Lehi City Council Meeting
Agenda
March 23, 2021

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Point of the Mountain Transit and Central Corridor Transit Presentation - UTA

   2.2. Metropolitan Water District Report- John Peterson

   2.3. Ranked Choice Voting Discussion

   2.4. Recreation, Arts, and Parks Tax Discussion

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

4. Administrative Report

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

6. Consideration of adjourning into a Closed Executive Session to hold a strategy session to discuss the purchase, exchange, or lease of real property.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. 20 Minute Citizen Input
   (for public comments on items not listed on the agenda. Comments limited to 3 minutes per person with a time limit not to exceed 20 minutes for this item.)

3. Consent Agenda

3.1. Approve Minutes from the March 9, 2021 City Council Meeting
030921CC.pdf

3.2. Approve Purchase Orders
PO Index.pdf
Stuart C Irby Co.pdf
Contech.pdf
Barton.pdf

Regular Agenda

4. Budget Amendment for FY 2021
a. Public Hearing
b. Consideration of Resolution #2021-13, amending the Budget of Lehi City for Fiscal Year 2021.
Petitioner: Lehi City
Res 2021-13.docx
Budget Adjustment #2.docx

5. Consideration of Resolution #2021-10, Intent to Annex the Neldon and Jewel Bullock Annexation, 0.67-acres of property located at 578 West 2100 North with proposed R-1-15 zoning.
Petitioner: Jewel Bullock
CC Staff Report Neldon and Jewel Bullock Annexation- Resolution of Intent 03.23.21.docx
Neldon and Jewel Bullock Annexation DRC 03.03.21.docx
Res 2021-10.docx
Bullock Annexation narrative.pdf
Bullock Annexation Plat.pdf
Neldon and Jewel Bullock Annexation- Aerial.pdf
Neldon and Jewel Bullock Annexation- General Plan.pdf

6. Consideration of Final Subdivision approval for Pioneer Heights, a 45-lot residential development located at 1452 West 900 North.
Petitioner: Danny Gutierrez & Mike Dubois
CC Staff Report Pioneer Heights Final Subdivision 03.23.21.docx
Pioneer Heights Final Subdivision DRC 03.17.21.docx
Pioneer Heights Final 03.17.21.pdf
Aerial Pioneer Heights map.pdf
General Plan Pioneer Heights map.pdf
Zoning Pioneer Heights map.pdf

7. Consideration of Final Subdivision approval for Gardner Point Phase 1, a 221-unit residential development located at 1500 North 3600 West.
Petitioner: Edge Homes

CC Staff Report Gardner Point Phase 1 Final Subdivision 3.23.21.docx
Gardner Point Phase 1 Final Subdivision DRC 03.17.21.docx
Gardner Point Phase 1 Final Subdivsion - plans.pdf
Gardner Point Phase 1 Final Subdivsion - landscape plans.pdf
Gardner Point Phase 1 Final Subdivision - General Plan.pdf
Gardner Point Phase 1 Final Subdivision - Zoning Map.pdf
Gardner Point Phase 1 Final Subdivision - Aerial Map.pdf

8. Consideration of Ordinance #14-2021, the Worthen Zone Change, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on 2.9 acres located at 923 North 2300 West.
   Petitioner: Nicole Worthen
   CC Staff Report Worthen Zone Change 03.23.21.docx
   Worthen Zone Change DRC 02.10.21.docx
   Ord 14-2021.docx
   Worthen Zone Change - narrative.pdf
   Worthen Zone Change - map.pdf
   Worthen Zone Change - aerial map.pdf
   Worthen Zone Change - general plan map.pdf
   Worthen Zone Change - zoning map.pdf
   IMG_6470.JPG
   IMG_6471.JPG
   IMG_6469.JPG

9. Consideration of Resolution #2021-12, approving an agreement with SIRQ Construction for the Dry Creek recreation area pre-construction services.
   Petitioner: Lehi City
   Res 2021-12.docx
   Agreement - Dry Creek Recreation Area Pre-Construction Services and Possible CM GC_signed by SIRQ.pdf
   Lehi City Dry Creek Recreation Pre-construction Services and CMGC RFQ_updated 3.3.21.pdf
   SIRQ Construction - Lehi City Dry Creek Recreation RFQ.pdf
   SIRQ_Complete Bid.pdf
   SIRQ Construction - Bid Form Signature of Respondent.pdf

10. Consideration of Resolution #2021-14, adding a vehicle no-idling policy to the Lehi City Employee Policy Manual.
    Petitioner: Lehi City
    Res 2021-14.docx
    Vehicle No Idle Draft.docx

11. Consideration of Resolution #2021-15, approving an agreement with Barton Excavation Inc.

for spring development at Lower School House Springs.
Petitioner: Lehi City
Res 2021-15.docx
Agreement - Lower School House Springs Redevelopment Phase 2_signed by Barton.pdf
Lehi City Lower School House Springs - Phase II RFP.pdf

12. Consideration of Resolution #2021-16, approving a purchase and sale agreement for .91 acres of commercial real estate located at 580 West State Street.
Petitioner: Lehi City
Res 2021-16.docx
Offer to Purchase Commercial or Multi-Family Property Old Police Station.pdf

13. Consideration of Resolution #2021-17, approving a real estate purchase contract for .82 acres of property located at 630 West State Street.
Petitioner: Lehi City
Res 2021-17.docx
Real Estate Purchase Contract For Land Aprox 630 West State Street Vacant Property.pdf
Addendum For Land Aprox 630 West State Street Vacant Property.pdf

14. Consideration of Resolution #2021-11, approving an Interlocal Cooperation Agreement between Utah County and Lehi City for the administration of the 2021 municipal elections.
Petitioner: Lehi City
Res 2021-11.docx
2021 Municipal Election ILA - Lehi.pdf
2021 Scope of work Exibit A.pdf
Lehi Exhibit B.pdf

15. Consideration of Resolution #2021-18, approving an agreement with Sarah and Layne Jensen for property acquisition for 600 East.
Petitioner: Lehi City
Res 2021-18.docx
Agreement-600 East Road (Jensens).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 768-7100 ext. 2254.
- This agenda has been properly posted and a copy provided to the local news media.

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Point of the Mountain Transit and Central Corridor Transit Presentation - UTA

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Metropolitan Water District Report- John Peterson

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Ranked Choice Voting Discussion

Suggested Action:

Attachments:

Agenda Item No: 2.4

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Recreation, Arts, and Parks Tax Discussion

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the March 9, 2021 City Council Meeting

Suggested Action:

Attachments:

030921CC.pdf

LEHI CITY

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **March 9, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Kim Struthers, Community Development Director; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Brad Kenison, Assistant City Engineer; Joel Eves, Power Director; Dean Lundell, Finance Director; Marlin Eldred, Economic Director; Andrew Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

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

2. Presentations and Reports

2.1 Discussion of Potential Paintball Tournament for First Responders.

Sterling Bronson stated that he would like to organize a paintball tournament fundraiser to benefit the Lehi Fire and Police Departments. All the proceeds would be donated to a cause specified by the City's first responders. He said that the departments can put together a team for the event. Mr. Bronson is not asking for any funds from the city, but he would like their support and assistance with retaining the rodeo grounds for the event. Lehi High School could also be an option. The Council liked the idea of hosting the event at the rodeo grounds, and suggested that Mr. Bronson work with the City's Events Coordinator.

2.2 Pressurized Irrigation Water Update

Dave Norman, Public Works Director, gave an update on the potential water shortage for this year. He stated that as of the first of the month, the mountains had 70% of normal snowpack. He said they were lucky to have a record month for moisture in February, but the other months were an issue. He said that a significant concern is the water saturation levels which are at 25% of normal. This is due to the dry summer and late start of winter which left the soil very dry, so they are expecting a lot of moisture to be absorbed into the soil before it becomes runoff.

Matt Dalton, Water Department, stated that in pervious dry years, they've been able to acquire surplus water from the Salt Lake Metropolitan Water District, but Lehi was told that would be unlikely this year.

Mr. Norman stated that educating residents about water conservation will be very important this year and they have formed a committee to assist with community outreach.

3. Agenda Questions
None.

4. Administrative Report
None.

5. Mayor and Council Reports
The Mayor and Council reported on their assigned boards and commissions.

6. Consideration of adjourning into a Closed Executive Session to hold a strategy session to discuss the purchase, exchange, or lease of real property.

> **Motion:** Councilor Koivisto moved to adjourn into a Closed Executive Session to discuss the character, professional competence, or physical or mental health of an individual; and to hold a strategy session to discuss the purchase, exchange, or lease of real property. Councilor Albrecht seconded the motion.
>
> **Roll Call Vote**: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

The Council recessed at approximately 6:30 p.m.
The meeting reconvened at approximately 7:05 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance
Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Albrecht led the Pledge.

2. Presentations and Reports
2.1 Recognition of the Lehi High School Boys Basketball State Champions.
The basketball team and coaches attended the meeting and were presented with a certificate from the Mayor and Council for their accomplishment.

2.2 Arbor Day Proclamation 2021
Steve Marchbanks, Parks and Facilities Manager, presented the Proclamation to the Council. The Mayor then read and signed the proclamation.

3. 20 Minute Citizen Input
Kenneth Ridge, from Congressman Burgess Owens' Office, attended virtually and introduced himself to the Council. He stated that Congressman Owens would like to work with local cities and assist with their needs.

4. Consent Agenda
4.1 Approve Purchase Orders

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

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

5. **Consideration of Ordinance #12-2021, a Zone Change for the Dimock property, 3.59-acres located at approximately 800 North 2300 West, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).**
Brad Mackey was representing the applicant.

Motion: Councilor Southwick moved to approve Ordinance #12-2021, a Zone Change for the Dimock property, 3.59-acres located at approximately 800 North 2300 West, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture); including all Development Review Committee Comments and Planning Commission comments. Councilor Koivisto seconded the motion.

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

6. **Consideration of Ordinance #13-2021, a Zone Change for the Taylor Meadows-Wadley Property, 5.45-acres located at approximately 500 West 1500 South, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture).**
Arive Homes was the applicant.

Motion: Councilor Condie moved to approve Ordinance #13-2021, a Zone Change for the Taylor Meadows-Wadley Property, 5.45-acres located at approximately 500 West 1500 South, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture); including all Development Review Committee Comments and Planning Commission comments. Councilor Koivisto seconded the motion.

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

7. **Consideration of Resolution #2021-08, amending Resolution #2020-49 which temporarily suspended the acceptance of land use applications to rezone property to the Transit Oriented Development Zone (TOD)**
Marlin Eldred stated that they will now be accepting applications for TODs. He said there is a potential applicant located by the Mountain Pointe Hospital. He stated that there is specific language in the Resolution that focuses on the need for transportation solutions.

Motion: Councilor Koivisto moved to approve Resolution #2021-08, amending Resolution #2020-49 which temporarily suspended the acceptance of land use applications to

rezone property to the Transit Oriented Development Zone (TOD). Councilor Hancock seconded the motion.

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

8. Consideration of Resolution #2021-09, approving an agreement with Geneva Rock Products Inc. and Lehi City for property acquisition for power and water improvements.

Motion: Councilor Hancock moved to approve Resolution #2021-09, approving an agreement with Geneva Rock Products Inc. and Lehi City for property acquisition for power and water improvements. Councilor Southwick seconded the motion.

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

9. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:51 p.m.

Approved: March 23, 2021

Attest:

_____
Mark Johnson, Mayor

_____
Teisha Wilson, City Recorder

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

Stuart C Irby Co.pdf

Contech.pdf

Barton.pdf

LEHI CITY
CITY COUNCIL AGENDA
March 23, 2021

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Stuart C Irby Co	Miscellaneous	$513,575.00	Inventory
Contech	Triumph Pedestrian Rail Trail Crossing Bridge	$145,300.00	
Barton Excavating	Springs Rehabilitation Construction Project	$372,612.00	

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	**3/17/2021**
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

POWER	53-14-15	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
45		HOWARD 25 KVA HI-LIFT HANDLE	$1,380.00	$62,100.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
100		HOWARD 37.5 KVA HI-LIFT HANDLE	$1,535.00	$153,500.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
		6237-424376-201		
90		HOWARD 50 KVA HI-LIFT HANDLE	$1,725.00	$155,250.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
		6250-424376-201		
55		HOWARD 100 KVA HI-LIFT HANDLE	$2,595.00	$142,725.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
		62800-424376-200		
				$513,575.00

Justification:	Price Determination	
AS PER LEHI CITY DISTRIBUTION	Verbal Quote	
TRANSFORMERS BID NO.2018-11	Informal Bid	
AWARDED TO CODALE DBA AS IRBY	Written Bid	
	State Bid	
	Other	*

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
C/O CODALE
5225 WEST 2400 SOUTH ENGLAND ST
SALT LAKE CITY UT 84120-0000

QUOTE DATE	ORDER NUMBER
03/17/21	S012346060

REMIT TO:	PAGE NO.
STUART C. IRBY CO. POST OFFICE BOX 843959 DALLAS TX 75284	1

SOLD TO:
LEHI CITY CORP
153 NO 100 EAST
LEHI, UT 84043

SHIP TO:
LEHI CITY CORP
560 WEST GLENN CARTER DRIVE
LEHI, UT 84043
801-768-7100

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	TRANSFORMERS		Gregory J McPhie

INSIDE SALESPERSON	REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho	03/17/21	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions **********		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			**********		
45EA		1	*HOIN 25KVAHLH1PPAD 25KVA 1PH PADMOUNT TRANSFORMER WITH HI-LIFT HANDLE (3518719) 12470Y/7200 240/120 NO TAPS LOOP	1380.000EA	62100.00
100EA		2	*HOIN 37.5KVA HI-LIFT HANDLE 12470GRDY/7200 HV TO 240/120 LV SINGLE PHASE PAD MOUNT TRANSFORMER DEAD FRONT LOOP FEED WELL AND INSERTS SECONDARY STUD BAYONET F CAT # 6237-424376-201	1535.000EA	153500.00
90EA		3	*HOIN 50KVA HI-LIFT HANDLE 12470GRDY/7200 HV TO 240/120 LV SINGLE PHASE PAD MOUNT TRANSFORMER DEAD FRONT LOOP FEED BUSHING WELL & INSERTS WITH 5/8-IN SECONDAR CAT # 6250-424376-201	1725.000EA	155250.00
55EA		4	*HOIN 100KVAHLH1PPAD 100KVA 1PH PADMOUNT TRANSFORMER WITH HI-LIFT HANDLE (3533024) 12470Y/7200 240/120 NO TAPS LOOP CAT # 6280-424376-200	2595.000EA	142725.00

*** This is a quotation ***

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

Subtotal	**513575.00**
S&H CHGS	**0.00**
Sales Tax	**0.00**
TOTAL	**513575.00**

OUR PRODUCT AND SERVICES ARE SUBJECT TO, AND GOVERNED EXCLUSIVELY BY, OUR TERMS AND CONDITIONS OF SALE, WHICH ARE INCORPORATED HEREIN AND AVAILABLE AT www.irby.com/terms. ADDITIONAL OR CONFLICTING TERMS ARE REJECTED, VOID AND OF NO FORCE OR EFFECT.

** Reprint ** Reprint ** Reprint **

LEHI CITY PURCHASE REQUISITION REQUEST

Dean Lundell

Supplier

Name Contech Engineered Solutions
Street 1224 West Stock Road
City Ogden **State** Utah
Zip 84401 **Telephone** 801-851-0420

Vendor _____

Date March 16, 2021

Engineering — 32-70-70-122

Requesting Department — **Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
1	LS	Triumph Pedestrian Rail Trail Crossing Bridge	$145,300.00	$145,300.00
				$145,300.00

JUSTIFICATION:
This is a vital part part of the Rail Trail through Lehi City.
Currently the SR 92 section is being constructed.
If this section is built the Trail will extend from 100E to the Point.
The project complies with the Master Trail Plan.
The city is receiving funding from MAG for the project.
It is intended to have this section built and functional when the
SR 92 section is ready.

PRICE DETERMINATION	
Verbal Quote	
Informal Bid	
Written Bid	x
State Bid	
Other	
Proposal	

CONTECH ENGINEERED SOLUTIONS
A QUIKRETE® COMPANY

Quotation

Quote # QUO-439117-B3L0G3

Date	3/15/2021	**Account Name**	City of Lehi	**Reply-To**	
Quote #	QUO-439117-B3L0G3	**Contact Name**	City of Lehi	**Contech Rep.**	Chad Kitchen
		Phone	(801) 768-7120	**Address**	1224 West Stock Road, Ogden, UT, 84401
Project Name	Triumph Pedestrian Bridge	**Fax**	(801) 768-7122	**Phone**	801-851-0420
Project #	584441	**Email**		**Fax**	
Project City/State	Lehi, UT			**Email**	Chad.Kitchen@ContechLLC.com

Contech's offer to sell the products described in this quotation is expressly conditioned upon Buyer's assent to the Contech Conditions of Sale ("Contech COS") included herewith and/or viewable at www.conteches.com/cos. A valid tax exemption certificate must be issued to Contech or sales tax will be added.

Item #	Description	Pieces	Quantity	Extended Unit Price	Unit	Unit Total
	Steadfast Express AASHTO Series A13010WDH Length (ft) : 130, Width (ft) : 10, Style : Connector, Floor : H Section , Finish : Self Weathering Steel, Decking : Wood Deck, Life Safety Rail : Horizontal, Rub Rail : Channel, Toe Plate : Channel, Design Code : LRFD Guide, Vehicle Load : H5, Wind Load : LRFD Guide Special Considerations: • a 0' elevation change between abutments • a skew of 0° • snow load of 43 psf (not combined with live load) • Seismic design per AASHTO LRFD Bridge Design Specifications Bridge will be shipped in two (2) pieces with an assembled shipped weight of approx. +/- 50,600 lbs (Subject to final design verification)	1.00	1.00	$145,300.00	EA	$145,300.00
					Total	$145,300.00
				(Tax not included)	**Net Total**	$145,300.00

Standard Notes

1.Allowable unloading time for delivery trucks is two (2) hours. Demurrage charges of $75.00 per hour thereafter will be added.

2.Design submittal drawings will be provided, signed and sealed by a Professional Engineer licensed to practice in the State where the project is located.

3.In addition to any other procedures outlined or remedies provided, at the time of order, Contech will request a desired delivery date for the quoted materials from the purchasing customer. After drawing approval and prior to manufacturing Contech may again confirm the requested delivery date with the purchasing customer. If purchasing customer cannot take delivery of finished materials within 30 days of requested date, and after Contech has manufactured the product(s), Contech will invoice for the total amount of the order with payment due within 30 days. Additionally, Contech may also assess fees in the amount of 5% per month of the selling price of the stored materials that are not shipped within 30 days after the requested delivery date for storage and handling.

4.LRFD Guide Specification for the Design of Pedestrian Bridges - Item 4.2 - Fracture: Fracture Critical Member designation shall be in accordance with Provision 12.3.2 of AASHTO/AWS D1.5M/D1.5:2015 which requires each Fracture Critical Member (FCM) to be individually designated by the Engineer prior to bidding. In the absence of such designation, the Fracture requirements of Item 4.2 shall be deemed to have been waived.

5.One or more of the products quoted herein is nonstandard and not returnable. A down payment equal to 1/3 of the item(s) total is required and must be received prior to commencement of any performance by Contech.

6.Preliminary Assembled ship weight: Approximately +/- 50,600 lbs. subject to final design. Contech will not be liable for any additional construction or installation costs incurred related to a change from a preliminary bid design weight to a final design, regardless of the reason for the change.

7.Prices are f.o.b. origin with freight allowed to the jobsite with unloading by others at a truck accessible location.

8.The estimated lead time for the submittal package is 2-3 weeks from the receipt of a signed purchase document and receipt of the required design and project information. Submittal lead times are subject to adjustment at time of order based upon current Engineering backlog. Approval review process is in addition to stated timeframes. The current estimated manufacturing lead time for this material is 8-10 weeks. Manufacturing and delivery lead times are subject to adjustment at the time Contech is given approval to fabricate based upon production capacity and delivery curfews or other travel restrictions.

9.This material will be manufactured for this particular project and is not subject to cancellation. See Section 19 of the Contech COS.

10.This quotation expires 30 days from the date shown. Prices are firm for shipment within 120 days of the date of quotation and are subject to a maximum escalation of 8% for each 30 days thereafter.

CONTECH ENGINEERED SOLUTIONS
A QUIKRETE® COMPANY

Quotation

Quote # QUO-439117-B3L0G3

Standard Notes

11.This quote is based on live off loading ONLY and is the responsibility of others. The loads will be delivered as close to the project location as trucks can reasonably access and be driven under their own power without specialized equipment. Oversized loads warrant additional consideration and providing suitable access shall be the responsibility of the contractor/customer. The driver(s) will leave hard surface public roads only at their discretion but is not obligated to do so. If driver agrees to access a site under any other conditions, customer may be subject to additional costs. Due to curfews and other travel time restrictions on over dimensional loads, the customer shall be responsible for additional costs associated with weekend, holiday or Monday delivery requests. Cancellation of scheduled delivery loads requiring permits within 48hrs may result in additional permits and will be the responsibility of the purchaser. Specialized haulers and or equipment are utilized in the shipping of bridge components (ie "trailer rental"), costs incurred by CONTECH due to cancellation and or postponement of the delivery of bridge components will be the responsibility of the purchaser. Staging/Jockeying of trailers can be provided upon request for an additional fee.

12.This quote is per site plans dated March 01, 2021.

Scope Of Work

Steadfast Express AASHTO Series

Truss bridge pricing includes the steel truss bridge manufactured in sections sized at the discretion of Contech to facilitate optimum shipments. Sections may require final assembly at the jobsite by others using fasteners supplied by Contech.

The following work is not a part of this offer and is to be performed by others at no cost to Contech:

1. All construction surveying, including field measurement and verification of abutments and anchor bolt placement.
2. Design of the bridge foundations unless otherwise stated herein.
3. Excavation and construction of the bridge foundations.
4. Anchor bolt design, supply, installation or templates.
5. Erection and installation of the bridge structure(s).
6. Touch up painting of any and all surfaces damaged during handling, loading, transport, unloading, rigging, fit up or installation. Touch up paint guidelines are available from Contech.
7. Supply and installation of any expansion joint materials required by the contract.
8. Supply and installation of concrete and reinforcing for bridge deck slab or abutments.
9. Any and all costs associated with special inspection or testing by an independent agency.
10. Bridge approach railing or wing wall rails unless specifically included elsewhere on this proposal.
11. All other associated or appurtenant items not specifically referenced and included elsewhere in this proposal.

PAYMENT TERMS ARE 1/2%-10, NET 30 DAYS FROM DATE OF INVOICE UNLESS MATERIAL IS OTHERWISE NOTED AS NON-STANDARD ABOVE. IF NON-STANDARD, PAYMENT TERMS ARE 1/3 AT ORDER ACCEPTANCE AND PRIOR TO START OF PRODUCTION, 2/3 NET 30 DAYS FROM DATE OF INVOICE. THIS OFFER IS SUBJECT TO CREDIT APPROVAL. PRICES QUOTED APPLY ONLY TO THE REFERENCED PROJECT AND ARE IN EFFECT FOR 30 DAYS FROM THE DATE OF QUOTATION. SELLER RESERVES THE RIGHT TO ADJUST PRICES AFTER 30 DAYS FROM THE DATE OF QUOTATION BUT THE CONTECH COS REMAIN APPLICABLE. PRICES ARE BASED ON ESTIMATED QUANTITIES SHOWN. IF A DIFFERENT QUANTITY IS PURCHASED, CONTECH RESERVES THE RIGHT TO ADJUST THE PRICES. THIS QUOTATION CONTAINS THE ENTIRE AGREEMENT WITH RESPECT TO PURCHASE AND SALE OF PRODUCTS DESCRIBED AND SUPERSEDES ALL PREVIOUS COMMUNICATIONS, BUYER'S SIGNATURE BELOW, DIRECTION TO MANUFACTURE, OR ACCEPTANCE OF DELIVERY OF GOODS DESCRIBED ABOVE, SHALL BE DEEMED AN ACCEPTANCE OF THE CONTECH COS. SELLER EXPRESSLY REJECTS ANY OTHER TERMS AND CONDITIONS. PRICES ARE F.O.B. ORIGIN WITH FREIGHT ALLOWED TO THE JOBSITE WITH UNLOADING BY OTHERS AT A TRUCK ACCESSIBLE LOCATION.THIS QUOTATION IS ISSUED BY CONTECH ENGINEERED SOLUTIONS LLC FOR ITSELF AND/OR ON BEHALF OF ONE OR MORE OF ITS SUBSIDIARIES, INCLUDING BUT NOT LIMITED TO KEYSTONE RETAINING WALL SYSTEMS LLC.

Acceptance		Contech Engineered Solutions LLC.	
WE HEREBY ORDER THE DESCRIBED MATERIAL SUBJECT TO ALL TERMS AND CONDITIONS OF THIS QUOTATION AND IN THE Contech COS INCLUDED HEREWITH AND VIEWABLE AT www.conteches.com/cos		**By**	Chad Kitchen
Company		**(O)**	801-851-0420
By		**(F)**	
Title		**(Cell)**	
Date		**Title**	

Quote # QUO-439117-B3L0G3

Contech - CONDITIONS OF SALE

1. ACCEPTANCE. This quotation is an offer to sell to potential customer(s). BUYER'S RIGHT TO ACCEPT THIS OFFER IS LIMITED TO BUYER'S ASSENT TO THE TERMS AND CONDITIONS PRINTED HEREON AND THE ATTACHED OR ACCOMPANYING QUOTE, AND NO TERMS ADDITIONAL TO OR DIFFERENT FROM THOSE IN THIS OFFER ARE BINDING ON SELLER. THERE ARE NO UNDERSTANDINGS, TERMS, CONDITIONS OR WARRANTIES NOT FULLY EXPRESSED HEREIN.

2. LIMITED WARRANTIES. Seller warrants that it can convey good title to the products sold under this contract and that they are free of liens and encumbrances. Seller also warrants that the products sold under this contract are substantially free from defects in material and workmanship for a period of one year after the date of delivery. There are no express or implied warranties with respect to products sold hereunder which are misused, abused or used in conjunction with mechanical equipment improperly designed, used or maintained, or which are used, supplied for use or made available for use in any nuclear application of which Seller has not been notified in writing by Buyer at the time of order for the products sold hereunder. SELLER MAKES NO OTHER WARRANTY WHATSOEVER, EXPRESS OR IMPLIED. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY SELLER AND EXCLUDED FROM THIS CONTRACT.

3. LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY. Seller's liability hereunder shall be limited to the obligation to repair or replace only those products proven to have been defective in material or workmanship at the time of delivery, or allow credit, at its option. Seller's total cumulative liability in any way arising from or pertaining to any product or service sold or required to be sold under this contract shall NOT in any case exceed the purchase price paid by Buyer for such products or services. IN NO EVENT SHALL SELLER HAVE ANY LIABILITY FOR COMMERCIAL LOSS, LOST PROFITS, CLAIMS FOR LABOR, OR CONSEQUENTIAL, SPECIAL, PUNITIVE OR INCIDENTAL DAMAGES OF ANY TYPE, WHETHER BUYER'S CLAIM BE BASED IN CONTRACT, TORT, WARRANTY, STRICT LIABILITY, NEGLIGENCE, OR OTHERWISE. IT IS EXPRESSLY AGREED THAT BUYER'S REMEDIES EXPRESSED IN THIS PARAGRAPH ARE BUYER'S SOLE AND EXCLUSIVE REMEDIES.

4. LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY FOR FAILURE OR DELAY IN DELIVERY. NO DELIVERY DATES ARE GUARANTEED. BUYER'S SOLE AND EXCLUSIVE REMEDIES AND SELLER'S ONLY LIABILITY FOR ANY DELAY IN DELIVERY SHALL BE LIMITED AS SET FORTH IN PARAGRAPH 3 OF THIS CONTRACT.

5. FORCE MAJEURE. In any event and in addition to all other limitations stated herein, Seller shall not be liable for any act, omission, result or consequence, including but not limited to any delay in delivery or performance, which is (i) due to any act of God, the performance of any government order, any order bearing priority rating or order placed under any allocation program (mandatory or voluntary) established pursuant to law, local labor shortage, fire, flood or other casualty, governmental regulation or requirement, shortage or failure or raw material, supply, fuel, power or transportation, breakdown of equipment, or any cause beyond Seller's reasonable control whether of similar or dissimilar nature to those above enumerated, or (ii) due to any strike, labor dispute, or difference with workers, regardless of whether or not Seller is capable of settling any such labor problem.

6. BUYER'S OBLIGATION TO PASS ON LIMITATION OR WARRANTIES AND REMEDIES. In order to protect Seller against claims by Buyer's buyer, if Buyer resells any of the products purchased under this agreement, Buyer shall include the language contained in paragraphs 2 and 3 of this agreement, dealing with Seller's limitations of warranties and remedies, in an enforceable agreement with Buyer's buyer, or otherwise include language in an enforceable agreement with its buyer that makes Seller's limitation of warranties and remedies binding on its buyer. Buyer shall also include a provision in its agreement with its buyer applying Ohio law to any claims its buyer might assert against Seller with respect to products manufactured by Seller, and requiring its buyer to bring any such action against Seller either in federal district court in Cincinnati, Ohio or the common pleas court for Butler County, Ohio. Buyer shall defend, indemnify and hold Seller harmless from any and all claims, causes of action, damages, losses or expenses (including reasonable attorneys' fees) that Seller incurs by reason of Buyer's failure to comply with this paragraph.

7. PASSAGE OF TITLE. Title to the products sold hereunder shall pass upon delivery to the carrier at the point of shipment. Neither Buyer nor the consignee shall have the right to divert or reconsign such shipment to any destination other than specified in the bill of lading without permission of the Seller. Unless otherwise agreed Seller reserves the right to select the mode of transportation.

8. PAYMENTS AND LATE CHARGES ON PAST DUE ACCOUNTS. Buyer represents that Buyer is solvent and can and will pay for the products sold to Buyer in accordance with the terms hereof. If Buyer shall fail to comply with any provision or to make payments in accordance with the terms of this contract or any other contract between Buyer and Seller, Seller may at its option defer shipments or, without waiving any other rights it may have, terminate this contract. All deliveries shall be subject to the approval of Seller's Credit Department. Seller reserves the right, before making any delivery, to require payment in cash or security for payment, and if Buyer fails to comply with such requirement, Seller may terminate this contract. A late charge of 1-½% monthly (18% annual rate) or the maximum allowed by state law, if less, will be imposed on all past due accounts, and Buyer is responsible for all costs of collection including without limitation reasonable attorneys' fees and court costs.

9. TRANSPORTATION CHARGES. Delivered prices or prices involving competitive transportation adjustments shall be subject to appropriate adjustment to reflect changes in transportation charges.

10. CLAIMS BY BUYER. Buyer shall thoroughly inspect products sold under this contract immediately upon receipt to verify conformance with the specifications of the contract. Buyer must notify Seller of claims for failure or delay in delivery within 30 days after the scheduled delivery date. Buyer must notify Seller of any claims for nonconforming or defective products within 30 days after the nonconformity or defect was or should have been discovered. In addition, Seller must be given an opportunity to investigate the claim before Buyer disposes of the material, or else Buyer's claim will be barred. Seller shall incur no liability for damage, shortages, or other cause alleged to have occurred or existed at or prior to delivery to the carrier unless the Buyer shall have entered full details thereof on its receipt to the carrier.

11. MECHANICAL PROPERTIES; CHEMICAL ANALYSES. Data referring to mechanical properties or chemical analysis are the result of tests performed on specimens obtained from specific locations of the product(s) in accordance with prescribed sampling procedures; any warranty thereof is limited to the values obtained at such locations and by such procedures. There is no warranty with respect to values of the materials at other locations.

12. PATENTS. Seller shall indemnify Buyer against attorneys' fees and any damages or costs awarded against Buyer in the event any legal proceeding is brought against Buyer by a third person claiming the material delivered hereunder in itself constitutes an infringement of any U.S. patent, provided Buyer gives Seller prompt notice of any such suit being brought, gives Seller the opportunity to defend any such suit, and cooperates with Seller with respect to any such defense; unless the material is made in accordance with material designs, or specifications required by Buyer, in which case Buyer shall similarly indemnify Seller.

13. PERMISSIBLE VARIATIONS. The products sold hereunder shall be subject to Seller's standard manufacturing variations, tolerances and classifications.

14. TECHNICAL ADVICE. Buyer represents that it has made its own independent determination that the products it is purchasing under this contract meet the design requirements of Buyer's project and are suitable for Buyer's intended application. Buyer further represents that it has not relied in any respect on any written or oral statements or advice from Seller, other than the standard product specifications set forth in the most recent addition of Seller's published product brochures, in making that determination.

15. TAXES. No taxes imposed with respect of the sale of the products or services sold hereunder are included in any quotation by Seller. All applicable taxes shall be added and paid by Buyer in addition to the purchase price.

16. BUYER'S RIGHT OF TERMINATION. Buyer may terminate this contract in whole or in part upon notice in writing to Seller. Seller shall thereupon cease work and transfer to Buyer title to all completed and partially completed products and to any raw materials or supplies acquired by Seller especially for the purpose of performing this contract, and Buyer shall pay Seller the sum of the following:
(1) the contract price for all products which have been completed prior to termination;
(2) the cost to Seller of the material or work in process as shown on the books of Seller in accordance with the accounting practice consistently maintained by Seller plus a reasonable profit thereon, but in no event more than the contract price;
(3) the cost f.o.b. Seller's plant of materials and supplies acquired especially for the purpose of performing this contract; and
(4) reasonable cancellation charges, if any, paid by Seller on account of any commitment(s) made hereunder.

17. SELLER'S RIGHT OF TERMINATION. In addition to the other rights of termination provided for in this contract, and if this contract is made pursuant to any governmental rule or regulation, plan, order or other directive, upon the directive, effected or impaired.termination thereof, Seller shall have the option of canceling this contract in whole or in part.

18. WAIVER. Failure or inability of either party to enforce any right hereunder shall not waive any right in respect to any other or future rights or occurrences.

19. DELIVERY. Unless otherwise agreed to in writing by the Seller, the Buyer hereby agrees to take delivery of the materials on this order within the later of thirty (30) days after the wanted date shown on the face of the order or within thirty (30) days after notification, oral or written, that the materials are ready for shipment. In the event that the Buyer does not arrange to take delivery of the materials in accordance with this Contract, Seller, at Seller's option, may:
(a) invoice the Buyer for the materials less freight if applicable; store the material in Seller's yard for a period not to exceed sixty (60) days from the date of invoice; charge a storage fee not to exceed 5% per month or fraction thereof of the selling price of the stored materials; add any applicable price increases listed on the face of the order; charge for any repair work to protective coatings harmed by weathering while such material is being stored; and charge applicable freight when shipment to the Buyer is made. Materials remaining in storage after sixty (60) days from the invoice date shall become the property of the Seller for disposition at the Seller's discretion. In that event, Buyer shall not be liable for the invoice price of the materials, but shall be liable for the storage fee and any repair work to protective coatings; or
(b) cancel the order and invoice the Buyer for cancellation charges, which shall be 25% of the selling price of the materials if the materials are standard, in-stock material, or the full selling price if the materials are special or nonstandard in nature and were especially fabricated for the Buyer.

20. PERIOD OF LIMITATIONS. Buyer and Seller agree that any action by Buyer against Seller relating to this contract or the products sold hereunder, including, without limitation, any action for breach of contract or warranty, or otherwise in connection with the products sold under this contract, must be commenced by Buyer against Seller within one year after the cause of action therefore accrues or one year of delivery of the products sold hereunder, if less.

21. CONFLICTING PROVISIONS OFFERED BY BUYER. Any terms and conditions of any purchase order or other instrument issued by the Buyer, in connection with the subject matter of this document, which are in addition to or inconsistent with the terms and conditions expressed herein, will not be binding on Seller in any matter whatsoever unless accepted by Seller in writing.

22. SEVERABILITY. In case any provision of this contract shall be declared invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

23. APPLICABLE LAW. This contract shall be governed by, and construed and enforced in accordance with, the laws of Ohio. Buyer and Seller specifically agree that any legal action brought relating to this contract shall be brought and tried exclusively in the federal district court in Cincinnati, Ohio, or, in the absence of jurisdiction, the Butler County Court of Common Pleas in Hamilton, Ohio.

REV. 03/15

LEHI CITY PURCHASE REQUISITION REQUEST

Supplier

Name Barton Excavating, Inc.
Street 160 N. Main
City Ephraim **State** UT
Zip 84627 **Telephone** 435-283-4762

Vendor _____

Date March 16, 2021

Dean Lundell

Culinary Water	51-50-18-001	
Requesting Department	**Department Account Numbers**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
1		Lehi Springs Rehabilitation Construction Project	$372,612.00	$372,612.00
		Phase 2		
				$372,612.00

JUSTIFICATION: The Lehi Springs historically provides 400-500 gpm
of reliable culinary water 7 days a week, 365 days a year. This totals 576,000
gallons a day and 210 million gallons a year.We started to see roots getting into
the Spring distribution line over the winter, which reqired the Springs to be
moved from the culinary into the PI system. We hired Jones & DeMille Engineers
to investigate and design the necessary repairs to fix the Spring system and to
bring it back into compliance with the State Drinking Water Standards. The
work is anticipated to begin the first week of April and finish in June.

Price Determination	
Verbal Quote	
Informal Bid	
Written Bid	**x**
State Bid	
Other	

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

UNIT PRICE BID

ADDENDUM NO. 1 BASE BID SCHEDULE					
Item No.	Item Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1-1	Mobilization	LS	1	XXX	25,000.00
1-2	SWPPP and Dust Control	LS	1	XXX	8,000.00
1-3	Site Clearing and Grubbing	LS	1	XXX	15,000.00
1-4	Seeding	Acre	2	1500.00	3,000.00
1-5	Spring Exploratory Excavation	HR	120	275.00	33,000.00
1-6	6" Class 160 PVC Water Pipe	LF	235	26.00	6,110.00
1-7	6" Spring Collection Pipe	CY	361	43.00	15,523.00
1-8	6" Diameter DR 32.5 HDPE Water Pipe	LF	362	30.00	10,860.00
1-9	8" Diameter DR 32.5 HDPE Water Pipe	LF	22	39.50	869.00
1-10	Spring Collection Manhole- Type 1	Each	1	23,695.00	23,695.00
1-11	Spring Collection Manhole- Type 2	Each	2	21,766.00	43,532.00
1-12	Junction Manhole - Type 3 (PL-01)	Each	1	22,296.00	22,296.00
1-13	Junction Manhole - Type 3 (PL-02)	Each	1	21,501.00	21,501.00
1-14	Clay Cutoff Wall	CY	190	125.00	23,750.00
1-15	1-1/2" Washed Rock	CY	100	90.00	9,000.00
1-16	40 Mil Impermeable Liner	SY	2,300	18.00	41,400.00
1-17	Geotextile Filter Fabric	SY	250	3.00	750.00
1-18	Native Semi-Impervious Fill	CY	2,550	12.00	30,600.00
1-19	Native Backfill Placement and Final Grading	Acre	2	10,000.00	20,000.00
1-20	Surface Ditch	LF	1,000	8.00	8,000.00
1-21	Drain Pipe Headwall	Each	3	1500.00	4,500.00
1-22	Existing Spring Abandonment	LS	1	1000.00	1,000.00
				Base Bid - Subtotal	367,386.00
ADDITIVE ALTERNATIVE NO. 1					
2-1	Manhole Extension	LF	6	400.00	2400.00
2-2	Drain Pipe Headwall	Each	1	1500.00	1500.00
2-3	6" Class 160 PVC Water Pipe	LF	51	26.00	1326.00
				Additive Alternate No. 1 - Subtotal	5226.00
				Total Bid Price	372,612.00

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.

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ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

UNIT PRICE BID

ADDENDUM NO. 1 BASE BID SCHEDULE					
Item No.	Item Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1-1	Mobilization	LS	1	XXX	$5,000.00
1-2	SWPPP and Dust Control	LS	1	XXX	$6,500.00
1-3	Site Clearing and Grubbing	LS	1	XXX	$11,000.00
1-4	Seeding	Acre	2	$2,200.00	$4,400.00
1-5	Spring Exploratory Excavation	HR	120	$195.00	$23,400
1-6	6" Class 160 PVC Water Pipe	LF	235	$78.00	$18,330.00
1-7	6" Spring Collection Pipe	CY	361	$95.00	$34,580
1-8	6" Diameter DR 32.5 HDPE Water Pipe	LF	362	$90.00	$32,580.00
1-9	8" Diameter DR 32.5 HDPE Water Pipe	LF	22	$122.00	$2,684.00
1-10	Spring Collection Manhole- Type 1	Each	1	$21,500.00	$21,500.00
1-11	Spring Collection Manhole- Type 2	Each	2	$17,500.00	$35,000.00
1-12	Junction Manhole - Type 3 (PL-01)	Each	1	$17,800.00	$17,800.00
1-13	Junction Manhole - Type 3 (PL-02)	Each	1	$16,900.00	$16,900.00
1-14	Clay Cutoff Wall	CY	190	$235.00	$44,650.00
1-15	1-1/2" Washed Rock	CY	100	$145.00	$14.500.00
1-16	40 Mil Impermeable Liner	SY	2,300	$13.00	$29,900.00
1-17	Geotextile Filter Fabric	SY	250	$15.00	$3,750.00
1-18	Native Semi-Impervious Fill	CY	2,550	$13.00	$33,150.00
1-19	Native Backfill Placement and Final Grading	Acre	2	$4,200.00	$8,400.00
1-20	Surface Ditch	LF	1,000	$11.00	$11,000.00
1-21	Drain Pipe Headwall	Each	3	$3,950.00	$11,850.00
1-22	Existing Spring Abandonment	LS	1	$5,000.00	$5,000.00
				Base Bid - Subtotal	$391,589.00
ADDITIVE ALTERNATIVE NO. 1					
2-1	Manhole Extension	LF	6	$1.000.00	$6,000.00
2-2	Drain Pipe Headwall	Each	1	$3,950.00	$3,950.00
2-3	6" Class 160 PVC Water Pipe	LF	51	$78.00	$3,978.00
				Additive Alternate No. 1 - Subtotal	$13,928.00
				Total Bid Price	$405,517.00

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.

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ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

UNIT PRICE BID

ADDENDUM NO. 1 BASE BID SCHEDULE					
Item No.	Item Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
1-1	Mobilization	LS	1	XXX	172,000
1-2	SWPPP and Dust Control	LS	1	XXX	5,500
1-3	Site Clearing and Grubbing	LS	1	XXX	12,000
1-4	Seeding	Acre	2	3,500	7,000
1-5	Spring Exploratory Excavation	HR	120	530.00	63,600
1-6	6" Class 160 PVC Water Pipe	LF	235	135.00	31,725
1-7	6" Spring Collection Pipe	CY	361	167.00	60,287
1-8	6" Diameter DR 32.5 HDPE Water Pipe	LF	362	120.00	43,440
1-9	8" Diameter DR 32.5 HDPE Water Pipe	LF	22	450.00	9,900
1-10	Spring Collection Manhole- Type 1	Each	1	42,500	42,500
1-11	Spring Collection Manhole- Type 2	Each	2	39,000	78,000
1-12	Junction Manhole - Type 3 (PL-01)	Each	1	40,000	40,000
1-13	Junction Manhole - Type 3 (PL-02)	Each	1	34,000	34,000
1-14	Clay Cutoff Wall	CY	190	405.00	76,950
1-15	1-1/2" Washed Rock	CY	100	400.00	40,000
1-16	40 Mil Impermeable Liner	SY	2,300	25.00	57,500
1-17	Geotextile Filter Fabric	SY	250	15.00	3,750
1-18	Native Semi-Impervious Fill	CY	2,550	15.00	38,250
1-19	Native Backfill Placement and Final Grading	Acre	2	35,000	70,000
1-20	Surface Ditch	LF	1,000	33.00	33,000
1-21	Drain Pipe Headwall	Each	3	9,000	27,000
1-22	Existing Spring Abandonment	LS	1	15,000	15,000
				Base Bid - Subtotal	961,402
ADDITIVE ALTERNATIVE NO. 1					
2-1	Manhole Extension	LF	6	1,000	6,000
2-2	Drain Pipe Headwall	Each	1	12,500	12,500
2-3	6" Class 160 PVC Water Pipe	LF	51	150.00	7,650
				Additive Alternate No. 1 - Subtotal	26,150
				Total Bid Price	987,552

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.

EJCDC® C-410, Bid Form for Construction Contracts.
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Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Budget Amendment for FY 2021
a. Public Hearing
b. Consideration of Resolution #2021-13, amending the Budget of Lehi City for Fiscal Year 2021.

Suggested Action:

Attachments:

Res 2021-13.docx

Budget Adjustment #2.docx

RESOLUTION NO. 2021-13

A RESOLUTION AMENDING THE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2021 (JULY 1, 2020 – JUNE 30, 2021).

WHEREAS, the City of Lehi has previously adopted a budget for Fiscal Year 2021; and

WHEREAS, for the purpose of amending the Fiscal Year 2021 Budget, a public hearing was scheduled and notice thereof published in the Daily Herald, a newspaper of general circulation in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

WHEREAS, a public hearing was duly held at the time and place provided in said notice; and

WHEREAS, the City Council received all competent evidence offered in support of and opposed to said proposed budget amendments and it appearing that the proposed budget is in accordance with the provisions of Section 10-6-101 et seq., Utah Code Annotated (1953); and

WHEREAS, all of said proceedings were duly and regularly conducted;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lehi, Utah;

Section 1. Lehi City Budget. The Lehi city budget for fiscal year 2021 shall be amended according to the attached detail identified as "Attachment A"

Section 2. This resolution shall take effect immediately upon its adoption.

Approved and Adopted by the City Council of Lehi City this 23rd day of March, 2021.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

ANNUAL OPERATING AND CAPITAL BUDGET

Budget Amendment #2

FISCAL YEAR 2020-2021

Lehi City
Budget Amendment #2
Fiscal Year 2020-21
March 2020

Amendment 1a – Traffic Engineer

- This is a new position which was authorized for the 2020-2021 year. The original request showed the position in the Streets Department. However, the position actually belongs in the Engineering Department.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General Fund	Streets Wages	891,428	-42,250	849,178	Transfer
General Fund	Streets Benefits	544,754	-23,374	521,380	Transfer
General Fund	Engineering Wages	478,982	42,250	521,232	Transfer
General Fund	Engineering Benefits	231,116	23,374	254,490	Transfer

Amendment 1b – Wildland Fire Grants

- Lehi Fire Department served on numerous fires in the Western United States last Summer and Autumn. The funds received will be used to cover the overtime incurred, a utility vehicle to be used by the Department, and funding for future apparatus purchases.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General Fund	Fire Overtime	177,729	150,500	328,229	Wildland Grant
General Fund	Fire Equipment	74,500	15,000	89,500	Wildland Grant
General Fund	Fire Travel	44,462	2,604	47,066	Wildland Grant
General Fund	Transfer to Fleet	614,435	150,000	764,435	Wildland Grant

Amendment 1c – Station #84 Land Purchase

- The City recently purchased land to build Station #84

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Fire Impact Fees Fleet	Future Fire Station	0	750,000	750,000	Impact Fees

Amendment 1d – Sidewalks – Safe Routes

- This is project carried forward from the previous year.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General Capital	Safe Routes to School	0	107,000	107,000	Grant

Amendment 1e – Salary Reallocation

- Each year salaries need to be reallocated based on actual results. This adjustment is revenue neutral. It just moves budget between general fund departments.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General Fund	Treasury Wages	279,659	10,000	289,659	Transfer
General Fund	Admin Wages	662,900	50,000	712,900	Transfer
General Fund	Streets Wages	891,428	-30,000	861,428	Transfer
General Fund	Planning Wages	585,643	-30,000	555,643	Transfer
General Fund	Police Overtime	277,000	100,000	377,000	Transfer
General Fund	Non Departmental	180,000	-100,000	80,000	Transfer

Amendment 1f – Move Archives

- The structure currently housing the archives is scheduled to be demolished. Remodeling is necessary to move the archives to the old bank building.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General CIP	Remodel Bank Building	0	30,000	30,000	Reserves

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-10, Intent to Annex the Neldon and Jewel Bullock Annexation, 0.67-acres of property located at 578 West 2100 North with proposed R-1-15 zoning.

Suggested Action:

Attachments:

CC Staff Report Neldon and Jewel Bullock Annexation- Resolution of Intent 03.23.21.docx

Neldon and Jewel Bullock Annexation DRC 03.03.21.docx

Res 2021-10.docx

Bullock Annexation narrative.pdf

Bullock Annexation Plat.pdf

Neldon and Jewel Bullock Annexation- Aerial.pdf

Neldon and Jewel Bullock Annexation- General Plan.pdf

NELDON AND JEWEL BULLOCK ANNEXATION

CITY COUNCIL REPORT

Applicant	Neldon and Jewel Bullock		
Meeting Date	March 23, 2021		
Requested Action/Purpose	Acceptance of a resolution of intent to annex		
Location	578 West 2100 North		
Requested Zoning	R-1-15		
General Plan Land Use Designation	Low Density Residential (LDR)		
Acreage	0.67 acres		
Existing Land Use	Barn structure and yard		
Adjacent Zoning and Land Use	*North*	Unincorporated	Greenhouse/shed
	South	RA-1	Single Family Home
	East	A-1	Yard area
	West	R-1-8	Single Family Homes
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

REPORT ANALYSIS

The applicant requests acceptance of the resolution of intent to annex the Neldon and Jewel Bullock property. The proposed annexation is located at 578 West 2100 North; and includes two separate parcels totaling 0.67 acres in size. The parcels represent an existing county island allowing annexation by resolution.

The proposed R-1-15 zoning does not comply with the General Plan Land Use Designation of Low Density Residential (LDR). Staff has talked with the applicant about changing their zone request to R-1-12. City Council could still choose to approve the R-1-15 zoning as a legislative decision. The zoning will receive further review by the Planning Commission and approval by the City Council. The resolution of intent is the first step in the annexation process. Upon determination that the City Council would like to accept the annexation for further review, the Council adopts the resolution of intent. Once adopted by the City Council, additional meetings include public hearings at Planning Commission and City Council to consider the proposed zoning and any other areas of concern prior to the final annexation approval.

The applicant has expressed interest in keeping the animal rights they have in the County. Staff informed them that their animal rights will be restricted to category four animals (chickens, ducks, rabbits, dogs, cats, etc.) based on the zoning and size of the property, unless City Council includes additional animal rights in the annexation agreement. If City Council chooses to add additional animal rights, Staff recommends including conditions that would revert the rights back to the standard Development Code rights. This might include additional development of the property or a specific time period.

The DRC reviewed the proposed annexation and had no critical comments.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the Neldon and Jewel Bullock Annexation resolution of intent. This recommendation is based on the following findings:

1. The proposed annexation resolves a county island.
2. The proposed R-1-15 zoning is consistent with the LDR General Plan Land use designation.
3. The proposed annexation conforms to the goals and policies of the General Plan.
4. The proposed annexation does not affect the health, safety, welfare, and morals of the City.
5. Other findings as determined by the public hearing.

Neldon and Jewel Bullock Annexation
DRC Redline Comments

*Jewel Bullock- requests review of the Neldon and Jewel **Bullock Annexation**, 0.54-acres located at 578 West 2100 North with proposed R-1-15 zone*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 2/17/21
Time Start: n/a
Time End: n/a

DRC REPORT:

1. **Critical Issues:**

2. **Location of existing and proposed City facilities:**

    a. Utilities in 600 West
    b. All Sewer, Water, PI, and storm drain utilities are located in 600 West or 2100 North

3. **Zoning required or recommended**
    a. Applicant requests R-1-15 zoning, this zone is consistent with the Low Density Residential land use designation of the General Plan.

4. **Distances to schools/parks/shopping**
    a. School
        i. Sego Lily Elementary
            1. 1.42 miles
        ii. Lehi Junior High
            1. 1.33 miles
        iii. Skyridge High School
            1. 1.05 miles
    b. Park
        i. Centennial Park
            1. 0.2 miles
    c. Shopping
        i. The Meadows Shopping Center
            1. 2.62 miles

5. **Transportation**
    a. 2100 North and I-15

DRC GENERAL COMMENTS:

1. Why not include this as TH-5, and have this done?
2. As a condition of recording the annexation the owner needs to complete the required water dedication for the R-1-15 Zone. As per Chapter 27 of the Development Code, the amount of culinary water is 1.13 acre feet per acre and irrigation water is 2.56 acre feet per acre.
3. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
4. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
5. May Trigger RMP purchase?

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.

6. Per Table 12.260, animal rights will be limited to Category Four animals based on the zone and the size of the property unless otherwise agreed to by the City Council as part of the annexation agreement.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON MARCH 23, 2021.

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

RESOLUTION NO: 2021-10

RESOLUTION OF INTENT OF LEHI CITY COUNCIL TO ANNEX REAL PROPERTY ("NELDON AND JEWEL BULLOCK" ANNEXATION)

WHEREAS, the Lehi City Council has determined that a certain parcel of real property described in Exhibit A constitutes a portion of an unincorporated island which is contiguous to Lehi City Corporation and should be annexed to Lehi City Corporation; and

WHEREAS, the area to be annexed consists of one or more unincorporated islands or unincorporated peninsulas contiguous to the municipality, each of which has fewer than 800 residents; and

WHEREAS, Lehi City Corporation has provided one or more municipal-type services to the area for at least one year; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to annex the parcels of real property owned by Neldon and Jewel Bullock consisting of 0.67 acres and further described by Attachment "A".

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

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

PASSED AND APPROVED by the City Council of Lehi City, Utah this 23rd day of March 2021.

ATTEST:

_____ _____

MARK JOHNSON, Mayor TEISHA WILSON, City Recorder

Exhibit A

NOTICE OF INTENT TO ANNEX REAL PROPERTY

Notice is hereby given that Lehi City Corporation has adopted a resolution indicating its intent to annex real property owned by Neldon and Jewel Bullock located at 578 West 2100 North, Lehi, Utah, consisting of approximately 0.67 acres, and further described as follows:

Legal Description:

.
A PART OF THE NE QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EXISTING LEHI CITY BOUNDARY, SAID POINT LIES S89°50'30"W A DISTANCE OF 2502.29' AND N00°09'30"W A DISTANCE OF 106.60'; THENCE S89°48'00"W A DISTANCE OF 126.28' TO THE EAST LINE OF 600 WEST STREET; THENCE ALONG SAID EAST LINE N00°07'56"W A DISTANCE OF 181.75'; THENCE N89°52'54"E A DISTANCE OF 127.44' TO THE EXISTING LEHI CITY BOUNDARY; THENCE ALONG SAID BOUNDARY S00°14'00"W A DISTANCE OF 181.57' THE POINT OF BEGINNING,
HAVING AN AREA OF 23044.4 SQUARE FEET, 0.529 ACRES

A public hearing has been scheduled before the Lehi City Council on the 23rd day of March 2021, at 7 p.m. for the purpose of receiving public comment.

The Lehi City Council will annex the above described parcels unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property located within the area proposed for annexation covering a majority of the total private land area within the entire area proposed for annexation and also is equal to at least ½ the value of all private real property within the entire area proposed for annexation.

ITEM (3)____Annexation Information Requirements

(a)___ In general, what is the topography, vegetation, and other natural features present on the property proposed to be annexed?

This property is gentle slope of approximately 1% from North to South. The vegetation natural pasture with some areas of animal pens, residential gardens.

(b)___ What is the existing land use of the property proposed for annexation and those requested by the owners?

The existing use of the property is one residential unit, one garage and agriculture use. It is proposed that one additional residential unit will be added by remodeling the existing garage into a residential structure with continued agriculture uses.

(c)___ What is the current and potential (if the property were developed) population and residential density pf the proposed area?

The current property contains one residential unit. The potential use under the R1-15 zone would be one additional residential unit for a total of 2 units

(d)___ How will the proposed annexation comply with and achieve Lehi City's land use, goals and policies outlined in the Lehi City General Plan.

This annexation would comply with the goals of Lehi City to fill in the "County Islands" that are within the City boundaries. It would be consistent with the lot density residential development of the surrounding area.

(e)___What are the current and potential (if the property were developed) demands for City Provided facilities and services to the area proposed for annexation, including culinary water, irrigation water, wastewater, transportation facilities, drainage, fire protection solid waste, parks and recreation and police protection?

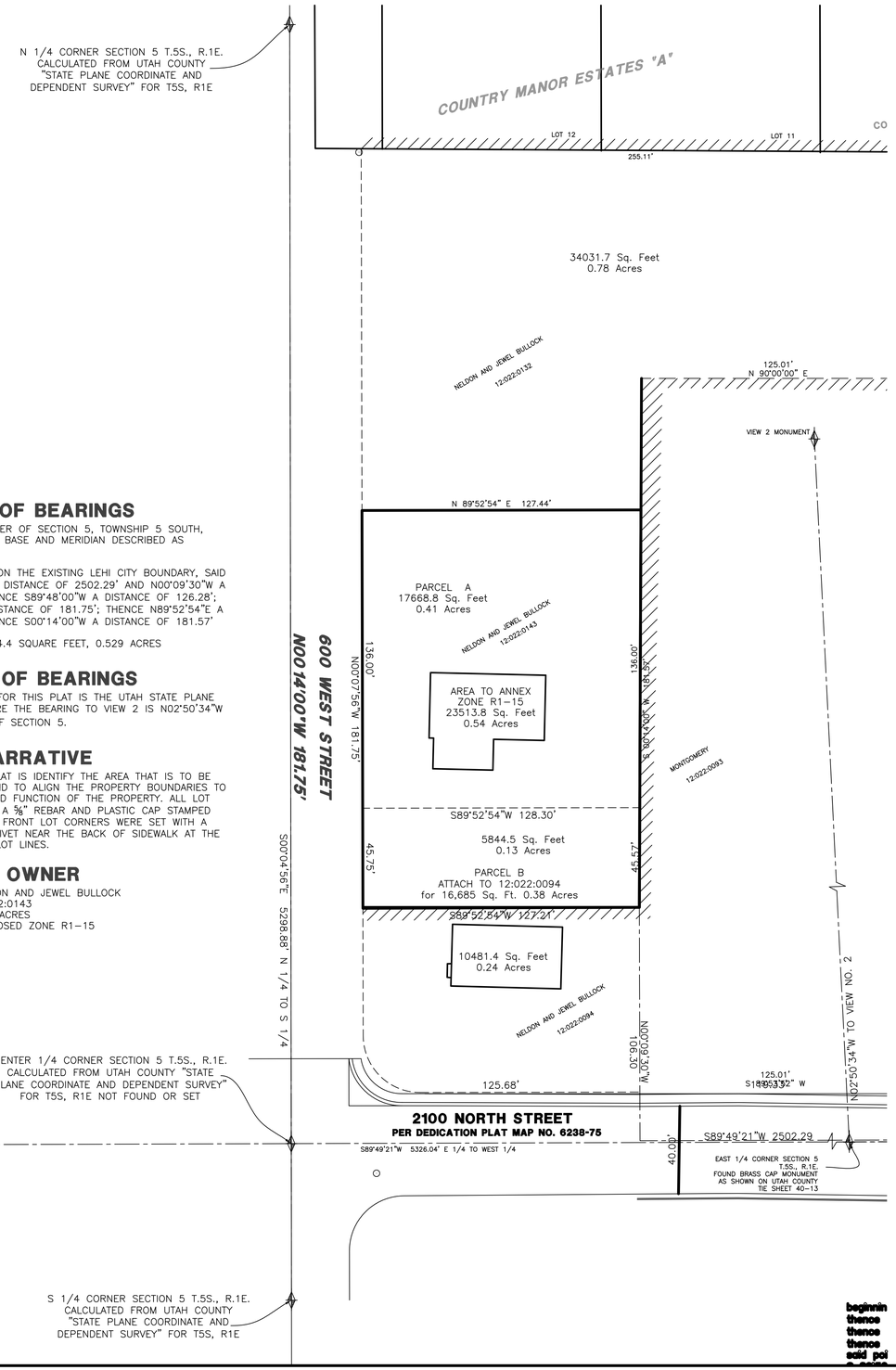
The annexation of this property would result in the addition of one residential unit with the associated utility connections. It would not have a significant effect on the transportation, parks and recreation and police protection.

(f)___ Are the water rights necessary for annexation found in Section 27-040 of the Lehi Development Code available for dedication to Lehi City Upon Annexation?

According to section 24-040 of the Lehi Development code, 3.69 shares per acre (2.00 for 0.54 acres) of Lehi water would be required for a R1-15 zone. These shares would be available at time of annexation.

NELDON AND JEWEL BULLOCK ANNEXATION

SW QUARTER OF THE NE QUARTER SECTION 5, T5S, R1E, SLB&M
LEHI, UTAH



BASIS OF BEARINGS

A PART OF THE NE QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EXISTING LEHI CITY BOUNDARY, SAID POINT LIES S89°50'30"W A DISTANCE OF 2502.29' AND N00°09'30"W A DISTANCE OF 106.60'; THENCE S89°48'00"W A DISTANCE OF 126.28'; THENCE N00°07'56"W A DISTANCE OF 181.75'; THENCE N89°52'54"E A DISTANCE OF 127.44'; THENCE S00°14'00"W A DISTANCE OF 181.57' THE POINT OF BEGINNING,
HAVING AN AREA OF 23044.4 SQUARE FEET, 0.529 ACRES

BASIS OF BEARINGS

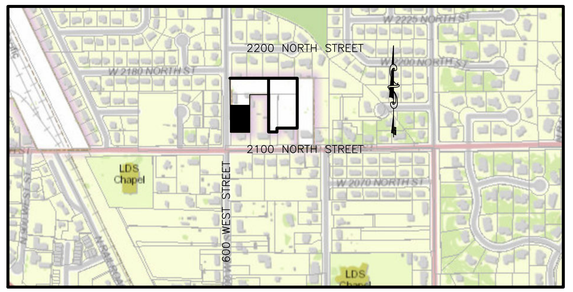
THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH STATE PLANE COORDINATE SYSTEM WHERE THE BEARING TO VIEW 2 IS N02°50'34"W FROM THE E ¼ CORNER OF SECTION 5.

NARRATIVE

THE PURPOSE OF THIS PLAT IS IDENTIFY THE AREA THAT IS TO BE ANNEXED TO LEHI CITY AND TO ALIGN THE PROPERTY BOUNDARIES TO CONFORM TO THE USE AND FUNCTION OF THE PROPERTY. ALL LOT CORNERS WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG OR COPPER RIVET NEAR THE BACK OF SIDEWALK AT THE EXTENSION OF THE SIDE LOT LINES.

OWNER

NELDON AND JEWEL BULLOCK
12:022:0143
0.54 ACRES
PROPOSED ZONE R1-15



VICINITY MAP
NTS

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EXISTING BUILDINGS
- = WATER LINES
- = PRESENT LEHI CITY BOUNDARY
- = SECTION TIE LINE

30 0 30 60 90
Scale: 1" = 30'

SURVEYOR'S CERTIFICATE

I, ROBERT D KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD UTAH L.S. NUMBER 150228-2201. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE LAND TO BE ANNEXED TO LEHI CITY, UTAH COUNTY, UTAH AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LAND'S BOUNDARY.

BOUNDARY DESCRIPTION

A PART OF THE NE QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EXISTING LEHI CITY BOUNDARY, SAID POINT LIES S89°50'30"W A DISTANCE OF 2502.29' AND N00°09'30"W A DISTANCE OF 106.60'; THENCE S89°48'00"W A DISTANCE OF 126.28' TO THE EAST LINE OF 600 WEST STREET; THENCE ALONG SAID EAST LINE N00°07'56"W A DISTANCE OF 181.75'; THENCE N89°52'54"E A DISTANCE OF 127.44' TO THE EXISTING LEHI CITY BOUNDARY; THENCE ALONG SAID BOUNDARY S00°14'00"W A DISTANCE OF 181.57' THE POINT OF BEGINNING,
HAVING AN AREA OF 23044.4 SQUARE FEET, 0.529 ACRES

ROBERT D. KUNZ, P. E. , L. S.
UTAH NO. 150228-2201

DATE

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE NELDON AND JEWEL BULLOCK ANNEXATION

SIGNED THIS _____DAY OF _____, 20___

MAYOR

ATTEST: _____
CITY RECORDER

UTAH COUNTY SURVEYOR

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

UTAH COUNTY SURVEYOR

REVISIONS

DATE	DESCRIPTION

KUNZ ENGINEERING
ENGINEERING SURVEYING LAND PLANNING
280 EAST 260 SOUTH, OREM, UTAH 84058 CELL NUMBER (801)-830-9896
PHONE: (801) 225-8232 FAX: (801) 221-9213 e-mail: ROBERTDKUNZ@GMAIL.COM

ANNEXATION PLAT

NELDON AND JEWEL BULLOCK ANNEXATION

LEHI CITY,UTAH COUNTY,UTAH
SCALE 1"=20'

SURVEYOR	COUNTY SURVEYOR	CITY SEAL	OTHER
REGISTERED LAND SURVEYOR 150228-2201 ROBERT D. KUNZ STATE OF UTAH			

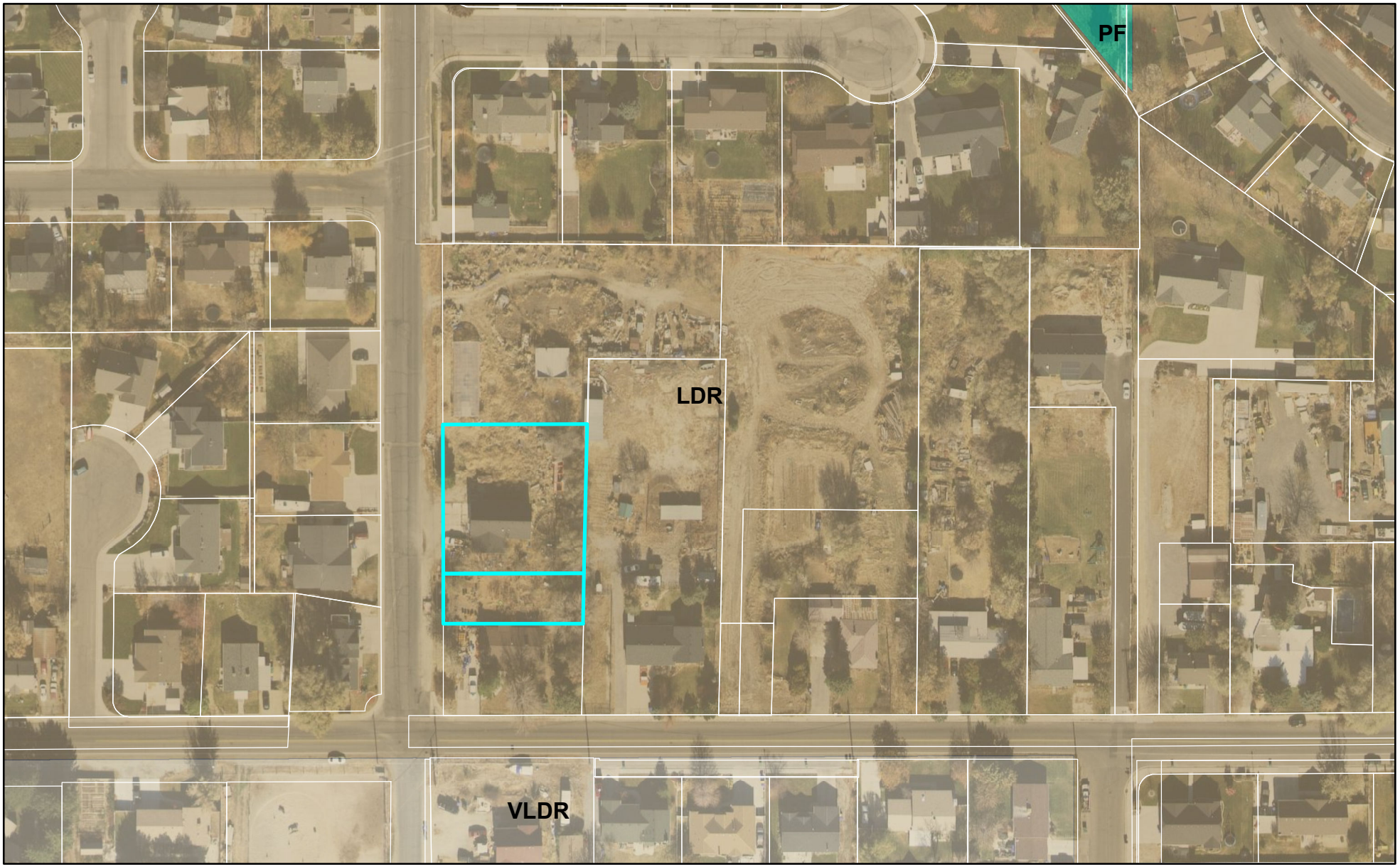
Neldon and Jewel Bullock Annexation

Aerial

LEHI CITY

Neldon and Jewel Bullock Annexation

General Plan



0 150 300 Feet

LEHI CITY

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final Subdivision approval for Pioneer Heights, a 45-lot residential development located at 1452 West 900 North.

Suggested Action:

Attachments:

CC Staff Report Pioneer Heights Final Subdivision 03.23.21.docx

Pioneer Heights Final Subdivision DRC 03.17.21.docx

Pioneer Heights Final 03.17.21.pdf

Aerial Pioneer Heights map.pdf

General Plan Pioneer Heights map.pdf

Zoning Pioneer Heights map.pdf

PIONEER HEIGHTS FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Danny Gutierrez & Mike Dubois		
Meeting Date	March 23, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 1402 West 900 North		
Existing Land Use	Undeveloped		
Existing Zoning	R-1-15		
General Plan Land Use Designation	VLDR (Very Low Density Residential)		
Number of Lots/Units	45 lots		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential/Agriculture
	South	R-1-22	Pelican Pointe Subdivision
	East	A-1	Agriculture
	West	A-1	Single family residential/Agriculture
Date of DRC Review	March 17, 2021		
Assigned Planner	Jacob Curtis		

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

December 14, 1978- Part of the property was annexed into the City as part of the Lehi Meadows Addition

September 30, 1981- Part of the property was annexed into the City as part of the Phillips and Maupin Property Annexation

September 15, 1993- Part of the property was annexed into the City as part of the Leo Hadfield Addition

July 28, 2020- The City Council approved a General Plan amendment from VLDRA to VLDR and a concurrently submitted concept plan

September 22, 2020- The City Council approved a zone change from A-1 to R-1-15.

January 12, 2021- The City Council approved the Pioneer Heights preliminary subdivision.

REPORT ANALYSIS

The applicant requests approval of the Pioneer Heights final subdivision plan to be located at approximately 1402

West 900 North. This report will discuss the layout and DRC comments.

Layout

The proposed residential subdivision will consist of 45 lots on approximately 22.85 acres. The 45 proposed lots range in size from 15,000 to 26,237 square feet. The property is zoned R-1-15 and the proposed final subdivision lots would meet the lot size requirements for the zone. The final subdivision also meets the 100-foot lot frontage requirement for each of the lots. The proposed residential subdivision will have an overall density of approximately 1.97 units per acre. The proposed density for the project is consistent with the R-1-15 zone which would allow for a maximum density of 2.5 units per acre.

The current roadway configuration shows a connection running north-south from 900 North to 1220 North. Roads are also shown stubbing to the east and west to meet connectivity standards. These road connections help break up the block lengths and provide access for future development.

DRC Comments

The DRC had ten comments, including the following:

1. Add landscape and irrigation plans with city details.
2. Add note to plat that the detention parcel is to be dedicated to and maintained by Lehi City.

Please consider all DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Pioneer Heights final subdivision including the DRC comments from March 17, 2021. This recommendation is based on the following findings:

1. The proposed subdivision meets the lot width and size requirements for the R-1-15 zone.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

Pioneer Heights Final Subdivision
DRC Redline Comments

*Danny Gutierrez & Mike Dubois- request final subdivision review of **Pioneer Heights**, a 45-lot residential development located at 1452 West 900 North.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Mike Dubois, Danny Gutierrez
Date of Plans Reviewed: 03/09/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Change 8" PVC water line label to 6" on sheet C301
2. Mainline valve will be required on Titan Drive where connecting to existing PI main.
3. Add a note to the plans, "All water and PI meters to be installed in the planter strip"
4. This section of SD line between Manhole 01-16 and 06-04 is missing from the profile along with size and slope label
5. This storm drain manhole is missing label in plan and profile view
6. Change pipe sizes to 18" on section view for detention outlet box.
7. Hydrants on 900 North are shown connecting to the PI main on PP sheets

Trent – Parks:
8. Add landscape and irrigation plans with city details.
9. Add note to plat that the detention parcel is to be dedicated to and maintained by Lehi City.

Gary – Building/Inspections: No comments
JD – Streets:
10. Show 900 North cross section

Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement Agreement for any reimbursable improvement items must be in place.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Irrigation owners signature for all irrigation ditch modifications will be required
7. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
9. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
10. Address any comments or conditions from City Council approval.
11. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.

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.

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

DRC GENERAL COMMENTS:

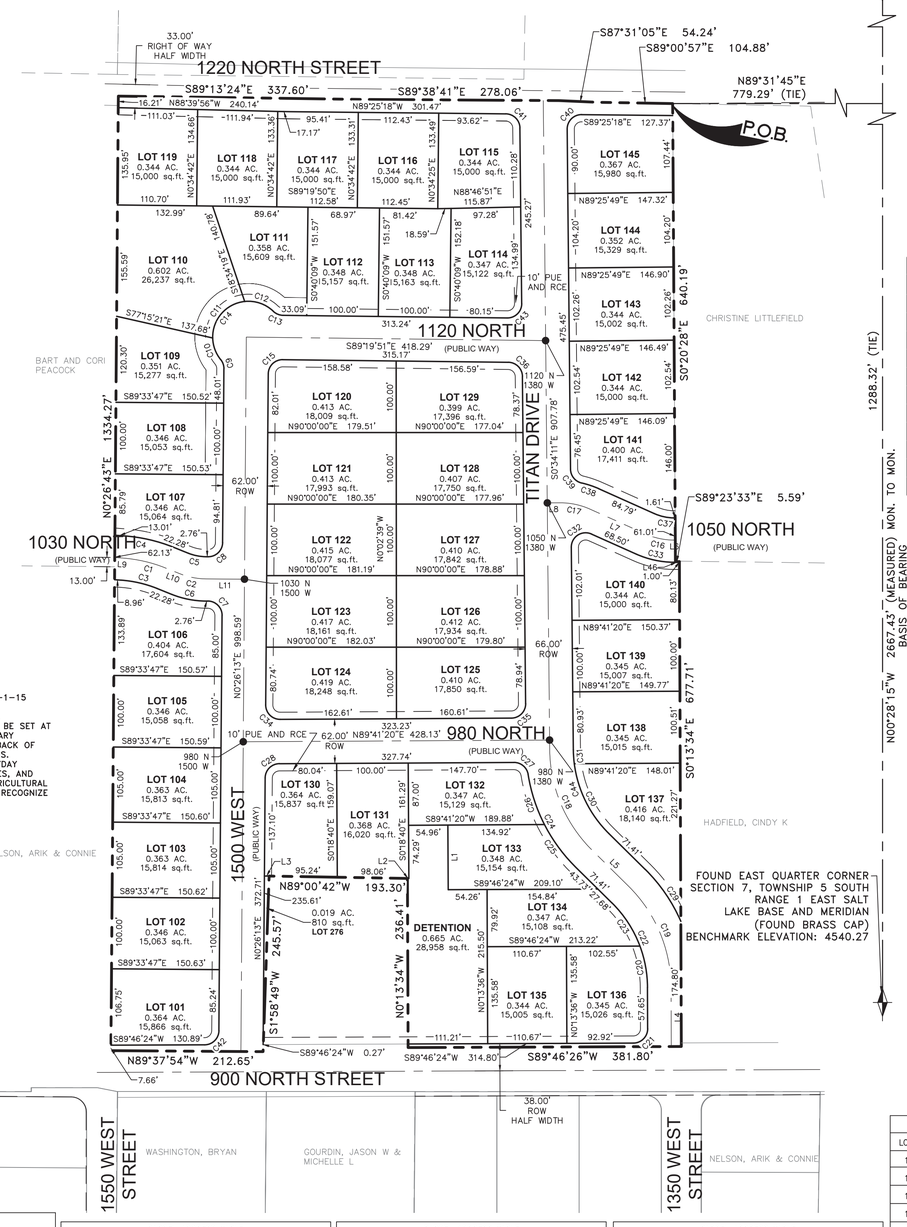
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON MARCH 23, 2021.

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

PIONEER HEIGHTS SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
RESIDENTIAL SUBDIVISION



ACKNOWLEDGMENT:

STATE OF UTAH

COUNTY OF _____

ON THIS ___ DAY OF _____ A.D. _____ PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDIATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

_____ _____

SIGNATURE — PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ _____

COMMISSION NUMBER — EXPIRATION DATE

ACKNOWLEDGMENT:

STATE OF UTAH

COUNTY OF _____

ON THIS ___ DAY OF _____ A.D. _____ PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDIATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

_____ _____

SIGNATURE — PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ _____

COMMISSION NUMBER — EXPIRATION DATE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF UTAH

ON THIS ___ DAY OF _____ A.D. 2017, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE _____ OF _____, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

_____ _____

SIGNATURE — PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ _____

COMMISSION NUMBER — EXPIRATION DATE

Native Lot Elevation Table

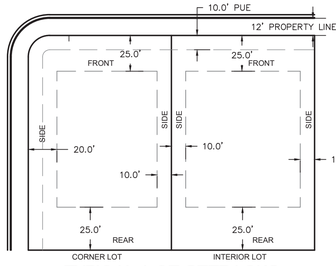
Lot #	Native Elevation
101	4527.5
102	4527.5
103	4528.0
104	4528.5
105	4530.5
106	4532.0
107	4535.5
108	4537.0
109	4538.5
110	4540.0
111	4539.5
112	4539.0
113	4540.0
114	4540.0
115	4541.5
116	4540.5
117	4540.5
118	4541.0
119	4542.0
120	4537.5
121	4536.5
122	4535.0
123	4534.0
124	4532.0
125	4534.0
126	4535.0
127	4536.5
128	4537.5
129	4538.5
130	4529.0
131	4529.0
132	4531.0
133	4531.0
134	4532.5
135	4531.0
136	4532.5
137	4535.0
138	4536.0
139	4536.5
140	4537.0
141	4539.0
142	4540.0
143	4541.5
144	4543.0
145	4544.0

VICINITY MAP

SCALE: 1"=1000'

NOTES:

1. THE ZONING OF THE SUBJECT PROPERTY IS R-1-15
2. THE TOTAL STORM DRAIN DETENTION CAPACITY THROUGHOUT THE SITE IS 42,756 CUBIC FEET.
3. A WILDING ENGINEERING REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
4. 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.
5. NO FLOOR SLABS BELOW NATIVE GRADE.



TYPICAL LOT SETBACKS

SCALE: 1"=50'

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY HAS BEEN MADE OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

_____ _____

SIGNATURE — DATE

PROPERTY DESCRIPTION

BEGINNING AT A POINT THAT IS NORTH 00°28'15" WEST 1288.32 FEET AND SOUTH 89°31'45" WEST 779.29 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0°20'28" EAST 640.19 FEET; THENCE SOUTH 89°23'33" EAST 5.59 FEET; THENCE SOUTH 0°13'34" EAST 677.71 FEET TO THE NORTH RIGHT OF WAY LINE OF 900 NORTH STREET; THENCE SOUTH 89°46'26" WEST ALONG SAID RIGHT OF WAY, 381.80 FEET; THENCE NORTH 0°13'34" WEST 236.41 FEET; THENCE NORTH 89°00'42" WEST 193.30 FEET; THENCE SOUTH 0°18'40" WEST 245.57 FEET TO THE NORTH RIGHT OF WAY LINE OF 900 NORTH STREET; THENCE NORTH 89°37'54" WEST ALONG SAID RIGHT OF WAY, 212.65 FEET; THENCE NORTH 0°26'43" EAST 1334.27 FEET; THENCE SOUTH 89°13'24" EAST 337.60 FEET; THENCE SOUTH 0°36'55" WEST 0.01 FEET; THENCE SOUTH 89°38'41" EAST 278.06 FEET; THENCE SOUTH 87°31'05" EAST 54.24 FEET; THENCE SOUTH 89°00'57" EAST 104.88 FEET TO THE POINT OF BEGINNING.

CONTAINS 995,613 SQ FT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS MAP IS NORTH 00°28'15" WEST FROM THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PARCELS OF LAND INTO RESIDENTIAL LOTS AND STREETS AS SHOWN HEREON.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS "BRONSON'S CORNER SUBDIVISION", AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO LEHI CITY CORPORATION.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____, 2021.

_____

MDT INC

_____ _____

MICHAEL A DUBOIS — JOANNE R DUBOIS

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISOIN 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 PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ___ DAY OF _____, 2021.

_____ _____

_____ _____

_____ _____

_____ _____

APPROVED_____ ATTEST _____

ENGINEER (SEE SEAL BELOW) — CLERK–RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ___ DAY OF _____, 2021, BY THE LEHI CITY PLANNING COMMISSION.

_____ _____

DIRECTOR – SECRETARY — CHAIRPERSON, PLANNING COMMISSION

PIONEER HEIGHTS SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

Parcel Line Table

Line #	Length	Direction
L1	90.30'	N00°18'40"W
L2	1.97'	N89°41'20"E
L3	6.61'	S89°33'47"E
L4	82.64'	S00°13'34"E
L5	71.41'	S45°20'05"E
L6	2.12'	N89°23'33"W
L7	84.79'	N65°52'46"W
L8	18.04'	S89°41'20"W
L9	10.96'	S85°48'56"E
L10	22.28'	S68°13'42"E
L11	53.76'	S89°33'47"E

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	61.39'	200.00'	17°35'14"	S77°01'19"E	61.15'
C2	37.24'	100.00'	21°20'05"	S78°53'44"E	37.02'
C3	51.88'	169.00'	17°35'14"	S77°01'19"E	51.67'
C4	70.91'	231.00'	17°35'14"	N77°01'19"W	70.63'
C5	25.69'	69.00'	21°20'05"	N78°53'44"W	25.54'
C6	48.78'	131.00'	21°20'05"	S78°53'44"E	48.50'
C7	31.42'	20.00'	90°00'00"	S44°33'47"E	28.28'
C8	31.42'	20.00'	90°00'00"	S45°26'13"W	28.28'
C9	13.80'	20.01'	39°31'04"	S19°19'57"E	13.53'
C10	32.89'	50.00'	37°41'13"	S20°14'52"E	32.30'
C11	74.51'	50.00'	85°23'06"	S41°17'18"W	67.81'
C12	43.56'	50.00'	49°54'40"	N71°03'49"W	42.19'
C13	15.09'	20.00'	43°14'00"	S67°42'51"E	14.74'
C14	74.51'	50.00'	85°23'06"	N41°17'18"E	67.81'
C15	31.50'	20.00'	90°13'56"	N45°33'11"E	28.34'
C16	41.04'	100.00'	23°30'48"	N77°38'09"W	40.75'
C17	42.64'	100.00'	24°25'54"	N78°05'43"W	42.32'
C18	156.26'	200.00'	44°45'54"	S22°57'08"E	152.32'
C19	157.46'	200.00'	45°06'31"	S22°46'50"E	153.42'
C20	59.15'	167.00'	20°17'43"	S10°22'26"E	58.85'
C21	31.42'	20.00'	89°59'58"	S44°46'25"W	28.28'
C22	72.32'	167.00'	24°48'47"	N32°55'41"W	71.76'
C23	72.32'	167.00'	24°48'47"	N32°55'41"W	71.76'
C24	74.03'	233.00'	18°12'13"	N36°13'58"W	73.72'
C25	74.03'	233.00'	18°12'13"	S36°13'58"E	73.72'
C26	73.82'	233.00'	18°09'09"	S18°03'17"E	73.51'
C27	28.39'	20.01'	81°15'47"	S49°38'41"E	26.07'
C28	31.15'	20.00'	89°15'07"	N45°03'47"E	28.10'
C29	88.69'	233.00'	21°48'35"	N34°25'47"W	88.16'
C30	110.85'	167.00'	38°01'56"	N26°19'07"W	108.83'
C31	19.62'	167.00'	6°43'58"	N03°56'10"W	19.61'
C32	40.03'	20.00'	114°41'25"	S56°46'32"W	33.68'
C33	53.76'	131.00'	23°30'48"	N77°38'09"W	53.38'
C34	31.68'	20.00'	90°44'53"	N44°56'13"W	28.47'
C35	31.51'	20.00'	90°15'31"	S44°33'35"W	28.35'
C36	30.98'	20.00'	88°45'40"	S44°57'01"E	27.98'
C37	28.32'	69.00'	23°30'48"	S77°38'09"E	28.12'
C38	25.57'	131.00'	11°10'55"	S71°28'13"E	25.53'
C39	26.70'	20.00'	76°29'29"	S38°48'56"E	24.76'
C40	31.82'	20.00'	91°08'53"	N45°00'16"E	28.57'
C41	31.02'	20.00'	88°51'07"	N44°59'44"W	28.00'
C42	31.18'	20.00'	89°20'11"	S45°06'18"W	28.12'
C43	31.85'	20.00'	91°14'20"	N45°02'59"E	28.59'
C44	110.85'	167.00'	38°01'56"	S26°19'07"E	108.83'

PARCEL ADDRESS TABLE	
LOT #	ADDRESS
101	901 NORTH 1500 WEST
102	923 NORTH 1500 WEST
103	945 NORTH 1500 WEST
104	967 NORTH 1500 WEST
105	989 NORTH 1500 WEST
106	1011 NORTH 1500 WEST OR 1513 WEST 1030 NORTH
107	1055 NORTH 1500 WEST OR 1514 WEST 1030 NORTH
108	1079 NORTH 1500 WEST
109	1103 NORTH 1500 WEST

PARCEL ADDRESS TABLE	
LOT #	ADDRESS
110	1127 NORTH 1500 WEST OR 1494 WEST 1120 NORTH
111	1492 WEST 1120 NORTH
112	1468 WEST 1120 NORTH
113	1444 WEST 1120 NORTH
114	1420 WEST 1120 NORTH OR 1149 NORTH TITAN DRIVE
115	1419 WEST 1220 NORTH OR 1177 NORTH TITAN DRIVE
116	1443 WEST 1220 NORTH
117	1467 WEST 1120 NORTH
118	1491 WEST 1120 NORTH

PARCEL ADDRESS TABLE	
LOT #	ADDRESS
119	1515 WEST 1220 NORTH
120	1102 NORTH 1500 WEST OR 1465 WEST 1120 NORTH
121	1074 NORTH 1500 WEST
122	1048 NORTH 1500 WEST
123	1022 NORTH 1500 WEST
124	996 NORTH 1500 WEST OR 1486 WEST 980 NORTH
125	1438 WEST 980 NORTH OR 995 NORTH TITAN DRIVE
126	1021 NORTH TITAN DRIVE
127	1047 NORTH TITAN DRIVE

PARCEL ADDRESS TABLE	
LOT #	ADDRESS
128	1073 NORTH 1500 WEST
129	1101 NORTH TITAN DRIVE OR 1437 WEST 1120 NORTH
130	956 NORTH 1500 WEST OR 1483 WEST 980 NORTH
131	1459 WEST 980 NORTH
132	1435 WEST 980 NORTH OR 965 NORTH TITAN DRIVE
133	943 NORTH TITAN DRIVE
134	925 NORTH TITAN DRIVE
135	1414 WEST 900 NORTH
136	903 NORTH TITAN DRIVE OR 1390 WEST 900 NORTH
137	1377 WEST 980 NORTH
138	998 NORTH TITAN DRIVE OR 1376 W 980 WEST
139	1024 NORTH TITAN DRIVE
140	1032 NORTH TITAN DRIVE OR 1381 WEST 1050 NORTH
141	1098 NORTH TITAN DRIVE OR 1384 WEST 1050 NORTH
142	1104 NORTH TITAN DRIVE

PARCEL ADDRESS TABLE	
LOT #	ADDRESS
143	1132 NORTH TITAN DRIVE
144	1160 NORTH TITAN DRIVE
145	1188 NORTH TITAN DRIVE OR 1375 WEST 1220 NORTH

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- SECTION CORNER (NOT FOUND)
- FOUND REBAR AND CAP
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- SET NAIL & WASHER

G:\DATA\20027 Gutierrez Lehi\dwg\20027 Plat.dwg
PLOT DATE: Mar 01, 2021

DEVELOPER CONTACT INFO
NAME: DANNY GUTIERREZ
PHONE: 801-455-9687
EMAIL: REO4UTAH@GMAIL.COM

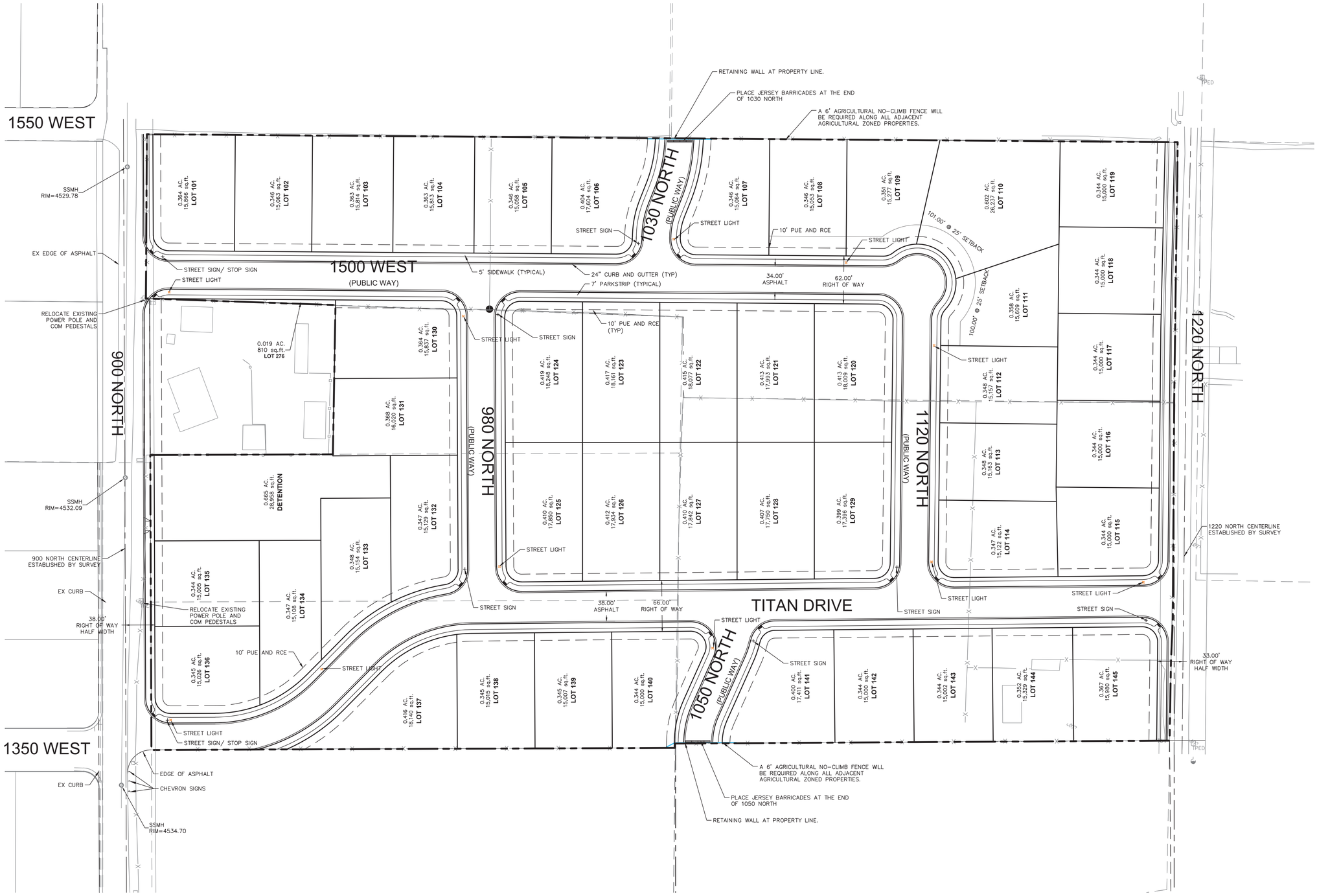
AREA TABULATIONS

TOTAL ACREAGE:	22.85
LOTS:	45
UNITS PER ACRE:	1.97
DEDICATION ACREAGE:	5.26

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK–RECORDER SEAL
PROFESSIONAL LAND SURVEYOR KAGAN M. DIXON No. 9061091 STATE OF UTAH			

PIONEER HEIGHTS SUBDIVISION

SITE PLAN



60 0 60 120

Scale 1" = 60 ft

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

G:\DATA\20027 Gutierrez Lehi\dwg\20027 Base.dwg
PLOT DATE: Mar 04, 2021

NO.	REVISION	DATE

PROJECT INFORMATION

PIONEER HEIGHTS SUBDIVISION

SITE PLAN

LEHI, UTAH

DRAWN	CHECKED	PROJECT #
JRP	JRP	20027

PROFESSIONAL ENGINEER No. 9259147 JASON REDD PETERSON 03/04/2021 STATE OF UTAH

ENGINEER'S STAMP

DATE 08/28/20

SCALE 1" = 60'

SHEET C201

PIONEER HEIGHTS SUBDIVISION

OVERALL UTILITY PLAN

Scale 1" = 60 ft

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES

1. ONE 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.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBIC IMPROVEMENTS SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBIC WORKS DIRECTOR FOR APPROVAL.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND PROPERTY OWNER.
6. SEWER PIPE TO BE SDR-35 PVC
7. CULINARY WATER PIPE TO BE DR18 C900 PVC PIPE
8. PRESSURIZED IRRIGATION PIPE TO BE DR18 C900 PVC PURPLE PIPE.
9. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED JOINT RESTRAINT.
10. ANY EXISTING WELL LOCATED ON THIS PROPERTY MUST BE ELIMINATED BY A CERTIFIED WELL DRILLER; PROPER DOCUMENTATION SHALL BE PROVIDED TO LEHI CITY WATER DEPARTMENT.
11. ALL LEHI CITY SEWER, WATER, AND STROM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
12. ALL ROADWAYS MUST BE FILLED AND COMPACTED TO SUB-GRADE PRIOR TO INSTALLING ANY LEHI CITY OWNED UTILITIES.

G:\DATA\20027 Gutierrez Lehi\dwg\20027 Base.dwg
PLOT DATE: Mar 04, 2021

NO.	REVISION	DATE

PROJECT INFORMATION

PIONEER HEIGHTS SUBDIVISION

OVERALL UTILITY PLAN

LEHI, UTAH

DRAWN	CHECKED	PROJECT #
JRP	JRP	20027

PROFESSIONAL ENGINEER No. 9259147 JASON REDD PETERSON 03/04/2021 STATE OF UTAH

ENGINEER'S STAMP

DATE 01/15/21

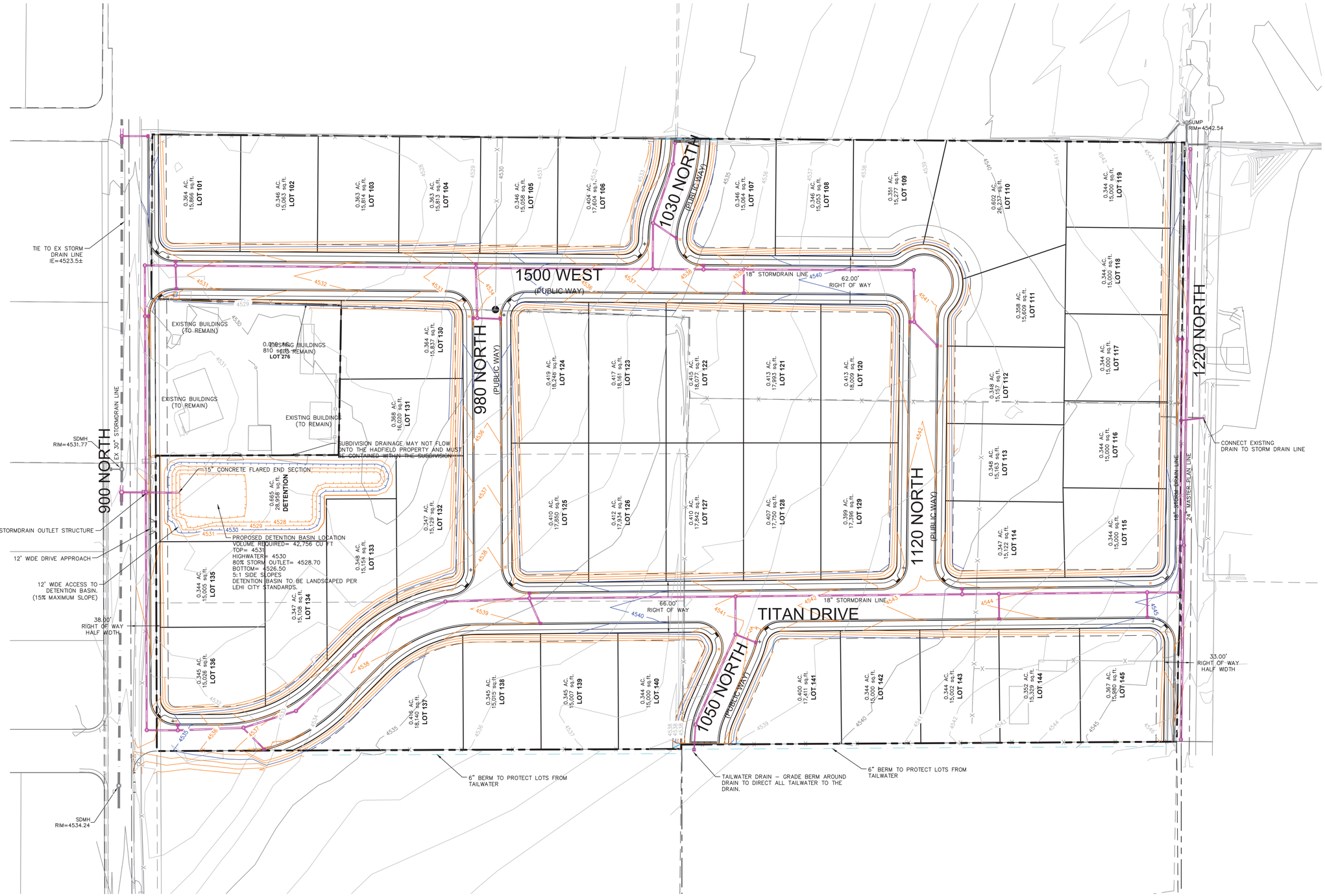
SCALE 1" = 60'

SHEET C202

05

PIONEER HEIGHTS SUBDIVISION

OVERALL GRADING AND DRAINAGE PLAN



WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES

1. FOUNDATION DRAINS WILL BE REQUIRED IF FLOORS GO BELOW GRADE.
2. SUBDIVISION DRAINAGE MAY NOT FLOW ONTO THE HADFIELD PROPERTY AND MUST BE CONTAINED WITHIN THE SUBDIVISION.
3. DRIVEWAY ON LOT 117 TO BE LOCATED ON THE EAST SIDE OF THE LOT TO AVOID CONFLICT WITH THE PROPOSED CATCH BASIN AT THE ROADWAY LOWPOINT.

