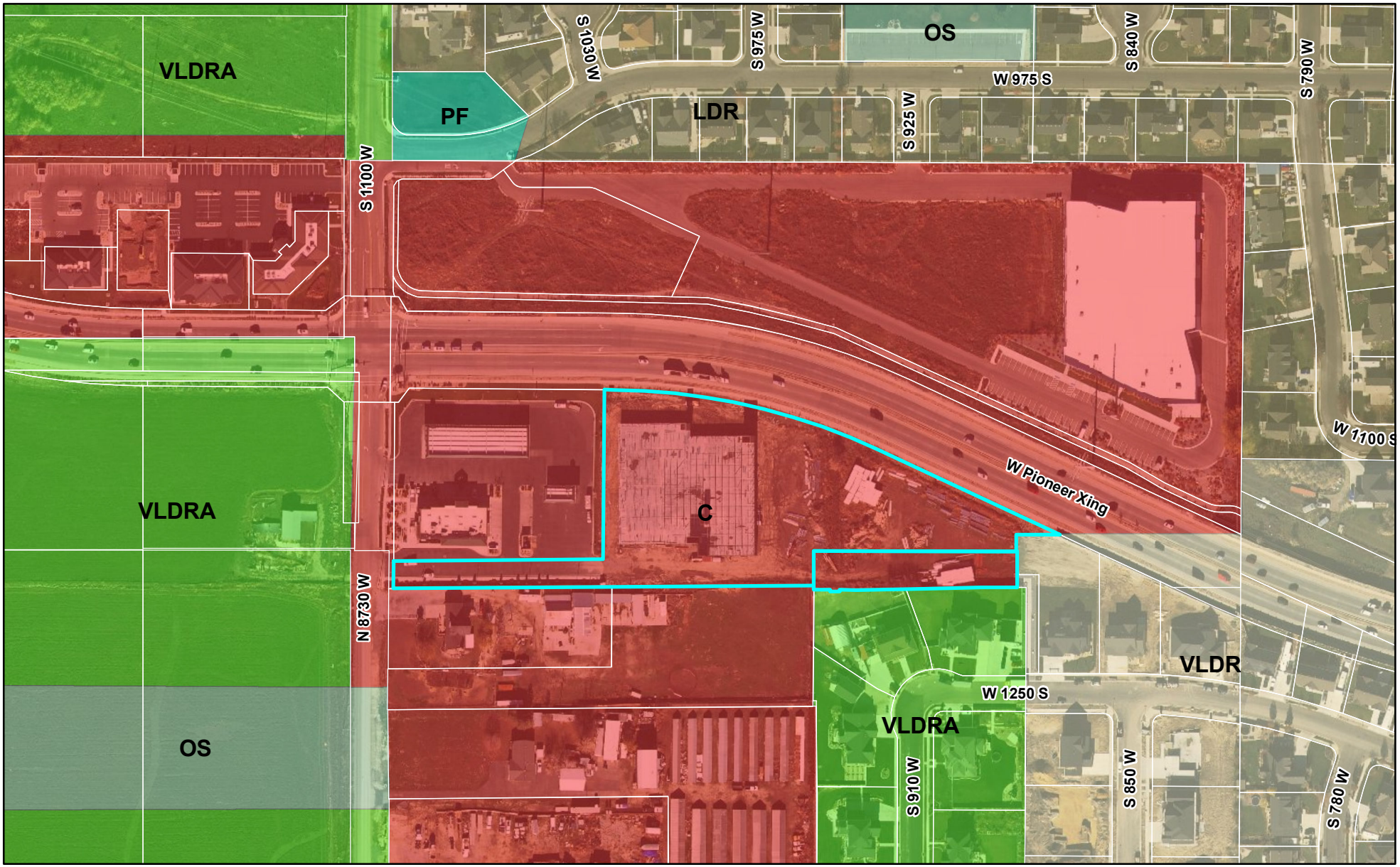


0 250 500 Feet

LEHI CITY

Lehi Maverik Commercial Subdivision Plat Amendment (Lehi Indoor Storage)

General Plan

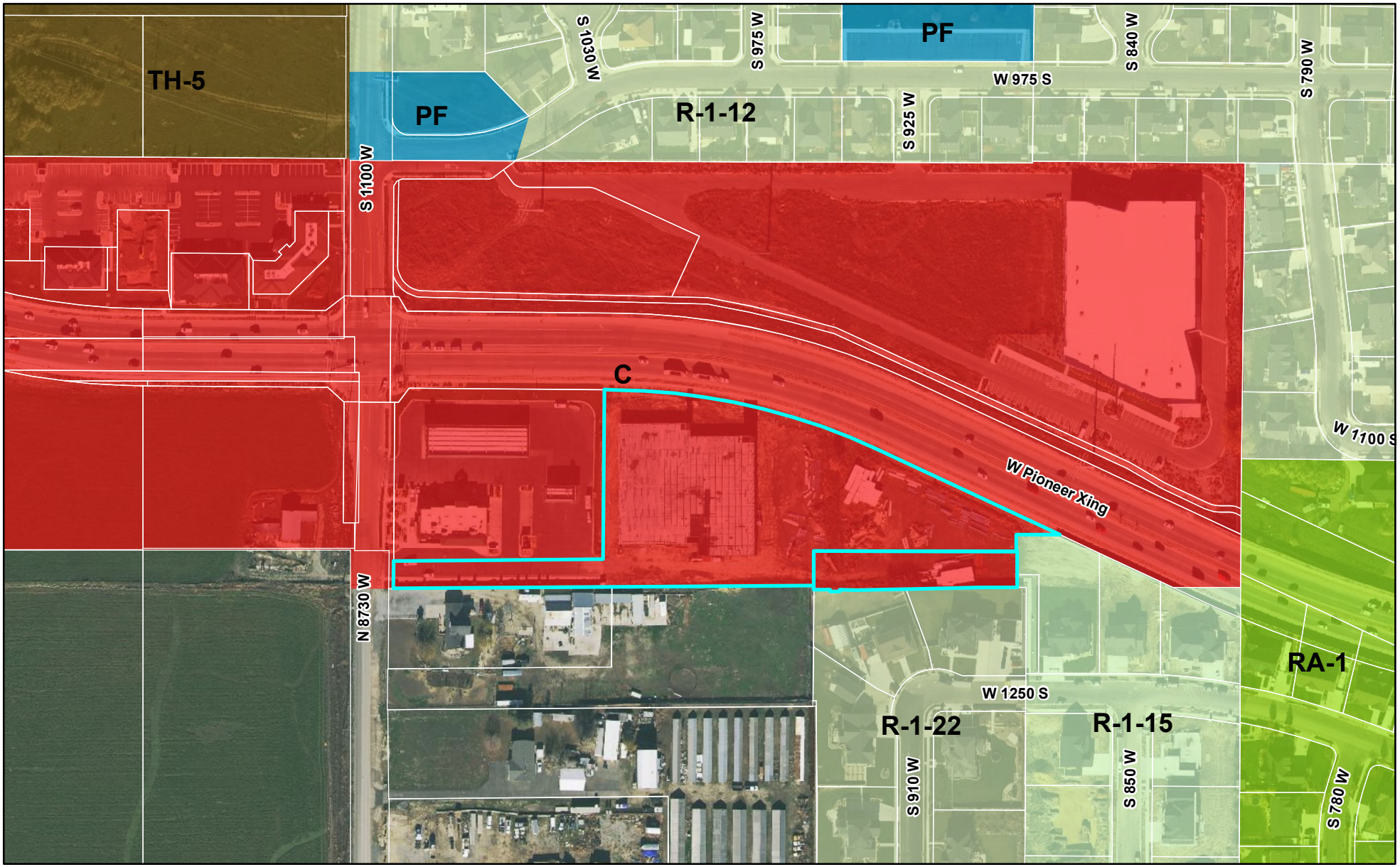


0 250 500 Feet

LEHI CITY

Lehi Maverik Commercial Subdivision Plat Amendment (Lehi Indoor Storage)

Zoning



0 250 500 Feet

LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Street Vacation
a. Public Hearing
b. Consideration of Ordinance #63-2023 approval of the vacation of a public street for the section of 100 North between Center Street and 100 East.