G:\DATA\20027 Gutierrez Lehi\dwg\20027 Base.dwg
PLOT DATE: Mar 04, 2021

NO.	REVISION	DATE

PROJECT INFORMATION

PIONEER HEIGHTS SUBDIVISION

OVERALL GRADING AND DRAINAGE PLAN

LEHI, UTAH

DRAWN	CHECKED	PROJECT #
JRP	JRP	20027

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
03/04/2021
STATE OF UTAH

ENGINEER'S STAMP

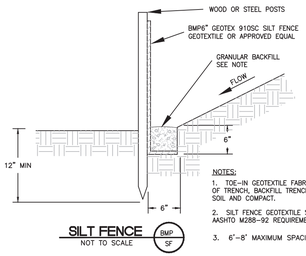
DATE 01/15/21

SCALE 1" = 60'

SHEET C203

PIONEER HEIGHTS SUBDIVISION

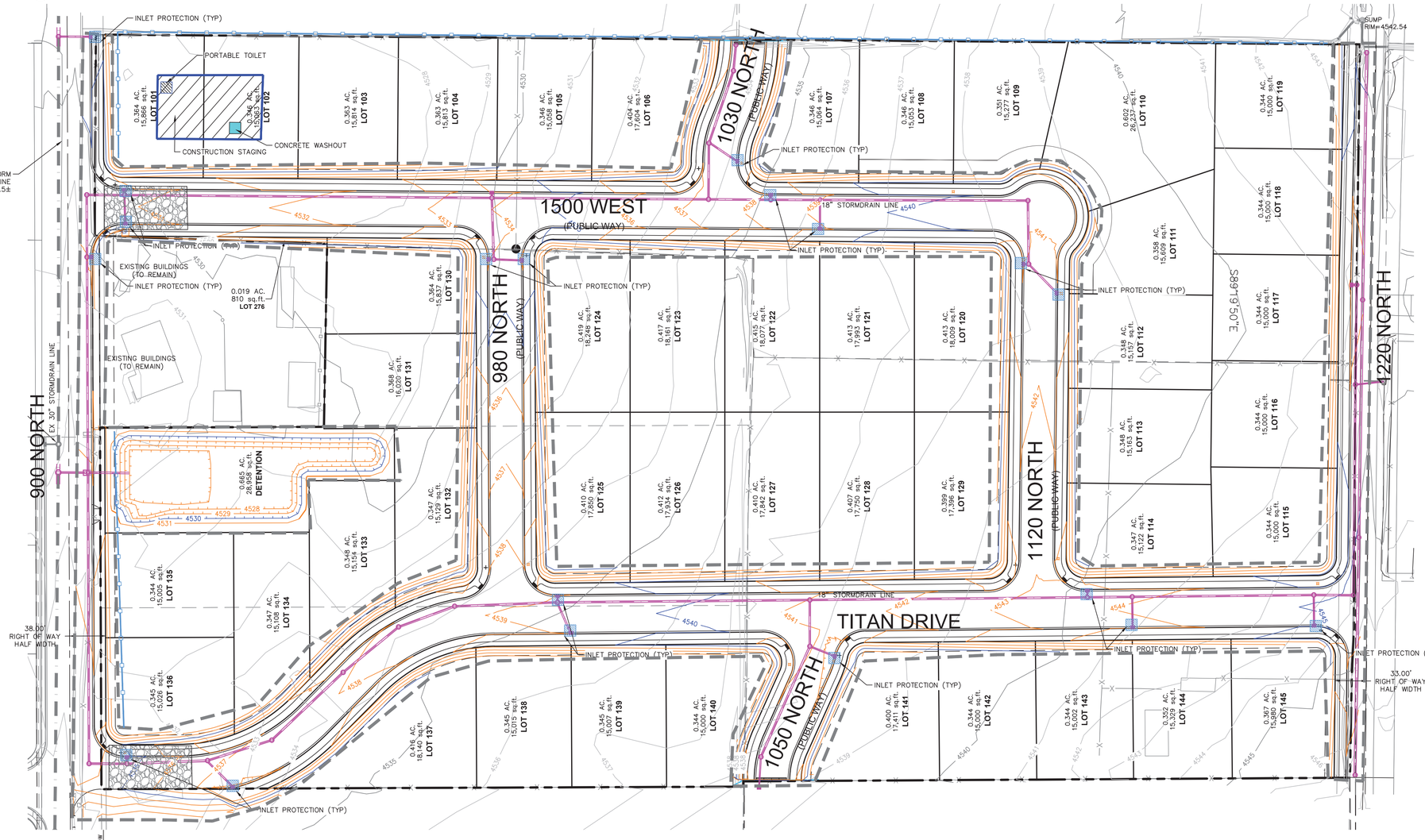
OVERALL EROSION CONTROL PLAN

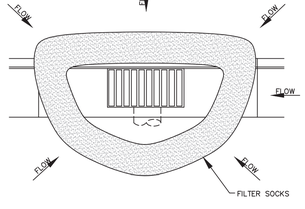


NOTES:

1. TOE-IN GEOTEXTILE FABRIC IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH NATIVE SOIL AND COMPACT.
2. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
3. 6'-8' MAXIMUM SPACING BETWEEN STAKES.

SILT FENCE (BMP SF)
NOT TO SCALE

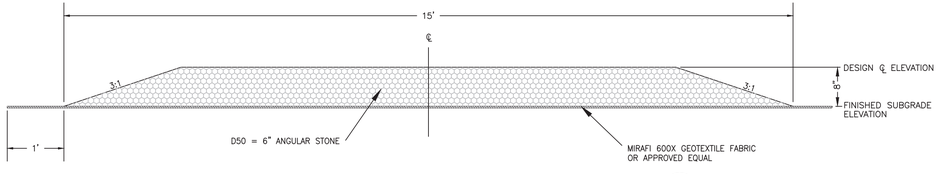




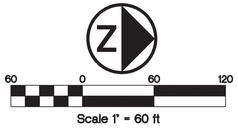
PLAN VIEW
STORM DRAIN INLET PROTECTION (BMP IP-W)
NOT TO SCALE

NOTES:

1. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
2. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/2 OF FILTER SOCK HEIGHT.
3. FILTER FABRIC MAY BE USED WITHIN INLET BY SECURING THE FABRIC WITH THE INLET GRATE COVER. THIS METHOD OF INLET PROTECTION IS APPROPRIATE FOR HIGH TRAFFIC AREAS AND MAY NEED THE APPROVAL OF A CITY INSPECTOR.



CROSS SECTION OF 60' STABILIZED CONSTRUCTION ENTRANCE (BMP SCE)
NOT TO SCALE



Scale 1" = 60 ft

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. CONSTRUCTION STAGING AREA TO BE DETERMINED BY CONTRACTOR AND SHALL HAVE SILT FENCE INSTALLED ON DOWNWARD SIDE OF THE AREA. IF A SECURITY FENCE IS NOT INSTALLED, AN ENVIRONMENTAL FENCE SHALL BE INSTALLED TO DEFINE THE STAGING AREA. CONSTRUCTION STAGING AREA TO ALSO INCLUDE PORTABLE TOILET AND CONCRETE WASHOUT AREA.
2. TOPSOIL STOCKPILE LOCATION SHALL BE DETERMINED BY CONTRACTOR AND SHALL BE SURROUNDED BY SILT FENCE.
3. CONTRACTOR TO PROVIDE DUST CONTROL AT ALL TIMES. CONTRACTOR SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FROM THE STATE OF UTAH, DEPARTMENT OF AIR QUALITY, DIVISION OF AIR QUALITY. IGNORANCE OF THESE CODES AND STATUTES IS NOT AN ACCEPTABLE REASON FOR NOT COMPLYING WITH THESE REQUIREMENTS. THE CITY INSPECTOR MAY REQUIRE SOIL ADDITIVES TO CONTROL DUST. PROVISIONS TO CONTROL DUST MUST BE ON SITE AND OPERATIONAL PRIOR TO ANY LAND DISTURBANCE.
4. EXISTING PAVED ROADWAYS ARE TO BE KEPT CLEAN AT ALL TIMES. CONTRACTOR TO MAINTAIN STREETS TO BE FREE FROM DIRT AND DEBRIS.
5. SILT FENCES, TEMPORARY SEDIMENT TRAPS, TEMPORARY BERMS, AND OTHER EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WITHIN 24 HOURS AFTER EACH SIGNIFICANT STORM EVENT (0.5 INCHES) OR TWICE MONTHLY.
6. CONTRACTOR TO REPLACE DAMAGED EROSION CONTROL DEVICES, OR DEVICES THAT DO NOT FUNCTION PROPERLY.
7. ENVIRONMENTAL FENCE NOT NEEDED WHERE EXISTING FENCES EXIST ON ADJACENT PROPERTY.
8. A SWPPP WILL BE CREATED PRIOR TO CONSTRUCTION.

LEGEND

- PROPOSED CONTOUR
- PROPOSED INDEX
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- CLEARING LIMITS
- FENCE
- SILT FENCE
- COMBINATION DITCH/BERM
- EXISTING DRAINAGE DIRECTION
- CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING
- RE-SEEDING AREA
- CONCRETE WASH AREA
- PORTABLE WASTE AREA
- INLET PROTECTION

G:\DATA\20027 Gutierrez Lehi\dwg\20027 Base.dwg
PLOT DATE: Mar 04, 2021

NO.	REVISION	DATE

PROJECT INFORMATION

PIONEER HEIGHTS SUBDIVISION

OVERALL EROSION CONTROL PLAN

LEHI, UTAH

DRAWN	CHECKED	PROJECT #
JRP	JRP	20027

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
03/04/2021
STATE OF UTAH
ENGINEER'S STAMP

DATE: 01/15/21

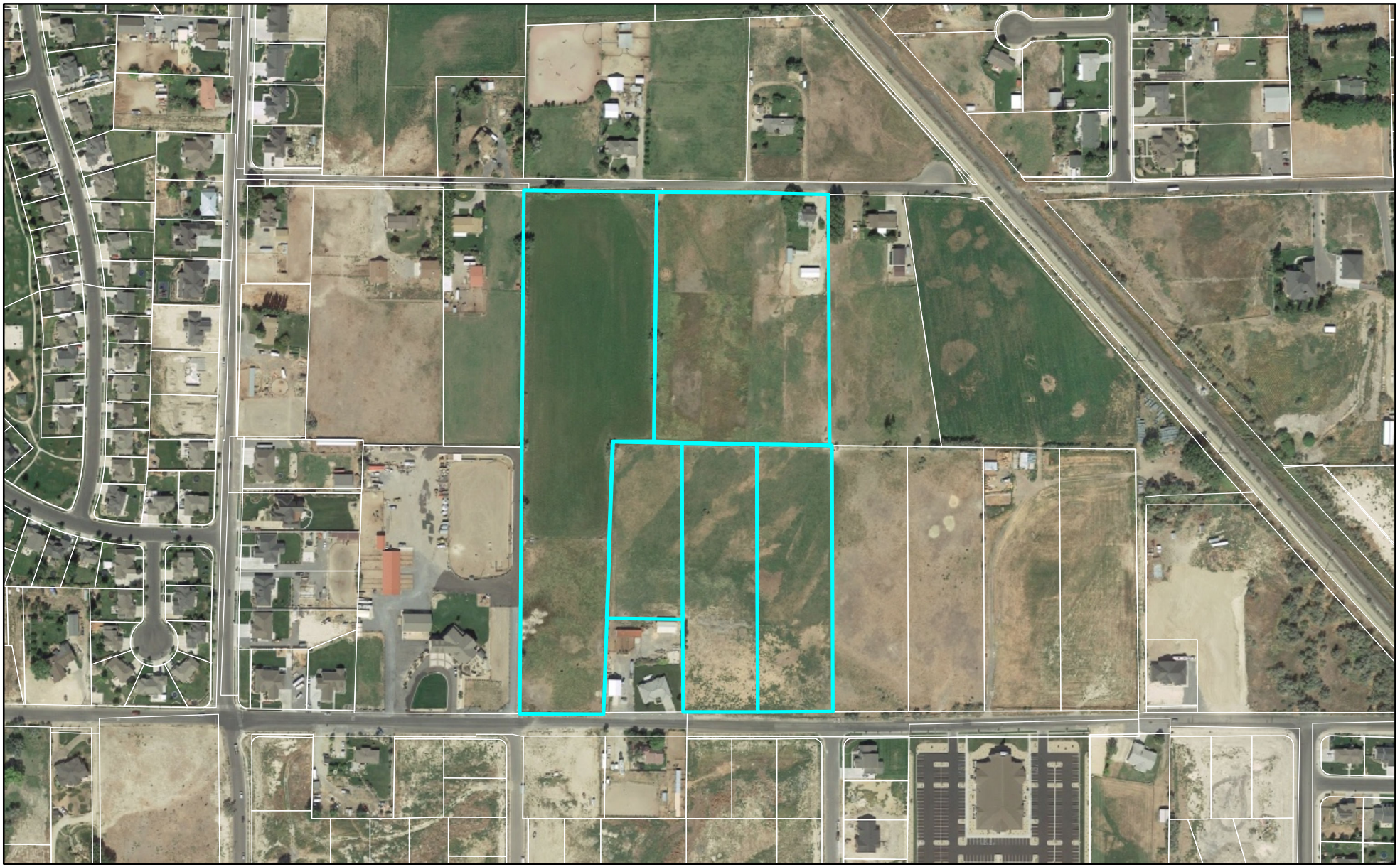
SCALE: 1" = 60'

SHEET: C204

52

Pioneer Heights Final Subdivision

Aerial

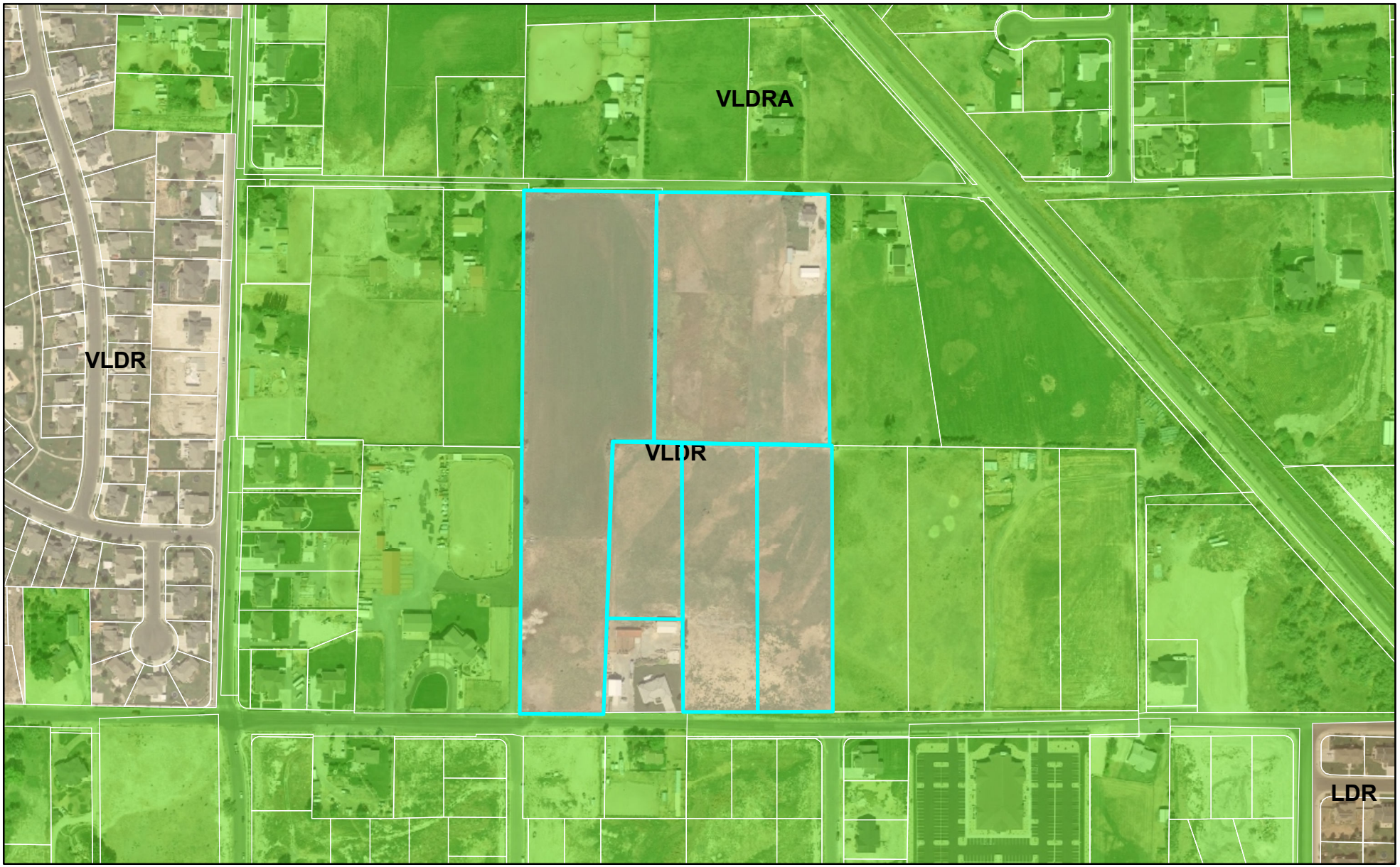


0 420 840 Feet

LEHI CITY

Pioneer Heights Final Subdivision

General Plan



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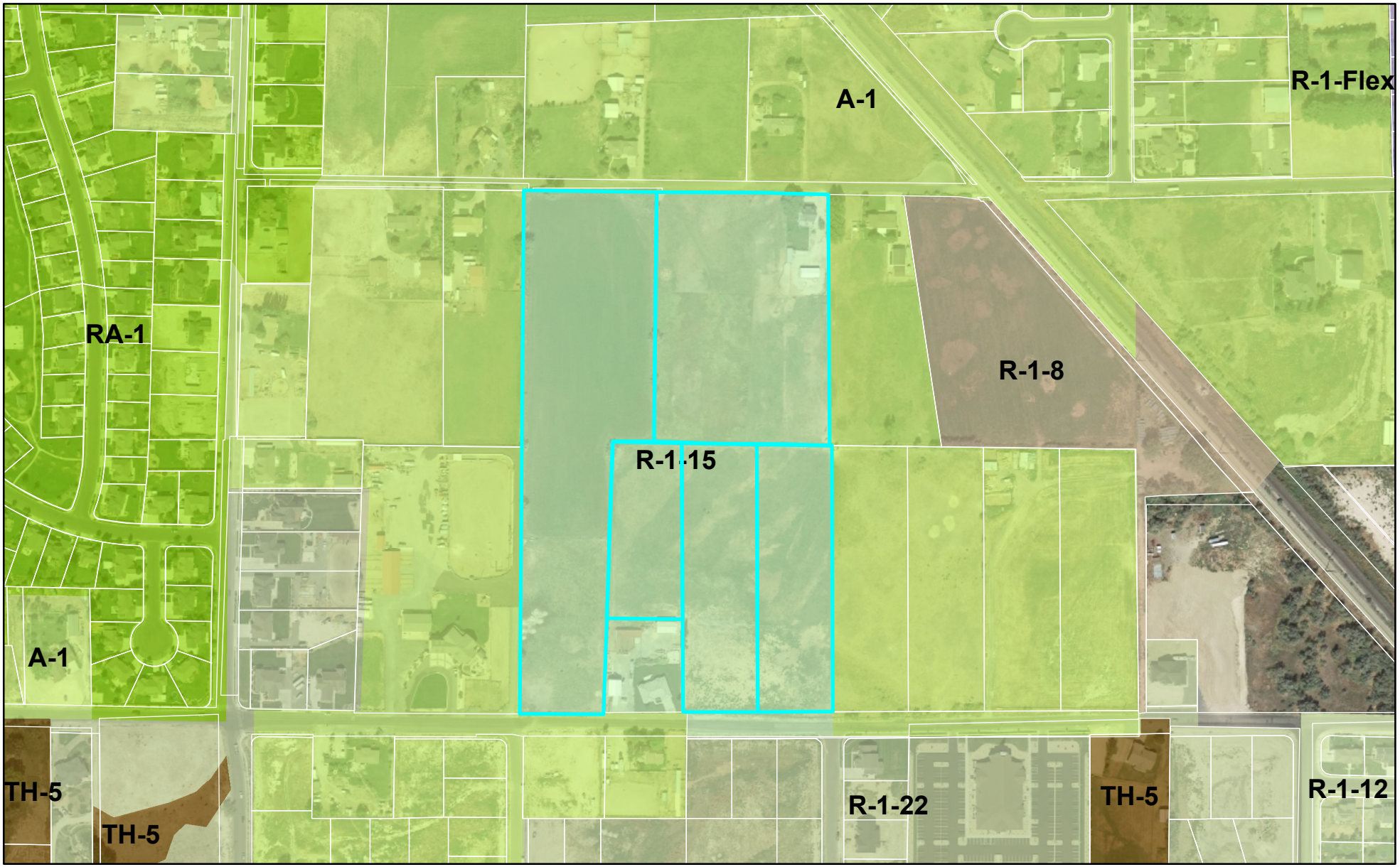
LEHI CITY

Pioneer Heights Final Subdivision

Zoning



0 420 840 Feet

LEHI CITY

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final Subdivision approval for Gardner Point Phase 1, a 221-unit residential development located at 1500 North 3600 West.

Suggested Action:

Attachments:

CC Staff Report Gardner Point Phase 1 Final Subdivision 3.23.21.docx

Gardner Point Phase 1 Final Subdivision DRC 03.17.21.docx

Gardner Point Phase 1 Final Subdivsion - plans.pdf

Gardner Point Phase 1 Final Subdivsion - landscape plans.pdf

Gardner Point Phase 1 Final Subdivision - General Plan.pdf

Gardner Point Phase 1 Final Subdivision - Zoning Map.pdf

Gardner Point Phase 1 Final Subdivision - Aerial Map.pdf

GARDNER POINT PHASE 1 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	March 23, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 3600 West 1500 North		
Existing Land Use	Agriculture		
Existing Zoning	R-3 (High Density Residential)		
General Plan Land Use Designation	HDR (High Density Residential) and NCN (Neighborhood Commercial Node)		
Number of Lots/Units	222 units		
Adjacent Zoning and Land Use	*North*	R-3	The Exchange II
	South	R-2 and R-3	Undeveloped/Agriculture
	East	R-3 and TH-5	Undeveloped/Agriculture
	West	R-2 and R-3	Undeveloped/Agriculture
Date of DRC Review	March 17, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

September 26, 2008	This property was included in the Holbrook Annexation.
September 24, 2019	The City Council approved the M90 General Plan amendment.
September 24, 2019	The City Council approved the M90 concept plan.
January 28, 2020	The City Council approved the Saratoga Boundary Adjustment zone change.
December 8, 2020	The City Council approved the Gardner Point Phase 1 Preliminary Subdivision.

REPORT ANALYSIS

The applicant requests review and approval of the Gardner Point Phase 1 Final Subdivision. The proposed subdivision is a residential development consisting of townhomes, condominiums, open space, and future commercial space. This report will discuss the subdivision layout and DRC comments.

Subdivision Layout

The proposed subdivision will include a total of 222-units. These units are proposed to be a mixture of unit types including rear-load townhomes, front-load townhomes, and condominiums. The rear-load townhomes will front streets and open space areas. In addition, the condominiums are also proposed to front streets and open space areas to provide a pleasing streetscape with natural surveillance.

The largest open space area is proposed to be in the center of the subdivision and will host the majority of the amenities. This open space area will have condominiums fronting the space to provide a courtyard-like atmosphere. The applicant is proposing alternative amenities to the standard required amenities. The proposed amenities include playgrounds, fire pit seating areas, covered picnic areas, and the 10-foot wide asphalt trail along 1500 North. The trail along 1500 North will connect into other master-planned trails to provide greater bike and pedestrian connectivity throughout the area.

Parcel H on the corner of 1500 North and 3600 West is proposed to become future commercial. This would be consistent with General Plan designation of Neighborhood Commercial on the property. The purpose of the Neighborhood Commercial designation is to allow for smaller-scale retail and service-oriented business that are compatible with adjacent neighborhoods.

During their review, the DRC discussed the width of the proposed Canyon Falls Drive. The street cross section requirement for a public street would require at least 34 feet of asphalt on the road. The DRC included a comment to eliminate the bump in (or curb extensions) for parking and increase the asphalt width to 34 feet to meet this requirement. However, the DRC also commented that Chapter 37 of the Development Code requires on-street parking and curb extensions for interior project streets.

DRC Comments

The DRC had six comments including the following:

1. On Canyon Falls Drive, eliminate bump in for parking, add 7' park strip and change asphalt width to 34'. Can do half road section and finish south side of road with next phase to the south. Coordinate trail and park strip on south side of the road with the planning department
2. Section 37.020(C)(5): 5. Streets. Interior project streets shall include on-street parking, curb extensions, sidewalk furniture, and crosswalks.

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

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Gardner Point Phase 1 final subdivision including the DRC comments from March 23, 2021. This recommendation is based on the following findings:

1. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed subdivision meets the requirements of the Development Code.
3. Other findings based upon information presented at the public meeting.

Gardner Point Phase 1
DRC Redline Comments

*Edge Homes – requests final subdivision review of **Gardner Point Phase 1,** a 221-unit residential development located at 1500 North 3600 West.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Jed Stewart, Brady Morris
Date of Plans Reviewed: **03/09/21**
Time Start: n/a
Time End: n/a

Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water:

1. Provide all weather access to flared end section for maintenance.

Trent – Parks: No comments
Gary – Building/Inspection: No comments
JD – Streets:

2. Remove duplicate street name sign going onto 3600 West.

Luke – Traffic:

3. Remove E/W stop signs and stop bars at Canyon Falls Dr @ 3830 W. It is unclear if it will meet the MUTCD guidance for a multi-way stop.
4. Remove crosswalk striping at 3830 W & 3700 W @ 1500 N. crosswalks should not be placed indiscriminately per MUTCD guidance. Requires an engineering study.

Ross – Engineering:

5. On Canyon Falls Drive, eliminate bump in for parking, add 7' park strip and change asphalt width to 34'. Can do half road section and finish south side of road with next phase to the south. Coordinate trail and park strip on south side of the road with the planning department

Kim – Planning:

6. Section 37.020(C)(5): 5. Streets. Interior project streets shall include on-street parking, curb extensions, sidewalk furniture, and crosswalks.

GENERAL COMMENTS:

1. RMP asset transfer required.
2. Strongly recommend flared access approaches for private street entries as shown on the Bluebeam Session (just on the south side of Canyon Falls)

PRIOR TO PRECONSTRUCTION MEETING:

1. Provide an approved permit from State for outfall to the Jordan River.
2. Pre-payment agreement for culinary and PI impact fees.
3. Provide an engineer's cost estimate for the cost of all improvements.
4. 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).
5. 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.
6. Reimbursement Agreement for any reimbursable improvement items must be in place.
7. Include surveyor's and engineer's stamps and signatures on the construction drawings.
8. Show lot addresses on the final plat (must coordinate with Planning Division).
9. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.

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

10. Irrigation Company (ULDC) signature on the construction drawings for the irrigation piping.
11. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
12. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
13. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
14. Address any comments or conditions from City Council approval.
15. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
16. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

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

THIS ITEM IS SCHEDULED FOR CITY COUNCIL ON MARCH 23, 2021

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

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

GARDNER POINT
PHASE 1
LEHI CITY, UTAH

DATE PRINTED
March 5, 2021

INDEX OF DRAWINGS

C-000	COVER SHEET	2 OF 2	GARDNER POINT PHASE 1 PLAT 'I' CONDOMINIUM	C-203	SITE PLAN	PP-8	PLAN AND PROFILE CANYON FALLS DRIVE
1 OF 3	GARDNER POINT PHASE 1 PLAT	1 OF 2	GARDNER POINT PHASE 1 PLAT 'J' CONDOMINIUM	C-300	PHASE 1 GRADING AND DRAINAGE PLAN	PP-9	PLAN AND PROFILE CANYON FALLS DRIVE
2 OF 3	GARDNER POINT PHASE 1 PLAT	2 OF 2	GARDNER POINT PHASE 1 PLAT 'J' CONDOMINIUM	C-301	GRADING AND DRAINAGE PLAN	PP-10	PLAN AND PROFILE CANYON FALLS DRIVE
3 OF 3	GARDNER POINT PHASE 1 PLAT	1 OF 2	GARDNER POINT PHASE 1 PLAT 'K' CONDOMINIUM	C-302	GRADING AND DRAINAGE PLAN	PP-11	PLAN AND PROFILE 1480 NORTH AND 1450 NORTH
1 OF 2	GARDNER POINT PHASE 1 PLAT 'A' CONDOMINIUM	2 OF 2	GARDNER POINT PHASE 1 PLAT 'K' CONDOMINIUM	C-303	GRADING AND DRAINAGE PLAN	PP-12	PLAN AND PROFILE 3600 WEST
2 OF 2	GARDNER POINT PHASE 1 PLAT 'A' CONDOMINIUM	1 OF 2	GARDNER POINT PHASE 1 PLAT 'L' CONDOMINIUM	C-304	GRADING AND DRAINAGE PLAN	PP-13	PLAN AND PROFILE 3600 WEST
1 OF 2	GARDNER POINT PHASE 1 PLAT 'B' CONDOMINIUM	2 OF 2	GARDNER POINT PHASE 1 PLAT 'L' CONDOMINIUM	C-400	PHASE 1 HYDRANT PLAN	PP-14	PLAN AND PROFILE 3625 WEST
2 OF 2	GARDNER POINT PHASE 1 PLAT 'B' CONDOMINIUM	1 OF 2	GARDNER POINT PHASE 1 PLAT 'M' CONDOMINIUM	C-400A	OVERALL HYDRANT & UTILITY PLAN	PP-15	PLAN AND PROFILE 3700 WEST
1 OF 2	GARDNER POINT PHASE 1 PLAT 'C' CONDOMINIUM	2 OF 2	GARDNER POINT PHASE 1 PLAT 'M' CONDOMINIUM	C-401	UTILITY PLAN	PP-16	PLAN AND PROFILE 3700 WEST
2 OF 2	GARDNER POINT PHASE 1 PLAT 'C' CONDOMINIUM	1 OF 2	GARDNER POINT PHASE 1 PLAT 'N' CONDOMINIUM	C-402	UTILITY PLAN	PP-17	PLAN AND PROFILE 3790 WEST
1 OF 2	GARDNER POINT PHASE 1 PLAT 'D' CONDOMINIUM	2 OF 2	GARDNER POINT PHASE 1 PLAT 'N' CONDOMINIUM	C-403	UTILITY PLAN	PP-18	PLAN AND PROFILE 3830 WEST
2 OF 2	GARDNER POINT PHASE 1 PLAT 'D' CONDOMINIUM	1 OF 2	GARDNER POINT PHASE 1 PLAT 'O' CONDOMINIUM	C-404	POWER PLAN	PP-19	PLAN AND PROFILE 3830 WEST
1 OF 2	GARDNER POINT PHASE 1 PLAT 'E' CONDOMINIUM	2 OF 2	GARDNER POINT PHASE 1 PLAT 'O' CONDOMINIUM	C-500	EROSION CONTROL PLAN	PP-20	PLAN AND PROFILE 3860 WEST
2 OF 2	GARDNER POINT PHASE 1 PLAT 'E' CONDOMINIUM	1 OF 2	GARDNER POINT PHASE 1 PLAT 'P' CONDOMINIUM	C-501	EROSION CONTROL PLAN	PP-21	PLAN AND PROFILE OFFSITE STORM DRAIN
1 OF 2	GARDNER POINT PHASE 1 PLAT 'F' CONDOMINIUM	2 OF 2	GARDNER POINT PHASE 1 PLAT 'P' CONDOMINIUM	PP-1	PLAN AND PROFILE 1500 NORTH	PP-22	PLAN AND PROFILE OFFSITE STORM DRAIN
2 OF 2	GARDNER POINT PHASE 1 PLAT 'F' CONDOMINIUM	C-001	GENERAL NOTES	PP-2	PLAN AND PROFILE 1500 NORTH	C-600	DETAILS
1 OF 2	GARDNER POINT PHASE 1 PLAT 'G' CONDOMINIUM	C-100	DEMOLITION PLAN	PP-3	PLAN AND PROFILE 1500 NORTH	C-601	DETAILS
2 OF 2	GARDNER POINT PHASE 1 PLAT 'G' CONDOMINIUM	C-200	OVERALL SITE PLAN	PP-4	PLAN AND PROFILE 1480 NORTH	C-602	DETAILS
1 OF 2	GARDNER POINT PHASE 1 PLAT 'H' CONDOMINIUM	C-200A	CIRCULATION PLAN	PP-5	PLAN AND PROFILE 1480 NORTH	C-603	DETAILS
2 OF 2	GARDNER POINT PHASE 1 PLAT 'H' CONDOMINIUM	C-201	SITE PLAN	PP-6	PLAN AND PROFILE 1440 NORTH	C-604	DETAILS
1 OF 2	GARDNER POINT PHASE 1 PLAT 'I' CONDOMINIUM	C-202	SITE PLAN	PP-7	PLAN AND PROFILE 1440 NORTH		

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.

DEVELOPER:

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

JED STEWART
801-440-7219
JNICHOLLS@EDGEHOMES.COM

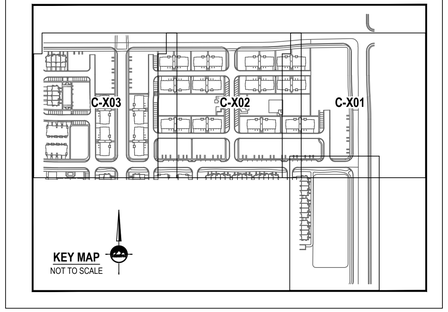
NOTICE TO DEVELOPER/ CONTRACTOR

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.

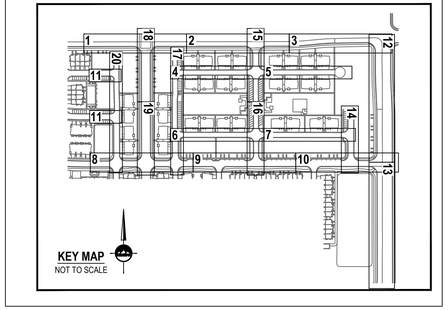
UTILITY DISCLAIMER

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.

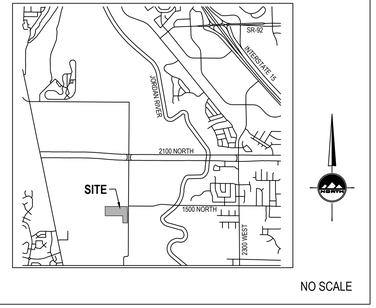
KEY MAP



PLAN AND PROFILE KEY MAP



VICINITY MAP



NO SCALE

GENERAL NOTES

1. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. BENCHMARK ELEVATION = EAST QUARTER CORNER SECTION 2, TSS, R1W SALT LAKE BASE & MERIDIAN ELEV. = 4536.22.
3. 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.
4. 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.
5. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
6. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
7. 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, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT
PHASE 1
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

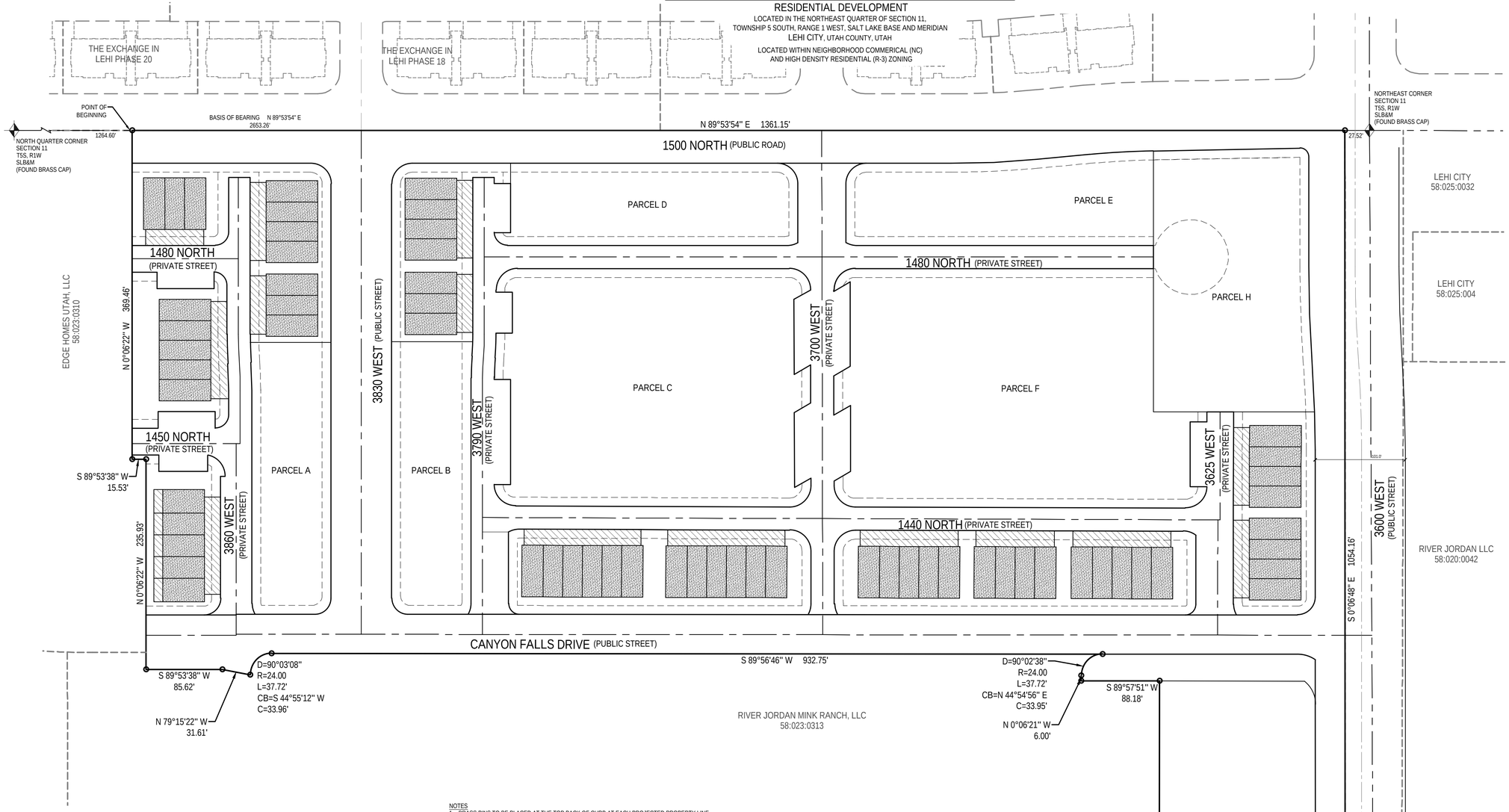
COVER SHEET

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-000

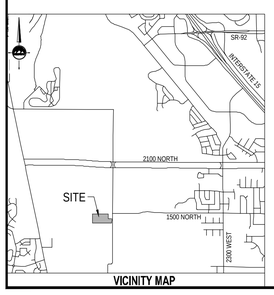
GARDNER POINT PHASE 1 PLAT

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



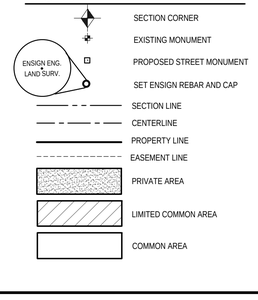
NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
4. COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. STORM WATER WILL BE RETAINED ON PARCEL A UNTIL AN OFF SITE REGIONAL BASIN CAN BE CONSTRUCTED.
6. 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.
7. ALL PROJECT AMENITIES INCLUDING CLUBHOUSE, TOT LOT, SPORT COURT, BENCHES, AND TRAILS WITHIN COMMON AREAS WILL BEGIN CONSTRUCTION AT 60% OF BUILDING PERMITS ISSUED FOR THE OVERALL PROJECT AND BE COMPLETED BY 80% OF BUILDING PERMITS ISSUED.

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



VICINITY MAP

LEGEND



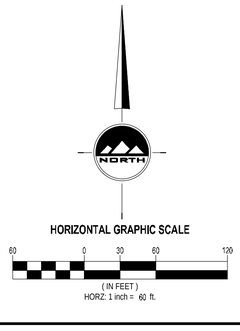
LAND USE TABLE

PRIVATE ROADWAY	=	113,965 SF	2.616 AC	12%
PUBLIC ROADWAY	=	176,718 SF	4.057 AC	20%
COMMON SPACE	=	71,013 SF	1.630 AC	8%
PRIVATE AREA	=	80,392 SF	1.846 AC	9%
LIMITED COMMON AREA	=	25,374 SF	0.583 AC	3%
PARCELS	=	431,126 SF	9.897 AC	48%
TOTAL AREA	=	898,588 SF	20.629 AC	100%

TOTAL NUMBER OF TOWNHOUSES = 61

IRRIGATION TABLE

POINT OF CONNECTION	SIZE	IRRIGATED AREA
1	2"	79,993 S.F.
2	2"	78,783 S.F.
3	2"	28,063 S.F.
TOTAL AREA		168,509 S.F.



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

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
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Fax: 801.255.4449
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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 3
PROJECT NUMBER : 8068D
MANAGER : BM
DRAWN BY : JVJ
CHECKED BY : KFW
DATE : 3/8/21

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as GARDNER POINT PHASE 1 PLAT, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,264.60 feet along the section line from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'54" East 1,361.15 feet along the section line;
thence South 00°06'48" East 1,054.16 feet;
thence South 89°57'40" West 208.67 feet;
thence North 00°02'16" West 435.72 feet;
thence South 89°57'51" West 88.18 feet;
thence North 00°06'21" West 6.00 feet;
thence Northeasterly 37.72 feet along the arc of a 24.00 foot radius curve to the right (center bears North 89°53'37" East and the chord bears North 44°54'56" East 33.95 feet with a central angle of 90°02'38");
thence South 89°56'46" West 932.75 feet;
thence Southwesterly 37.72 feet along the arc of a 24.00 foot radius curve to the left (center bears South 00°03'14" East and the chord bears South 44°55'12" West 33.96 feet with a central angle of 90°03'08")
thence North 79°15'22" West 31.61 feet;
thence South 89°53'38" West 85.62 feet;
thence North 00°06'22" West 235.93 feet;
thence South 89°53'38" West 15.53 feet;
thence North 00°06'22" West 369.47 feet to the point of beginning.

Contains 898,588 Square Feet or 20.629 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

OWNER'S DEDICATION

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

GARDNER POINT PHASE 1 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
COUNTY OF } S.S.

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: _____

APPROVED: _____ *ATTEST:* _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 1 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
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

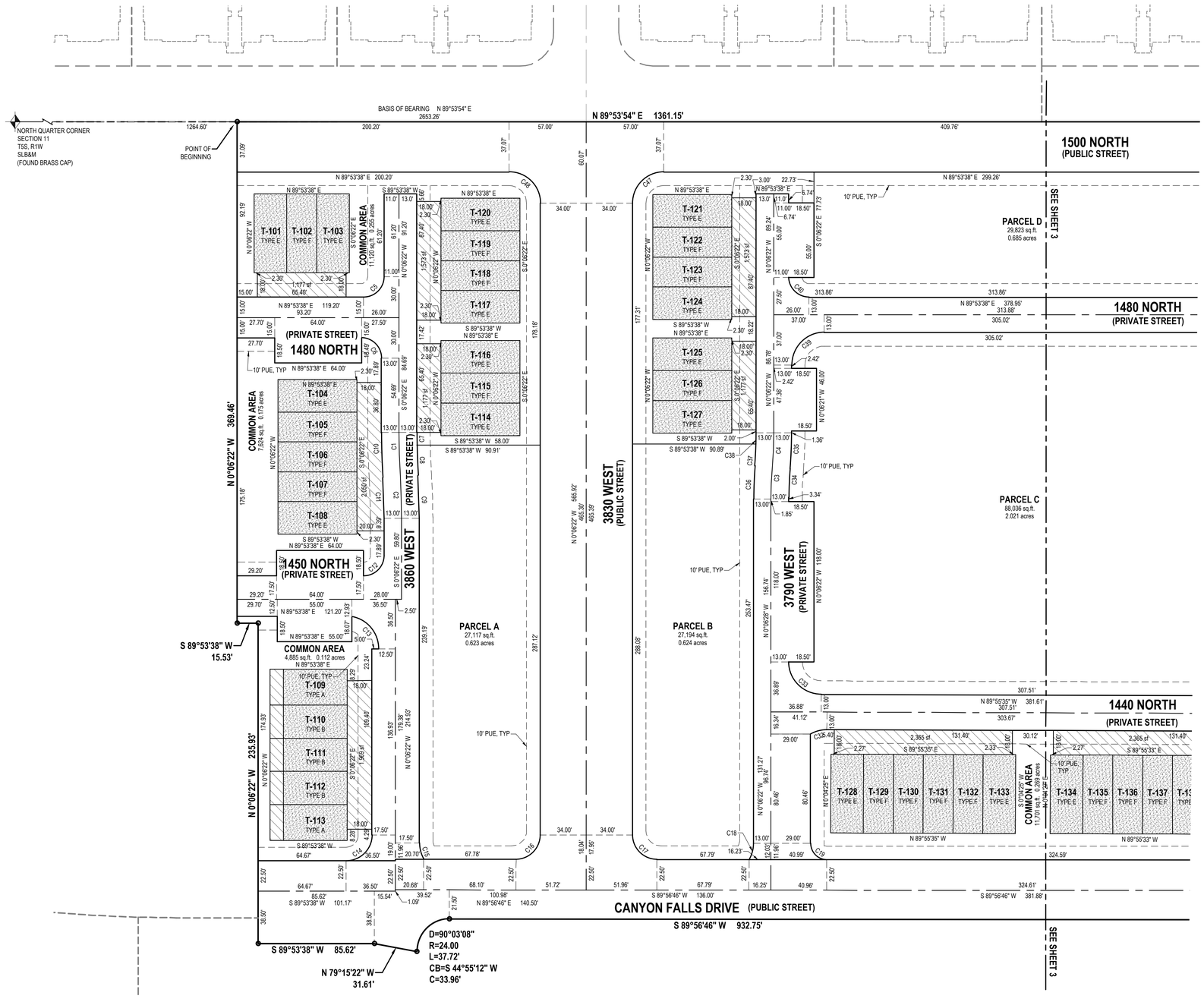
CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 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

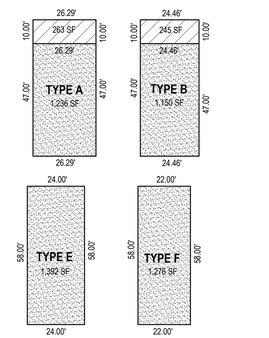
LOCATED WITHIN NEIGHBORHOOD COMMERICAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

ENSIGN ENG. LAND SURV.



TYPICAL TOWNHOUSE PAD DIMENSIONS

NORTH

HORIZONTAL GRAPHIC SCALE

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

GARDNER POINT PHASE 1 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
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TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 3

PROJECT NUMBER : 8060D
MANAGER : BM
DRAWN BY : JVJ
CHECKED BY : KFW
DATE : 2/24/21

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 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 COMMERICAL (NC)
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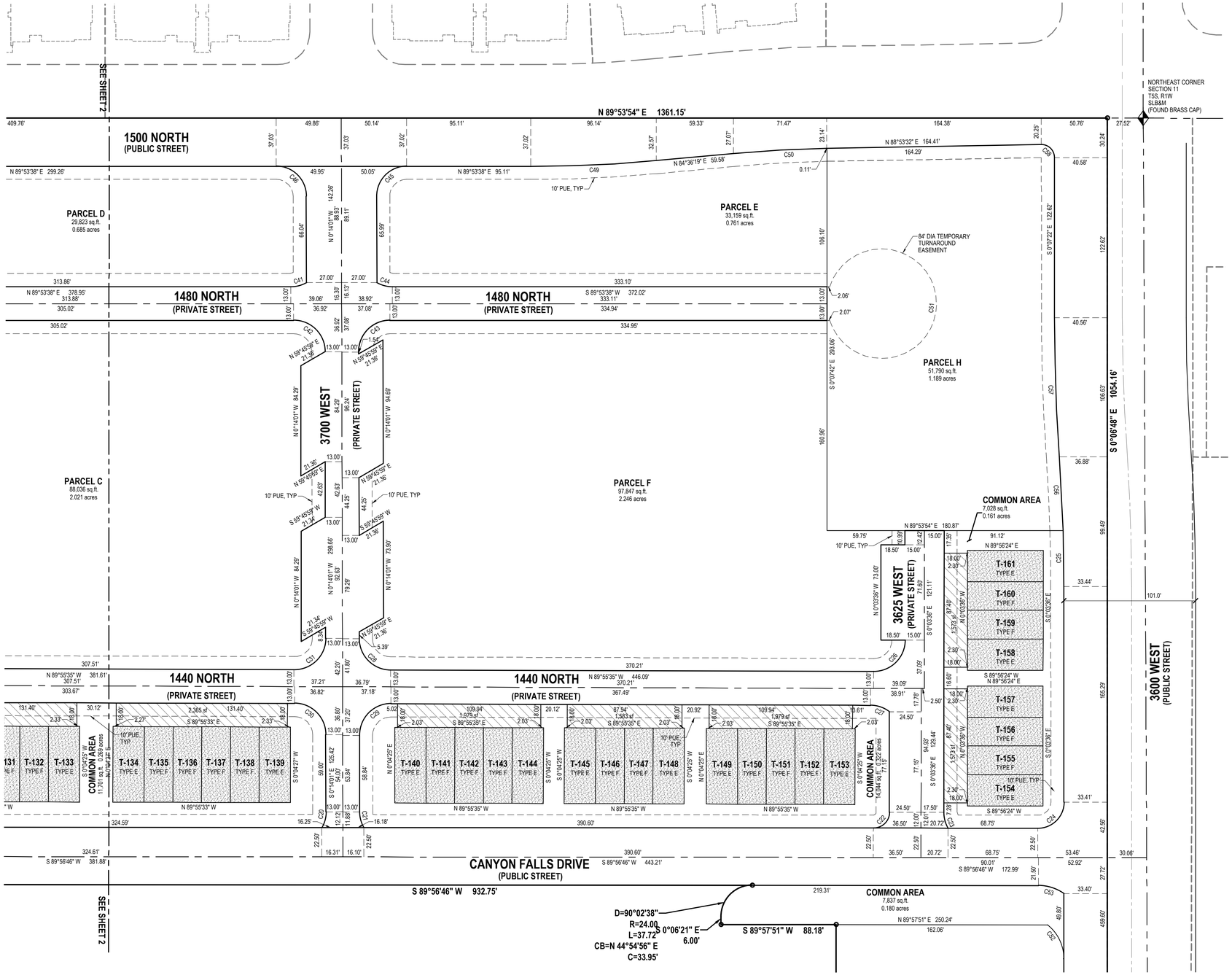

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
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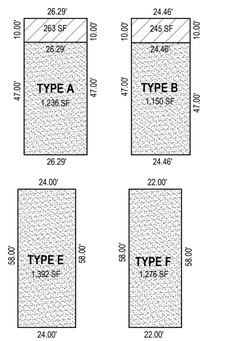
ENSIGN ENG. LAND SURV.



TYPICAL TOWNHOUSE PAD DIMENSIONS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	513.00'	32.44'	3°37'22"	S1°55'03"E	32.43'
C2	487.00'	30.79'	3°37'22"	N1°55'03"W	30.79'
C3	287.00'	23.44'	4°40'47"	S2°14'02"W	23.43'
C4	313.00'	25.57'	4°40'48"	N2°14'01"E	25.56'
C5	15.00'	23.56'	90°00'00"	N44°53'38"E	21.21'
C6	15.00'	23.06'	88°05'47"	N44°09'15"W	20.86'
C7	500.00'	9.29'	1°03'53"	S0°38'18"E	9.29'
C8	500.00'	22.32'	2°33'29"	S2°26'59"E	22.32'
C9	500.00'	31.61'	3°37'22"	N1°55'02"W	31.61'
C10	526.00'	33.27'	3°37'26"	S1°55'05"E	33.26'
C11	474.00'	29.98'	3°37'28"	N1°55'07"W	29.98'
C12	15.00'	23.56'	90°00'01"	N44°53'38"E	21.21'
C13	24.00'	33.17'	79°11'35"	N39°42'09"W	30.59'
C14	19.00'	29.85'	90°00'00"	N44°53'38"E	26.87'
C15	24.00'	12.54'	29°56'52"	S15°04'48"E	12.40'
C16	18.00'	28.29'	90°03'08"	N44°55'12"E	25.47'
C17	18.00'	28.26'	89°56'52"	S45°04'48"E	25.44'
C18	24.00'	12.59'	30°03'08"	N14°55'12"E	12.44'
C19	12.00'	18.84'	89°56'52"	S45°04'48"E	16.96'
C20	24.00'	12.64'	30°10'48"	N14°51'23"E	12.50'
C21	24.00'	12.49'	29°49'13"	S15°08'37"E	12.35'
C22	12.00'	18.85'	90°00'20"	N44°56'35"E	16.97'
C23	24.00'	12.58'	30°01'28"	S15°04'20"E	12.43'
C24	20.00'	31.43'	90°04'08"	N44°55'58"E	28.30'
C25	1448.00'	42.80'	1°41'37"	N0°58'10"W	42.80'
C26	24.00'	37.76'	90°08'00"	N45°00'25"E	33.98'
C27	24.00'	15.51'	37°02'08"	N71°24'31"W	15.24'
C28	24.01'	37.57'	89°39'24"	S45°04'48"E	33.85'
C29	24.00'	37.83'	90°18'26"	S44°55'12"E	34.03'
C30	24.00'	37.57'	89°41'35"	N45°04'48"W	33.85'
C31	24.00'	37.83'	90°18'26"	N44°55'12"E	34.03'
C32	24.00'	12.64'	30°10'47"	S74°59'01"W	12.50'
C33	24.00'	37.62'	89°49'14"	S45°00'59"E	33.89'
C34	274.00'	20.89'	4°22'09"	S2°23'21"W	20.89'
C35	326.00'	26.63'	4°40'48"	N2°14'01"E	26.62'
C36	300.00'	24.50'	4°40'48"	S2°14'02"W	24.50'
C37	300.00'	16.20'	3°05'41"	N3°01'35"E	16.20'
C38	300.00'	8.30'	1°35'07"	N0°41'11"E	8.30'
C39	24.00'	37.70'	90°00'01"	S44°53'38"W	33.94'
C40	15.00'	23.07'	88°07'18"	S46°04'37"E	20.86'
C41	24.00'	12.62'	30°07'39"	N74°49'49"E	12.47'
C42	24.00'	37.64'	89°51'06"	N45°10'49"W	33.90'
C43	24.00'	37.75'	90°07'39"	S44°49'49"W	33.98'
C44	24.00'	12.51'	29°52'21"	S75°10'11"E	12.37'
C45	23.00'	36.18'	90°07'39"	S44°49'49"W	32.56'
C46	23.00'	36.08'	89°52'17"	N45°10'11"W	32.49'
C47	23.00'	36.13'	90°00'03"	S44°53'40"W	32.53'
C48	23.00'	36.13'	90°00'00"	N45°06'22"W	32.53'
C49	1043.00'	96.27'	5°17'19"	N87°14'59"E	96.24'
C50	957.00'	71.61'	4°17'13"	S86°44'56"W	71.59'
C51	42.00'	237.46'	323°56'00"	N0°06'32"W	26.00'
C52	33.00'	29.89'	51°54'04"	N26°04'24"W	28.88'
C53	35.00'	20.83'	34°05'52"	N72°19'14"W	20.52'
C56	1448.00'	56.76'	2°14'46"	N2°56'22"W	56.76'

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

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

GARDNER POINT PHASE 1 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
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SHEET 3 OF 3

PROJECT NUMBER : 8069D
MANAGER : BM
DRAWN BY : JVU
CHECKED BY : KFW
DATE : 2/24/21

SURVEYORS SEAL

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

CITY ENGINEER'S SEAL

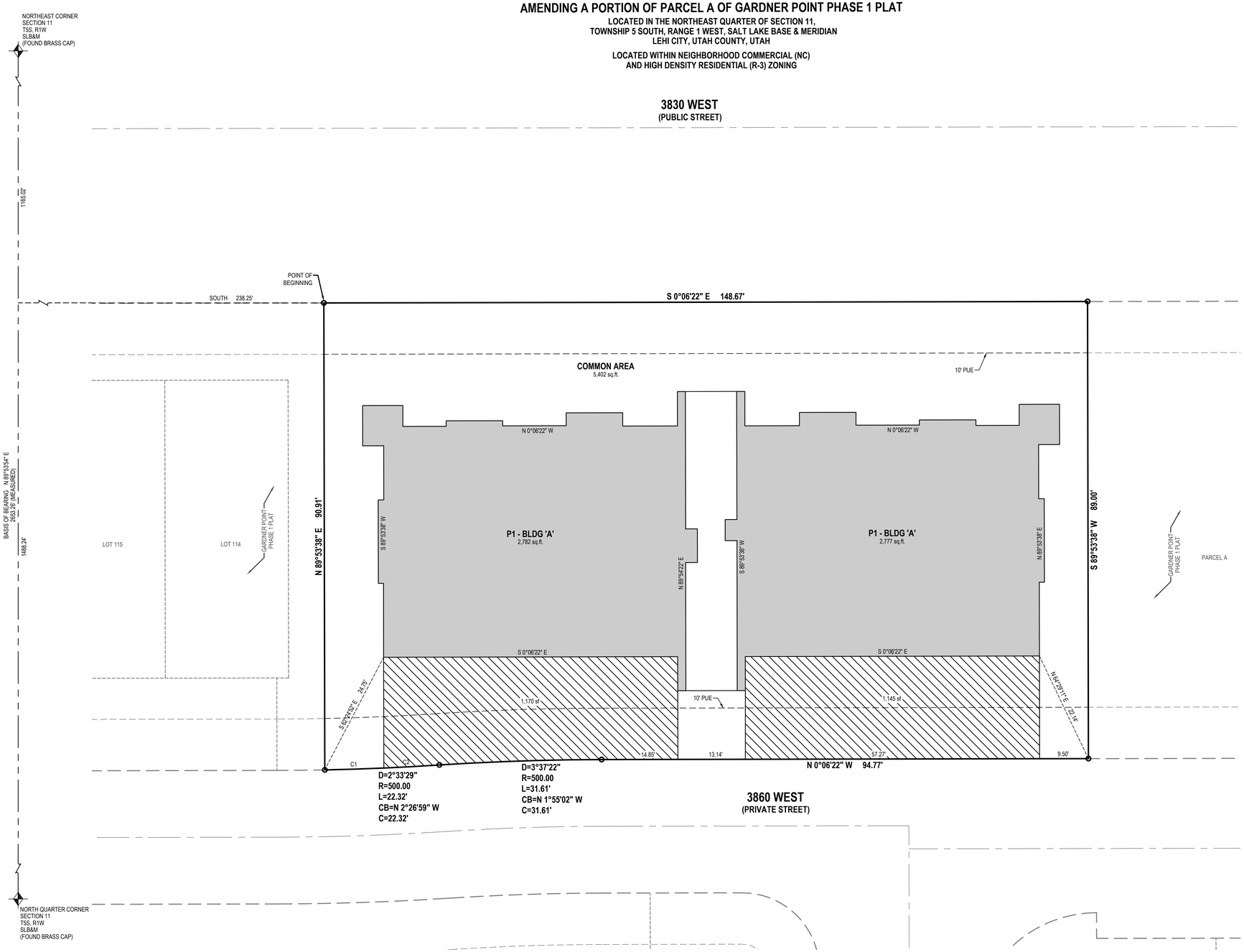
CLERK-RECORDER SEAL

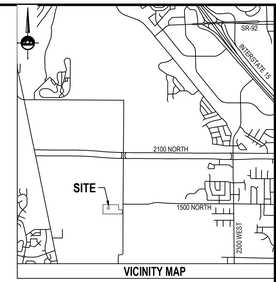
GARDNER POINT PHASE 1 PLAT 'A' CONDOMINIUM

AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 1 PLAT

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

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





VICINITY MAP

LEGEND

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,488.24 feet along the section line and South 238.25 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°06'22" East 148.67 feet;
thence South 89°53'38" West 89.00 feet;
thence North 00°06'22" West 94.77 feet;
thence Northwesterly 31.61 feet along the arc of a 500.00 foot radius curve to the left (center bears South 89°53'38" West and the chord bears North 01°15'02" West 31.61 feet with a central angle of 03°37'22");
thence Northwesterly 22.32 feet along the arc of a 500.00 foot radius curve to the right (center bears North 86°16'17" East and the chord bears North 02°26'59" West 22.32 feet with a central angle of 02°33'29");
thence North 89°53'38" East 90.91 feet to the point of beginning.

Contains 13,276 Square Feet or 0.305 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'A' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

LAND USE TABLE				
BUILDING AREA	=	5,559 SF	0.128 AC	42%
LIMITED COMMON AREA	=	2,315 SF	0.053 AC	17%
COMMON AREA	=	5,402 SF	0.124 AC	41%
TOTAL AREA	=	13,276 SF	0.305 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

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

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	500.00'	11.51'	1°19'06"	S1°49'48"E	11.51'
C2	500.00'	10.82'	1°14'22"	S3°06'32"E	10.82'

NORTH

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

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

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2
PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

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

GARDNER POINT PHASE 1 PLAT 'A' CONDOMINIUM

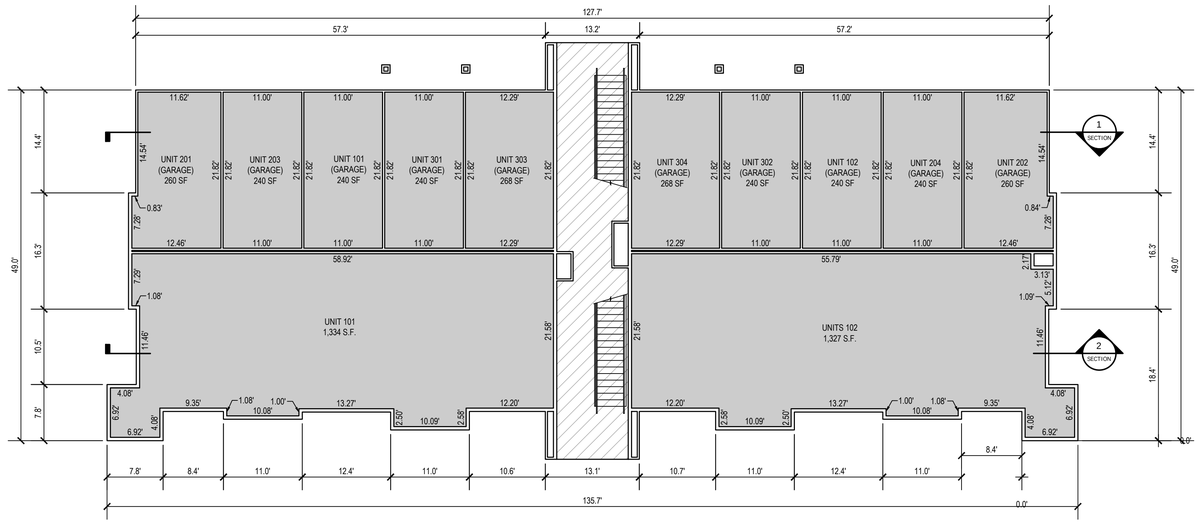
AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 1 PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

GARDNER POINT PHASE 1 PLAT 'A' CONDOMINIUM

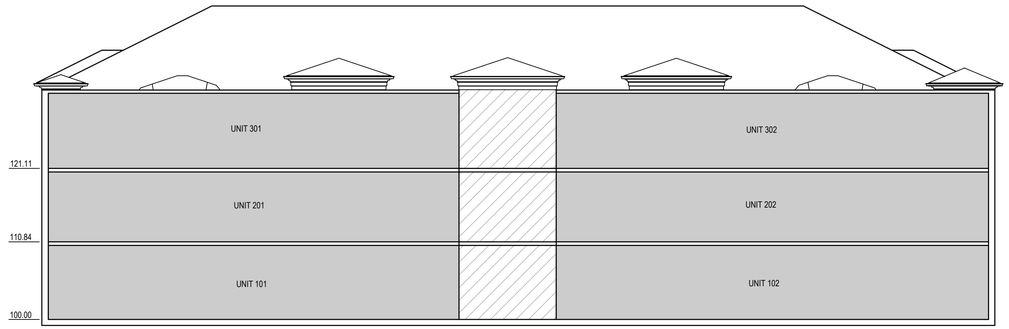
AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 1 PLAT

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

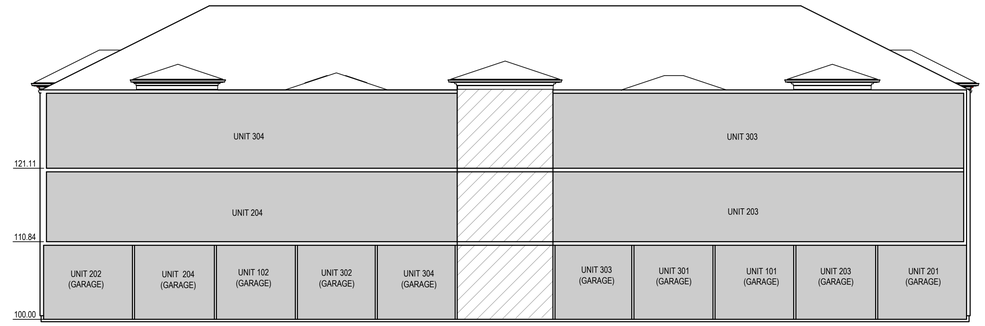
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



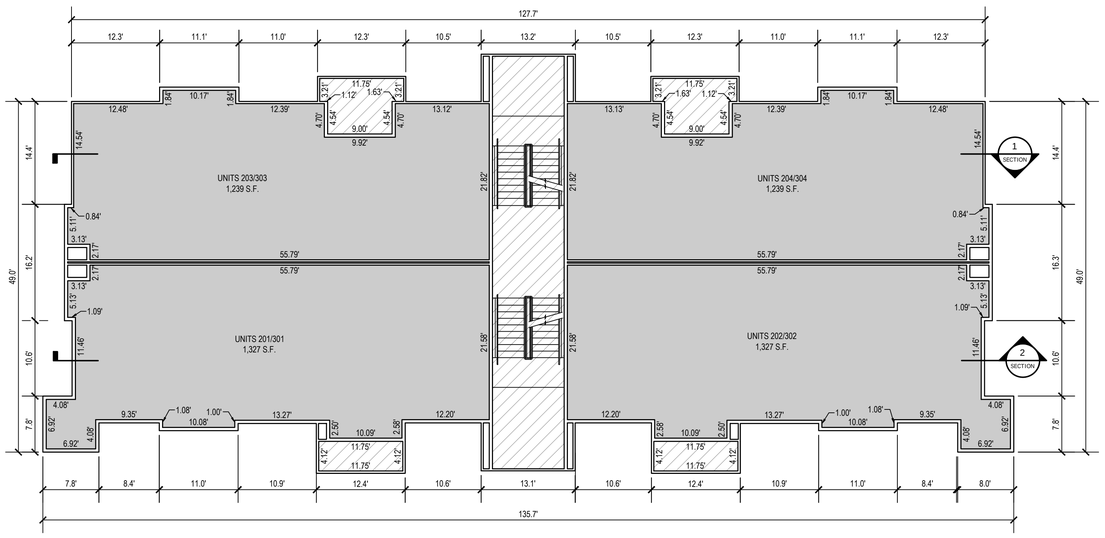
MAIN LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION



2nd/3rd LEVEL

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4537.05	4545.97
2ND FLOOR	4547.89	4556.77
3RD FLOOR	4558.16	4567.04

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

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SALT LAKE CITY
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SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

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

SURVEYOR'S SEAL

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

CITY ENGINEER'S SEAL

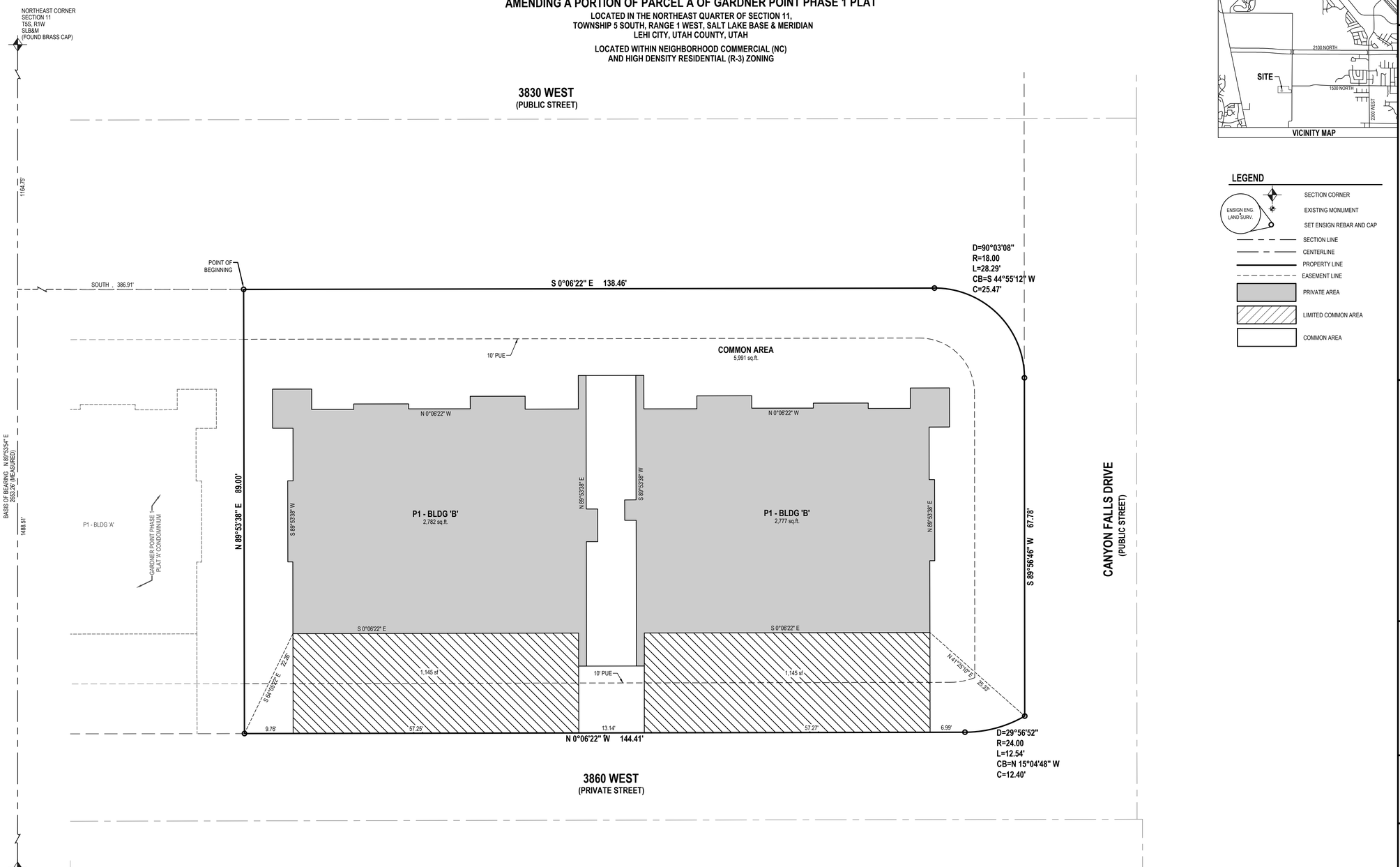
CLERK-RECORDER SEAL

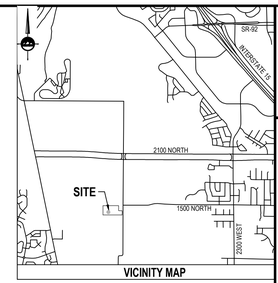
GARDNER POINT PHASE 1 PLAT 'B' CONDOMINIUM

AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 1 PLAT

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

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





VICINITY MAP

LEGEND

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

LAND USE TABLE				
BUILDING AREA	=	5,559 SF	0.128 AC	40%
LIMITED COMMON AREA	=	2,290 SF	0.052 AC	17%
COMMON AREA	=	5,991 SF	0.138 AC	43%
TOTAL AREA	=	13,840 SF	0.318 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

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

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

NORTH

HORIZONTAL GRAPHIC SCALE

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,488.51 feet along the section line and South 386.91 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°06'22" East 138.46 feet;
thence Southwesterly 28.29 feet along the arc of a 18.00 foot radius curve to the right (center bears South 89°53'38" West and the chord bears South 44°55'12" West 25.47 feet with a central angle of 90°03'08");
thence South 89°56'46" West 67.78 feet;
thence Northwesterly 12.54 feet along the arc of a 24.00 foot radius curve to the right (center bears North 59°56'46" East and the chord bears North 15°04'48" West 12.40 feet with a central angle of 29°56'52");
thence North 00°06'22" West 144.41 feet;
thence North 89°53'38" East 89.00 feet to the point of beginning.

Contains 13,840 Square Feet or 0.318 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'B' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of UTAH

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

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ *ATTEST:* _____
CITY ENGINEER (SEE SEAL BELOW)
CLERK/RECORDER (SEE SEAL BELOW)

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

GARDNER POINT PHASE 1 PLAT 'B' CONDOMINIUM

AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 1 PLAT

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

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
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LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 3/4/21

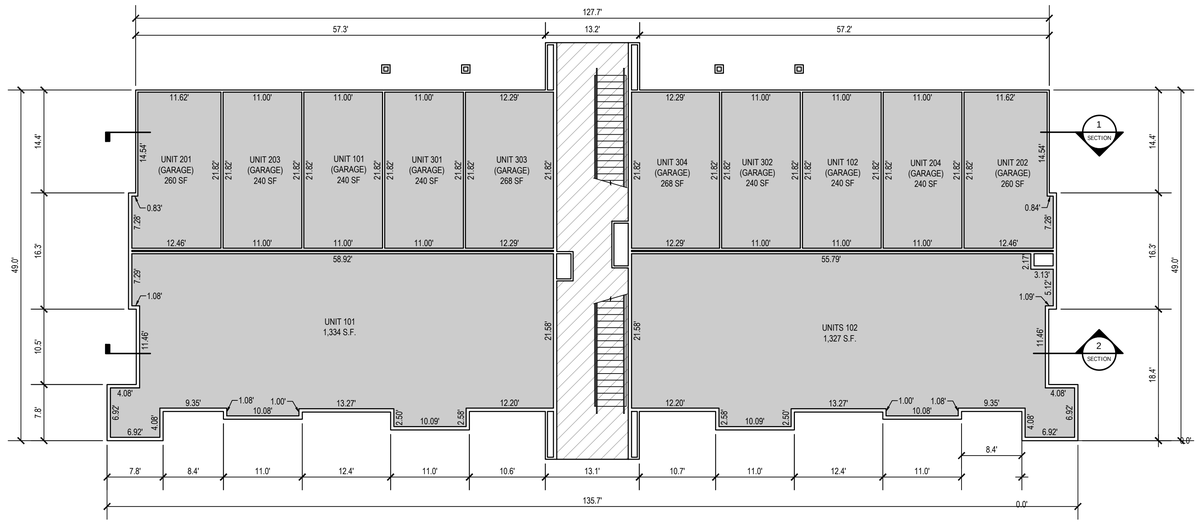
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

GARDNER POINT PHASE 1 PLAT 'B' CONDOMINIUM

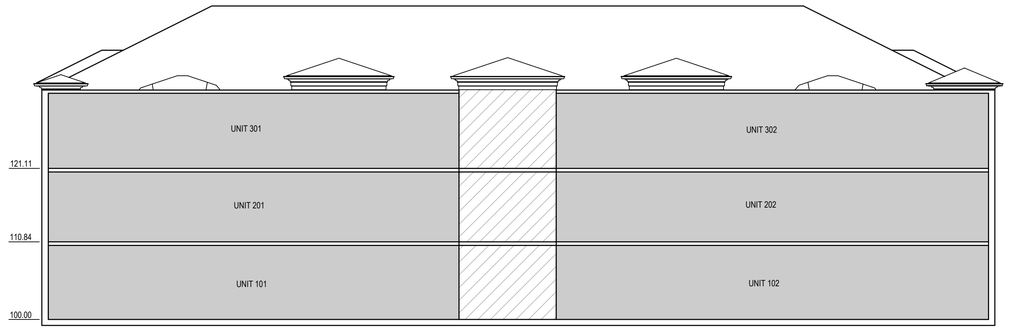
AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 1 PLAT

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

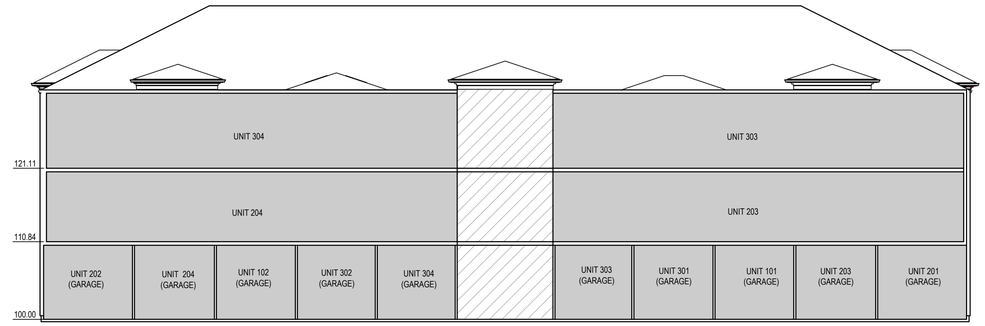
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



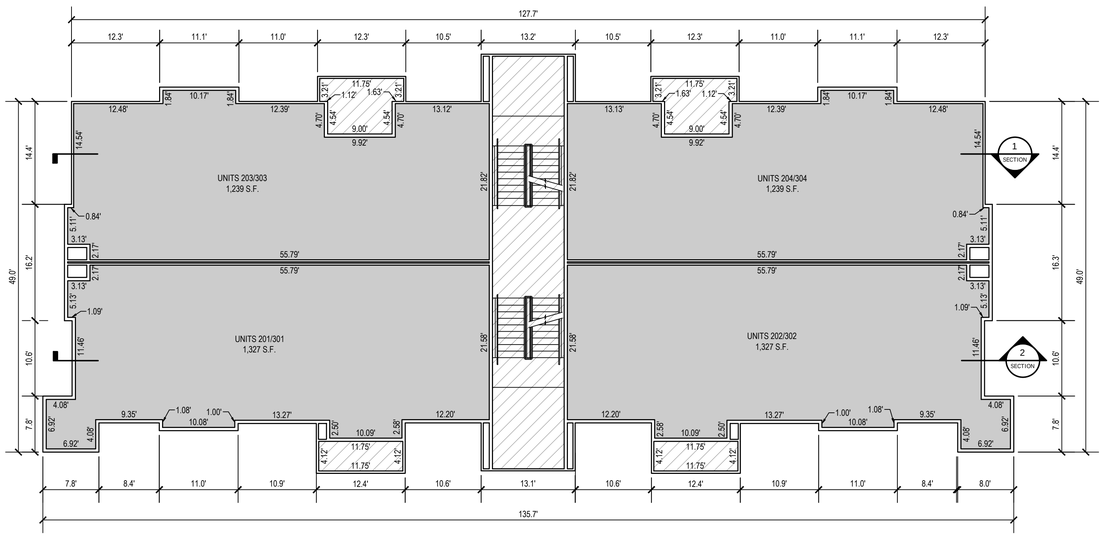
MAIN LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION



2nd/3rd LEVEL

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4536.05	4544.97
2ND FLOOR	4546.89	4555.77
3RD FLOOR	4557.16	4566.04

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

OWNER
EDGE HOMES UTAH , LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
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SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

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

SURVEYOR'S SEAL

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

CITY ENGINEER'S SEAL

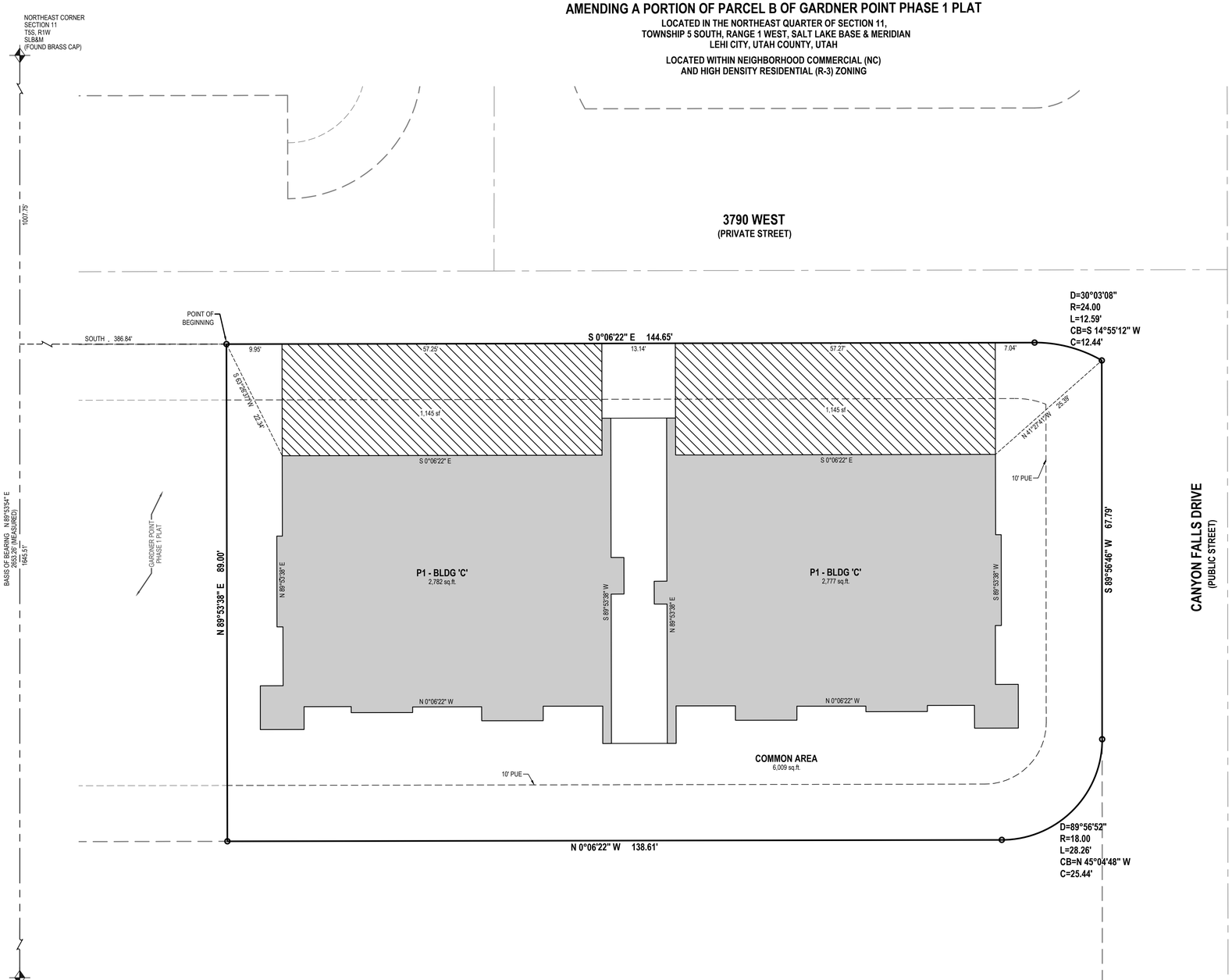
CLERK-RECORDER SEAL

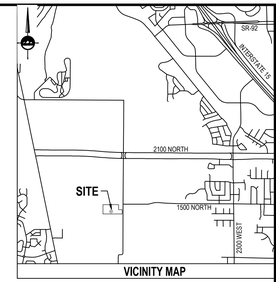
GARDNER POINT PHASE 1 PLAT 'C' CONDOMINIUM

AMENDING A PORTION OF PARCEL B OF GARDNER POINT PHASE 1 PLAT

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

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





VICINITY MAP

LEGEND

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

LAND USE TABLE				
BUILDING AREA	=	5,559 SF	0.128 AC	40%
LIMITED COMMON AREA	=	2,290 SF	0.052 AC	17%
COMMON AREA	=	6,010 SF	0.138 AC	43%
TOTAL AREA	=	13,859 SF	0.318 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

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

RIGHT TO FARM:
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NORTH

HORIZONTAL GRAPHIC SCALE

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

OWNER
EDGE HOMES UTAH, LLC
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SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 3/4/21

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,645.51 feet along the section line and South 386.84 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°06'22" East 144.65 feet;
thence Southwesterly 12.59 feet along the arc of a 24.00 foot radius curve to the right (center bears South 89°53'38" West and the chord bears South 14°55'12" West 12.44 feet with a central angle of 30°03'08");
thence South 89°56'46" West 67.79 feet;
thence Northwesterly 28.26 feet along the arc of a 18.00 foot radius curve to the right (center bears North 00°03'14" West and the chord bears North 45°04'48" West 25.44 feet with a central angle of 89°56'52");
thence North 00°06'22" West 138.61 feet;
thence North 89°53'38" East 89.00 feet to the point of beginning.

Contains 13,859 Square Feet or 0.318 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'C' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of UTAH)S.S.

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

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ *ATTEST:* _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 1 PLAT 'C' CONDOMINIUM

AMENDING A PORTION OF PARCEL B OF GARDNER POINT PHASE 1 PLAT

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

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

CITY ENGINEER'S SEAL

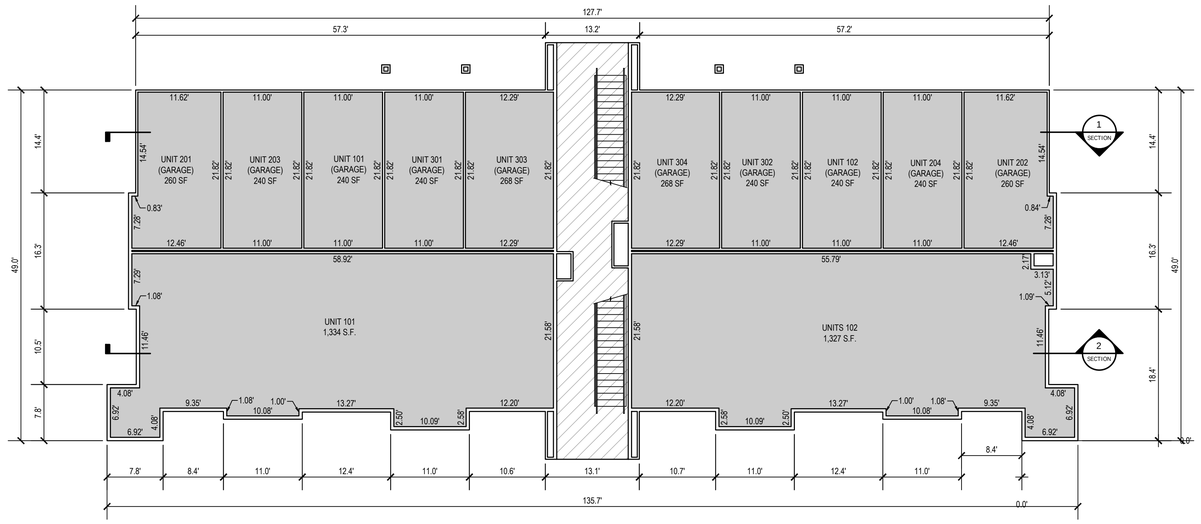
CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 PLAT 'C' CONDOMINIUM

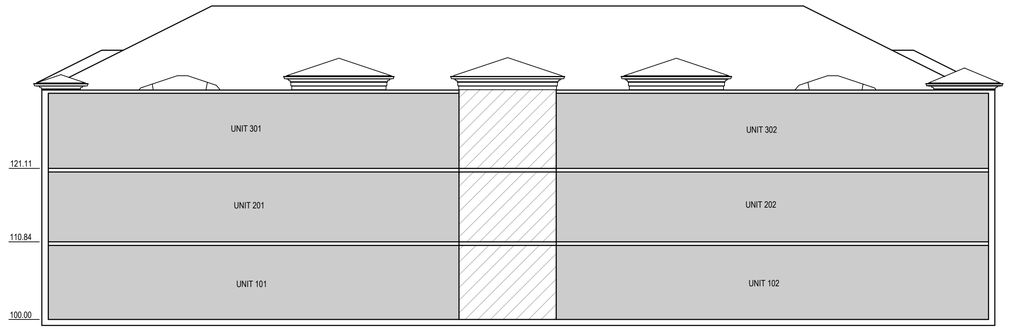
AMENDING A PORTION OF PARCEL B OF GARDNER POINT PHASE 1 PLAT

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

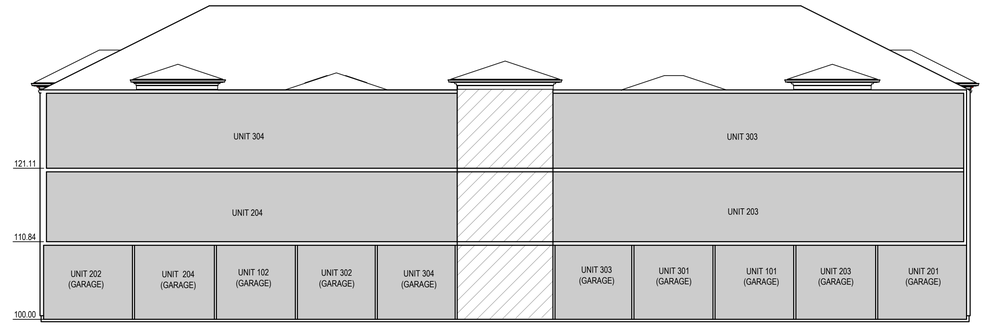
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



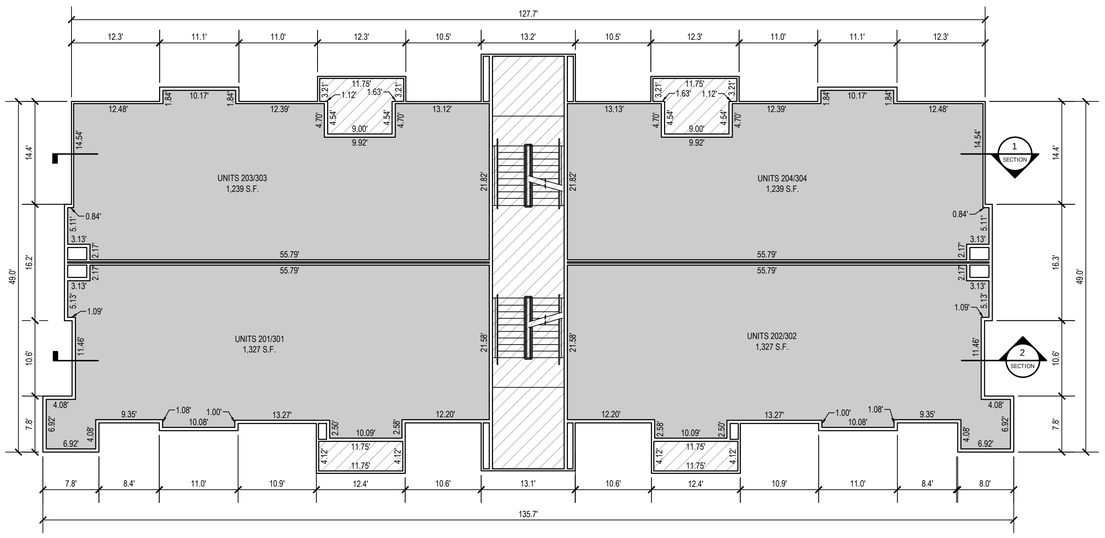
MAIN LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION



2nd/3rd LEVEL

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4533.80	4542.72
2ND FLOOR	4544.64	4553.52
3RD FLOOR	4554.91	4563.79

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

GARDNER POINT PHASE 1 PLAT 'C' CONDOMINIUM

AMENDING A PORTION OF PARCEL B OF GARDNER POINT PHASE 1 PLAT

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

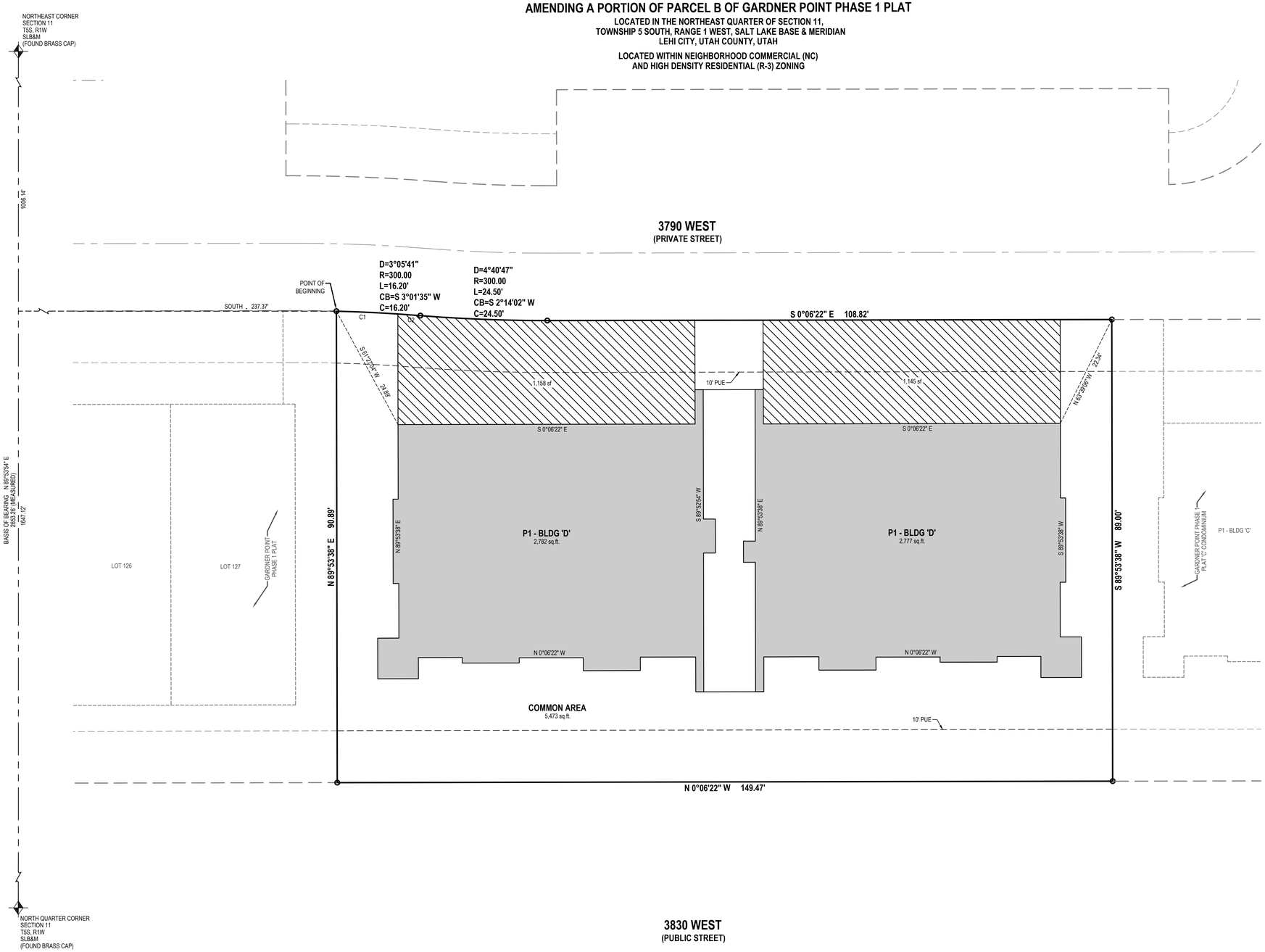
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

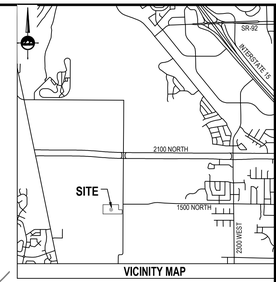
GARDNER POINT PHASE 1 PLAT 'D' CONDOMINIUM

AMENDING A PORTION OF PARCEL B OF GARDNER POINT PHASE 1 PLAT

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

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





VICINITY MAP

LEGEND

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,647.12 feet along the section line and South 237.37 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southwesterly 16.20 feet along the arc of a 300.00 foot radius curve to the right (center bears North 88°31'15" West and the chord bears South 03°01'35" West 16.20 feet with a central angle of 03°05'41");
thence Southwesterly 24.50 feet along the arc of a 300.00 foot radius curve to the left (center bears South 85°25'35" East and the chord bears South 02°14'02" West 24.50 feet with a central angle of 04°40'47");
thence South 00°06'22" East 108.82 feet;
thence South 89°53'38" West 89.00 feet;
thence North 00°06'22" West 149.47 feet;
thence North 89°53'38" East 90.89 feet to the point of beginning.

Contains 13,336 Square Feet or 0.306 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'D' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of UTAH)S.S.

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

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

LAND USE TABLE				
BUILDING AREA	=	5,559 SF	0.128 AC	42%
LIMITED COMMON AREA	=	2,303 SF	0.053 AC	17%
COMMON AREA	=	5,473 SF	0.125 AC	41%
TOTAL AREA	=	13,336 SF	0.306 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

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

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00'	16.20'	3°05'41"	N3°01'35"E	16.20'
C2	300.00'	16.20'	3°05'41"	N3°01'35"E	16.20'

NORTH

HORIZONTAL GRAPHIC SCALE

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

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

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

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

GARDNER POINT PHASE 1 PLAT 'D' CONDOMINIUM

AMENDING A PORTION OF PARCEL B OF GARDNER POINT PHASE 1 PLAT

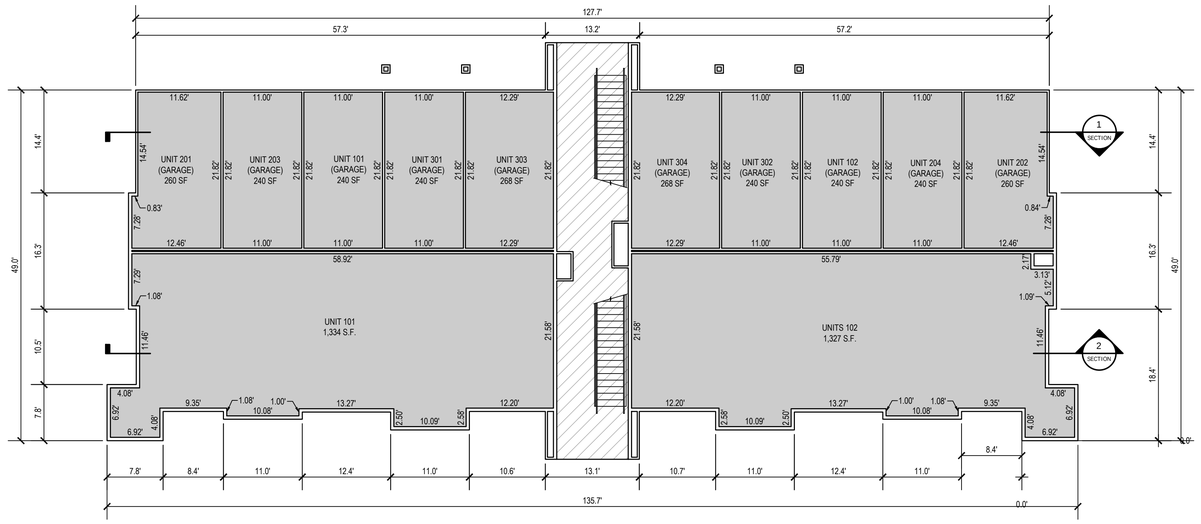
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

GARDNER POINT PHASE 1 PLAT 'D' CONDOMINIUM

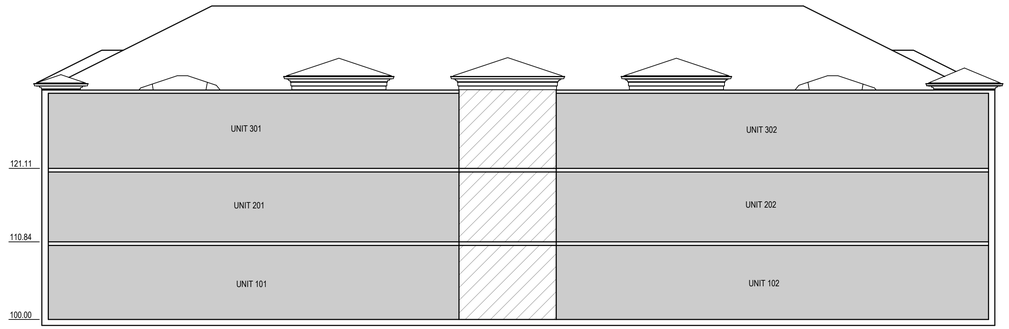
AMENDING A PORTION OF PARCEL B OF GARDNER POINT PHASE 1 PLAT

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

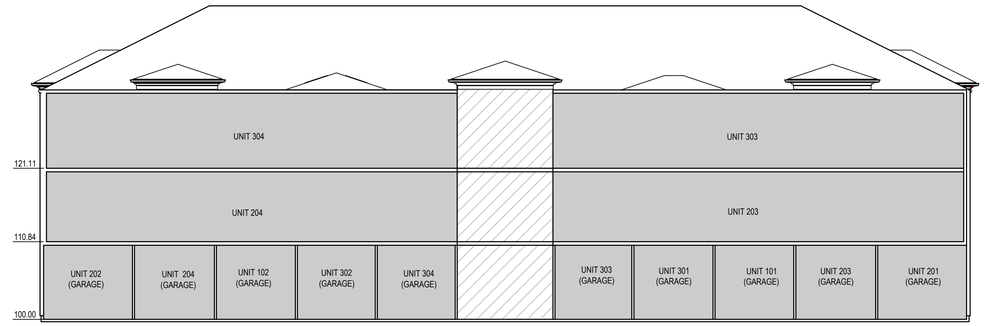
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



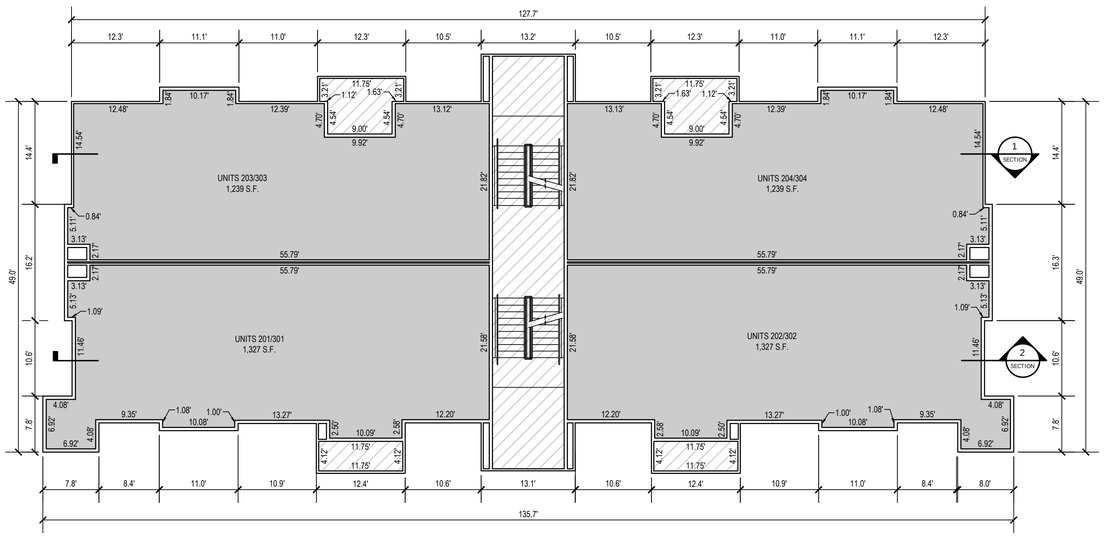
MAIN LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION



2nd/3rd LEVEL

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4534.80	4543.72
2ND FLOOR	4545.64	4554.52
3RD FLOOR	4555.91	4564.79

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
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LAYTON Phone:801.547.1100
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CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

GARDNER POINT PHASE 1 PLAT 'D' CONDOMINIUM

AMENDING A PORTION OF PARCEL B OF GARDNER POINT PHASE 1 PLAT

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

SURVEYOR'S SEAL

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

CITY ENGINEER'S SEAL

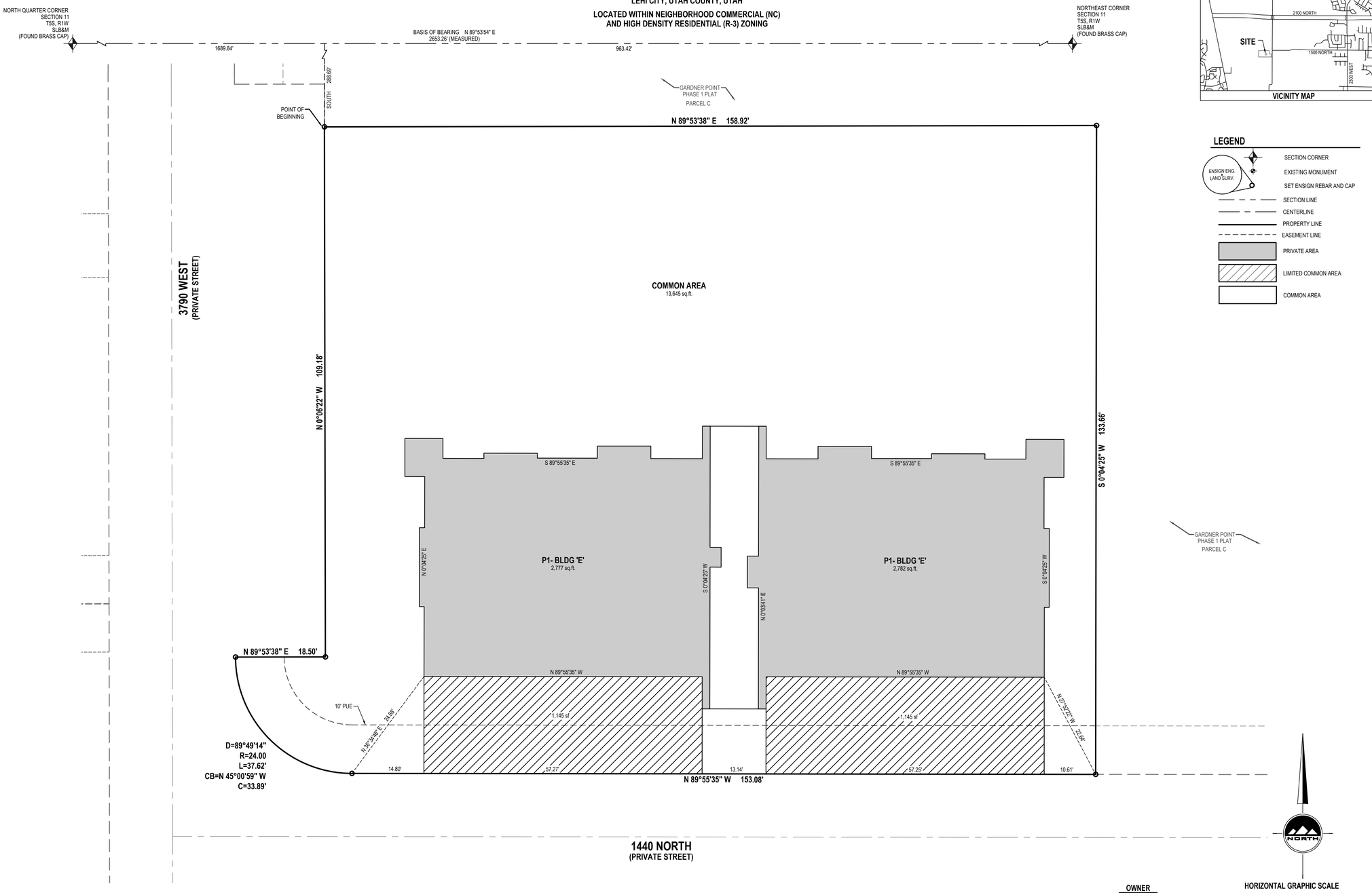
CLERK-RECORDER SEAL

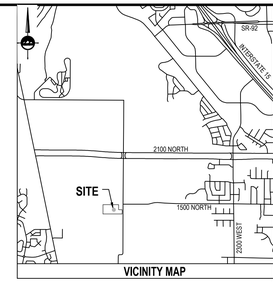
GARDNER POINT PHASE 1 PLAT 'E' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

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





VICINITY MAP

LEGEND

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

LAND USE TABLE				
BUILDING AREA	=	5,559 SF	0.128 AC	26%
LIMITED COMMON AREA	=	2,290 SF	0.052 AC	11%
COMMON AREA	=	13,645 SF	0.313 AC	63%
TOTAL AREA	=	21,494 SF	0.493 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

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

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

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

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

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SHEET 1 OF 2
PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/26/21

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,689.84 feet along the section line and South 288.69 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'38" East 158.92 feet;
thence South 00°04'25" West 133.66 feet;
thence North 89°55'35" West 153.08 feet;
thence Northwesterly 37.62 feet along the arc of a 24.00 foot radius curve to the right (center bears North 00°04'25" East and the chord bears North 45°00'59" West 33.89 feet with a central angle of 89°49'14");
thence North 89°53'38" East 18.50 feet;
thence North 00°06'22" West 109.18 feet to the point of beginning.

Contains 21,494 Square Feet or 0.493 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'E' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of UTAH

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

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ CITY ENGINEER (SEE SEAL BELOW)

ATTEST: _____ CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 1 PLAT 'E' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

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

CITY ENGINEER'S SEAL

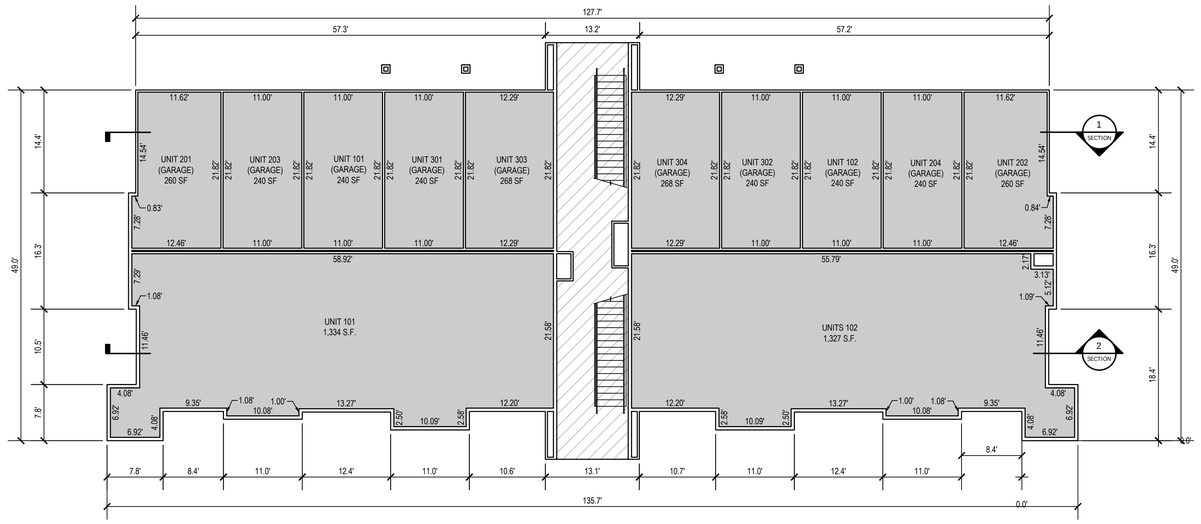
CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 PLAT 'E' CONDOMINIUM

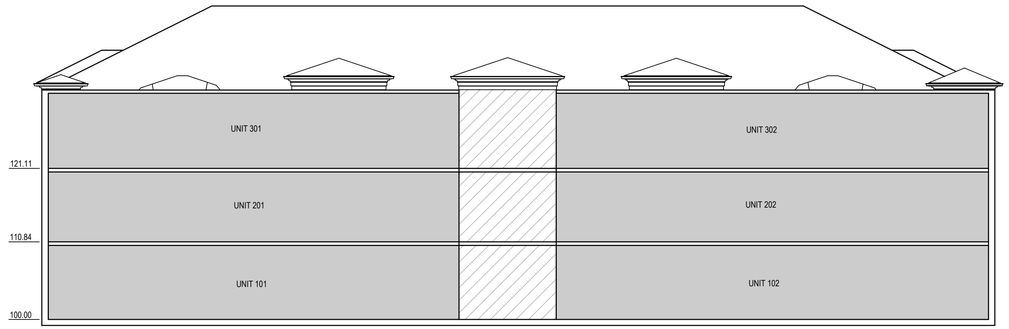
AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

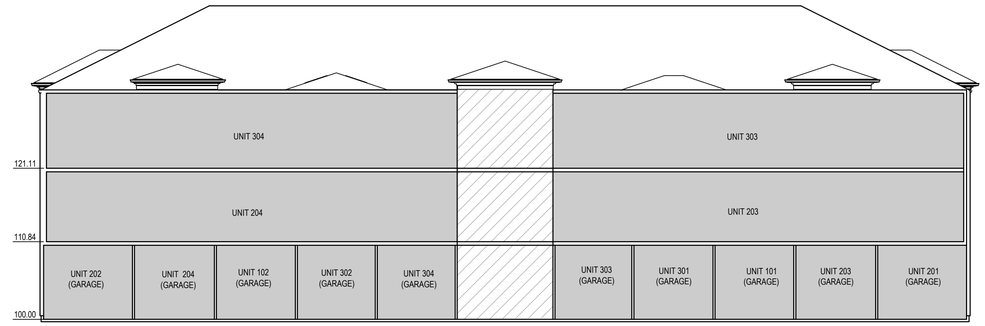
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



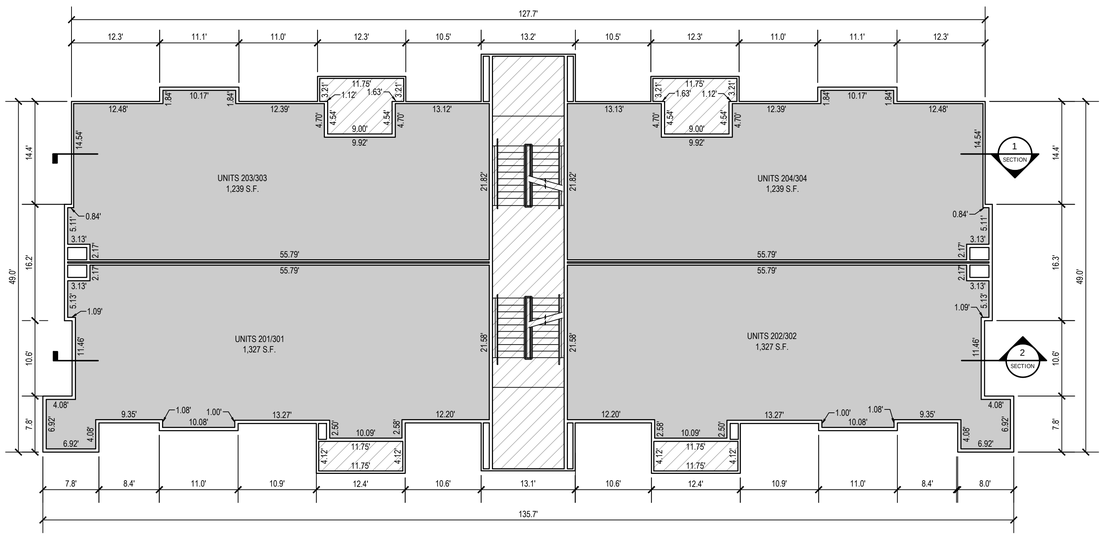
MAIN LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION



2nd/3rd LEVEL

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4532.57	4541.49
2ND FLOOR	4543.41	4552.29
3RD FLOOR	4553.68	4562.56

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

ENSIGN

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

LAYTON
Phone:801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

GARDNER POINT PHASE 1 PLAT 'E' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

SURVEYOR'S SEAL

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

CITY ENGINEER'S SEAL

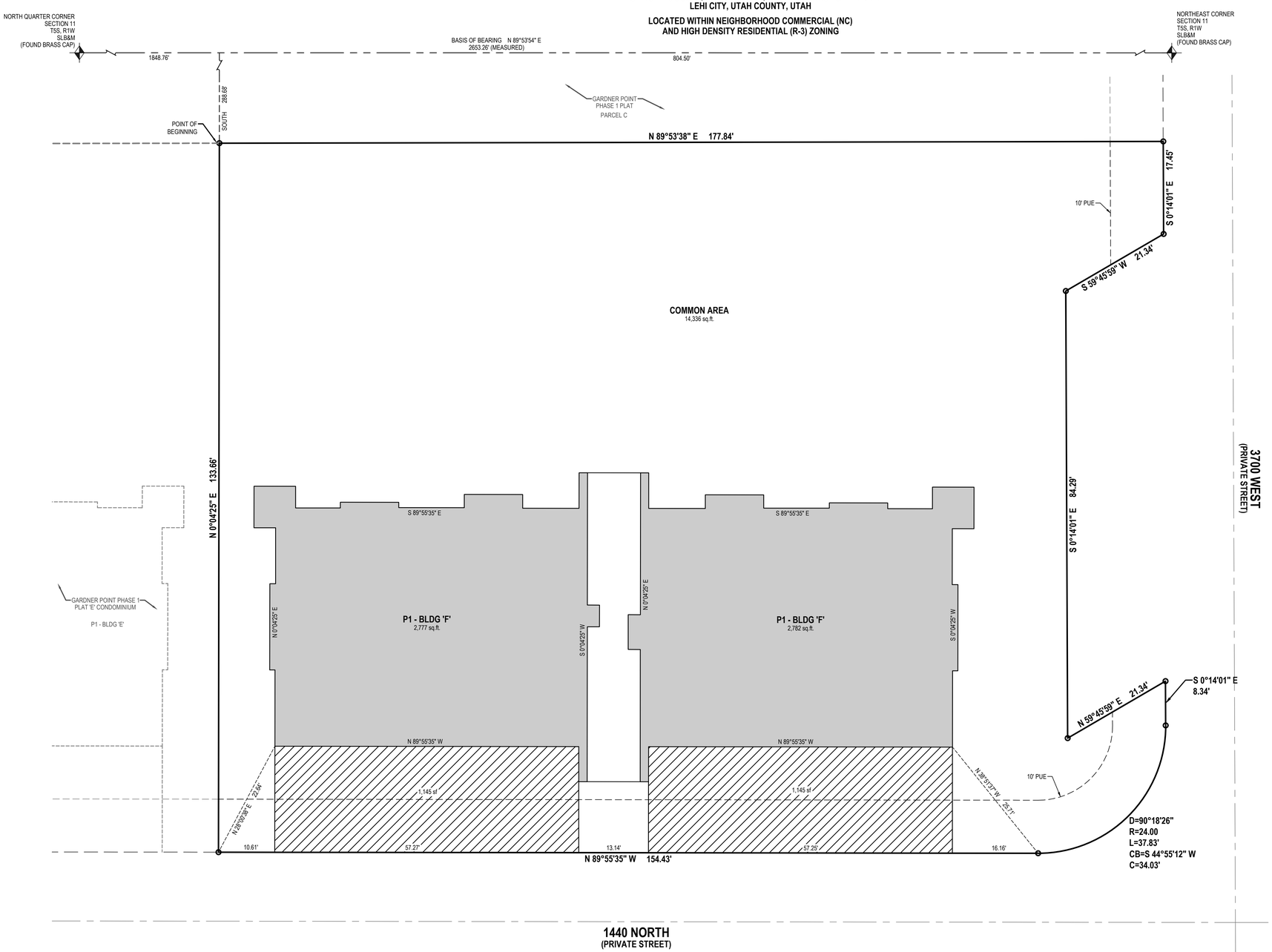
CLERK-RECORDER SEAL

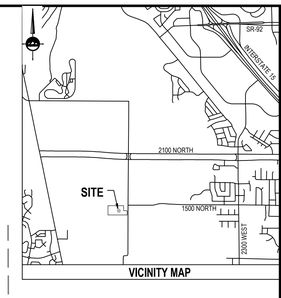
GARDNER POINT PHASE 1 PLAT 'F' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

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





VICINITY MAP

LEGEND

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

LAND USE TABLE				
BUILDING AREA	=	5,559 SF	0.128 AC	25%
LIMITED COMMON AREA	=	2,290 SF	0.052 AC	10%
COMMON AREA	=	14,336 SF	0.329 AC	65%
TOTAL AREA	=	22,185 SF	0.509 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

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

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

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

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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Beginning at a point being North 89°53'54" East 1,848.76 feet along the section line and South 288.68 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'38" East 177.84 feet;
thence South 00°14'01" East 17.45 feet;
thence South 59°45'59" West 21.34 feet;
thence South 00°14'01" East 84.29 feet;
thence North 59°45'59" East 21.34 feet;
thence South 00°14'01" East 8.34 feet;
thence Southwesterly 37.83 feet along the arc of a 24.00 foot radius curve to the right (center bears South 89°45'59" West and the chord bears South 44°55'12" West 34.03 feet with a central angle of 90°18'26");
thence North 89°55'35" West 154.43 feet;
thence North 00°04'25" East 133.66 feet to the point of beginning.

Contains 22,185 Square Feet or 0.509 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'F' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ CITY ENGINEER (SEE SEAL BELOW)

ATTEST: _____ CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 1 PLAT 'F' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

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

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

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/26/21

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

CITY ENGINEER'S SEAL

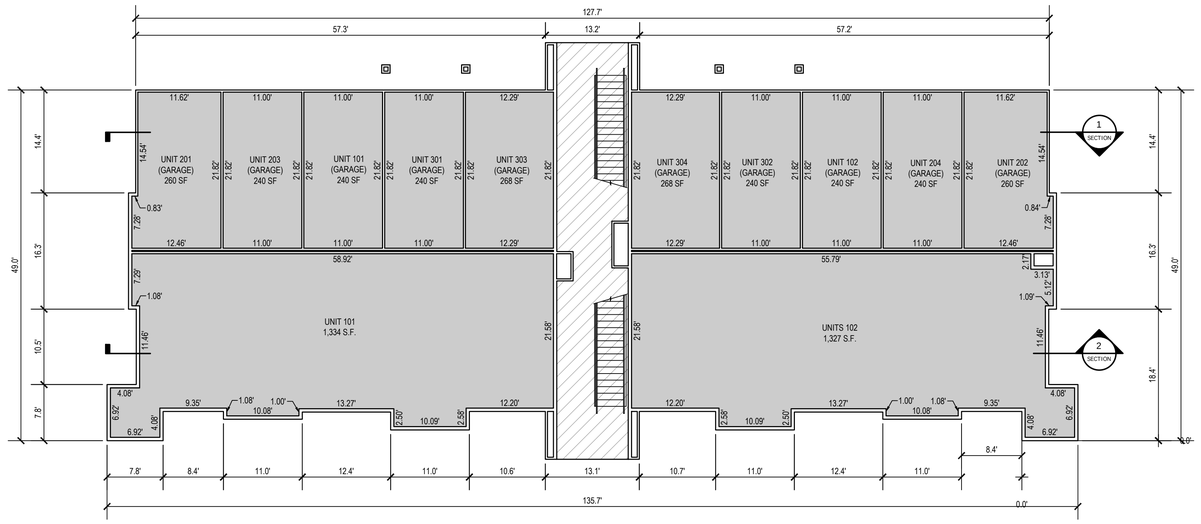
CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 PLAT 'F' CONDOMINIUM

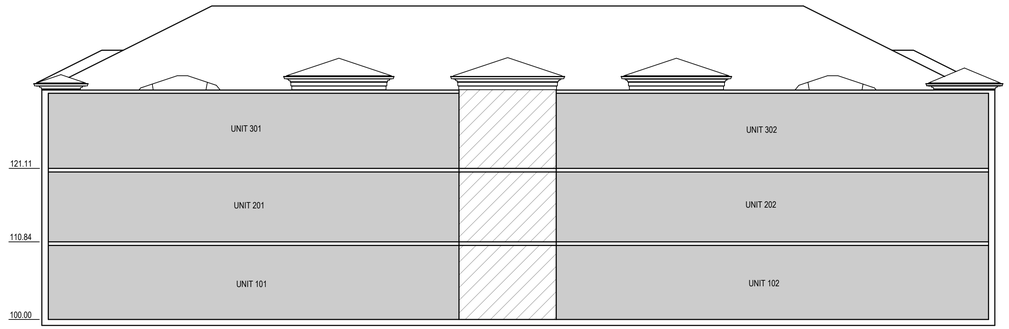
AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

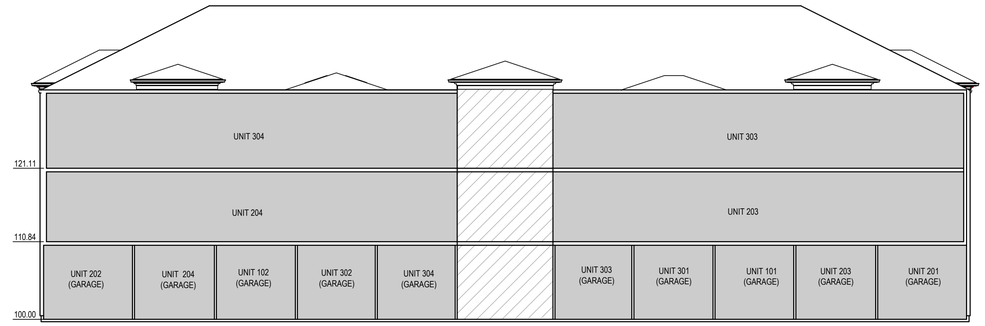
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



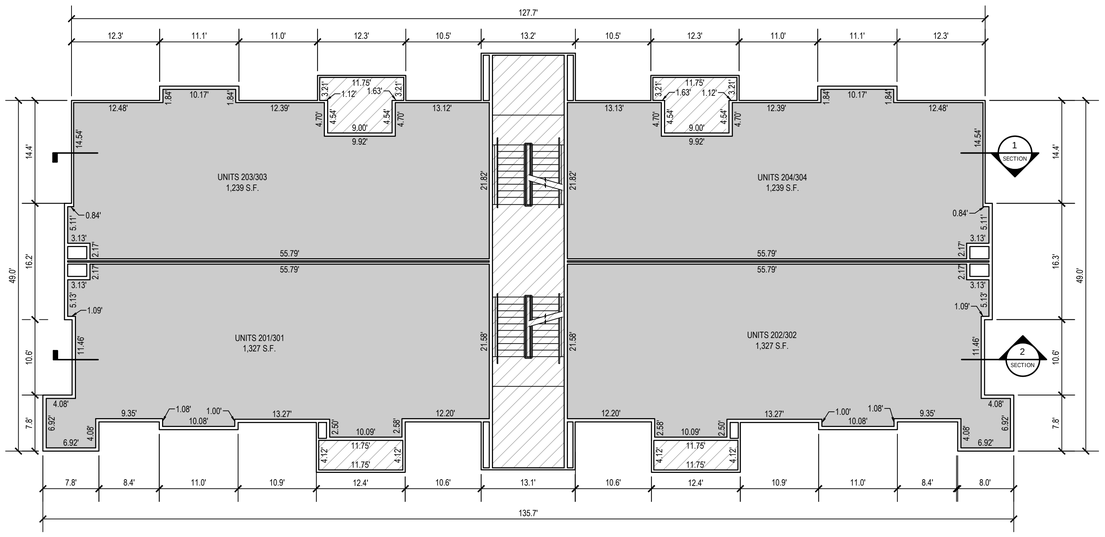
MAIN LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION



2nd/3rd LEVEL

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4531.67	4540.59
2ND FLOOR	4542.51	4551.39
3RD FLOOR	4552.78	4561.66

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

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

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

GARDNER POINT PHASE 1 PLAT 'F' CONDOMINIUM

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

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

GARDNER POINT PHASE 1 PLAT 'G' CONDOMINIUM

AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

**LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
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**LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
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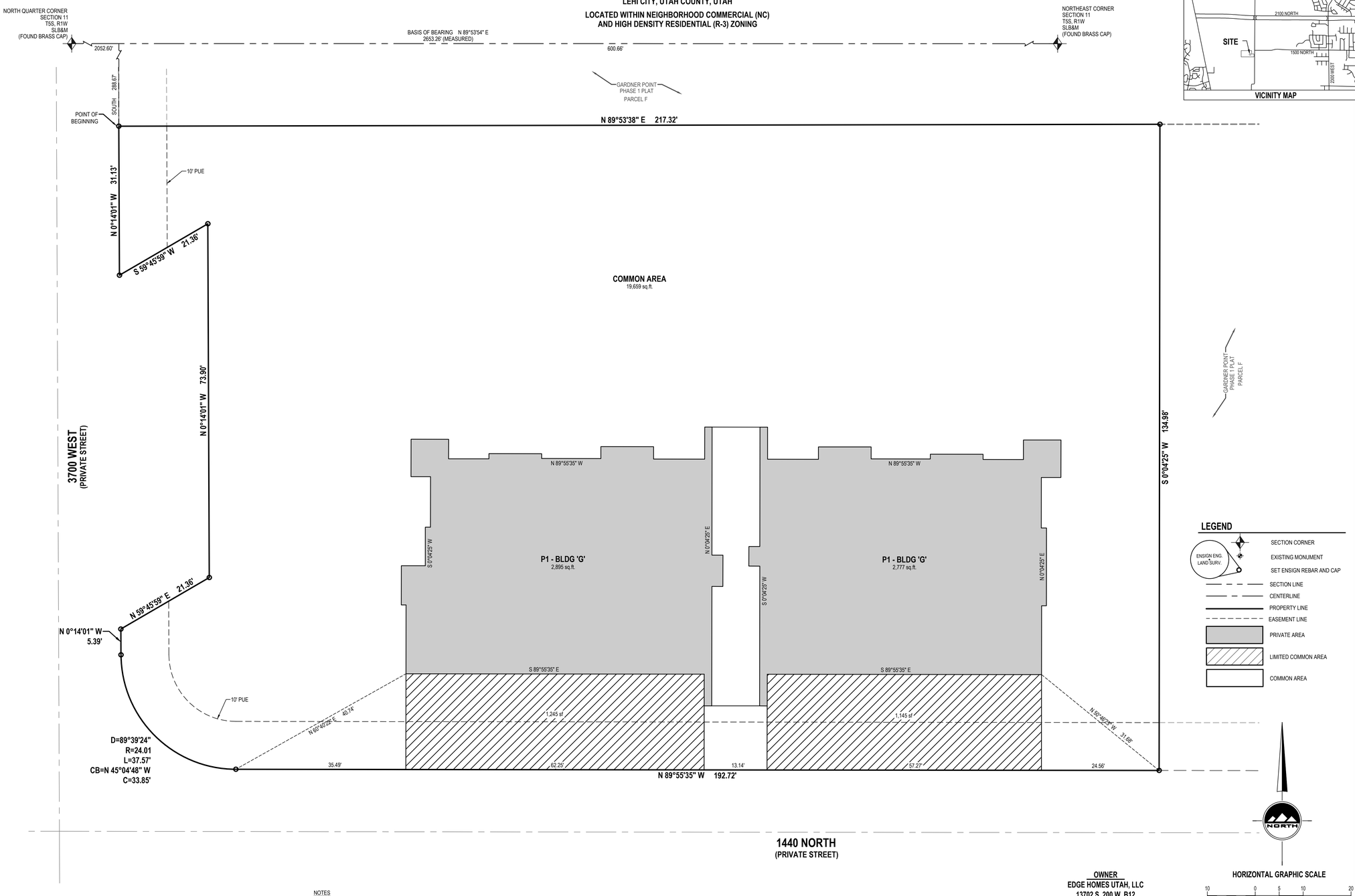

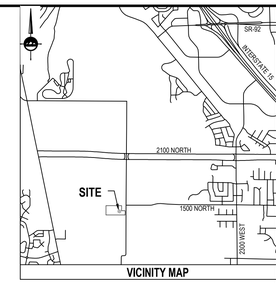

VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

HORIZONTAL GRAPHIC SCALE

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

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

LAND USE TABLE				
BUILDING AREA	=	5,672 SF	0.130 AC	20%
LIMITED COMMON AREA	=	2,390 SF	0.055 AC	9%
COMMON AREA	=	19,659 SF	0.451 AC	71%
TOTAL AREA	=	27,721 SF	0.636 AC	100%
TOTAL NUMBER OF BUILDINGS	= 1			
TOTAL NUMBER UNITS IN PHASE	= 10			

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
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thence South 00°04'25" West 134.98 feet;
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thence Northwesterly 37.57 feet along the arc of a 24.01 foot radius curve to the right (center bears North 00°05'30" East and the chord bears North 45°04'48" West 33.85 feet with a central angle of 89°39'24");
thence North 00°14'01" West 5.39 feet;
thence North 59°45'59" East 21.36 feet;
thence North 00°14'01" West 73.90 feet;
thence South 59°45'59" West 21.36 feet;
thence North 00°14'01" West 31.13 feet to the point of beginning.

Contains 27,721 Square Feet or 0.636 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'G' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 1 PLAT 'G' CONDOMINIUM

AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

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

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

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

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/26/21

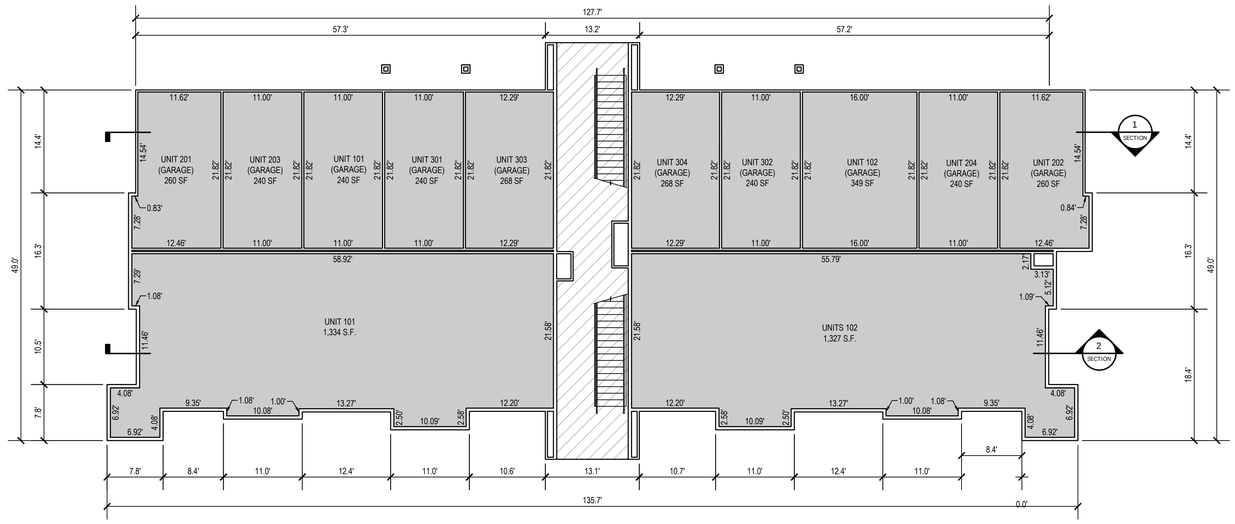
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH		

GARDNER POINT PHASE 1 PLAT 'G' CONDOMINIUM

AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

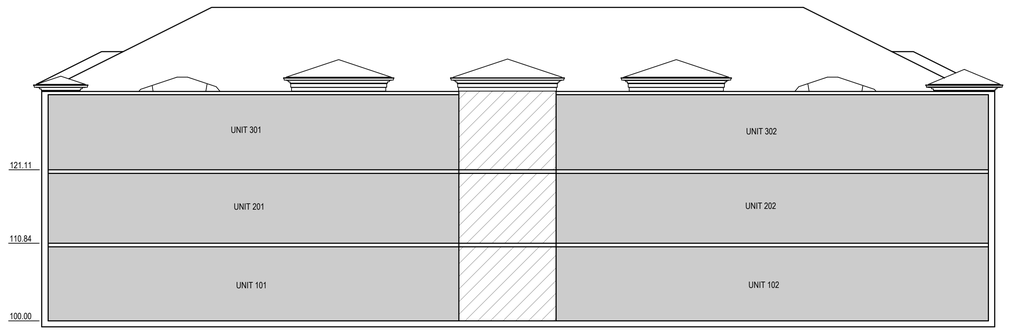
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

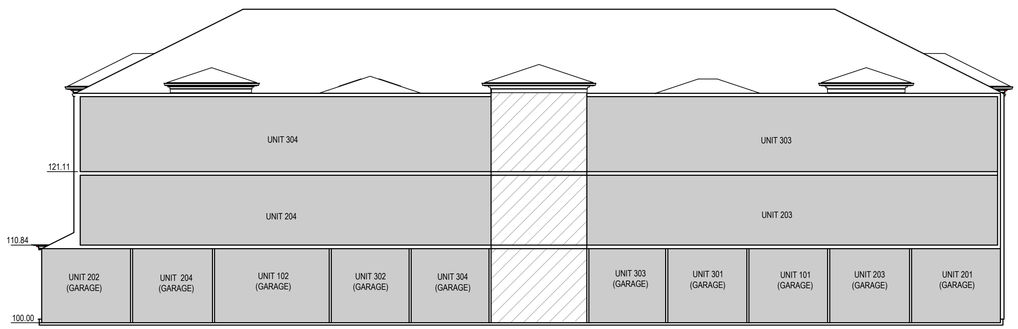


MAIN LEVEL

2nd/3rd LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4829.77	4838.69
2ND FLOOR	4840.61	4849.49
3RD FLOOR	4850.88	4859.76

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
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CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8069D
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

GARDNER POINT PHASE 1 PLAT 'G' CONDOMINIUM

AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

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

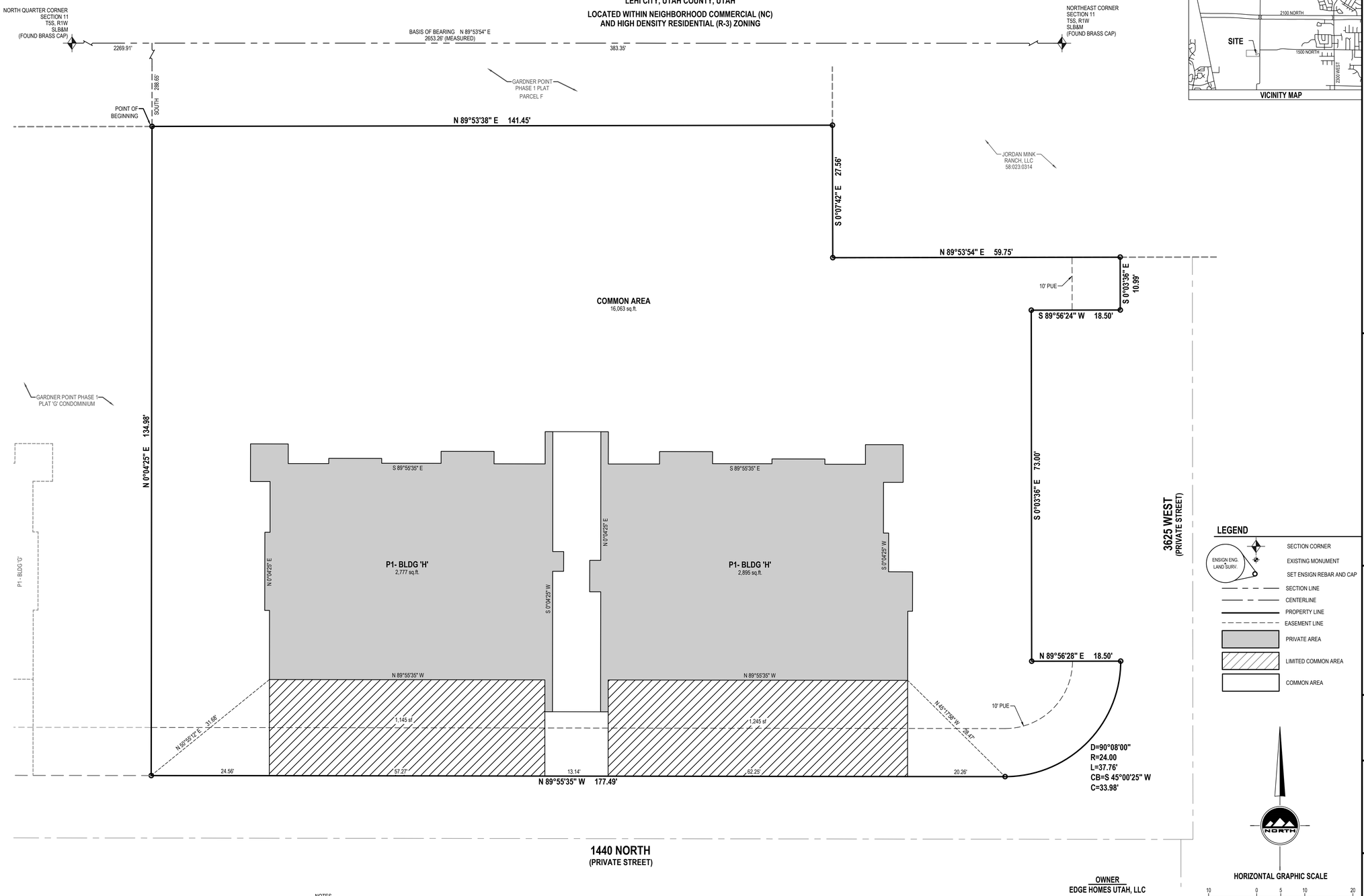
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

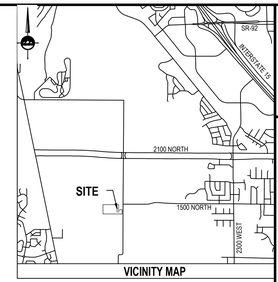
GARDNER POINT PHASE 1 PLAT 'H' CONDOMINIUM

AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

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

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





VICINITY MAP

LEGEND

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

NORTH

HORIZONTAL GRAPHIC SCALE

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

LAND USE TABLE				
BUILDING AREA	=	5,672 SF	0.130 AC	24%
LIMITED COMMON AREA	=	2,390 SF	0.055 AC	10%
COMMON AREA	=	16,063 SF	0.369 AC	66%
TOTAL AREA	=	24,125 SF	0.554 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

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

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

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 2,269.91 feet along the section line and South 288.65 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'38" East 141.45 feet;
thence South 00°07'42" East 27.56 feet;
thence North 89°53'54" East 59.75 feet;
thence South 00°03'36" East 10.99 feet;
thence South 89°56'24" West 18.50 feet;
thence South 00°03'36" East 73.00 feet;
thence North 89°56'28" East 18.50 feet;
thence Southwesterly 37.76 feet along the arc of a 24.00 foot radius curve to the right (center bears South 89°56'24" West and the chord bears South 45°00'25" West 33.98 feet with a central angle of 90°08'00");
thence North 89°55'35" West 177.49 feet;
thence North 00°04'25" East 134.98 feet to the point of beginning.

Contains 24,125 Square Feet or 0.554 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'H' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 1 PLAT 'H' CONDOMINIUM

AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

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

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

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/26/21

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

CITY ENGINEER'S SEAL

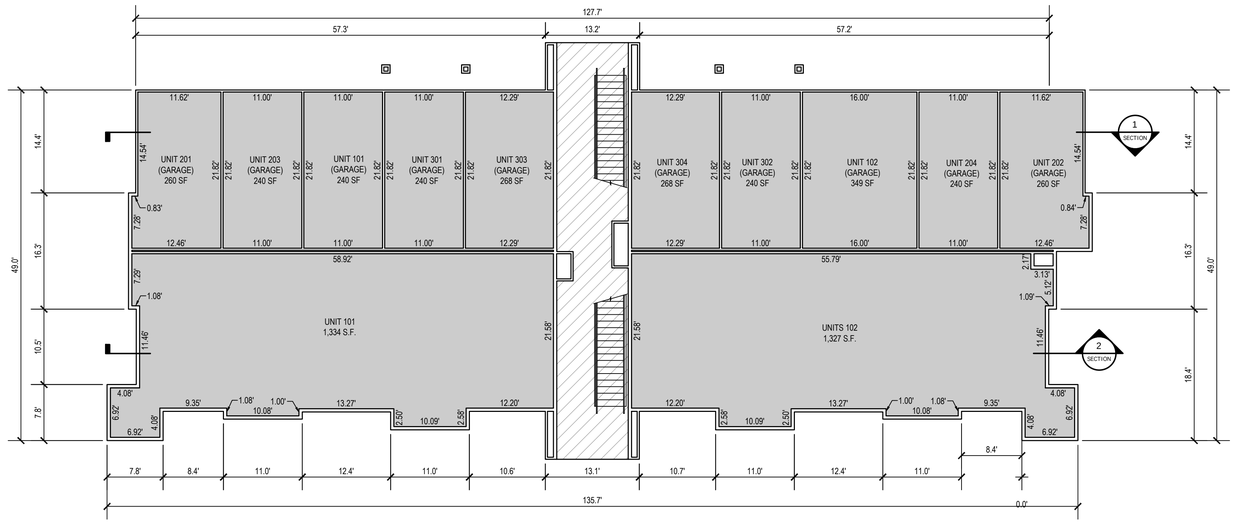
CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 PLAT 'H' CONDOMINIUM

AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

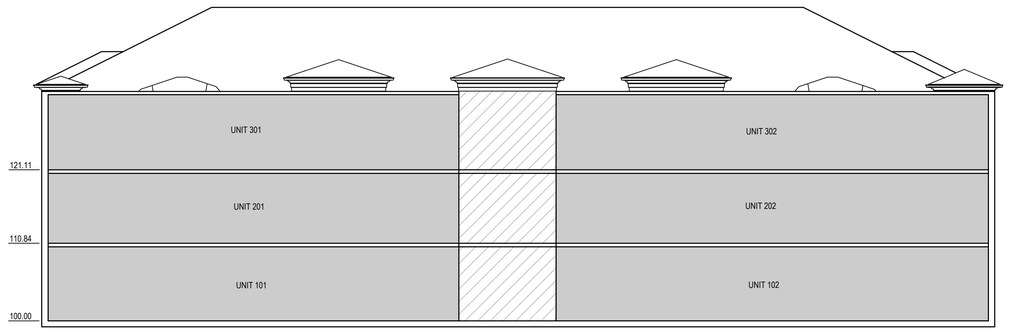
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

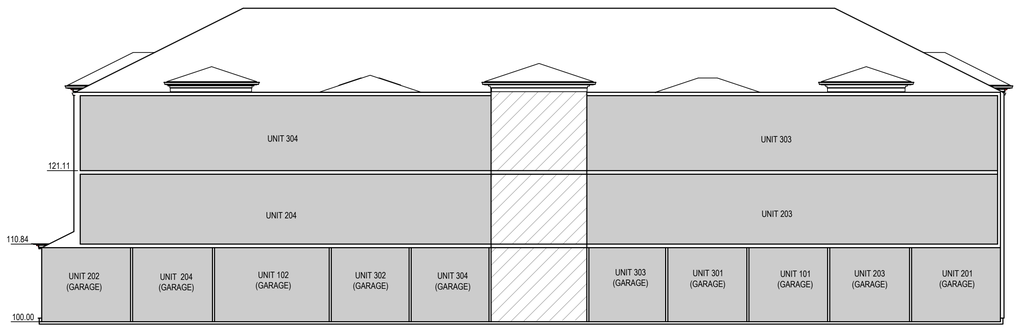


MAIN LEVEL

2nd/3rd LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4828.67	4837.59
2ND FLOOR	4839.51	4848.39
3RD FLOOR	4849.78	4858.66

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

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SALT LAKE CITY
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SHEET 2 OF 2

PROJECT NUMBER : 8069D
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

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

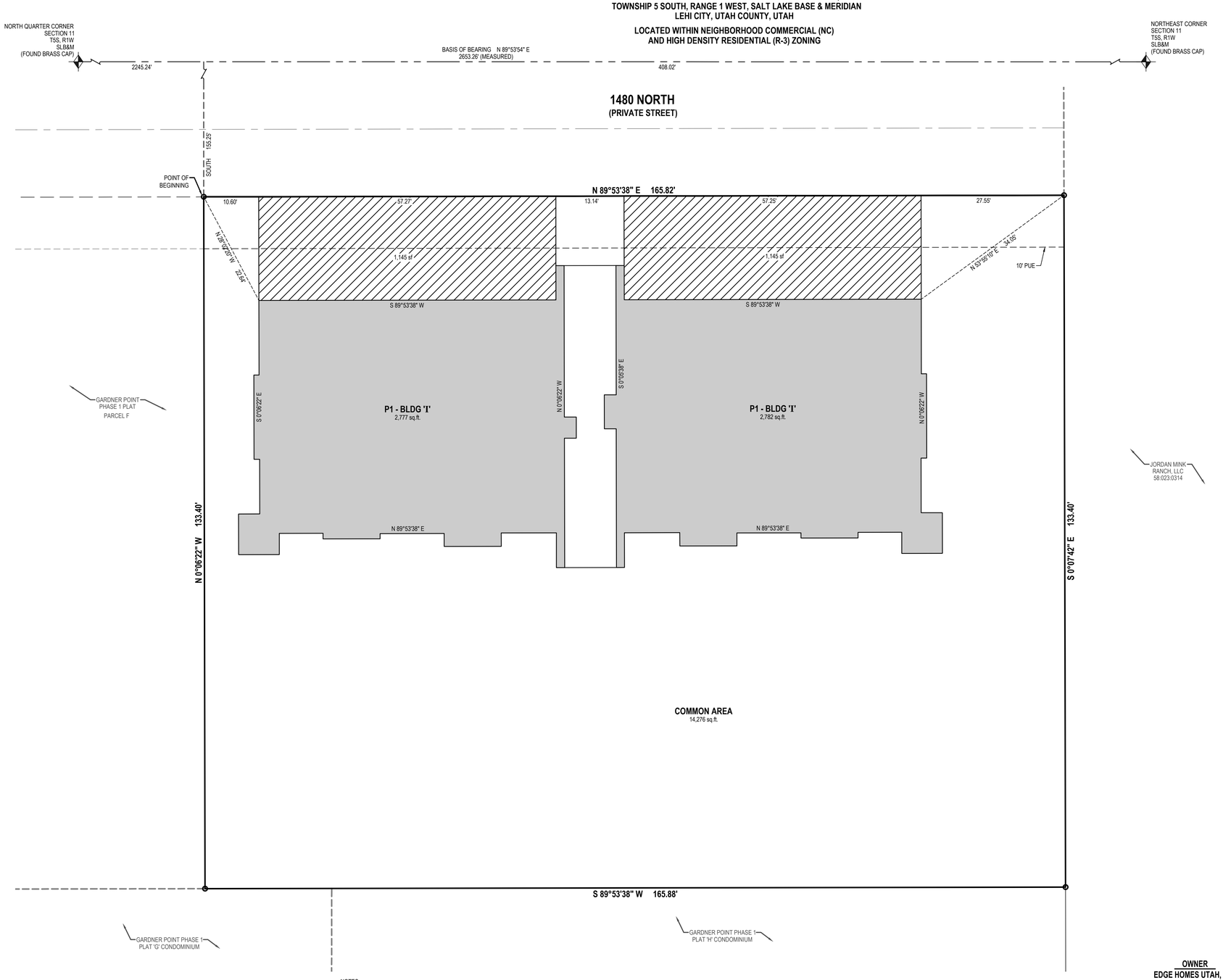
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

GARDNER POINT PHASE 1 PLAT 'I' CONDOMINIUM

AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

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

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



LAND USE TABLE				
BUILDING AREA	=	5,559 SF	0.128 AC	25%
LIMITED COMMON AREA	=	2,290 SF	0.052 AC	10%
COMMON AREA	=	14,276 SF	0.328 AC	65%
TOTAL AREA	=	22,125 SF	0.508 AC	100%
TOTAL NUMBER OF BUILDINGS	= 1			
TOTAL NUMBER UNITS IN PHASE	= 10			

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

RIGHT TO FARM:
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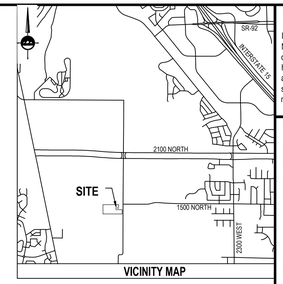

VICINITY MAP

LEGEND

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

NORTH

HORIZONTAL GRAPHIC SCALE

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

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

SURVEYOR'S CERTIFICATE

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

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thence North 89°53'38" East 165.82 feet;
thence South 00°07'42" East 133.40 feet;
thence South 89°53'38" West 165.88 feet;
thence North 00°06'22" West 133.40 feet to the point of beginning.

Contains 22,125 Square Feet or 0.508 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'I' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ *ATTEST:* _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 1 PLAT 'I' CONDOMINIUM

AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

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

ENSIGN

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

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

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/26/21

SURVEYOR'S SEAL

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

CITY ENGINEER'S SEAL

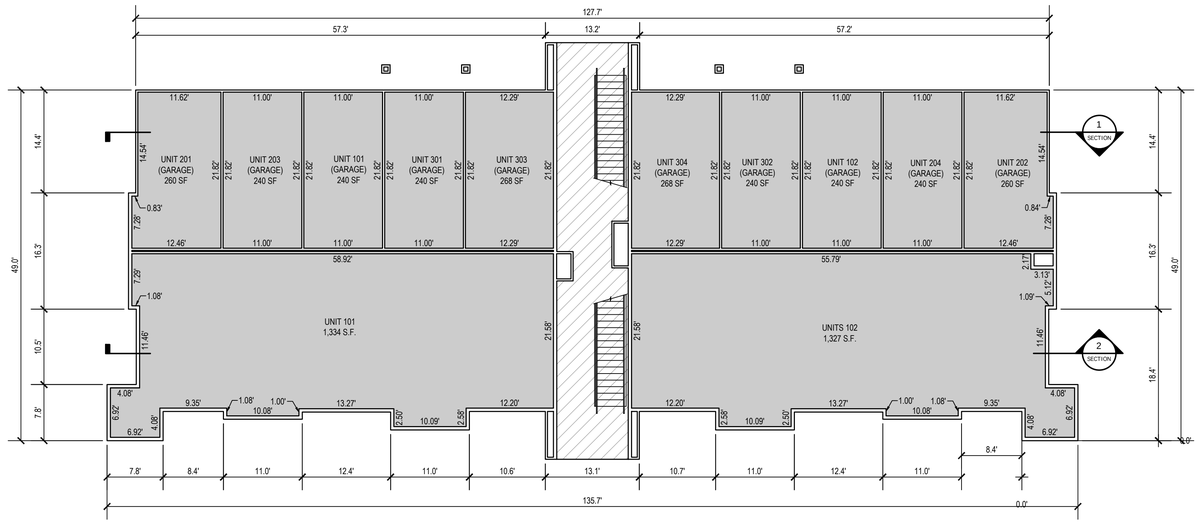
CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 PLAT 'I' CONDOMINIUM

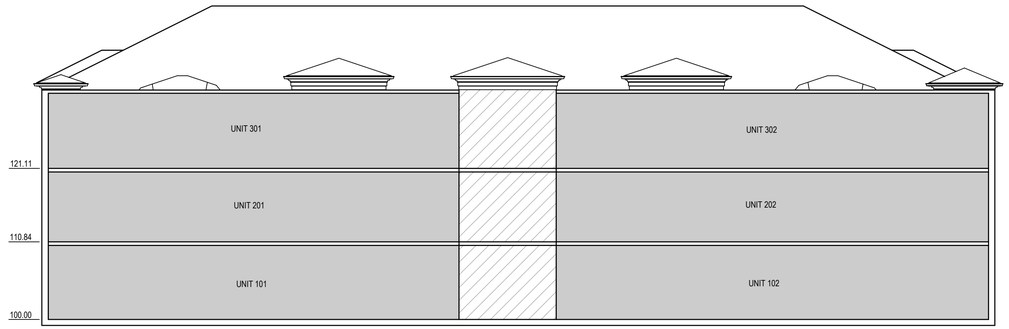
AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

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

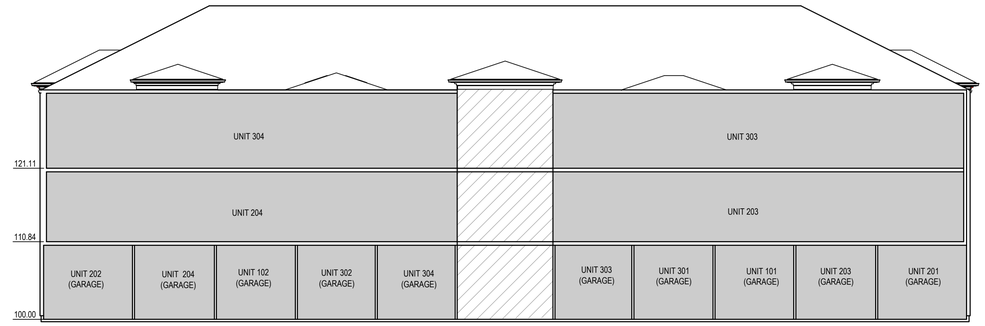
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



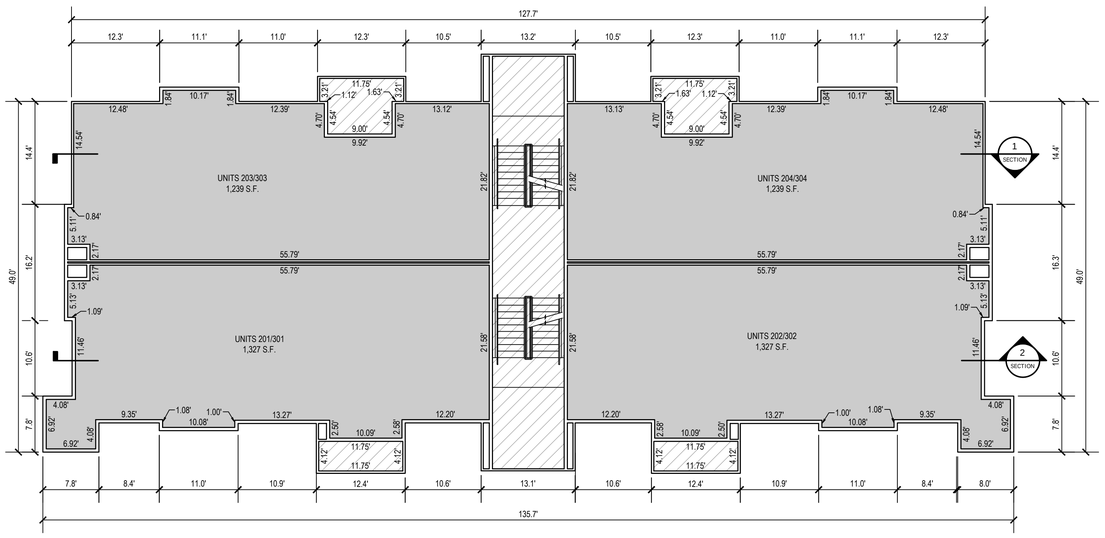
MAIN LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION



2nd/3rd LEVEL

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4530.15	4539.07
2ND FLOOR	4540.99	4549.87
3RD FLOOR	4551.26	4560.14

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
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SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

GARDNER POINT PHASE 1 PLAT 'I' CONDOMINIUM

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

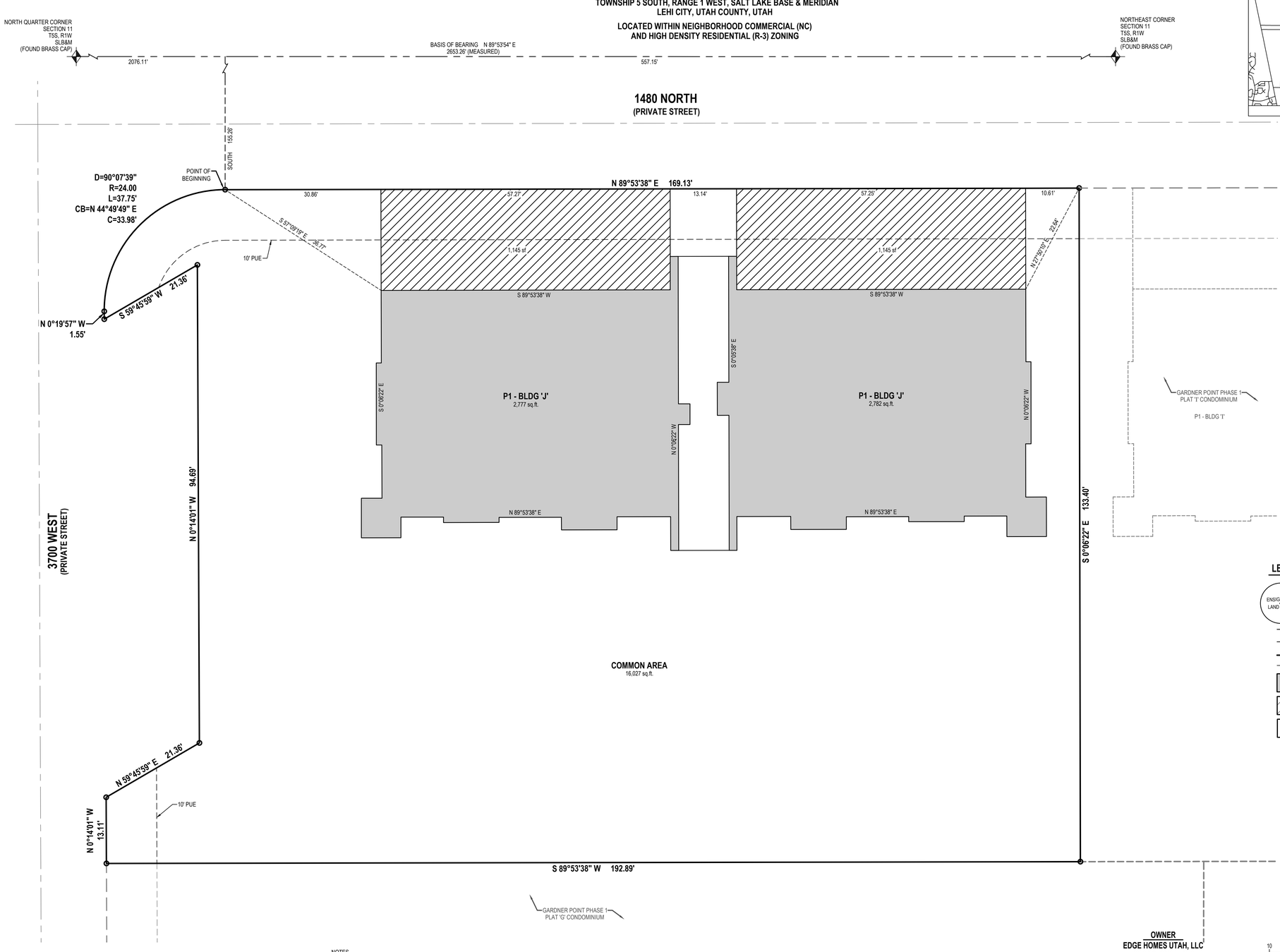
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

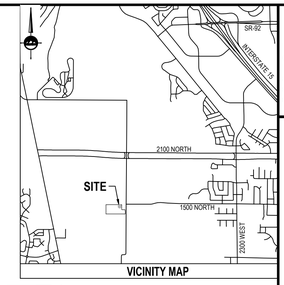
GARDNER POINT PHASE 1 PLAT 'J' CONDOMINIUM

AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

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

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





VICINITY MAP

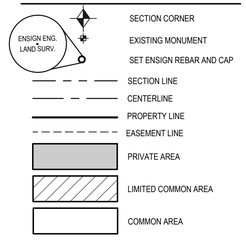
LAND USE TABLE				
BUILDING AREA	=	5,559 SF	0.128 AC	23%
LIMITED COMMON AREA	=	2,290 SF	0.052 AC	10%
COMMON AREA	=	16,027 SF	0.368 AC	67%
TOTAL AREA	=	23,876 SF	0.548 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

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

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

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

LEGEND



HORIZONTAL GRAPHIC SCALE

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 2,076.11 feet along the section line and South 155.26 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'38" East 169.13 feet;
thence South 00°06'22" East 133.40 feet;
thence South 89°53'38" West 192.89 feet;
thence North 00°14'01" West 13.11 feet;
thence North 59°45'59" East 21.36 feet;
thence North 00°14'01" West 94.69 feet;
thence South 59°45'59" West 21.36 feet;
thence North 00°19'57" West 1.55 feet;
thence Northeasterly 37.75 feet along the arc of a 24.00 foot radius curve to the right (center bears North 89°45'59" East and the chord bears North 44°49'49" East 33.98 feet with a central angle of 90°07'39") to the point of beginning.

Contains 23,876 Square Feet or 0.548 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'J' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of UTAH)S.S.

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

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ *ATTEST:* _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 1 PLAT 'J' CONDOMINIUM

AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

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

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CEDAR CITY
Phone: 435.865.1453
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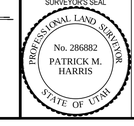
Phone: 435.896.2983

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/26/21

SURVEYOR'S SEAL



CITY ENGINEER'S SEAL

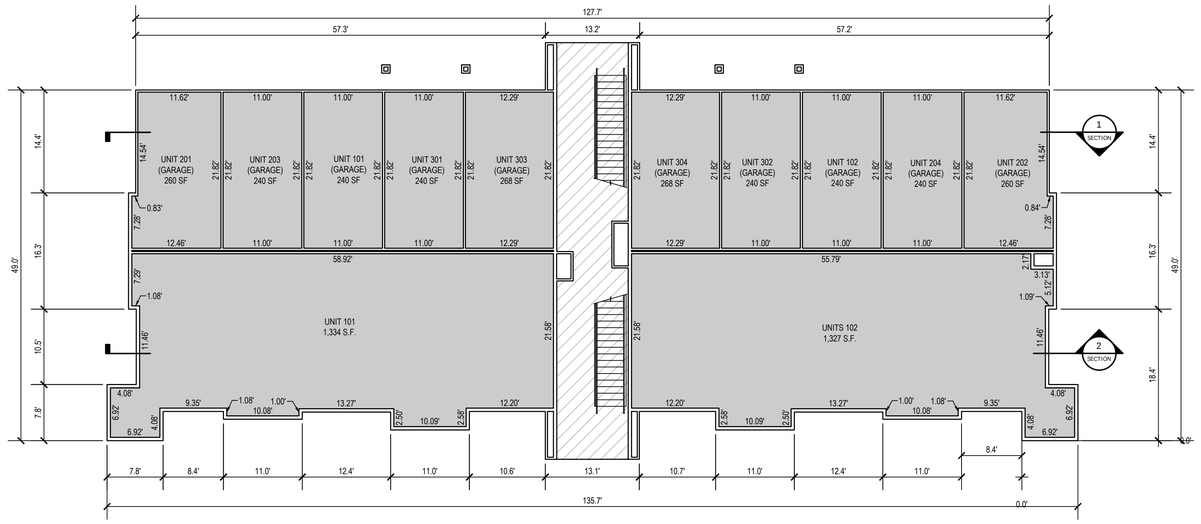
CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 PLAT 'J' CONDOMINIUM

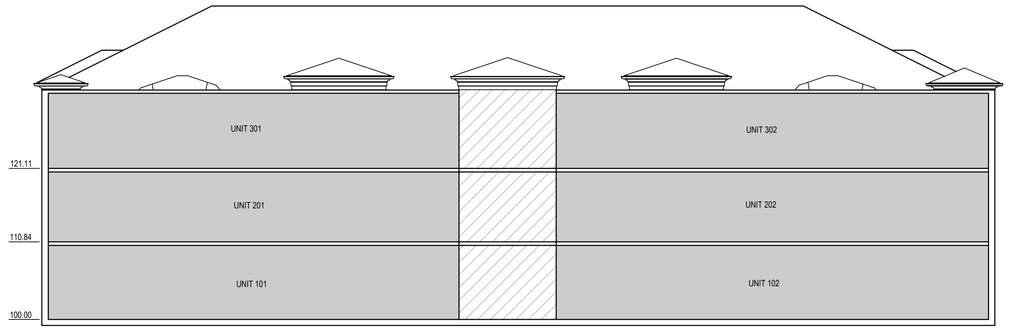
AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

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

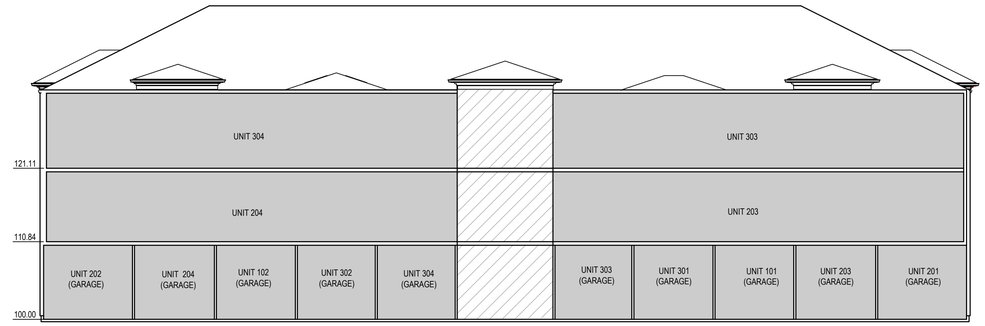
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



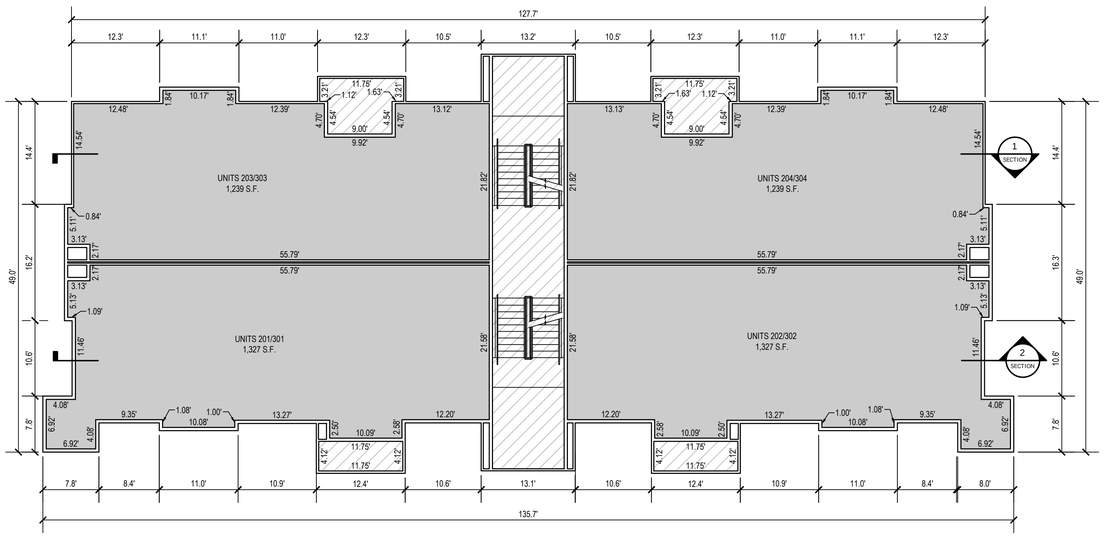
MAIN LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION



2nd/3rd LEVEL

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4531.17	4540.09
2ND FLOOR	4542.01	4550.89
3RD FLOOR	4552.28	4561.16

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

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

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

GARDNER POINT PHASE 1 PLAT 'J' CONDOMINIUM

AMENDING A PORTION OF PARCEL F OF GARDNER POINT PHASE 1 PLAT

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

SURVEYOR'S SEAL

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

CITY ENGINEER'S SEAL

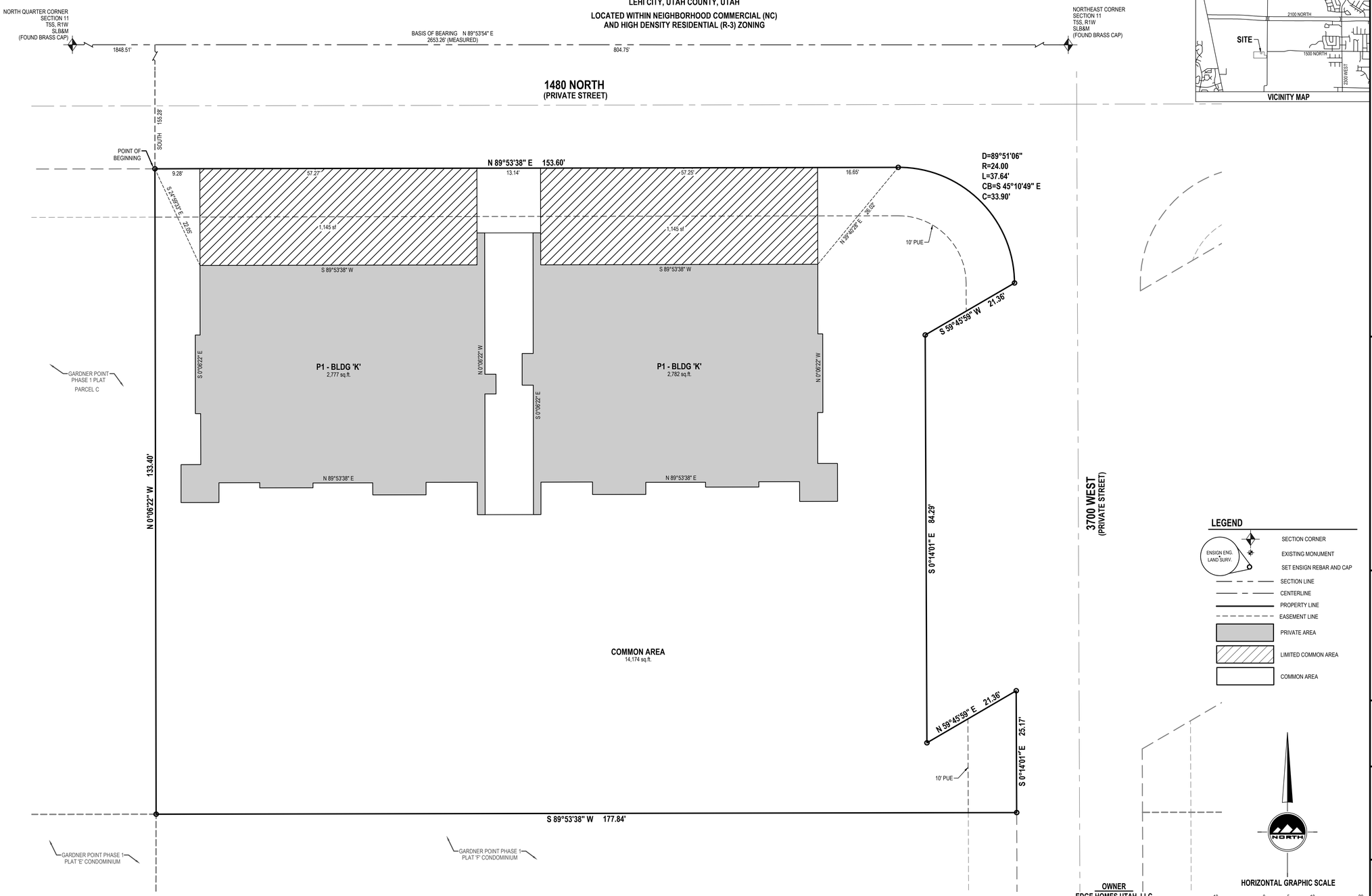
CLERK-RECORDER SEAL

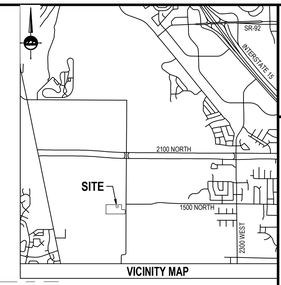
GARDNER POINT PHASE 1 PLAT 'K' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

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





VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

HORIZONTAL GRAPHIC SCALE

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

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

LAND USE TABLE				
BUILDING AREA	=	5,559 SF	0.128 AC	25%
LIMITED COMMON AREA	=	2,290 SF	0.053 AC	10%
COMMON AREA	=	14,174 SF	0.325 AC	65%
TOTAL AREA	=	22,023 SF	0.506 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

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

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,848.51 feet along the section line and South 155.28 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'38" East 153.60 feet;
thence Southeasterly 37.64 feet along the arc of a 24.00 foot radius curve to the right (center bears South 00°06'22" East and the chord bears South 45°10'49" East 33.90 feet with a central angle of 89°51'06");
thence South 59°45'59" West 21.36 feet;
thence South 00°14'01" East 84.29 feet;
thence North 59°45'59" East 21.36 feet;
thence South 00°14'01" East 25.17 feet;
thence South 89°53'38" West 177.84 feet;
thence North 00°06'22" West 133.40 feet to the point of beginning.

Contains 22,023 Square Feet or 0.506 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'K' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of UTAH

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

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ *ATTEST:* _____
CITY ENGINEER (SEE SEAL BELOW)
CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 1 PLAT 'K' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

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

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

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/26/21

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

CITY ENGINEER'S SEAL

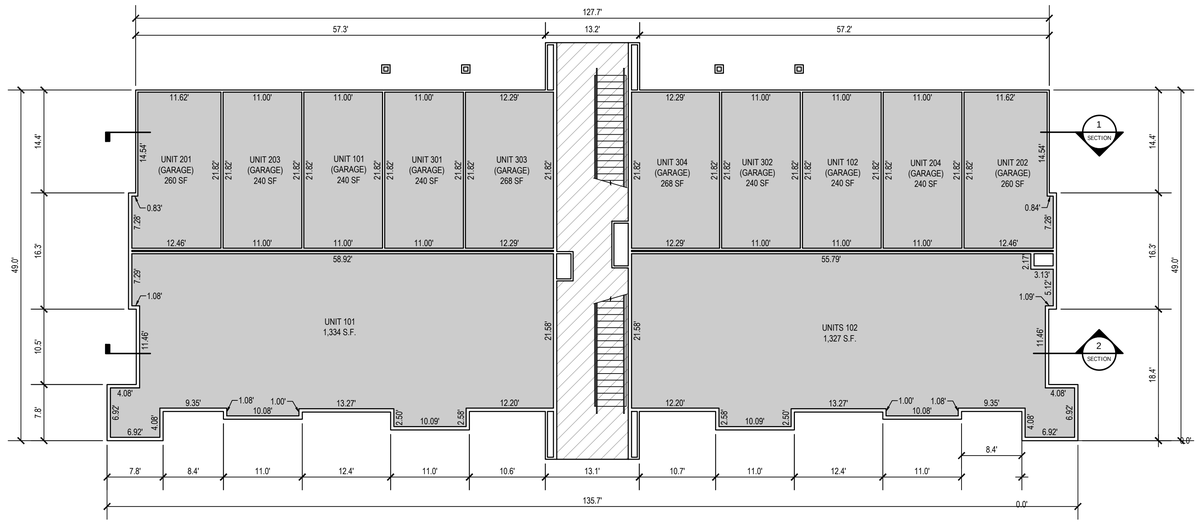
CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 PLAT 'K' CONDOMINIUM

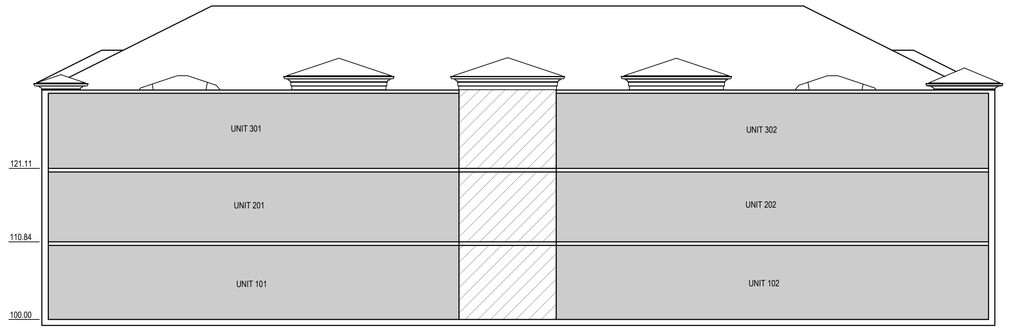
AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

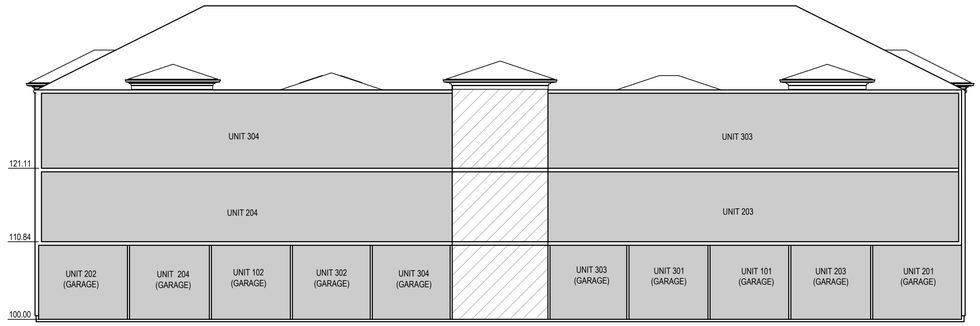
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



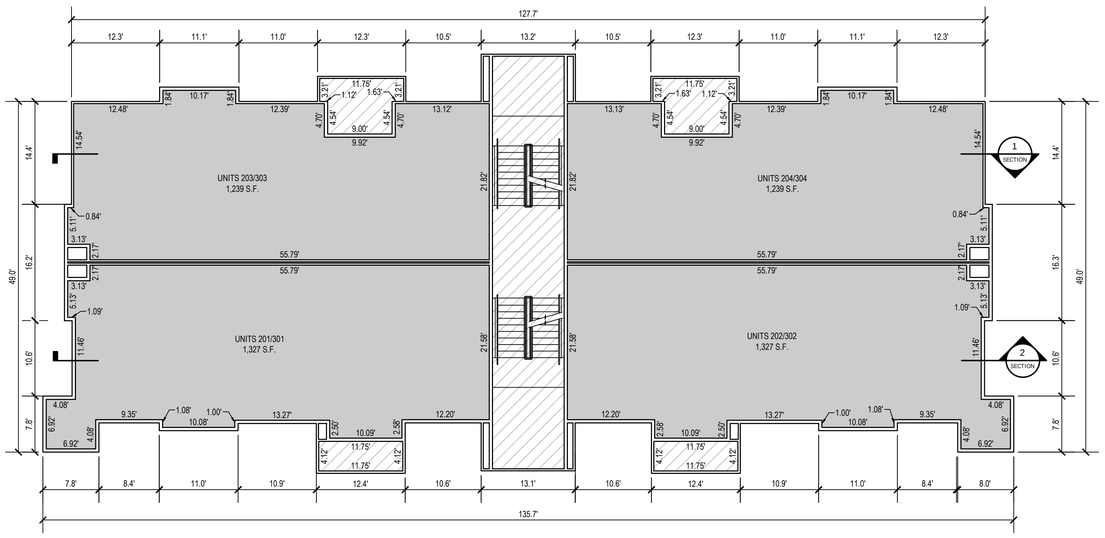
MAIN LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION



2nd/3rd LEVEL

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4533.30	4542.22
2ND FLOOR	4544.14	4553.02
3RD FLOOR	4554.41	4563.29

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

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

SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

GARDNER POINT PHASE 1 PLAT 'K' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

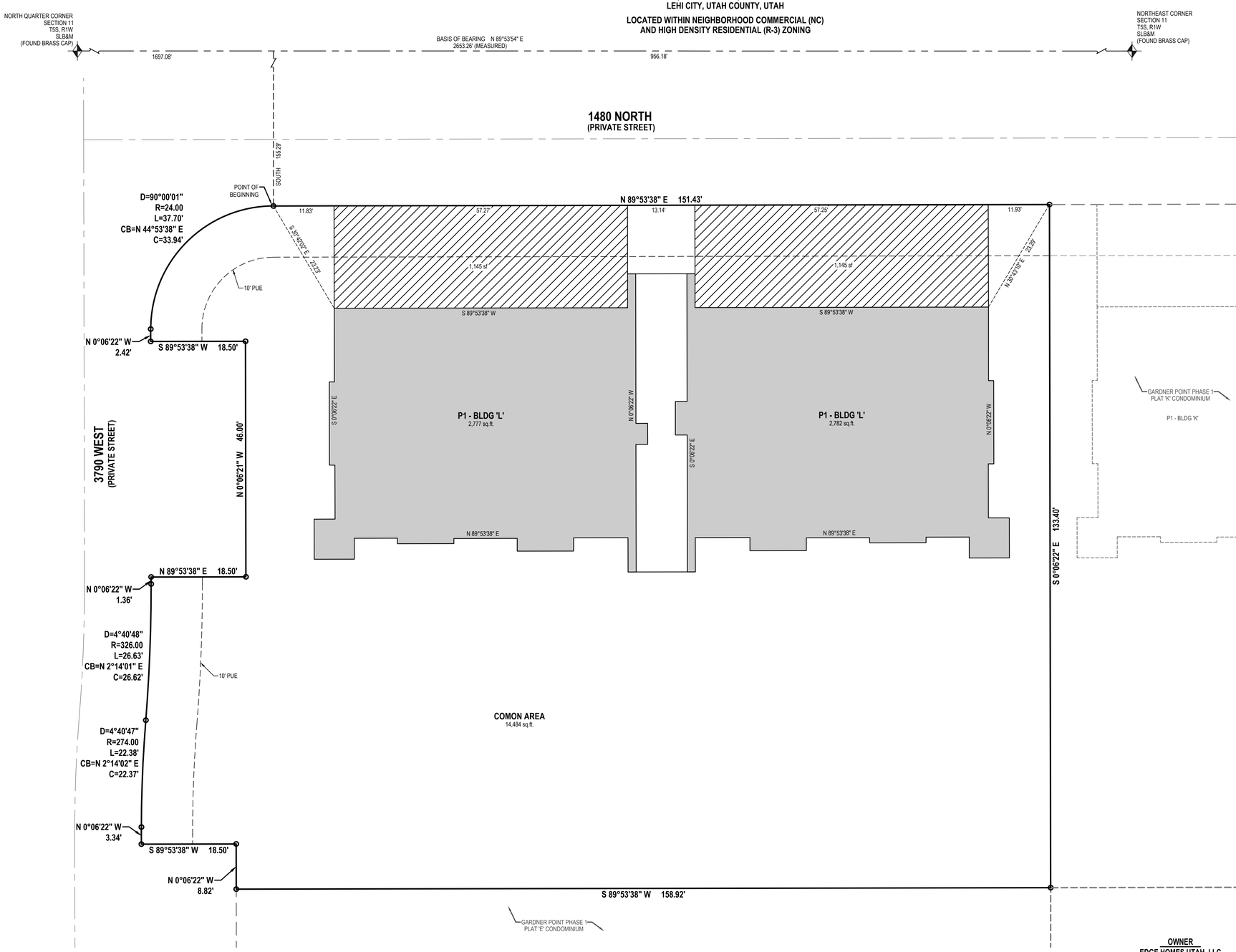
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

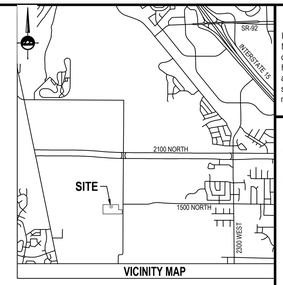
GARDNER POINT PHASE 1 PLAT 'L' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

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





VICINITY MAP

LEGEND

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

HORIZONTAL GRAPHIC SCALE

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

LAND USE TABLE				
BUILDING AREA	=	5,559 SF	0.128 AC	25%
LIMITED COMMON AREA	=	2,290 SF	0.052 AC	10%
COMMON AREA	=	14,484 SF	0.333 AC	65%
TOTAL AREA	=	22,023 SF	0.513 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

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

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

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,697.08 feet along the section line and South 155.29 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'38" East 151.43 feet;
thence South 00°06'22" East 133.40 feet;
thence South 89°53'38" West 158.92 feet;
thence North 00°06'22" West 8.82 feet;
thence South 89°53'38" West 18.50 feet;
thence North 00°06'22" West 3.34 feet;
thence Northeasterly 20.89 feet along the arc of a 274.00 foot radius curve to the right (center bears South 89°47'44" East and the chord bears North 02°23'21" East 20.89 feet with a central angle of 04°22'09");
thence Northerly 26.63 feet along the arc of a 326.00 foot radius curve to the left (center bears North 85°25'35" West and the chord bears North 02°14'01" East 26.62 feet with a central angle of 04°40'48");
thence North 00°06'22" West 1.36 feet;
thence North 89°53'38" East 18.50 feet;
thence North 00°06'21" West 46.00 feet;
thence South 89°53'38" West 18.50 feet;
thence North 00°06'22" West 2.42 feet;
thence Northeasterly 37.70 feet along the arc of a 24.00 foot radius curve to the right (center bears North 89°53'38" East and the chord bears North 44°53'38" East 33.94 feet with a central angle of 90°00'01") to the point of beginning.

Contains 22,334 Square Feet or 0.513 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'L' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 1 PLAT 'L' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

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

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/26/21

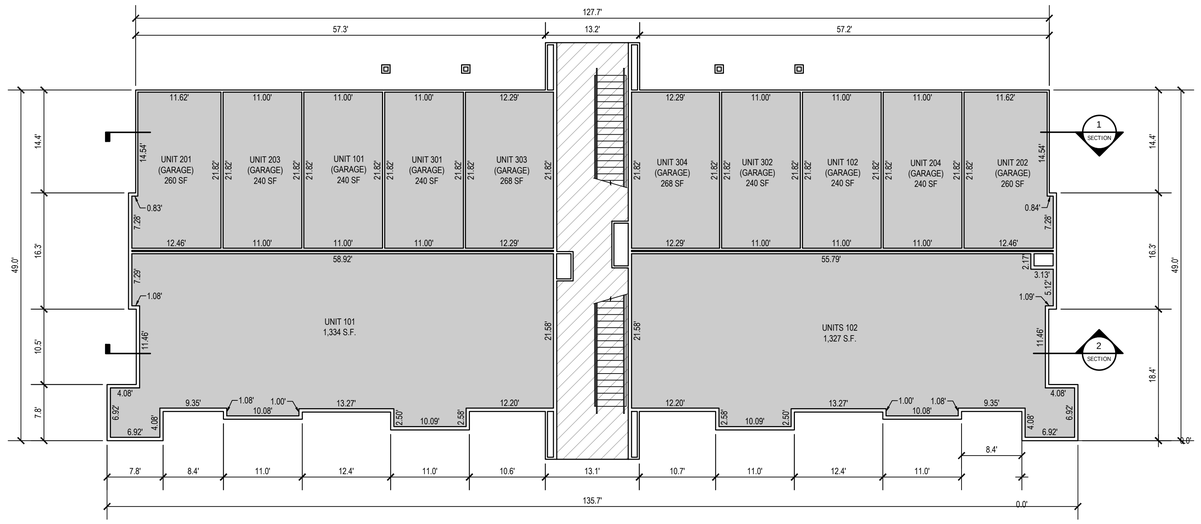
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH		

GARDNER POINT PHASE 1 PLAT 'L' CONDOMINIUM

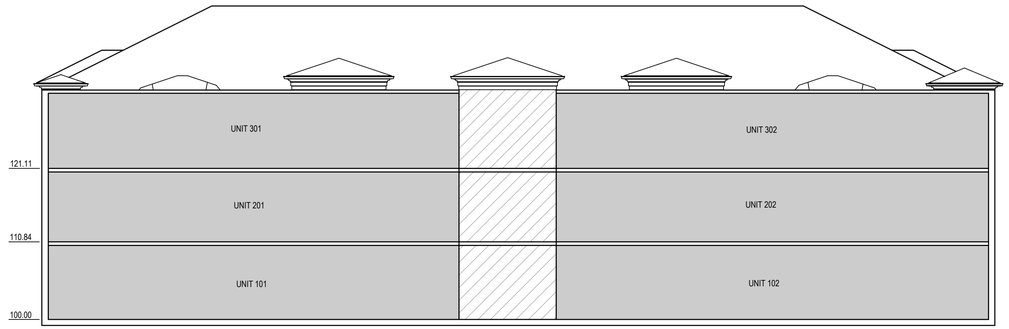
AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

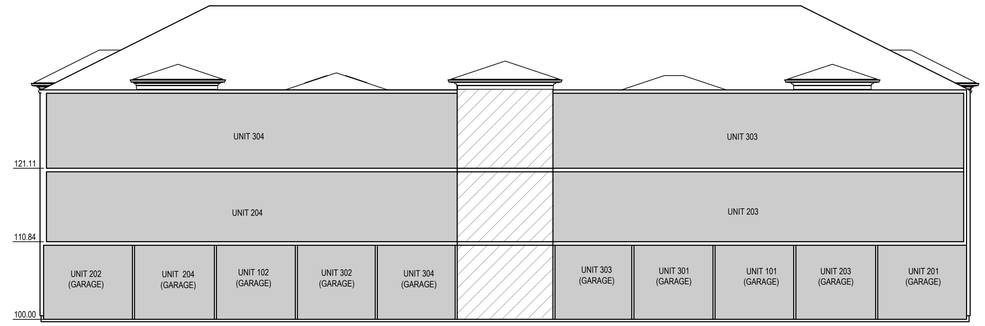
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



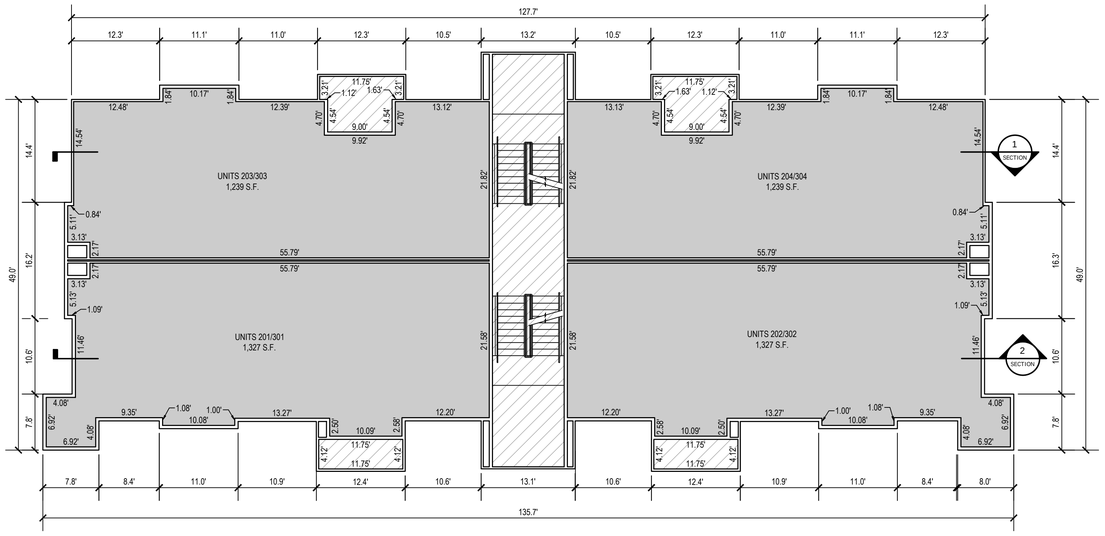
MAIN LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION



2nd/3rd LEVEL

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4534.50	4543.42
2ND FLOOR	4545.34	4554.22
3RD FLOOR	4555.61	4564.49

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

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

SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

GARDNER POINT PHASE 1 PLAT 'L' CONDOMINIUM

AMENDING A PORTION OF PARCEL C OF GARDNER POINT PHASE 1 PLAT

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

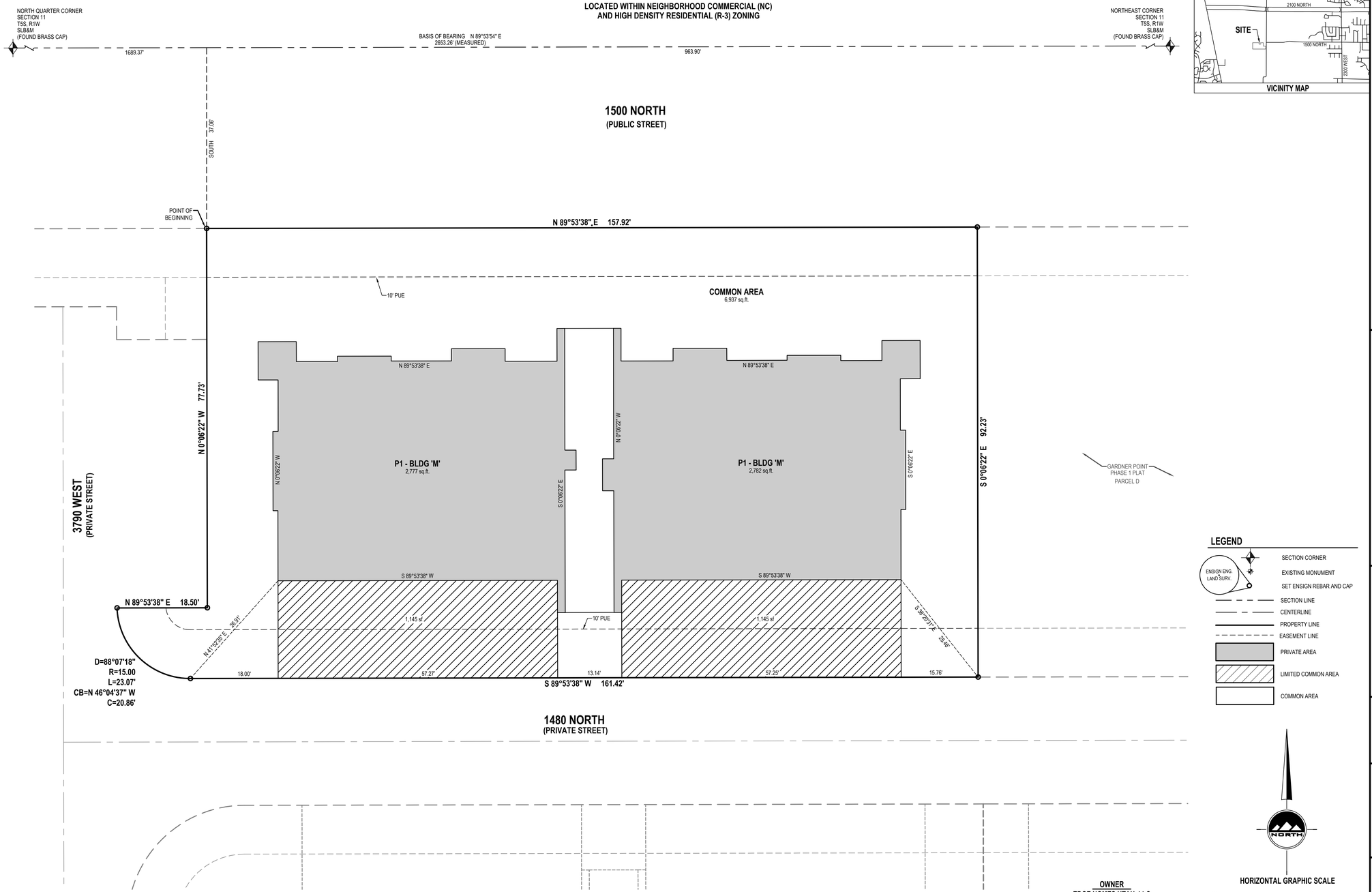
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

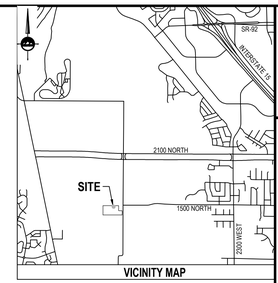
GARDNER POINT PHASE 1 PLAT 'M' CONDOMINIUM

AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 1 PLAT

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

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





VICINITY MAP

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,689.37 feet along the section line and South 37.06 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'38" East 157.92 feet;
thence South 00°06'22" East 92.23 feet;
thence South 89°53'38" West 161.42 feet;
thence Northwesterly 23.07 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°08'16" West and the chord bears North 46°04'37" West 20.86 feet with a central angle of 88°07'18");
thence North 89°53'38" East 18.50 feet;
thence North 00°06'22" West 77.73 feet to the point of beginning.