Suggested Action:

Attachments:

CC Staff Report 100 North Street Vacation 11.14.23.docx

100 North Street Vacation DRC 09.20.23.docx

100 NORTH VACATION.docx

Ord 63-2023.docx

100 North Aerial.pdf

100 North General Plan.pdf

100 North Zoning.pdf

100 NORTH STREET VACATION
CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	November 14, 2023
Requested Action/Purpose	Approval of a street vacation
Location	100 North between Center and 100 East
Existing Zoning	PF
Date of DRC Review	September 20, 2023
Date of Planning Commission Review	October 26, 2023
Assigned Planner	Jacob Curtis

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.350. Vacation of a Public Street
(New 07/10/12)
All petitions to vacate a public right-of-way shall follow the approval procedures outlined in the Utah State Code and shall require review by the Reviewing Departments, recommendation by the Planning Commission following a public hearing, and approval by the City Council. Each request to vacate a public right-of-way shall include:

A. a written narrative describing the reasons for the proposed public street vacation;

B. an exhibit showing the portion of public street to be vacated including:

1. north arrow;

2. surrounding streets and buildings;

3. the acreage of the vacated street area;

4. the surveyed boundary of the vacated street area; and

5. the location of all adjacent properties and the ownership identified;

C. a petition to vacate some or all of a public street, right-of-way, or easement, including:

1. the name and address of each owner of record of land that is:
   a. adjacent to the public street, right-of-way, or easement; or
   b. accessed exclusively by or within 300 feet of the public street, right-of-way, or easement;

2. the signature of each owner under Subsection C.1 who consents to the vacation; and

3. proof of mailed notification to surrounding owners as required by State Code and the Lehi City Development Code.

REPORT ANALYSIS

The applicant requests approval of the 100 North Street vacation on a portion of 100 North between Center Street and 100 East. This request is being made in conjunction with the new City Hall project.

The vacation of the public street is to allow implementation of the City Campus Master Plan that was adopted in 2020. The street area being vacated is needed to create a public plaza in front of the new City Hall. The City owns all the properties on both sides of the section of the road to be vacated, so it does not directly affect any private properties in the area.

The DRC reviewed the street vacation and left two redline comments:

1. Show and label existing power easement along 100 N. and label. Maintain all-weather access to power cabinets by a line truck.
2. Accessibility to the existing water, PI, Sewer and storm drain will have to be considered and provided in the City Hall plans.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed street vacation is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed street vacation on October 26, 2023. The minutes and motion from this meeting are as follows:

3.5) Public hearing and recommendation of Lehi City's request for review of the vacation of a public street for the section of 100 North that runs between Center Street and 100 East.

Staff and Commissioner discussed the layout of the new City Hall and how this will affect the library, particularly the book drop.

Chairperson Newall opened the public hearing.
Chairperson Newall closed the public hearing.

Motion: Commissioner Eyre moved to recommend Lehi City's request for review of the vacation of a public street for the section of 100 North that runs between Center Street and 100 East.; including the DRC comments; with the findings as listed in the staff report. The motion was seconded by Commissioner Everett.

Vote: Commissioner Newall, yes; Commissioner Bunker, yes; Commissioner Everett, yes; Commissioner Brinton, yes; Commissioner Eyre, yes. The motion passed unanimously.

100 North Street Vacation
DRC Redline Comments

Lehi City- requests review of the vacation of a public street for the section of 100 North that runs between Center Street and 100 East. This request is being made in conjunction with the new City Hall project.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 9/12/23
Time Start: 1:27 pm
Time End: 1:31 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Show and label existing power easement along 100 N. and label. Maintain all-weather access to power cabinets by a line truck.

Garion – Fire: No comments
Ryan – Water/Sewer:
2. Accessibility to the existing water, PI, Sewer and storm drain will have to be considered and provided in the City Hall plans.

James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON OCTOBER 10, 2023

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.

A PORTION OF 100 NORTH STREET, LEHI UTAH, TO BE VACATED. SAID PORTION BEING BETWEEN CENTER STREET AND 100 EAST STREET. SAID PORTION MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 48, PLAT “A” LEHI CITY SURVEY OF BUILDING LOTS; THENCE NORTH 88°20’09” EAST 421.20 FEET MORE OR LESS ALONG THE SOUTH LINE OF SAID BLOCK 48 TO THE SOUTHEAST CORNER OF SAID BLOCK 48; THENCE SOUTH 02°39’42” EAST 63.36 FEET MORE OR LESS TO THE NORTHEAST CORNER OF BLOCK 41, PLAT “A” LEHI CITY OF BUILDING LOTS; THENCE SOUTH 88°21’53” WEST 422.41 FEET MORE OR LESS ALONG THE NORTH LINE OF SAID BLOCK 42 TO THE NORTHWEST CORNER OF SAID BLOCK 42; THENCE NORTH 01°34’00” WEST 63.14 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ORDINANCE NO: 63-2023

AN ORDINANCE VACATING A PUBLIC STREET FOR A PORTION OF 100 NORTH THAT RUNS BETWEEN CENTER STREET AND 100 EAST

WHEREAS, the applicant desires to vacate a section of 100 North; and

WHEREAS, it is necessary for the City to vacate this section as part of plaza space for the upcoming City Hall construction; and

WHEREAS, on October 26, 2023, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on November 14, 2023, the City Council held a duly noticed meeting and public hearing 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 October 26, 2023, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: the portion of 100 North described in Exhibit A should be vacated; and 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:

A. The described section in Exhibit A of 100 North is vacated.

PART II:

A. If a provision of this Ordinance 63-2023 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 sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

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

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

required by law.