Contains 14,786 Square Feet or 0.339 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'M' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ CITY ENGINEER (SEE SEAL BELOW)

ATTEST: _____ CLERK/RECORDER (SEE SEAL BELOW)

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

NORTH

HORIZONTAL GRAPHIC SCALE

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

LAND USE TABLE				
BUILDING AREA	=	5,559 SF	0.128 AC	38%
LIMITED COMMON AREA	=	2,290 SF	0.052 AC	15%
COMMON AREA	=	6,937 SF	0.159 AC	47%
TOTAL AREA	=	14,786 SF	0.339 AC	100%
TOTAL NUMBER OF BUILDINGS	= 1			
TOTAL NUMBER UNITS IN PHASE	= 10			

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

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

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

GARDNER POINT PHASE 1 PLAT 'M' CONDOMINIUM

AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 1 PLAT

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

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

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

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/26/21

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

CITY ENGINEER'S SEAL

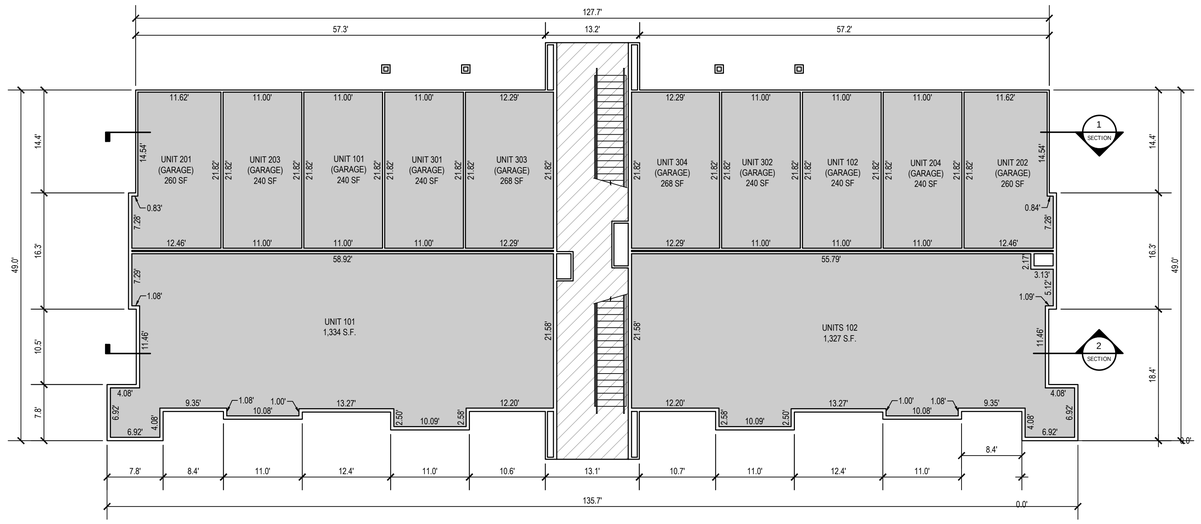
CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 PLAT 'M' CONDOMINIUM

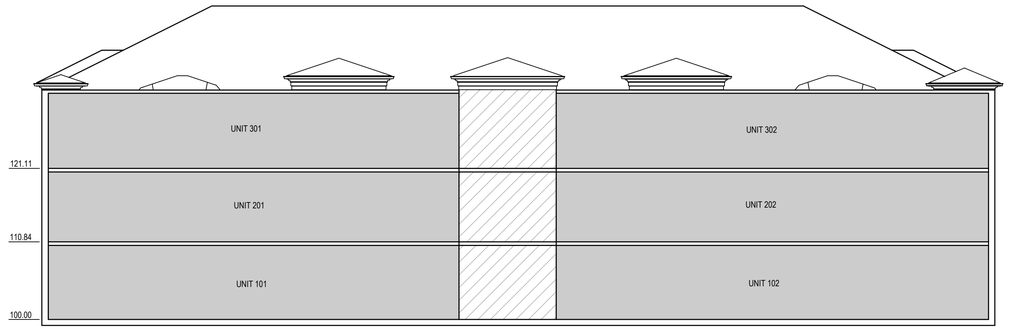
AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 1 PLAT

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

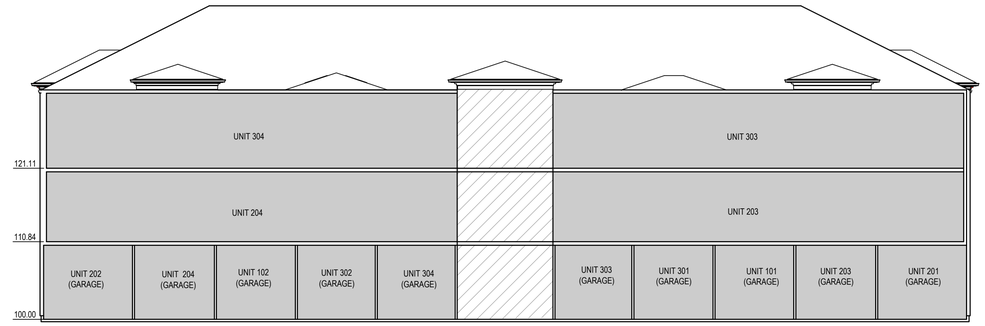
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



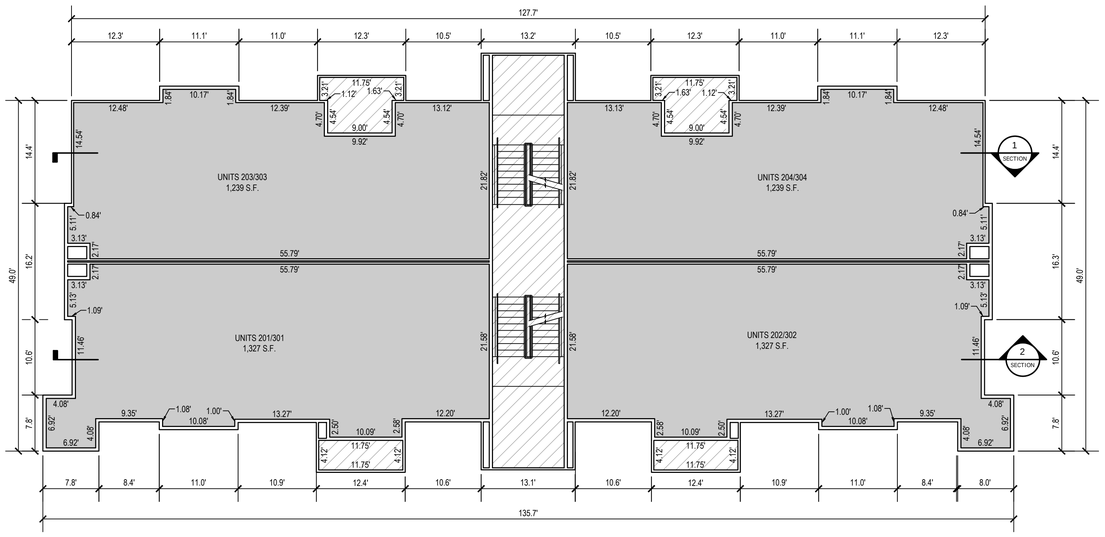
MAIN LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION



2nd/3rd LEVEL

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4534.50	4543.42
2ND FLOOR	4545.34	4554.22
3RD FLOOR	4555.61	4564.49

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

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SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

GARDNER POINT PHASE 1 PLAT 'M' CONDOMINIUM

AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 1 PLAT

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

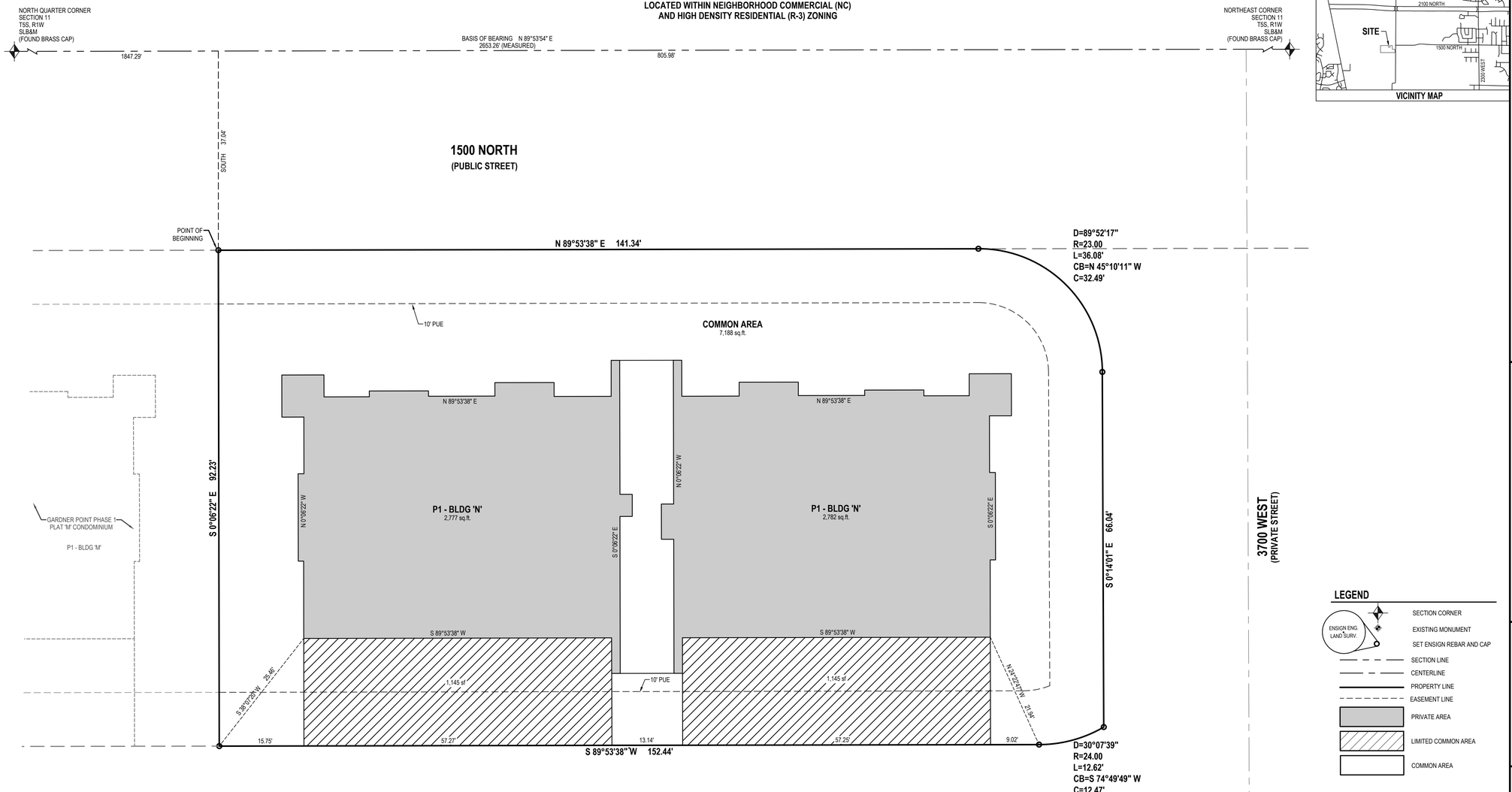
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

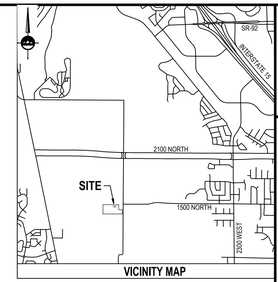
GARDNER POINT PHASE 1 PLAT 'N' CONDOMINIUM

AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 1 PLAT

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

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





VICINITY MAP

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,847.29 feet along the section line and South 37.04 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'38" East 141.34 feet;
thence Southeasterly 36.08 feet along the arc of a 23.00 foot radius curve to the right (center bears South 00°06'20" East and the chord bears South 45°10'11" East 32.49 feet with a central angle of 89°52'17");
thence South 00°14'01" East 66.04 feet;
thence Southwesterly 12.62 feet along the arc of a 24.00 foot radius curve to the right (center bears North 30°14'01" West and the chord bears South 74°49'49" West 12.47 feet with a central angle of 30°07'39");
thence South 89°53'38" West 152.44 feet;
thence North 00°06'22" West 92.23 feet to the point of beginning.

Contains 15,037 Square Feet or 0.345 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'N' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ *ATTEST:* _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

HORIZONTAL GRAPHIC SCALE

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

LAND USE TABLE				
BUILDING AREA	=	5,559 SF	0.128 AC	37%
LIMITED COMMON AREA	=	2,290 SF	0.052 AC	15%
COMMON AREA	=	7,188 SF	0.159 AC	48%
TOTAL AREA	=	15,037 SF	0.339 AC	100%
TOTAL NUMBER OF BUILDINGS	= 1			
TOTAL NUMBER UNITS IN PHASE	= 10			

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

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

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

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SALT LAKE CITY
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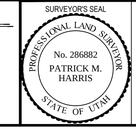
Phone: 435.896.2983

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/26/21

SURVEYORS SEAL



CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 PLAT 'N' CONDOMINIUM

AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 1 PLAT

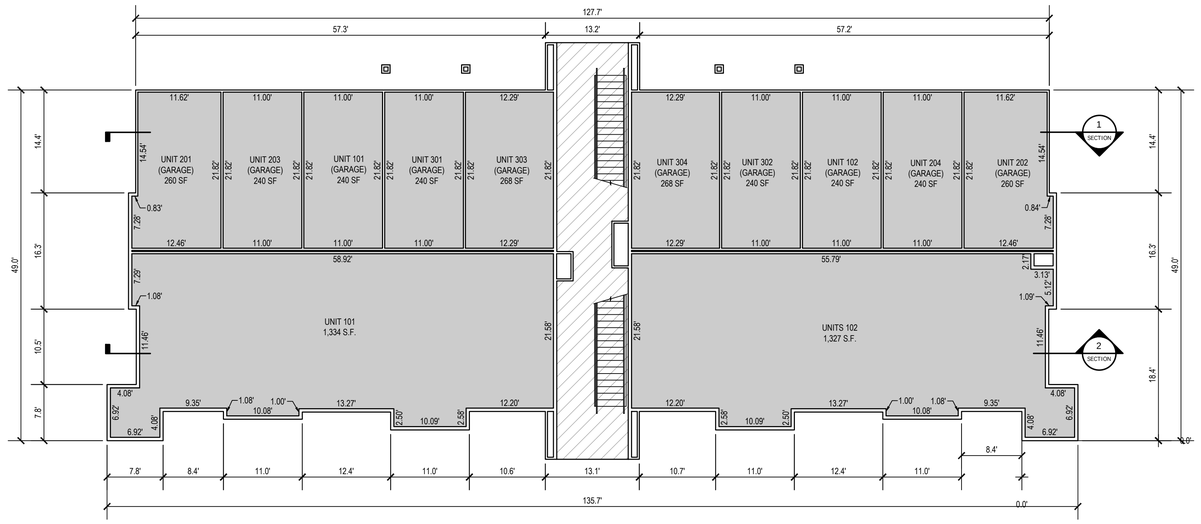
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

GARDNER POINT PHASE 1 PLAT 'N' CONDOMINIUM

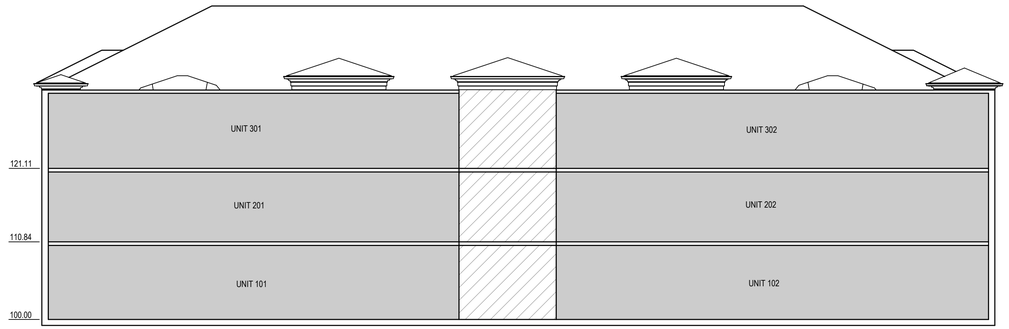
AMENDING A PORTION OF PARCEL D OF GARDNER POINT PHASE 1 PLAT

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

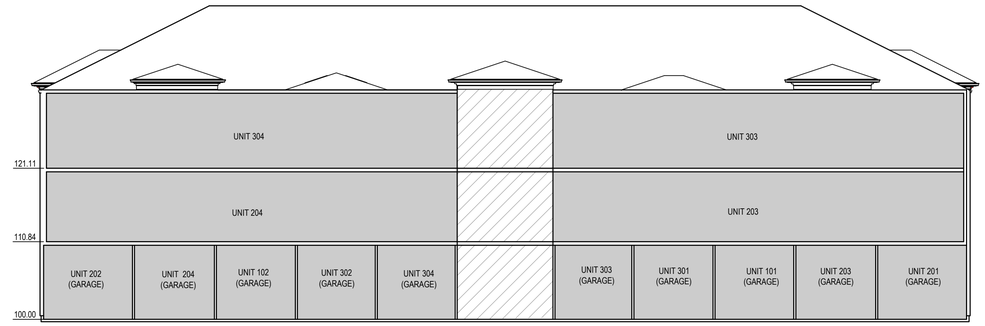
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



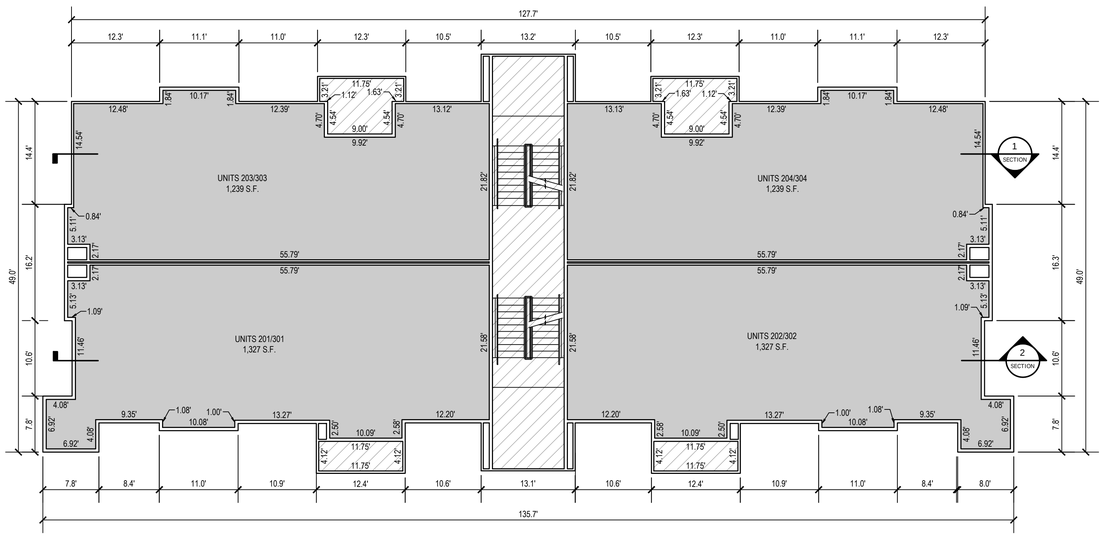
MAIN LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION



2nd/3rd LEVEL

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4533.30	4542.22
2ND FLOOR	4544.14	4553.02
3RD FLOOR	4554.41	4563.29

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

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RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

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

SURVEYOR'S SEAL

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 PLAT 'O' CONDOMINIUM

AMENDING A PORTION OF PARCEL E OF GARDNER POINT PHASE 1 PLAT

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

LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
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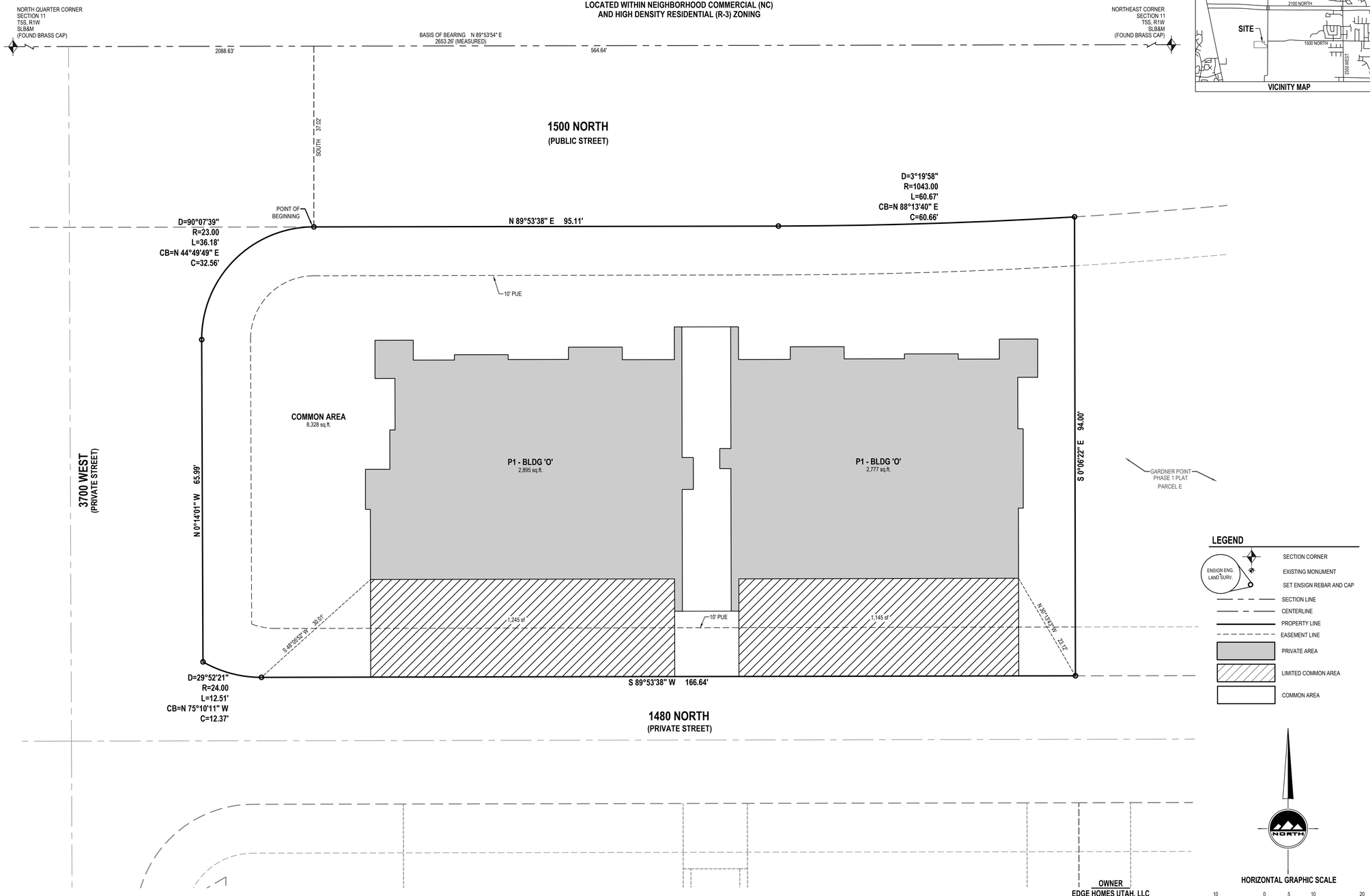

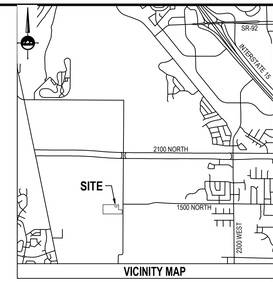

VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

HORIZONTAL GRAPHIC SCALE

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

LAND USE TABLE				
BUILDING AREA	=	5,672 SF	0.130 AC	35%
LIMITED COMMON AREA	=	2,390 SF	0.055 AC	14%
COMMON AREA	=	8,328 SF	0.191 AC	51%
TOTAL AREA	=	16,390 SF	0.376 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

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

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 2,088.63 feet along the section line and South 37.02 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'38" East 95.11 feet;
thence Northeasterly 60.67 feet along the arc of a 1,043.00 foot radius curve to the left (center bears North 00°06'22" West and the chord bears North 88°13'40" East 60.66 feet with a central angle of 03°19'58");
thence South 00°06'22" East 94.00 feet;
thence South 89°53'38" West 166.64 feet;
thence Northwesterly 12.51 feet along the arc of a 24.00 foot radius curve to the right (center bears North 00°06'22" West and the chord bears North 75°10'11" West 12.37 feet with a central angle of 29°52'21");
thence North 00°14'01" West 65.99 feet;
thence Northeasterly 36.18 feet along the arc of a 23.00 foot radius curve to the right (center bears North 89°45'59" East and the chord bears North 44°49'49" East 32.56 feet with a central angle of 90°07'39") to the point of beginning.

Contains 16,390 Square Feet or 0.376 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'O' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES:_____,

_____RESIDING IN_____COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS _____DAY OF _____A.D., 20_____ BY THE PLANNING COMMISSION.

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: _____

APPROVED: _____ *ATTEST:* _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

GARDNER POINT PHASE 1 PLAT 'O' CONDOMINIUM

AMENDING A PORTION OF PARCEL E OF GARDNER POINT PHASE 1 PLAT

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

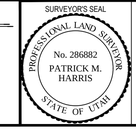
ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

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

SHEET 1 OF 2

PROJECT NUMBER : 8069G
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/26/21

SURVEYORS SEAL



CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 PLAT 'O' CONDOMINIUM

AMENDING A PORTION OF PARCEL E OF GARDNER POINT PHASE 1 PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
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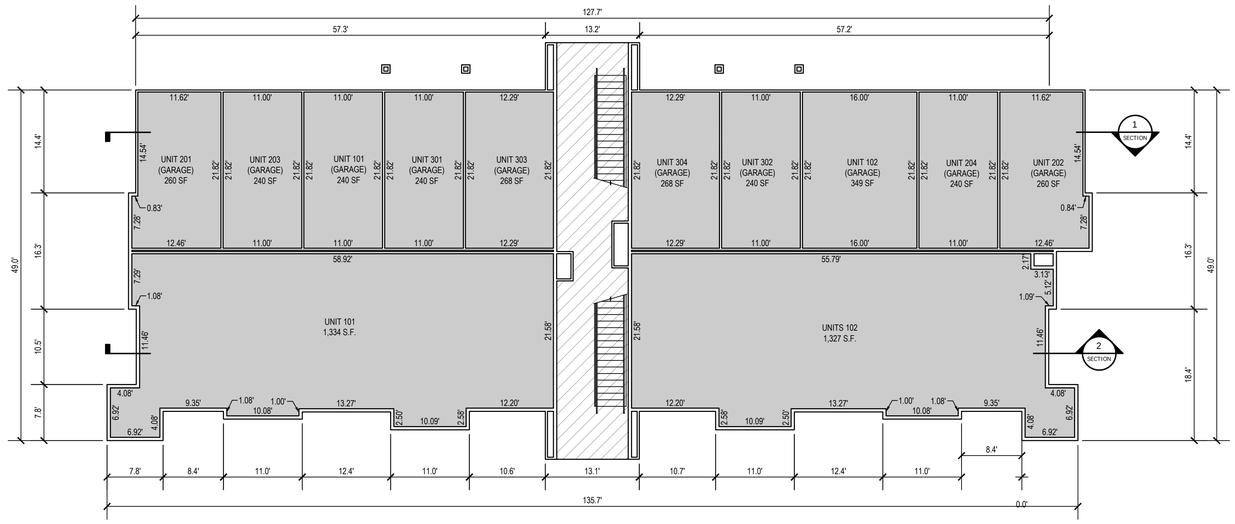
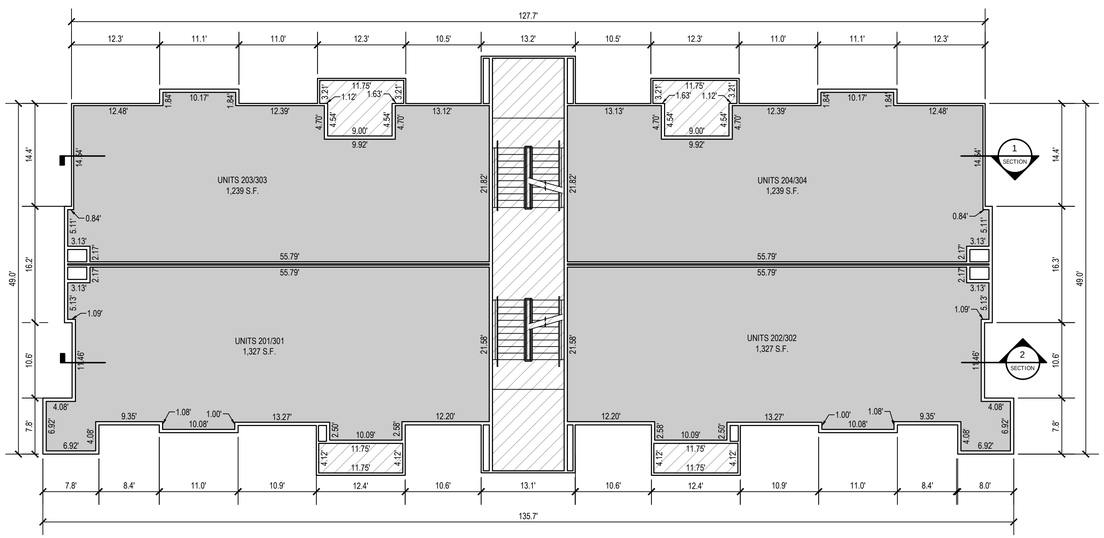
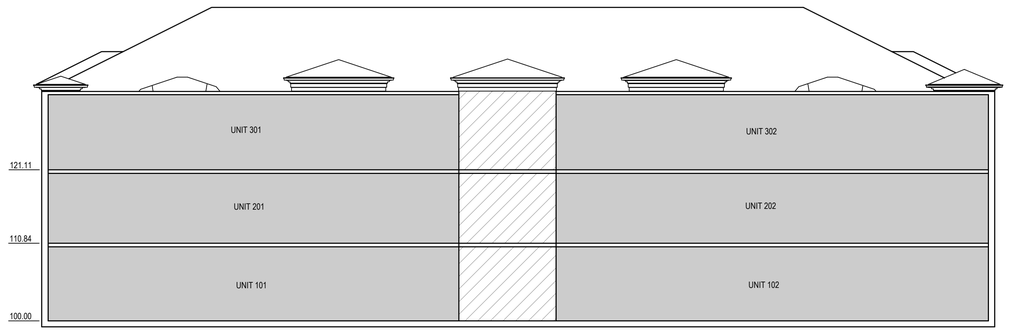
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



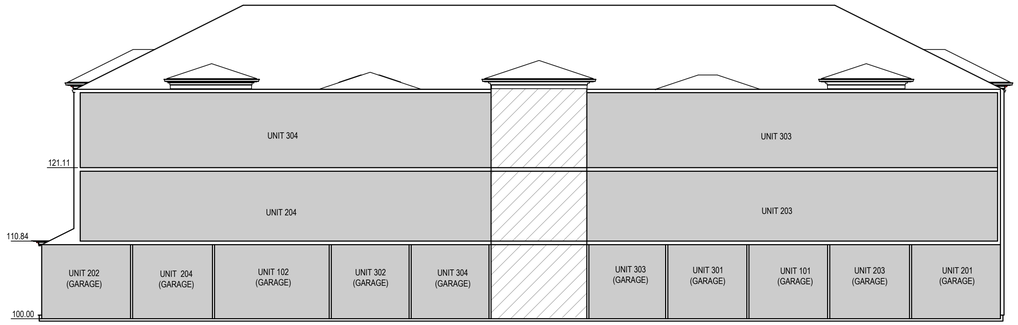
MAIN LEVEL



2nd/3rd LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4831.40	4840.32
2ND FLOOR	4842.24	4851.12
3RD FLOOR	4852.51	4861.39

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

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

PROJECT NUMBER : 8069D
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/25/21

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GARDNER POINT PHASE 1 PLAT 'O' CONDOMINIUM

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

GARDNER POINT PHASE 1 PLAT 'P' CONDOMINIUM

AMENDING A PORTION OF PARCEL E OF GARDNER POINT PHASE 1 PLAT

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

LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
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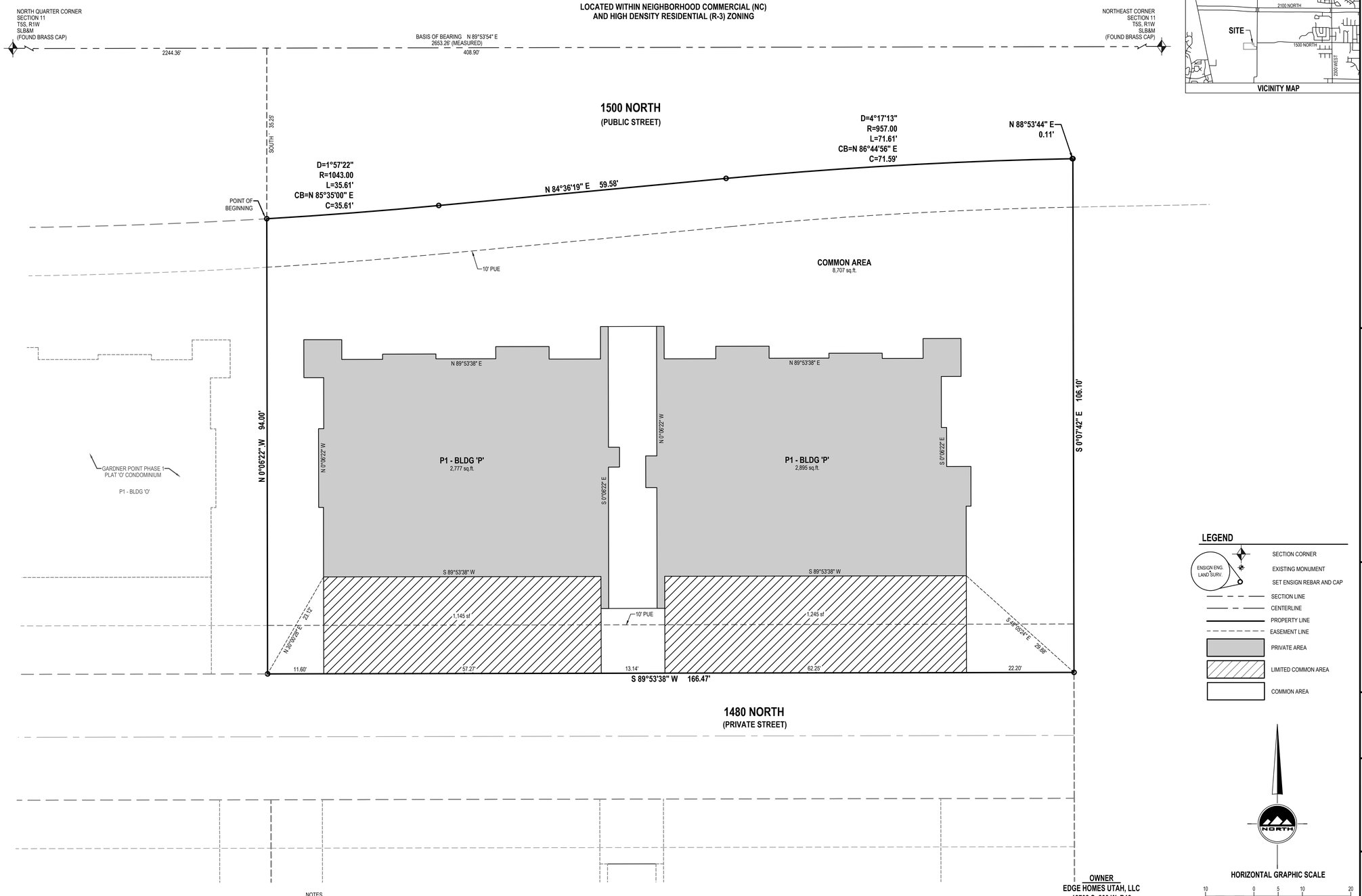

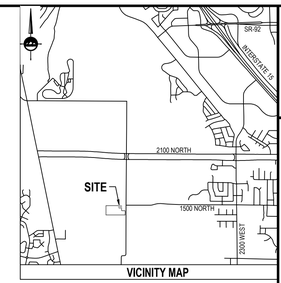

VICINITY MAP

LAND USE TABLE				
BUILDING AREA	=	5,672 SF	0.130 AC	34%
LIMITED COMMON AREA	=	2,390 SF	0.055 AC	14%
COMMON AREA	=	8,707 SF	0.200 AC	52%
TOTAL AREA	=	16,769 SF	0.385 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

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

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

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

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

NORTH

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 2,244.36 feet along the section line and South 35.25 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Northeasterly 35.61 feet along the arc of a 1,043.00 foot radius curve to the left (center bears North 03°26'19" West and the chord bears North 85°35'00" East 35.61 feet with a central angle of 01°57'22");
thence North 84°36'19" East 59.58 feet;
thence Northeasterly 71.61 feet along the arc of a 957.00 foot radius curve to the right (center bears South 05°23'41" East and the chord bears North 86°44'56" East 71.59 feet with a central angle of 04°17'13");
thence North 88°53'44" East 0.11 feet;
thence South 00°07'42" East 106.10 feet;
thence South 89°53'38" West 166.47 feet;
thence North 00°06'22" West 94.00 feet to the point of beginning.

Contains 16,769 Square Feet or 0.385 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

GARDNER POINT PHASE 1 PLAT 'P' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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: _____

APPROVED: _____ *ATTEST:* _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

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AMENDING A PORTION OF PARCEL E OF GARDNER POINT PHASE 1 PLAT

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SHEET 1 OF 2

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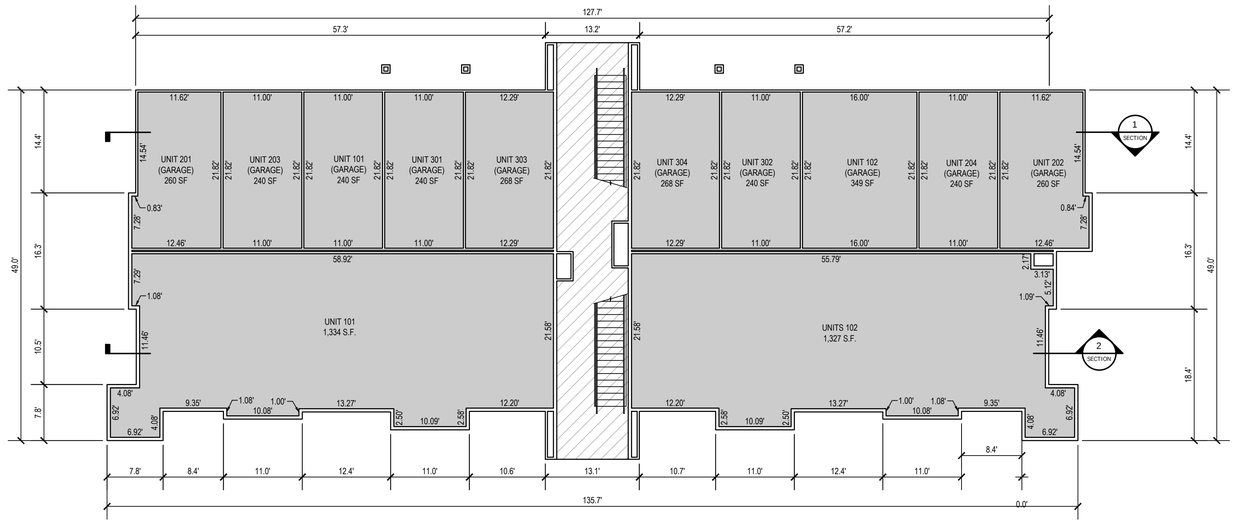
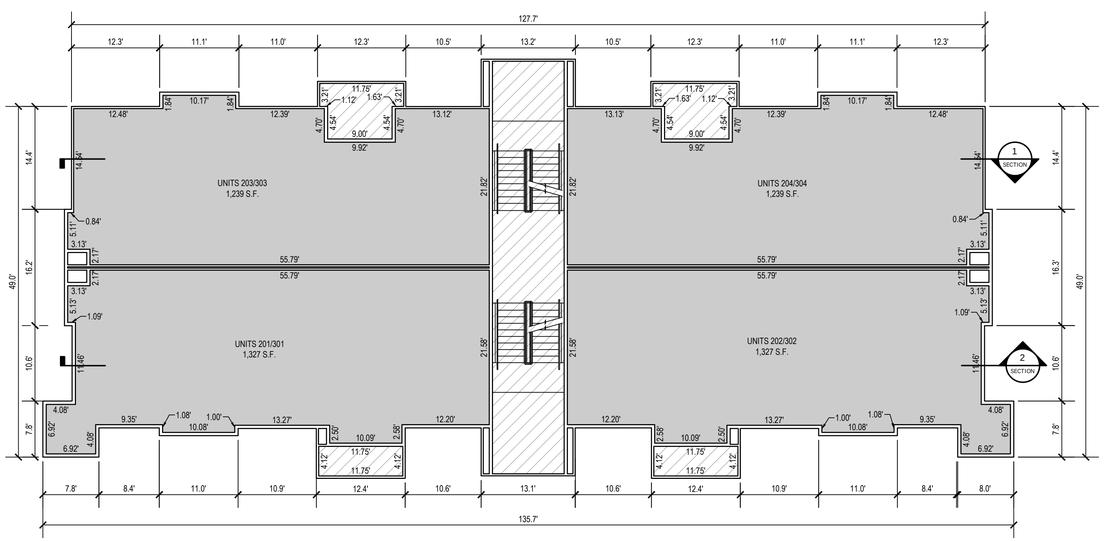


MAIN LEVEL



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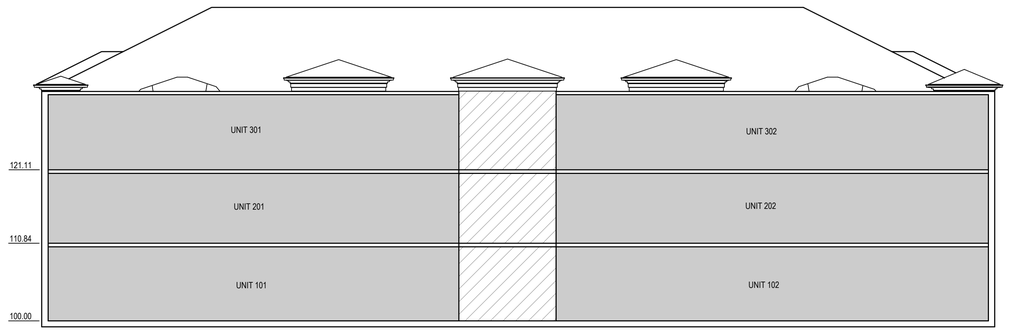

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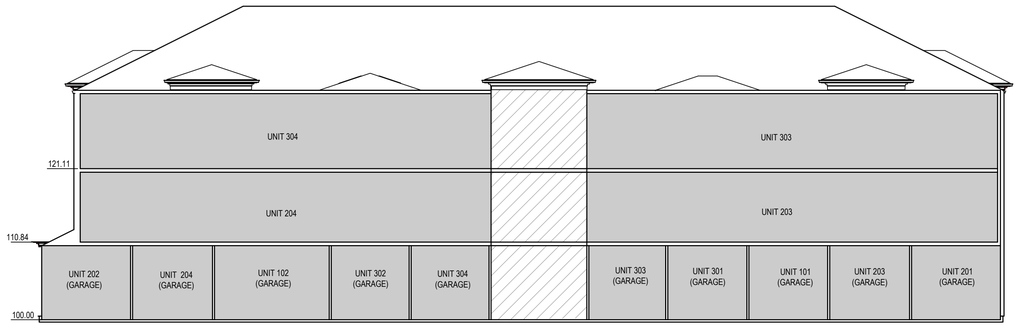

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2ND FLOOR	4541.24	4550.12
3RD FLOOR	4551.51	4560.39

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- LIMITED COMMON AREAS
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- COMMON AREA

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SHEET 2 OF 2

PROJECT NUMBER : 8069D
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GARDNER POINT PHASE 1
PLAT 'P' CONDOMINIUM
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LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
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SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONFORMED TO. 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 VAL

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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

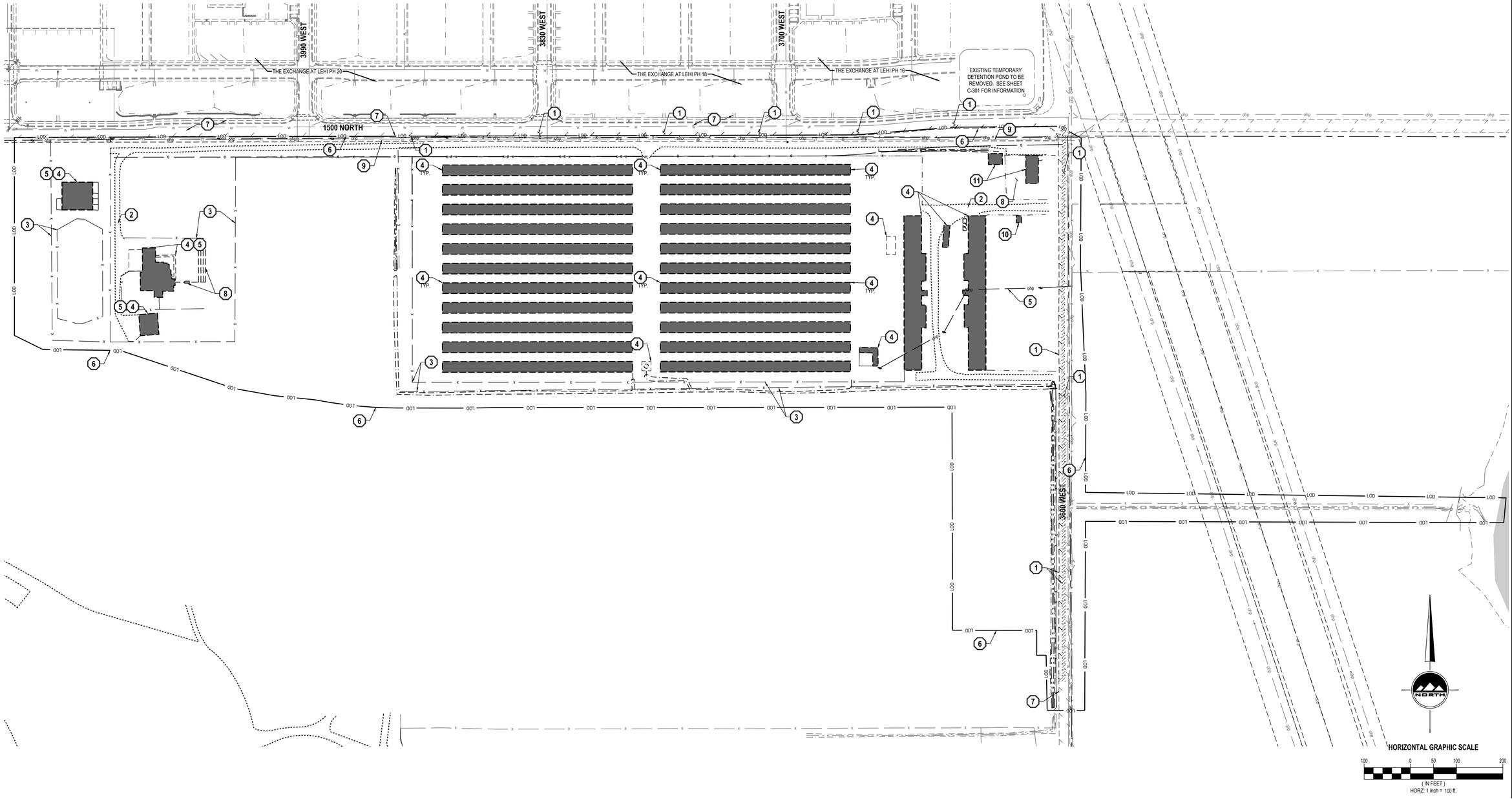
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'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.
7. ANY WELL ON THIS PROPERTY MUST BE CAPPED BY A CERTIFIED WELL DRILLER. DOCUMENTATION MUST BE PROVIDED TO LEHI CITY AFTER WELL CAPPING.

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 FIELD FENCE.
4. 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.
5. REMOVE AND PROPERLY DISPOSE OF POWER POLES AND OVERHEAD POWER LINES. COORDINATE WITH ROCKY MOUNTAIN POWER.
6. LIMIT OF DISTURBANCE.
7. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
8. REMOVE AND PROPERLY DISPOSE OF EXISTING SEPTIC TANK AND FIELD DRAIN LINES.
9. REMOVE, PROPERLY DISPOSE OF AND REPLACE IRRIGATION PIPE. SEE UTILITY PLANS.
10. CAP AND PLUG EXISTING WELL 10' BELOW PROPOSED FINISHED GRADE ACCORDING TO STATE OF UTAH STANDARDS. CONTRACTOR TO BE LICENSED WELL DRILLER WITHIN UTAH AND FILE APPROPRIATE REPORTING WHEN PERFORMING WORK.
11. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES



HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DEMOLITION PLAN

PROJECT NUMBER	PRINT DATE
8089G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-100

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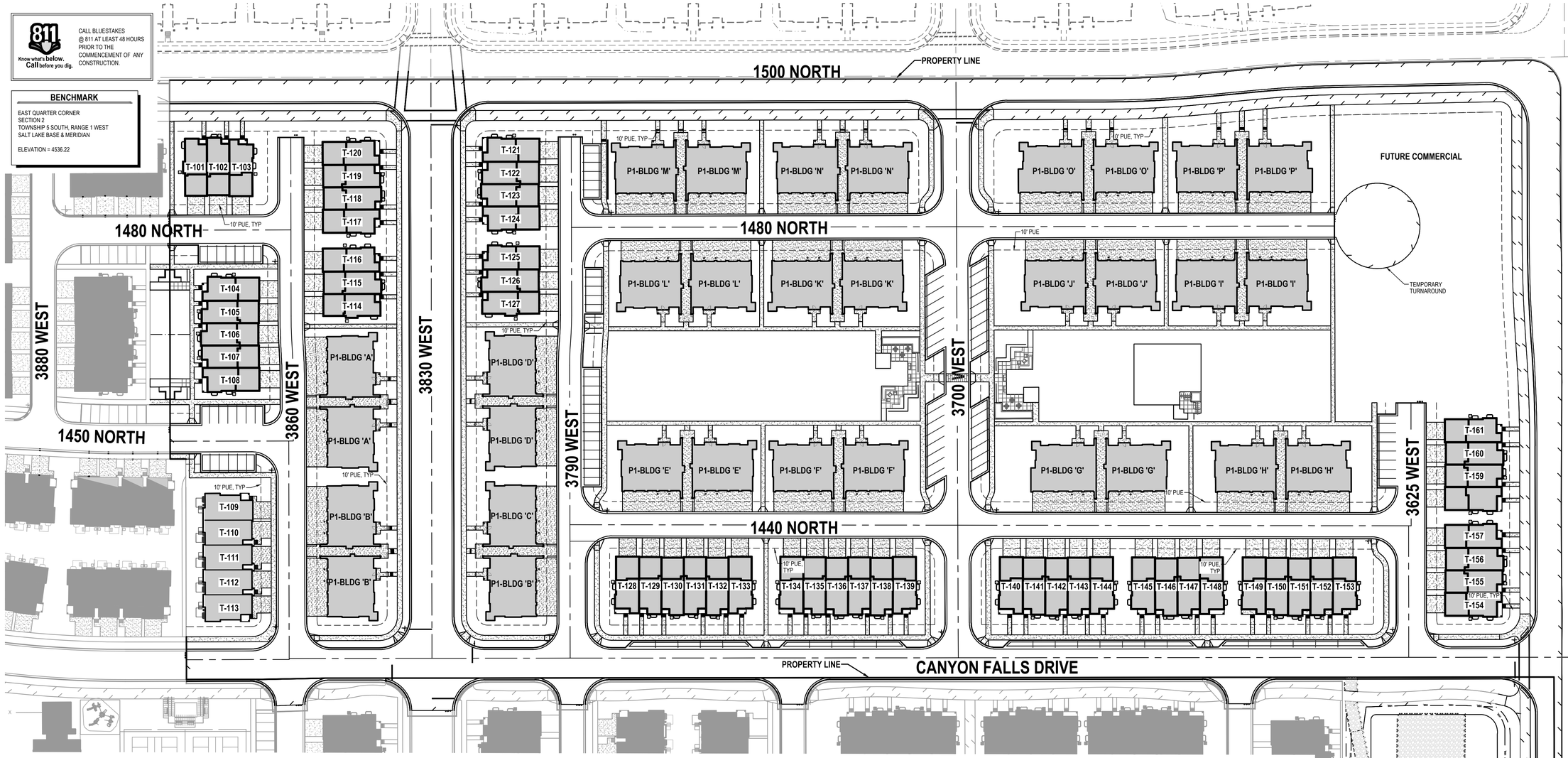

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'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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UNIT COUNT

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PARKING DATA TABLE	
SURFACE PARKING	108
TOWNHOME GARAGE PARKING	122
TOWNHOME DRIVE PARKING	122
CONDO GARAGE PARKING	160
CONDO DRIVE PARKING	160
TOTAL PARKING PROVIDED	672

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
HARDSCAPE	528,015 SF	73%
LANDSCAPING	198,116 SF	27%
TOTAL SITE	726,131 SF	100%

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
EDGE HOMES
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DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL SITE PLAN

PROJECT NUMBER 8069G
PRINT DATE 3/8/2021
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

C-200

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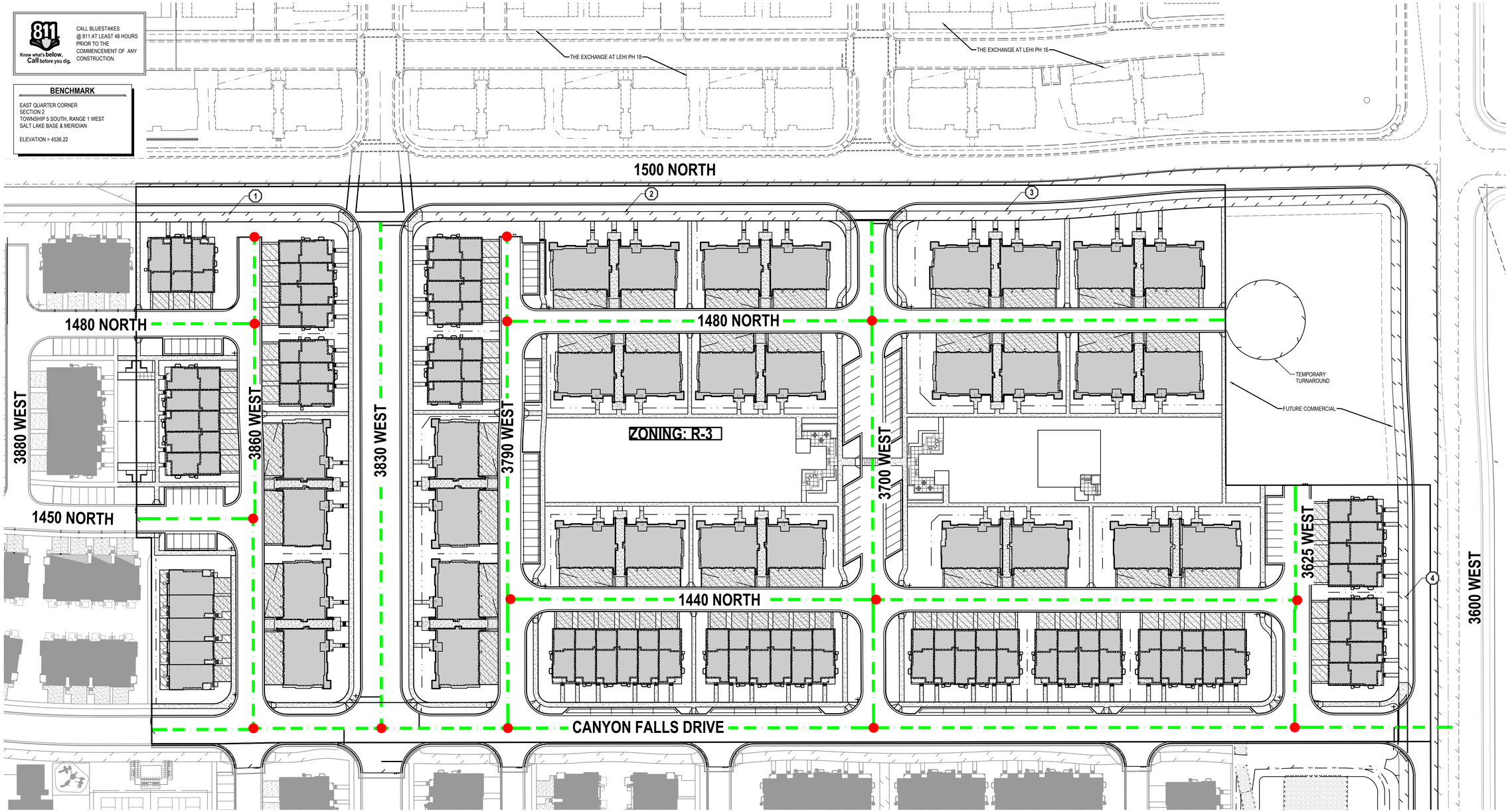
BENCHMARK

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

ELEVATION = 4536.22



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SITE SUMMARY TABLE	
DEVELOPABLE UNITS	222
ACRES	16.65
DENSITY	13.33 DU/AC
LINKS	24
NODES	14
ADDITIONAL HALF LINKS DUE TO TRAIL SECTIONS (SEE LIST BELOW)	4
INDEX SCORE	1.85
MIN. INDEX SCORE	1.75
MAX. BLOCK LENGTH	533 FT

NODES - 12 - 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 - 24 - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

ADDITIONAL HALF LINKS DUE TO TRAIL SYSTEMS

1. TRAIL ON SOUTH SIDE OF 1500 NORTH BETWEEN 3830 WEST AND PHASE 2
2. TRAIL ON SOUTH SIDE OF 1500 NORTH BETWEEN 3700 WEST AND 3830 WEST
3. TRAIL ON SOUTH SIDE OF 1500 NORTH BETWEEN 3700 WEST AND FUTURE COMMERCIAL
4. TRAIL ON WEST SIDE OF 3600 WEST BETWEEN CANYON FALLS DRIVE AND FUTURE COMMERCIAL

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3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

CIRCULATION PLAN

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-200A

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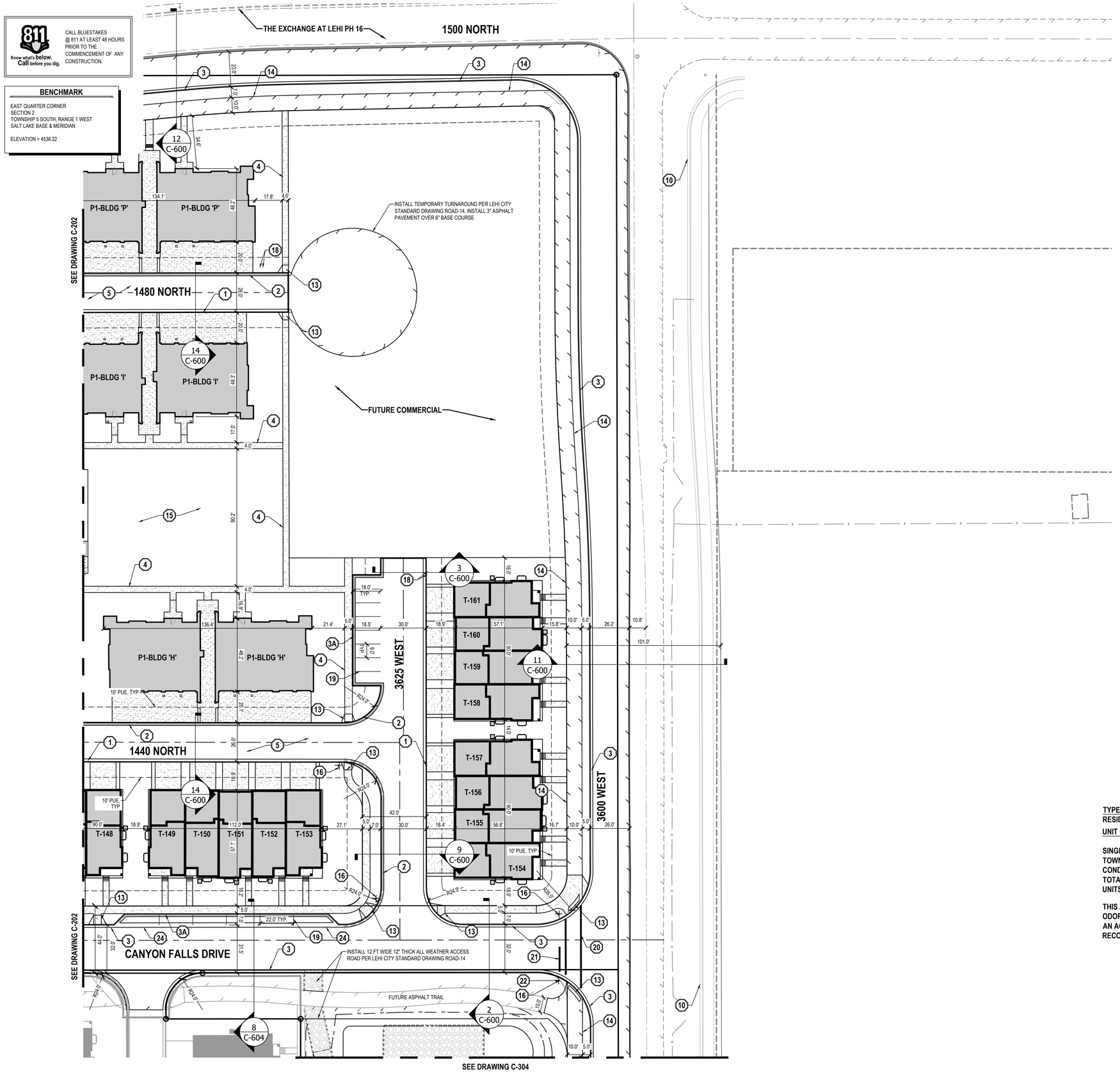

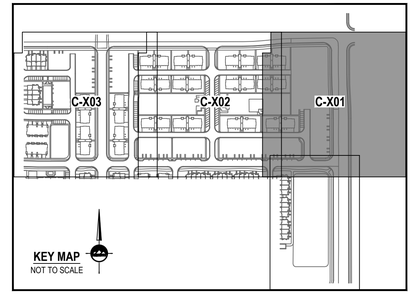

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GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

SITE PLAN

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-201

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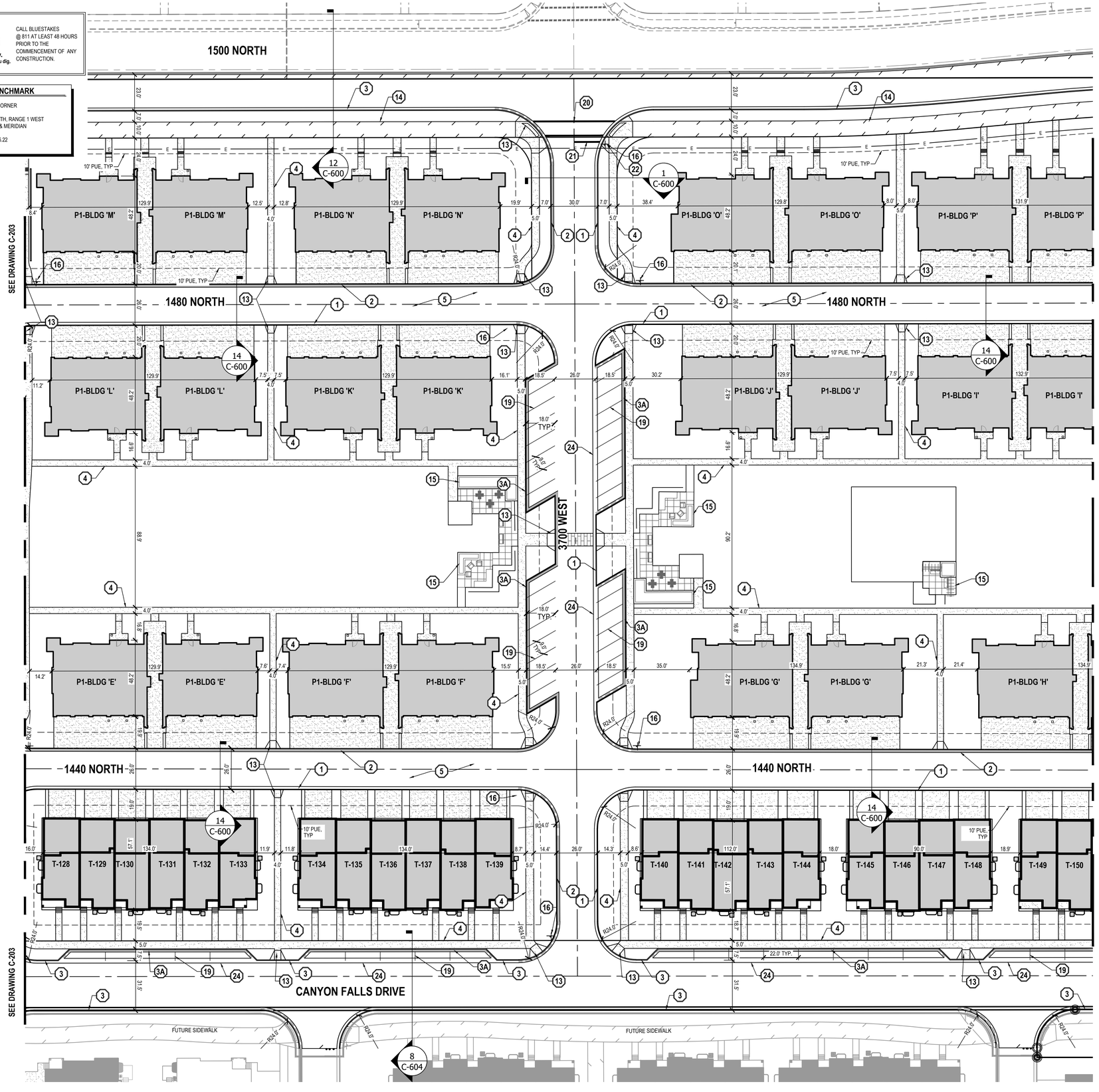

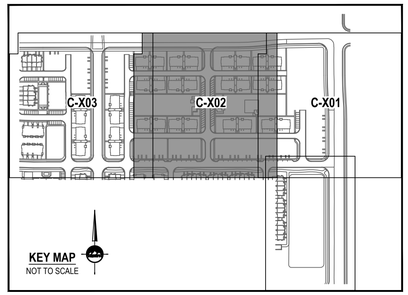

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REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069G
PRINT DATE 3/5/2021
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

C-202

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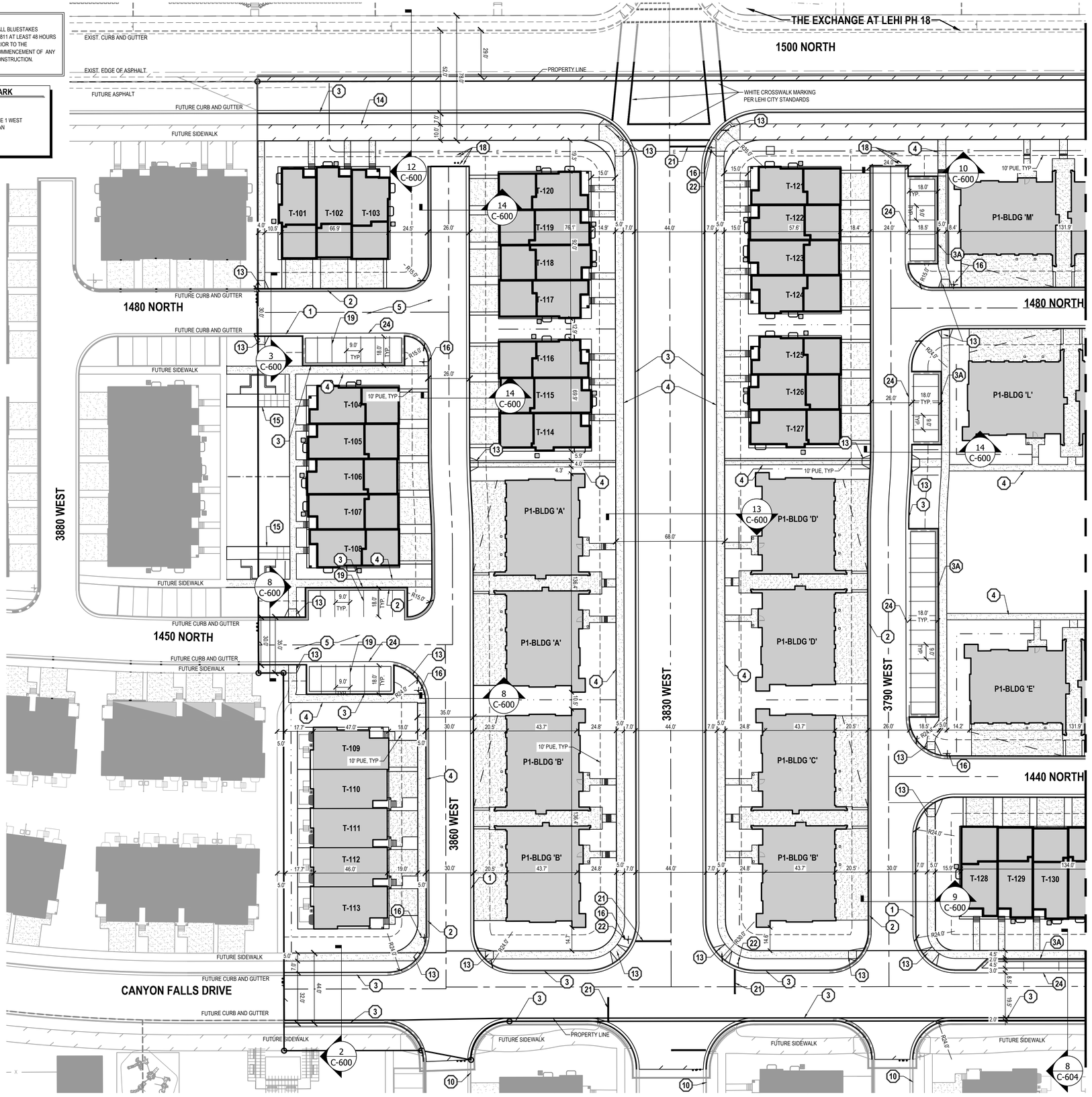

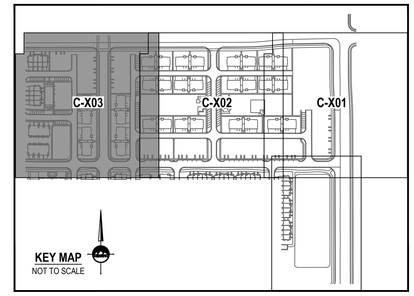

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CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

C-203

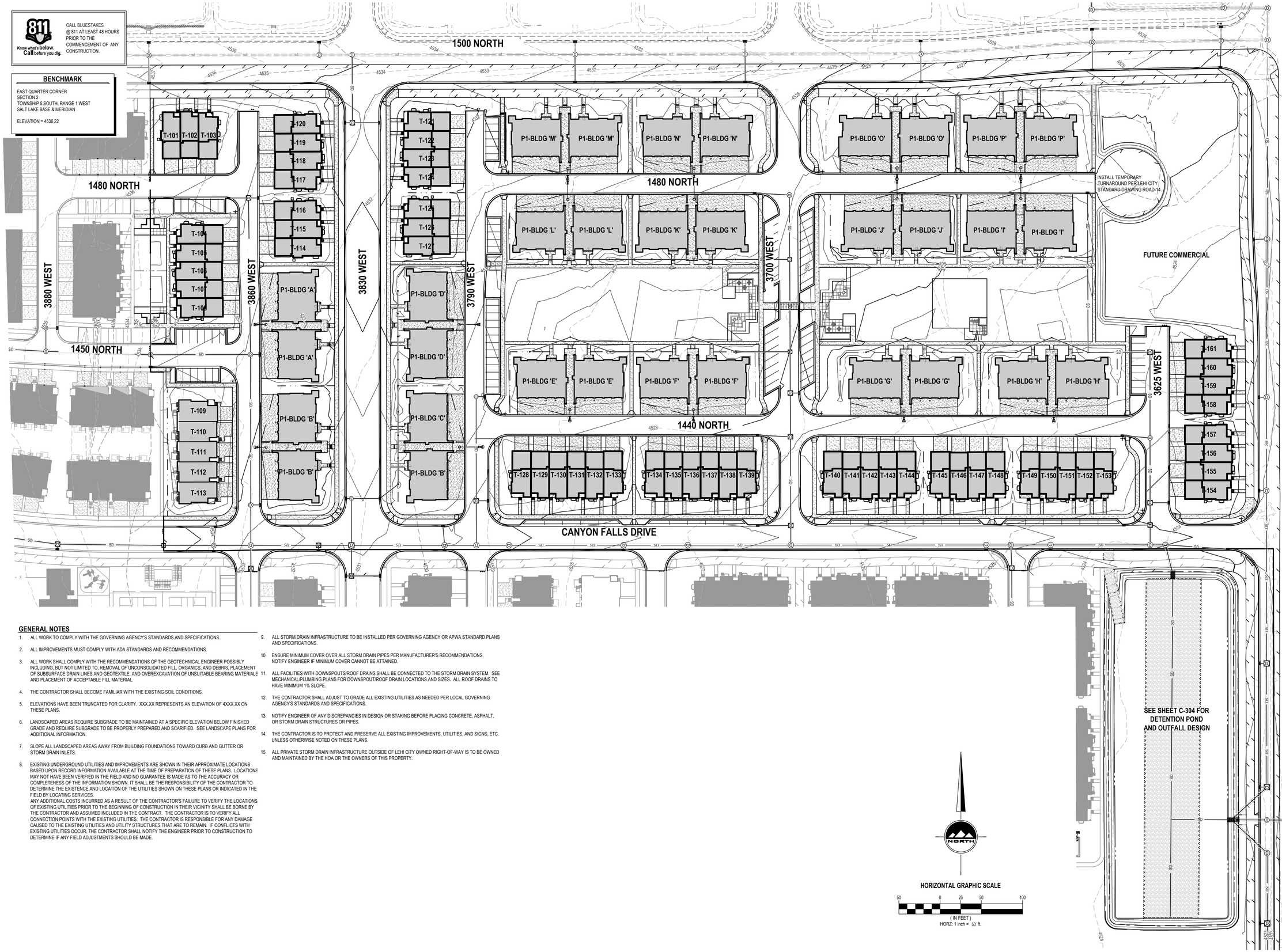
811 Know what's below. Call before you dig.

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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NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
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FOR:
EDGE HOMES
13702 S. 200 W, B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PHASE 1 GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-300

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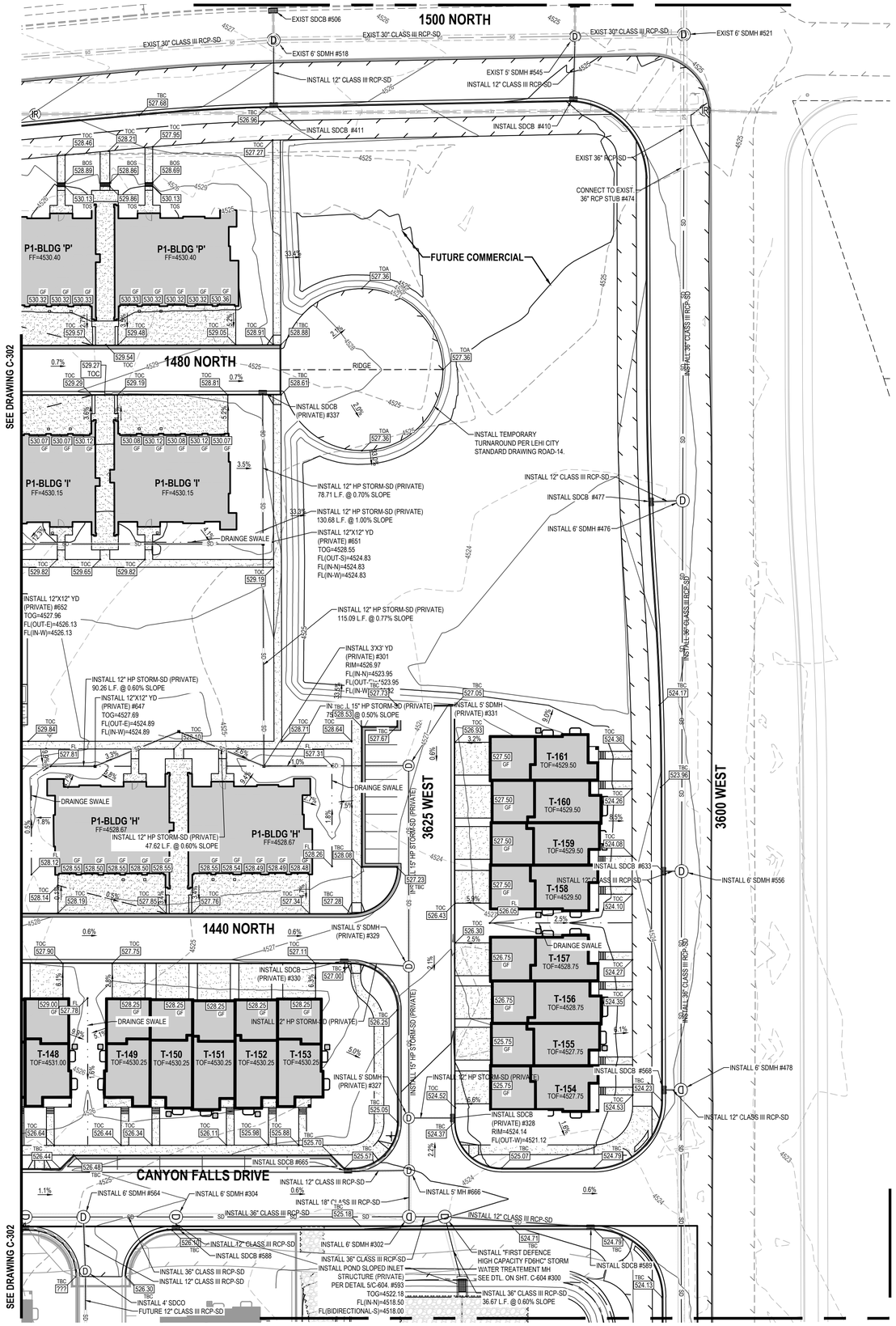

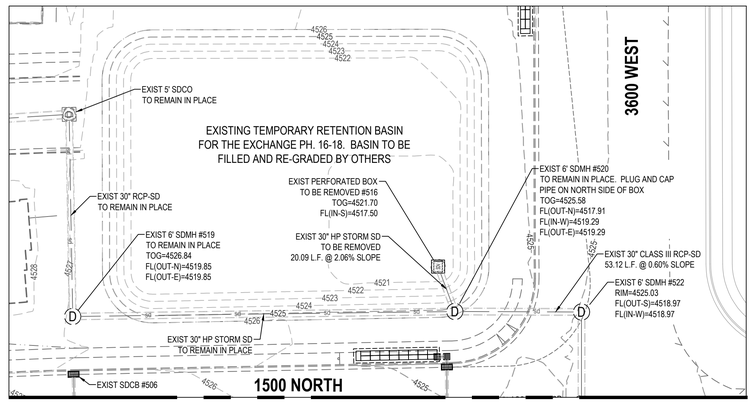

INSET

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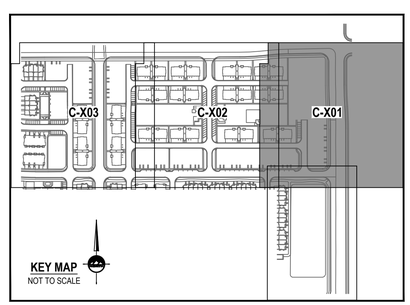

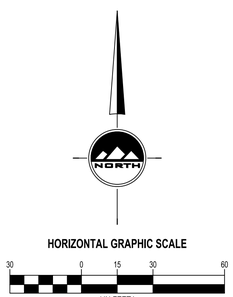

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PHONE: 801-440-7219

GARDNER POWER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
Braden D Morris
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069G	3/8/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-301

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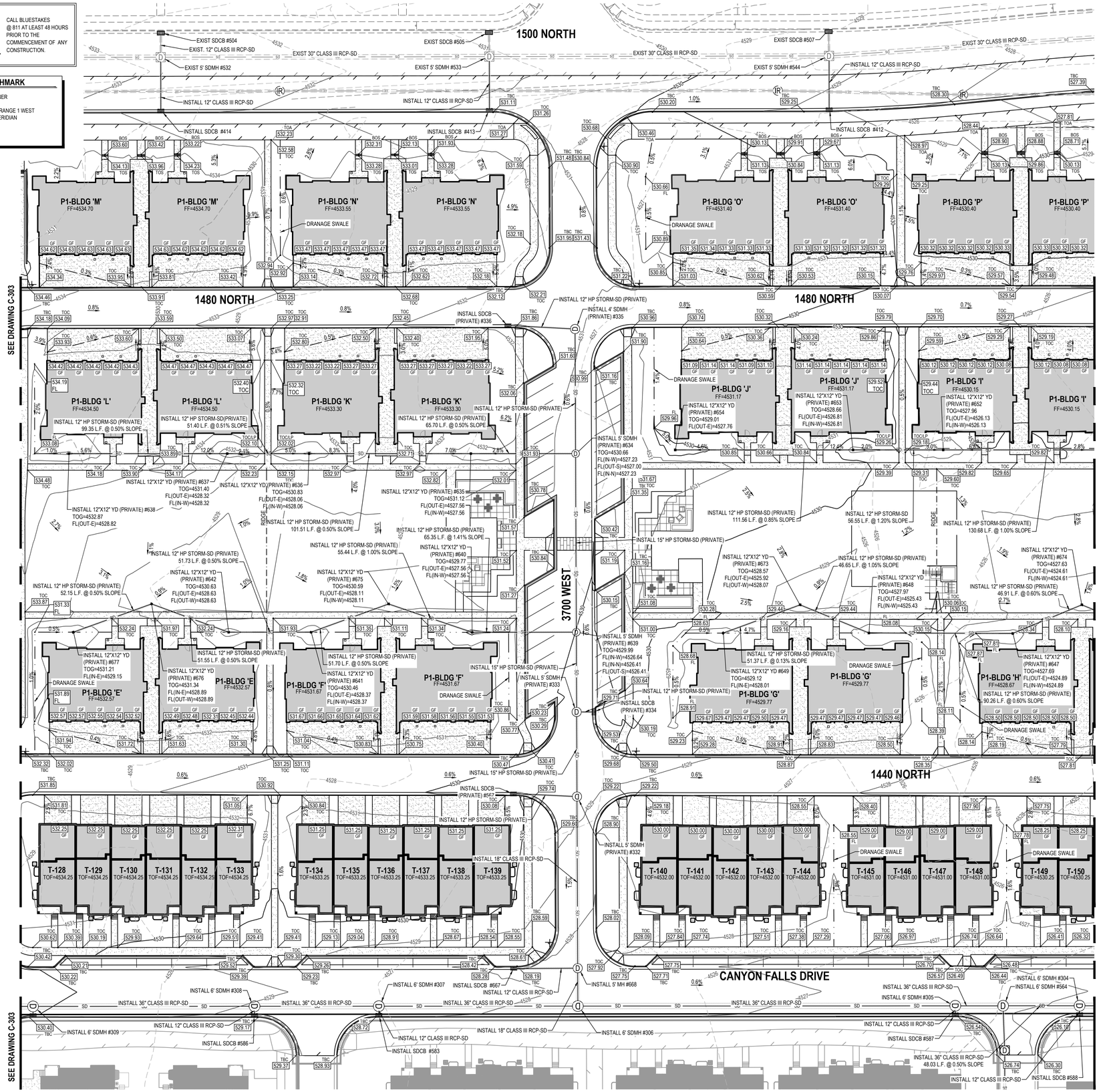

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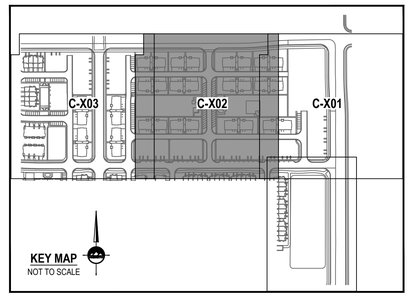

NORTH

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(IN FEET)
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GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE

PROJECT MANAGER
B. MORRIS

C-302

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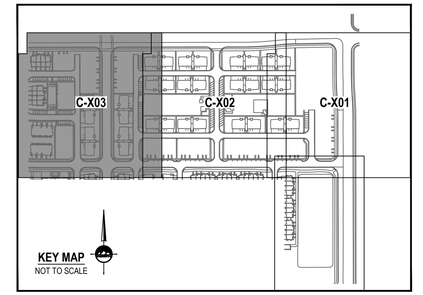

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PROJECT NUMBER	PRINT DATE
8069G	3/8/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-303

HORIZONTAL GRAPHIC SCALE
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(IN FEET)
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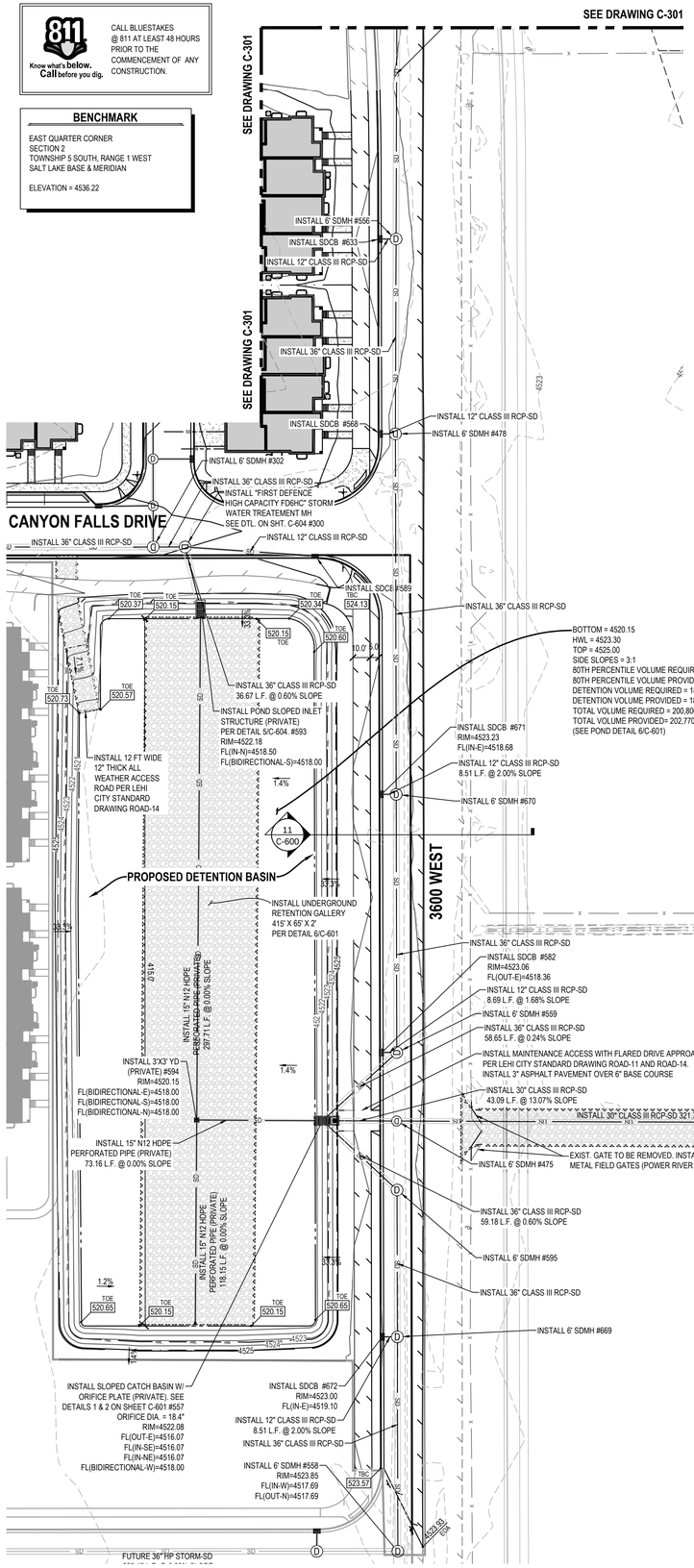

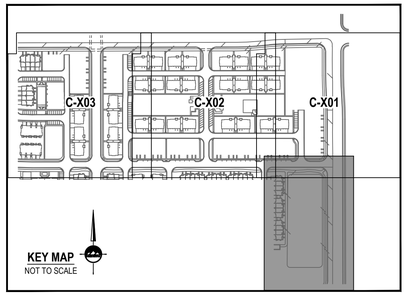

NOTE:
EXISTING TEMPORARY RETENTION BASIN SERVING THE EXCHANGE AT LEHI TO BE REMOVED WITH GARDENER POINT PHASE I CONSTRUCTION

NORTH

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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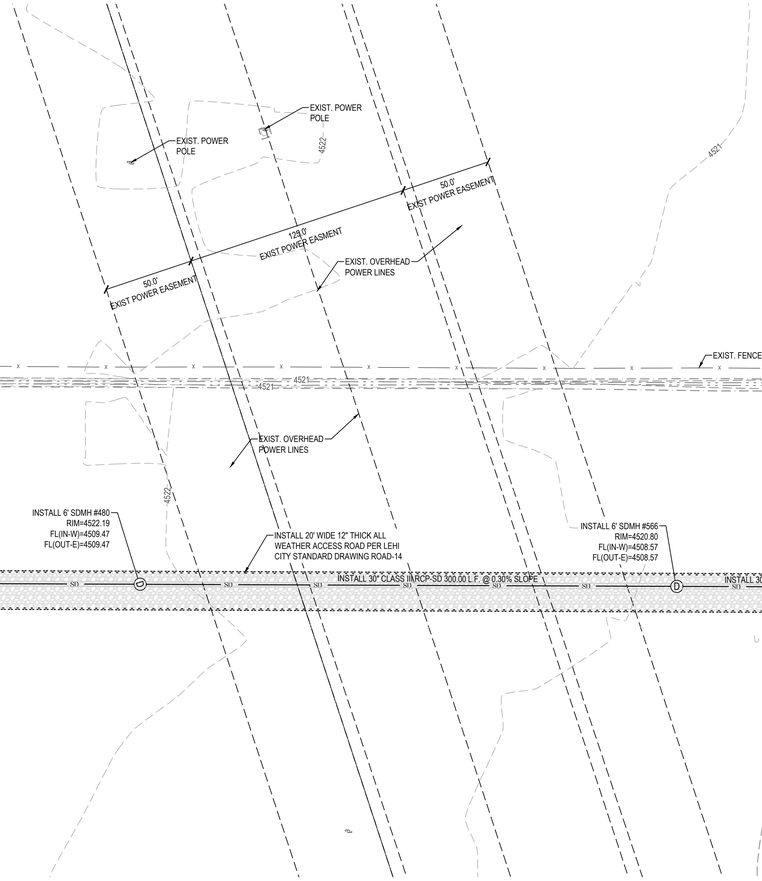
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES.
   ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA 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 MECHANICAL/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.



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CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069G	3/8/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-304

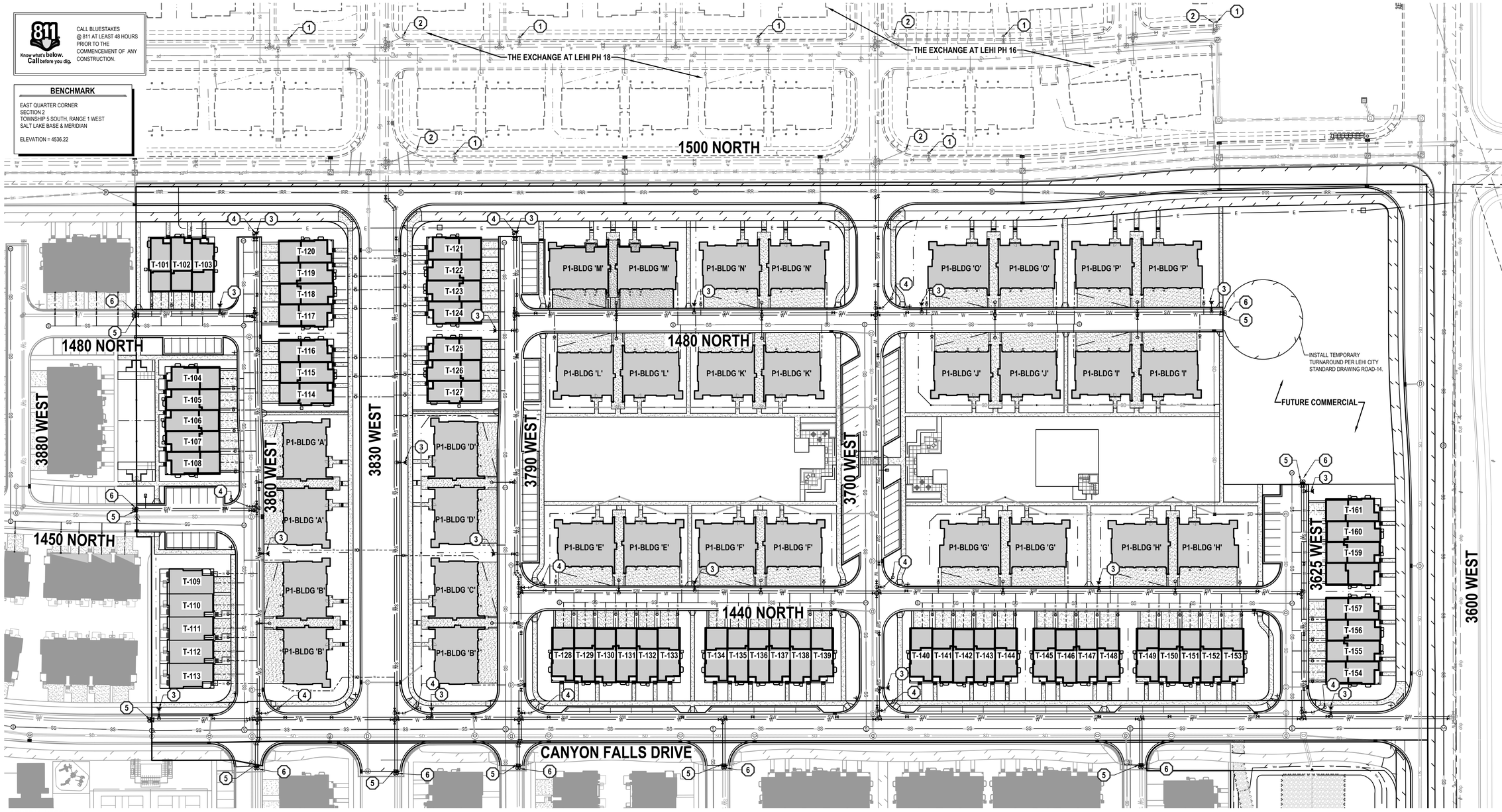
811 Know what's below. Call before you dig.

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

BENCHMARK

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

ELEVATION = 4536.22



GENERAL NOTES

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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. EXISTING FIRE HYDRANT.
2. EXISTING BLOWOFF.
3. PROPOSED PHASE 1 FIRE HYDRANT PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. PROPOSED PHASE 1 BLOWOFF.
5. INSTALL 4" POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.
6. INSTALL 2" PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

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CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

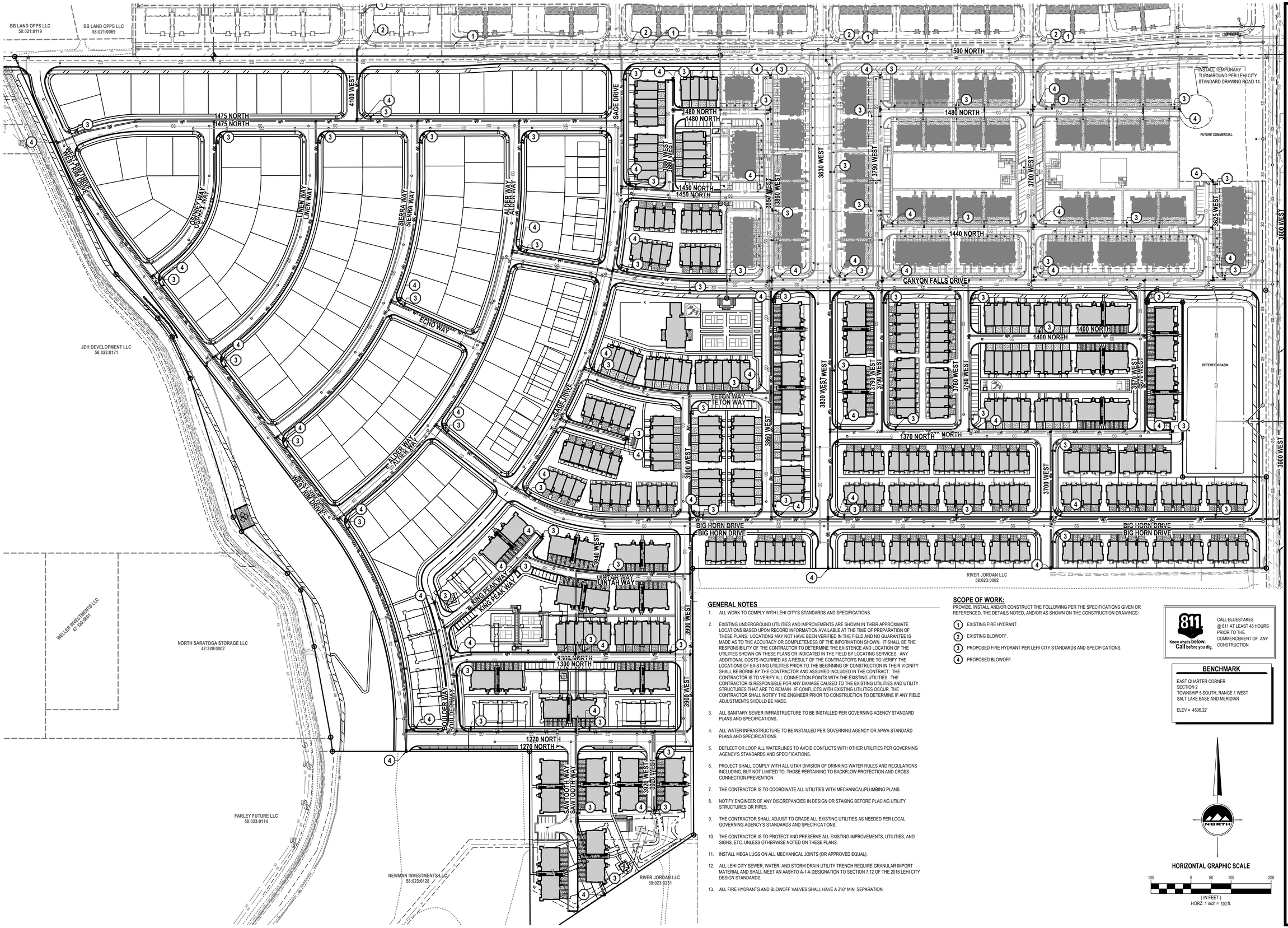
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PHASE 1 HYDRANT PLAN

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-400



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11. INSTALL MEGA LUGS ON ALL MECHANICAL JOINTS (OR APPROVED EQUAL).
12. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
13. ALL FIRE HYDRANTS AND BLOWOFF VALVES SHALL HAVE A 3'-0" MIN. SEPARATION.

SCOPE OF WORK:

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1. EXISTING FIRE HYDRANT.
2. EXISTING BLOWOFF.
3. PROPOSED FIRE HYDRANT PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. PROPOSED BLOWOFF.