Approved and Adopted by the City Council of Lehi City this 14th day of November, 2023.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT A

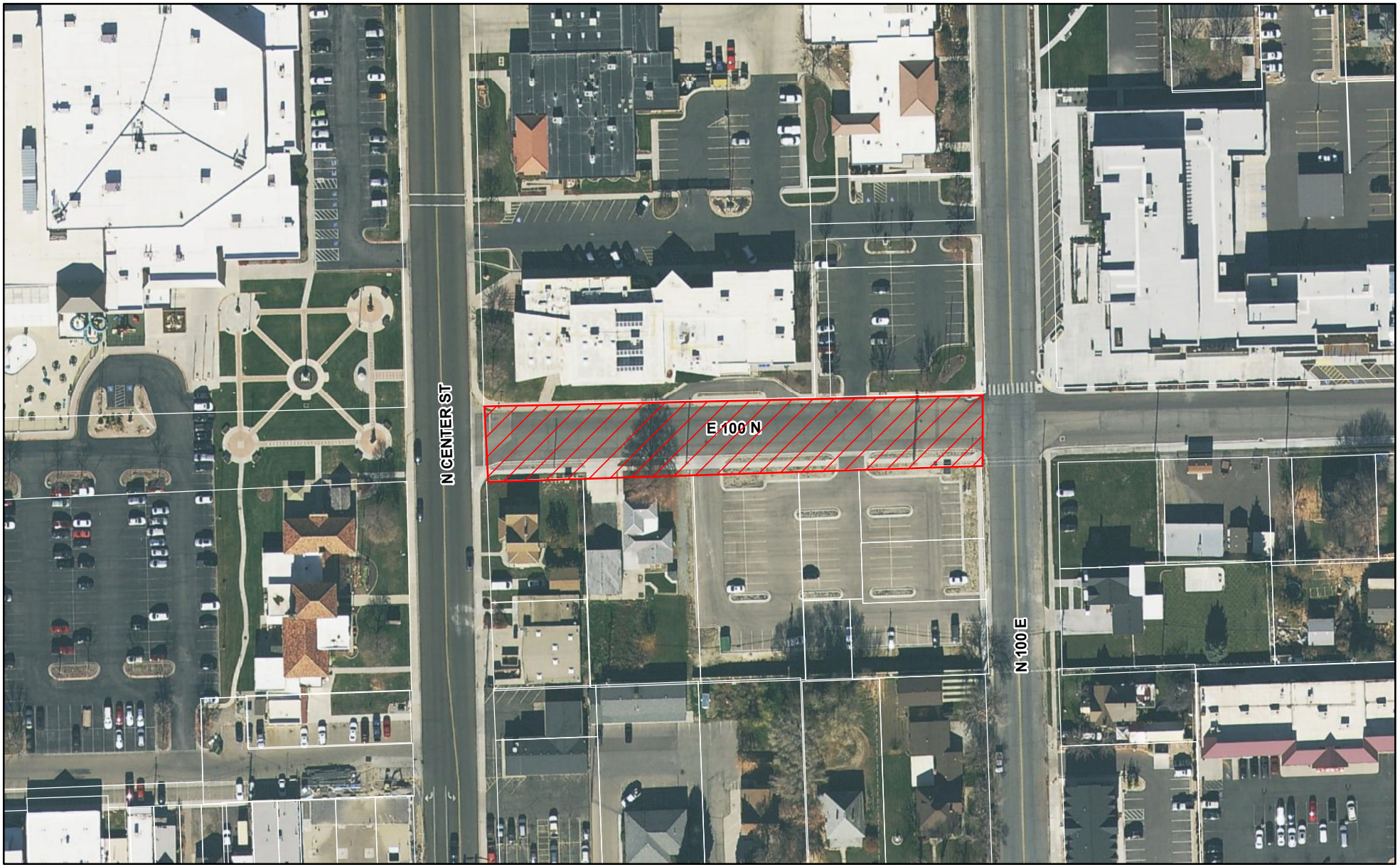
100 North Roadway Vacation Legal Description

A PORTION OF 100 NORTH STREET, LEHI UTAH, TO BE VACATED. SAID PORTION BEING BETWEEN CENTER STREET AND 100 EAST STREET. SAID PORTION MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 48, PLAT “A” LEHI CITY SURVEY OF BUILDING LOTS; THENCE NORTH 88°20’09” EAST 421.20 FEET MORE OR LESS ALONG THE SOUTH LINE OF SAID BLOCK 48 TO THE SOUTHEAST CORNER OF SAID BLOCK 48; THENCE SOUTH 02°39’42” EAST 63.36 FEET MORE OR LESS TO THE NORTHEAST CORNER OF BLOCK 41, PLAT “A” LEHI CITY OF BUILDING LOTS; THENCE SOUTH 88°21’53” WEST 422.41 FEET MORE OR LESS ALONG THE NORTH LINE OF SAID BLOCK 42 TO THE NORTHWEST CORNER OF SAID BLOCK 42; THENCE NORTH 01°34’00” WEST 63.14 FEET MORE OR LESS TO THE POINT OF BEGINNING.