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BENCHMARK

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

ELEV = 4536.22'

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

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CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

OVERALL HYDRANT & UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-400A

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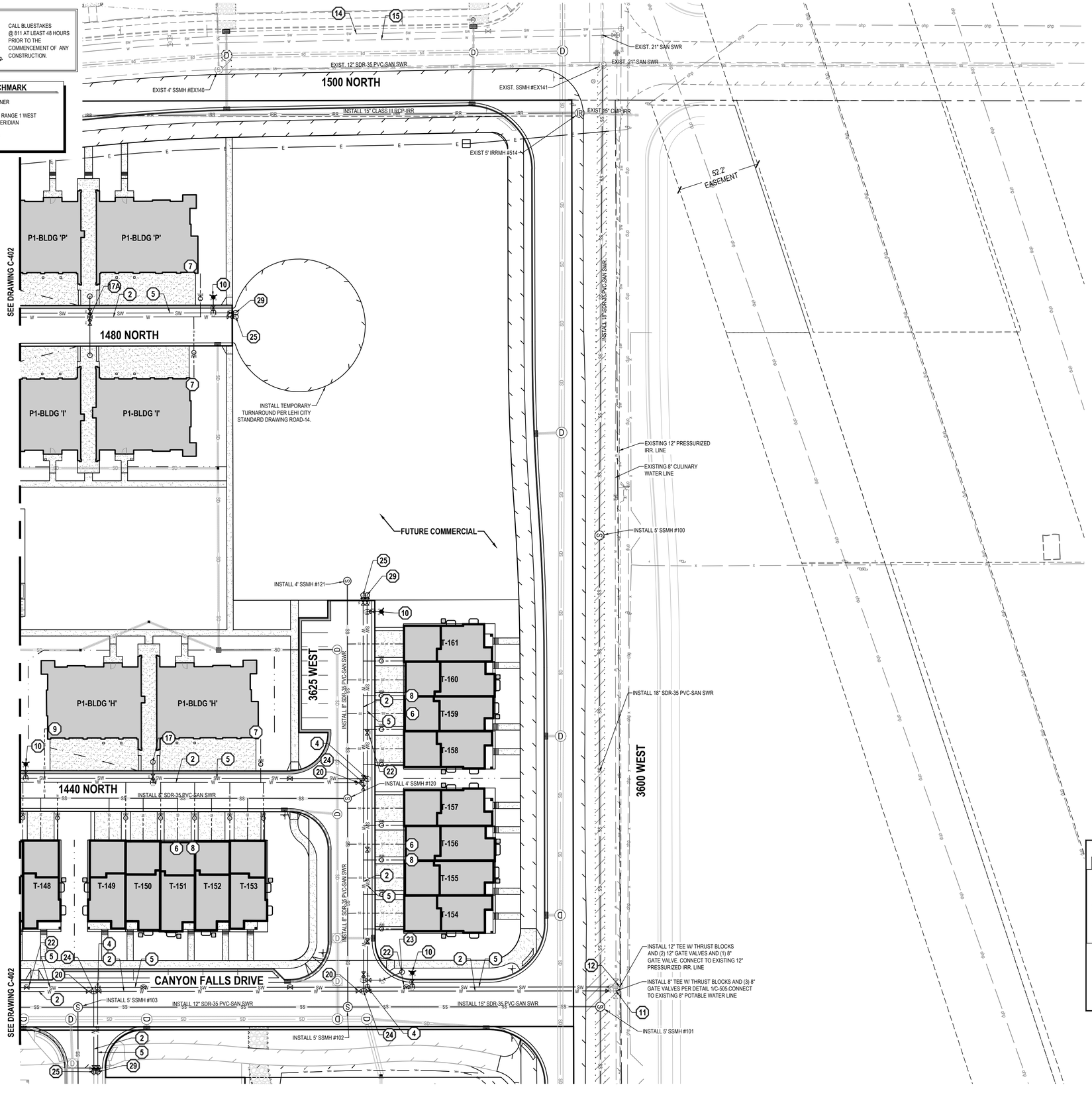

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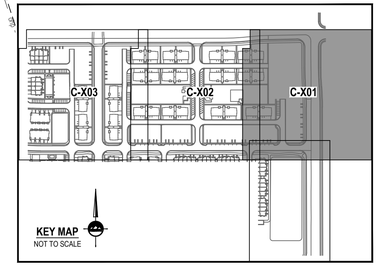
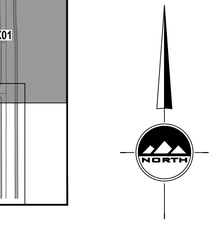
SCOPE OF WORK:

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 WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8"x6" FL TEE W/ THRUST BLOCKS AND (1) 8" GATE VALVE AND (2) 6" GATE VALVES.
4. INSTALL 8" TEE W/ THRUST BLOCKS AND (3) 8" MJ GATE VALVES.
5. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
6. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
7. INSTALL 6" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
8. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
9. INSTALL 1-1/2" CTS POLY POTABLE WATER SERVICE FROM MAIN TO 1-1/2" METER AND 2" POLY SERVICE FROM METER TO BUILDING PER LEHI CITY STANDARDS.
10. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
11. CONNECT TO EXISTING POTABLE WATER LINE.
12. CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE.
13. PLUG, CAP, AND MARK FOR FUTURE CONNECTION.
14. EXISTING 12" IRRIGATION LINE.
15. EXISTING 12" PVC C-900 POTABLE WATERLINE.
16. INSTALL 2" CTS PURPLE POLY IRRIGATION POINT OF CONNECTION.
17. INSTALL 4" C-900 DR-18 PVC FIRE SERVICE WATER LINE PER LEHI CITY STDS WITH 8"x4" TEE, 4" GATE VALVE FLANGED TO TEE, AND TEMPORARY 2" BLOWOFF VALVE TO END LINE.
17A. INSTALL 4" C-900 DR-18 PVC FIRE SERVICE WATER LINES PER LEHI CITY STDS WITH 8"x4" CROSS, (2) 4" GATE VALVES FLANGED TO CROSS, AND (2) TEMPORARY 2" BLOWOFF VALVES TO END LINE.
18. INSTALL 8" FL TEE W/ THRUST BLOCKS , (2) 8" GATE VALVES, (1) 8"X6" REDUCER, AND (1) 6" GATE VALVE.
19. INSTALL 8" FL CROSS W/ THRUST BLOCKS AND (3) OR (4) 8" MJ GATE VALVES
20. INSTALL 8" MJ GATE VALVE PER LEHI CITY STANDARDS.
21. INSTALL 8" FL CROSS W/ THRUST BLOCKS AND (4) 8" MJ GATE VALVES.
22. INSTALL 8" MJ GATE VALVE PER LEHI CITY STANDARDS.
23. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WATER-3. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
23A. INSTALL 4" BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER LEHI CITY STANDARD DRAWING WATER-3. MAINTAIN 3' SEPARATION EDGE TO EDGE FROM FIRE HYDRANT.
24. INSTALL 8" FL TEE W/ THRUST BLOCKS AND (3) 8" GATE VALVES PER DETAIL 7/C-604.
25. INSTALL 4" POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.
26. INSTALL 11.25° BEND.
27. INSTALL 22.5° BEND.
28. INSTALL 45° BEND.
29. INSTALL 2" PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.
30. INSTALL 8" FL TEE W/ THRUST BLOCKS, (1) 8" MJ GATE VALVE, (2) 8"X6" REDUCERS, AND (2) 6" MJ GATE VALVES PER LEHI CITY STANDARDS
31. INSTALL 6" MJ GATE VALVE PER LEHI CITY STANDARD





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GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-401

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BENCHMARK

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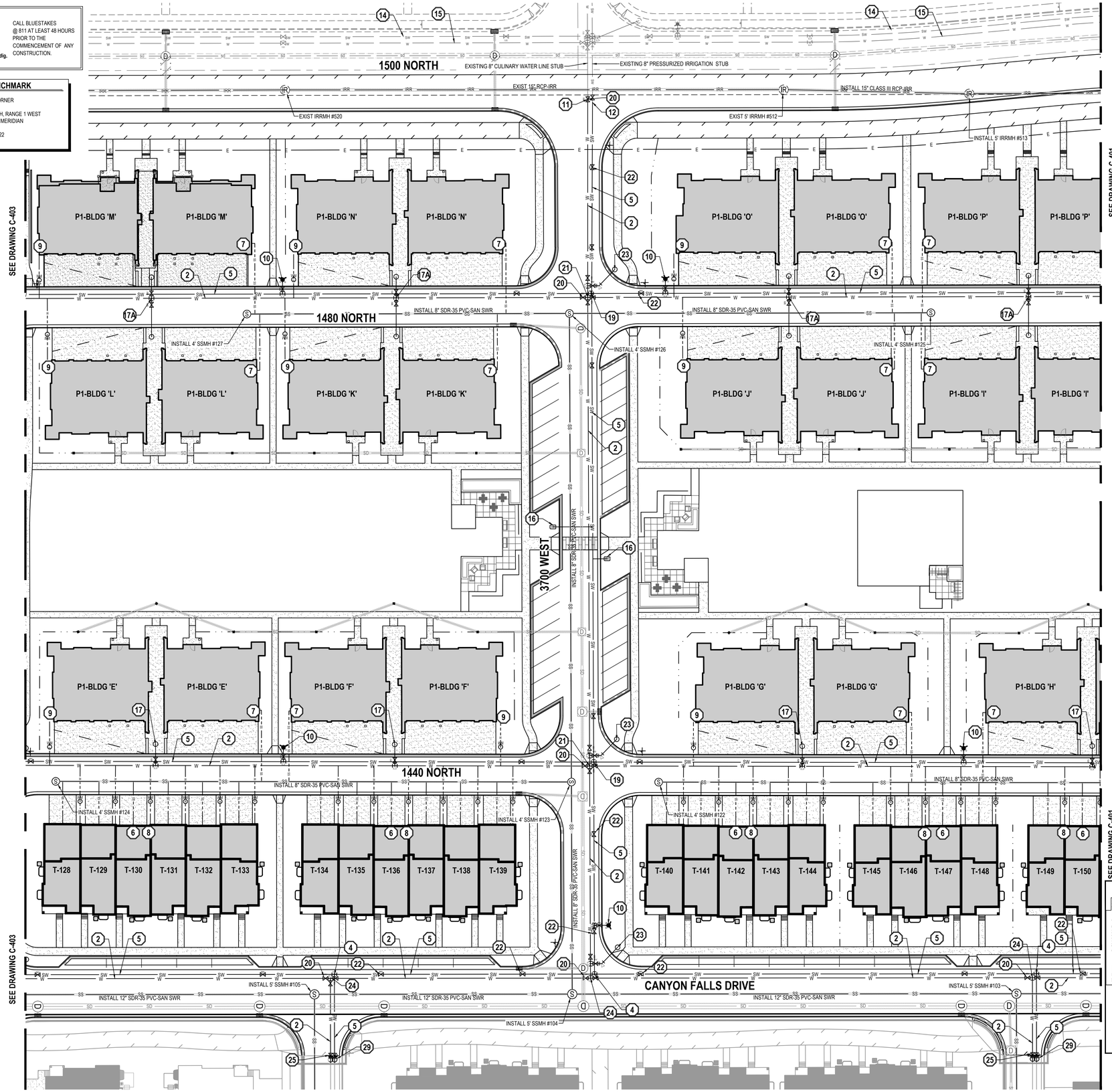

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SCOPE OF WORK:

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 WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8"x6" FL TEE W/ THRUST BLOCKS AND (1) 8" GATE VALVE AND (2) 6" GATE VALVES.
4. INSTALL 8" TEE W/ THRUST BLOCKS AND (3) 8" MJ GATE VALVES.
5. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
6. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
7. INSTALL 6" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
8. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
9. INSTALL 1-1/2" CTS POLY POTABLE WATER SERVICE FROM MAIN TO 1-1/2" METER AND 2" POLY SERVICE FROM METER TO BUILDING PER LEHI CITY STANDARDS.
10. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
11. CONNECT TO EXISTING POTABLE WATER LINE.
12. CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE.
13. PLUG, CAP, AND MARK FOR FUTURE CONNECTION.
14. EXISTING 12" IRRIGATION LINE.
15. EXISTING 12" PVC C-900 POTABLE WATERLINE.
16. INSTALL 2" CTS PURPLE POLY IRRIGATION POINT OF CONNECTION.
17. INSTALL 4" C-900 DR-18 PVC FIRE SERVICE WATER LINE PER LEHI CITY STDS WITH 8"x4" TEE, 4" GATE VALVE FLANGED TO TEE, AND TEMPORARY 2" BLOWOFF VALVE TO END LINE.
17A. INSTALL 4" C-900 DR-18 PVC FIRE SERVICE WATER LINES PER LEHI CITY STDS WITH 8"x4" CROSS, (2) 4" GATE VALVES FLANGED TO CROSS, AND (2) TEMPORARY 2" BLOWOFF VALVES TO END LINE.
18. INSTALL 8" FL TEE W/ THRUST BLOCKS , (2) 8" GATE VALVES, (1) 8"X6" REDUCER, AND (1) 6" GATE VALVE.
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20. INSTALL 8" MJ GATE VALVE PER LEHI CITY STANDARDS.
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26. INSTALL 11.25° BEND.
27. INSTALL 22.5° BEND.
28. INSTALL 45° BEND.
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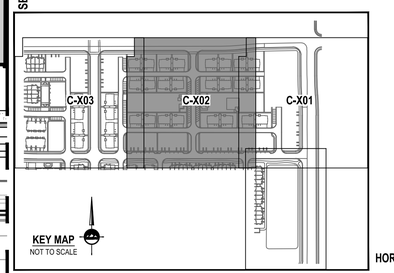
31. INSTALL 6" MJ GATE VALVE PER LEHI CITY STANDARD



KEY MAP
NOT TO SCALE

NORTH

HORIZONTAL GRAPHIC SCALE

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

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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FOR:
EDGE HOMES
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DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POWER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER 8069G
PRINT DATE 3/5/2021
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

C-402

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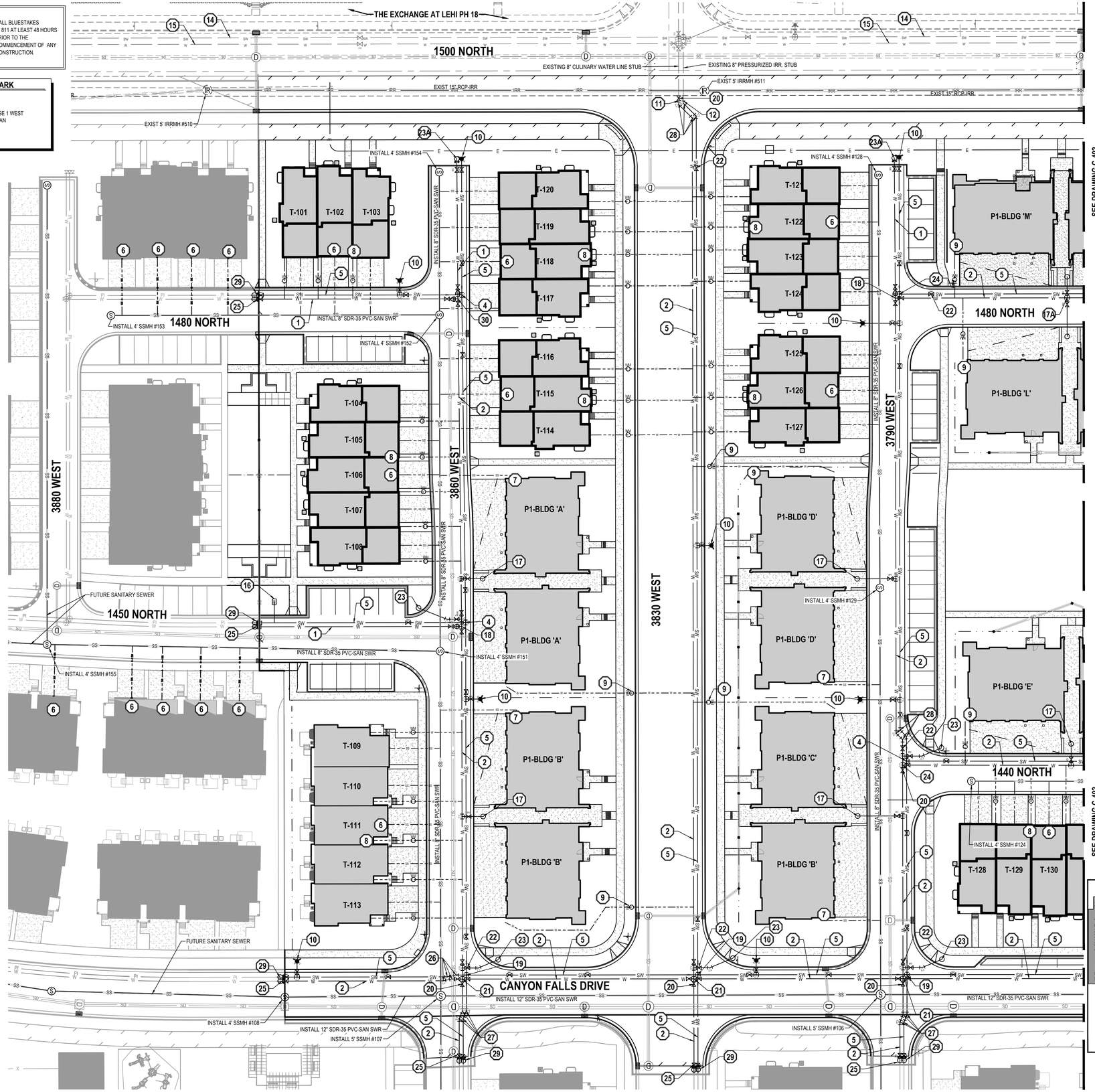
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

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

ELEVATION = 4536.22



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER 8069G	PRINT DATE 3/5/2021
DRAWN BY C. OESTREICH	CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS	

C-403

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BENCHMARK

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

ELEVATION = 4536.22

THE EXCHANGE AT LEHI PH 18

THE EXCHANGE AT LEHI PH 16

1500 NORTH

1480 NORTH

1450 NORTH

1440 NORTH

3880 WEST

3860 WEST

3830 WEST

3790 WEST

3700 WEST

3625 WEST

3600 WEST

CANYON FALLS DRIVE

FUTURE COMMERCIAL

T-101 T-102 T-103 T-104 T-105 T-106 T-107 T-108 T-109 T-110 T-111 T-112 T-113

T-114 T-115 T-116 T-117 T-118 T-119 T-120

T-121 T-122 T-123 T-124 T-125 T-126 T-127

T-128 T-129 T-130 T-131 T-132 T-133 T-134 T-135 T-136 T-137 T-138 T-139 T-140 T-141 T-142 T-143 T-144 T-145 T-146 T-147 T-148 T-149 T-150 T-151 T-152 T-153 T-154 T-155 T-156 T-157 T-159 T-160 T-161

BLDG 162 BLDG 163 BLDG 164 BLDG 165 BLDG 166 BLDG 167 BLDG 168 BLDG 169 BLDG 170 BLDG 171 BLDG 172 BLDG 173 BLDG 174 BLDG 175 BLDG 176 BLDG 177

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

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GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
3-9-21

POWER PLAN

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE

PROJECT MANAGER
B. MORRIS

C-404

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TOWNSHIP 5 SOUTH, RANGE 1 WEST
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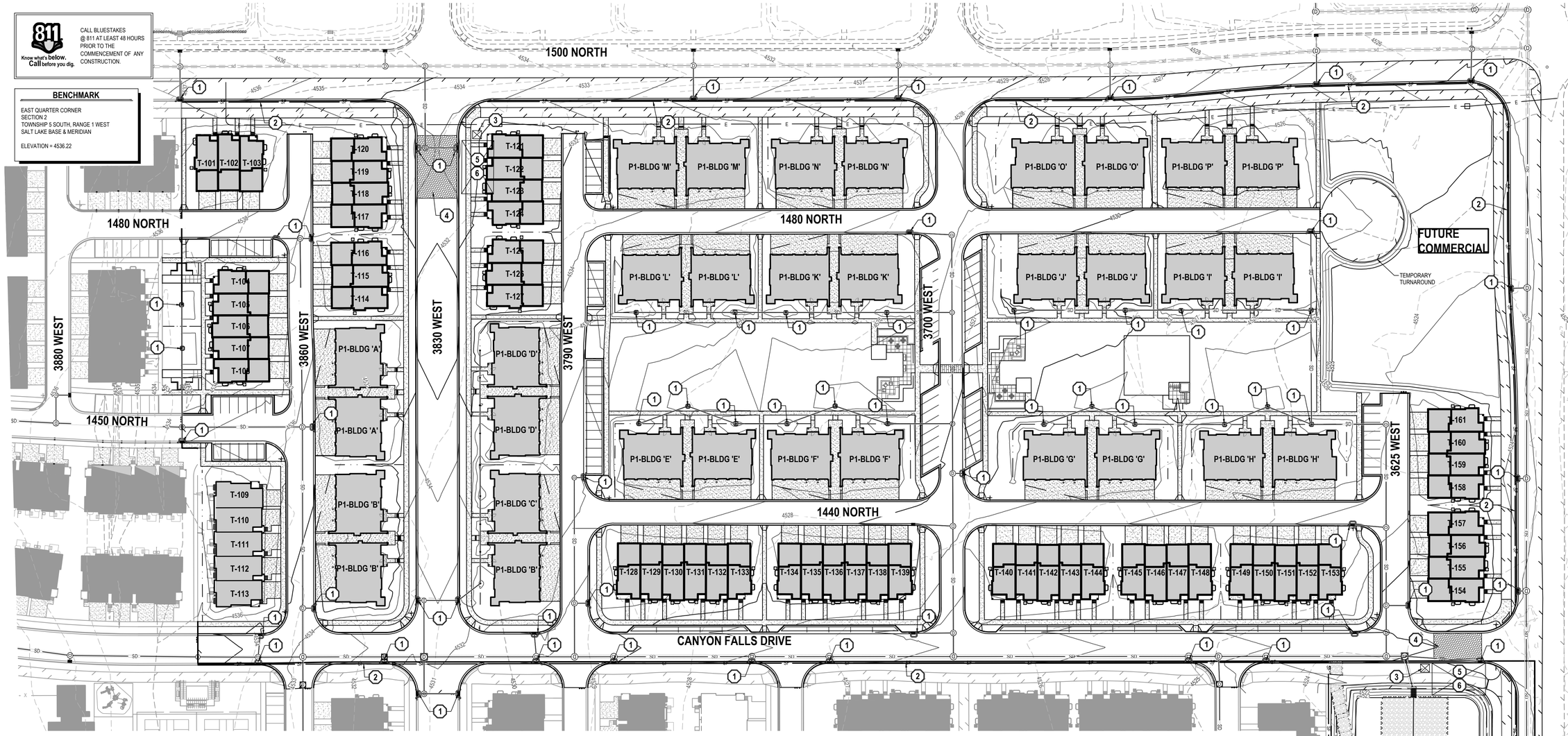
ELEVATION = 4536.22



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.
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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 1/C-604.
2. SILT FENCE PER DETAIL 2/C-604.
3. PORTABLE TOILET PER DETAIL 3/C-604.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 4/C-604.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

SEE DRAWING C-501

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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

EROSION CONTROL PLAN

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-500

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SECTION 2
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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

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(IN FEET)

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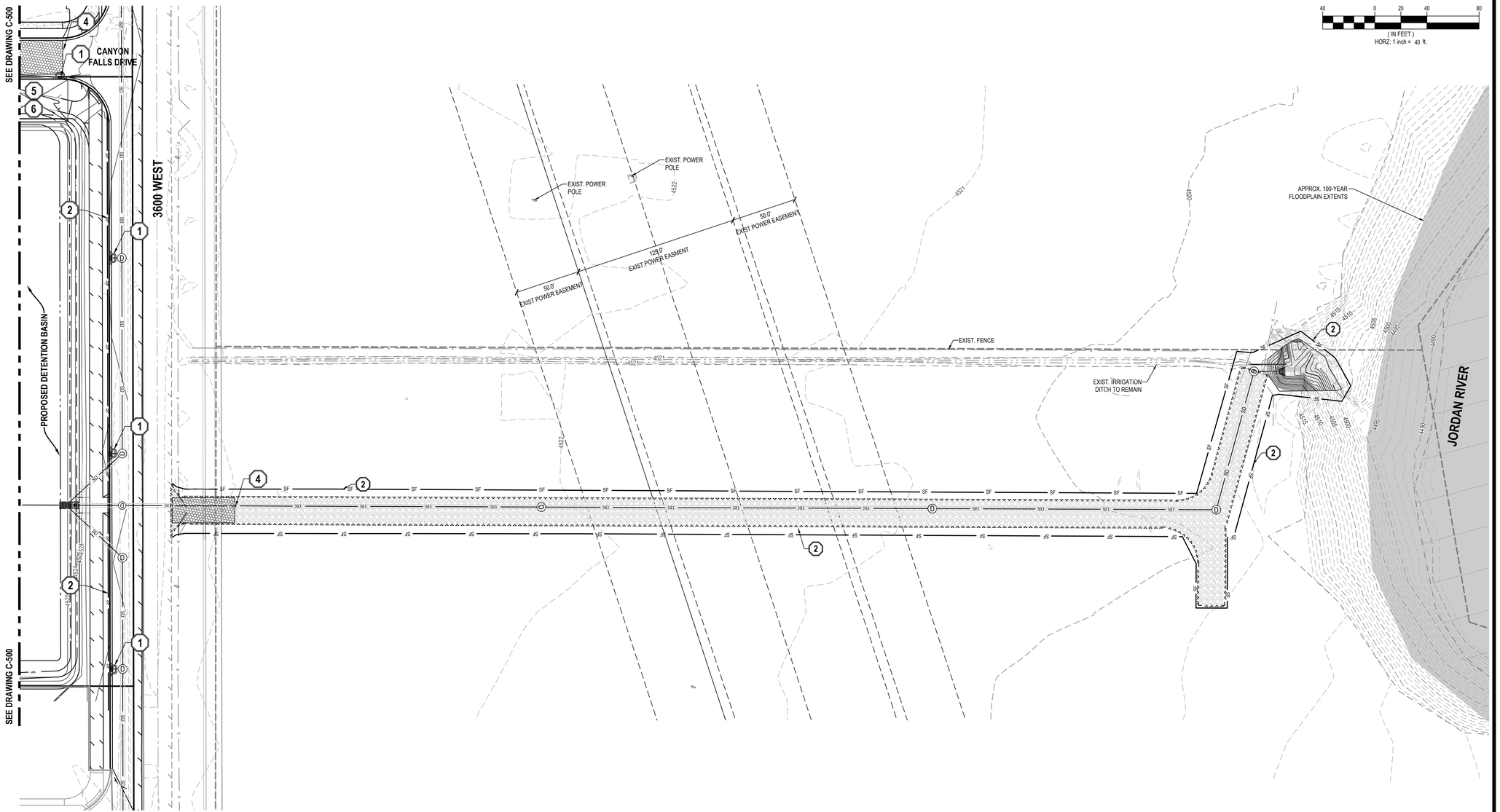

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DRAPER, UT 84020

CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

EROSION CONTROL PLAN

PROJECT NUMBER 8069G
PRINT DATE 3/5/2021
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

C-501

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

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

BENCHMARK

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

ELEVATION = 4536.22

SCOPE OF WORK:

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

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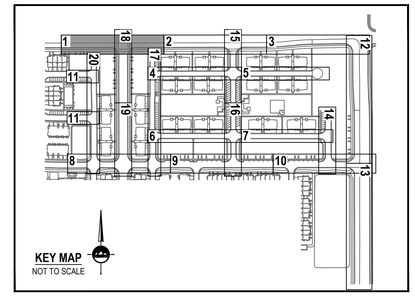

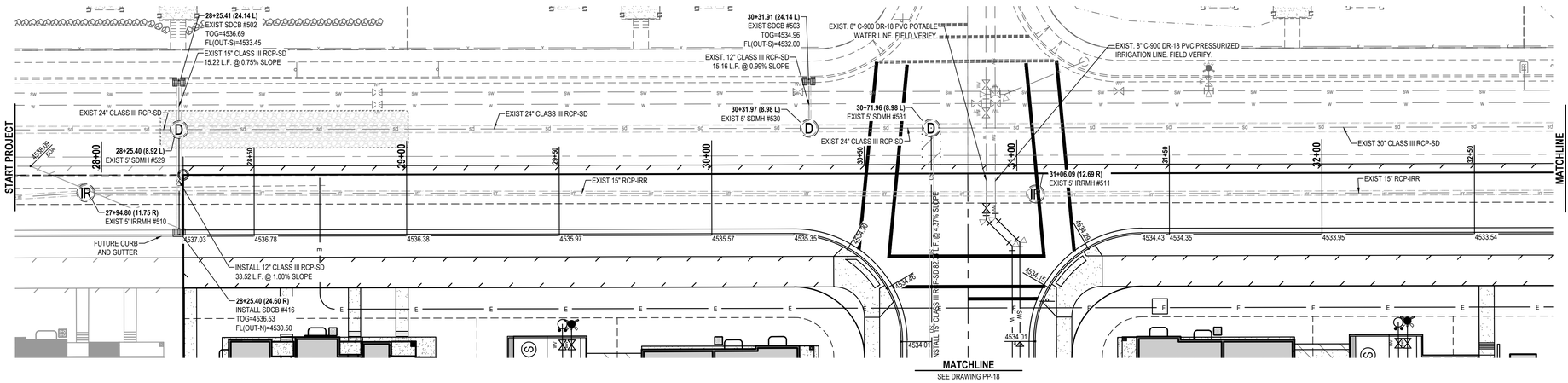

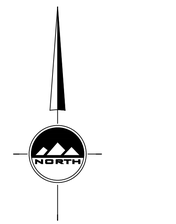

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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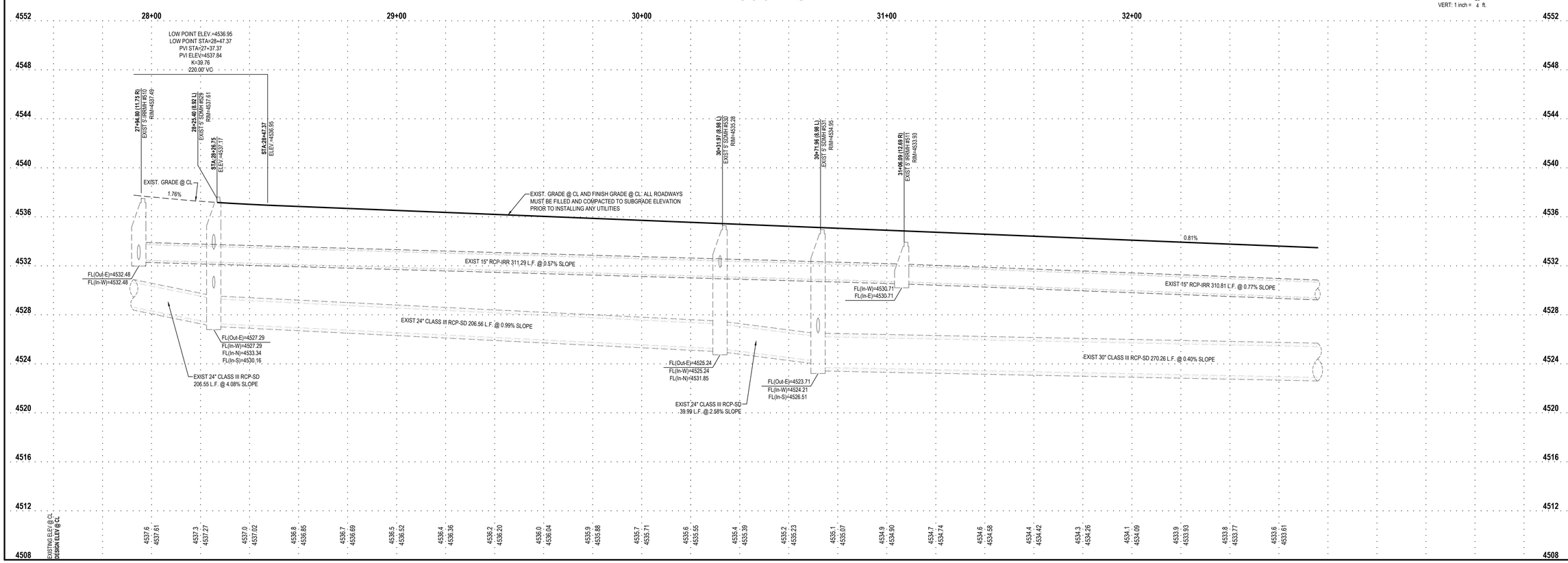

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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

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GARDNER POINT PHASE 1

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REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

PLAN AND PROFILE 1500 NORTH

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-1

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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

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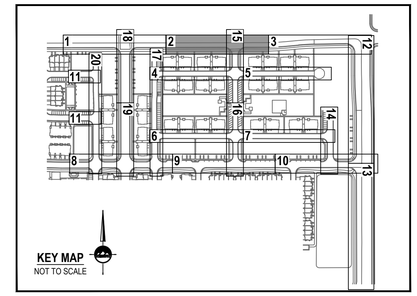
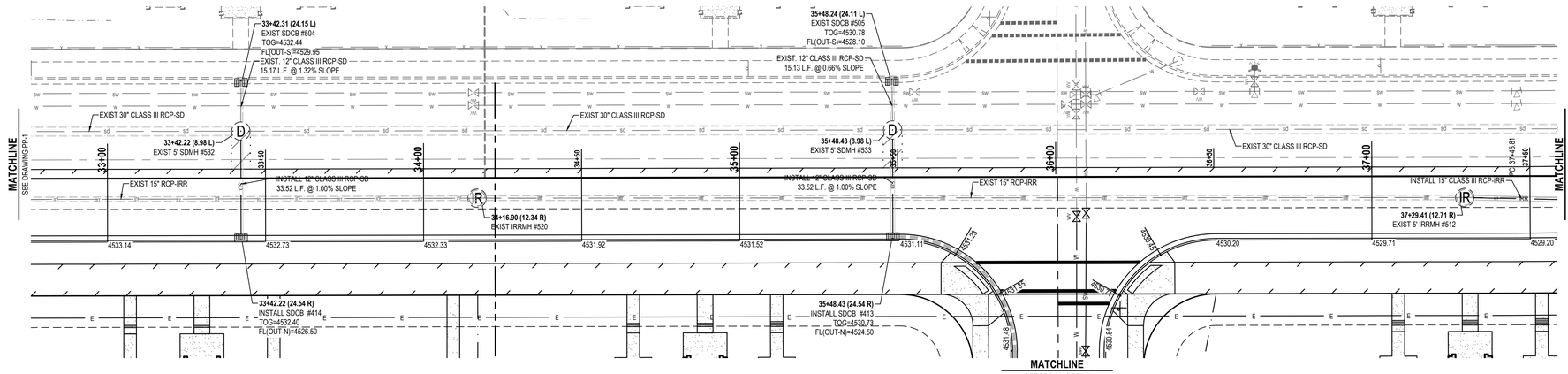
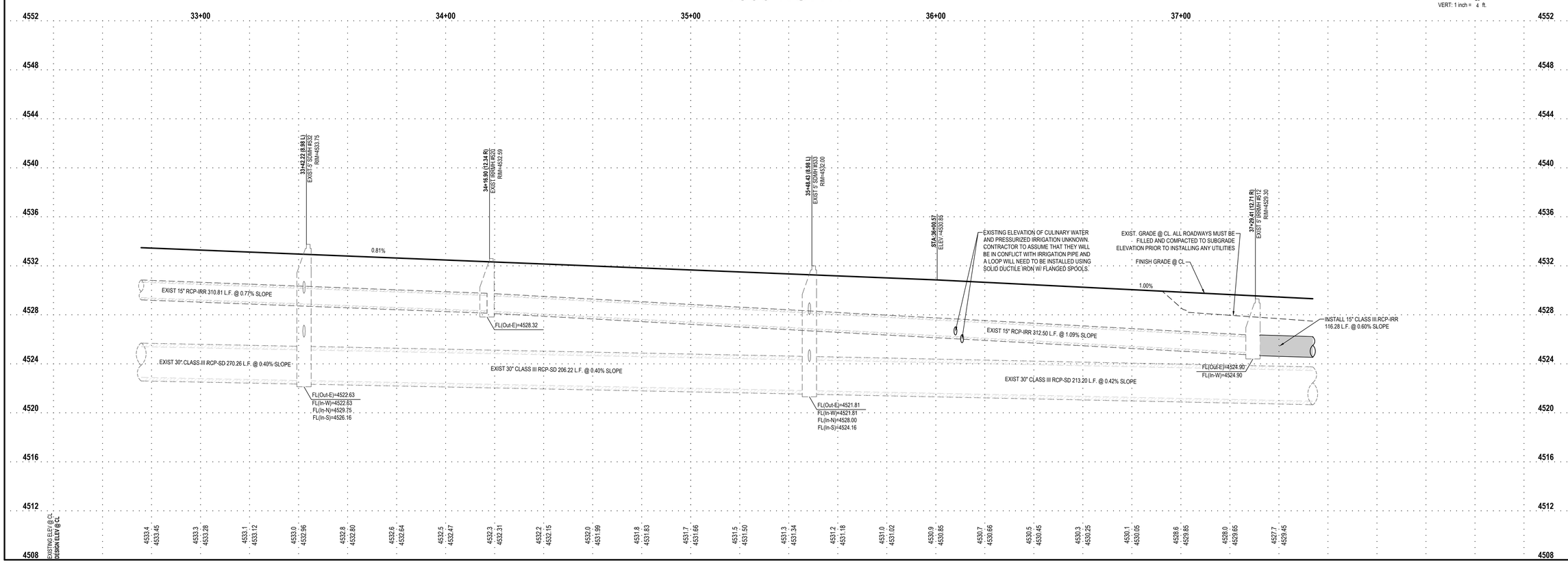




1500 NORTH



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3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

PLAN AND PROFILE 1500 NORTH

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-2

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SALT LAKE BASE & MERIDIAN

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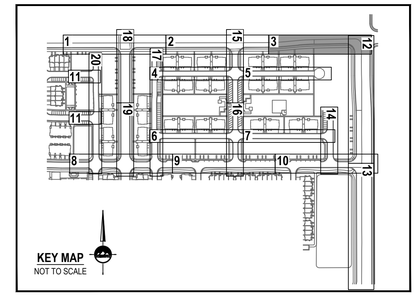

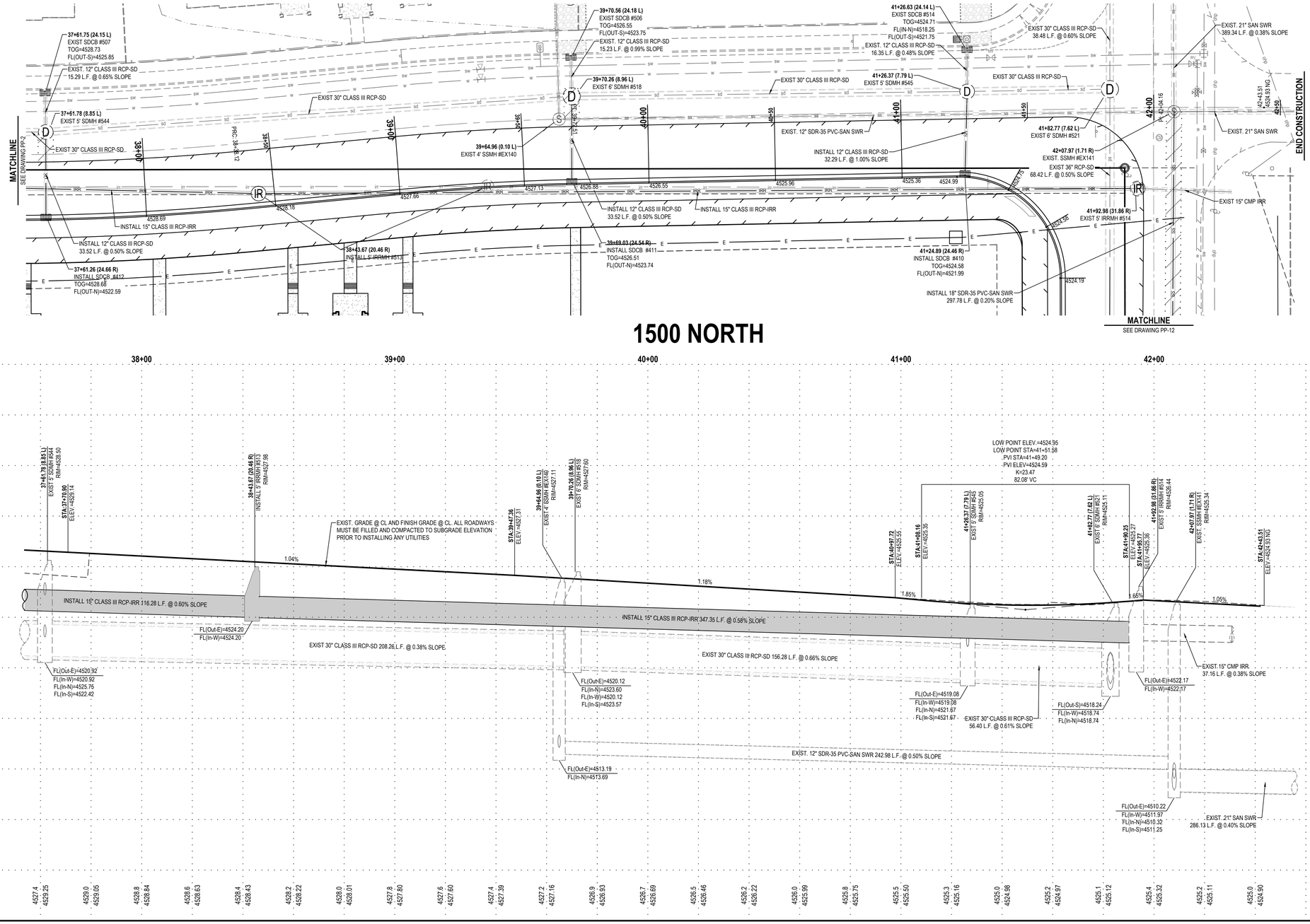

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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE 1500 NORTH

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-3

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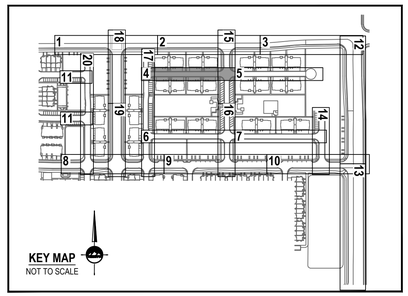

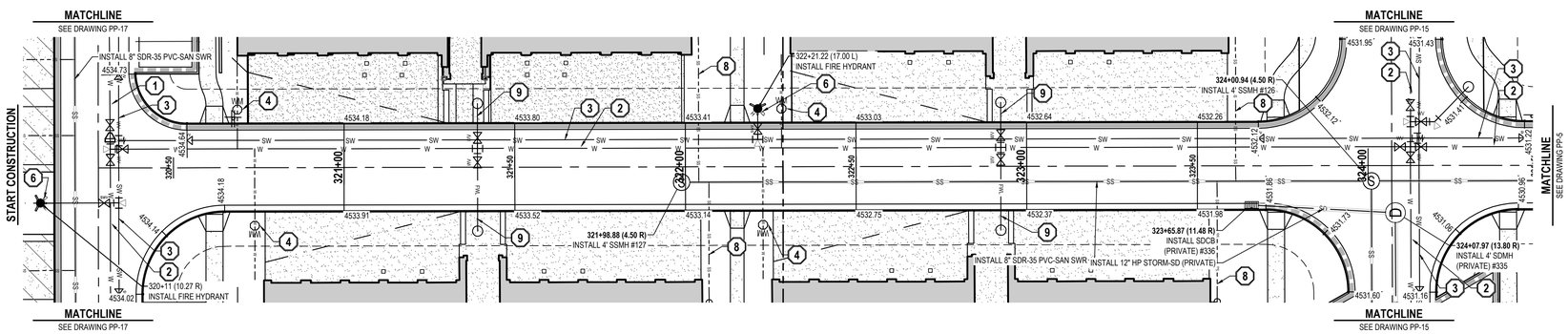

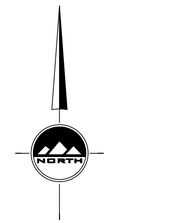

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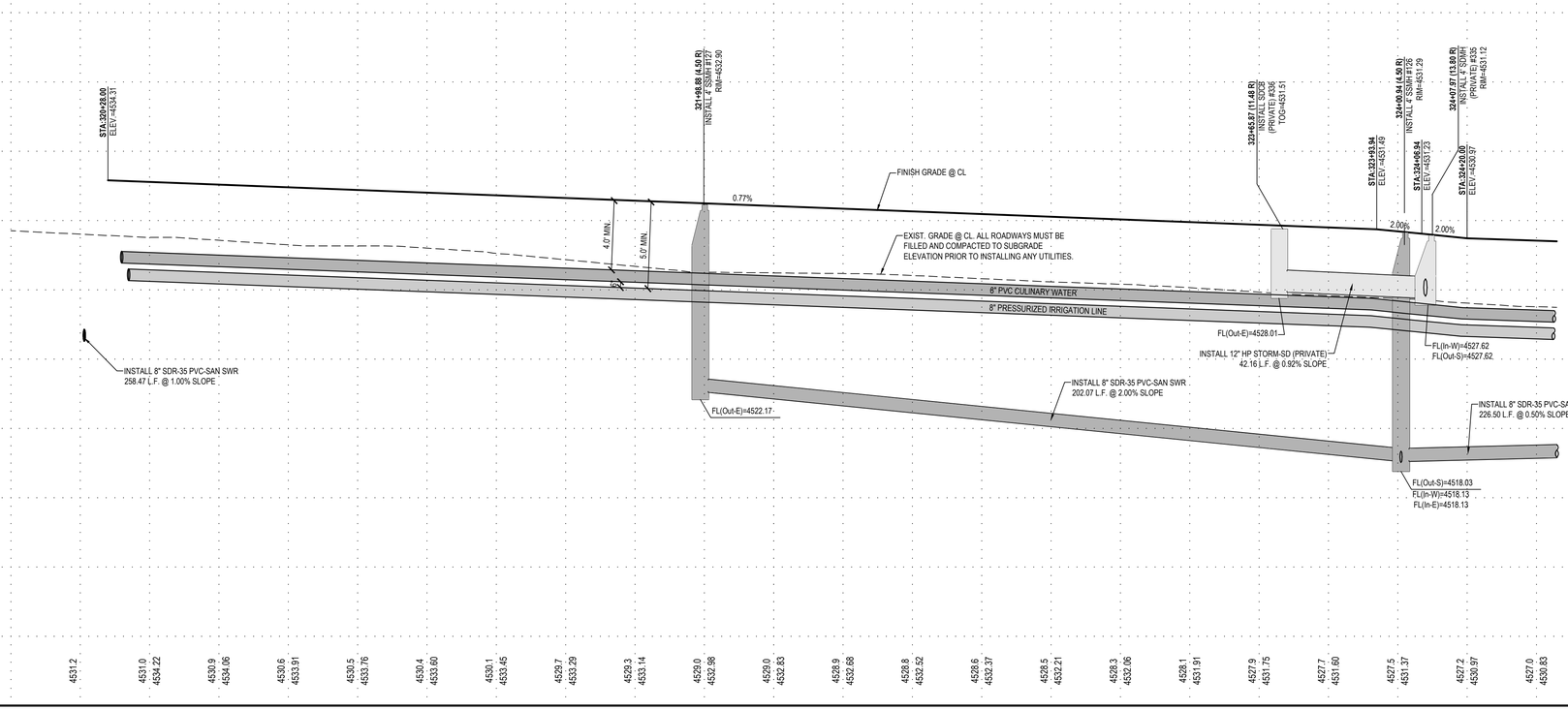
1480 NORTH



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GARDNER POINT PHASE 1

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REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

PLAN AND PROFILE 1480 NORTH

PROJECT NUMBER	PRINT DATE
8069G	3/9/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-4

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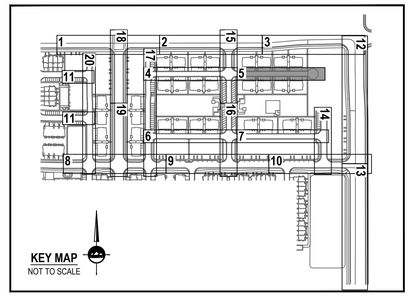

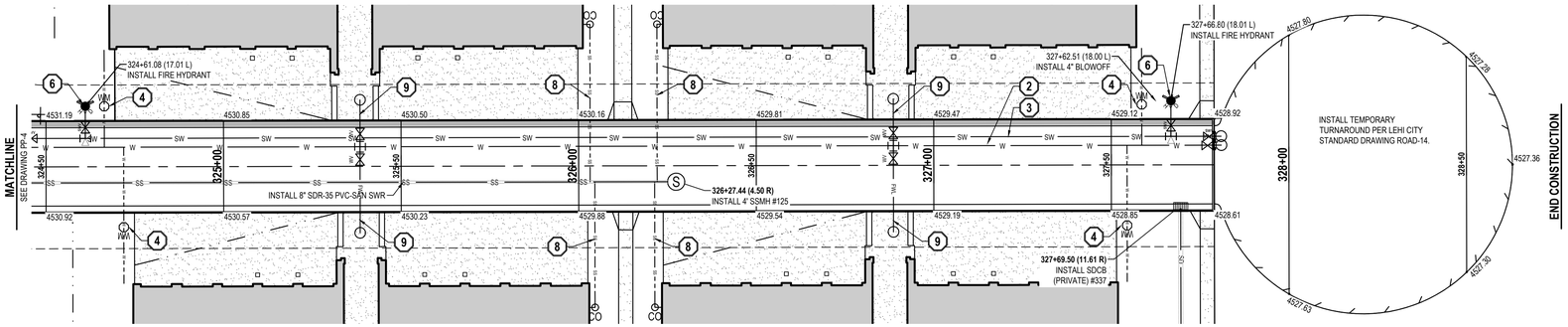

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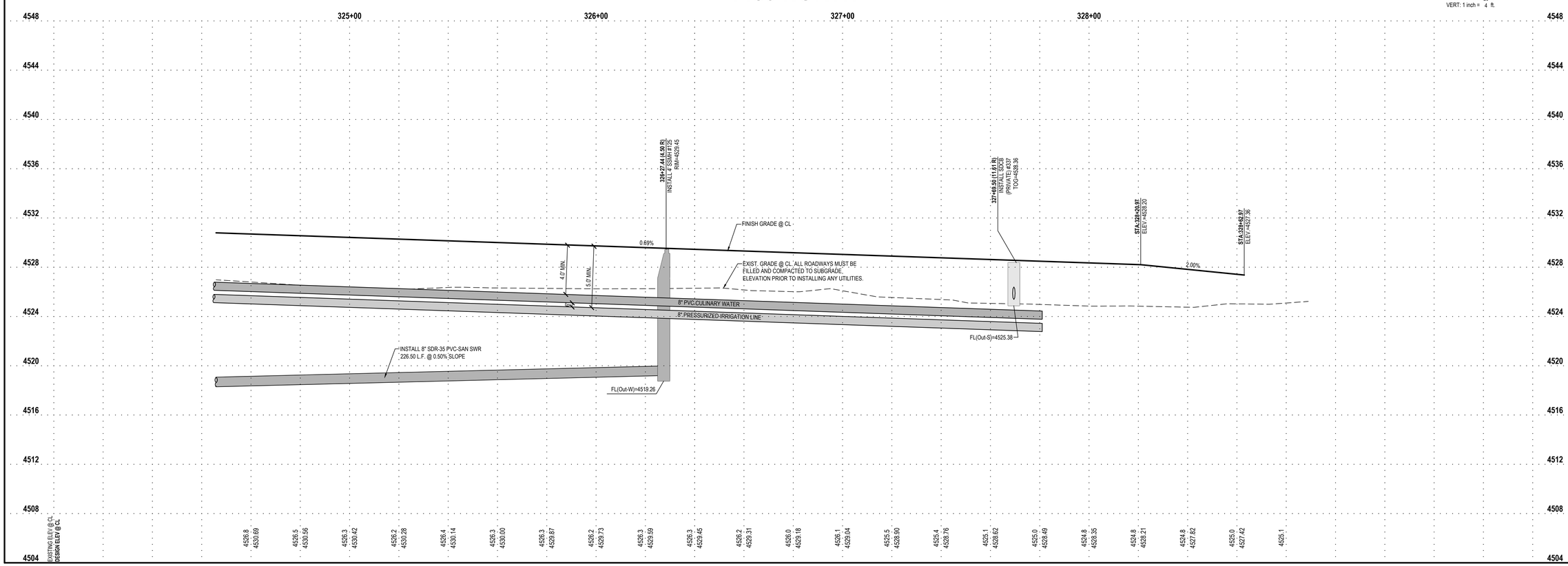

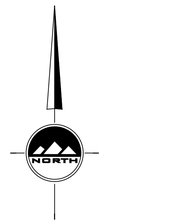

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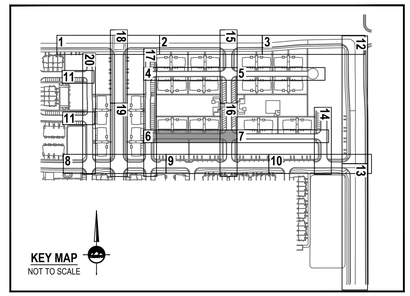

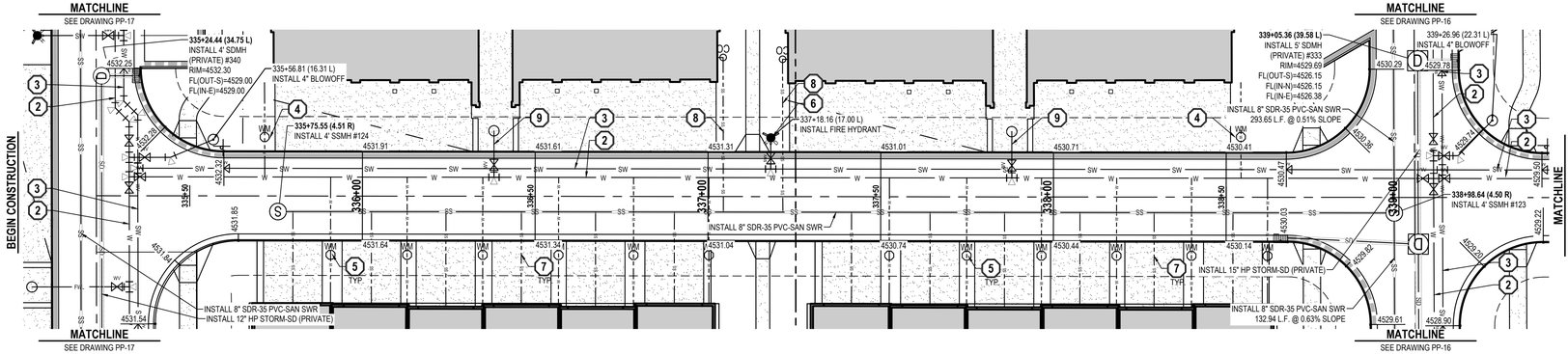

1440 NORTH

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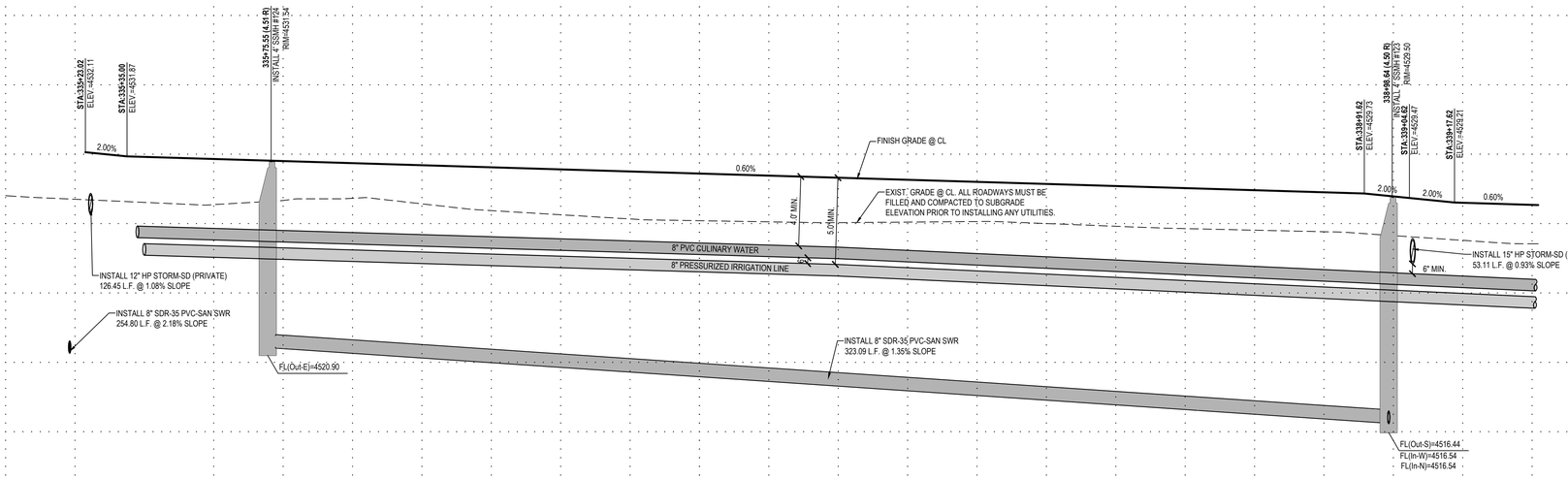

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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
1440 NORTH

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-6

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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

SCOPE OF WORK:

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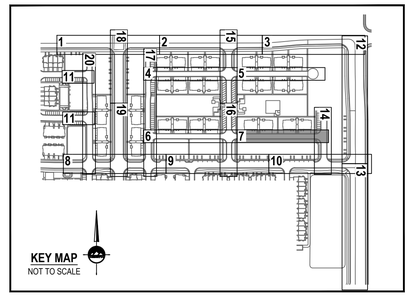
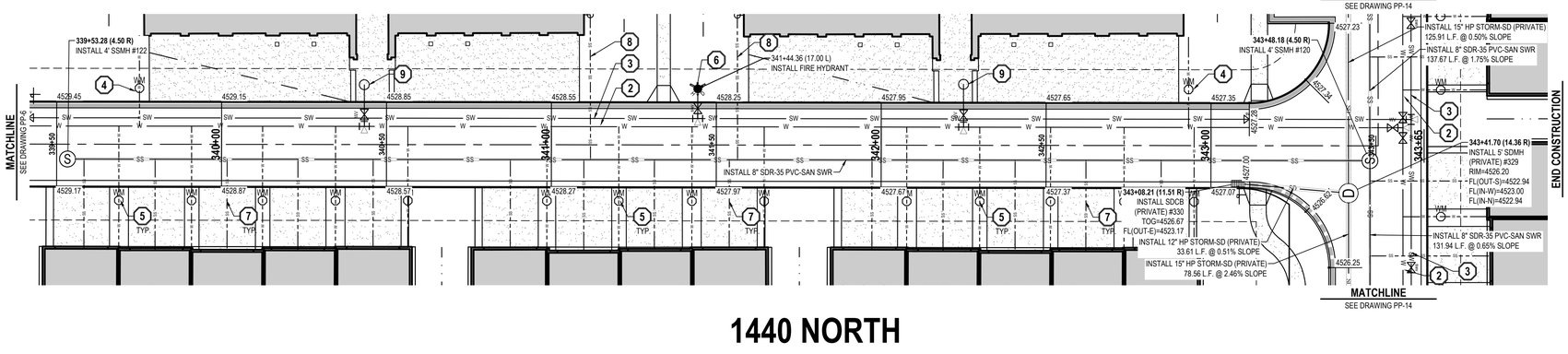
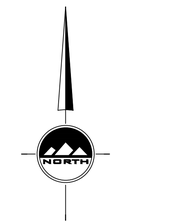




1440 NORTH



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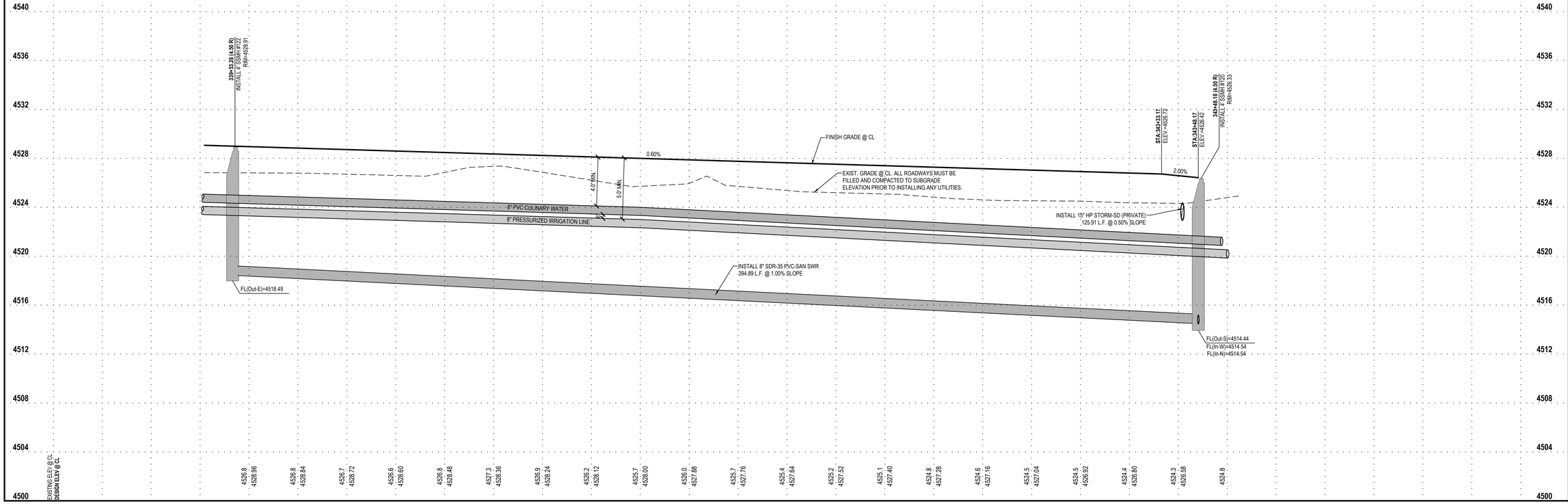

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GARDNER POINT
PHASE 1
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
1440 NORTH

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-7

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

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BENCHMARK

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

ELEVATION = 4536.22

SCOPE OF WORK:

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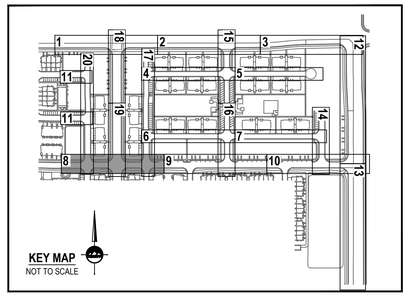

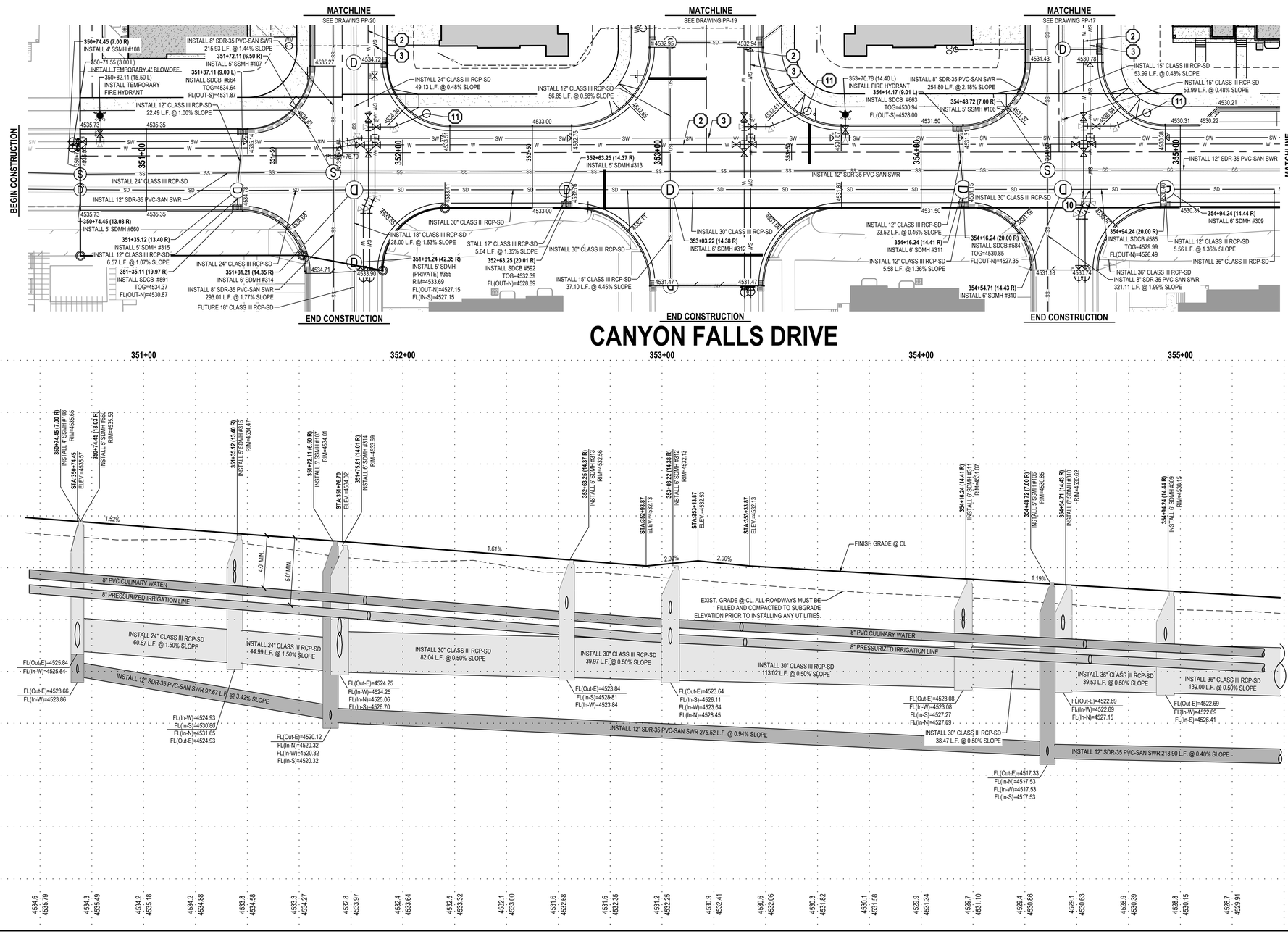

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GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

PLAN AND PROFILE CANYON FALLS DRIVE

PROJECT NUMBER 8069G
PRINT DATE 3/8/2021
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

PP-8

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

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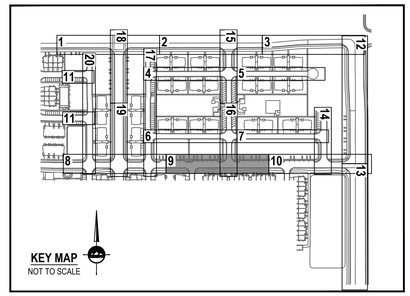

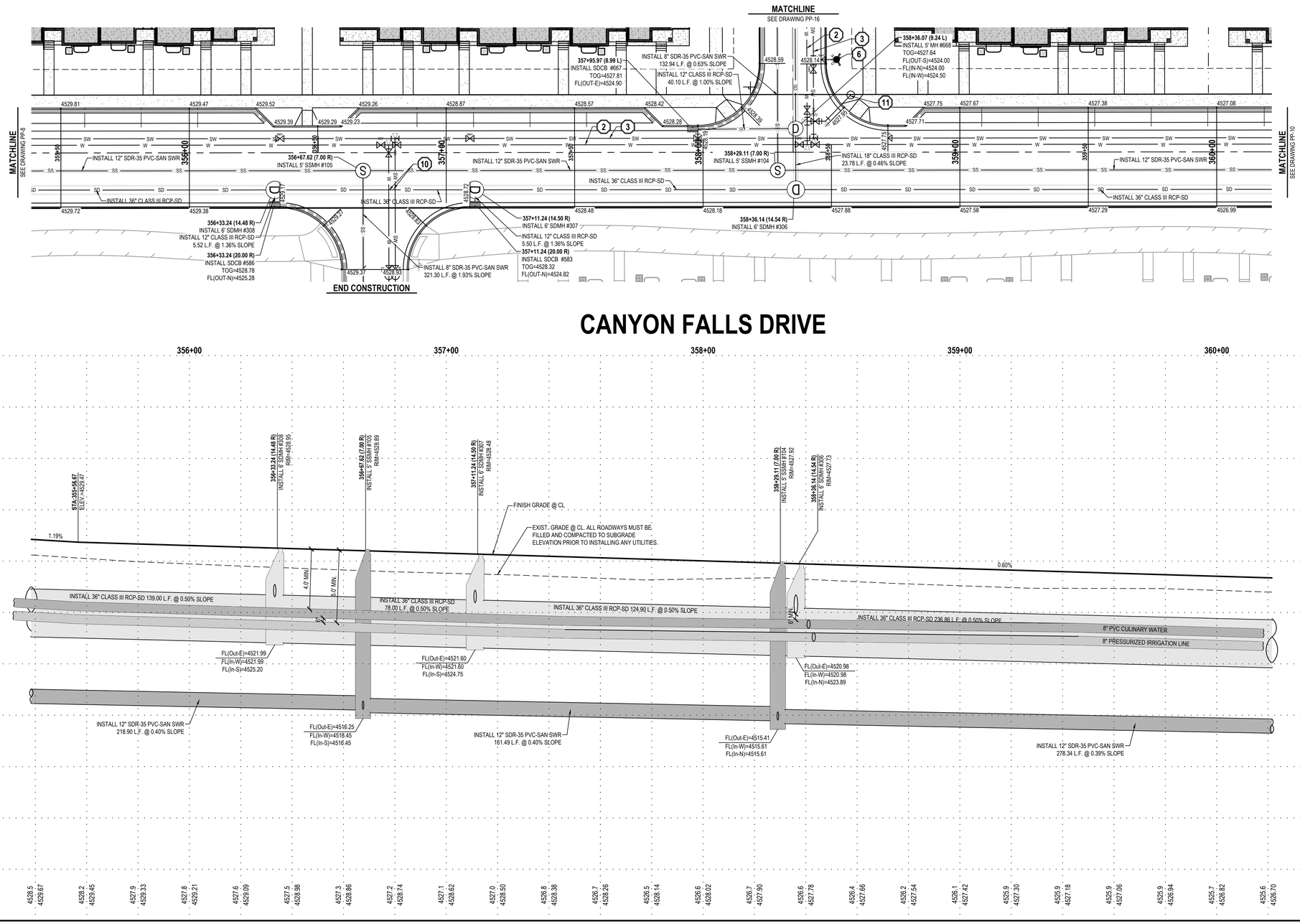

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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CONTACT:
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GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE CANYON FALLS DRIVE

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-9

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
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SALT LAKE BASE & MERIDIAN

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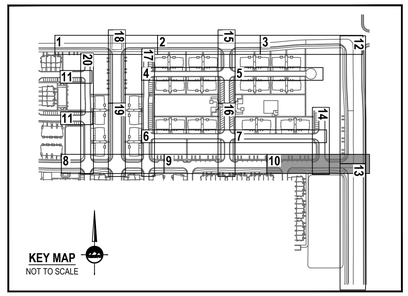

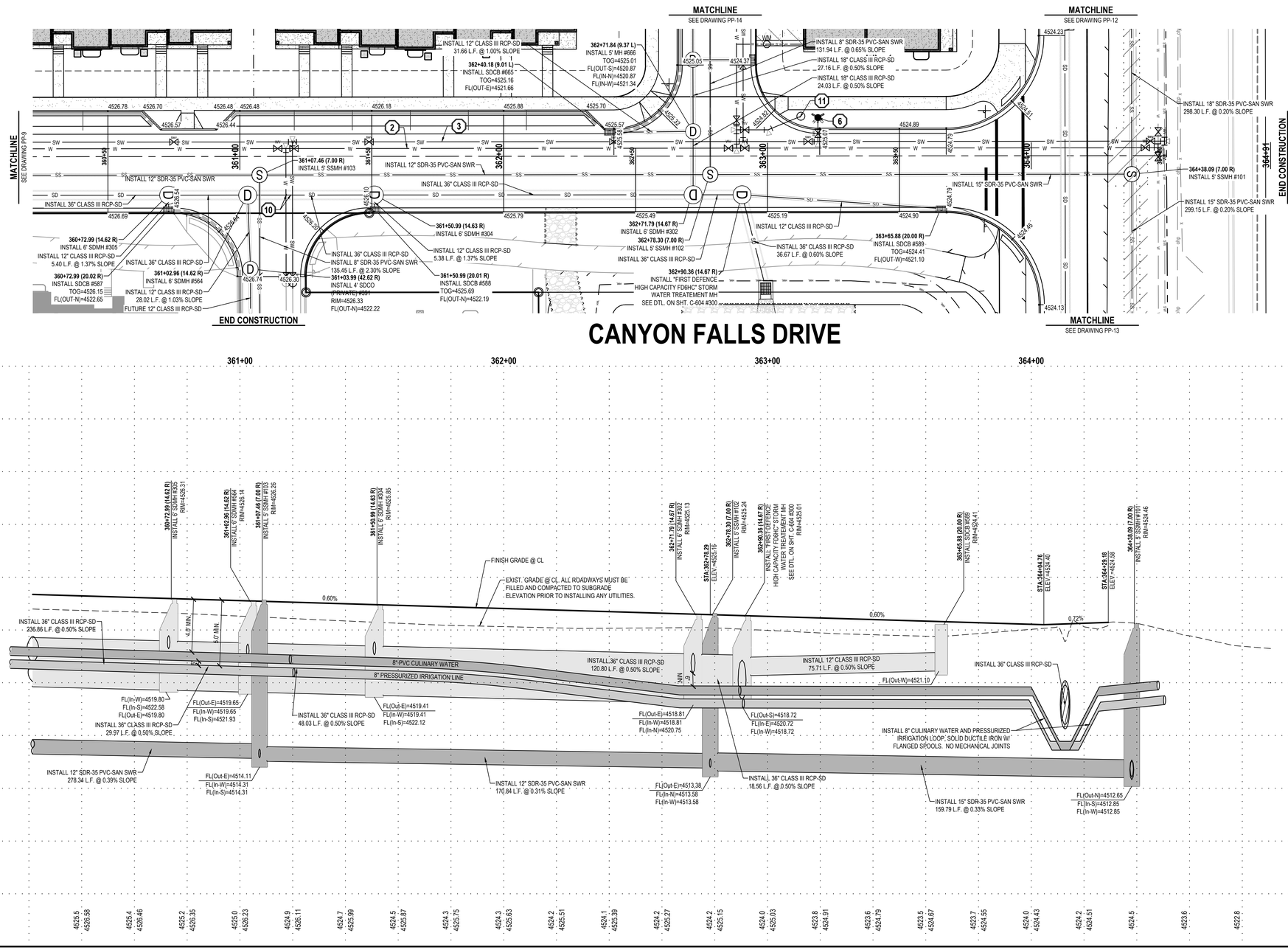

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PLAN AND PROFILE CANYON FALLS DRIVE

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-10

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NORTH

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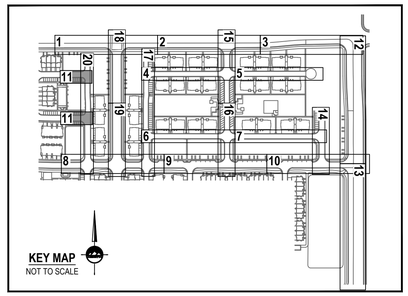
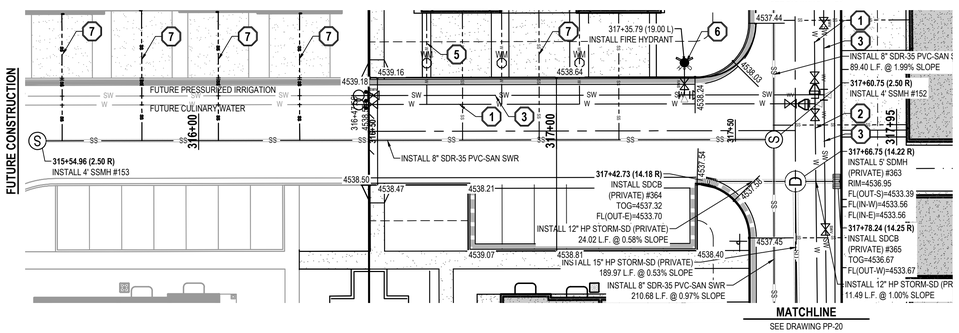
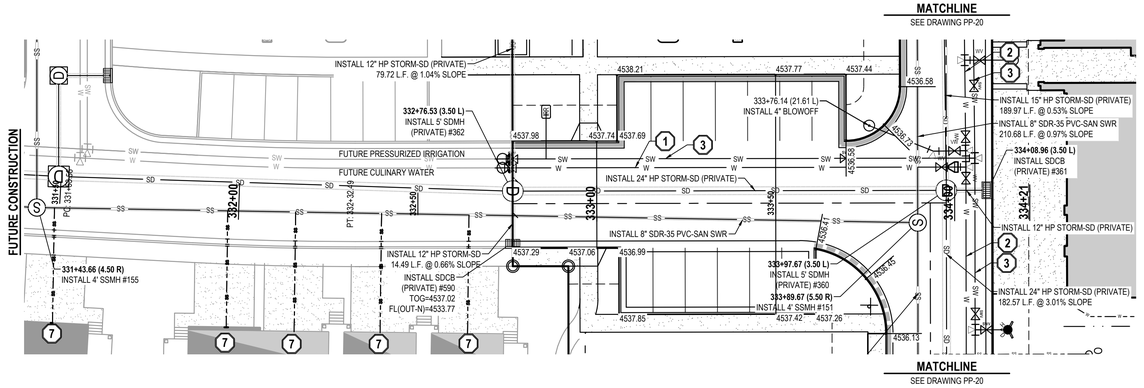
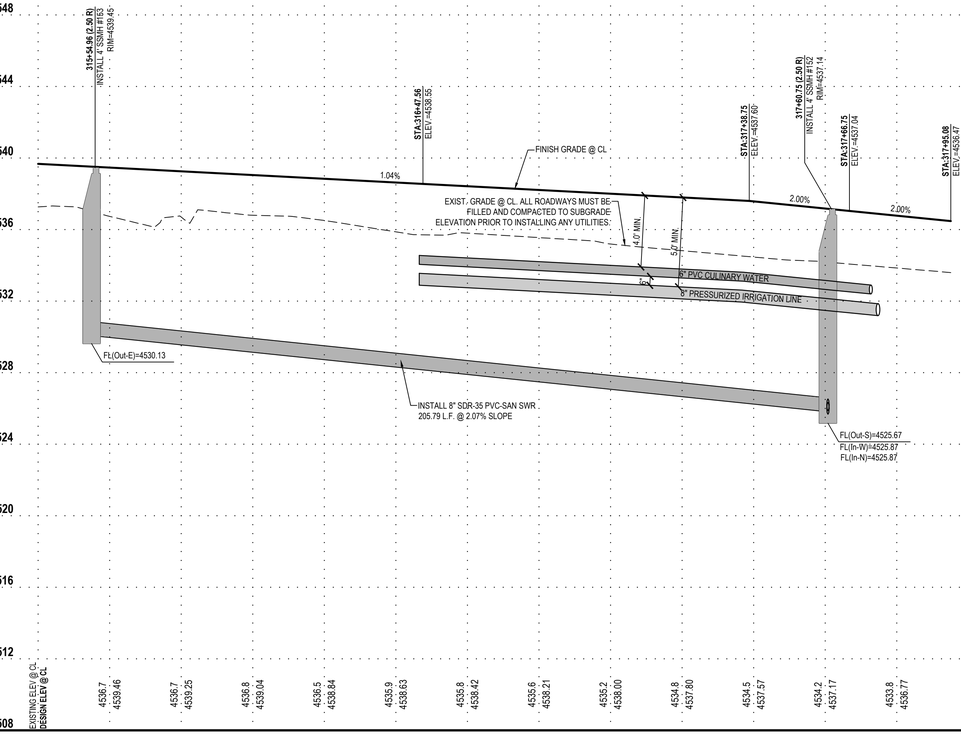


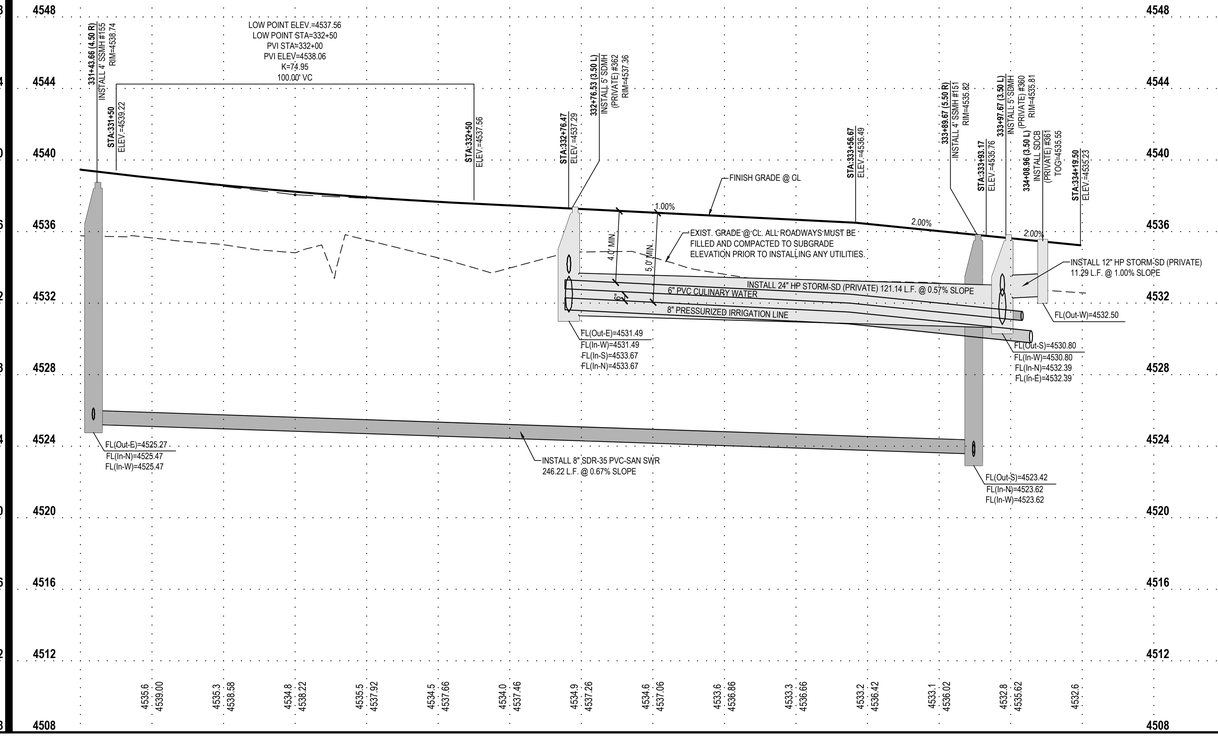


1480 SOUTH



1450 SOUTH





ENSIGN
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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, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE 1480 NORTH AND 1450 NORTH

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-11

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

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

BENCHMARK

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

ELEVATION = 4536.22

SCOPE OF WORK:

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

1. INSTALL 6" C-900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
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5. INSTALL 3/4" WATER METER PER LEHI CITY STANDARD DETAIL WATER-6.
6. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
7. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN. SLOPE W/ CLEAN OUTS. 100' O.C. (TYP).
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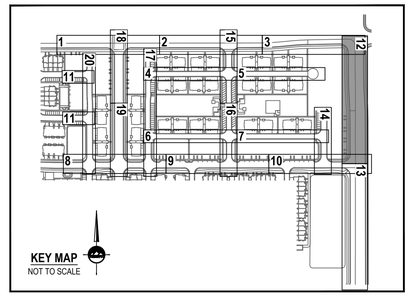
9. INSTALL 4" C-900 DR-18 PVC FIRE SERVICE WATER LINE PER LEHI CITY STDS WITH 8"x4" TEE, 4" GATE VALVE FLANGED TO TEE, AND TEMPORARY 2" BLOWOFF VALVE TO END LINE.
10. INSTALL CULINARY WATER AND PRESSURIZED IRRIGATION LOOP, SOLID DUCTILE IRON W/ FLANGED SPOOLS. NO MECHANICAL JOINTS.
11. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WATER-3. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.

NORTH

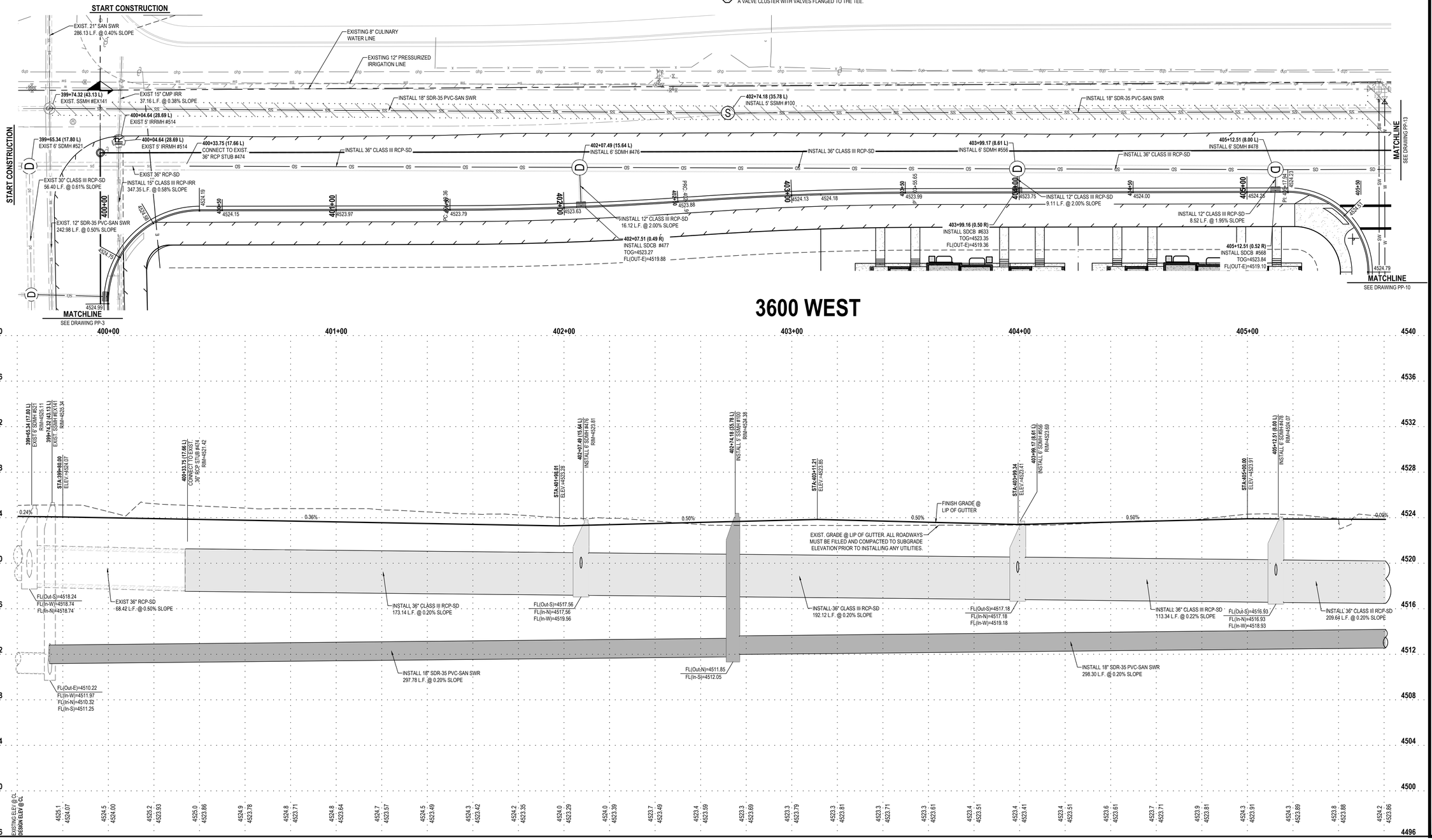
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.



KEY MAP
NOT TO SCALE



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FOR:
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13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

PLAN AND PROFILE 3600 WEST

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-12

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

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

BENCHMARK

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

ELEVATION = 4536.22

SCOPE OF WORK:

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

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NORTH

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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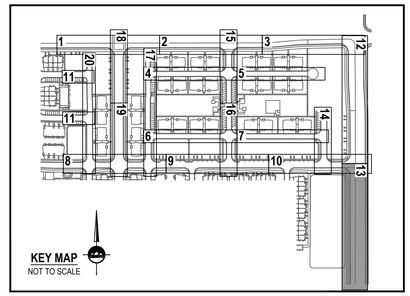

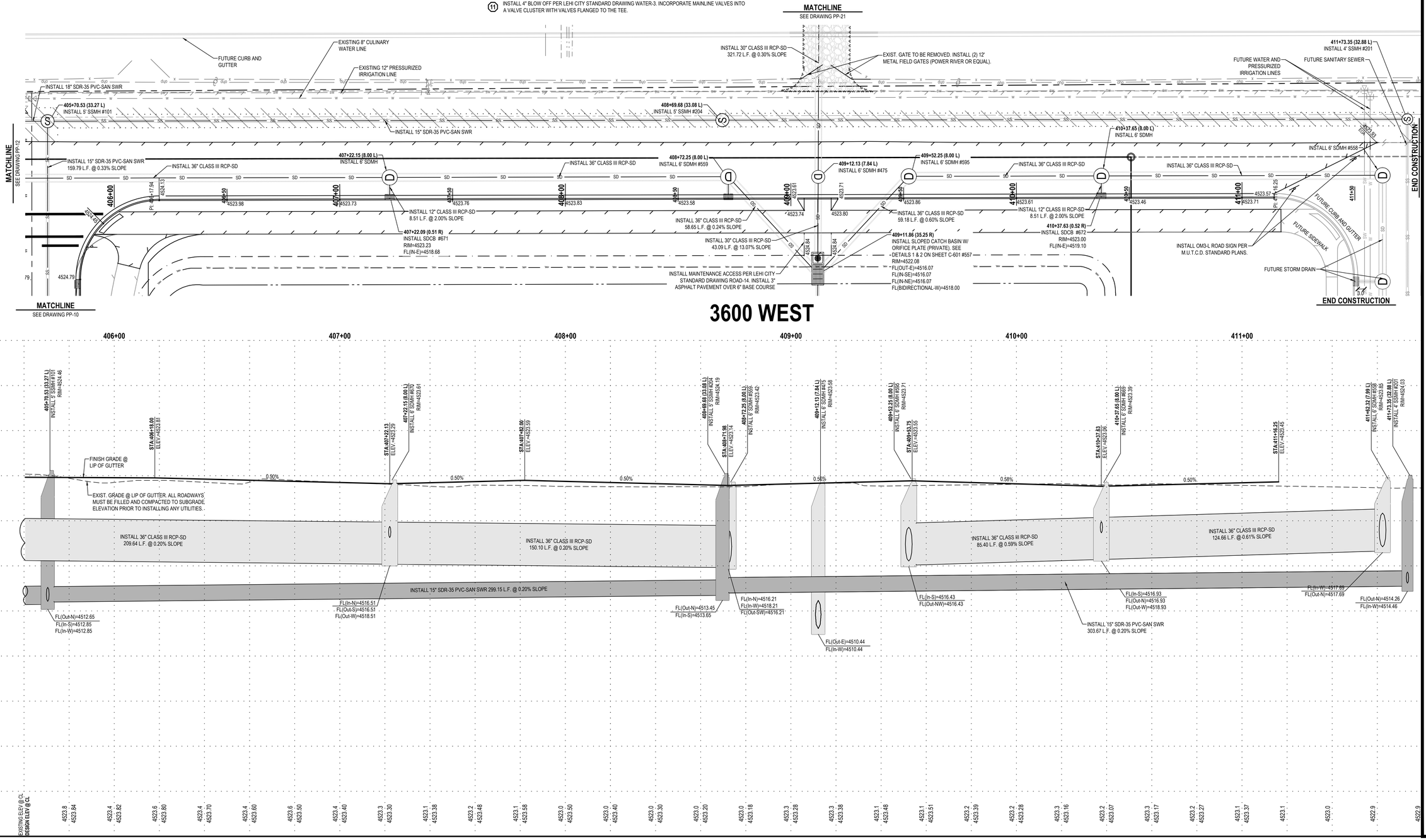

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GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

PLAN AND PROFILE 3600 WEST

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-13

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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NORTH

HORIZONTAL GRAPHIC SCALE

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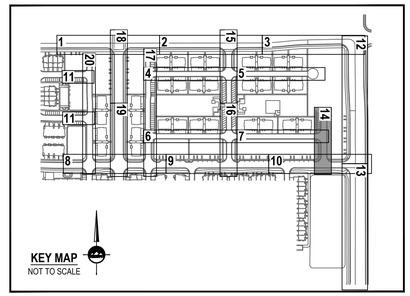

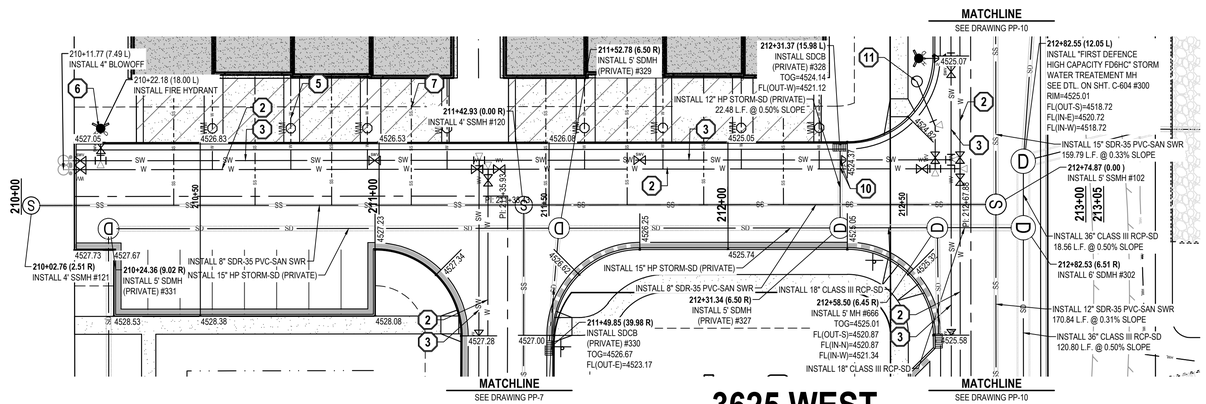

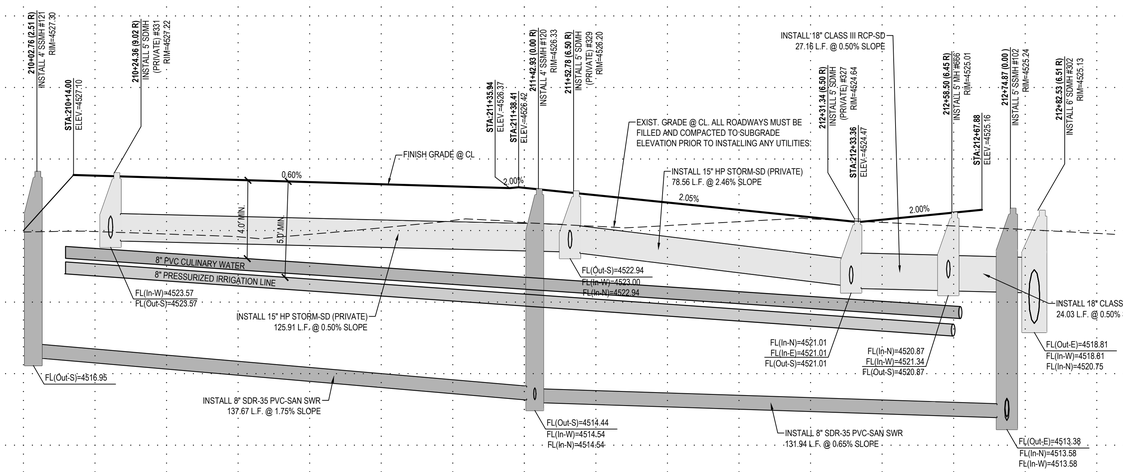

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GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

PLAN AND PROFILE 3625 WEST

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-14

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

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

BENCHMARK

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

ELEVATION = 4536.22

SCOPE OF WORK:

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

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NORTH

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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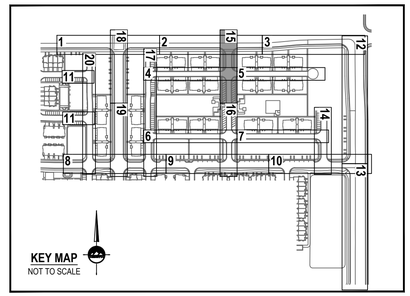
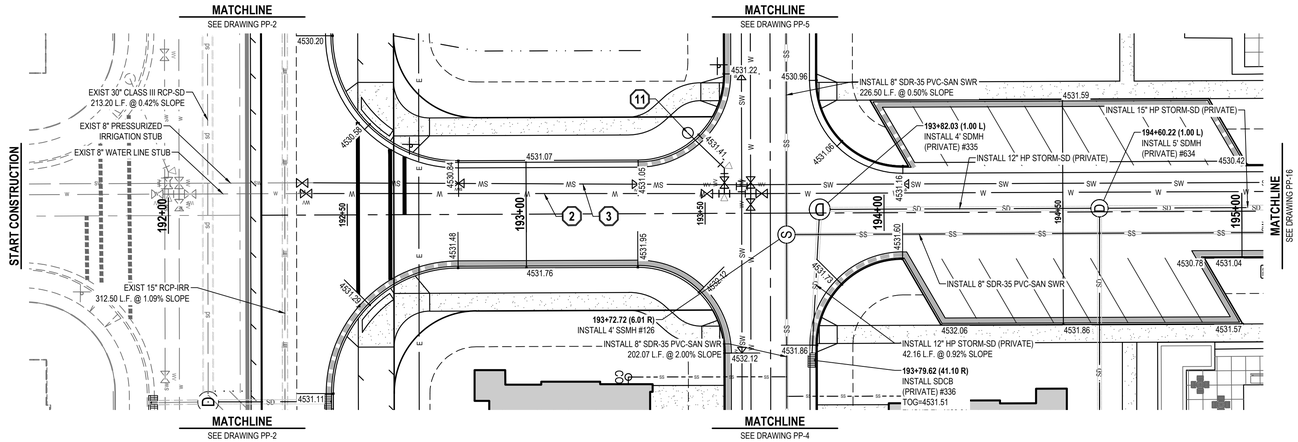
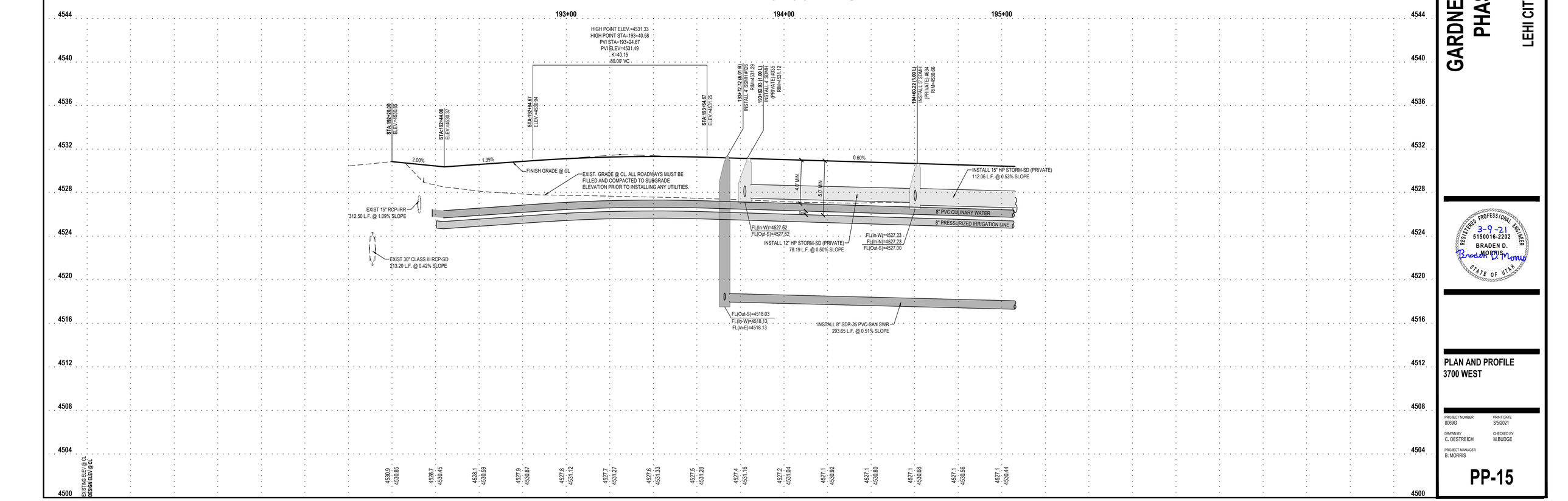




3700 WEST



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GARDNER POINT
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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
3700 WEST

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-15

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

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BENCHMARK

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

ELEVATION = 4536.22

SCOPE OF WORK:

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

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NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
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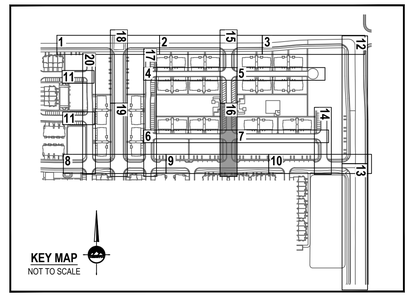
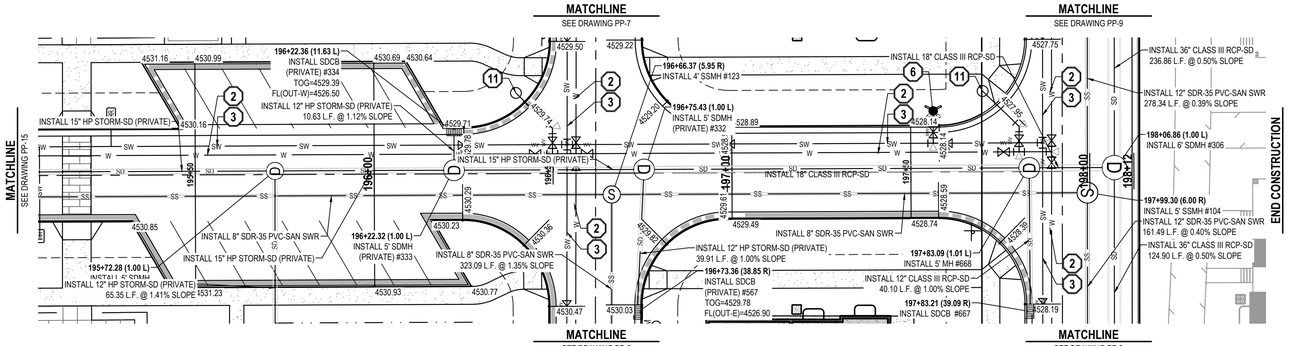
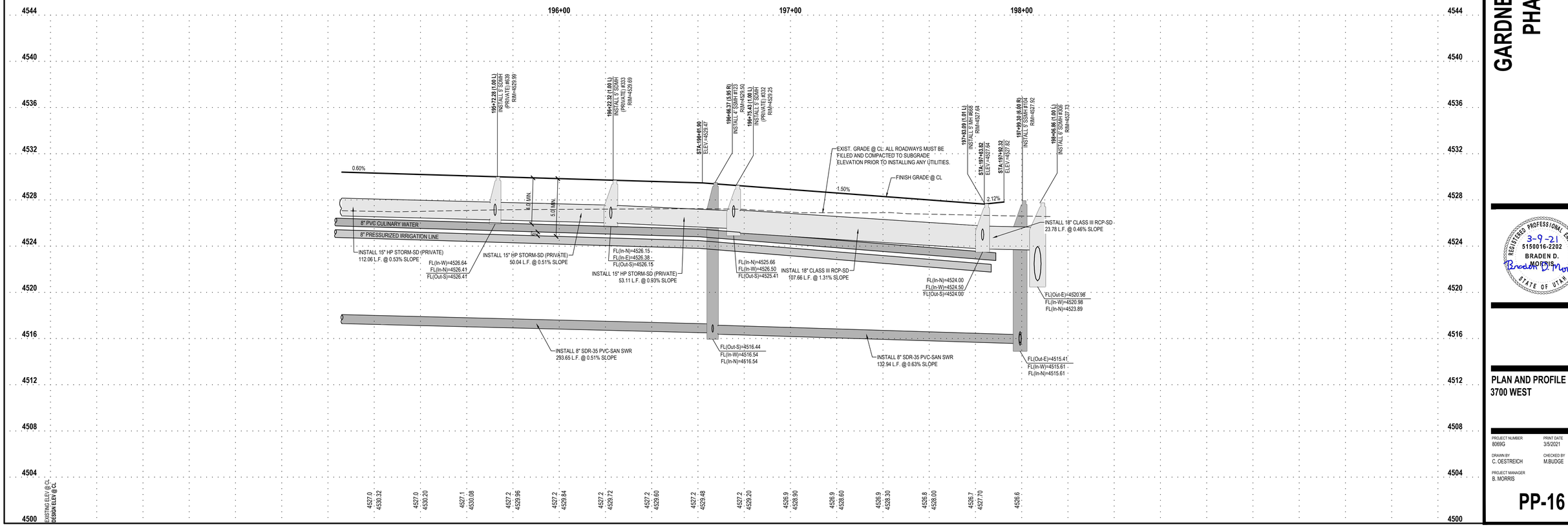




3700 WEST



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GARDNER POINT PHASE 1

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REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

PLAN AND PROFILE 3700 WEST

PROJECT NUMBER	PRINT DATE
8089G	3/5/2021
DRAWN BY	CHECKED BY
C. DIESTREICH	M.BUDGE

PROJECT MANAGER
B. MORRIS

PP-16

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

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

BENCHMARK

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8. INSTALL 6" C-900 SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN. PER LEHI CITY STANDARDS AND SPECIFICATIONS
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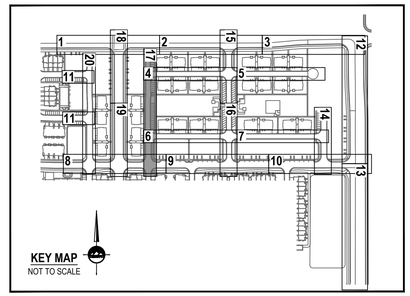
NORTH

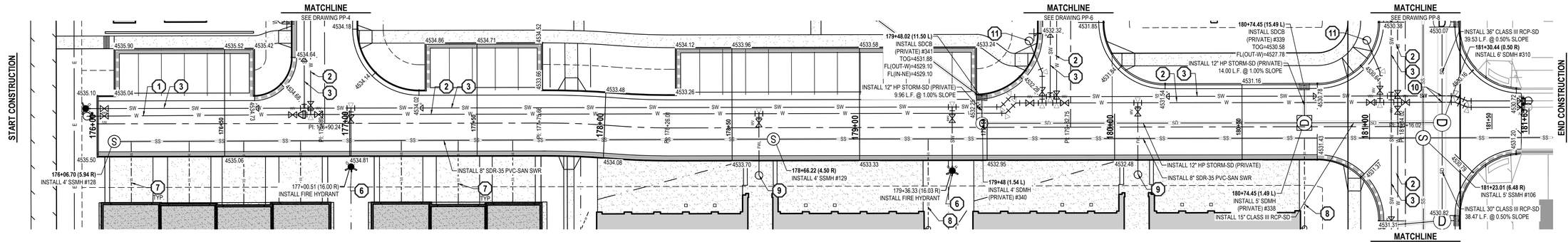
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

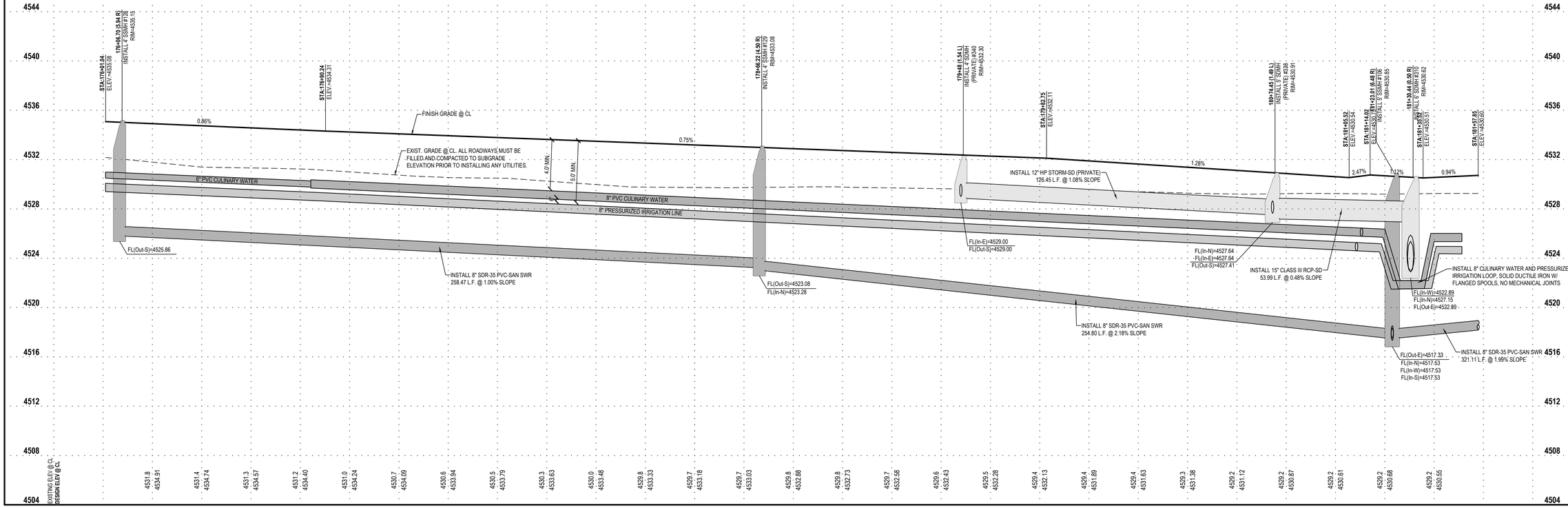
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.



KEY MAP
NOT TO SCALE



3790 WEST



ENSIGN
THE STANDARD IN ENGINEERING

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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, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
3790 WEST

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-17

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

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

BENCHMARK

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

ELEVATION = 4536.22

SCOPE OF WORK:

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

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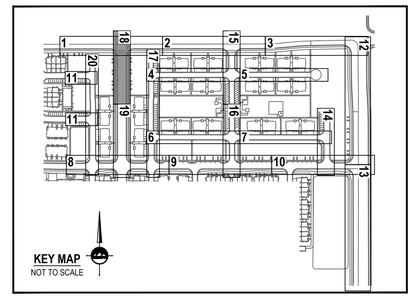
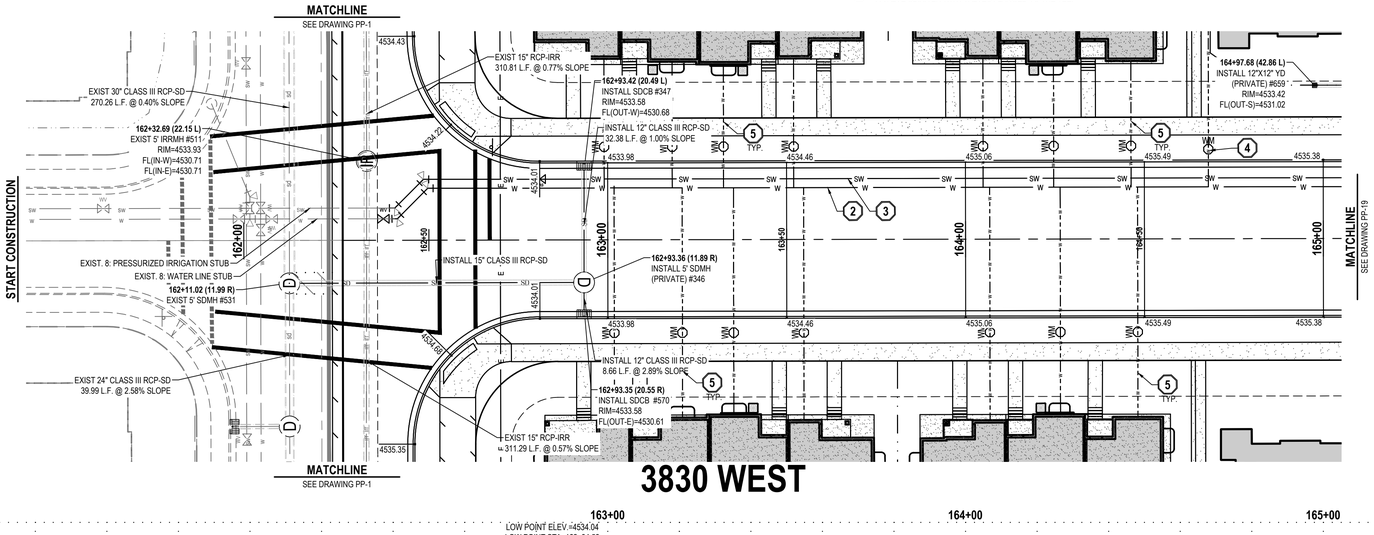
NORTH

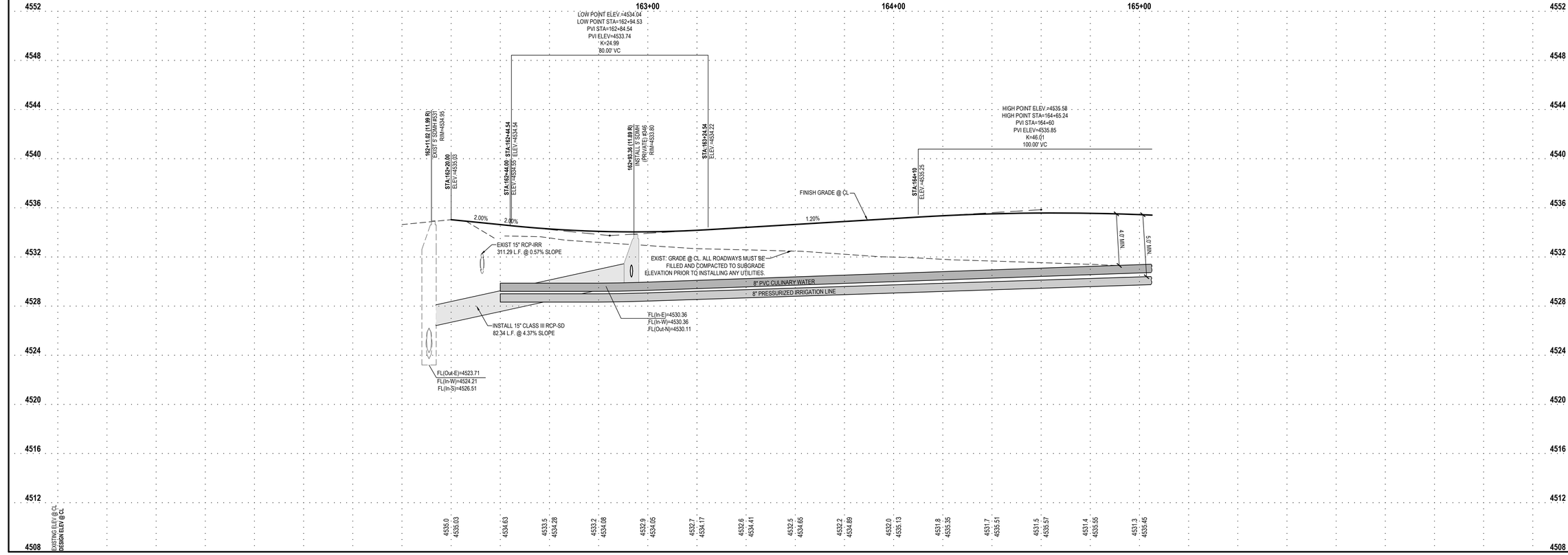
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.







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FOR:
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CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE 3830 WEST

PROJECT NUMBER	PRINT DATE
8089G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-18

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

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

BENCHMARK

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

ELEVATION = 4536.22

SCOPE OF WORK:

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

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NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
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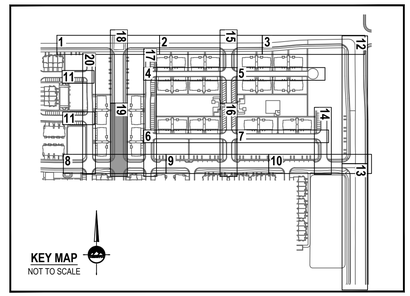
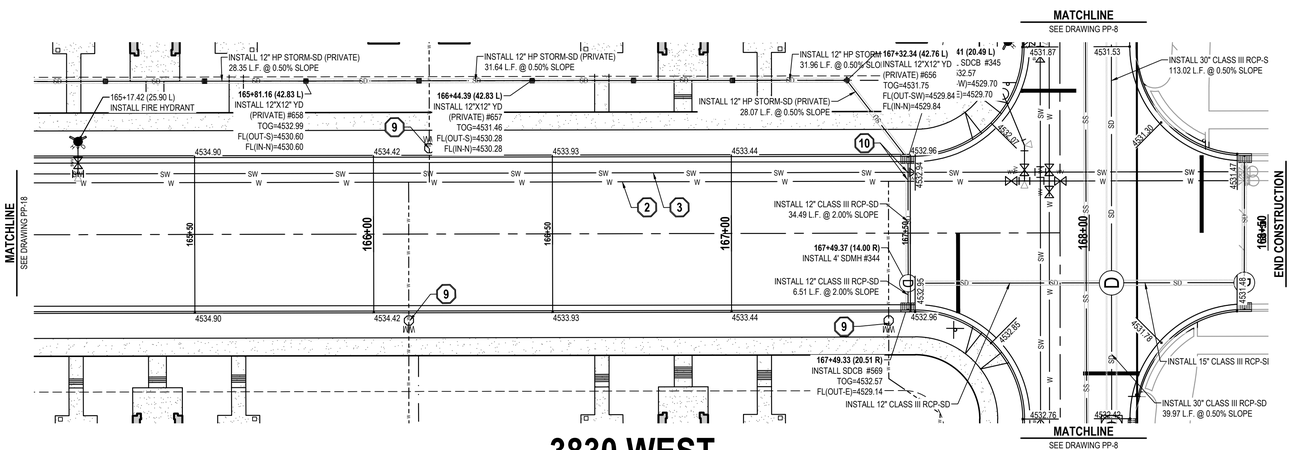
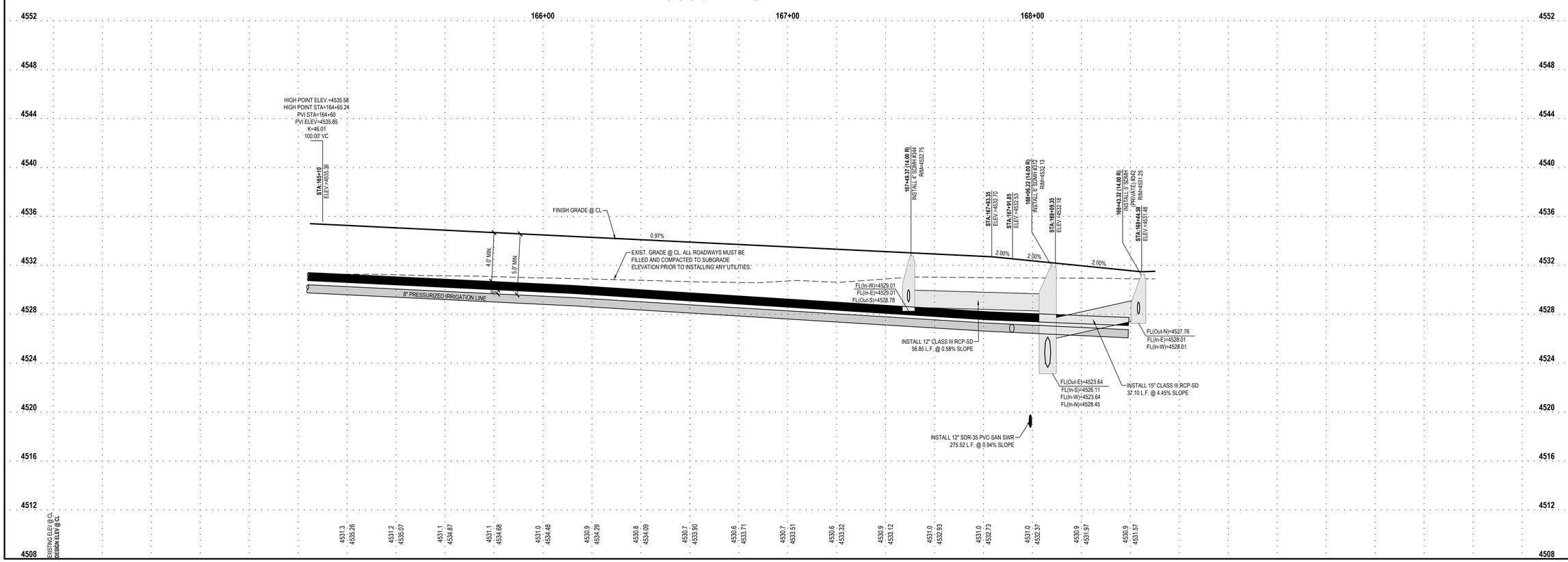




3830 WEST



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FOR:
EDGE HOMES
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DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE 3830 WEST

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-19

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

ELEVATION = 4536.22

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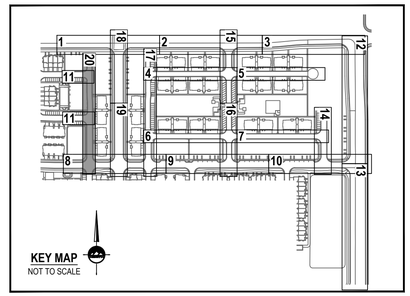
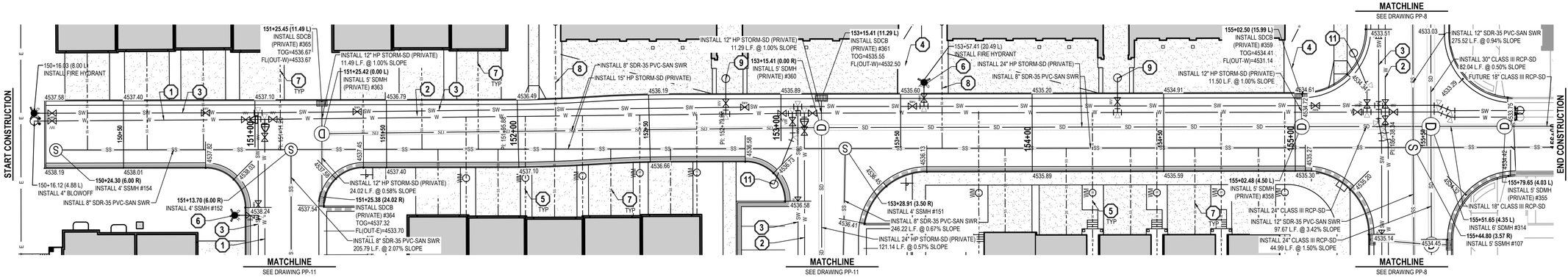
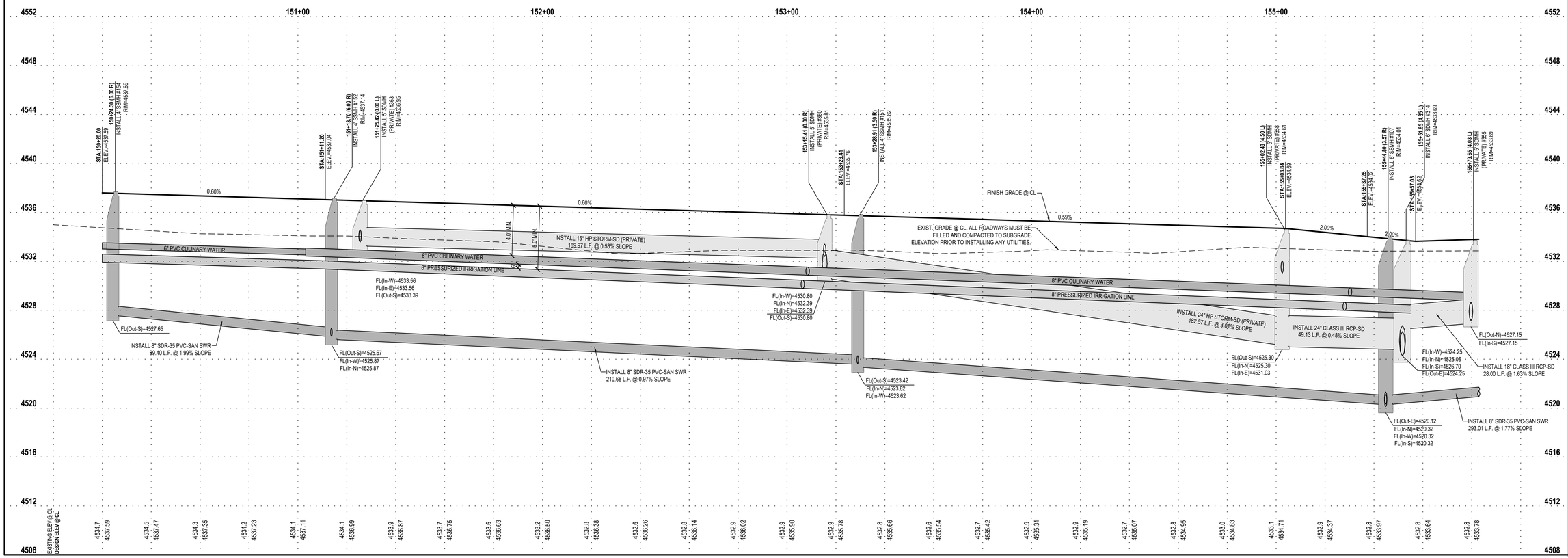




3860 WEST



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FOR:
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13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE 3860 WEST

PROJECT NUMBER	PRINT DATE
8089G	3/5/2021
DRAWN BY	CHECKED BY
C. DIESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-20

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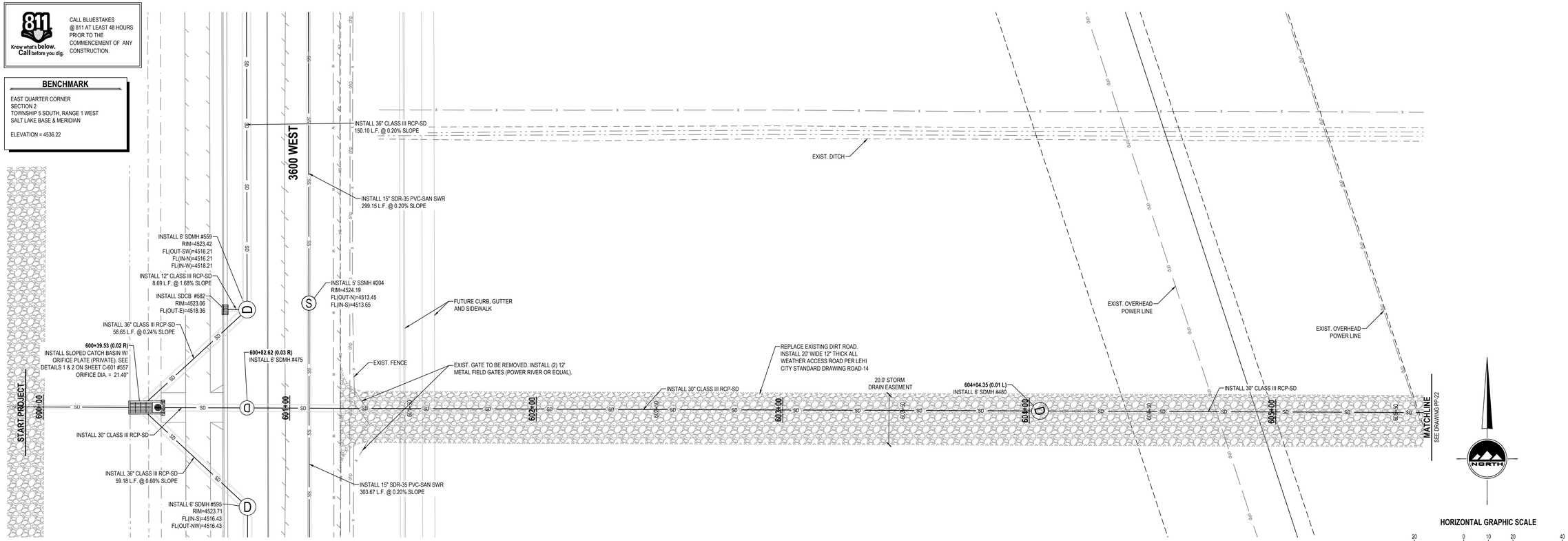
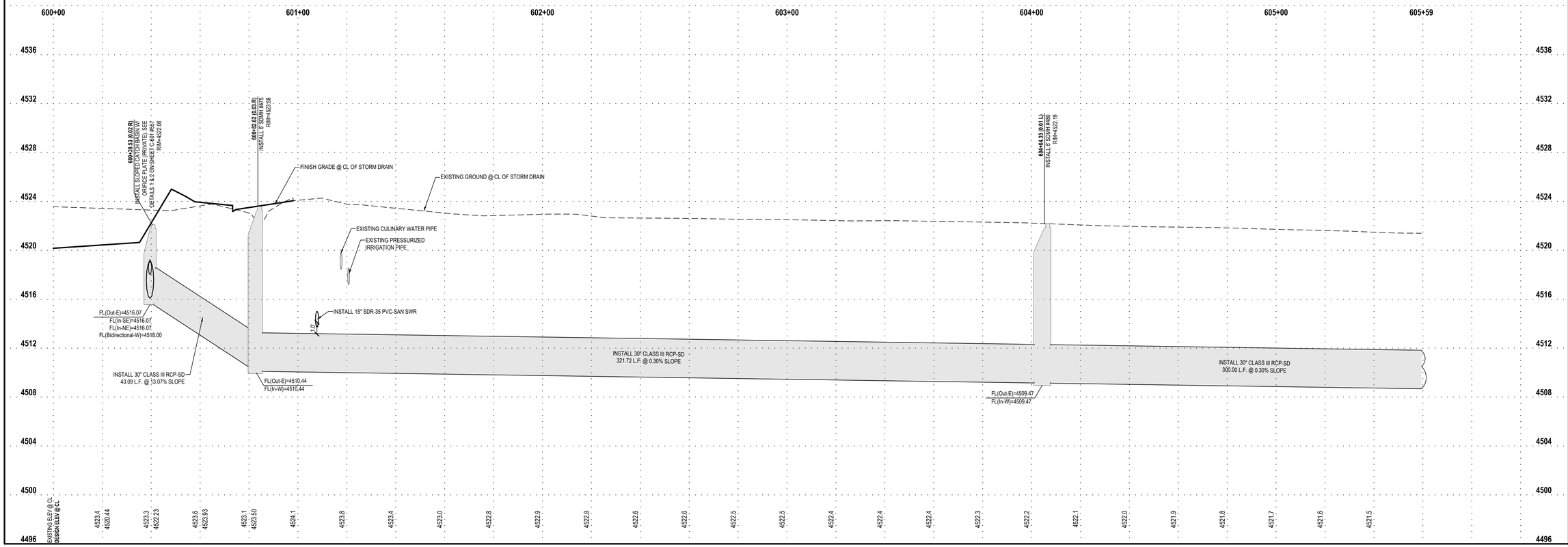
BENCHMARK

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

ELEVATION = 4536.22



OFFSITE STORM DRAIN



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REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
Braden D. Morris
STATE OF UTAH

PLAN AND PROFILE OFFSITE STORM DRAIN

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-21

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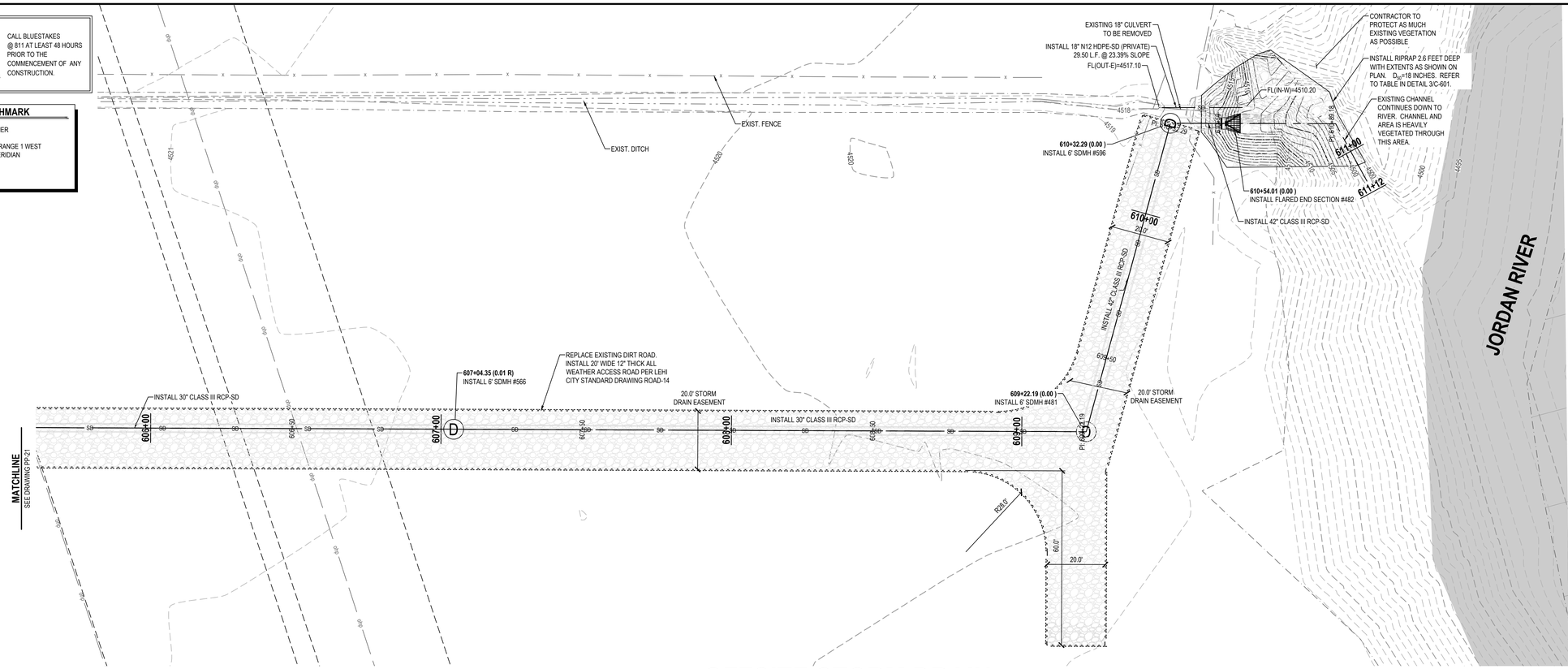
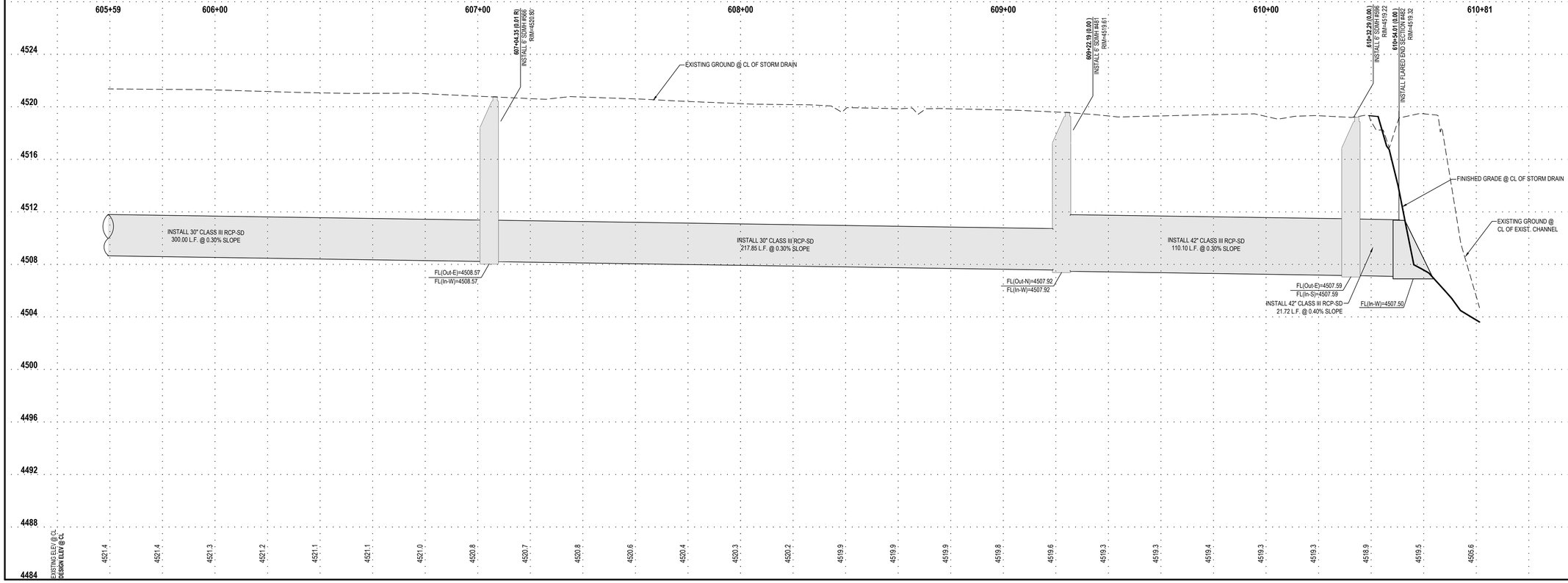


OFFSITE STORM DRAIN



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BRADEN D. MORRIS
STATE OF UTAH

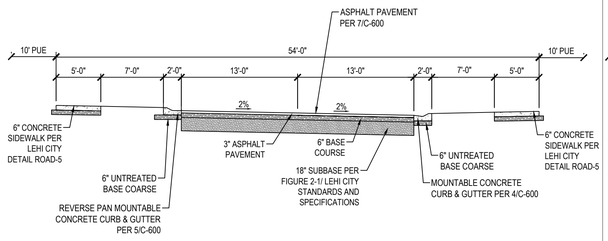
PLAN AND PROFILE OFFSITE STORM DRAIN

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-22

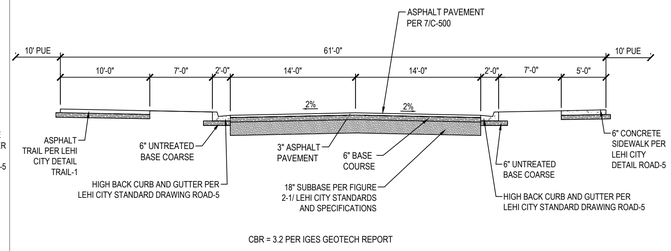
1 54' SECTION ROAD W/ (2) SIDEWALKS (NO PARKING)

SCALE: NONE



2 61' ROAD CROSS SECTION W/ SIDEWALK AND TRAIL (NO PARKING)

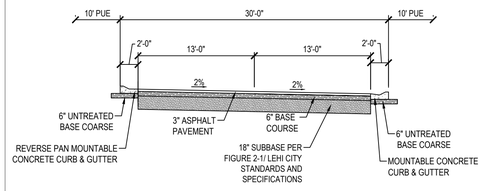
SCALE: NONE



CBR = 3.2 PER IGES GEOTECH REPORT

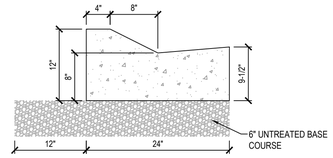
3 30' ROAD CROSS SECTION (NO PARKING)

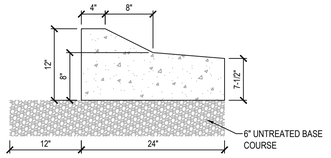
SCALE: NONE



4 24" MOUNTABLE PAN CURB AND GUTTER

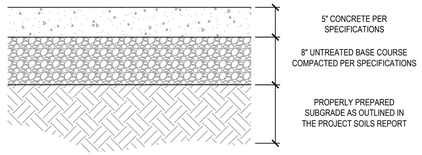
SCALE: NONE

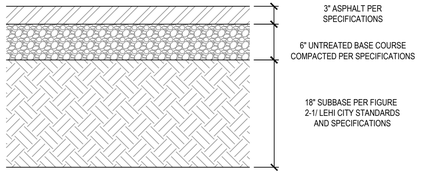


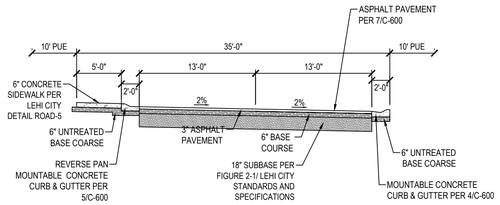


NOTE:

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







5 24" MOUNTABLE REVERSE PAN CURB AND GUTTER

SCALE: NONE

6 CONCRETE PAVEMENT SECTION

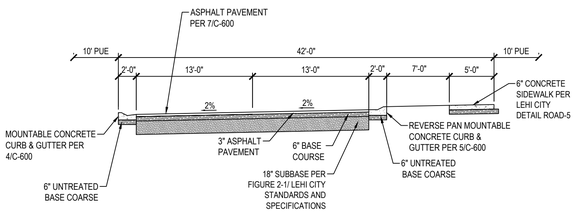
SCALE: NONE

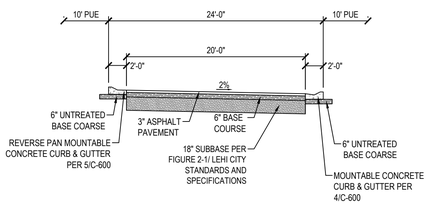
7 ASPHALT PAVEMENT SECTION

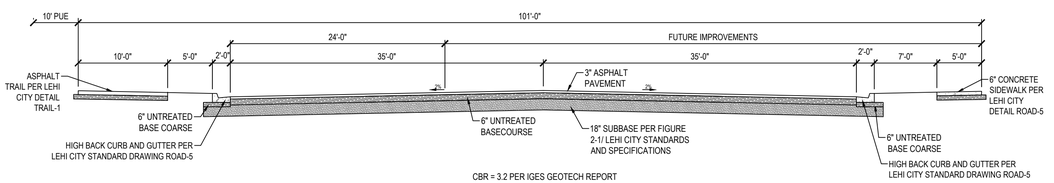
SCALE: NONE

8 35' ROAD CROSS SECTION W/ (1) SIDEWALK

SCALE: NONE







CBR = 3.2 PER IGES GEOTECH REPORT

9 42' ROAD SECTION W/ (1) SIDEWALK (NO PARKING)

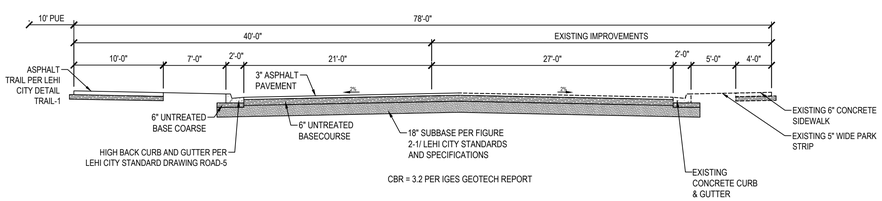
SCALE: NONE

10 24' DRIVEWAYS CROSS SECTION

SCALE: NONE

11 101' PUBLIC STREET CROSS SECTION

SCALE: NONE



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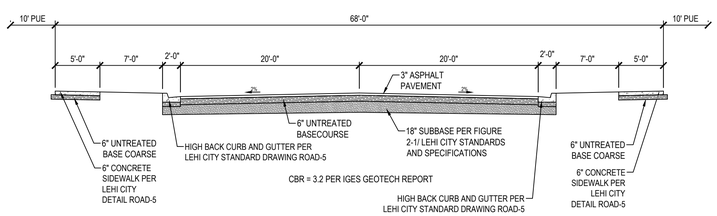
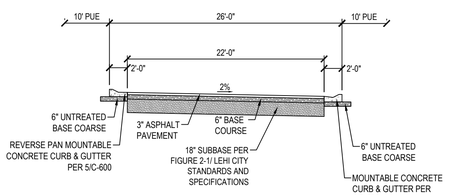


CBR = 3.2 PER IGES GEOTECH REPORT



12 78' PUBLIC STREET CROSS SECTION

SCALE: NONE

13 68' PUBLIC STREET CROSS SECTION

SCALE: NONE

14 26' DRIVEWAYS CROSS SECTION

SCALE: NONE

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, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

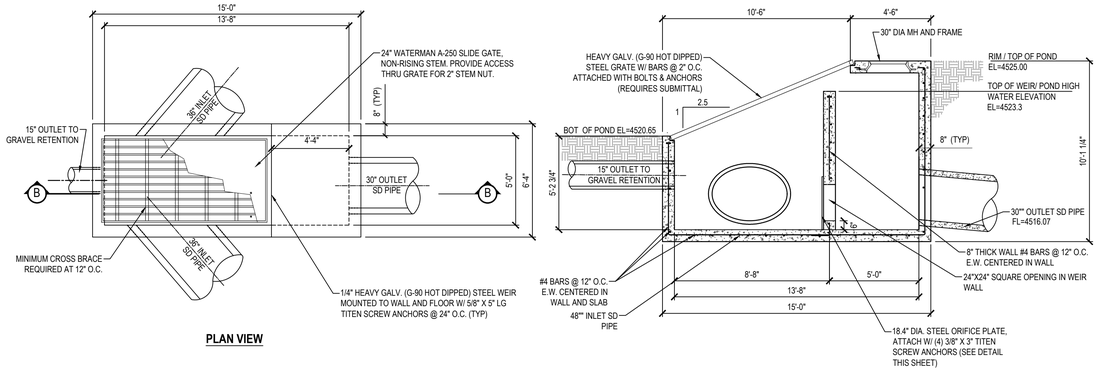
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

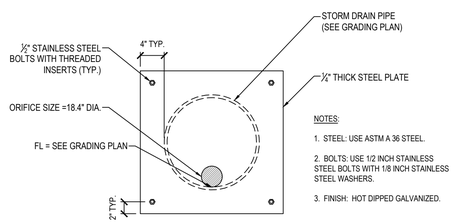
PROJECT NUMBER 8069G
PRINT DATE 3/5/2021
DRAWN BY C. CIESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

C-600



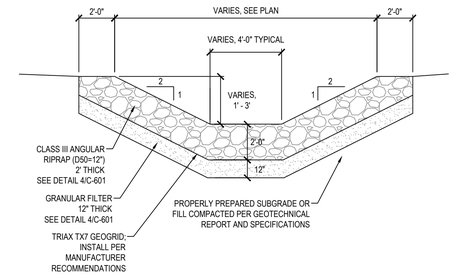
1 POND SLOPED INLET STRUCTURE #557

SCALE: NONE



2 ORIFICE PLATE

SCALE: NONE



3 RIPRAP CHANNEL TYPICAL SECTION

SCALE: NONE

LOOSE RIPRAP GRADATION

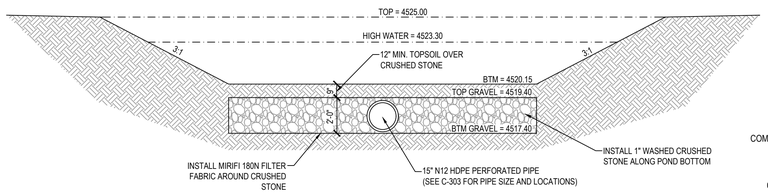
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	(INCHES)	D_{50} (INCHES)
CLASS III	70 - 100	20	18
	50 - 70	16	
	35 - 50	12	
	2 - 10	4	

GRANULAR FILTER GRADATION

SIEVE SIZE	PERCENT PASSING
3 INCH	90-100
¾" INCH	35-90
NO. 4	0-30
NO. 16	0-15
NO. 200	0-3

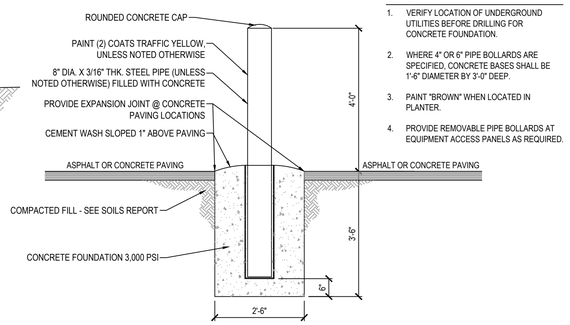
4 LOOSE RIPRAP AND GRANULAR FILTER GRADATION

SCALE: NONE



6 DETENTION POND CROSS SECTION

SCALE: NONE



NOTES

1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.

7 BOLLARD

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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LAYTON
Phone: 801.547.1100

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CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

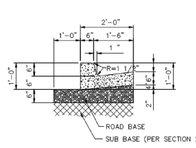
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D. Morris

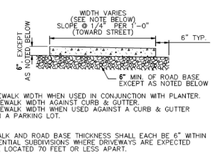
DETAILS

PROJECT NUMBER 8069G
PRINT DATE 3/5/2021
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

C-601



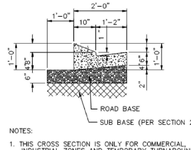
HIGH BACK CURB & GUTTER

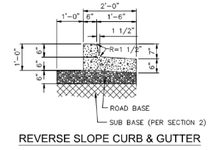


NOTES:

1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

SIDEWALK



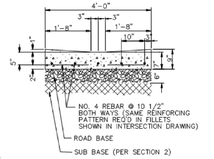


REVERSE SLOPE CURB & GUTTER

NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER
3. THE USE OF THIS CROSS SECTION IS SUBJECT TO THE REQUIREMENTS OF THE A.A.S.H.T.O. ROADSIDE DESIGN GUIDE WITH RESPECT TO A CLEAR VIEW ZONE.

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



4' DRAIN GUTTER

GENERAL NOTES:

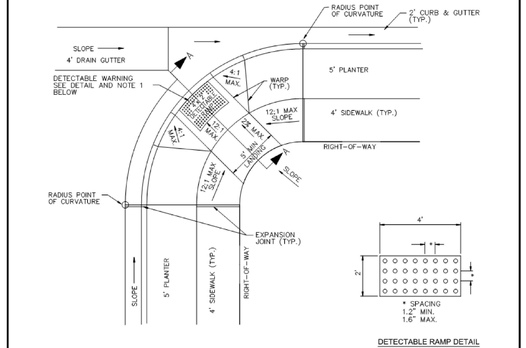
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS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

LEHI CITY

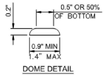
CURB, GUTTER AND SIDEWALK

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-5

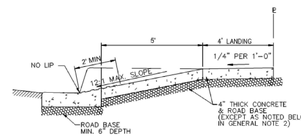
LEHI CITY STANDARD DRAWINGS ROAD-5



DETECTABLE RAMP DETAIL



DOME DETAIL



SECTION A-A

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

ADA RAMP
PLANTER STRIP
(AT INTERSECTION)

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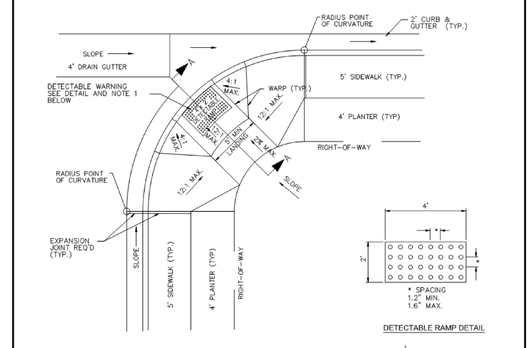
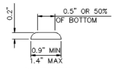
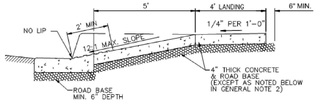
LEHI CITY STANDARD DRAWINGS ROAD-6



DETECTABLE RAMP DETAIL



DOME DETAIL



SECTION A-A

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

GENERAL NOTES:

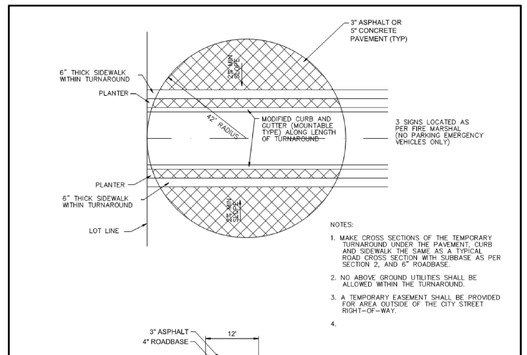
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

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

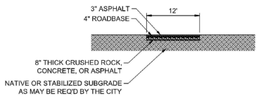
X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-7

LEHI CITY STANDARD DRAWINGS ROAD-7

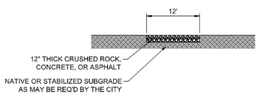


NOTES:

1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE



ALL WEATHER ACCESS

LEHI CITY

TEMPORARY
TURNAROUND
AND ACCESS ROADS

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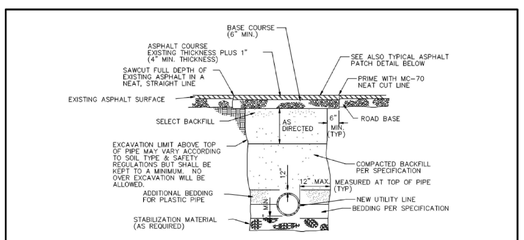
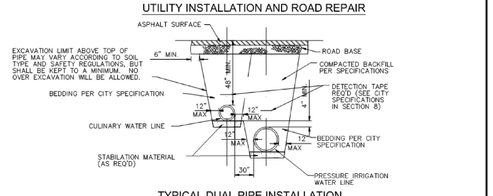
LEHI CITY STANDARD DRAWINGS ROAD-14

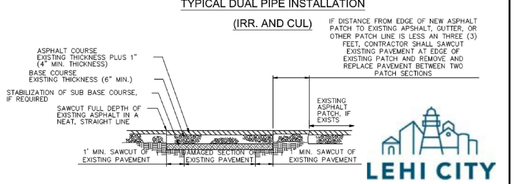


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)



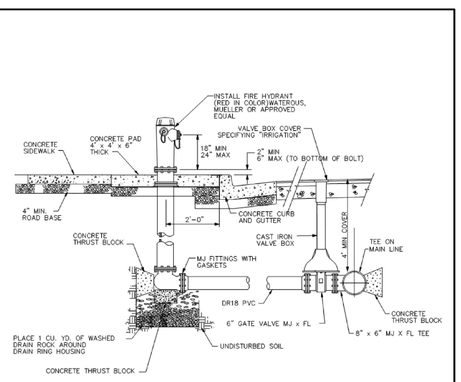
TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

STANDARD DETAIL
UTILITY TRENCHING

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-1

LEHI CITY STANDARD DRAWINGS WATER-1



FIRE HYDRANT WITH VALVE

NOTES:

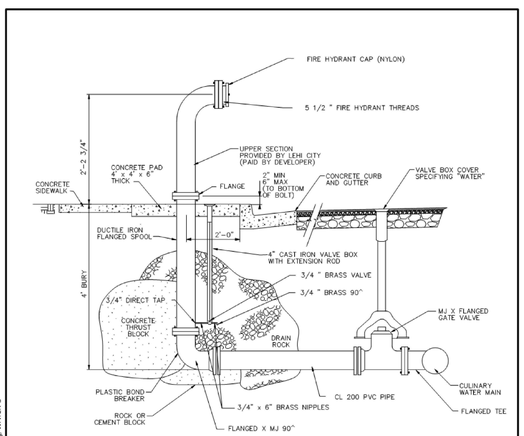
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.

LEHI CITY

STANDARD DETAIL
FIRE HYDRANT

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-2

LEHI CITY STANDARD DRAWINGS WATER-2



NOTE:

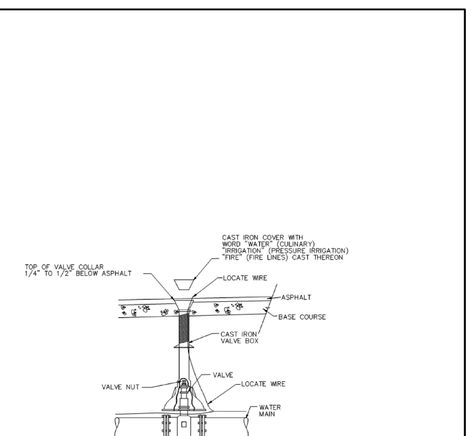
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE BLOW-OFF TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL BLOW-OFFS.
5. BLOWOFF TOP, ADAPTOR, AND CAP TO BE SUPPLIED BY LEHI CITY WATER DEPARTMENT.

LEHI CITY

STANDARD DETAIL
BLOW-OFF

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-3

LEHI CITY STANDARD DRAWINGS WATER-3



NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 12" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

STANDARD DETAIL
VALVE BOX

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-4

LEHI CITY STANDARD DRAWINGS WATER-4

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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Sandy, UT 84070
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LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

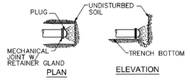
REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-602

THRUST BLOCK TYPICAL



PLUG DETAIL

SIZE	BENDS 30°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/BRANCH PLUGGED	CROSS W/BRANCH PLUGGED
3	1.0	0.6	0.3	0	0.7	1.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.9	1.3	1.3	1.3
6	4.0	2.2	1.0	0.5	2.9	2.3	2.9	2.9	2.9
8	7.1	3.9	1.9	1.0	5.0	3.4	6.5	6.5	6.5
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	2.3	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		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

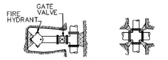
SPECIAL DESIGN

* SIZE IS BRANCH SIZE

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.
ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

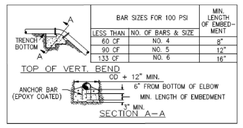
TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING



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

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.

BAR SIZES FOR 100 PSI		MIN. LENGTH OF EMBEDMENT
LESS THAN	NO. OF BARS & SIZE	
60 CF	NO. 4	8"
90 CF	NO. 5	12"
133 CF	NO. 6	16"



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		50.0
24	DESIGN		59.5
30	REQUIRED		
36			

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".
F= ACTUAL SPECIFIED TEST PRESSURE / 100

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

NOTES:

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

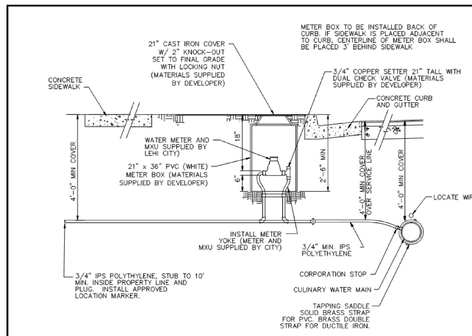
LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-5

LEHI CITY STANDARD DRAWINGS WATER-5



GENERAL NOTES:

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.

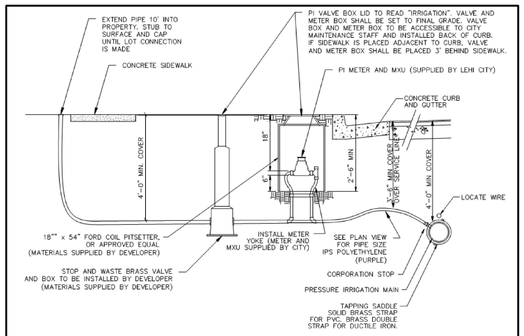
LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-6

LEHI CITY STANDARD DRAWINGS WATER-6



GENERAL NOTES:

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.

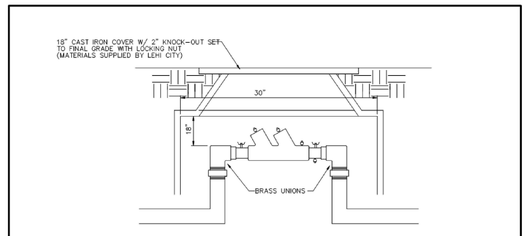
LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-8

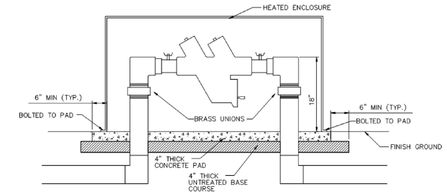
LEHI CITY STANDARD DRAWINGS WATER-8



DOUBLE CHECK BACKFLOW PREVENTER

NOTES:

1. MUST BE INSTALLED IN A 30" METER BOX.
2. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
3. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.
4. DOUBLE CHECK BACKFLOW PREVENTOR INSTALLED IN A VAULT MUST BE TESTABLE AND MAINTAINABLE FROM THE TOP POSITION.



REDUCED PRESSURE BACKFLOW PREVENTER

NOTES:

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

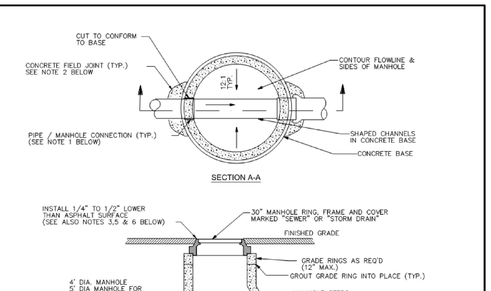
LEHI CITY

STANDARD DETAIL

BACKFLOW PREVENTION

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-13

LEHI CITY STANDARD DRAWINGS WATER-13



NOTES:

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

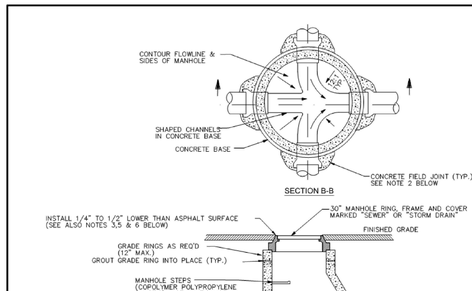
LEHI CITY

STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-1

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1



NOTES:

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

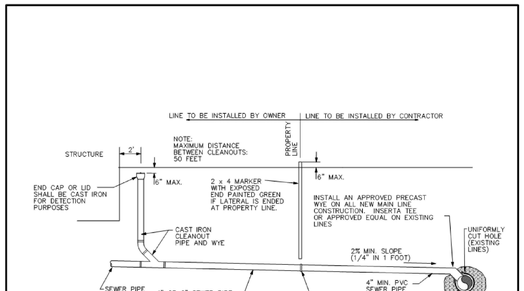
LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-2

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2



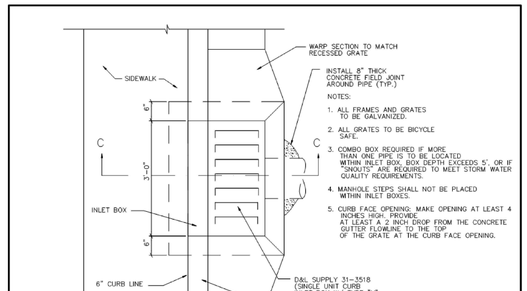
LEHI CITY

STANDARD DETAIL

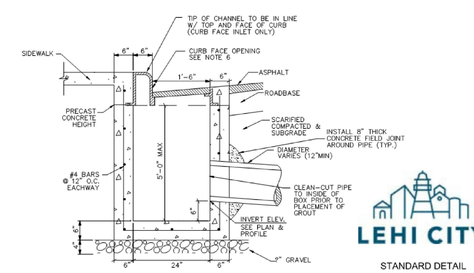
SEWER LATERAL DETAIL

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-6

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6



PLAN VIEW



SECTION C

LEHI CITY

STANDARD DETAIL

INLET BOX

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-8

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8

ENSIGN
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PHONE: 801-440-7219

GARDNER POINT PHASE 1

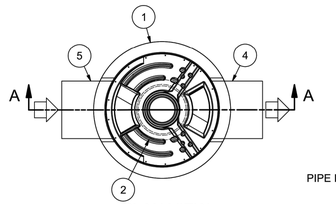
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
3-9-21
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

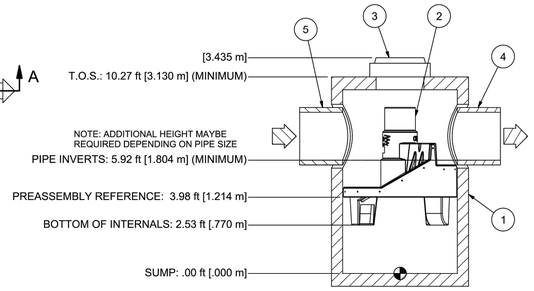
PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-603



PLAN VIEW

HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED



SECTION A-A
SCALE 1:40

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 32.0 cfs (906 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 1.6 cu. yd. (1.2 cu. m.)
3. OIL STORAGE CAPACITY: 496 gal. (1878 liters)
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 30 in. (750 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
6. MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT https://hydro-int.com/en/products/first-defense

GENERAL NOTES:

1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 30".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	72	1800	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	30 (MAX)	750 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	30 (MAX)	750 (MAX)	INLET PIPE (BY OTHERS)

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, (OR THE PERFORMANCE THERE OF) DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAVE A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATION. HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITS EQUIPMENT, (OR ANY PART THEREOF), IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.

PROJECTION

IF IN DOUBT ASK

COMMENTS:
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA, AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE:	SCALE:
11/8/2019	1:40
DRAWN BY: JLL3	CHECKED BY: -
APPROVED BY	

Title:
6-ft DIAMETER

FIRST DEFENSE HIGH CAPACITY

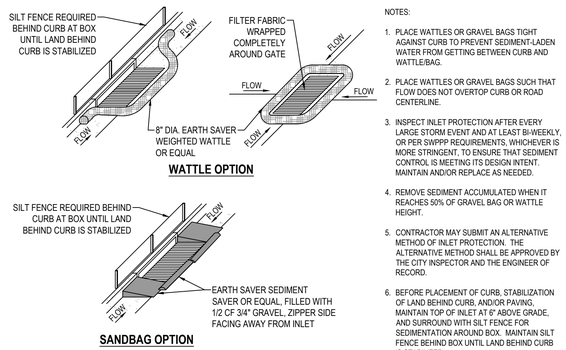
GENERAL ARRANGEMENT

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

DO NOT SCALE DRAWING
CONCRETE AND STEEL FABRICATION TOLERANCES
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES.

LINEAR: 000 - 012in = ±0.04in; 012 - 024in = ±0.06in; 024 - 048in = ±0.08in; 048 - 120in = ±0.12in; 120in >>>> = ±0.20in
ANGULAR: 000 - 120in = ±1°; 120 - 240in = ±0.5°; 240in >>>> = ±0.25°

PRODUCT: N/A	MATERIAL:
STOCK NUMBER: 1	
DRAWING NO.: 6FDHC_FDHC GA	
SHEET SIZE: B	SHEET: 1 OF 1
Rev: -	

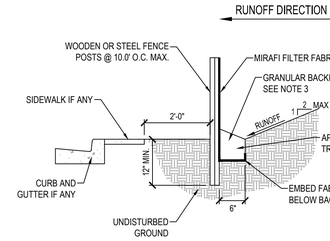


NOTES:

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.

1 SAG INLET PROTECTION

SCALE: NONE

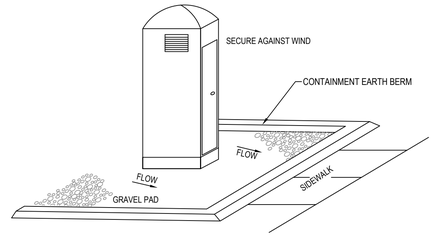


NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

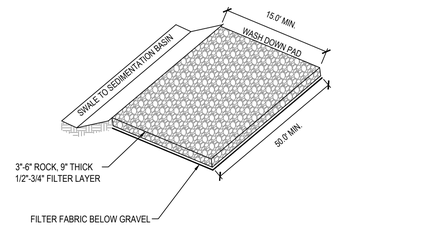
2 TEMPORARY SILT FENCE

SCALE: NONE



3 PORTABLE TOILET

SCALE: NONE

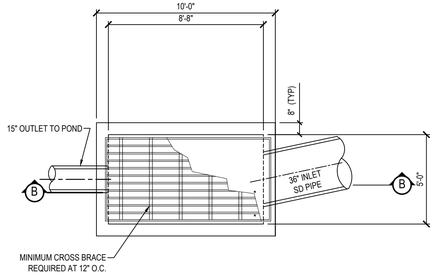


NOTE:

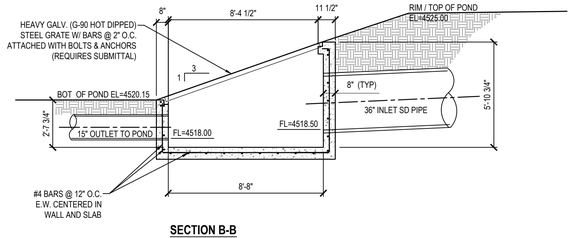
1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



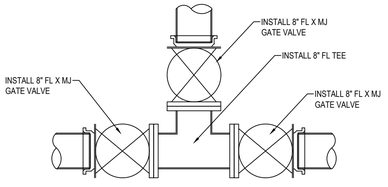
PLAN VIEW



SECTION B-B

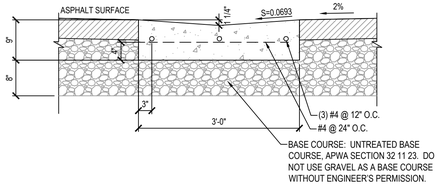
5 POND SLOPED INLET STRUCTURE #593

SCALE: NONE



7 8" TEE W/ VALVES

SCALE: NONE

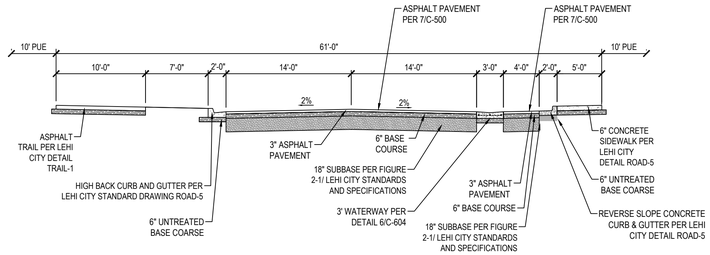


NOTE:

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

6 3' WATERWAY

SCALE: NONE



8 61' ROAD CROSS SECTION W/ SIDEWALK AND TRAIL (WITH PARKING)

SCALE: NONE

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, UT 84020
CONTACT:
JED STEWART
PHONE: 801-440-7219

GARDNER POINT PHASE 1

LEHI CITY, UTAH

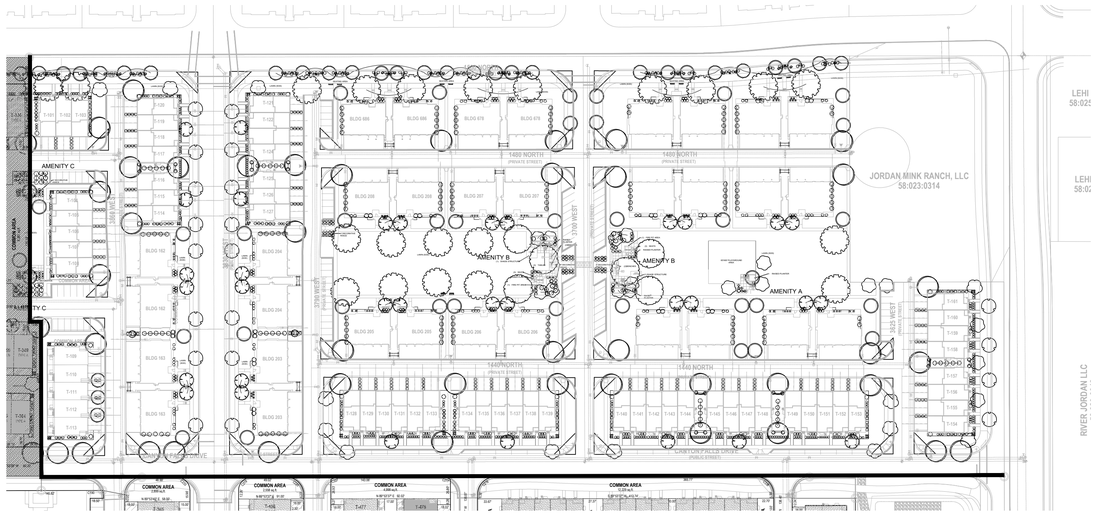
DETAILS

PROJECT NUMBER	PRINT DATE
8069G	3/5/2021
DRAWN BY	CHECKED BY
C. OESTREICH	M.BUDGE
PROJECT MANAGER	
B. MORRIS	

C-604

REFERENCE NOTES SCHEDULE PHASE 1

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	153,796 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	21,736 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	30,170 sf
1-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	13,654 sf



LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle 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 too 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

SHEET INDEX

L103	L102	L101
L104	L105	L106

LANDSCAPE NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR EDGE HOMES INDIVIDUAL TRADE - SCOPE OF WORK. EDGE HOMES ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING, IRRIGATION, AND FENCING MATERIALS, COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING, FENCING, AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE AT 10 PERCENT FOR 10'-0"
2. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
3. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
4. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
5. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
6. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW (6 INCHES OF FALL WITHIN 10 FEET OF THE BUILDING) THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
7. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.

LANDSCAPING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.
4. LAWN TO BE NO CLOSER THAN 3' FROM BUILDING FOUNDATIONS.
5. NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY FIRE HYDRANT, POWER TRANSFORMER, OR STREET LIGHT, PER CITY CODE. FIELD VERIFY AND ADJUST ACCORDINGLY.

FENCING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. ALL FENCING IS TO BE INSTALLED PER MANUFACTURERS SPECIFICATION, AREA WIND LOADING REQUIREMENTS, AND SITE CONDITIONS AND REQUIREMENTS.

PLANT SCHEDULE PHASE 1

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AR'R	42	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
	AT'P	18	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	2" Cal
	CO'P	20	Celtis occidentalis `Prairie Sentinel` Prairie Sentinel Hackberry	2" Cal
	CP'P	33	Crataegus phaenopyrum `Princeton Sentry` Washington Princeton Sentry Hawthorn	2" Cal
	GB'P	13	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	2" Cal
	M'PR	45	Malus x `Prairie Rose` Prairie Rose Crabapple	2" Cal
	PA'B	21	Platanus x acerifolia `Bloodgood` London Plane Tree	2" Cal
	QR'F	2	Quercus robur fastigiata Pyramidal English Oak	2" Cal
	UA'C	6	Ulmus americana `JFS-Prince II` TM Colonial Spirit American Elm	2" Cal
	Zm	20	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BT'C	54	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
	BS'S	358	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
	CS'K	27	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
	EA'C	26	Euonymus alatus `Coles Compact` Burning Bush	5 gal
	JS'B	27	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	PO'S	20	Physocarpus opulifolius `Seward` TM Summer Wine Seward Ninebark	5 gal
	RF'R	14	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
	Ra'g	175	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
	RR	63	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
	SJ'W	54	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
	VO'N	202	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	422	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	FG'B	50	Festuca glauca `Cascal1` Beyond Blue Fescue	1 gal
	MS'M	20	Miscanthus sinensis `Morning Light` Eulalia Grass	1 gal
	PV'S	82	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal
	PA'H	24	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal

*****THE LANDSCAPE ARCHITECT PROVIDES QUANTITY AND FOOTAGE INFORMATION AS AN AIDE TO THE BIDDING LANDSCAPER. QUANTITIES, SPECIES, AND SPECIFICATIONS HAVE BEEN SUBMITTED AND APPROVED BY THE MUNICIPALITIES – ALL SUBSTITUTIONS AND LESSER QUANTITIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND EDGE HOMES MANAGEMENT. IT IS ENTIRELY THE RESPONSIBILITY OF THE BIDDERS TO CALCULATE THE MATERIAL BASED ON THE GRADE CONTOURS, INCLUDING ALL LANDSCAPING RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING DRAWINGS. THESE CIVIL, LANDSCAPING, AND IRRIGATION DRAWING WILL NEED TO BE REVIEWED PRIOR TO SUBMITTING A BID FOR THE PROJECT. ANY SHORTAGES OF MATERIALS WILL NOT BE PAID FOR BY EDGE HOMES OR THE LANDSCAPE ARCHITECT**

NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY FIRE HYDRANT, POWER TRANSFORMER, OR STREET LIGHT, PER CITY CODE. FIELD VERIFY AND ADJUST ACCORDINGLY.

IRRIGATED AREA:
POC #1 (MOST EAST): 68,515 LAWN + 50% COVERAGE 11,478 = 79,993 SQ FT
POC #2 (MIDDLE): 65,899 LAWN + 50% COVERAGE 12,884 = 78,783 SQ FT
POC #3 (MOST WEST IN PH 1): 19,830 LAWN + 50% COVERAGE 8,683 = 28,063 SQ FT

ISSUE DATE	PROJECT NUMBER
02-22-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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4		
5		
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7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 50' 100' 200' 400'
GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

GARDNER POINT: PH 1
1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGEhomes
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

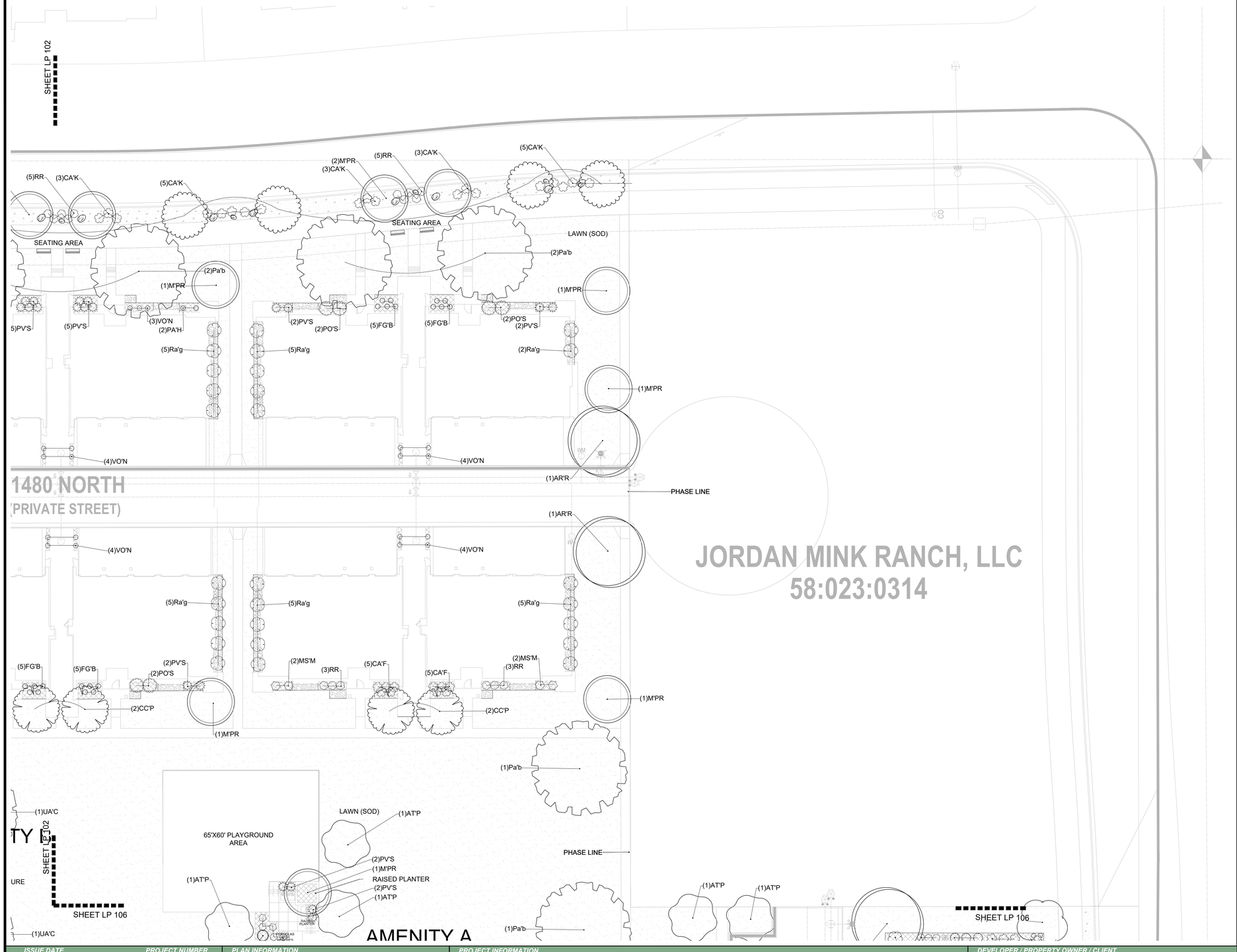
LICENSED LANDSCAPE ARCHITECT
KEVIN K. ANDERSON
5776417-5501
02/24/2021
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	2/22/2021

LANDSCAPE PLAN

LP-100



JORDAN MINK RANCH, LLC
58:023:0314

PLANT SCHEDULE PHASE 1

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
AR'R	42	Acer rubrum `Redpointe`	Redpointe Maple	2" Cal
AT'P	18	Acer truncatum x platanoides `JFS-KW187` TM	Urban Sunset Maple	2" Cal
CO'P	20	Celtis occidentalis `Prairie Sentinel`	Prairie Sentinel Hackberry	2" Cal
CP'P	33	Crataegus phaenopyrum `Princeton Sentry`	Washington Princeton Sentry Hawthorn	2" Cal
GB'P	13	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Gingko	2" Cal
M'PR	45	Malus x `Prairie Rose`	Prairie Rose Crabapple	2" Cal
PA'B	21	Platanus x acerifolia `Bloodgood`	London Plane Tree	2" Cal
QR'F	2	Quercus robur fastigiata	Pyramidal English Oak	2" Cal
UA'C	6	Ulmus americana `JFS-Prince II` TM	Colonial Spirit American Elm	2" Cal
Zm	20	Zelkova serrata `Musashino`	Sawleaf Zelkova	2" Cal
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
BT'C	54	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal
BS'S	358	Buxus sempervirens `Suffruticosa`	True Dwarf Boxwood	5 gal
CS'K	27	Cornus sericea `Kelseyi`	Kelseyi Dogwood	5 gal
EA'C	26	Euonymus alatus `Coles Compact`	Burning Bush	5 gal
JS'B	27	Juniperus Scopulorum `Blue Arrow`	Blue Arrow Juniper	5 gal
PO'S	20	Physocarpus opulifolius `Seward` TM	Summer Wine Seward Ninebark	5 gal
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GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
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PV'S	82	Panicum virgatum `Shenandoah`	Shenandoah Switch Grass	1 gal
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REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	153,796 sf
	1-02 1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	21,736 sf
	1-03 WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	30,170 sf
	1-05 2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	13,654 sf

ISSUE DATE 02-22-2021 **PROJECT NUMBER** UT20036

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www.bluestakes.org

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

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1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

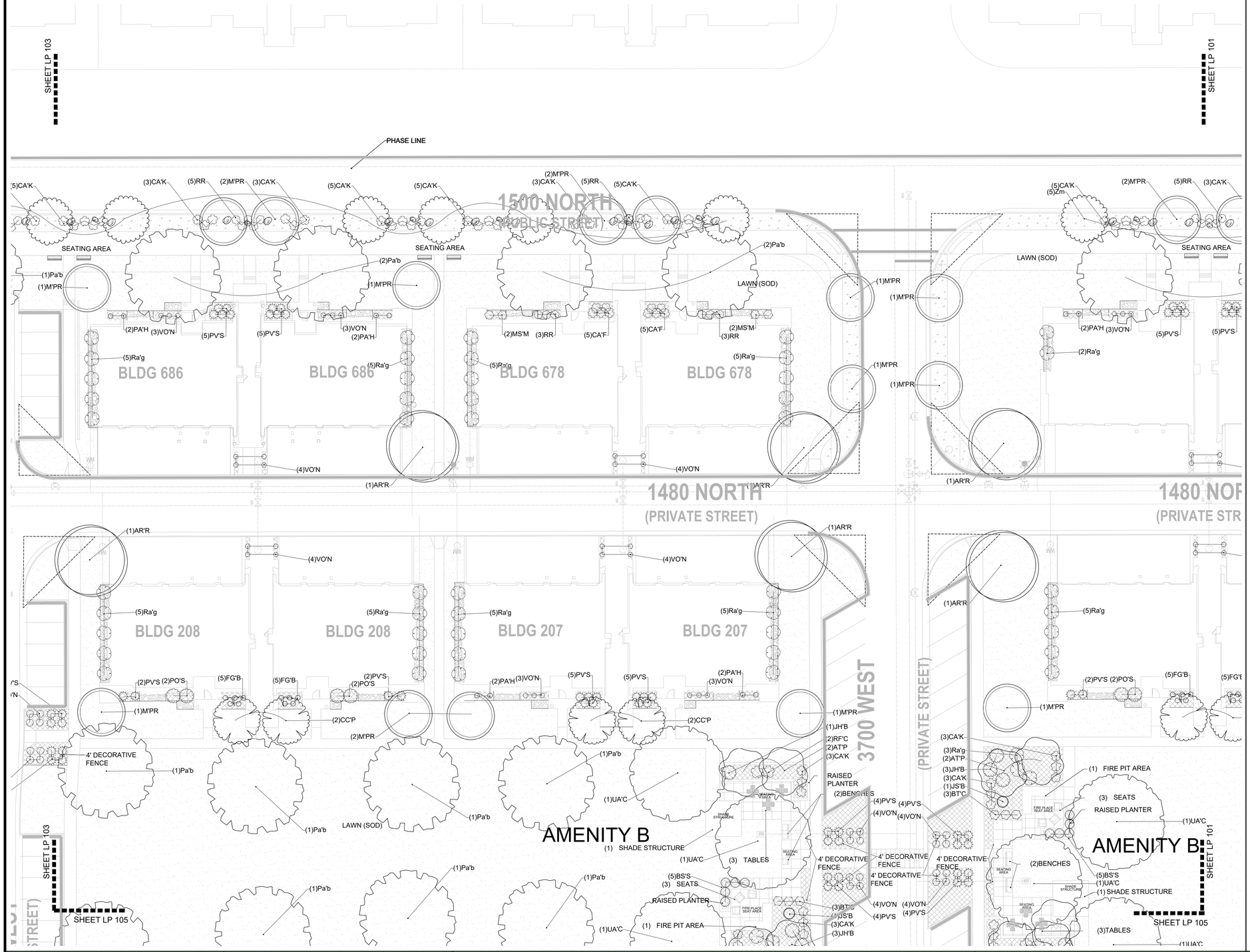
LICENSED LANDSCAPE ARCHITECT
ERIN M. AMBATH
STATE OF UTAH
02/22/2021

DRAWING INFO

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 2/22/2021

LANDSCAPE PLAN

LP-101



PLANT SCHEDULE PHASE 1

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
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CO'P	20	Celtis occidentalis `Prairie Sentinel`	Prairie Sentinel Hackberry	2" Cal
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GB'P	13	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Gingko	2" Cal
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QR'F	2	Quercus robur fastigiata	Pyramidal English Oak	2" Cal
UA'C	6	Ulmus americana `JFS-Prince II` TM	Colonial Spirit American Elm	2" Cal
Zm	20	Zelkova serrata `Musashino`	Sawleaf Zelkova	2" Cal

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
BT'C	54	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal
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CS'K	27	Cornus sericea `Kelseyi`	Kelseyi Dogwood	5 gal
EA'C	26	Euonymus alatus `Coles Compact`	Burning Bush	5 gal
JS'B	27	Juniperus Scopulorum `Blue Arrow`	Blue Arrow Juniper	5 gal
PO'S	20	Physocarpus opulifolius `Seward` TM	Summer Wine Seward Ninebark	5 gal
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PV'S	82	Panicum virgatum `Shenandoah`	Shenandoah Switch Grass	1 gal
PA'H	24	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	1 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
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1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	21,736 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	30,170 sf
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ISSUE DATE 02-22-2021 **PROJECT NUMBER** UT20036

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

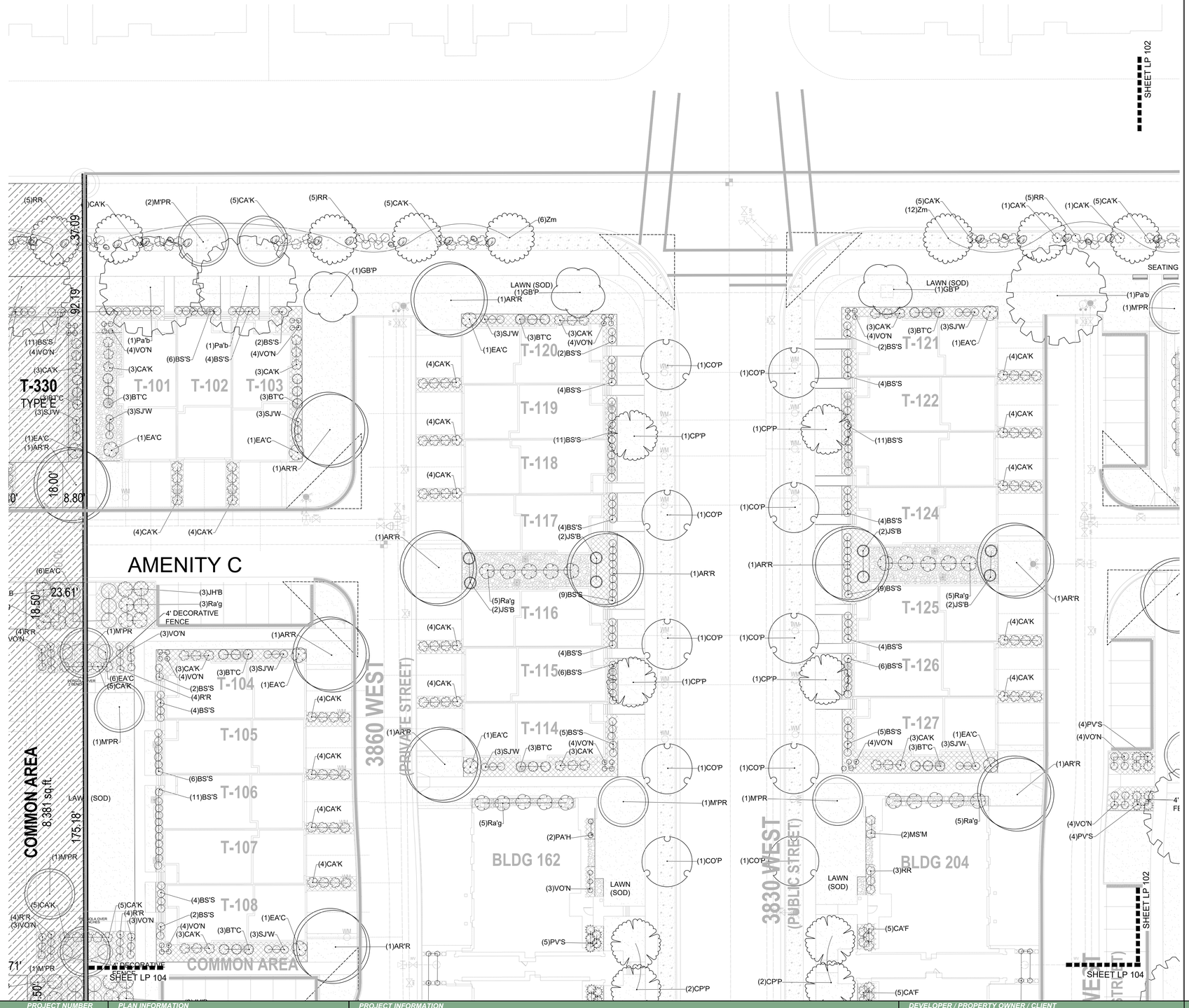
ENSIGN LANDSCAPE ARCHITECTURE
KEVIN B. ANDREPONT
8132 LV 6301
02 Feb 2021
LICENSED LANDSCAPE ARCHITECT
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 2/22/2021

LANDSCAPE PLAN

LP-102



PLANT SCHEDULE PHASE 1

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
AR'R	42	Acer rubrum `Redpointe`	Redpointe Maple	2" Cal
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(801) 494-0150

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PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KEVIN A. BENNETT
9132 | 12-5501 | PROFESSIONAL
02 Jul 2021
LICENSE NO.
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	2/22/2021

LANDSCAPE PLAN

LP-103

PLANT SCHEDULE PHASE 1

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
AR'R	42	Acer rubrum `Redpointe`	Redpointe Maple	2" Cal
AT'P	18	Acer truncatum x platanoides `JFS-KW187` TM	Urban Sunset Maple	2" Cal
CO'P	20	Celtis occidentalis `Prairie Sentinel`	Prairie Sentinel Hackberry	2" Cal
CP'P	33	Crataegus phaenopyrum `Princeton Sentry`	Washington Princeton Sentry Hawthorn	2" Cal
GB'P	13	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Gingko	2" Cal
M'PR	45	Malus x `Prairie Rose`	Prairie Rose Crabapple	2" Cal
PA'B	21	Platanus x acerifolia `Bloodgood`	London Plane Tree	2" Cal
QR'F	2	Quercus robur fastigiata	Pyramidal English Oak	2" Cal
UA'C	6	Ulmus americana `JFS-Prince II` TM	Colonial Spirit American Elm	2" Cal
Zm	20	Zelkova serrata `Musashino`	Sawleaf Zelkova	2" Cal

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
BT'C	54	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal
BS'S	358	Buxus sempervirens `Suffruticosa`	True Dwarf Boxwood	5 gal
CS'K	27	Cornus sericea `Kelseyi`	Kelseyi Dogwood	5 gal
EA'C	26	Euonymus alatus `Coles Compact`	Burning Bush	5 gal
JS'B	27	Juniperus Scopulorum `Blue Arrow`	Blue Arrow Juniper	5 gal
PO'S	20	Physocarpus opulifolius `Seward` TM	Summer Wine Seward Ninebark	5 gal
RF'R	14	Rhamnus frangula `Fine Line`	Fine Line Buckthorn	5 gal
Ra'g	175	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal
RR	63	Rosa x `Radrazz` TM	Knock Out Shrub Rose	2 gal
SJ'W	54	Spiraea japonica `Walbuma`	Magic Carpet Spirea	5 gal
VO'N	202	Viburnum opulus `Nanum`	Dwarf European Viburnum	5 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
CA'K	422	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal
FG'B	50	Festuca glauca `Casca11`	Beyond Blue Fescue	1 gal
MS'M	20	Miscanthus sinensis `Morning Light`	Eulalia Grass	1 gal
PV'S	82	Panicum virgatum `Shenandoah`	Shenandoah Switch Grass	1 gal
PA'H	24	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	1 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	153,796 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") QQUIRRH 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.	21,736 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	30,170 sf
1-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	13,654 sf

ISSUE DATE	PROJECT NUMBER
02-22-2021	UT20036

NO.	REVISION	DATE
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 1
1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	2/22/2021

LANDSCAPE PLAN

LP-104

PLANT SCHEDULE PHASE 1

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
AR'R	42	Acer rubrum `Redpointe`	Redpointe Maple	2" Cal
AT'P	18	Acer truncatum x platanoides `JFS-KW187` TM	Urban Sunset Maple	2" Cal
CO'P	20	Celtis occidentalis `Prairie Sentinel`	Prairie Sentinel Hackberry	2" Cal
CP'P	33	Crataegus phaenopyrum `Princeton Sentry`	Washington Princeton Sentry Hawthorn	2" Cal
GB'P	13	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Gingko	2" Cal
M'PR	45	Malus x `Prairie Rose`	Prairie Rose Crabapple	2" Cal
PA'B	21	Platanus x acerifolia `Bloodgood`	London Plane Tree	2" Cal
QR'F	2	Quercus robur fastigiata	Pyramidal English Oak	2" Cal
UA'C	6	Ulmus americana `JFS-Prince II` TM	Colonial Spirit American Elm	2" Cal
Zm	20	Zelkova serrata `Musashino`	Sawleaf Zelkova	2" Cal

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
BT'C	54	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal
BS'S	358	Buxus sempervirens `Suffruticosa`	True Dwarf Boxwood	5 gal
CS'K	27	Cornus sericea `Kelseyi`	Kelseyi Dogwood	5 gal
EA'C	26	Euonymus alatus `Coles Compact`	Burning Bush	5 gal
JS'B	27	Juniperus Scopulorum `Blue Arrow`	Blue Arrow Juniper	5 gal
PO'S	20	Physocarpus opulifolius `Seward` TM	Summer Wine Seward Ninebark	5 gal
RF'R	14	Rhamnus frangula `Fine Line`	Fine Line Buckthorn	5 gal
Ra'g	175	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal
RR	63	Rosa x `Radrazz` TM	Knock Out Shrub Rose	2 gal
SJ'W	54	Spiraea japonica `Walbuma`	Magic Carpet Spirea	5 gal
VO'N	202	Viburnum opulus `Nanum`	Dwarf European Viburnum	5 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
CA'K	422	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal
FG'B	50	Festuca glauca `Cascal1`	Beyond Blue Fescue	1 gal
MS'M	20	Miscanthus sinensis `Morning Light`	Eulalia Grass	1 gal
PV'S	82	Panicum virgatum `Shenandoah`	Shenandoah Switch Grass	1 gal
PA'H	24	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	1 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	153,796 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA, SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	21,736 sf
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02-22-2021	UT20036

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

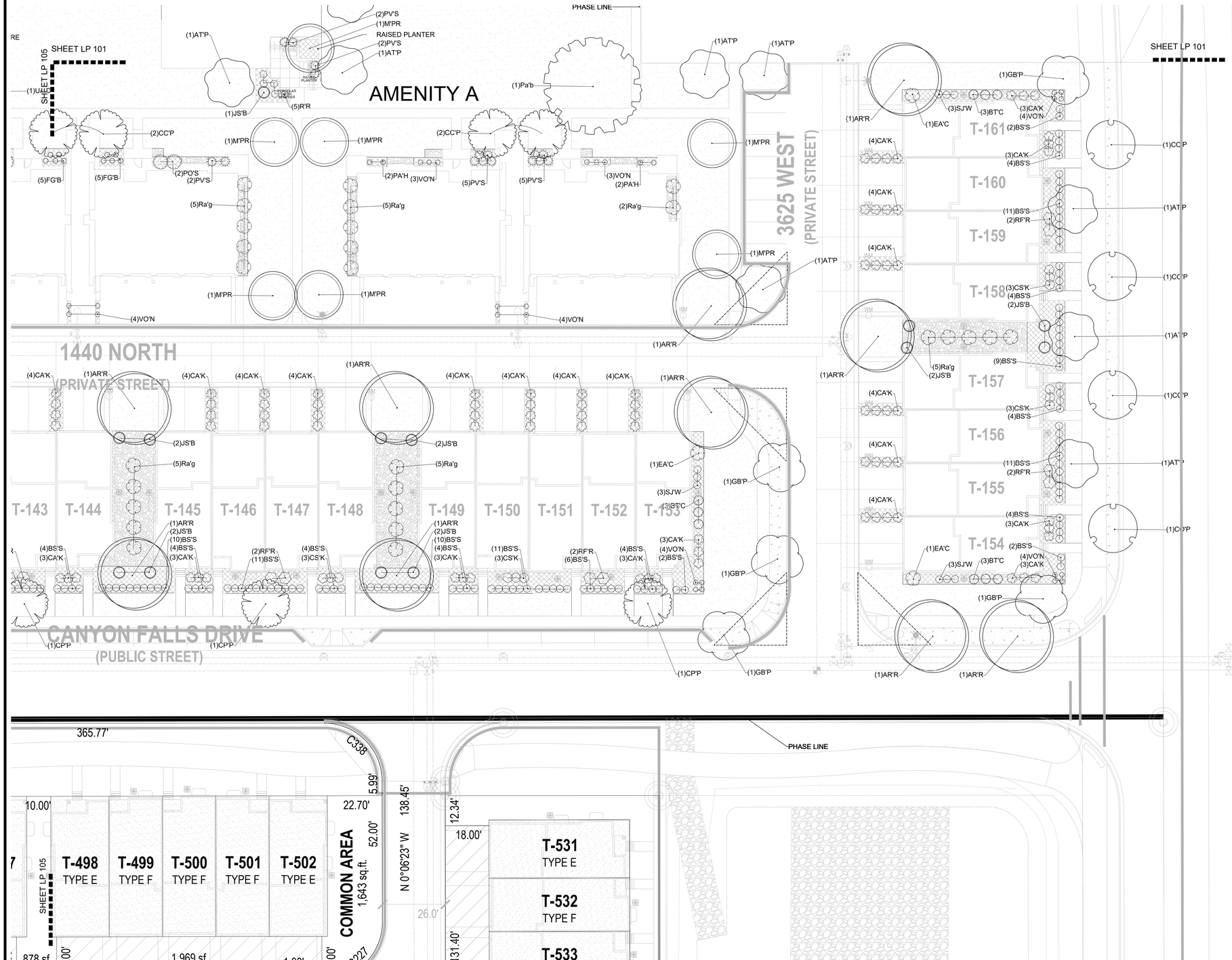
CERTIFIED LANDSCAPE ARCHITECT
CHRIS AINSWORTH
STATE OF UTAH
02/22/2021

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	2/22/2021

LANDSCAPE PLAN

LP-105



PLANT SCHEDULE PHASE 1

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VO'N	202	Viburnum opulus `Nanum`	Dwarf European Viburnum	5 gal

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REFERENCE NOTES SCHEDULE PHASE

SYMBOL		1 LANDSCAPE DESCRIPTION	QTY
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ISSUE DATE: 02-22-2021 **PROJECT NUMBER:** UT20036

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

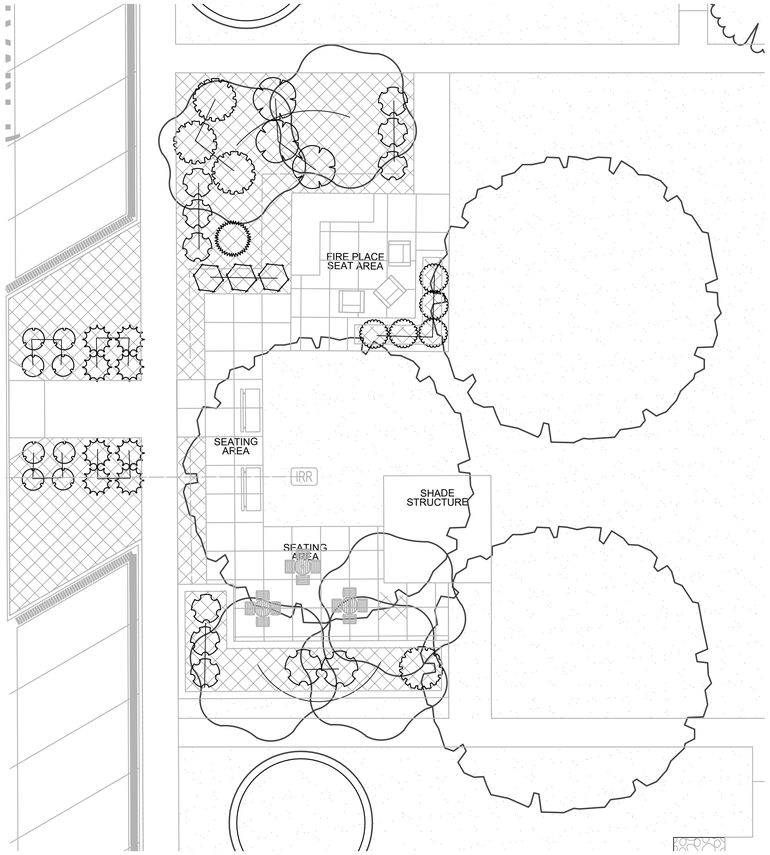
CERTIFIED LANDSCAPE ARCHITECT
TYSON AINSWORTH
STATE OF UTAH
02/22/2021

DRAWING INFO

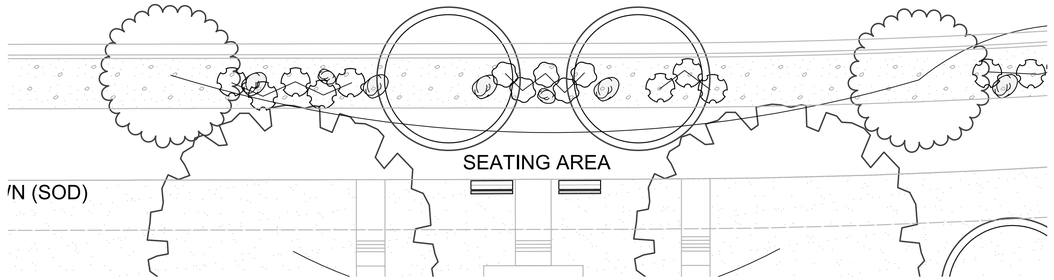
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	2/22/2021

LANDSCAPE PLAN

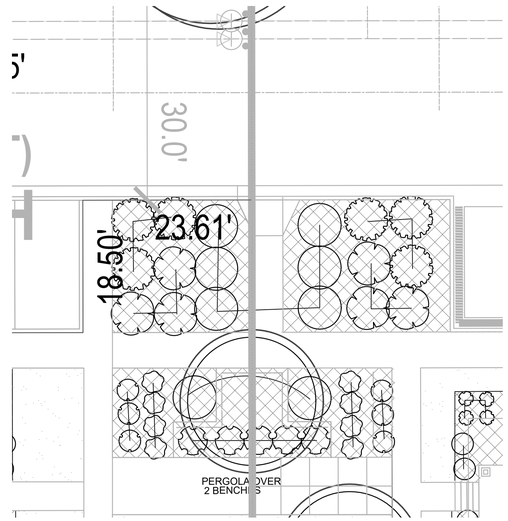
LP-106



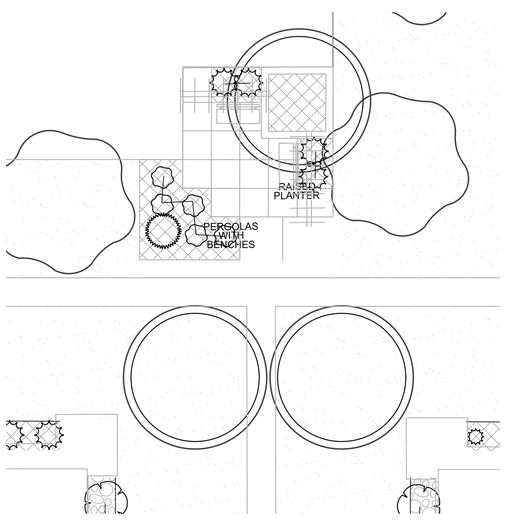
AMENITY B



AMENITY D



AMENITY C



AMENITY A

ISSUE DATE	PROJECT NUMBER
02-22-2021	UT20036

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1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 5' 10' 20' 40'
GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
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LANDSCAPE ARCHITECT / PLANNER