100 North Street Vacation

Aerial

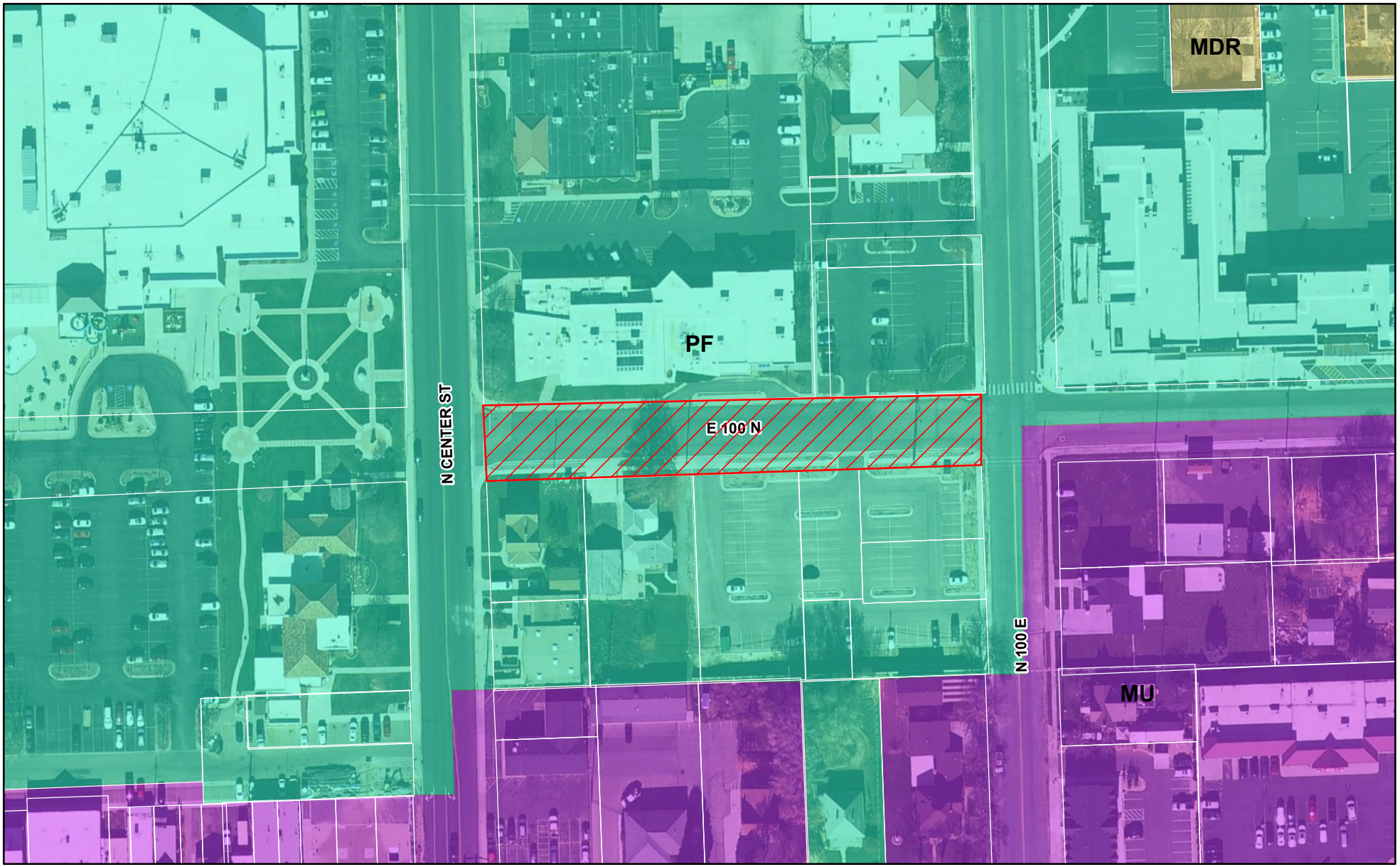


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LEHI CITY

100 North Street Vacation

General Plan

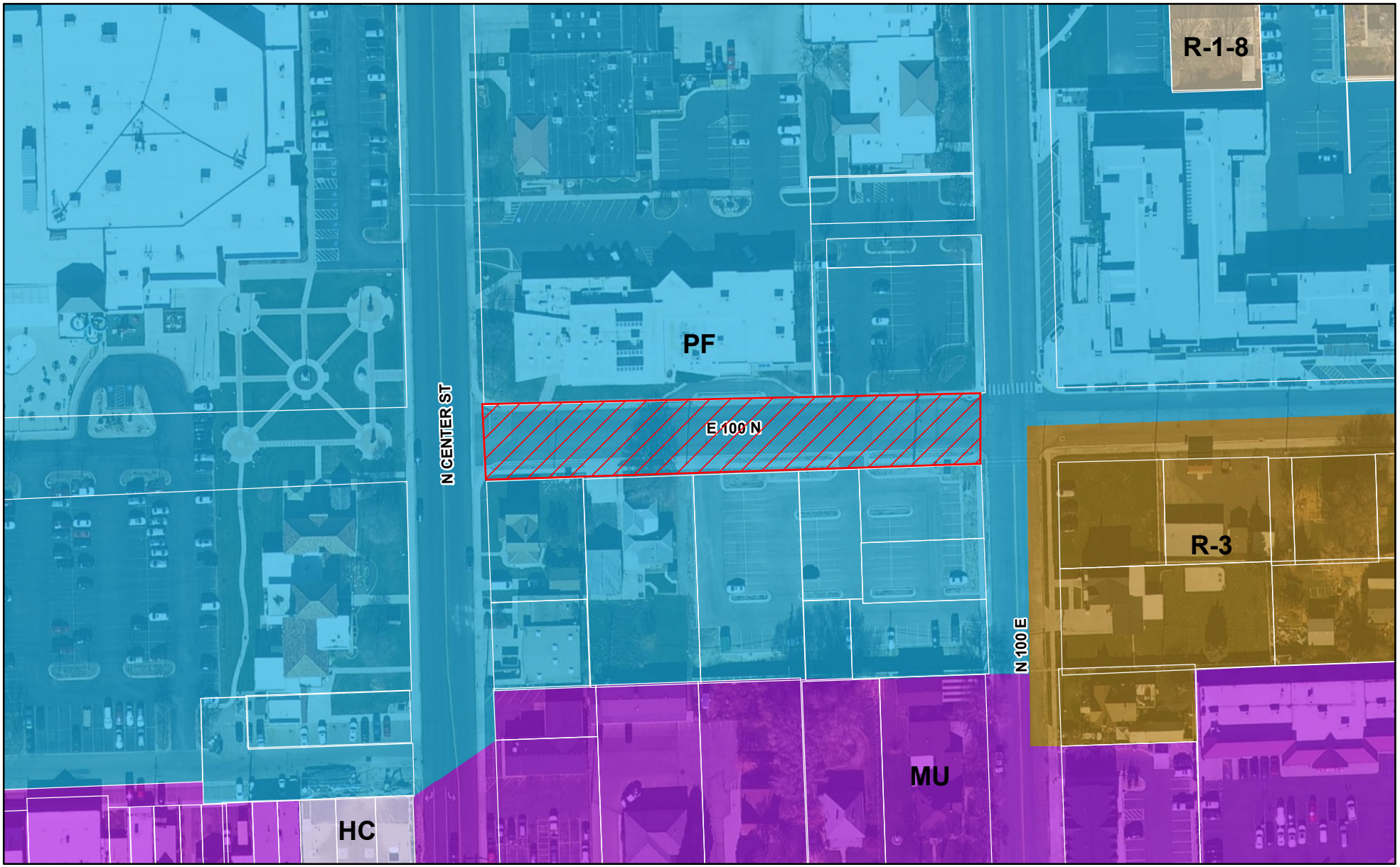


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LEHI CITY

100 North Street Vacation

Zoning



0 140 280 Feet

LEHI CITY

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #62-2023 a Development Code Amendments to Chapter 12 and Table 12.260, removing the cumulative requirement for Animal Rights, and an amendment to the Municipal Code, Sections 6-4A-8 and 6-4C-1, increasing the number of dogs to three.

Suggested Action:

Attachments:

CC Staff Report Animal Rights Dev Code Amendment 11.14.23.docx

Animal Rights Development Code Amendment DRC 10.18.23.docx

Ord 62-2023.docx

TBL12.260 animal rights- not cumulative.pdf

Ch12 Development Standards- animal rights.pdf

Municipal Code Chapter 6- Three Dogs.pdf

ANIMAL RIGHTS DEVELOPMENT CODE AND MUNICIPAL CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	November 14, 2023
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development and Municipal Codes
Decision Type	Legislative
Date of DRC Review	October 18, 2023
Date of Planning Commission Review	October 26, 2023

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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.

REPORT ANALYSIS

The applicant requests approval of amendments to both the Development and Municipal Codes to update regulations around animal rights. The proposed amendments include Development Code Chapter 12 and Table 12.260; and Municipal Code Chapter 6. Several key updates occurred; these changes are highlighted below.

Cumulative Rights
This amendment started when Planning Staff realized they all interpreted the statement “maximum is cumulative” differently. Instead of adding clarifying language, Staff determined it would be easier and more straight forward to allow the stated number of animals. This actually provides more flexibility and more animals on a parcel then some of the more strict interpretations of that statement.

Additional Animal Rights
After eliminating the cumulative requirement, this proposal went to DRC for the first time. There was a recommendation made to allow small farm animals like goats and sheep on smaller parcels. City Staff also sent the proposed amendment to the Animal Control Officer, Tyler Peterson, at this time. Staff met with Officer Peterson and he expressed some concerns with noise and smell in allowing more farm animals on smaller lots. He also recognizes the many benefits that come with allowing animal ownership. He was in favor of amending the Code to allow small farm animals on smaller lots.