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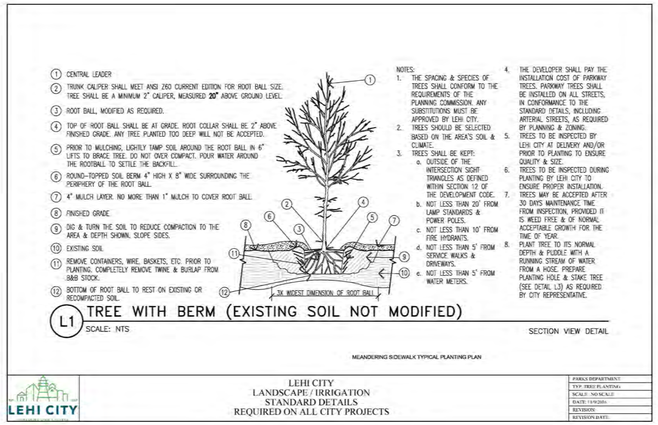
LICENSE STAMP

DRAWING INFO

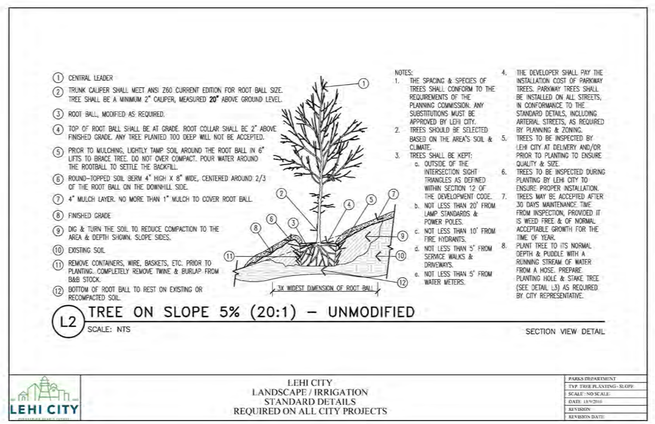
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	2/22/2021

LANDSCAPE PLAN

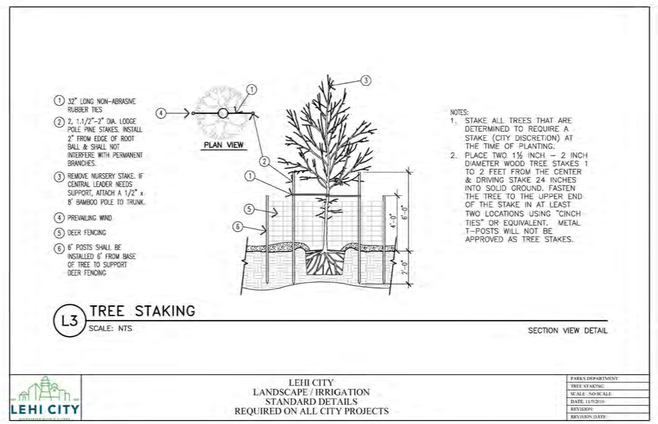
LP-AMENITIES



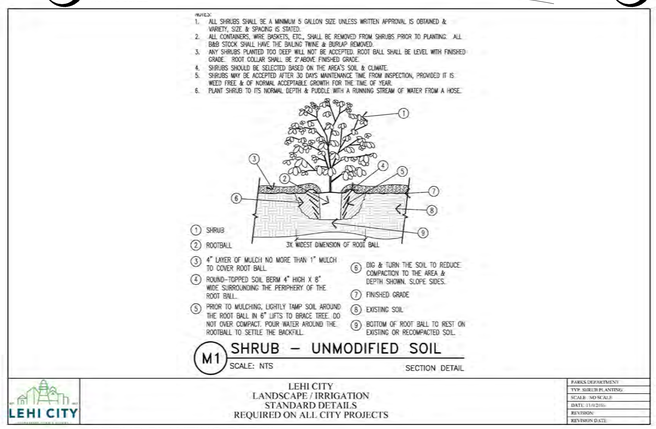
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



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



C TREE w/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



E SHRUB PLANTING DETAIL
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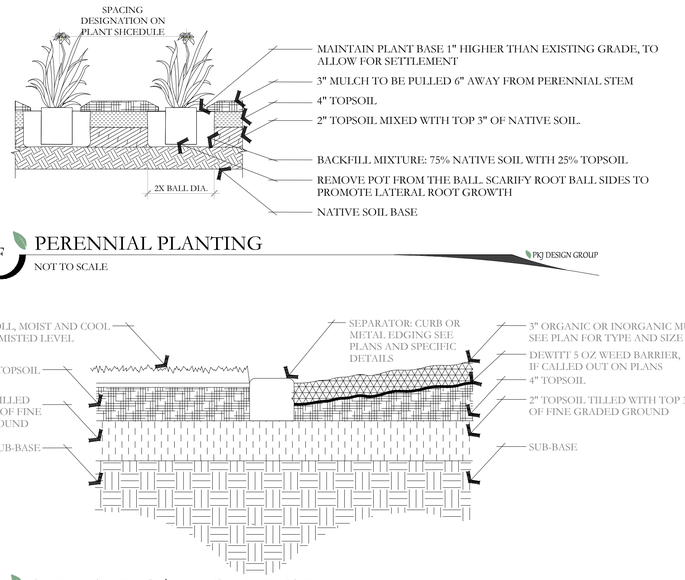

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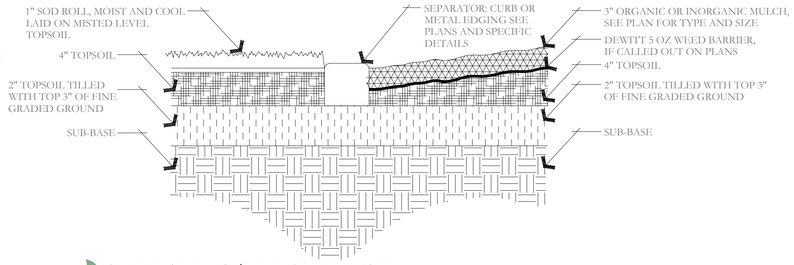

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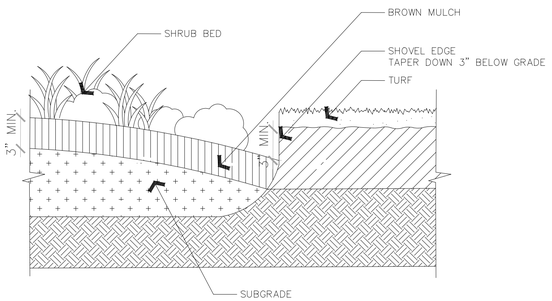

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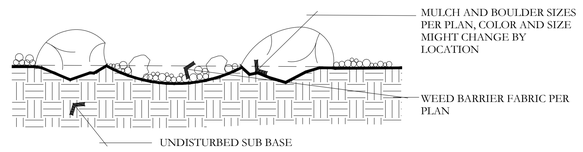

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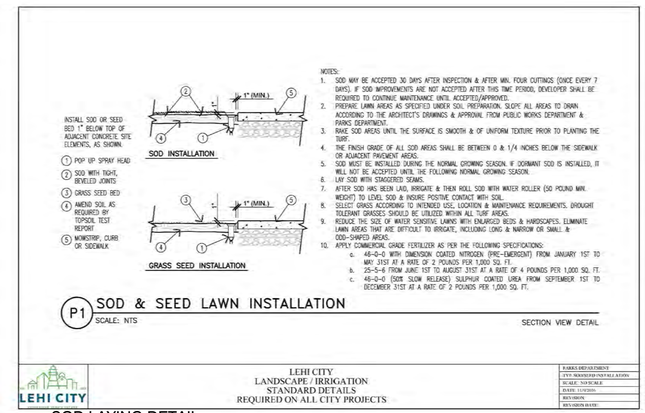

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ISSUE DATE	PROJECT NUMBER
02-22-2021	UT20036

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY KNOWLTON 8128778-5501 UTAH STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	2/22/2021

LANDSCAPE DETAILS

LP-501

GARDNER POINT

LEHI, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of popc 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 controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount 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 wire shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¼" 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 ¼", 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. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

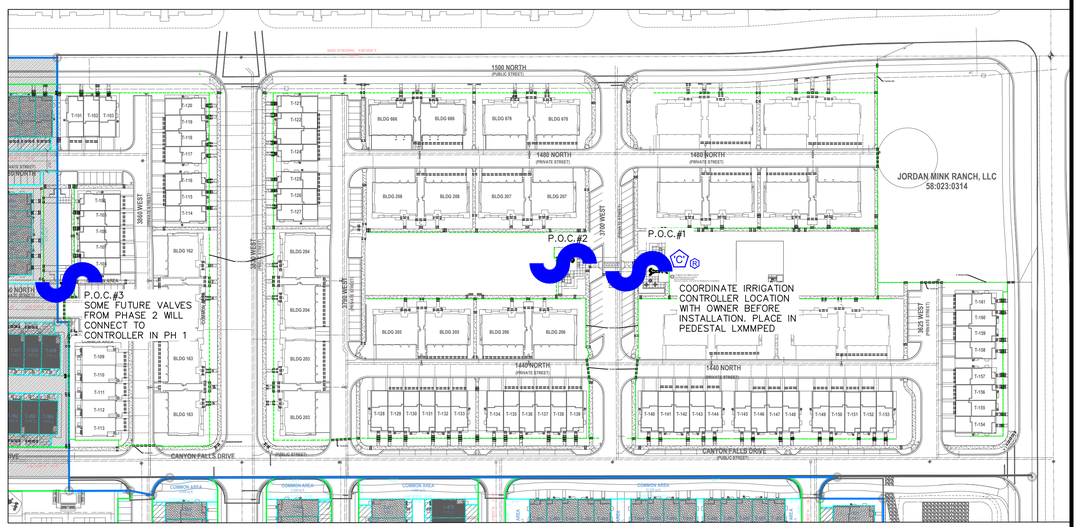
Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

SHEET INDEX

IR103	IR102	IR101
IR104	IR105	IR106



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
2/22/2021	UT20036

NO.	REVISION	DATE
1		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 50' 100' 200' 400'

GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

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13702 S 200 W B12
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SUITE 500
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LANDSCAPE ARCHITECT / PLANNER

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LEHI, UTAH 84043 (801) 960-2698
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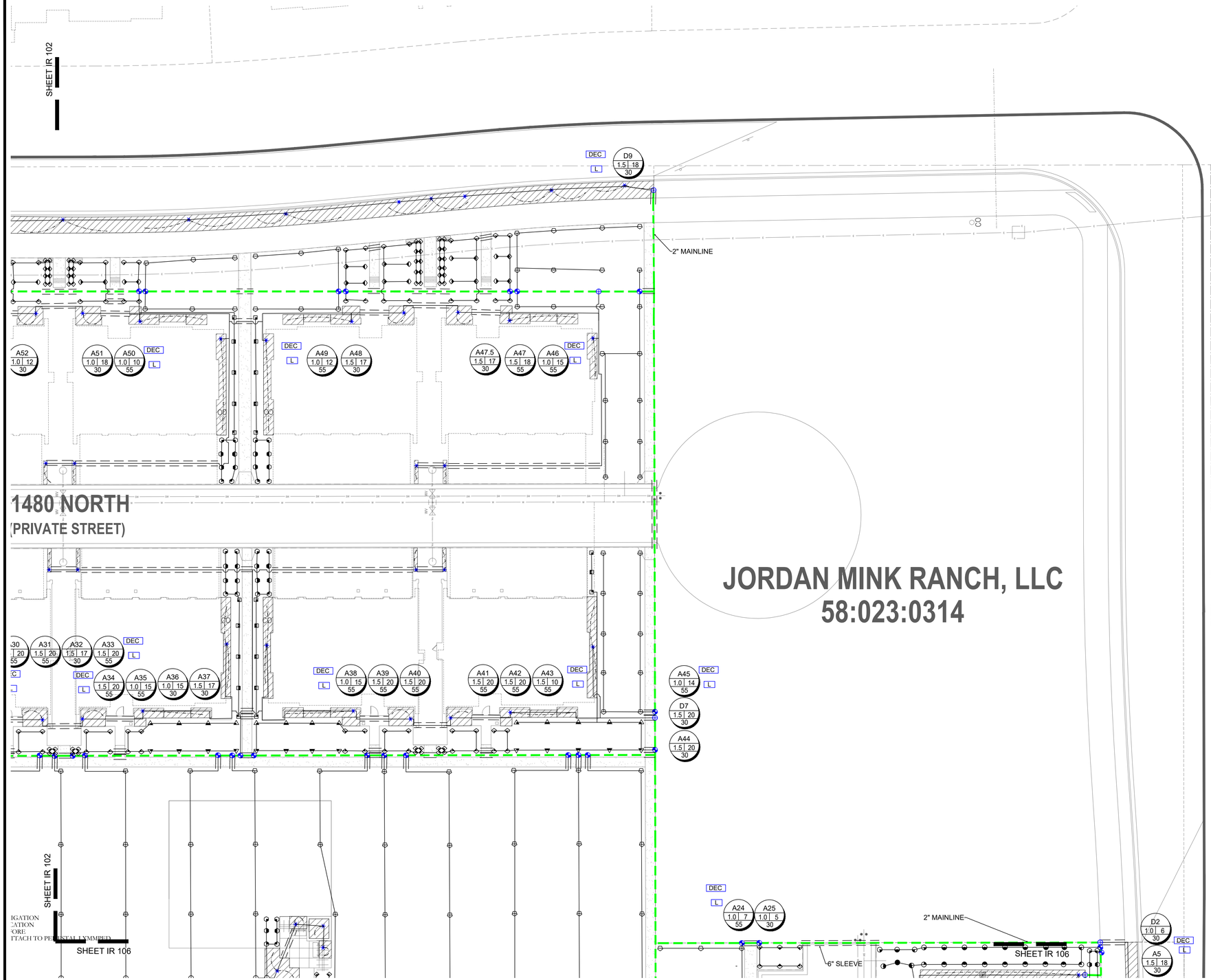
LICENSE STAMP

JEREMY AINSWORTH
8139125-5301
LANDSCAPE ARCHITECT
02/22/2021
LICENSED
STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	2/22/2021

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 UST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO PEDESTAL LXMMPED, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC / L	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID, PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW	20 GPM		TIME TO APPLY 1/4" OF WATER		23
MAX. LATERAL LENGTH OF TUBING	350 FT		REQUIRED NUMBER OF STAKES		500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)		NUMBER OF FLUSH POINTS		2
APPLICATION RATE	.64 IN. / HR		SUGGESTED HEADER & FOOTER PIPE SIZE		CLASS 200 1.25"

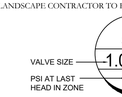
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
2/22/2021	UT20036

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

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

PROJECT INFORMATION

GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

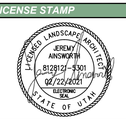
Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP



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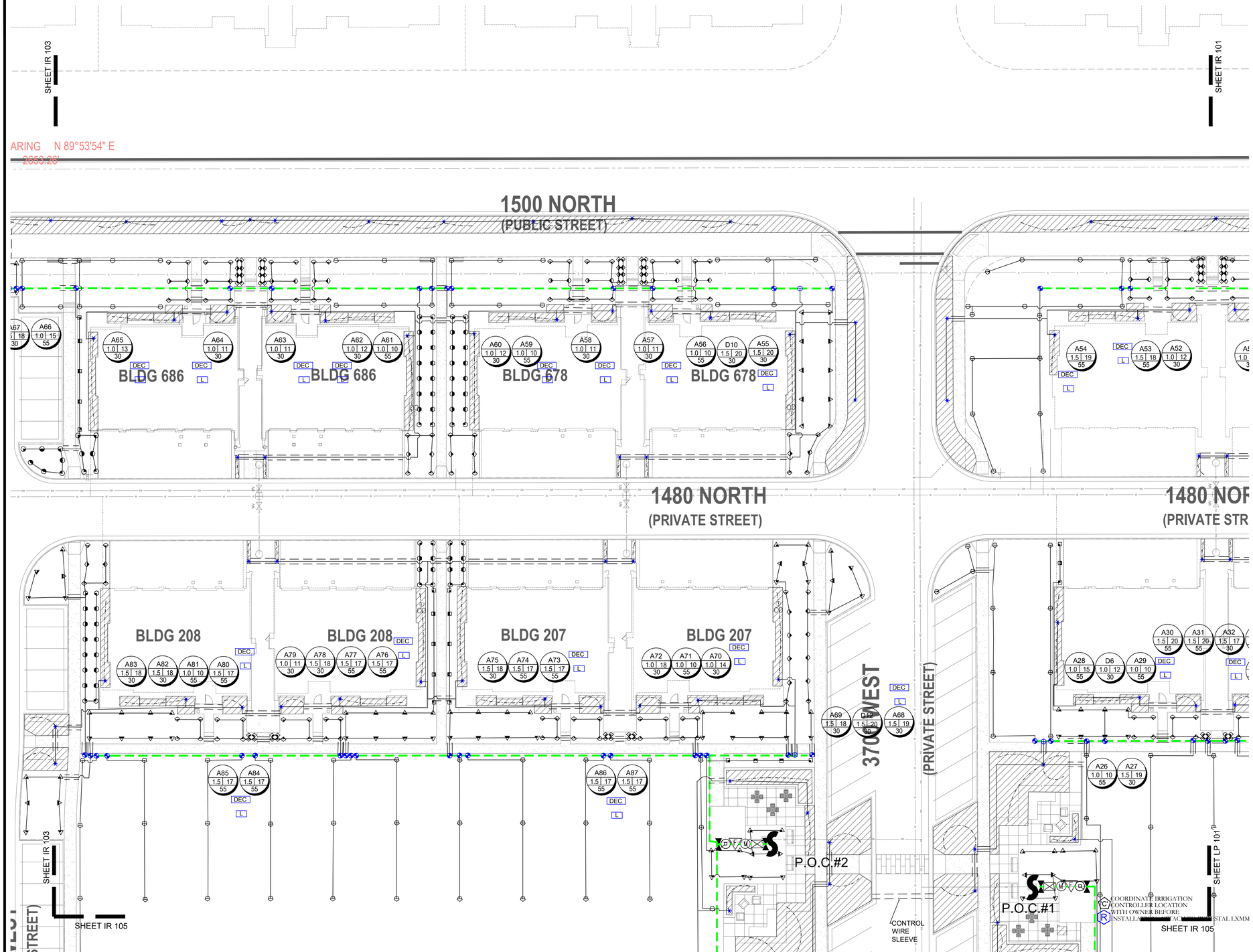
IRRIGATION PLAN

IR 101



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DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

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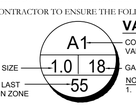
VALVE ID TAG



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

PROJECT INFORMATION

GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
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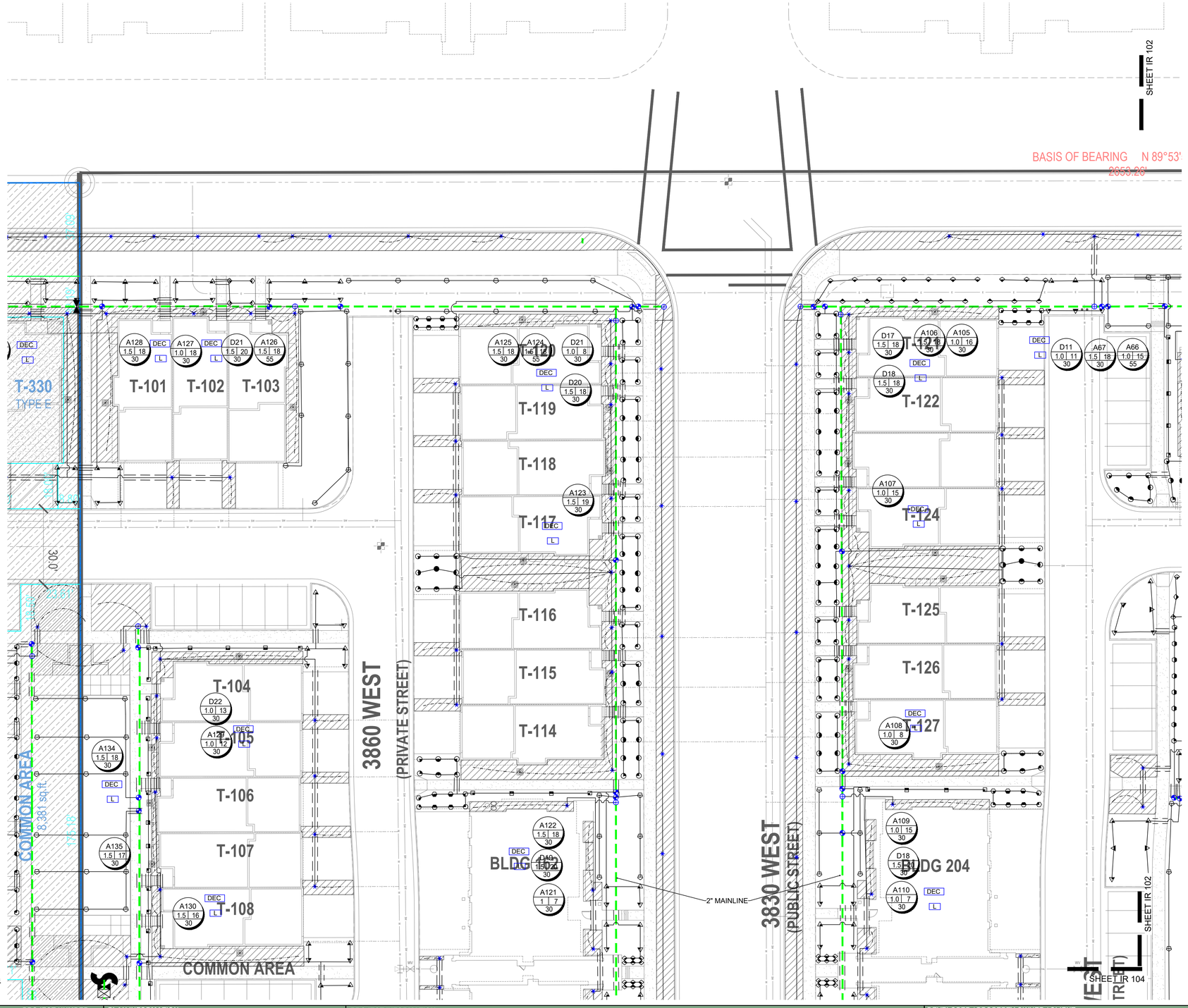
IRRIGATION PLAN

IR 102



IRRIGATION LEGEND

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	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM 14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
2/22/2021	UT20036

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

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

PROJECT INFORMATION

GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

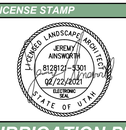
Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

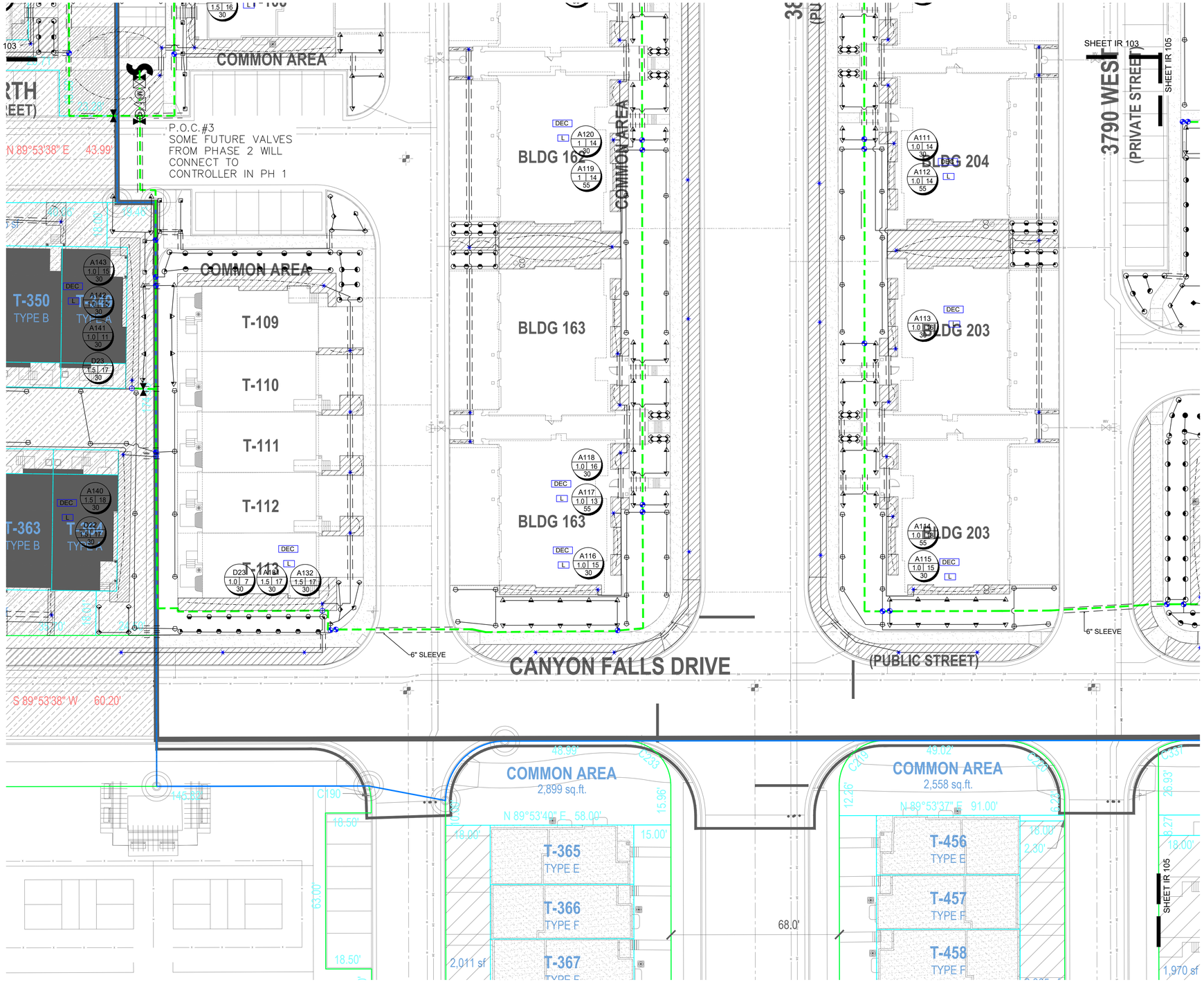
LICENSE STAMP



DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	2/22/2021

IRRIGATION PLAN

IR 103



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO PEDESTAL LXMMPED, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" 'I' SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)- USE JUMBO BOX-PURPLE LID. PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM 14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW	20 GPM		TIME TO APPLY 1/4" OF WATER		23
MAX. LATERAL LENGTH OF TUBING	350 FT		REQUIRED NUMBER OF STAKES		500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)		NUMBER OF FLUSH POINTS		2
APPLICATION RATE	.64 IN. / HR		SUGGESTED HEADER & FOOTER PIPE SIZE		CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

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4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
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19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
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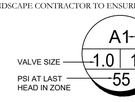
3/4"	8 GPM
1"	12 GPM
1-1/2'	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
2/22/2021	UT20036

NO.	REVISION	DATE
1		
2		
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5		
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7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

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

PROJECT INFORMATION

GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

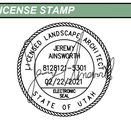
Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

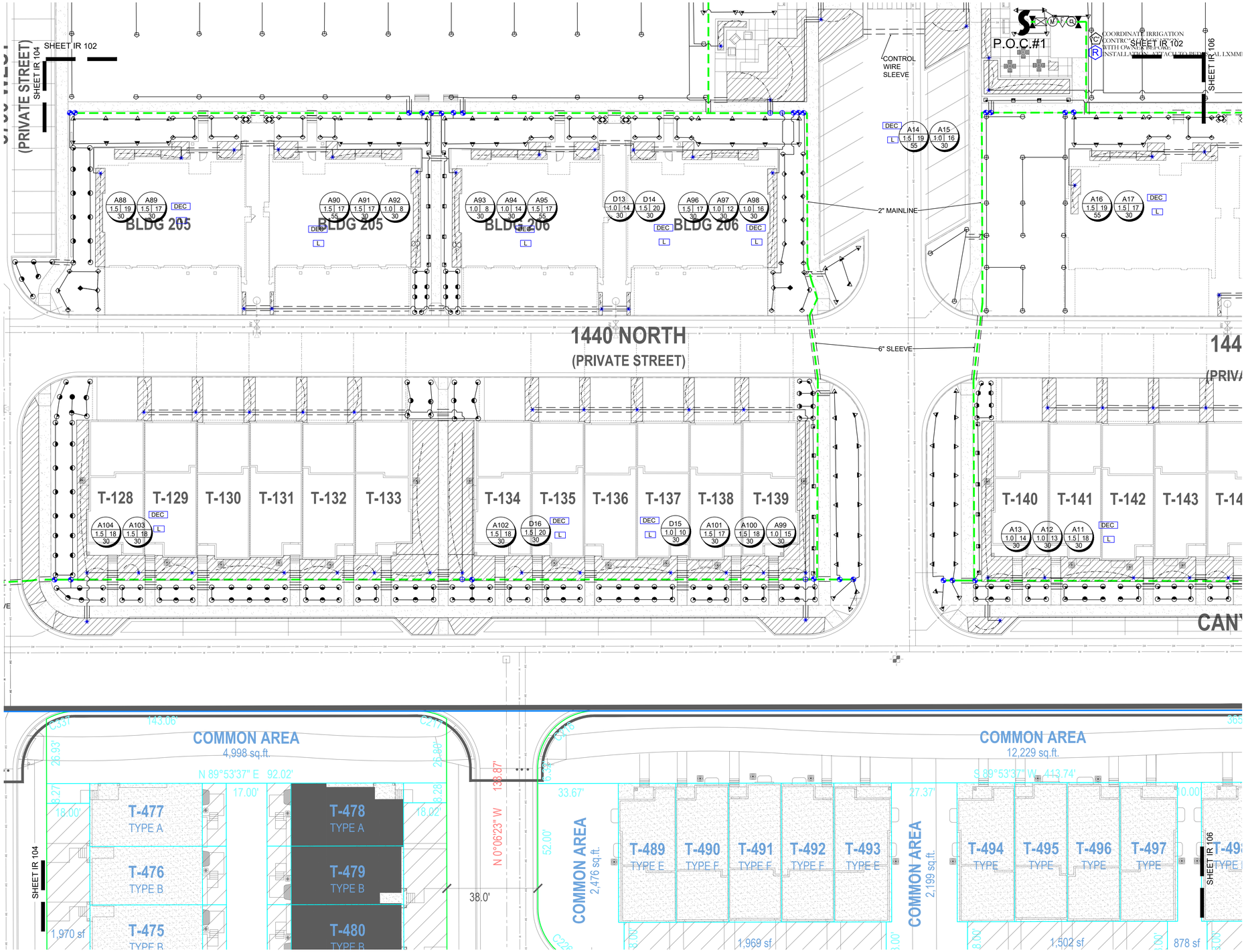


DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	2/22/2021

IRRIGATION PLAN

IR 104



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
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	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO PEDESTAL LXMMPED, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
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F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	
	REMOTE CONTROL VALVE: RAINBIRD 1VMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
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DRIP ZONE

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XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
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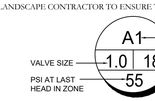
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
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'	50 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
2/22/2021	UT20036

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

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

PROJECT INFORMATION

GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

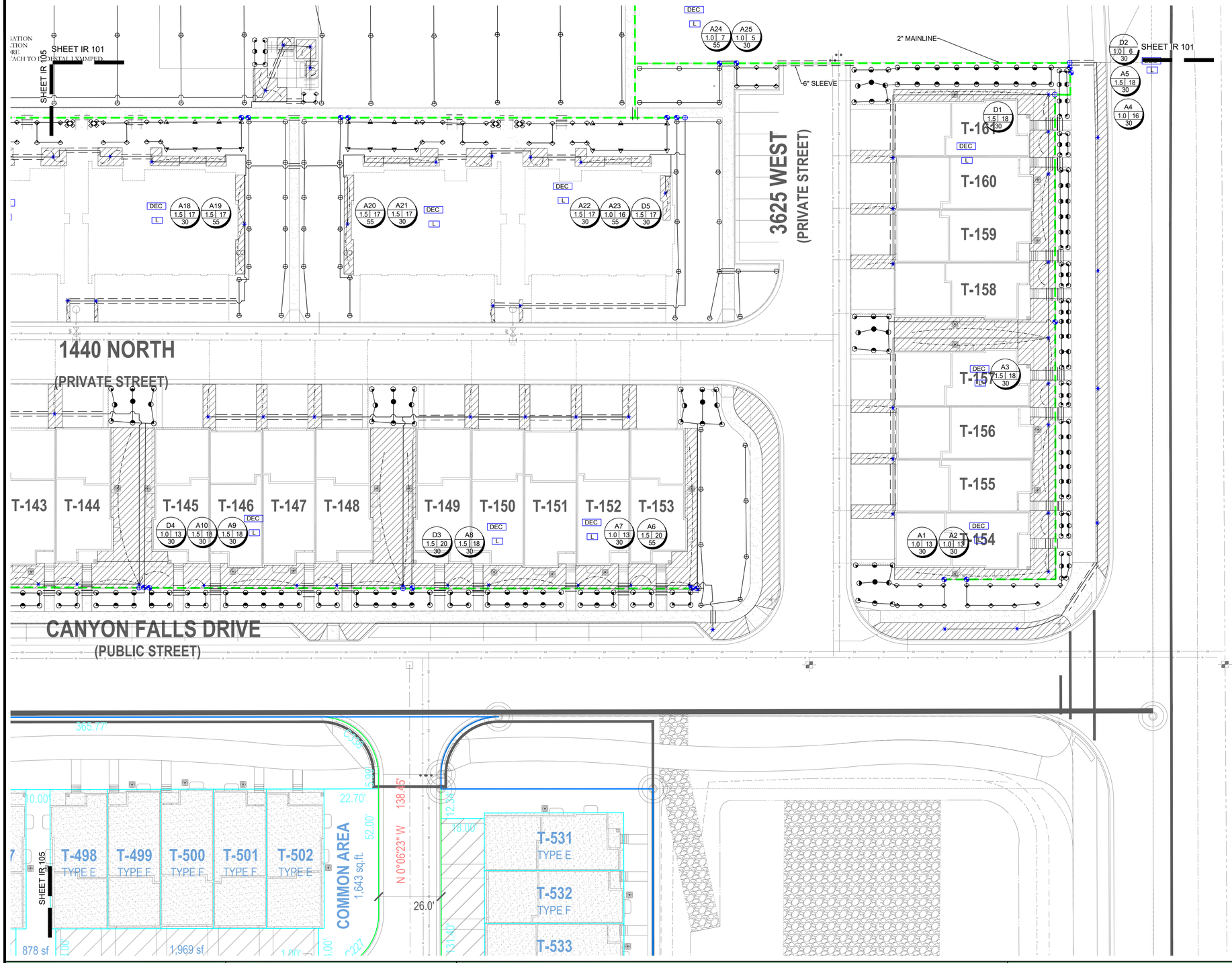
LICENSED LANDSCAPE ARCHITECT
ANSEM N. ANSEMIN
812812 - 5301
06/22/2021
RENEWAL DATE
STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	2/22/2021

IRRIGATION PLAN

IR 105



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO PEDESTAL LXMMPED, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" 'I' SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC / L	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID. PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
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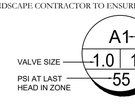
VALVE ID TAG



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ISSUE DATE	PROJECT NUMBER
2/22/2021	UT20036

NO.	REVISION	DATE
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

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

PROJECT INFORMATION

GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

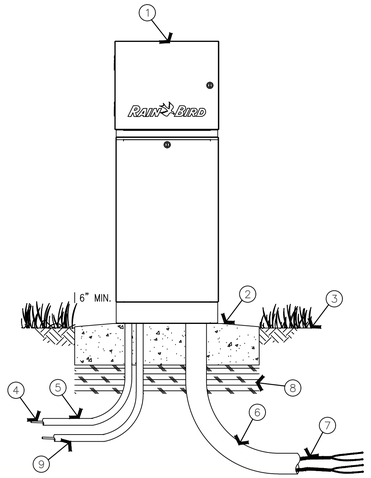
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANSKOVIN
812812-5301
02/22/2021
RENEWAL 04/30/2021
STATE OF UTAH

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	2/22/2021

IRRIGATION PLAN

IR 106



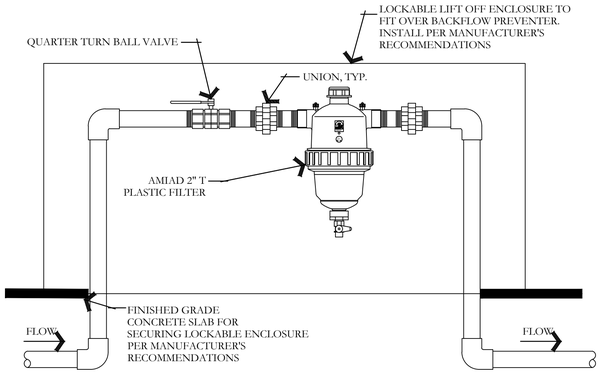
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

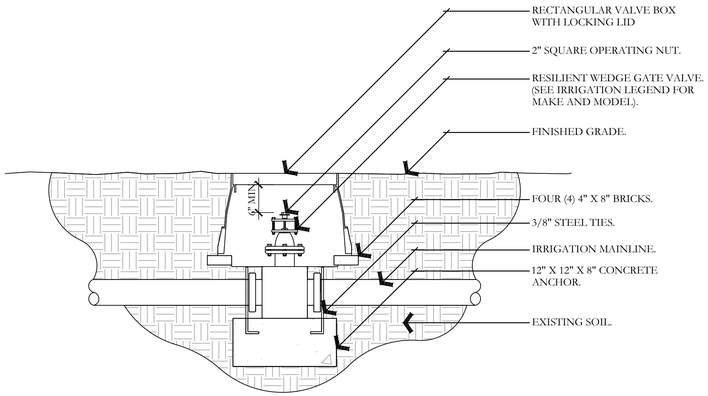
KEY SPECIFICATIONS

FEATURE / MODEL	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL
NOT TO SCALE — PKJ DESIGN GROUP

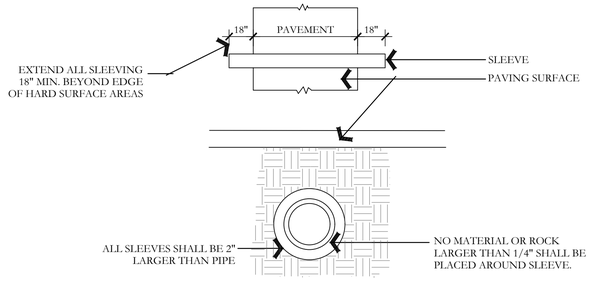


B 2" PLASTIC FILTER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

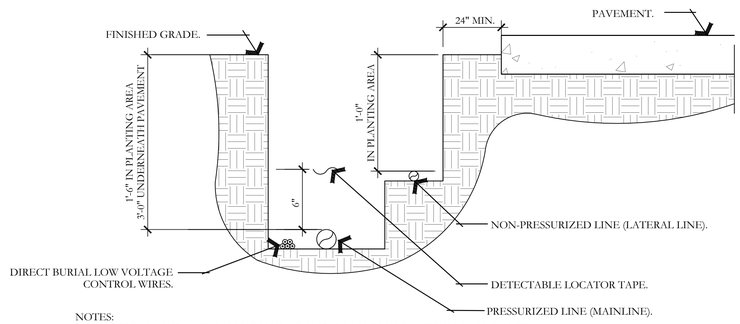


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

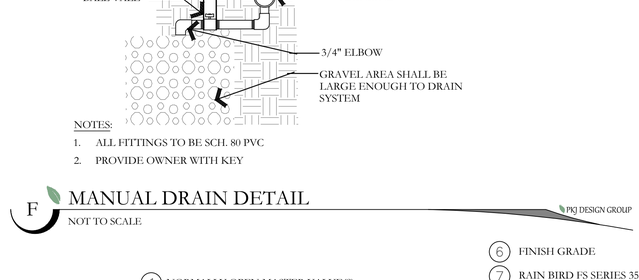


D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



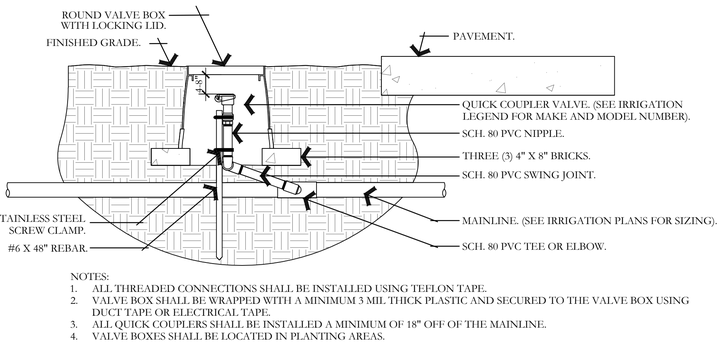
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



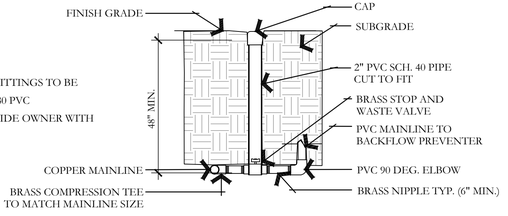
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN 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
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
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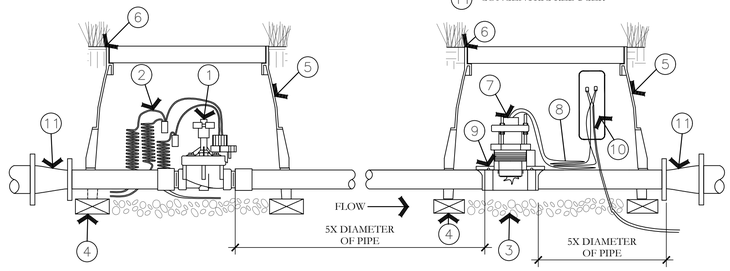
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY OPEN MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 350 FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT CCU/SATELLIT CONTROLLER ASSEMBLY
9. DOUBLE-STRAP SADDLE
10. SEE MAXICOM DETAIL 611 FOR SPLICE. SEE FLOW SENSOR DETAIL FOR WIRING DIAGRAM.
11. CONCENTRIC REDUCER



I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
2/22/2021	UT20036

NO.	REVISION	DATE
1		
2		
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5		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

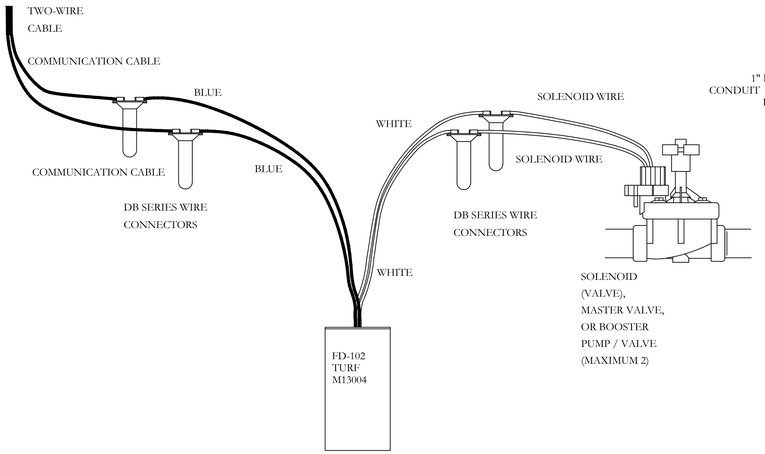
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY ANNOKKEE — 812812-5301 — 02/22/2021 — BIDDING — STATE OF UTAH

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	2/22/2021

IRRIGATION DETAILS

IR 501

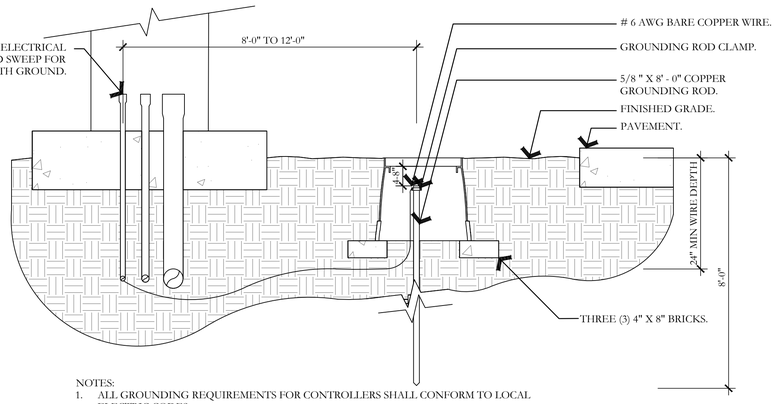


NOTE:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 450 FEET.

J DECODER WIRING DIAGRAM DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

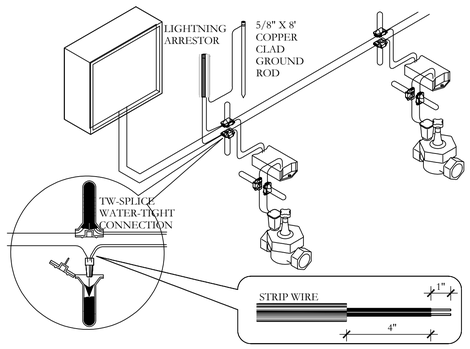


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

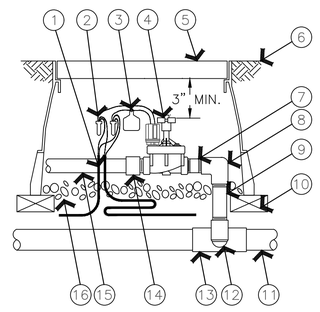
NOT TO SCALE



M 2-WIRE CONNECTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

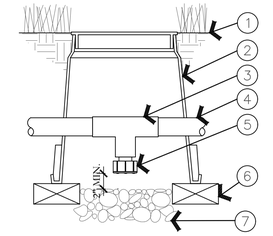


1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

N ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM

PKJ DESIGN GROUP

NOT TO SCALE

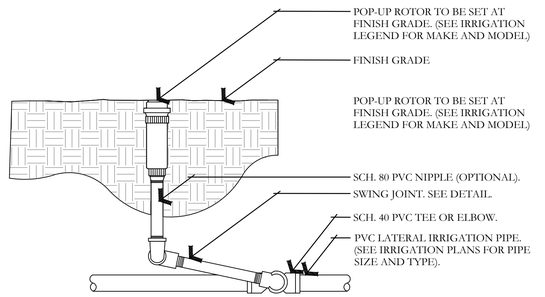


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

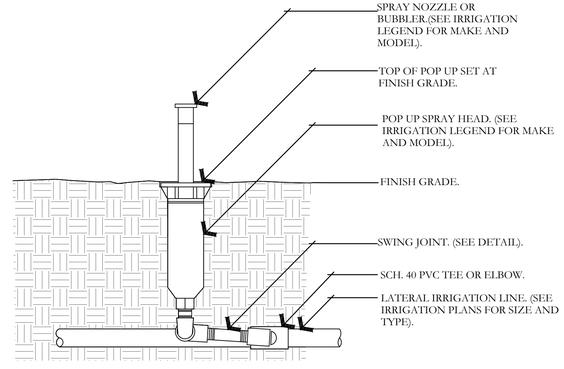


NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

O ROTOR SPRAYHEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

P POP UP-SPRAY HEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

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2/22/2021	UT20036

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DRAPER, UT 84020
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Building Architect / Engineer:

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LANDSCAPE ARCHITECT / PLANNER

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Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
812871-5301
01/31/2021
RENEWAL DATE
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	2/22/2021

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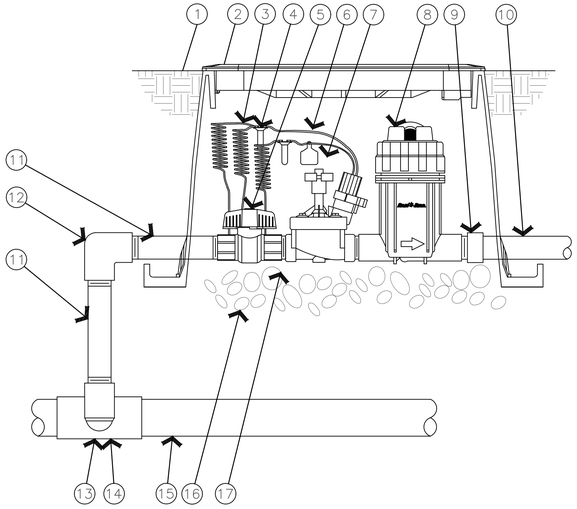
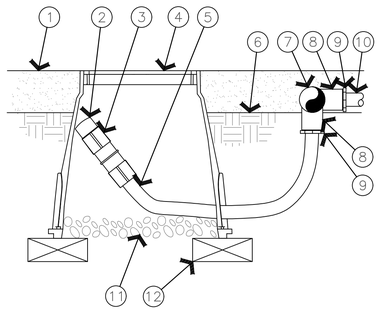


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

Q DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

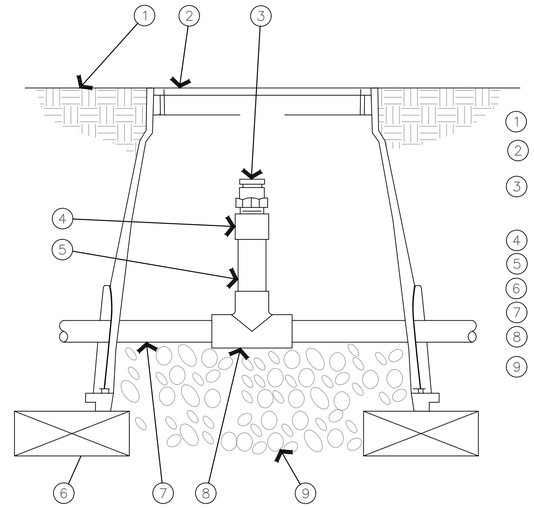


1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

R ON-SURFACE DRIPLINE FLUSH POINT DETAIL

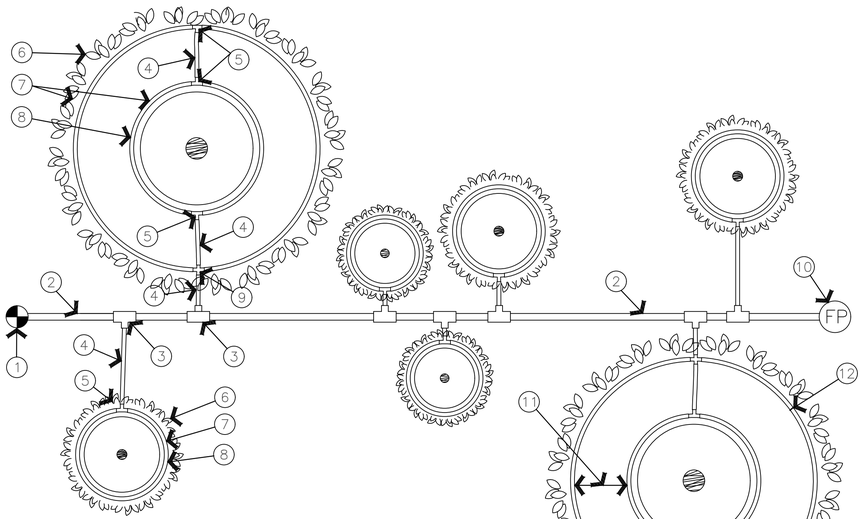
NOT TO SCALE — PKJ DESIGN GROUP



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

S AIR RELIEF VALVE DETAIL

NOT TO SCALE — PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

T ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
2/22/2021	UT20036

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LEHI, UTAH

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PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
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LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

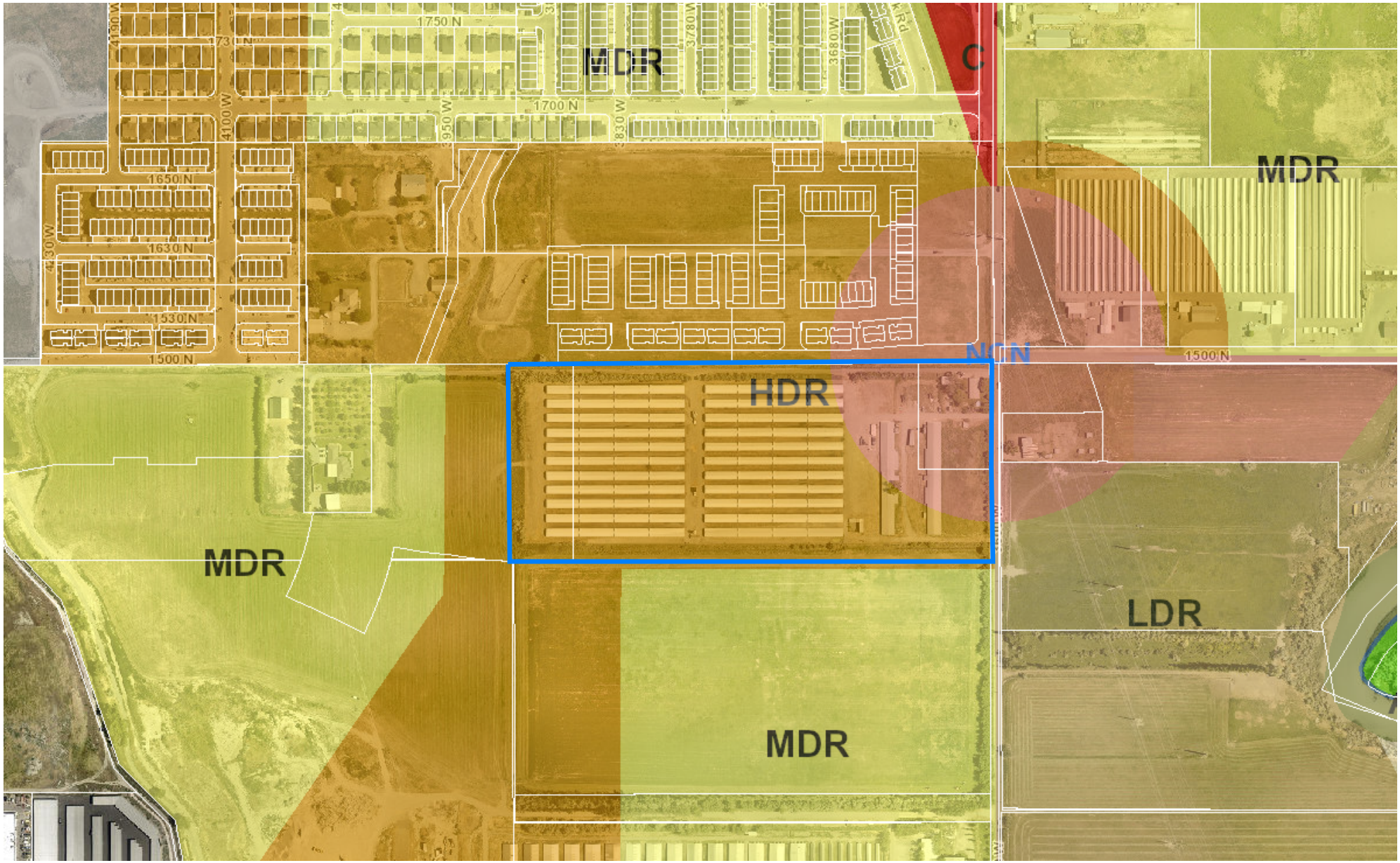
LICENSED LANDSCAPE ARCHITECT — KEVIN AINSWORTH — 8128121-5301 — 02/22/2021 — STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	2/22/2021

IR 503

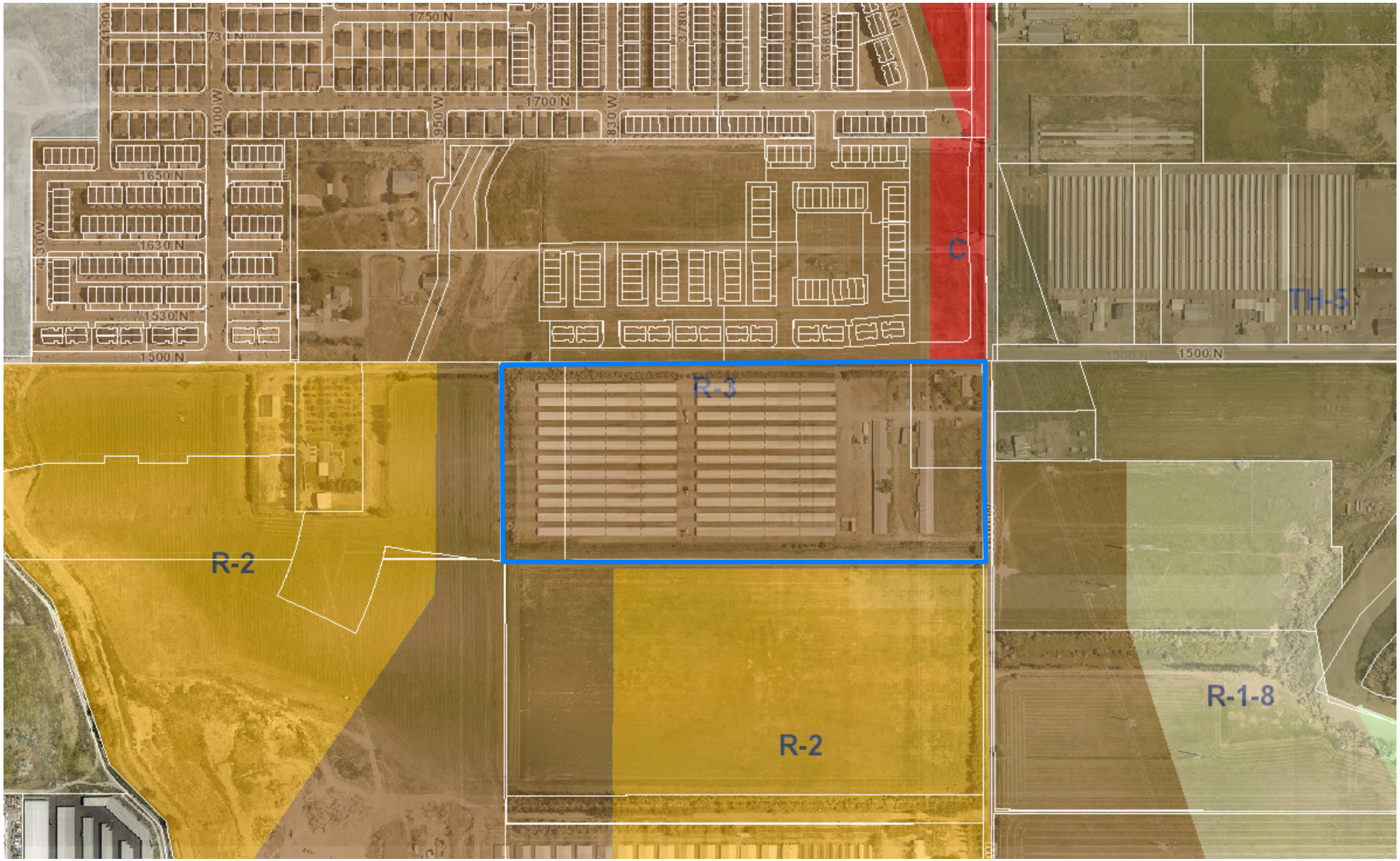
Gardner Point Phase 1 Final Subdivision

General Plan



Gardner Point Phase 1 Final Subdivision

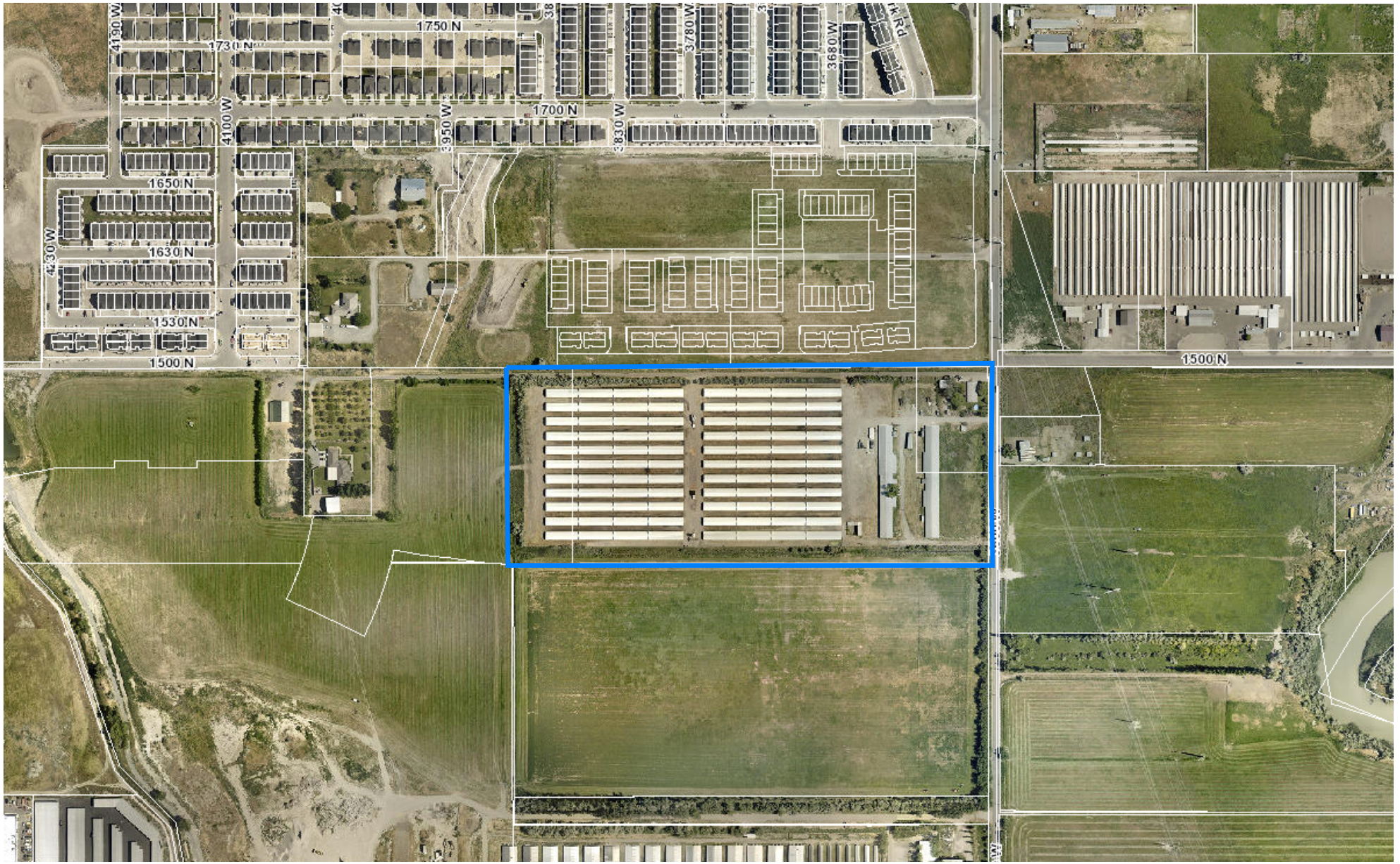
Zoning



0 420 840 Feet

Gardner Point Phase 1 Final Subdivision

Aerial



Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #14-2021, the Worthen Zone Change, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on 2.9 acres located at 923 North 2300 West.

Suggested Action:

Attachments:

CC Staff Report Worthen Zone Change 03.23.21.docx

Worthen Zone Change DRC 02.10.21.docx

Ord 14-2021.docx

Worthen Zone Change - narrative.pdf

Worthen Zone Change - map.pdf

Worthen Zone Change - aerial map.pdf

Worthen Zone Change - general plan map.pdf

Worthen Zone Change - zoning map.pdf

IMG_6470.JPG

IMG_6471.JPG

IMG_6469.JPG

WORTHEN ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Nicole and Brock Worthen		
Meeting Date	March 23, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	923 North 2300 West		
Project Area	2.9 acres		
Existing Zoning	Transitional Holding (TH-5)		
Proposed Zoning	R-1-22		
Existing General Plan Land Use Designation	Very Low-Density Residential Agriculture (VLDRA)		
Adjacent Zoning and Land Use	*North*	A-1	Residential/Agriculture
	South	RA-1	Residential
	East	TH-5	Residential
	West	TH-5	Agriculture/Undeveloped
Date of DRC Review	February 10, 2021		
Date of Planning Commission Review	February 25, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Very Low Density Residential/Agricultural (VLDRA)

The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located at the periphery of the City in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap-frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

September 26, 2008 This property was included in the Holbrook Annexation.

REPORT ANALYSIS

The applicant is seeking review and approval of a proposed zone change from TH-5 (transitional holding) to R-1-22 for 2.9 acres located at approximately 923 North 2300 West. This zone change is consistent with the General Plan designation of Very Low-Low Density Residential Agriculture (VLDRA) for the property. The purpose of the VLDRA designation is to provide larger-lot single-family residential areas where animal rights are allowed and encouraged.

The DRC had one comment on the proposed zone change:

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is .79 acre feet per acre and irrigation water is 2.9 acre feet per acre.

Please include the DRC comment in the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Worthen zone change, including DRC comments from February 10, 2021. This recommendation is based on the following findings:

1. The proposed zone change is consistent with the goals and policies of the General Plan.
2. The proposed zone change is consistent with the VLDRA General Plan designation.
3. The proposed change is consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will not unduly affect the uses, or proposed uses for nearby and adjoining properties.
5. The proposed change does not affect the health, safety, and welfare of the City.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on February 25, 2021. The Planning Commission provided a positive recommendation on the item.

Worthen Residential Zone Change
DRC Redline Comments

Nicole Worthen – requests review of the **Worthen Zone Change**, change the zoning from TH-5 to R-1-22 on 2.9 acres located at 923 North 2300 West.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Brock Worthen
Date of Plans Reviewed: 02/02/21
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire: No comment
Greg – Water/Sewer: No comment
Trent – Parks: No comment
Gary – Building/Inspections: No comment
JD – Streets: No comment
Ross – Engineering: No comment
Luke – Traffic: No comment
Kim – Planning:

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is .79 acre feet per acre and irrigation water is 2.9 acre feet per acre.

Consistency with the elements of the Lehi City General Plan.

This area has a proposed **[Residential designation]** on the General Plan that has been filed concurrently.

Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.

From the Lehi City General Plan Land Use Element the following goals and policies related to development should be considered:

1. Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.

2. Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.

3. Promote variety in commercial spaces, densities, and locations.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 25TH

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: 14-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR THE WORTHEN PROPERTY LOCATED AT 923 NORTH 2300 WEST

WHEREAS, Nicole Worthen, owner of property located at 923 North and 2300 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-1-22; and

WHEREAS, following a public hearing on February 25, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on March 23, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of February 10, 2021; and

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

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to Commercial.

PART II:

A. If a provision of this Ordinance 14 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various section, clauses and paragraphs are hereby declared

to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

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

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

Approved and Adopted by the City Council of Lehi City this 23rd day of March 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

WORTHEN ZONE CHANGE PARCEL

Parcel ID: 58:026:0098

Legal Description: COM N 131.51 FT & W 132.47 FT FR E 1/4 COR. SEC. 12, T5S, R1W, SLB&M.; N 103.81 FT; W 260.4 FT; N 0 DEG 30' 25" W 198.11 FT; E 550.9 FT; S 29.12 FT; E 113.4 FT; S 0 DEG 45' 14" E 51.86 FT; W 180.25 FT; S 0 DEG 15' 43" E 220.37 FT; S 89 DEG 51' 0" W 223.58 FT TO BEG. AREA 2.989 AC.

To Whom It May Concern:

Nicole Worthen ("Applicant") would like to submit a formal application for a zoning map amendment on 2.9 acres located at approximately 923 North 2300 West in Lehi (the "Property"). A legal description of the Property follows this written summary of the application.

The Property is currently zoned TH-5, a transitional holding zone since annexation. Over the past several years, the area to the south, west, and east of the Property has been rezoned either RA-1 or R-1-22. By this application, I am requesting that the Property be rezoned to R-1-22.

The proposed R-1-22 zoning is consistent with surrounding property uses and would be consistent with the neighboring hobby farm, riding arenas, and other small agricultural uses. We feel that the R-1-22 zone would provide homeowners the opportunity to have enough space to spread out and keep the look and feel of the area consistent.

The Property is one parcel with a single tax identification number. Currently, however, the Property is split in the general plan, with one portion inside a NCN designation and the other portion in VLDRA. The proposed R-1-22 designation seeks density consistent with the general plan and is consistent with existing development in the area.

Applicant feels the zone change from TH-5 to an R-1-22 zone achieves the purposes of the general plan and is consistent with the general look, feel, and intent of the surrounding area.

I appreciate your time and consideration in this matter.

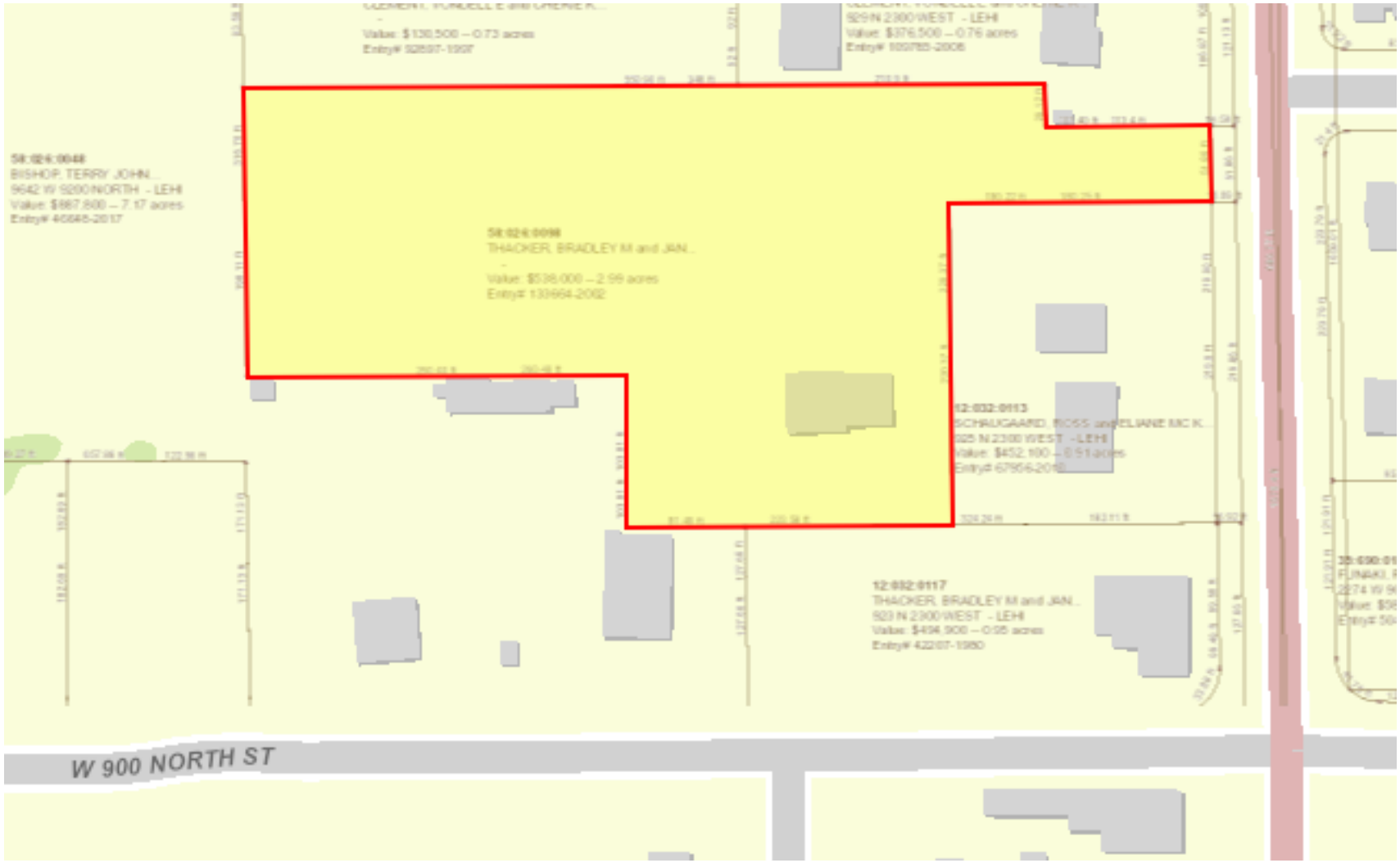
Sincerely,

Nicole Worthen

Legal Description:

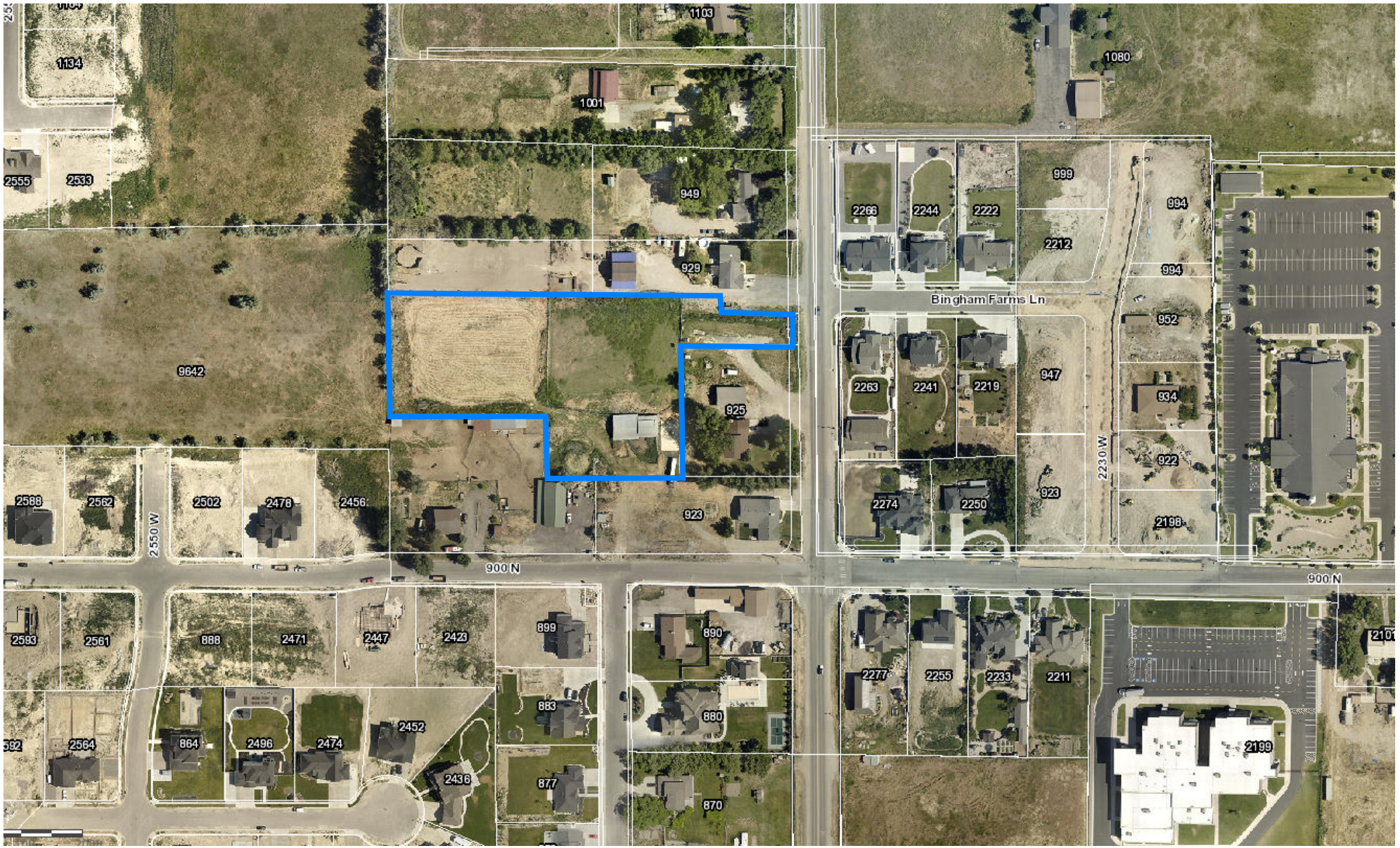
COM N 131.51 FT & W 132.47 FT FR E 1/4 COR. SEC. 12, T5S, R1W, SLB&M.; N 103.81 FT; W 260.4 FT; N 0 DEG 30' 25" W 198.11 FT; E 550.9 FT; S 29.12 FT; E 113.4 FT; S 0 DEG 45' 14" E 51.86 FT; W 180.25 FT; S 0 DEG 15' 43" E 220.37 FT; S 89 DEG 51' 0" W 223.58 FT TO BEG. AREA 2.989 AC.

Tax ID: 58:026:0098



Approximately 900 N 2300 W, Lehi.

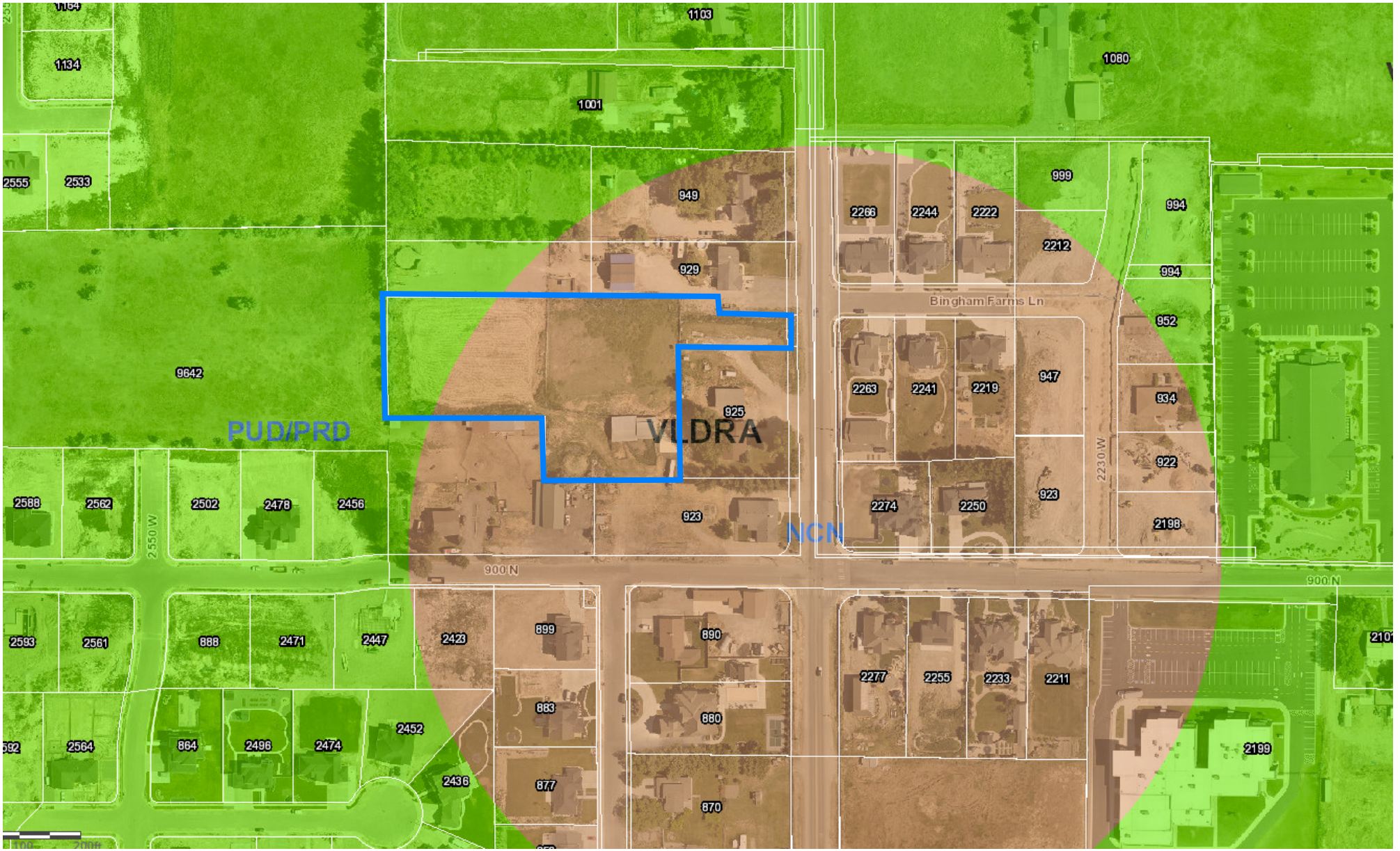
Worthen Zone Change
Aerial



0 420 840 Feet

LEHI CITY

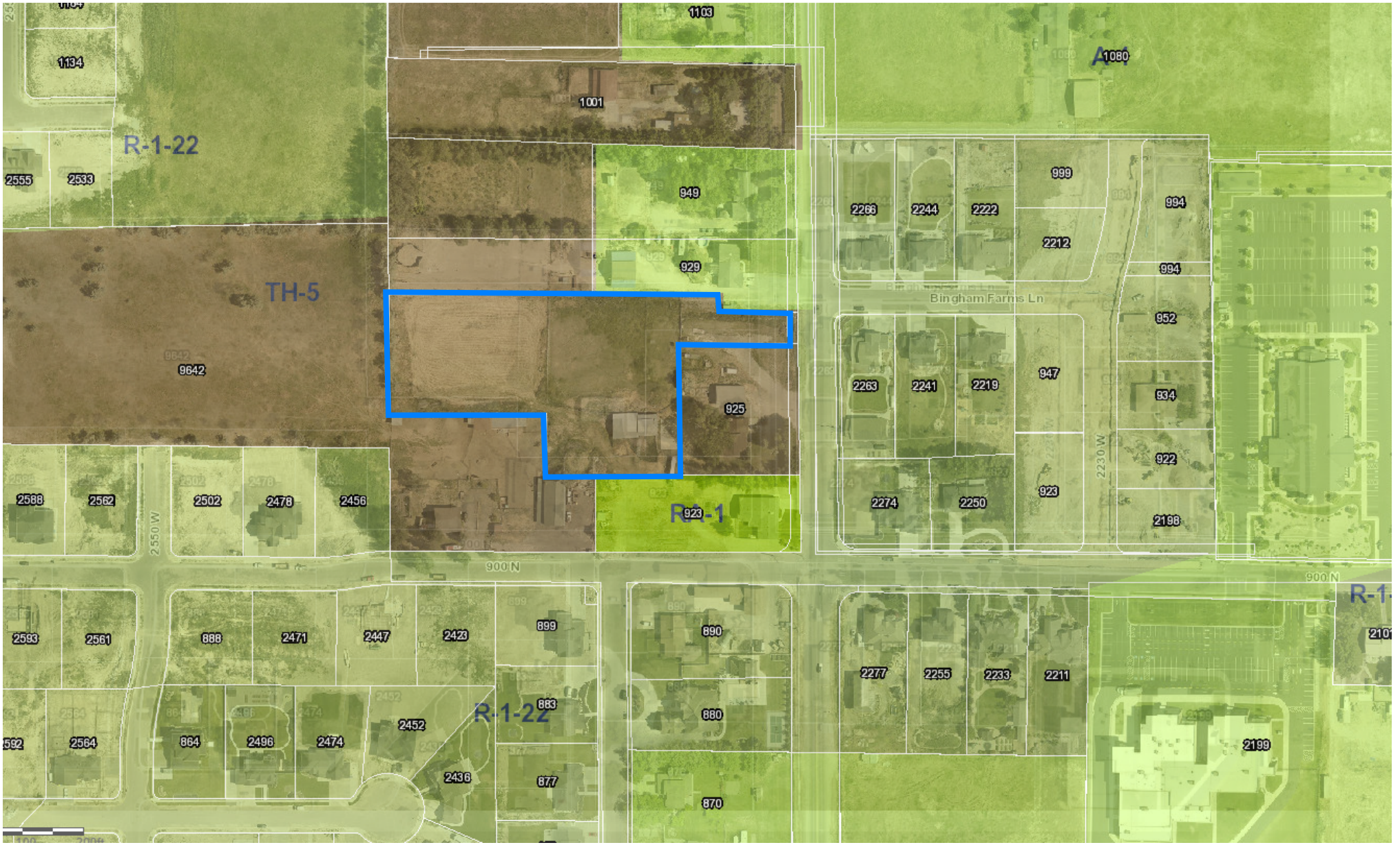
Worthen Zone Change
General Plan



0 420 840 Feet

LEHI CITY

Worthen Zone Change
Zoning



0 420 840 Feet

LEHI CITY

AHEAD

PUBLIC
HEARING
ZONE DISTRICT
MAP AMENDMENT

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-12, approving an agreement with SIRQ Construction for the Dry Creek recreation area pre-construction services.

Suggested Action:

Attachments:

Res 2021-12.docx

Agreement - Dry Creek Recreation Area Pre-Construction Services and Possible CM GC_signed by SIRQ.pdf

Lehi City Dry Creek Recreation Pre-construction Services and CMGC RFQ_updated 3.3.21.pdf

SIRQ Construction - Lehi City Dry Creek Recreation RFQ.pdf

SIRQ_Complete Bid.pdf

SIRQ Construction - Bid Form Signature of Respondent.pdf

LEHI CITY

RESOLUTION NO. 2021-12

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH SIRQ CONSTRUCTION FOR DRY CREEK RECREATION AREA PRE-CONSTRUCTION SERVICES

WHEREAS**,** Lehi City ("City") desires to contract for pre-construction services for the Dry Creek Recreation Area;

WHEREAS, the City issued RFQ 2021-03 to identify firms and companies who would best serve the needs of the City to perform such pre-construction services;

WHEREAS, based on SIRQ's qualifications, the City selected and desires to contract with SIRQ to perform pre-construction services as specified in the RFQ;

WHEREAS, on March 23, 2021, 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 SIRQ Construction; 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 SIRQ Construction 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 23rd day of March, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT FOR DRY CREEK RECREATION AREA
PRE-CONSTRUCTION SERVICES
AND POSSIBLE CONSTRUCTION MANAGEMENT/GENERAL CONTRACTOR

THIS AGREEMENT is made and entered into this _____ day of _____, 2021 by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and SIRQ Construction ("Contractor").

WHEREAS, City desires to contract for pre-construction services of the Dry Creek Recreation Area located at the southeast corner of SR-92 and Center Pointe Drive (3100 N in Lehi), being approximately 14 acres fronting a 20-acre reservoir, with the possibility at the City's sole discretion to remain as the Construction Manager/General Contractor (CM/GC) throughout the construction process per a new agreement; and

WHEREAS, City let Request for Qualifications 2021-03 (RFQ) to identify firms and companies which would best serve the needs of the City to perform such pre-construction services, including acting as the potential CM/GC; and

WHEREAS, based on Contractor's submitted qualifications, City desires to contract with Contractor to perform the pre-construction services specified in the RFQ.

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

1. **Agreement**.
    a. City hereby hires Contractor and Contractor agrees to be bound to City to provide pre-construction services for the Dry Creek Recreation Area, approximately 14 acres, fronting a 20-acre reservoir. The property is owned by North Utah County Water Conservancy District, which has an agreement for Lehi City to construct and maintain the recreational aspects of the property. Construction has already commenced on the rehabilitation of the dam structure and excavation of the reservoir.

    b. At the end of the preconstruction services, the City will have the option to open the project to an RFP or retain Contractor as the Construction Management / General Contractor (CM/GC) throughout the construction process.

    c. The overall project programming and site design has already been approved by the City. Contractor shall work with a Project Landscape Architect to formulate construction drawings and details that best meets the design intent and project budget already established.

    d. The project includes drives, asphalt parking lots, two (2) gravel overflow parking lots, concrete walks, asphalt trail, non-paved trails, two (2) CXT prefabricated

restrooms, two (2) concession buildings, two (2) group pavilions, seven (7) small pavilions, boat storage building, large fishing pier, floating docks, fish cleaning station, outdoor showers, changing booths, volleyball court, sand beaches and subsurface sand containment barrier, drinking fountains, site furnishings, dumpster enclosures, metered parking gates, masonry and boulder retaining walls, site stairs and ADA ramps and associated handrails, guardrails, parking lot and security lighting, posts to support hammocks, two (2) concrete channeled water features, monument sign, traffic and way finding signage, informational and liability signage.

e. Contractor's team shall communicate regularly with the landscape architect and City staff, including regular on-site meetings through the completion of the project.

2. **Term**. This Agreement shall begin immediately upon signing. If the City determines to retain the Contractor as CM/GC, the City and Contractor will negotiate construction start and completion dates prior to the start of construction. Contractor will be asked to assist in the process of determining a value-based completion deadline.

3. **Payment**. City shall pay Contractor an amount not to exceed Four Thousand One Hundred Twenty-Five Dollars ($4,125). If retained as CM/GC, Contractor shall not exceed a Two Point Seven Five Percent (2.75%) fee based on a Four Million Five Hundred Thousand Dollar ($4,500,000) project budget nor One Hundred Sixty-Three Thousand Nine Hundred Sixty-Eight Dollars ($163,968) in General Conditions.

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

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

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

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

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

c. Any Scope of Service which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause, then subsequently requests Contractor to recommence its performance of the scope of service after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto. If the Lehi City Council decides not to appropriate a sufficient amount of resources to fund the consideration payment, this Agreement shall be void. In the event of such non-appropriation of resources, the City shall be relieved of all of its obligations contemplated by this Agreement, including but not limited to the consideration payment.

7. **Taxes**.

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

b. The City is exempt from the payment of any Federal excise or any Utah sales tax (State of Utah Sales Tax Exemption Number: Q41296). Such taxes will not apply to the City, unless otherwise noted in writing by the City. Any price listed by Contractor on a purchase order, or equivalent, must be net, exclusive of taxes. However, when under established trade practices, any Federal excise tax is included in the list price, Contractor may quote the list price and shall show separately the amount of Federal tax, either as a flat sum or as a percentage of the list price, which shall be deducted from any payments made by the City.

8. **Indemnification and Insurance**.

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

b. The City shall indemnify and hold harmless Contractor, its subsidiaries, affiliates, agents, shareholders, directors, and employees from and against all damages, costs, liabilities, including reasonable attorneys' fees and expenses, arising from or related to the actions of the City with respect to the subject matter of this Agreement.

c. Contractor, at its own expense, shall provide for the payment of workers' compensation benefits to its employees employed on or in connection with the performance of this Agreement, and in accordance with applicable State and Federal laws.

d. Contractor, at its own expense, shall maintain comprehensive general liability insurance, including but not limited to $1,000,000 per occurrence, $2,000,000 general aggregate, and $4,000,000 umbrella liability.

e. Contractor, at its own expense, shall maintain automobile public liability insurance with bodily injury and death limits of at least $250,000 for any one

person, and $500,000 for any one occurrence, and a property damage limit per occurrence of $250,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain automobile public liability insurance in amounts satisfying applicable Utah law.

f. Before commencing the Scope of Service, and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect.

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

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

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

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

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

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

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

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

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

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

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

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

"CONTRACTOR"

By: _____
It: Principal
SIRQ, INC.

"CITY"
LEHI CITY, a municipal corporation and political subdivision of the state of Utah

By:_____
Name:_____
Title:_____

ATTEST:

_____
City Recorder

JR

EXHIBIT A
REQUEST FOR QUALIFICATIONS 2021-03

EXHIBIT B
CONTRACTOR'S QUALIFICATIONS

Lehi City Dry Creek Recreation Pre-construction Services and Construction Mgmt\General Contractor RFQ

No. 2021-03

Lehi City Corporation
Parks Department

RESPONSES ARE DUE PRIOR TO:

March 9, 2021
5:00 PM MDT

PRE-BID MEETING IS REQUIRED

Required method is to submit electronically to:
http://solutions.sciquest.com/apps/Router/SupplierLogin?CustOrg=StateOfUtah

LEHI CITY DRY CREEK RECREATION PRE-CONSTRUCTION SERVICES AND CONSTRUCTION MGMT\GENERAL CONTRACTOR – REQUEST FOR QUALIFICATIONS (RFQ)

REFERENCE NUMBER:	2021-03
PROJECT TITLE:	Lehi City Dry Creek Recreation Pre-construction Services and Construction Mgmt\General Contractor RFQ
PROJECT LOCATION:	Lehi City, Utah
SUBMISSION DEADLINE:	March 9, 2021
SUBMISSION TIME:	5:00 PM MDT
SUMISSION PLACE:	Sciquest Website (link on cover page)
REQUIRED PRE-BID MEETING DATE:	March 2, 2021
REQUIRED PRE-BID MEETING TIME:	1:30 PM MDT
REQUIRED PRE-BID MEETING LOC:	Catch Basin Rd, Lehi, Ut 84043 (see map – hardhats and vests required)
PROJECT DESCRIPTION:	This Request for Qualifications (RFQ) will assist the City in selecting a qualified consultant to conduct pre-construction services of the Dry Creek Recreation Area, approximately 14 acres, fronting a 20-acre reservoir, with the possibility at the City's sole decision to remain CM/GC throughout the construction process.
PROJECT CONTACT:	Trent Dyer Project Manager (385) 201-2714 tdyer@lehi-ut.gov
RESPONDENTS:	Carefully read all instructions, requirements and specifications. Give all requested information properly and completely. Submit your proposal with appropriate supplements and/or samples. Please submit responses through SciQuest. Because of COVID-19, staff are not at City Hall. All proposals must be submitted through SciQuest by the deadline. Proposals received after the submission deadline will not be considered.

Additional instructions for submitting responses:

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

B. Questions regarding this RFP should be submitted through SciQuest. The respondent may also contact Project Contact (listed above) for specific questions regarding the proposal content. The bid number and title must be referenced on all responses and correspondence related to the RFP. Significant questions that arise subsequent to the issue of this RFP will be consolidated and answers will be provided to all respondents on record as receiving this RFP. All questions should be received two (2) working days prior to the RFP due date.

C. The required method to submit your response is through SciQuest. Because of COVID-19, staff are not at City Hall. All proposals must be submitted through SciQuest by the deadline.

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

There will be a MANDATORY pre-bid meeting on March 2, 2021 at 1:30 pm. All parties wishing to submit a response to this proposal must be in attendance. Pre-bid meeting will meet on site - Catch Basin Rd, Lehi, Ut 84043

SECTION 1: INSTRUCTIONS TO RESPONDENTS

1.1 ADMINISTRATIVE GUIDANCE

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

1.2 SCOPE OF TERMS & CONDITIONS

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

1.3 RESPONSE PREPARATION COSTS

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

1.4 RESTRICTIONS

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

1.5 RFQ RESPONSE & PRICING

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

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

1.6 ADDENDUM TO THE RFQ

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

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

1.7 ALTERNATIVE RESPONSES

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

1.8 DISCLOSURE OF RESPONSE CONTENT

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

SECTION 2: BACKGROUND AND PROJECT DESCRIPTION

2.1 BACKGROUND

Lehi City is a family friendly, safe, and active community of approximately 65,000 residents and 25 square miles, its proximity to Salt Lake City and Provo, as well as its location along I-15 has made Lehi one of the fastest growing communities in the Western United States. Since 1990, the City has more than quadrupled its population. With this growth have come the obvious challenges of keeping pace with such rapid change.

The Parks Department maintains hundreds of acres including leisure parks, sports parks, trails, and open space. There are currently over a dozen future parks planned in the city all with a diverse array of amenities.

2.2 PROJECT DESCRIPTION

Lehi City is seeking proposals from a professional, Utah licensed General Contractor as a Consultant to conduct preconstruction services of the Dry Creek Recreation Area, approximately 14 acres, fronting a 20-acre reservoir. At the end of the preconstruction services, the City will have the option to open the project to RFP or retain the Construction Management/General Contractor (CM/GC) as the prime contractor throughout the construction process.

The overall project programming and site design has already been approved by the City and it is the City's desire to work with the selected contractor and Project Landscape Architect to formulate construction drawings and details that best meets the design intent and project budget already established.

The project includes drives, asphalt parking lots, 2 gravel overflow parking lots, concrete walks, asphalt trail, non-paved trails, 2 CXT prefabricated restrooms, 2 concession buildings, 2 group pavilions, 7 small pavilions, boat storage building, large fishing pier, floating docks, fish cleaning station, outdoor showers, changing booths, volleyball court, sand beaches and subsurface sand containment barrier, drinking fountains, site furnishings, dumpster enclosures, metered parking gates, masonry and boulder retaining walls, site stairs and ADA ramps and associated handrails, guardrails, parking lot and security lighting, posts to support hammocks, 2 concrete channeled water features, monument sign, traffic and way finding signage, informational and liability signage.

The Consultant team will be expected to communicate regularly with the landscape architect and city staff, including regular on-site meetings through the completion of the project.

The site is located at the SE corner of SR-92 and Center Pointe Dr (3100 N) in Lehi. The 50+ acre property is owned by North Utah County Water Conservancy District with an agreement for Lehi City to construct and maintain the recreational aspects of the property. Construction has already commenced on the rehabilitation of the dam structure and excavation of the reservoir.

The contract for services is anticipated to begin once the agreement has been approved at March 23, 2021 City Council meeting. If the City determines to retain the Consultant as CM/GC, the expectation is that substantial completion will be completed by December 31, 2021, with the exception of plantings. The City prefers planting and irrigation work be completed by October 15, 2021, if possible. However, if schedule constraints become a factor, the planting shall be installed after April 15, 2022. The entire project shall be complete and ready for opening no later than May 25, 2022. The Consultant will be asked to assist in the process of determining a value-based completion deadline.

Lehi City has retained the services of G. Brown Design for design management.

2.3 SCOPE OF WORK

Refer to the Project Specifications and Plan Set for a more complete description of the project and proposed improvements. At the conclusion of the cost estimate and depending on performance, the City may opt to retain the selected Consultant as Construction Management/General Contractor (CM/GC) for the construction phase of the project. It is expected that the chosen consultant will follow the contents of this document and the accompanying drawings and specifications with due perseverance.

The Consultant Work for the project initally consists of one phase: Preconstruction.

Preconstruction Phase – This phase of the Work includes but is not limited to attending design meetings, estimating and cost control, schedule development, drawing and constructability reviews, and development of a phasing plan. The Consultant shall assist in maintaining the cost of construction and the duration of the construction within the project's schedule. The Consultant will work closely with the City's Project Manager to validate construction budgets during development of construction documents.

In general, tasks may include: attending design coordination meetings; providing input & recommendations; commenting and providing objective feedback on materials and methods identifying and proposing mitigation for potential conflicts and risks; assisting the City with risk management; providing the City with detailed construction cost estimates and proposed cost control measures; constructability reviews; staging & construction sequencing strategies; material procurement strategies; construction schedule development; design drawing and constructability reviews and other items and areas related to the constructability of the project.

The Consultant shall assist the City and the City's contracted Architect in maintaining the project's construction costs within the proposed construction budget and scheduling for the duration of construction to keep within the project schedule.

If the City determines to retain the Consultant as CM/GC, the CM/GC is not allowed to proceed into construction unless the City agrees that the price provided, as part of a guarantee to complete the project, or a portion of the project, (and independently evaluated) is fair, reasonable and defendable.