The proposal includes allowing Horses, Donkeys, Mules on parcels in any zone with at least half an acre. Previously, you had to have half an acre and be in a more agriculturally zoned area. There are larger lots in almost every zone though.

It is also proposed to allow two goats, sheep, pigs or llamas on quarter acre parcels in any zone. However, these would require a conditional use permit.

The recommendation by the DRC and Officer Peterson was specifically for quarter acre lots. When the Planning Commission reviewed this proposal they had concerns with the quarter acre allowance and included in their motion removing that acreage from the amendment.

Increased Number of Dogs
When Staff talked to Officer Peterson, he mentioned they were considering increasing the number of allowed dogs to three. Currently two are allowed, but many owners have three. Officer Peterson also mentioned many cities now allow more dogs, including Salt Lake City not putting a limit on the number. This proposal will increase the number of dogs allowed from two to three. Clarification was also included in the text to specify that the three dogs are per single family lot or attached multi-family unit. In other words, for lots with an Accessory Dwelling Unit (ADU) the primary dwelling and ADU could only have three dogs total.

Written Text Changes
The changes to Chapter 12 of the Development Code and Chapter 6 of the Municipal Code adjust these to match the changes made to the Table. Changes were also made to clarify the Code as it has already been enforced.

DRC Comments
The proposed changes went to DRC for the second time on October 18, 2023. The DRC had one comment to update the wording in some areas. The proposed updates were already made to the text included in the packet.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve, approve with modifications, or deny the proposed amendments to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed amendments will provide more animal rights on more lots within Lehi City.
2. The proposed amendments add/do not add clarity to the number of allowed animals per lot.
3. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission reviewed the proposed Development and Municipal Code Amendments on October 26, 2023. The minutes and motion from that meeting follow:

3.3.) Public hearing and recommendation of Lehi City's request for review of Development Code Amendments to Chapter 12 and Table 12.260, removing the cumulative requirement for Animal Rights, and an amendment to the Municipal Code, Sections 6-4A-8 and 6-4C-1, increasing the number of dogs to three.

Chairperson Newall opened the public hearing.

Rudabeh Horsham expressed concerns about the proposed animal regulations. He found the idea of keeping animals on a quarter-acre property strange and suggested that horses should require at least one acre. He raised concerns about the potential size of goats and pigs, emphasizing the likelihood of people mishandling them, causing issues for neighbors and the city. They recommended limiting the types of animals based on size to avoid potential problems.

Chairperson Newall closed the public hearing.

The discussion focused on concerns about the proposed animal regulations. Members expressed reservations about allowing various animals, particularly pigs and llamas, on smaller properties like quarter-acre lots. They questioned the suitability of such small lots, citing worries about noise and smell. Some members supported urban farming but had reservations about certain animals on quarter-acre lots in category three areas, with Commissioner Bunker suggesting the possible removal of pigs on such properties.

Motion: Commissioner Bunker moved to approve Lehi City's request for review of Development Code Amendments to Chapter 12 and Table 12.260, removing the cumulative requirement for Animal Rights, and an amendment to the Municipal Code, Sections 6-4A-8 and 6-4C-1, increasing the number of dogs to three; including the DRC comments; with the findings as listed in the staff report his recommendation also included that they do adjust that category three and not allow any of those animals on quarter acre lots. The motion was seconded by Commissioner Brinton.

Vote: Commissioner Newall, yes; Commissioner Bunker, yes; Commissioner Everett, yes; Commissioner Brinton, yes; Commissioner Eyre, yes. The motion passed unanimously.

Chapter 12 Animal Rights Development Code Amendment
DRC Redline Comments

Lehi City- requests review of Development Code Amendments to Chapter 12 and Table 12.260 removing the cumulative requirement for Animal Rights.

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:
Date of Plans Reviewed: 10/12/23
Time Start: 3:35pm
Time End: 3:36pm

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. Adjust wording to match the Bluebeam session.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 26th

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

ORDINANCE NO: 62-2023

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 12 AND TABLE 12.260, AND MUNICIPAL CODE CHAPTER 6

WHEREAS, it has become necessary to amend Chapter 12 and Table 12.260 of the Lehi City Development Code, and Chapter 6 of the Lehi City Municipal Code adding clarity to the number of allowed animals; and

WHEREAS, this amendment seeks to increase the amount of animals allowed on lots in the City including up to three dogs; and

WHEREAS, following a public hearing on October 26, 2023, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on November 14, 2023, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of October 26, 2023, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 12 and Table 12.260 of the Lehi City Development Code and Chapter 6 of the Lehi City Municipal Code should be amended; and 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:

Chapter 12 and 39 of the Lehi City Development Code are hereby amended. And Chapter 6 of the Lehi City Municipal Code.

PART II:

A. If a provision of this Ordinance 62 -2023 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 sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional

or invalid, the remainder shall not be affected thereby.

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

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

Approved and Adopted by the City Council of Lehi City this 14th day of November 2023.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

TABLE 12.260
TABLE OF ANIMAL RIGHTS - MAXIMUM NUMBER OF ALLOWED ANIMALS
(Adopted 11/13/12; Amended 7/28/15; 9/13/16)

ZONING DISTRICT	PROPERTY REQUIREMENTS	MAXIMUM NUMBER OF ALLOWED ANIMALS			
		LARGE FARM ANIMALS~~Maximum is cumulative for Category One, Two and Three animals~~[2]			SMALL FARM ANIMALS
		CATEGORY ONE (Cattle)	CATEGORY TWO (Horses, donkeys, mules, burros)	CATEGORY THREE (Goats, sheep, pigs, llamas)	CATEGORY FOUR (Chicken, ducks, pheasants, rabbits, pigeons, hawks, ~~dogs, cats~~)
TH-5, A-5, A-1, RA-1	5+ Acres	No limit*	No limit*	No limit*	No limit*
TH-5, A-1, RA-1, R-1-22	Per half acre with a minimum 1 acre property size	1	2	4	8
TH-5, A-1, RA-1, R-1-22, PC[1]	Per half acre	0	2	4	8
R-1-15, R-1-12 R-1-10, R-1-8, R-2, R-2.5, R-3, MU, PC[1]	Per half acre ~~with a minimum 1 acre property size with a Conditional Use Permit~~	0	2**	4	8
R-1-15, R-1-12 R-1-10, R-1-8, R-2, R-2.5, R-3, MU, PC[1]	Per quarter acre ~~with a Conditional Use Permit~~	0	0	2**	8
RA-1, R-1-15, R-1-12, R-1-10, R-1-8, R-2, R-2.5, R-3, MU, PC[1]	Less than ~~half~~ quarter acre; ~~detached housing units~~	0	0	0	8
R-2, R-2.5, R-3, MU, PC[1]	Per attached housing unit	0	0	0	4

ZONING DISTRICT	LAND AREA	MAXIMUM NUMBER OF ALLOWED BEE COLONIES	MAXIMUM NUMBER OF DOGS	MAXIMUM NUMBER OF CATS
All Residential and Agricultural Zoning Districts	NA	No limit*	3***	3***

Notes:
1. Keeping of animals for properties located within a Planned Community District must be authorized through an Area Plan. See Section 12.120 (D)(5) for requirements of keeping animals in the Planned Community District.
~~2. Equivalencies: One (1) Category One animal is equivalent to two (2) Category Two animals. One (1) Category Two animal is equivalent to two (2) Category Three animals.~~
* There is no defined maximum number of allowed animals/bee colonies, however, animals/bee colonies must be kept in good health and without creating nuisances to neighboring property owners.
** With a conditional use permit.
***A kennel license is required to keep more than ~~2 dogs or 3 cats on any property~~3 dogs or cats on a property.~~.~~ (See Lehi Municipal Code Title 6 Chapter 4A Section 8).
~~One (1) Category One animal is equivalent to two (2) Category Two animals. One (1) Category Two animal is equivalent to two (2) Category Three animals.~~

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of commercial vehicles, excluding agricultural machinery and equipment ancillary to an agricultural use, and the storage of construction equipment shall not be permitted on any lot in any agricultural or residential district, provided that construction equipment may be stored on a lot during construction of a building thereon, but shall not exceed one year.

C. Additional Height for Public Buildings Allowed**.** Public buildings may exceed the maximum height allowed in agriculture and residential districts in which they are located, provided approval is granted following the Conditional Use procedures contained in this Code.

D. Keeping of Animals in Agricultural, Residential, and Planned Community Districts.

1. Category One Farm Animals. Category One animals include cattle. Other animals of similar size and impact may be allowed on a case-by-case basis with approval of the Zoning Administrator. The keeping of Category One animals is permitted limited to the following:

(a) For properties with ~~located in the A-5 and properties of~~ five acres or more within the A-5, A-1, RA-1, and TH-5 Zoning ~~and A-1~~ Districts, the keeping of Category One animals is permitted with no defined maximum number.

(b) One Category One animal may be kept for every half acre of lot area on properties with a minimum of one acre located in the TH-5, A-1, RA-1 and R-1-22 Zoning Districts.

2. Category Two Farm Animals. Category Two animals include horses, donkeys, mules, and burros. Other animals of similar size and impact may be allowed on a case-by-case basis with approval of the Zoning Administrator. The keeping of Category Two animals is permitted limited to the following:

(a) Stallions shall be adequately contained within a secure enclosure as to prevent escape from the owner's property.

~~(a)~~(b) For properties located in the A-5 and properties of five acres or larger within the TH-5 and A-1 Districts, the keeping of Category Two animals is permitted with no defined maximum number.

~~(b)~~(c) Two Category Two animals may be kept for every half acre of lot area for properties located in the A-1, RA-1, R-1-22, and TH-5 Districts.

~~(c)~~(d) Two Category Two animals may be kept for every half acre of lot area ~~on properties with a minimum of one acre~~ located in in any Residential Zoning ~~the R-1-15 and R-1-12~~ District~~s~~, subject to approval of a Conditional Use Permit. ~~and limited to the following:~~The following conditions may be required:

(i) Corrals, pens, and barns shall be located ~~on the rear portion of the lot.~~in the rear yard of the lot.

(ii) Screening from adjacent properties with the installation of a solid fence of six feet in height.

(iii) Subject to all setback and maintenance requirements listed in this section of the Development Code.

~~(ii)~~(iv) Any other conditions deemed necessary by the Planning Commission to mitigate negative impacts on a case-by-case basis.

~~(d)(a) Stallions shall be adequately contained within a secure enclosure as to prevent escape from the owner's property.~~

3. Category Three Farm Animals. Category Three animals include goats, sheep, pigs, and llamas. Other animals of similar size and impact may be allowed on a case-by-case basis with approval of the Zoning Administrator. The keeping of Category Three animals is permitted limited to the following:

(a) For properties located in the A-5 and properties of five acres or larger within the TH-5 and A-1 Districts, the keeping of Category Three animals is permitted with no defined maximum number.

(b) Four Category Three animals may be kept for every half acre of lot area for properties located in the A-1, RA-1, TH-5, and R-1-22 Districts.

~~(d)~~ Four Category Three animals may be kept for every half acre of lot area on properties with a minimum of one acre located within ~~any Residential Zoning District~~ ~~the R-1-15 and R-1-12 Districts~~, ~~subject to approval of a Conditional Use Permit, provided corrals and pens shall be located on the rear portion of the lot.~~

(e) Two Category Three animals may be kept per quarter acre of lot area on properties within the R-1-15, R-1-12, R-1-10, R-1-8, R-2, R-2.5, R-3, MU and PC zones, subject to approval of a Conditional Use Permit. The following conditions may be required:

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(i)Corrals, pens, and barns shall be located in the rear yard of the lot.
(ii) Screening from adjacent properties with the installation of a solid fence of six feet in height.
(iii)Subject to all setback and maintenance requirements listed in this section of the Development Code.
(iv) Any other conditions deemed necessary by the Planning Commission to mitigate negative impacts on a case-by-case basis.

~~(c) The keeping of pigs shall be allowed only in the A-5, TH-5, and A-1 Districts and on properties of more than one acre in the RA-1 and R-1-22 Districts.~~

4. Category Four Small Farm Animals. Category Four animals include chickens, ducks, pheasants, rabbits, pigeons, and birds of prey~~, dogs, and cats~~. Other animals of similar size and impact may be allowed on a case-by-case basis with approval of the Zoning Administrator. Keeping of Category Four animals is permitted limited to the following:
(a) For properties located in the A-5 and properties of five acres or larger within the TH-5 and A-1 Districts, the keeping of Category Four animals is permitted with no defined maximum number.
(b) Eight Category Four animals may be kept on any residential property with a single family detached dwelling. Eight additional Category Four animals may be allowed for each additional half acre of property located in the A-1, TH-5, RA-1, and R-1-22 Districts.
~~(b)~~
(c) ~~For properties of one acre or larger located in the R-1-15 and R-1-12 Districts, the keeping of more than eight Category Four animals is subject to a Conditional Use Permit.~~
(d) Properties with attached units in the MU, R-2, R-2.5, and R-3 Districts shall be limited to four Category Four animals.
(e) The keeping of roosters shall be allowed only in the A-5, TH-5, and A-1 Districts and on properties of one acre or more in the RA-1 and R-1-22 Districts.

5. In addition to the farm animal rights listed above, the following animal rights apply to all residential lots:
~~(e)~~
(f) In no case shall any property be allowed to keep more than ~~two~~ three dogs without a kennel license.
(g) In no case shall any property be allowed to keep more than three cats without a kennel license.
(h) In no case shall more than two birds of prey be kept on any property.

~~5.~~6. Planned Community and Resort Community Districts. For properties located within the Planned Community and Resort Community Districts, the keeping of animals shall be authorized through an Area Plan which has been approved and adopted by the City Council pursuant to the provisions of Chapter 15 of this Code. When the Area Plan does not regulate the keeping of animals, the following shall apply:
(a) Two Category Two or four Category Three animals may be kept for every 22,000 square feet of property area.
(b) In no case shall Category One, Category Two, or Category Three animals be allowed on individual residential lots of less than a half-acre in size.
(c) Category Four animals are allowed on properties in the Planned Community District with a maximum of eight for detached units. No more than four Category Four animals shall be kept on properties with attached units. No more than ~~two~~ three dogs and three cats may be kept.