As part of the preconstruction phase, the Consultant will also provide ongoing review of the design documents for constructability, clash detection, design errors, and omissions. Any discovered error or omission will be tracked by the Consultant with the Landscape Architect until said issue is resolved. Consultant shall provide comments as to language and specific information to be incorporated into the final Construction Set of documents for Bidding and Construction purposes.

a. Provide comments and recommendations as to the constructability and expected construction costs associated with the proposed overall design, using the Landscape Architect's site plans, sections and elevations, virtual models, perspective sketches, etc. At the onset of the Consultant engagement, the Landscape Architect will present the progress plans and overall design intent to the Project Team Members, including the Consultant, for input and feedback.

b. Provide recommendations regarding site development strategies, including, but not limited to: pier footings, pier, waterfeatures, storm drain filteration prior to entering resevoir, custom pavilions, landscaping & irrigation systems; asphalt, concrete flat work and related finished site conditions; curb, gutter and storm drainage systems, including on-site retention; site utilities and buried infrastructure improvements.

c. Provide comments as to language and specific information to be incorporated into the final Construction Set of documents for Bidding and Construction purposes.

d. Provide regular Cost Estimates to coincide with the Project's design milestones (50% CD 75% CD) to ensure the proposed design aligns with the City's allocated construction costs. Prior to commencing construction, the Consultant shall provide Lehi City with a Guaranteed Maximum Price (GMP) for City approval. Cost Estimates shall be detailed outlining unit costs for materials and specific site elements.

e. The Construction Documents will be in sufficient detail at 75% CD for the Consultant to produce a preliminary Guaranteed Maximum Price (GMP) to construct the overall Project. Construction Documents at 100% will be used by the Consultant to present to and negotiate with the City for a final Guaranteed Maximum Price to construct the Project. At all stages, the Architect will provide a review of the proposed GMP provided by the Consultnat on behalf of the City and provide comments and recommendations accordingly.

f. Coordination with the City's Project Manager and Project Team Members, including the City's contracted Architect, in all design phases of the Project, according to the Project Approach and Project Schedule submitted by the Architect and accepted by the City. Throughout the design phase of the Project the City expects/anticipates that design coordination meetings could be held weekly, biweekly or even monthly, depending on timing for different phases of the work. For estimating purposes, proposing firms should assume a minimum of 8-10 Project Team meetings as well as an additional 3-4 coordination meetings with the Design Team. Any meetings will be in addition to all regular phone calls, emails, or other necessary communication and coordination needed during the design phase of the Project.

g. Coordination with the City's contracted Landscape Architect beginning at the completion of the 50% CDs. Coordination will include Consultant review of construction materials, means and methods, cost estimating, project phasing, etc.

h. Coordination for all Permitting, Inspections, Public Utilities (natural gas, power, sewer, water, data, etc.) and other similar requirements.

i. Coordination with the City and the City's contracted Landscape Architect throughout the bidding phase of the Project. This coordination will include regular updates to the City regarding project progress, cost estimates, ordering of buildings and other materials, phasing, etc.

j. Assist/advise the City's contracted Landscape Architect with Preparation of Construction Documents. The Construction Documents will include complete Project Drawings and Specifications and Contract Documents that establish, in detail, the quality, quantity and levels of materials and systems required for construction of the Project. Presentation of 50%, 75%, and 100% Construction Documents will be provided by the Landscape Architect to the City for review. The Construction Documents will be in sufficient detail at 75% for the CM/GC to produce a preliminary Guaranteed Maximum Price (GMP) to

construct the overall Project. Construction Documents at 100% will be used by the CM/GC to present to and negotiate with the City for a final Guaranteed Maximum Price to construct the Project, if applicable. At all stages, the Landscape Architect will provide a review of the proposed GMP provided by the CM/GC on behalf of the City and provide comments and recommendations accordingly.

If the City determines to retain the Consultant as CM/GC, the following Construction phase scope will also apply:

Construction Phase – This phase of the Work consists of the CM/GC furnishing and installing all Work as required in the Contract Documents. The Work of the Construction Phase may be bid in several packages including shoreline improvements (pier, sandbarrier, shorewalls), earthwork, excavation, footings and foundations, buildings, landscaping, etc ., in accordance with the phasing plan determined by the design team, Lehi City and the Consultant in the Preconstruction Phase .

a. CM/GC shall verify all local, state, and federal laws, building codes, and standards for facilities of this nature. The project will be required to go through Lehi City's building permit and site plan process. The city will not be charging any fees to itself. Coordinate with other affected agencies and/or organizations, and private utilities, as needed

b. Coordinate with the Design Team during project closeout in preparing documentation, O&M manuals, warranties, systems testing, etc. Provide required information to the Landscape Architect who will prepare the record drawings for the City in electronic CAD and PDF formats.

c. Schedule and hold regular meetings (most likely bi-monthly) with the City Project Manager and Landscape Architect during all phases of the project. Attend substantial completion, final completion, and warranty inspections.

d. The CM/GC shall provide complete construction supervision and management services throughout the duration of the construction phase. This includes (but is not limited to) all home office and field personnel, equipment, labor, tools, overhead, etc. necessary to successfully complete the construction of the project in a timely and efficient manner. Construction duration is anticipated at 10-11 months, though a realistic, accelerated schedule is preferred.

e. Self-Performed Work – The CM/GC will be allowed to self-perform work. This work must be billed for at actual cost incurred plus the CM/GC Multiplier. Actual costs for self-

performed work will be subject to audit. No billing rates will be allowed. The CM/GC must specifically state in the Management Plan proposal what self-performed work they intend to execute (i.e. concrete flat work, building erection, landscaping, civil site work, etc.).

The CM/GC must bid out its self-performed work. The CM/GC 's bid will then be evaluated by City and the City's contracted Landscape Architect and must be determined to be the best value bid for the self-performed work to be awarded to the CM/GC.

The CM/GC can propose to self-perform work that was not proposed in the Management Plan, provided that this work is competed in a competitive bid or value based selection process and advertised as would normally be required. The cost of any work that is self-performed, including allowed markup, will be part of the established GMP.

f. It is anticipated that the majority of the work will be subcontracted to trade professionals. The City expects a proactive approach of promoting the project to multiple subcontractors in all trades and disciplines. Similarly, Lehi City requires an open and transparent bidding process, which includes providing the actual subcontractor bids as part of a comprehensive Bid Summary. As part of the selection process, proposers shall demonstrate how they provide their Bid Summary, with backup information, to Owners.

If the City determines to retain the Consultant as CM/GC, the following will also apply:

a. FLCC (Fixed Limit of Construction Cost) – The FLCC is the project's construction budget and this RFP's Description of Work section. The City, the design team and the CM/GC Contractor agree to work together to keep the cost of construction as represented in the design within the FLCC.

b. GMP (Guaranteed Maximum Price) – The GMP is the final price that the CM/GC agrees to accept in full performance of the attached Construction Manager/ General Contractor Agreement (to be posted as an addendum) and is based on the final contract drawings and specifications. The GMP shall include all fees and percentages required by this RFQ, as well as the costs for general conditions and all work as required in the Contract Documents.

Please note that since the Work may be completed in project phases and bid packages, the successful CM/GC will be required to submit a GMP for each of these phases and packages of the Work. The sum or total of all the GMP's for these phases of the Work shall be the final GMP. Except for the Preconstruction Fee, all other GMPs for the phases of the Work shall become part of the CM/GC Agreement by modification. The final GMP is normally determined at the completion of the contract documents and receipt of subcontractor's bids. However, a GMP may be negotiated at an earlier point as deemed appropriate by Lehi City.

c. Subcontractor Selection - Work for the completion of this project will be competitively bid by mutually agreed upon and prequalified subcontractors for each trade; this also includes any work proposed to be completed by the CM/GC's own forces. Provided the subcontract bids are within the established budget, the successful Trade Subcontractor will be assigned to the CM/GC by Change Order, and the CM/GC will be authorized to execute an agreement with that Trade Subcontractor for that applicable portion of the work.

d. Self-Performed Work - The CM/CG will be allowed to self-perform work. This work must be billed for at actual cost incurred plus the Self-Performed Work Markup. Actual costs for self-performed work will be subject to audit. No billing rates will be allowed. The CM/CG must specifically state in the Management Plan proposal what self-performed work that they intend to execute. The CM/CG must bid its self- performed work. The CM/CG's bid will then be evaluated by the City and must be determined to be the best value bid for the work to be awarded to the CM/CG. The CM/CG can propose to self-perform work that was not proposed in the Management Plan, provided that this work is completed in a competitive bid or value based selection process and advertised as would normally be required. The cost of any work that is self-performed will be part of the established GMP.

Project Risk Factors / Constraints

a. Site improvements such as pier, sand containment barrier (for beach area) shoreline walls may need to be constructed near water as the newly finished reservoir fills with water during the spring run-off. It is yet to be determined the sequence and method of how the below water line improvements such as pier footings, etc. will be implemented. The contractor shall take necessary precautions relative to working along the waters edge.

b. A existing conditions site survey will not be provided since the the dam /reservoir improvements are currently in progress. The finished site grading and utilities associated with the dam/reservoir improvements is anticipated to be built per plan. If discrepancies in the grades or utilites are discovered the selected contractor will be required to document the extent of what the discrepancies are prior to submitting requests to additional associated costs.
c. Providing quality workmanship and achieving efficiencies in the scope of work are critical in order to stay within a strict budget.

2.4 PROJECT TIMELINE

The contemplated sequence of events for this project is as described in this section.

02/23/21: RFQ issued
03/02/21: Mandatory pre-submittal meeting with bidders at 1:30 pm on site
03/07/21: Last day for questions to be submitted through SciQuest by 5:00 pm
03/09/21: STATEMENTS OF QUALIFICATIONS due – 5PM.
03/10/21: SOQ review by the committee begins
03/15/21: Anticipated finalist interviews
03/23/21: Contract with consultant submitted to City Council for consideration
03/24/21: Contract signed and Notice to Proceed issued
03/26/21: Progress (approx. 50%) CD SET ISSUED FOR COST ESTIMATE provided following NTP
04/16/21: 75% OVERALL PROJECT CD SET ISSUED FOR COST ESTIMATE & FINAL DRC REVIEW & 100% CD EARLY PACKAGE (SHORELINE IMPROVEMENTS) FOR BIDDING
04/30/21: 100% CD REVIEW SET ISSUED
05/12/21: 100% CD FINAL SET ISSUED FOR BIDDING
05/18/21: GMP ISSUED FOR COUNCIL APPROVAL
06/01/21: ANTICIPATED CONSTRUCTION START DATE
10/15/21: PREFERRED DATE TO COMPLETE PLANTING WORK (sod is required by this date)
12/31/21: SUBSTANTIAL COMPLETION DATE (with exception of trees and shrubs)
05/25/22: PROJECT COMPLETE AND CLEANED UP READY FOR OPENING

We anticipate conducting the finalist interviews on March 15, 2021. The time is TBD. Please ensure your team is prepared to interview on March 15, if selected.

This schedule is considered a basic outline of milestones to give the proposing firms an understanding of deliverables. The City reserves the right to modify this schedule at their discretion. Any changes in dates prior to SOQ due dates will be issued via Addendum.

2.5 PROJECT CONTACT

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

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

Specific questions regarding submittal requirements and/or contract negotiations should be referred to Shaye Ruitenbeek, Management Analyst.

Shaye Ruitenbeek
Management Analyst
(385) 201-2275
sruitenbeek@lehi-ut.gov

SECTION 3: STATEMENT OF QUALIFICATIONS

Each Respondent must submit a complete and concise Statement of Qualifications in response to this RFQ, and must demonstrate the Respondent's ability to meet the requirements of this RFQ

Statements of Qualifications must include the following:

1. *Signed cover letter stating interest in project:* Cover letter should indicate Respondent's willingness to enter into an agreement with the City. An officer of the company who has authority to commit their firm to the proposed project must sign the letter.

2. *General Firm Qualifications and Capacity:* Include firm location, where the work will be performed, and firm's background and demonstrated ability to perform the required services for this project.

3. *Project Team:* Indicate key professionals that will be specifically assigned to work on this project including on-site management teams (Project Director, Project Manager, Superintendent, Project Engineer), preconstruction teams and any other team members assigned to the project. Detailed resumes for each team member should be included as an appendix to the proposal. Describe team member's educational background, related experience, past experience working with each other as a team, % time commitment to the project, and experience in providing like services to governmental entities, and individual references within such entities.

4. *Past Work & References:* Descriptions of at least three recent similar/related projects including construction costs, references and the roles of proposed team members on those projects.

5. *Management Plan:* A plan demonstrating how your team will manage their responsibilities and scope of work as outlined. This plan should be a concise account of your approach to the project.

6. *Risks & Value Added Services:* Address potential risks to the project and how those risks will be mitigated. Identify any additional tools, techniques and value added ideas that your firm can provide.

7. *Proposed Schedule:* Provide a program based schedule and completed by date. Identify the total number of calendar days required to complete the work. Include any preconstruction activities with the respective durations in work days.

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

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

3.2 PRE-SUBMITTAL MEETING

A pre-submittal meeting will be held on March 2, 2021 at 1:30 PM onsite at Dry Creek Reservoir (Catch Basin Rd, Lehi, Ut 84043) to discuss the Scope of Work, and to answer any questions regarding this RFQ. Attendance is mandatory, and the City may disregard any proposal submitted by a proponent who fails to attend. Hardhats, masks, and vests will be required.

3.3 REPRESENTATIONS & WARRANTIES

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

3.3.1. Its proposal is made in good faith.

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

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

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

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

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

SECTION 4: RESPONSE EVALUATION

4.1 EVALUATION PROCESS

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

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

At the conclusion of this initial evaluation phase, responses will be evaluated based on the evaluation criteria outlined in Section 4.2. Based on these criteria, the selection committee will select three (3) to five (5) finalists. Respondents that are not selected as finalists will be notified at this time.

As part of step two, each finalist will be notified and provided instructions to respond to a Request for Proposal (RFP.) The RFP will require the finalists to provide a proposed scope of work and a fee proposal.

A second option that may be used, at the decision of the City, would be to have an in person meeting with each of the finalists. The meeting will require the finalists to provide a proposed scope of work, detailed information about the project team, and a fee proposal as indicated in the RFP.

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

4.2 EVALUATION CRITERIA

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

4.2.1. The applicant's capacity to perform the applicable contractual requirements, including, but not limited to, whether the applicant has available and appropriate financial, material, equipment, facility, and personnel resources and expertise;

4.2.2. The applicant's legal capacity and ability to enter into an agreement with the City;

4.2.3. The applicant's qualifications, ability, skill, and quality of performance in light of the required goods, services, or construction;

4.2.4. The applicant's ability to provide warranties, maintenance, and service with respect to the subject matter of the contract to be awarded;

4.2.5. The applicant's character, integrity, reputation, judgment, experience, and efficiency;

4.2.6. The applicant's ability to work cooperatively with the City, including, but not limited to, prior interactions with the City or other similar entities;

4.2.7. Litigation or prosecution, or other similar claims, by or against the applicant; and

4.2.8. The cost of the applicant's proposal to the City.

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

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

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

4.3 AWARD OF CONTRACT

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

4.4 RIGHT TO REJECT

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

City reserves the right to negotiate any and all elements of the proposals if any such action is deemed in the best interest of the city.

4.5 DURATION

The contract for services is anticipated to begin once the agreement has been approved at the March 23, 2021 City Council meeting. If the City determines to retain the Consultant as CM/GC, the expectation is that substantial completion will be completed by December 31, 2021, with the exception of plantings. The City prefers planting and irrigation work be completed by October 15, 2021, if possible. However, if schedule constraints become a factor, the planting shall be installed after April 15, 2022. The entire project shall be complete and ready for opening no later than May 25, 2022. The Consultant will be asked to assist in the process of determining a value-based completion deadline.

4.6 TERMINATION RIGHTS

The contract shall provide that the City has the right to cancel without cause at any time upon ninety (90) days written notice of its intent to terminate the contract.

4.7 COMPENSATION

Brokers are required to provide a statement on how all forms of compensation will be received.

BID FORM: SIGNATURE OF RESPONDENT

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

I hereby acknowledge that I have received, read, and understand the foregoing Lehi City Dry Creek Recreation Pre-construction Services and Construction Management\General Contractor (RFQ No. 2021-03). The proposal that has been submitted herewith complies with the requirements of said RFQ and applicable provisions of the Lehi City Municipal Code.

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

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

Company _____

By _____

Title _____

Signature _____

Address _____

_____

Phone _____

Email _____

Date _____

LEHI CITY

Lehi City Dry Creek Recreation Preconstruction Services and CM/GC

Lehi City, UT
No. 2021-03

SIRQ construction

A BETTER WAY TO BUILD

SIRQ construction
3900 N Traverse Mountain Blvd Suite 202 | Lehi, UT

March 9, 2021

RE: Preconstruction Services and Construction Management / General Contractor:
Lehi City Dry Creek Recreation

Dear Selection Team,

First, a sincere thank you for considering SIRQ as a potential "partner" in your upcoming Lehi City Dry Creek Recreation project. We are extremely excited to propose on this project. SIRQ has a number of strengths that will serve the entire team as well as your project moving forward. This project will emphasize many of those strengths that will directly benefit the success of the project and your objectives well.

Your SIRQ Team:

SIRQ values transparency, entrepreneurial mindsets and partnership. We seek this in all projects we have the honor to work on. We have a proposed team, preconstruction to construction, with vast public project experience. This team, will manage your project as a true extension of your own executive team, they will listen and understand your needs, have tough conversations where necessary, and manage and protect your interest in all facets. All proposed team members are SIRQ shareholders looking to protect future project opportunities which results in an entrepreneurial environment of heightened awareness for client success.

CM/GC Mentality and Experience:

SIRQ thrives in the CM/GC format where approximately 85% of our work is procured via this delivery system. To you and to us, this is more than just "another job." We understand the value of key feedback and input during the design phase. The preconstruction efforts will be lead by Rich Ainscough, a seasoned professional with over 30 years of CM/GC experience, including many projects in the public sphere. Paul Lin, the Project Manager, will be involved intimately with the preconstruction feedback, as well as our COO, Steve Hughes. The Lehi City Dry Creek Recreation project will get a tremendous SIRQ team throughout the whole process.

Ask our Former Clients:

We encourage you to discuss with the owners referenced within this RFP as to how the CM/GC process went working with SIRQ. It comes as an unbiased positive view from the perspective of an owner. The foundation of the SIRQ process is building trust and mutual respect between the company and our owner partners. SIRQ thrives in environments of transparency and professionalism. We truly value our clients and design teams as partners, working toward successful construction projects.

We are thrilled to propose on this project and look forward to building meaningful and lasting relationships with each of you and all the team members included. We understand and are willing to enter into an agreement with the City upon our selection.

Respectfully submitted,

Joe Reynolds
Chief Business Development Officer
SIRQ Construction
801.330.0377
jreynolds@sirq.com

The foundation of the SIRQ process is designed to build trust and mutual respect between the company and its Owner partners

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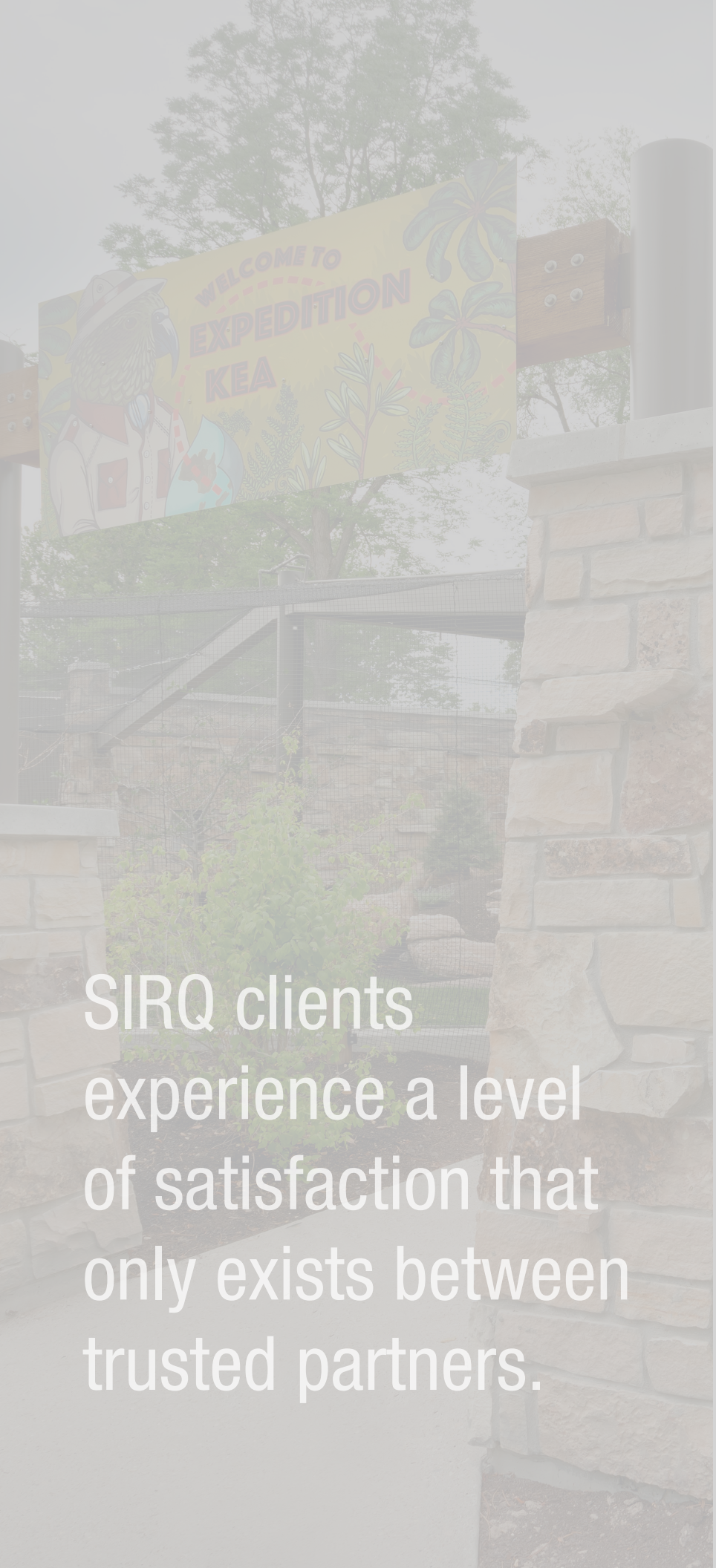


2 SIRQ QUALIFICATIONS

SIRQ clients experience a level of satisfaction that only exists between trusted partners.

SIRQ QUALIFICATIONS AND CAPACITY

Contractors Legal Name:
SIRQ, Inc. is an S Corporation licensed to perform work in the State of Utah.

Name and Title of Principal:
SIRQ Construction's main point of contact for the RFP Selection of CM/GC Services for the Lehi City Dry Creek Recreation will be Joe Reynolds, Chief Business Development Officer at SIRQ.

Joe Reynolds
Mobile: 801-330-0377
Email: jreynolds@sirq.com
Fax: 801-253-7663

Address and Telephone Number:
SIRQ Corporate Headquarters
3900 N Traverse Mtn Blvd, Suite 202
Lehi, UT 84043
801-253-7825

Legal Status Description of the Contracting Firm:
SIRQ was incorporated on February 25, 2004.

License:
SIRQ operates under State License #56126656-5501

Firm Years in Business:
SIRQ has been in business for more than 17 years.

Office:
SIRQ maintains 2 office locations in Utah with its Corporate Headquarters being in Lehi, UT.

SIRQ Bonding Capacity:
SIRQ has the capacity to bond $100 million in aggregate work and $50 million in single project capacity with the ability for larger limits as needed.

At SIRQ, our reputation continues to be that of an honest, hard-working, more than capable firm. We have worked hard over the past 17 years to build and maintain that reputation. The financial viability of our firm is a big part of our success formula. SIRQ has no debt and has a great relationship with our bonding agent as well as our bank. Our bonding agent, Troy Deluca (GCNA – 801-755-9489), regularly reviews our financials and would be a great source of information to you. Other references are available upon request. SIRQ is very conservative in the projects we pursue to ensure that we do not take on work with an excessive risk factor. SIRQ also financially qualifies each and every subcontractor we hire for our projects in order to mitigate unwanted and unnecessary risk on our projects for us and more importantly, for our project owners.

SIRQ does not self-perform any work. GCs that do, focus too much on self-interest details and tend to lose focus on the overall project.

3

PROJECT TEAM

STEVE HUGHES

Project Executive / Chief Operations Officer

Steve is a veteran of the commercial construction industry. He has worked in many capacities and roles over the last 20+ years since graduating from Brigham Young University.

Steve's career has given him extensive experience in all aspects of the construction process including preconstruction efforts: cost estimating, budgets, constructability, and proper scheduling.

Steve has had the opportunity to work on many unique projects ranging from the NSA Data Center (over $2 billion project) to managing the past $55 million in projects at the Hogle Zoo. The experience gained on these projects is invaluable and has provided a solid foundation for him as Chief Operations Officer.

Through the experience and hard work, Steve's projects have been successful. After completing a project, the highest compliment from an owner is an invite back to perform additional work. Many of Steve's projects have lead to repeat work.

EMPLOYMENT HISTORY

SIRQ Construction
15 Years

Total Years of Experience
22 Years

Education
BS Construction Management
Brigham Young University
1999

Personal References for Similar Projects
Tim Brown - Tracy Aviary
801.596.8500 x120

Doug Lund - Hogle Zoo
801.584.1709

PROJECT EXPERIENCE

Government and Public

- L.S. Skaggs Animal Health Center at Utah's Hogle Zoo
- Rocky Shores at Utah's Hogle Zoo
- Savanna Exhibit at Utah's Hogle Zoo
- Maintenance Operations Building at Utah's Hogle Zoo
- MOB II at Utah's Hogle Zoo
- Red Panda Exhibit at Utah's Hogle Zoo
- Lighthouse Point Splash Zone at Utah's Hogle Zoo
- Dive Shed at Utah's Hogle Zoo
- Creekside at Utah's Hogle Zoo
- Meerkat Exhibit at Utah's Hogle Zoo
- Tropical Building at Tracy Aviary
- Jordan River Nature Center at Tracy Aviary
- Kea Expedition at Tracy Aviary
- Bird Feeder at Tracy Aviary
- Eagle Ridge at Tracy Aviary
- AISU Charter School
- Utah Valley University Nellesen Center for Autism
- Ignite Charter School
- Saratoga Springs Public Safety Building
- Weber Basin WBWCD
- Utah Data Center Project
- Utah Olympic Speed Skating Oval
- Great Plains Zoo & Delbridge Museum
- Louisville Zoo

RICH AINSCOUGH

Preconstruction Manager / Estimator

When assembling a preconstruction strategy, including schedules and most importantly budgets, Rich Ainscough is an invaluable member of any team. Rich has led preconstruction efforts on massive projects including multiple $100m plus projects.

Rich has more than 35 years experience, almost entirely made up of estimating and preconstruction roles. The majority of projects Rich has estimated in the span of his career have been public projects. He has been involved in well over 80% of the SIRQ public projects since joining the team. His roles have been mainly estimating, bidding and value engineering in these projects.

Rich is very entrepreneurial in his thinking. He has been doing this long enough to understand the value of thinking like an owner when it comes to budgets, schedules and value. Rich has an ability to communicate with owners and various stakeholders effectively.

Rich instinctively works to an understanding of an owner's goals and he shares being able to meet those expectations as one of his greatest feelings of accomplishments at the completion of a project.

EMPLOYMENT HISTORY

SIRQ Construction
3 Years

Total Years of Experience
35 Years

Education
BS Business Administration
& Marketing
Utah State University
1984

Personal References for Similar Projects
Owen Jackson - Saratoga Springs
801.766.8793

PROJECT EXPERIENCE

Government and Public

- Lehi Public Safety Building
- Raptor Stadium - Ogden, UT
- US Olympic Speed Skating Oval
- Herriman City Hall
- Ute Indian Tribe Justice Center
- RJ Donovan Infill - Inmate Housing Facility
- Utah State Hospital Residence Reconstruction
- Nye County Jail - Pahrump, NV
- Kane County Jail Facility
- Gunnison Prison - Inmate Housing Facility
- Utah Space Dynamics Lab - Utah State University
- Dixie Applied Technical College Classroom Expansion
- Dixie State University Student Housing
- Social Security Administration Building
- Workers Compensation Fund Building
- Farmington Junior High School
- Beacon Heights Elementary School
- Copper Hill Elementary School
- Herriman High School

Other

- Smith's Food and Drug- Las Vegas, NV
- Smith's Food and Drug - Albuquerque, NM
- Zermott Resort

PAUL LIN

Project Manager

Paul is a wonderful addition to the Dry Creek Recreation project team and is the type of team member that elevates everyone else around him. He is the type of personality that is always appreciated on any project. He has a very easy-going demeanor and a natural way of inspiring results and solid teamwork.

Paul is very detail-oriented which is exactly what you need from a project manager. From early on in projects, he goes through the plan details methodically and will try to find the issues before materials or timelines need to be ordered or reworked. He takes meticulous notes and is intentionally calculated in the approach that he uses to line out the various scopes and sequences involved in each project.

Paul's communication skills are excellent and he works especially hard at keeping everyone in the loop to ensure the owner, architect, and subcontractors are all on the same page. As situations arise throughout the project, the team communication that is established early on allows everyone to work together to come up with a solution before becoming detrimental to budgets or completion deadlines.

EMPLOYMENT HISTORY

SIRQ Construction
1 Year

Total Years of Experience
14 Years

Education
BS Construction Management
Brigham Young University
2006

OSHA 10-Hour

OSHA 30-Hour

LEED AP

Personal References for Similar Projects
Nate Moeller
American Bio Tech Labs
801.361.5908

PROJECT EXPERIENCE

Government and Public
- Lehi Public Safety Building
- Utah Valley University Student Life Center
- American Heritage School Outdoor Athletic Facility
- American Heritage School Indoor Athletic Facility

Medical
- IHC Heber Valley Hospital Phase II

Office
- Thanksgiving Station 1
- Thanksgiving Station 4
- Thanksgiving Park Building 5 & 6
- Younique Office Building
- Grove Tower

Other
- Provo City Temple
- Kanab Family History & Stake Center
- Bishop Storehouse Processing Plant Addition
- Hooper Stake Center
- Broadway 1 Meetinghouse
- Houston 8 Meetinghouse
- Village Los Lunas

ERIC KONOLD

Project Engineer

Eric Konold is fast tracking his career in project management. Eric has been working on large commercial projects for the majority of his 6 year career. Since joining SIRQ in 2019, Eric has been highly effective in the project engineer role on 2 of SIRQ's high profile projects; MTECH Trades and Technology Building ($26M – 90k SF Lab/Classroom Space, Lehi, UT) and is currently finishing up the Groove Office Tower in Midvale, UT.

Eric has worked in the public space in some capacity while he was project engineer working on Franklin Discovery Academy and the Center for Creativity, Innovation, and Design. Eric is highly trained and has a great capacity to pay attention to detail when it comes to submissions, RFI requests, owner communication and detailed tracking of expenditures on a project.

Eric will serve the team well in regards to the Lehi City Dry Creek Recreation project.

EMPLOYMENT HISTORY

SIRQ Construction
1 Year

Total Years of Experience
6 Years

Education
BS Construction Management
Brigham Young University - Idaho
2015

PROJECT EXPERIENCE

Government and Public
- MTECH: Trades & Technology Building
- Franklin Discovery Academy
- Center for Creativity, Innovation & Discovery

Manufacturing / Warehouse
- Genetech Debottlenecking

Other
- Greenprint Apartments
- New Park Flats
- Clearfield Station Apartments
- The Flats at Riverwoods
- Holiday Inn Express - Lehi, UT
- Hampton Inn - Logan, UT
- Shire Shore - Miramar, CA

JAKE MYLER

Superintendent

Jake is one of SIRQ's most highly qualified Superintendents. He has an extensive knowledge of concrete and quality finishing and exterior hardscapes. His ability to consider the project owners position along with his extensive hands on background is one that is very hard to find anywhere in the market.

He has worked on some of the largest concrete projects in the state from parking structures, medical, religious, or high end office, he brings a wealth of knowledge from his 17 years of experience.

One of Jakes former supervisors said of him, "Watching Jake place and finish concrete is like watching an artist paint a picture. He knows, understands and has mastered it. Jake's determination and dedication to perfect the process is what makes him one of the best."

Jake will bring that same level of dedication to the Lehi City Dry Creek Recreation project, and will be a great asset to the team.

EMPLOYMENT HISTORY

SIRQ Construction
5 Years

Total Years of Experience
18 Years

Personal References for Similar Projects
Dan Henrie
Former Supervisior

PROJECT EXPERIENCE

Government and Public

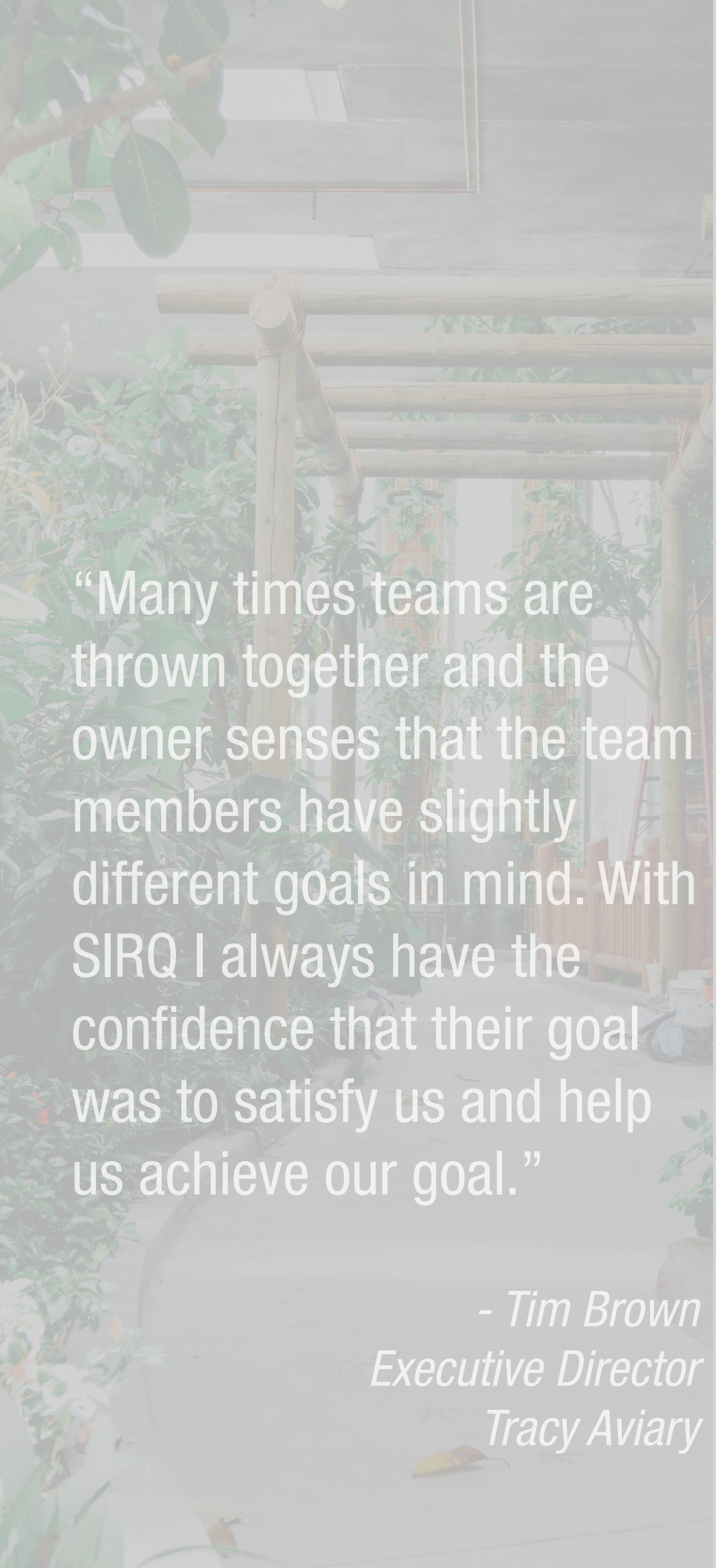
- Utah Valley University Nellesen Center for Autism
- Utah Valley University Penthouse
- Grantsville MOB
- Dancing Moose Tenant Improvement
- Utah Olympic Park
- University of Utah Parking Structure
- Farmington Public Works Building
- Granger High School
- Merritt Medical Parking Structure
- Workman's Comp Office Building & Parking Structure

Office

- Highland Business Park
- Clearlink - University Place
- Clearlink - SLC
- 312 East
- Thanksgiving Station 2
- Vista Station Office Building
- South Jordan Station Office Building

Other

- City Creek Tower 5
- Tractor Supply Company - Roosevelt, West Haven, & Tooele



"Many times teams are thrown together and the owner senses that the team members have slightly different goals in mind. With SIRQ I always have the confidence that their goal was to satisfy us and help us achieve our goal."

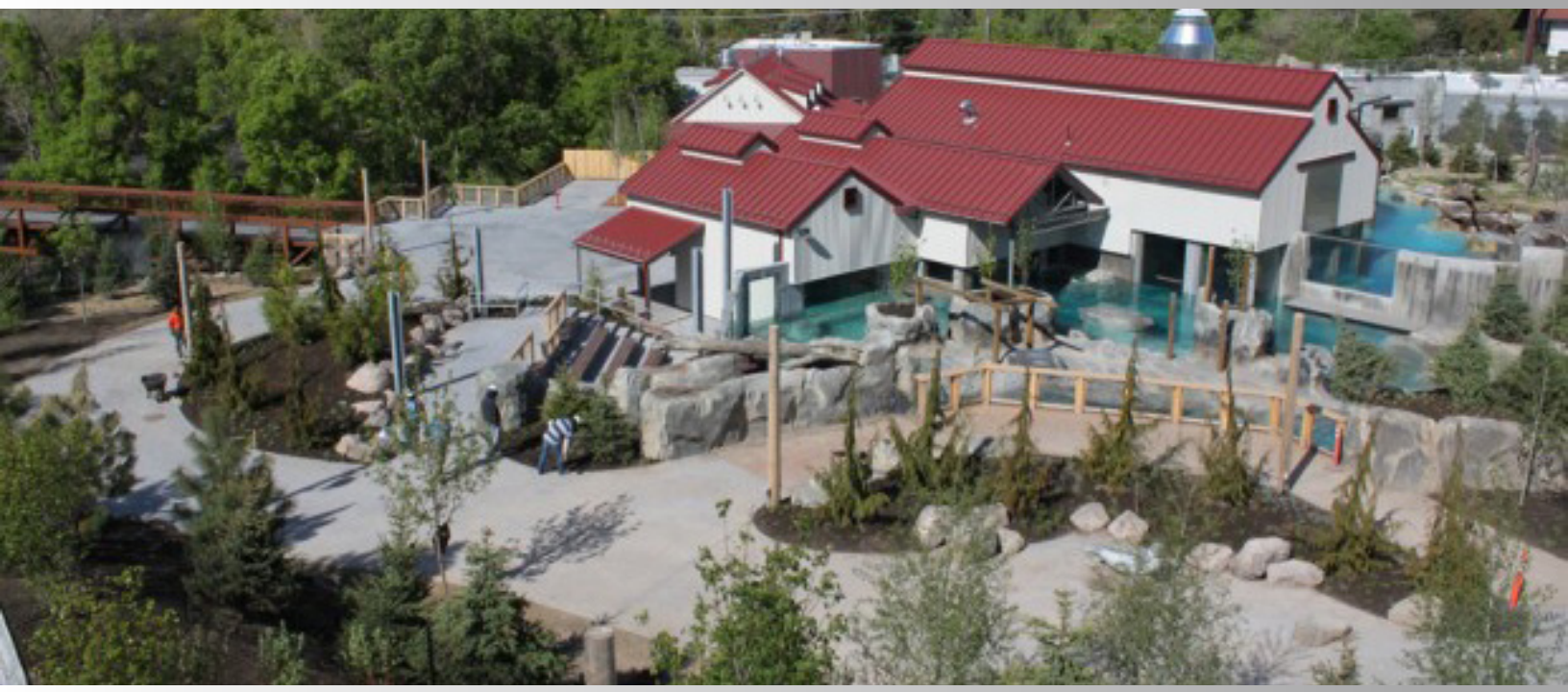
- Tim Brown
Executive Director
Tracy Aviary

4

PAST WORK & REFERENCES

ROCKY SHORES
AT UTAH'S HOGLE ZOO

SALT LAKE CITY, UT



PROJECT DESCRIPTION

SIRQ has completed multiple projects for the Hogle Zoo over the past few years and Rocky Shores has been the largest project to date. SIRQ was involved from preconstruction to completion and delivered this project on-time and on-budget. Public traffic and public interest is always high and a risk at the Hogle Zoo and SIRQ had to take the necessary precautions to keep the public safe not only during construction, but maintain safety for visitors upon its opening. Rocky Shores includes an open-air exhibit where you can view sea lions, seals, and otters under water at ground level. The $10.8 million project features the animal exhibit and a concessions building Rocky Shores Canning Co.

AFRICAN SAVANNA
AT UTAH'S HOGLE ZOO

SALT LAKE CITY, UT

PROJECT DESCRIPTION

Another project SIRQ completed for the Hogle Zoo is the African Savanna exhibit. SIRQ was involved in this project from preconstruction to completion and **Steve Hughes** worked as the project manager on various phases. This $8.9 million concrete, steel, timber wood zoological exhibit was completed on-time and on-budget. The African Savanna exhibit is now home to lions, giraffes, zebras, and warthogs, among other animal.

CREEKSIDE
AT UTAH'S HOGLE ZOO

SALT LAKE CITY, UT

PROJECT DESCRIPTION

Creekside is an interactive play area located next to the Discovery Theater giving children a place to play while learning about some of the animals living at the zoo. The Creekside playground at the Hogle Zoo is located in the heart of the zoo, when constructing SIRQ had to take into account the safety of the zoo visitors and implement dust mitigation. SIRQ was involved in all facets of this project from preconstruction to completion and delivered Creekside on-time and on-budget. Considerations related to pedestrian traffic flow alongside maintenance staff and workers is always a constant focus with these projects.

TRACY AVIARY
CAPITAL IMPROVEMENTS

SALT LAKE CITY, UT

PROJECT DESCRIPTION

SIRQ has had the pleasure of working with Tracy Aviary for many projects including new facilities and exhibits. The work completed at Tracy Aviary has spanned over a few years and the scope of work totaling over $10 million. SIRQ was involved in all of the Tracy Aviary projects from start to finish in all capacities and every project was completed on-time and on-budget. **Steve Hughes** was the project executive on the projects and the relationships made has led to repeat work. SIRQ considers repeat and referral business to be the definition of a satisfied owner.

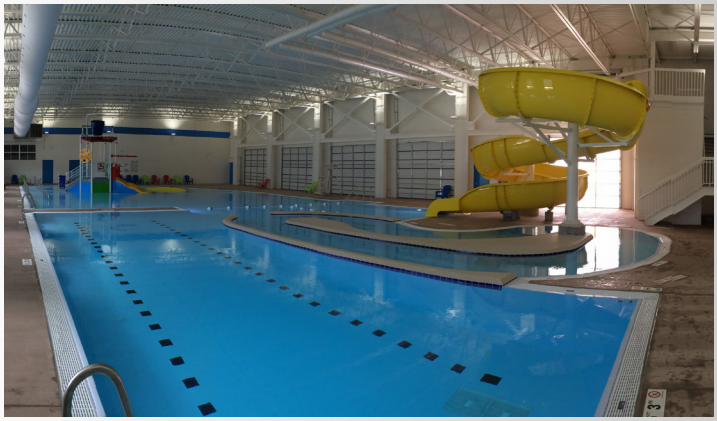
ADDITIONAL SIRQ PUBLIC PROJECTS

Oquirrh Park Pool

Grove Creek Streetscape

PROJECT RELEVANCE

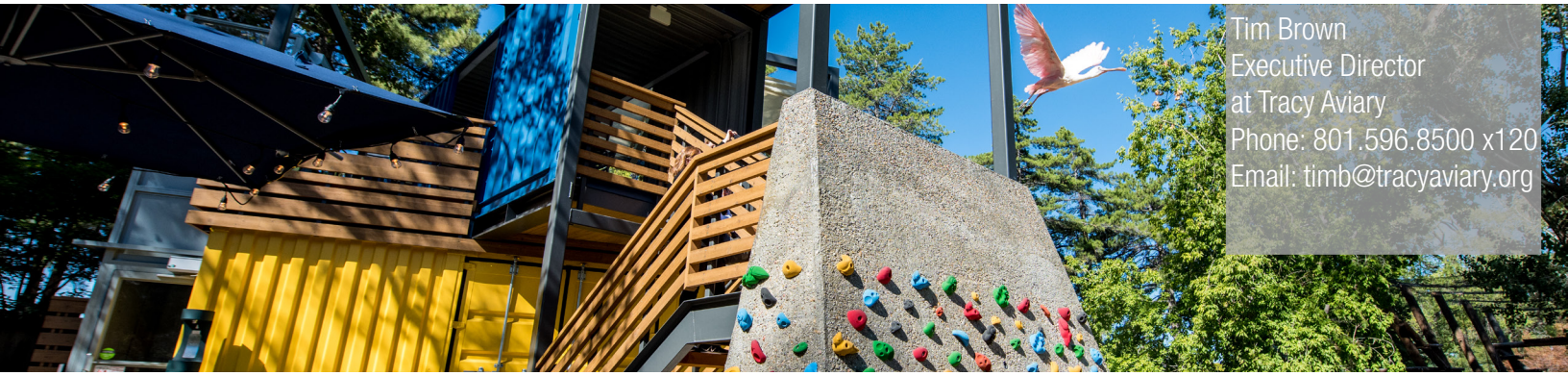
In addition to the Hogle Zoo and Tracy Aviary projects, SIRQ has completed numerous public projects across many different categories from park renovations, streetscapes, fitness centers, and pools. The very nature of public access projects requires significant expertise in awareness of pedestrian traffic flow and accessibility. SIRQ's resume of working with designers early on in the process during preconstruction phases all the way through project completion, will add constructability and usability feedback that will benefit the team and its goals greatly.



Orem Fitness Center & Pool

Shannon Field

REFERENCES



Tim Brown
Executive Director
at Tracy Aviary
Phone: 801.596.8500 x120
Email: timb@tracyaviary.org

Doug Lund
President / CEO
at Utah's Hogle Zoo
Phone: 801.584.1709
Email:
dlund@hoglezoo.com

Owen Jackson
Assistant City Manager
of Saratoga Springs City
Phone: 801.232.0297
Email:
ojackson@saratogaspringscity.com

Darren Paul
Lehi City Chief of Police
Phone: 801.836.1033
Email: dpaul@lehi-ut.gov

*Proprietary

If you want high quality results you should only engage in qualified subcontractors to bid your project.

5 MANAGEMENT PLAN

MANAGEMENT PLAN

PRECONSTRUCTION SERVICES

SIRQ CM/GC Preconstruction Philosophy

As the construction manager, SIRQ bears the responsibility of ensuring the end result of the preconstruction phase results in a transparent, accurate project cost, a definable and realistic schedule, that the project includes priorities and scope required and desired by the project owner; all before construction begins. These objectives will be accomplished using:

Constructability Reviews

During all phases of planning and construction it is imperative that the construction manager is fully engaged in critical constructability reviews. The preconstruction and planning phase presents opportunities where the combined effort of the design team, contractor, and owner are given voice to prioritize the critical aspects of the project.

The construction manager is able to provide invaluable feedback to mitigate the challenges in budget, schedule, and quality. This facet of the construction managers responsibility doesn't end with this preconstruction phase. The ongoing constructability effort will present opportunities to guide and lead in decisions that will be affected by current market conditions.

The responsibility of this effort includes not only selections in building materials and methods, but a more inclusive consideration of procurement challenges. Equipment lead times, manufacturing delays, and alternate system consideration are examined and recommendations are made to the project team.

The timely, concise feedback to the project team will help reduce the risk of budget overrun and costly redesign which will provide the highest level of support to the project team. In this process it is most important that;

- Constructability reviews occur formally in conjunction with each estimating phase
- Constructability input is a process that is addressed continuously throughout the preconstruction process

Regular Interval Preconstruction Meetings

Regular interval meetings keep team members focused, accountable and on track with assignments. Being engaged with the Dry Creek Recreation and G Brown Design teams in weekly or bi-weekly meetings during the remainder of the preconstruction period will create opportunities for dialogue that results in fewer change orders and higher project satisfaction.

Cost Analysis and Project Estimating

Valuable estimating is timely, detailed estimating. We will provide a granular level of detail where each element of construction will be identified. Costs will be detail borne and will include clear communication as to the assumption that makes up the basis of cost. In this level of detail the CM/GC is able to communicate the most precise budget selections. This process ensures that the project team has no question regarding materials, construction methods, and means.

Value Engineering

SIRQ brings a team of veteran construction professionals who have decades of public project experience. Because of this, we have seen numerous creative ideas which present customers with cost-saving alternatives, all while maintaining the quality and safety required. We look at design in terms of constructability cost, but also in terms of maintenance and operational risks to the end user. This input to the design is provided by SIRQ during design, not after. Valued decisions regarding building systems are posed and evaluated by the CM/GC during the design process to help owners and designers make decisions on design direction.

SIRQ shares TRANSPARENCY as the most important cultural principle and it's reflected in all we do.

MANAGEMENT PLAN

PROJECT COMMUNICATIONS

TEAM Communication

Project communication happens best when all parties understand the clear expectations of each party.

1. SIRQ expects the following of Lehi City and their consultants:

    Be engaged in the process

    Provide a clear point of contact

    Be available to respond with answers

2. SIRQ expects the following of G Brown Design and their consultants:

    Design to clear and established schedule milestones

    Design to the defined budget while recognizing price points and provide design to fit those parameters

    Be open and ask for contractor input where needed

    Respond to project document process in a timely manner
        - Submittals
        - RFI's

3. SIRQ should be expected to

    Provide concise and timely feedback of Owner and Designer questions

    Develop and provide interim estimate packages as agreed by project milestones with project team

    Manage cost control and budget creep during design and construction

    Manage subcontractor performance and quality

    Document and distribute meeting notes clearly and quickly so that all team members understand the decisions made and the tasks needing to be completed

SCHEDULE CONTROL

When and How to Schedule

Successful scheduling begins during preconstruction. Understanding the details of the project are critical to responsible scheduling.

Subcontractor and Vendor Input

Input from key subcontractors and vendors plays a valuable role in schedule development. Although we have already built a schedule for this project, the schedule will continue to be "built" until project completion. As we work with our subcontractors throughout the project, we involve them in helping define, reshuffle activities, split activities, etc. to ensure that we are constructing the building in the most timely fashion.

Subcontractor Performance

Once schedules are defined and input is received, subcontractors are bound by contract with the GC to perform to the schedule requirements. It is critical in a busy construction market to make careful subcontractor selections. Subcontractors are prequalified to assess capacity and workload prior to being contracted. If a subcontractor struggles to perform during the course of the work, steps are taken to supplement the subcontractor with other work forces. In some cases it may be necessary to replace a subcontractor with a different subcontracting firm. This is another reason why we do not self-perform work. If we were self-performing work, we'd never "fire" ourselves.

Weekly Schedule Updates

SIRQ's field team will produce weekly schedule updates to identify project progress. Where work is ahead of schedule, or behind schedule:

I. Corrective action will be taken daily and weekly to head off problematic deficiencies in performance before it becomes an impact to the project milestones.

II. Weekly schedules will be reviewed in subcontractor meetings and weekly Owner meetings.

III. SIRQ has an excellent track record of bringing complex projects in **ON TIME!**

Subcontractor Production Tracking

SIRQ's field supervision team will monitor progress of subcontractor work to identify if production is on track or slipping in any way. This allows progress delays to be identified on a daily basis.

MANAGEMENT PLAN

COST CONTROL & CHANGE ORDER MITIGATION

Preconstruction Cost Control

During preconstruction estimating iterations, our cost analysts use historical data as well as current updates from the subcontractor and vendor market to ensure that market swings or cost hikes are recognized and identified to the project team as early as possible.

Monthly Cost Reviews

Each month, SIRQ will review cost status with Lehi City to address upcoming revenues, subcontractor waivers, and any potential risks related to cost. Each month, SIRQ's executive team, CFO, and cost accountants will visit the project and conduct a project review where costs, both past and forecast are reviewed in detail.

Bidding and Subcontractor Selection

A key benefit to the CM/GC delivery approach is the involvement of the CM in the design process. Months of interaction with Lehi City will provide historical expertise of the intended scope. This translates to more stringent scope buyout of the subcontractors' scopes of work because SIRQ is able to identify and recognize gaps in design or scope of work. This mitigates change order claims during construction which helps overall budget, and project moral.

SIRQ will create a qualified bid list and then review with the project team to see if we want to add or take away from this list. We will then solicit numerous subcontractor bids in every trade. Our goal will be to get five to seven bids from every trade. **Because we don't self-perform work, the owner gets to see these bids in ALL trades, not just trades not self-performed.**

Once bids are received, we carefully scrub through all of the bids, in detail, to ensure that all of the scope in each trade has been covered. Once this has been completed, we will meet with the project team to review the overall project cost.

Enforcing the Contract

SIRQ believes in being firm but also fair. We expect all subcontractors to execute the work required of them by their contracts and our field management team will require that of them.

Evaluating Cost Claims for Accuracy

Before submitting change order claims to the owner, it will be reviewed in detail with the subcontractor. Care will be taken to review contract requirements and subcontractor scope of work to determine if something is truly deserving of a change order before it is addressed with the Dry Creek Recreation team. Change order claims will also be reviewed for accuracy in terms of quantity and market rates before submitting them to the owner for review.

Historical Success of Cost Control

SIRQ has an excellent history of completing projects under budget. Please talk to some of our past clients referenced in this RFP and you will see that we are very effective at protecting the financial interests of our clients.

SAFETY

SIRQ Project Safety is PRIORITY

SIRQ Construction adheres to a company-wide safety program. SIRQ Construction's commitment to personal and public safety is represented in the following goals of our safety program:

All personnel who participate in site activities or visit the site are required to wear appropriate PPE (Personal Protective Equipment). In addition, all site personnel are required to be trained in the respective scope of work in which they are engaged.

Weekly Owner/Architect/Contractor Meetings

Each week safety will be discussed as a key topic of this meeting.

Weekly Subcontractor Meetings

Each week, SIRQ field supervisors hold a coordination meeting with the lead foremen of each subcontractor. Safety will be the first topic of this weekly meeting. Current safety risks are discussed with all foremen so that they can be communicated to site personnel regularly.

Weekly Safety Talks

All subcontractors are required to furnish evidence of weekly training discussions with their teams while working on site.

MANAGEMENT PLAN

SAFETY CONTINUED

Monthly SIRQ Safety Meetings

Monthly safety meetings will be conducted by SIRQ field supervisors to address upcoming and current project risks. All site personnel will be required to attend this training. We will also have SIRQ's safety director visit the site on a frequent basis.

Regular Safety Audits

SIRQ will conduct regular safety audits of the Lehi City Dry Creek Recreation project. Risks that are identified are addressed with the field team and applicable subcontractors to take corrective action to reduce and eliminate the risk.

COVID-19 Precautions

SIRQ Construction has implemented a COVID-19 policy that will be utilized on this project. It follows all local mandates and recommendations from the CDC. We will also provide additional cleaning in highly used areas like toilets and entry vestibules.

QUALITY CONTROL

Construction Documents

Control begins with solid contract documents. SIRQ will ensure that subcontractors and vendors understand and comply with the requirements of these contract documents.

Submittals

SIRQ will provide a detailed submittal schedule. All required products will be reviewed by SIRQ and G Brown Design, through the submittal review process to double check that the correct materials, equipment, and execution practices are being implemented. Mockups required, as defined by the contract documents will be established as part of the approval process as necessary.

SIRQ stresses great importance to this project. Getting the submittals turned in quickly and correctly are critical to us and is a part of our culture. We do not want to ever have to wait for material because we failed to get the submittals turned in early on. This is a game changer to a project. If you ever see a project just "sitting there," there is a high likelihood that the project team did not get the submittals done on time and are now having to wait for material.

Preconstruction Conferences

SIRQ will coordinate preconstruction conferences on site with key vendors and subcontractors. These meetings give G Brown Design and the Dry Creek Recreation the opportunity to review with SIRQ and its subcontractor the installation methods and understanding before specific scopes of work are performed. The specific scopes of work that require preconstruction conference can be defined during preconstruction.

City Inspections

SIRQ will coordinate with, and keep record of, the appropriate city inspectors to observe field installations as required by Lehi City.

Special Inspections

Although the special inspector will be contracted directly by the owner, SIRQ will coordinate with special 3rd party inspectors and will keep record of any non-conforming work and corrective measures taken.

Envelope Inspections

If required, SIRQ will coordinate with any envelope consultants and inspectors to ensure that water management details are being followed correctly during the applicable phases of work.

"In all of the projects visited I have not run into any superintendent or subcontractor that has been anything less than willing and cooperative to correct the issues found. SIRQ definitely has a distinctly different culture and it is a pleasure to be a part of this!"

- Jill Shupe
Awareness is Key

The first step in minimizing delays is by engaging team members early on to identify critical path steps.

6 RISKS & VALUE ADDED SERVICES

RISKS & VALUE ADDED SERVICES

There are several areas of risk that SIRQ has identified to the Dry Creek Recreation project. In addressing these possible risks we are able to mitigate complications that may arise. These risks include:

Public Interaction for Nearby Trails

This is a popular area for bikers and joggers and connects major portions of the Murdock Canal Trail. With heavy equipment & on-going construction, a plan will need to be put into place to protect the public.

SIRQ has vast experience with this due to our experiences working in public settings on high-profile projects for Utah's Hogle Zoo and Tracy Aviary. We understand the importance of keeping this trail open and do not want to have a "break" in the trail. Our plan is to isolate our portion of the project from the Murdock Canal Trail by installing temporary fencing in areas where the public could wander into the site.

COVID-19 Impacts on Material Procurement

SIRQ has seen several projects where there are longer than anticipated lead times for materials and equipment. We anticipate that this project will also be impacted to some degree. In order to mitigate this risk, we will identify lead times for all components of the project and get submittal approvals quickly so that all equipment and materials can be ordered. Currently we are anticipating pre-cast restrooms, docks, any electrical gear, and steel as critical items to watch.

COVID-19 Impacts on Material Costs

We have seen materials beginning to increase in cost. Steel is up 20% since the beginning of the year. This will impact rebar and steel required for pavilions. Again, once we are selected, we will get pricing on critical items locked in so that we can avoid future price increases.

Access to the Site

There is limited access to this project site. It is also located in an area with steep grades. Fortunately the time of year for building this (with late March anticipated start date) is favorable. We don't anticipate problems getting heavy equipment into the site. We will rough grade the site early-on and put down gravel as needed to help protect the sub-base during construction. We have also sequenced the work in our schedule so that we are working our way from the water areas and then moving west.

Spring Runoff

Since this is a reservoir for irrigation water, we have scheduled to get the retaining walls done as early as possible so that we can move away from the water portions of the project. The intent is to get out of the water areas so that the reservoir can serve its purpose as quickly as possible and our work can be completed without major complications.

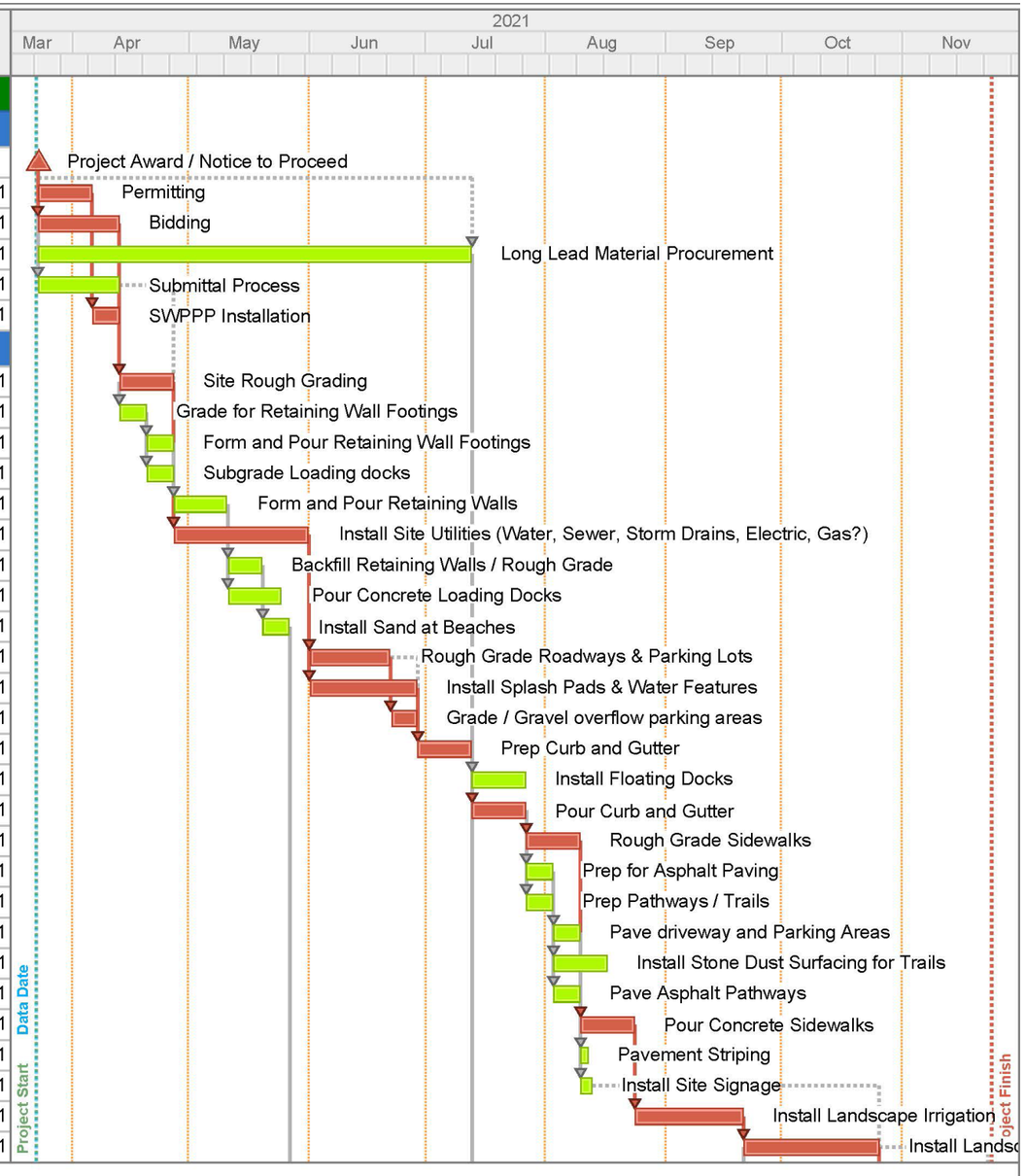
"SIRQ has become an invaluable partner allowing me to be confident, knowing the project will turn out great, time after time."

- Doug Lund
President, CEO
Hogle Zoo

7 PROPOSED SCHEDULE

PROPOSED SCHEDULE

ID	Description	Original Duration	Start	Finish
Dry Creek Rec Area				
Preconstruction				
11	Project Award / Notice to Proceed	0	03/23/21	
12	Permitting	10	03/23/21	04/05/21
14	Bidding	15	03/23/21	04/12/21
16	Long Lead Material Procurement	80	03/23/21	07/12/21
22	Submittal Process	15	03/23/21	04/12/21
23	SWPPP Installation	5	04/06/21	04/12/21
Site				
10	Site Rough Grading	10	04/13/21	04/26/21
17	Grade for Retaining Wall Footings	5	04/13/21	04/19/21
18	Form and Pour Retaining Wall Footings	5	04/20/21	04/26/21
40	Subgrade Loading docks	5	04/20/21	04/26/21
19	Form and Pour Retaining Walls	10	04/27/21	05/10/21
90	Install Site Utilities (Water, Sewer, Storm	25	04/27/21	05/31/21
30	Backfill Retaining Walls / Rough Grade	7	05/11/21	05/19/21
50	Pour Concrete Loading Docks	10	05/11/21	05/24/21
70	Install Sand at Beaches	5	05/20/21	05/26/21
60	Rough Grade Roadways & Parking Lots	15	06/01/21	06/21/21
170	Install Splash Pads & Water Features	20	06/01/21	06/28/21
140	Grade / Gravel overflow parking areas	5	06/22/21	06/28/21
100	Prep Curb and Gutter	10	06/29/21	07/12/21
15	Install Floating Docks	10	07/13/21	07/26/21
110	Pour Curb and Gutter	10	07/13/21	07/26/21
80	Rough Grade Sidewalks	10	07/27/21	08/09/21
120	Prep for Asphalt Paving	5	07/27/21	08/02/21
180	Prep Pathways / Trails	5	07/27/21	08/02/21
130	Pave driveway and Parking Areas	5	08/03/21	08/09/21
185	Install Stone Dust Surfacing for Trails	10	08/03/21	08/16/21
190	Pave Asphalt Pathways	5	08/03/21	08/09/21
85	Pour Concrete Sidewalks	10	08/10/21	08/23/21
135	Pavement Striping	2	08/10/21	08/11/21
137	Install Site Signage	3	08/10/21	08/12/21
150	Install Landscape Irrigation	20	08/24/21	09/20/21
160	Install Landscaping	25	09/21/21	10/25/21



Start Date: 03/23/21
Finish Date: 11/23/21
Data Date: 03/23/21
Run Date: 03/09/21

Prelim Schedule - Drycreek Rec Area.ppx Page 1A

Dry Creek Recreation Area
Preliminary Schedule - 3/9/2021

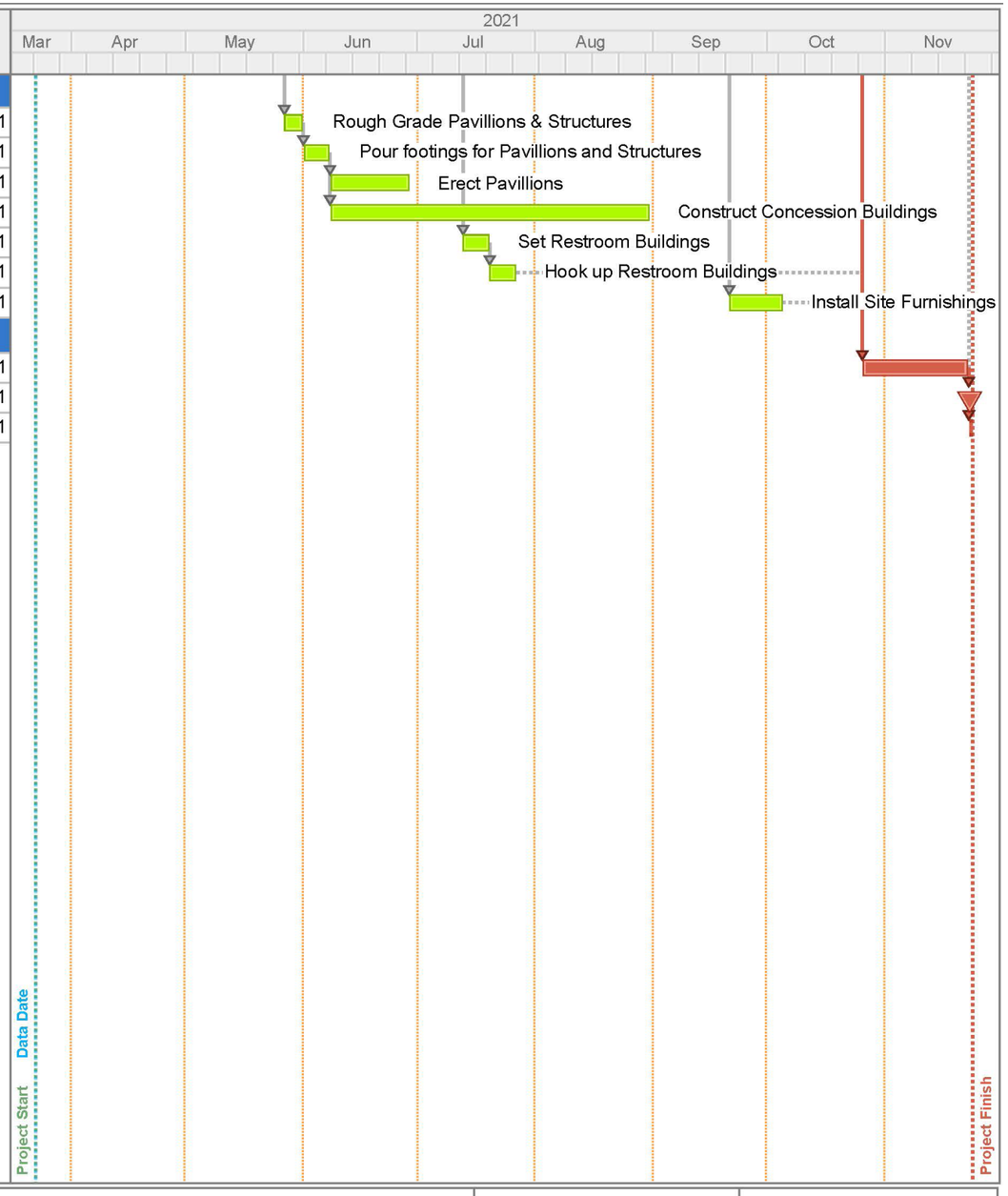
LEHI CITY

SIRQ construction

*Proprietary

PROPOSED SCHEDULE

ID	Description	Original Duration	Start	Finish
Structure				
20	Rough Grade Pavillions & Structures	3	05/27/21	05/31/21
25	Pour footings for Pavillions and Structur	5	06/01/21	06/07/21
29	Erect Pavillions	15	06/08/21	06/28/21
37	Construct Concession Buildings	60	06/08/21	08/30/21
27	Set Restroom Buildings	5	07/13/21	07/19/21
28	Hook up Restroom Buildings	5	07/20/21	07/26/21
35	Install Site Furnishings	10	09/21/21	10/04/21
Closeout				
38	Punch List / Site Finalization / Closeout	20	10/26/21	11/22/21
39	Final Inspections	0		11/22/21
45	Certificate of Completion	1	11/23/21	11/23/21



Start Date: 03/23/21
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Prelim Schedule - Drycreek Rec Area.ppx Page 2A

Dry Creek Recreation Area
Preliminary Schedule - 3/9/2021

LEHI CITY

SIRQ construction

*Proprietary

LEHI CITY

Lehi City Dry Creek Recreation Preconstruction Services and CM/GC

Lehi City, UT
No. 2021-03

SIRQ construction

A BETTER WAY TO BUILD

SIRQ construction
3900 N Traverse Mountain Blvd Suite 202 | Lehi, UT

March 9, 2021

RE: Preconstruction Services and Construction Management / General Contractor:
Lehi City Dry Creek Recreation

Dear Selection Team,

First, a sincere thank you for considering SIRQ as a potential "partner" in your upcoming Lehi City Dry Creek Recreation project. We are extremely excited to propose on this project. SIRQ has a number of strengths that will serve the entire team as well as your project moving forward. This project will emphasize many of those strengths that will directly benefit the success of the project and your objectives well.

Your SIRQ Team:

SIRQ values transparency, entrepreneurial mindsets and partnership. We seek this in all projects we have the honor to work on. We have a proposed team, preconstruction to construction, with vast public project experience. This team, will manage your project as a true extension of your own executive team, they will listen and understand your needs, have tough conversations where necessary, and manage and protect your interest in all facets. All proposed team members are SIRQ shareholders looking to protect future project opportunities which results in an entrepreneurial environment of heightened awareness for client success.

CM/GC Mentality and Experience:

SIRQ thrives in the CM/GC format where approximately 85% of our work is procured via this delivery system. To you and to us, this is more than just "another job." We understand the value of key feedback and input during the design phase. The preconstruction efforts will be lead by Rich Ainscough, a seasoned professional with over 30 years of CM/GC experience, including many projects in the public sphere. Paul Lin, the Project Manager, will be involved intimately with the preconstruction feedback, as well as our COO, Steve Hughes. The Lehi City Dry Creek Recreation project will get a tremendous SIRQ team throughout the whole process.

Ask our Former Clients:

We encourage you to discuss with the owners referenced within this RFP as to how the CM/GC process went working with SIRQ. It comes as an unbiased positive view from the perspective of an owner. The foundation of the SIRQ process is building trust and mutual respect between the company and our owner partners. SIRQ thrives in environments of transparency and professionalism. We truly value our clients and design teams as partners, working toward successful construction projects.

We are thrilled to propose on this project and look forward to building meaningful and lasting relationships with each of you and all the team members included. We understand and are willing to enter into an agreement with the City upon our selection.

Respectfully submitted,

Joe Reynolds
Chief Business Development Officer
SIRQ Construction
801.330.0377
jreynolds@sirq.com

The foundation of the SIRQ process is designed to build trust and mutual respect between the company and its Owner partners

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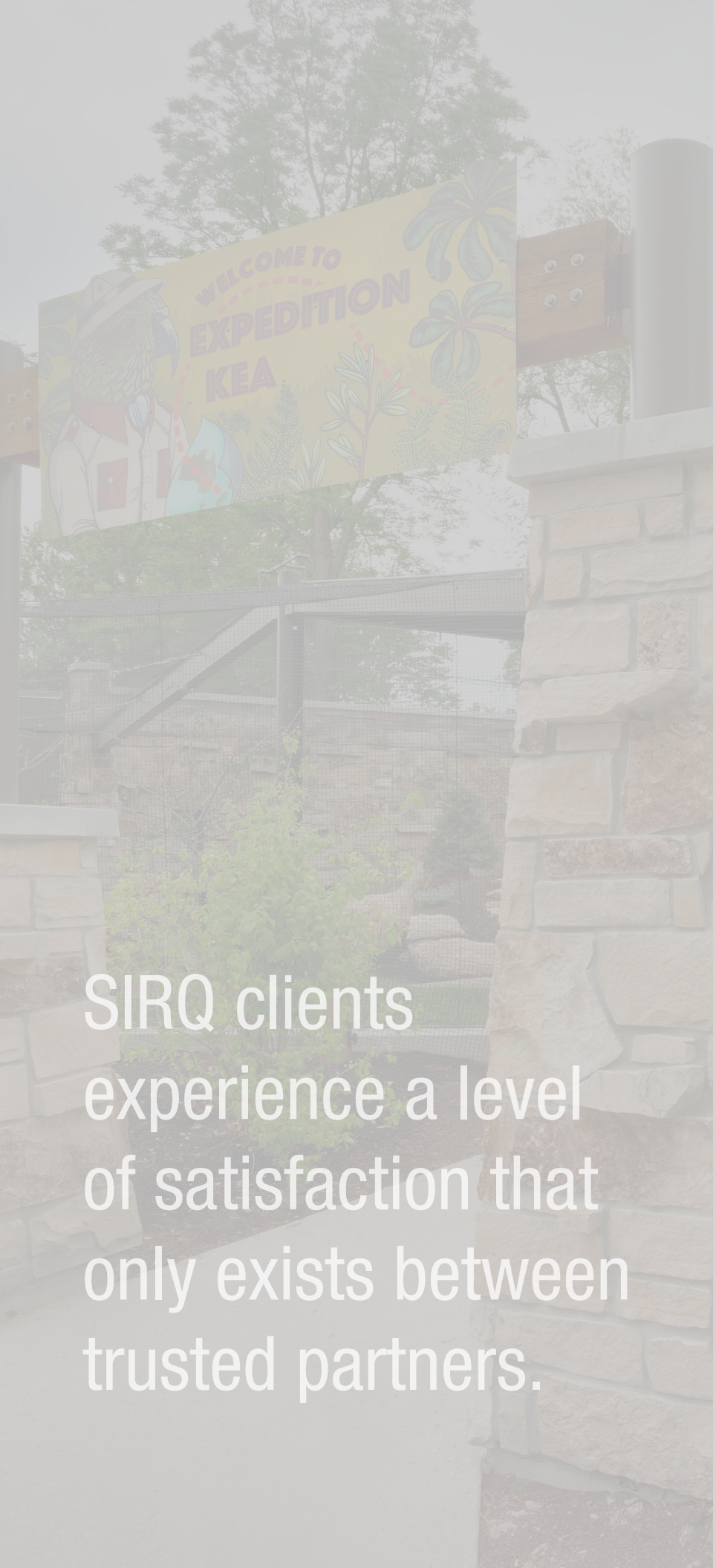


2 SIRQ QUALIFICATIONS

SIRQ clients experience a level of satisfaction that only exists between trusted partners.

SIRQ QUALIFICATIONS AND CAPACITY

Contractors Legal Name:
SIRQ, Inc. is an S Corporation licensed to perform work in the State of Utah.

Name and Title of Principal:
SIRQ Construction's main point of contact for the RFP Selection of CM/GC Services for the Lehi City Dry Creek Recreation will be Joe Reynolds, Chief Business Development Officer at SIRQ.

Joe Reynolds
Mobile: 801-330-0377
Email: jreynolds@sirq.com
Fax: 801-253-7663

Address and Telephone Number:
SIRQ Corporate Headquarters
3900 N Traverse Mtn Blvd, Suite 202
Lehi, UT 84043
801-253-7825

Legal Status Description of the Contracting Firm:
SIRQ was incorporated on February 25, 2004.

License:
SIRQ operates under State License #56126656-5501

Firm Years in Business:
SIRQ has been in business for more than 17 years.

Office:
SIRQ maintains 2 office locations in Utah with its Corporate Headquarters being in Lehi, UT.

SIRQ Bonding Capacity:
SIRQ has the capacity to bond $100 million in aggregate work and $50 million in single project capacity with the ability for larger limits as needed.

At SIRQ, our reputation continues to be that of an honest, hard-working, more than capable firm. We have worked hard over the past 17 years to build and maintain that reputation. The financial viability of our firm is a big part of our success formula. SIRQ has no debt and has a great relationship with our bonding agent as well as our bank. Our bonding agent, Troy Deluca (GCNA – 801-755-9489), regularly reviews our financials and would be a great source of information to you. Other references are available upon request. SIRQ is very conservative in the projects we pursue to ensure that we do not take on work with an excessive risk factor. SIRQ also financially qualifies each and every subcontractor we hire for our projects in order to mitigate unwanted and unnecessary risk on our projects for us and more importantly, for our project owners.

SIRQ does not self-perform any work. GCs that do, focus too much on self-interest details and tend to lose focus on the overall project.

3

PROJECT TEAM

STEVE HUGHES

Project Executive / Chief Operations Officer

Steve is a veteran of the commercial construction industry. He has worked in many capacities and roles over the last 20+ years since graduating from Brigham Young University.

Steve's career has given him extensive experience in all aspects of the construction process including preconstruction efforts: cost estimating, budgets, constructability, and proper scheduling.

Steve has had the opportunity to work on many unique projects ranging from the NSA Data Center (over $2 billion project) to managing the past $55 million in projects at the Hogle Zoo. The experience gained on these projects is invaluable and has provided a solid foundation for him as Chief Operations Officer.

Through the experience and hard work, Steve's projects have been successful. After completing a project, the highest compliment from an owner is an invite back to perform additional work. Many of Steve's projects have lead to repeat work.

EMPLOYMENT HISTORY

SIRQ Construction
15 Years

Total Years of Experience
22 Years

Education
BS Construction Management
Brigham Young University
1999

Personal References for Similar Projects
Tim Brown - Tracy Aviary
801.596.8500 x120

Doug Lund - Hogle Zoo
801.584.1709

PROJECT EXPERIENCE

Government and Public

- L.S. Skaggs Animal Health Center at Utah's Hogle Zoo
- Rocky Shores at Utah's Hogle Zoo
- Savanna Exhibit at Utah's Hogle Zoo
- Maintenance Operations Building at Utah's Hogle Zoo
- MOB II at Utah's Hogle Zoo
- Red Panda Exhibit at Utah's Hogle Zoo
- Lighthouse Point Splash Zone at Utah's Hogle Zoo
- Dive Shed at Utah's Hogle Zoo
- Creekside at Utah's Hogle Zoo
- Meerkat Exhibit at Utah's Hogle Zoo
- Tropical Building at Tracy Aviary
- Jordan River Nature Center at Tracy Aviary
- Kea Expedition at Tracy Aviary
- Bird Feeder at Tracy Aviary
- Eagle Ridge at Tracy Aviary
- AISU Charter School
- Utah Valley University Nellesen Center for Autism
- Ignite Charter School
- Saratoga Springs Public Safety Building
- Weber Basin WBWCD
- Utah Data Center Project
- Utah Olympic Speed Skating Oval
- Great Plains Zoo & Delbridge Museum
- Louisville Zoo

RICH AINSCOUGH

Preconstruction Manager / Estimator

When assembling a preconstruction strategy, including schedules and most importantly budgets, Rich Ainscough is an invaluable member of any team. Rich has led preconstruction efforts on massive projects including multiple $100m plus projects.

Rich has more than 35 years experience, almost entirely made up of estimating and preconstruction roles. The majority of projects Rich has estimated in the span of his career have been public projects. He has been involved in well over 80% of the SIRQ public projects since joining the team. His roles have been mainly estimating, bidding and value engineering in these projects.

Rich is very entrepreneurial in his thinking. He has been doing this long enough to understand the value of thinking like an owner when it comes to budgets, schedules and value. Rich has an ability to communicate with owners and various stakeholders effectively.

Rich instinctively works to an understanding of an owner's goals and he shares being able to meet those expectations as one of his greatest feelings of accomplishments at the completion of a project.

EMPLOYMENT HISTORY

SIRQ Construction
3 Years

Total Years of Experience
35 Years

Education
BS Business Administration
& Marketing
Utah State University
1984

Personal References for Similar Projects
Owen Jackson - Saratoga Springs
801.766.8793

PROJECT EXPERIENCE

Government and Public

- Lehi Public Safety Building
- Raptor Stadium - Ogden, UT
- US Olympic Speed Skating Oval
- Herriman City Hall
- Ute Indian Tribe Justice Center
- RJ Donovan Infill - Inmate Housing Facility
- Utah State Hospital Residence Reconstruction
- Nye County Jail - Pahrump, NV
- Kane County Jail Facility
- Gunnison Prison - Inmate Housing Facility
- Utah Space Dynamics Lab - Utah State University
- Dixie Applied Technical College Classroom Expansion
- Dixie State University Student Housing
- Social Security Administration Building
- Workers Compensation Fund Building
- Farmington Junior High School
- Beacon Heights Elementary School
- Copper Hill Elementary School
- Herriman High School

Other

- Smith's Food and Drug- Las Vegas, NV
- Smith's Food and Drug - Albuquerque, NM
- Zermott Resort

PAUL LIN

Project Manager

Paul is a wonderful addition to the Dry Creek Recreation project team and is the type of team member that elevates everyone else around him. He is the type of personality that is always appreciated on any project. He has a very easy-going demeanor and a natural way of inspiring results and solid teamwork.

Paul is very detail-oriented which is exactly what you need from a project manager. From early on in projects, he goes through the plan details methodically and will try to find the issues before materials or timelines need to be ordered or reworked. He takes meticulous notes and is intentionally calculated in the approach that he uses to line out the various scopes and sequences involved in each project.

Paul's communication skills are excellent and he works especially hard at keeping everyone in the loop to ensure the owner, architect, and subcontractors are all on the same page. As situations arise throughout the project, the team communication that is established early on allows everyone to work together to come up with a solution before becoming detrimental to budgets or completion deadlines.

EMPLOYMENT HISTORY

SIRQ Construction
1 Year

Total Years of Experience
14 Years

Education
BS Construction Management
Brigham Young University
2006

OSHA 10-Hour

OSHA 30-Hour

LEED AP

Personal References for Similar Projects
Nate Moeller
American Bio Tech Labs
801.361.5908

PROJECT EXPERIENCE

Government and Public
- Lehi Public Safety Building
- Utah Valley University Student Life Center
- American Heritage School Outdoor Athletic Facility
- American Heritage School Indoor Athletic Facility

Medical
- IHC Heber Valley Hospital Phase II

Office
- Thanksgiving Station 1
- Thanksgiving Station 4
- Thanksgiving Park Building 5 & 6
- Younique Office Building
- Grove Tower

Other
- Provo City Temple
- Kanab Family History & Stake Center
- Bishop Storehouse Processing Plant Addition
- Hooper Stake Center
- Broadway 1 Meetinghouse
- Houston 8 Meetinghouse
- Village Los Lunas

ERIC KONOLD

Project Engineer

Eric Konold is fast tracking his career in project management. Eric has been working on large commercial projects for the majority of his 6 year career. Since joining SIRQ in 2019, Eric has been highly effective in the project engineer role on 2 of SIRQ's high profile projects; MTECH Trades and Technology Building ($26M – 90k SF Lab/Classroom Space, Lehi, UT) and is currently finishing up the Groove Office Tower in Midvale, UT.

Eric has worked in the public space in some capacity while he was project engineer working on Franklin Discovery Academy and the Center for Creativity, Innovation, and Design. Eric is highly trained and has a great capacity to pay attention to detail when it comes to submissions, RFI requests, owner communication and detailed tracking of expenditures on a project.

Eric will serve the team well in regards to the Lehi City Dry Creek Recreation project.

EMPLOYMENT HISTORY

SIRQ Construction
1 Year

Total Years of Experience
6 Years

Education
BS Construction Management
Brigham Young University - Idaho
2015

PROJECT EXPERIENCE

Government and Public
- MTECH: Trades & Technology Building
- Franklin Discovery Academy
- Center for Creativity, Innovation & Discovery

Manufacturing / Warehouse
- Genetech Debottlenecking

Other
- Greenprint Apartments
- New Park Flats
- Clearfield Station Apartments
- The Flats at Riverwoods
- Holiday Inn Express - Lehi, UT
- Hampton Inn - Logan, UT
- Shire Shore - Miramar, CA

JAKE MYLER

Superintendent

Jake is one of SIRQ's most highly qualified Superintendents. He has an extensive knowledge of concrete and quality finishing and exterior hardscapes. His ability to consider the project owners position along with his extensive hands on background is one that is very hard to find anywhere in the market.

He has worked on some of the largest concrete projects in the state from parking structures, medical, religious, or high end office, he brings a wealth of knowledge from his 17 years of experience.

One of Jakes former supervisors said of him, "Watching Jake place and finish concrete is like watching an artist paint a picture. He knows, understands and has mastered it. Jake's determination and dedication to perfect the process is what makes him one of the best."

Jake will bring that same level of dedication to the Lehi City Dry Creek Recreation project, and will be a great asset to the team.

EMPLOYMENT HISTORY

SIRQ Construction
5 Years

Total Years of Experience
18 Years

Personal References for Similar Projects
Dan Henrie
Former Supervisior

PROJECT EXPERIENCE

Government and Public

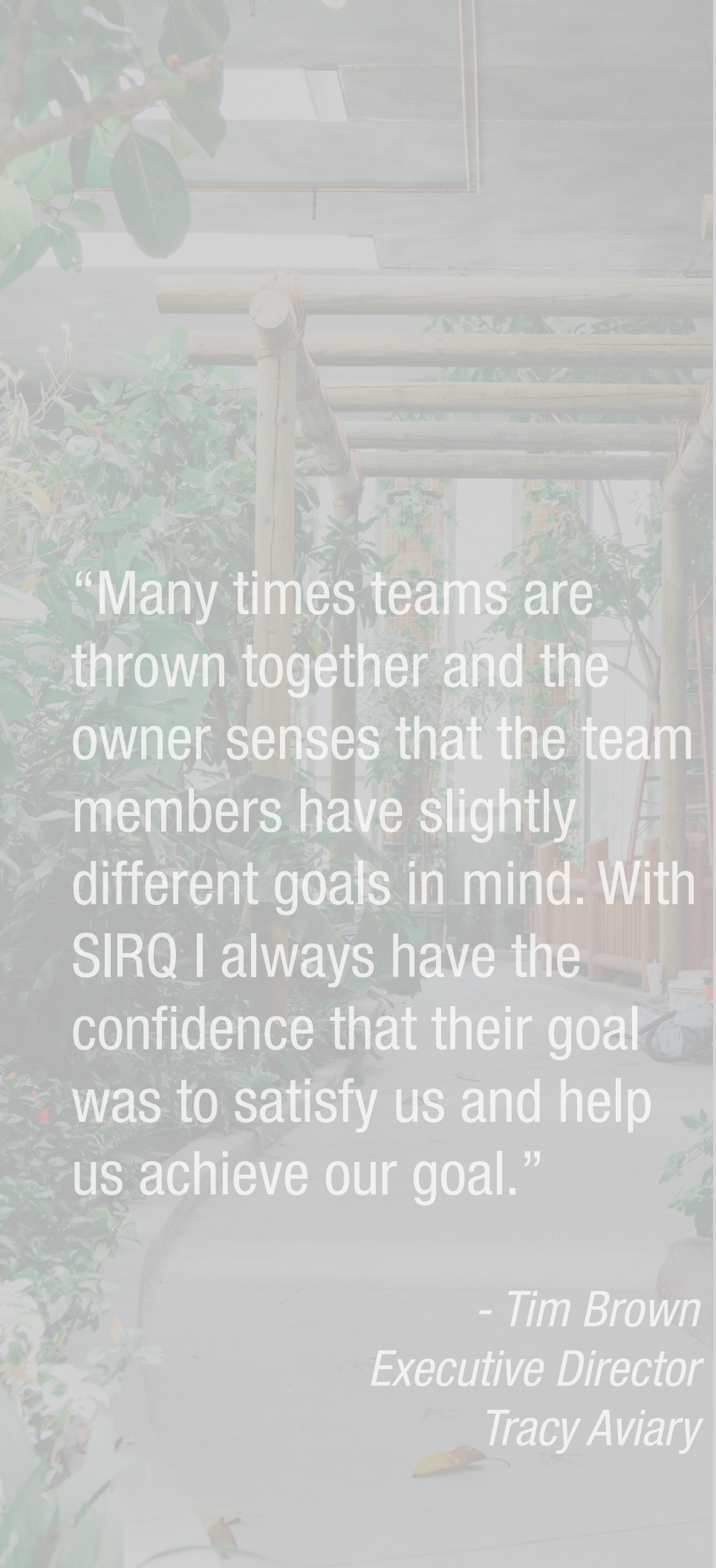
- Utah Valley University Nellesen Center for Autism
- Utah Valley University Penthouse
- Grantsville MOB
- Dancing Moose Tenant Improvement
- Utah Olympic Park
- University of Utah Parking Structure
- Farmington Public Works Building
- Granger High School
- Merritt Medical Parking Structure
- Workman's Comp Office Building & Parking Structure

Office

- Highland Business Park
- Clearlink - University Place
- Clearlink - SLC
- 312 East
- Thanksgiving Station 2
- Vista Station Office Building
- South Jordan Station Office Building

Other

- City Creek Tower 5
- Tractor Supply Company - Roosevelt, West Haven, & Tooele



"Many times teams are thrown together and the owner senses that the team members have slightly different goals in mind. With SIRQ I always have the confidence that their goal was to satisfy us and help us achieve our goal."

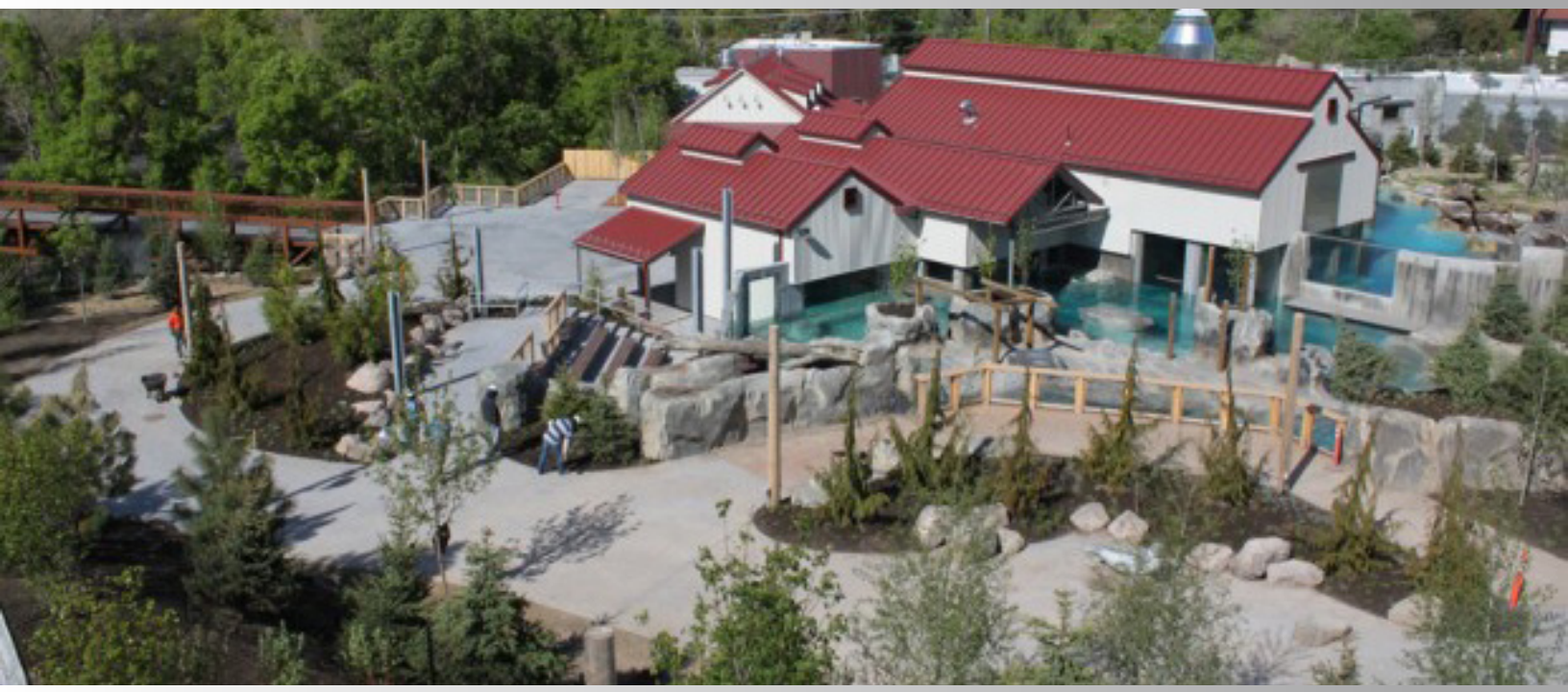
- Tim Brown
Executive Director
Tracy Aviary

4

PAST WORK & REFERENCES

ROCKY SHORES
AT UTAH'S HOGLE ZOO

SALT LAKE CITY, UT



PROJECT DESCRIPTION

SIRQ has completed multiple projects for the Hogle Zoo over the past few years and Rocky Shores has been the largest project to date. SIRQ was involved from preconstruction to completion and delivered this project on-time and on-budget. Public traffic and public interest is always high and a risk at the Hogle Zoo and SIRQ had to take the necessary precautions to keep the public safe not only during construction, but maintain safety for visitors upon its opening. Rocky Shores includes an open-air exhibit where you can view sea lions, seals, and otters under water at ground level. The $10.8 million project features the animal exhibit and a concessions building Rocky Shores Canning Co.

AFRICAN SAVANNA
AT UTAH'S HOGLE ZOO

SALT LAKE CITY, UT

PROJECT DESCRIPTION

Another project SIRQ completed for the Hogle Zoo is the African Savanna exhibit. SIRQ was involved in this project from preconstruction to completion and **Steve Hughes** worked as the project manager on various phases. This $8.9 million concrete, steel, timber wood zoological exhibit was completed on-time and on-budget. The African Savanna exhibit is now home to lions, giraffes, zebras, and warthogs, among other animal.

CREEKSIDE
AT UTAH'S HOGLE ZOO

SALT LAKE CITY, UT

PROJECT DESCRIPTION

Creekside is an interactive play area located next to the Discovery Theater giving children a place to play while learning about some of the animals living at the zoo. The Creekside playground at the Hogle Zoo is located in the heart of the zoo, when constructing SIRQ had to take into account the safety of the zoo visitors and implement dust mitigation. SIRQ was involved in all facets of this project from preconstruction to completion and delivered Creekside on-time and on-budget. Considerations related to pedestrian traffic flow alongside maintenance staff and workers is always a constant focus with these projects.

TRACY AVIARY
CAPITAL IMPROVEMENTS

SALT LAKE CITY, UT

PROJECT DESCRIPTION

SIRQ has had the pleasure of working with Tracy Aviary for many projects including new facilities and exhibits. The work completed at Tracy Aviary has spanned over a few years and the scope of work totaling over $10 million. SIRQ was involved in all of the Tracy Aviary projects from start to finish in all capacities and every project was completed on-time and on-budget. **Steve Hughes** was the project executive on the projects and the relationships made has led to repeat work. SIRQ considers repeat and referral business to be the definition of a satisfied owner.

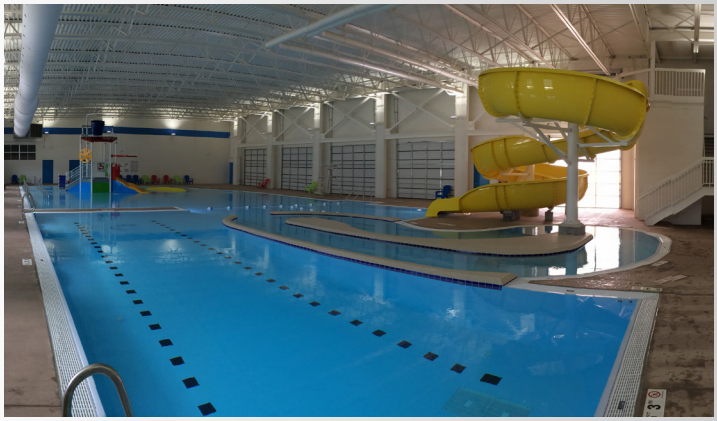
ADDITIONAL SIRQ PUBLIC PROJECTS

Oquirrh Park Pool

Grove Creek Streetscape

PROJECT RELEVANCE

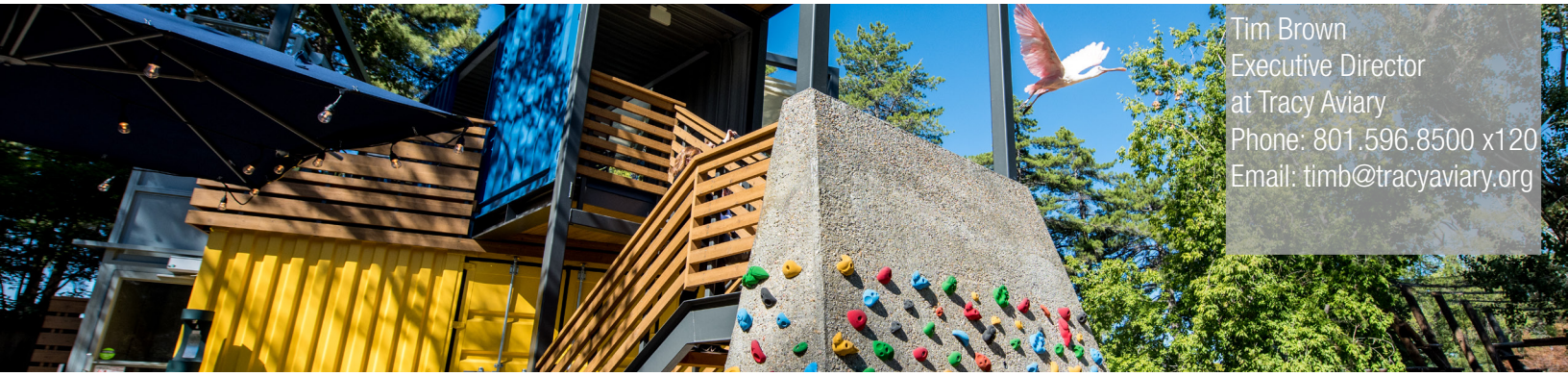
In addition to the Hogle Zoo and Tracy Aviary projects, SIRQ has completed numerous public projects across many different categories from park renovations, streetscapes, fitness centers, and pools. The very nature of public access projects requires significant expertise in awareness of pedestrian traffic flow and accessibility. SIRQ's resume of working with designers early on in the process during preconstruction phases all the way through project completion, will add constructability and usability feedback that will benefit the team and its goals greatly.



Orem Fitness Center & Pool

Shannon Field

REFERENCES



Tim Brown
Executive Director
at Tracy Aviary
Phone: 801.596.8500 x120
Email: timb@tracyaviary.org

Doug Lund
President / CEO
at Utah's Hogle Zoo
Phone: 801.584.1709
Email:
dlund@hoglezoo.com

Owen Jackson
Assistant City Manager
of Saratoga Springs City
Phone: 801.232.0297
Email:
ojackson@saratogaspringscity.com

Darren Paul
Lehi City Chief of Police
Phone: 801.836.1033
Email: dpaul@lehi-ut.gov

*Proprietary

If you want high quality results you should only engage in qualified subcontractors to bid your project.

5 MANAGEMENT PLAN

MANAGEMENT PLAN

PRECONSTRUCTION SERVICES

SIRQ CM/GC Preconstruction Philosophy

As the construction manager, SIRQ bears the responsibility of ensuring the end result of the preconstruction phase results in a transparent, accurate project cost, a definable and realistic schedule, that the project includes priorities and scope required and desired by the project owner; all before construction begins. These objectives will be accomplished using:

Constructability Reviews

During all phases of planning and construction it is imperative that the construction manager is fully engaged in critical constructability reviews. The preconstruction and planning phase presents opportunities where the combined effort of the design team, contractor, and owner are given voice to prioritize the critical aspects of the project.

The construction manager is able to provide invaluable feedback to mitigate the challenges in budget, schedule, and quality. This facet of the construction managers responsibility doesn't end with this preconstruction phase. The ongoing constructability effort will present opportunities to guide and lead in decisions that will be affected by current market conditions.

The responsibility of this effort includes not only selections in building materials and methods, but a more inclusive consideration of procurement challenges. Equipment lead times, manufacturing delays, and alternate system consideration are examined and recommendations are made to the project team.

The timely, concise feedback to the project team will help reduce the risk of budget overrun and costly redesign which will provide the highest level of support to the project