~~6.~~ Maximum Number of Farm Animals. The number of farm animals allowed on a property ~~shall be cumulative for Category One, Category Two, and Category Three animals as shown in~~is summarized on Table 12.~~0702~~60. ~~Any combination of animals is allowed but shall not exceed the total equivalent number of animals allowed for the property size or zoning requirement.~~
~~(a) One Category One animal is equivalent to two Category Two animals.~~
~~(a) One Category Two animal is equivalent to two Category Three animals.~~

7. Setback Requirements. The purpose of these setback requirements is to buffer neighboring dwellings and public roads from animal facilities. These setbacks are as follows:
(a) All pens and corrals less than 500 square feet in size and all barns, stables, stalls, and other roofed structures used for the shelter and keeping of Category One, Two, or Three animals permitted shall be lo-

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to each detached single family lot, and
to each attached multi-family unit.

6-4A-8: ALLOWABLE NUMBER OF DOGS AND CATS: three (3)
Except as otherwise provided in this chapter, no more than ~~two (2)~~ dogs, four (4) months of age or older, and three (3) cats, four (4) months of age or older, shall be kept at any ~~residence~~ or commercial establishment at any time. This provision shall not apply to licensed kennels or grooming parlors. (Ord. 03-24-09.4, 3-24-2009)

veterinary clinics, pet stores,

6-4C-1: DOG LICENSING:

A. Every person owning, keeping or harboring any dog shall be required to obtain a dog license within seven (7) days of the date of ownership, unless a dog is less than four (4) months of age. A license shall be required for a dog which is over four (4) months within the corporate limits of the city. The owner shall pay for the use of the city, an annual license fee as established in the city consolidated fee schedule. A receipt showing proof of operation shall be required to qualify as a neutered/spayed dog.

B. A duplicate license may be obtained upon payment of a replacement fee as established in the city fee schedule.

three (3)

C. Not more than ~~two (2)~~ dog licenses shall be issued to one ~~household~~.

to each detached single family lot, and
to each attached multi-family unit.

D. The license fee shall not be required for seeing eye or governmental police dogs.

E. Upon receipt of the dog license tag, the owner shall attach the tag to a collar or harness for the animal and see that the collar and the tag are constantly worn. Failure to attach the tag to the dog as provided in this subsection shall constitute a violation of this article.

F. Dog tags shall not be transferable from one dog to another.

G. No person shall remove, or cause to be removed, the collar, harness or tag from any licensed dog without the consent of the owner or custodian of the dog, except a licensed veterinarian, law enforcement officer or animal control officer who removes such for medical or other reasons. (Ord. 03-24-09.4, 3-24-2009; amd. 2015 Code)

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #67-2023 a Development Code Amendment to Chapter 37, Multi-Family Design Standards, to include an exceptions clause.

Suggested Action:

Attachments:

CC Staff Report Chatper 37 Multi-Family Design Standards Development Code Amendment 11.14.23.docx

Ch37 Multi-Family Design Standards Exception Amendment 09.27.23.pdf

Ord 67-2023.docx

Chapter 37 Multi-family Design Standards Amendment DRC 09.27.23.docx

CHAPTER 37 MULTI-FAMILY DESIGN STANDARDS DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	November 14, 2023
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	September 27, 2023
Date of Planning Commission Review	October 12, 2023

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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.

REPORT ANALYSIS

The applicant requests approval of a proposed amendment to Chapter 37 of the Development Code. The change is to add criteria for an exception to be granted for the Multi-Family Design Standards. The Code currently does not have an exception section for the Multi-Family Design Standards, but there is an exceptions section for the Non-Residential Design Standards. Staff felt adding provisions for an exception would make the code more consistent and streamline the review process.

The changes made to Chapter 37 Multi-Family Design Standards include requiring the applicant show clear and convincing evidence the exception improves the quality of the design, and provides an exception to allow parking between the building and the street. There were two additional changes to Chapter 37. One was to refine the exception requirements for the Non-Residential Design Standards to match the updates to the Multi-Family Design Standards. The second was to expand the sidewalk connections to ground floor units to also be required for ground floor units facing courtyards, open space, and

trails, not just if they face a street.

There were no comments from the DRC for this amendment.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on October 12, 2023. The minutes and motion from this meeting are included below:

2.9. Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 37, Multi-Family Design Standards, to include an exceptions clause.
Jacob Curtis presented information on the agenda item.

Commission Chair Newall opened and closed the public hearing.

> Motion: Commissioner Everett moved to recommend approval of Lehi City's request for review of a Development Code Amendment to Chapter 37, Multi-Family Design Standards, to include an exceptions clause; noting the language must be clear, convincing, and knowledgeable as presented to the planning commission to modify language. Also include the exceptions to the design standard, as approved by the Planning Department to allow flexibility to the applicants with clear proof to the commission. Commissioner Bunker seconded the motion.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

a. The applicant shall show clear and convincing evidence that the exception to the design standards improves the design quality, walkability/bike-ability, or ability to conduct the proposed use on the subject property.
~~a. The applicant shall show clear and convincing evidence that the design standards significantly negatively impact the ability to conduct the proposed use on the subject property.~~

b. The applicant shall provide justification on how the proposed project fits in with the purpose and vision of the design standards district in which it is located.

~~c. As part of the consideration for an exception, the applicant shall provide an alternative conceptual plan showing how it is not practicable to meet a requirement of Section 37.010.~~

~~d.~~c. Exceptions may be granted to allow parking between the building and street, however in the Historic, Roller Mills, Urban Village, Mill Pond and Urban Tech Mixed Use Districts, any exception shall be limited to a maximum of one module of parking. In all cases where an exception is granted to allow parking between the building and the street, an ADA compliant pedestrian access shall be accommodated from the building entrance to the street sidewalk.

~~e.~~d. Buildings located on corner lots shall only be allowed an exception to the building orientation on one side of the building with the other side of the building maintaining no parking between the building and the street within the Historic, Roller Mills, Urban Village, Mill Pond, and Urban Tech Mixed Use Districts.

Section 37.020. Multi-Family Residential Design Standards

(Amended 09/24/19, 01/10/23; 05/23/23)

A. Purpose and Application. This section is intended to create multi-family developments that will establish permanent neighborhoods, with sustained quality and adequate amenities, and to enhance a sense of community. The provisions of this section shall be applied to all new multi-family residential and mixed use developments, unless otherwise modified by an approved Area Plan, and for exterior remodels.

B. Architectural Standards.

1. General Design Concepts. New development shall be designed for its specific context with a design unique to Lehi City. Developments containing two or more buildings shall possess a similar design theme, and the site shall be designed such that the overall development is cohesive. Building architecture, exterior materials and colors shall coordinate. If a development contains more than one building, structures shall be varied to prevent repetitive design.

2. Side and Rear Facades. These design standards shall be applicable to all sides of a building, with each facade being required to meet the terms of this section.

3. Building Materials. The majority of each facade, meaning 51 percent or more of the wall area excluding windows and doors, shall be constructed of brick, stone, architectural textured concrete, fiber cement siding, wood, or other durable building material as approved by the Planning Commission. Stucco, EIFS, or untreated concrete block (CMU) shall be allowed only as an accent or secondary material. Stucco and EIFS shall not be used on hierarchal architectural features, pop-outs in a facade, or for wainscots, but shall be allowed on recessed wall areas, walls between entrances, and between hierarchal architectural features. The Planning Commission may approve metal as an exterior building material and as a primary material on a case-by-case basis if an

applicant can show that the type of metal is of a high grade and provides architectural quality to a building. Vinyl siding and standing seam metal are prohibited for use as exterior building materials. Building materials shall coordinate; however, materials shall be varied to give diversity and variety to the project. Buildings shall be constructed from differing percentages and combinations of materials.

4. Color. All buildings within a development shall have a coordinating color scheme; however not every building should be constructed from the same color scheme. Building colors should be varied to give diversity and variety to the project.

5. Townhome Building Entrances. The primary entrance and front façade of individual townhomes within a new development shall be oriented toward the following, listed in primary order:

   a. public streets (see Figure 134);

   b. parks, courtyards, or public open space;

   c. primary internal streets; and

   d. secondary internal streets or alleys.

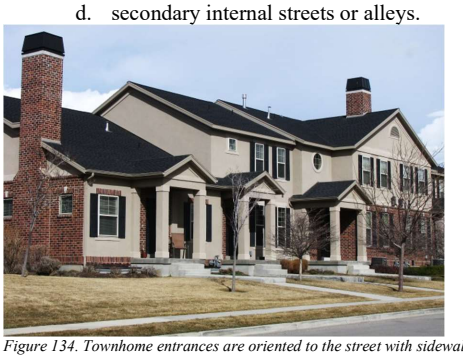


Figure 134. Townhome entrances are oriented to the street with sidewalk connections.

6. Condominium and Apartment Building Entrances. Condominium and apartment buildings shall provide the following building entrances facing a street:

   a. primary street entrance connecting to interior hallways, stairwells, and elevators for all units to use; and

   b. individual ~~street~~ entrances and sidewalk connections shall be required ~~-~~for each ground floor unit facing a street, courtyard, trail, and open space (see Figure 135).

10. Pedestrian circulation. Multi-family residential projects shall provide a circulation plan and include the following improvements to improve pedestrian circulation and safety:

    a. Pedestrian walkways that interconnect the adjacent streets, open spaces, parking areas, building entrys, adjacent sites and adjacent master planned trails where applicable. Each building located along a public road shall provide a sidewalk connection from the building entrance to the public sidewalk.

    b. Walkways shall be hard surfaced with concrete, brick pavers or asphalt.

    c. Crosswalks shall be placed where pedestrian walkways cross streets and internal roads and shall be painted or made of concrete or brick pavers.

D. Exceptions.

1. Exceptions to Section 37.020 may be approved by the Planning Commission provided the following:

    a. The applicant shall show clear and convincing evidence that the exception to the design standards improves the design quality, walkability/bike-ability, or ability to conduct the proposed use on the subject property.

    b. Exceptions may be granted to allow parking between the building and street, however, any exception shall be limited to a maximum of one module of parking. In all cases where an exception is granted to allow parking between the building and the street, an ADA compliant pedestrian access shall be accommodated from the building entrance to the street sidewalk.

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E. Downtown Spacing Overlay Zone.

1. The Downtown Spacing Overlay Zone is intended to protect the existing single-family characteristics of the central residential neighborhoods (see Figure 142). The Downtown Spacing Overlay Zone shall apply to all properties within an R-2 or R-3 Zone including any dwellings or properties fronting on 500 West, State Street, 400 South, and 850 East. In order to maintain the existing single-family characteristics of the central residential area, any new two-family, three-family, four-family, or multi-family dwelling within the defined area, and where allowed in an R-2 or R-3 Zone, shall not be located within a 400 foot radius measured from building footprint to building footprint of the nearest existing two-family, three-family, four-family, or multi-family dwelling except when located in a Planned Unit Development.

ORDINANCE NO: 67-2023

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 37

WHEREAS, it has become necessary to amend Chapter 37 of the Lehi City Development Code, adding an exception clause for the multi-family design standards; and

WHEREAS, this amendment seeks to allow applicants to apply for an exception to the multi-family design standards; and

WHEREAS, following a public hearing on October 12, 2023, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on November 14, 2023, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of October 12, 2023, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 37 of the Lehi City Development Code should be amended; and 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:

Chapter 37 of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance -2023 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 sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

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

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

Approved and Adopted by the City Council of Lehi City this 14th day of November 2023.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Chapter 37 Multi-Family Design Standards
DRC Redline Comments

Lehi City- requests review of Development Code Amendments to Chapter 37 Multi-Family Design Standards to include an exceptions clause.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Katie
Representatives of the Applicant Present:
Date of Plans Reviewed: 9/14/23
Time Start: 3:50 PM
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.
Ross – Engineering: No comments.
Luke- Traffic: No comments.
Kim – Planning: No comments.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 12TH.

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.

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: November 14, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2023-68 appointing Board Members to the John Hutchings Museum Board of Trustees.

Suggested Action:

Attachments:

Res 2023-68.docx

LEHI CITY

RESOLUTION NO. 2023-68

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING BOARD MEMBERS TO THE JOHN HUTCHINGS MUSEUM BOARD OF TRUSTEES

WHEREAS, the Articles of Incorporation of the John Hutchings Museum of Natural History, Article IV, outlines the qualification for membership, terms and vacancies for the Lehi John Hutchings Museum Board of Trustees; and

WHEREAS, in accordance with that article, seven Trustees are to be appointed by the Mayor of the City of Lehi, Utah, with the advice and consent of the Lehi City Council; and

WHEREAS, in accordance with that article, the terms shall be for four years, except that three of the Trustees appointed shall be appointed for two year terms in order to create staggered terms; and

WHEREAS, in accordance with that article, three of the Trustees serving at any time on the Board shall be persons nominated by the heirs of John Hutchings; and

WHEREAS, in accordance with that article, one of the Trustees serving at any time on the Board shall be a member of the Lehi Veterans Council; and

WHEREAS, in accordance with that article, one of the Trustees shall be a member of the Lehi City Council and shall be a regular voting Trustee; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individuals to the John Hutchings Museum Board or Trustees.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Appoint Chris Condie, a member of the Lehi City Council, whose term will begin immediately and will expire June 30, 2027.
2. Re-Appoint Mike Southwick, a Trustee and member of the Lehi City Council, to serve as an at-large Trustee and whose term will expire June 30, 2027.
3. Clarify that the term for Steve Marchbanks will expire June 30, 2025.
4. Re-Appoint Esther Sumsion, John Hutchings heir, whose term will expire June 30, 2027.
5. Re-Appoint Kent Sumsion, John Hutchings heir, whose term will expire June 30, 2025

6. Re-Appoint Robyn Stanley, John Hutchings heir, whose term will expire June 30, 2027
7. Re-Appoint John Shepherd, member of the Lehi Veteran's Council, whose term will expire June 30, 2025.

8. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 14th day of November, 2023

Lehi City Corporation

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder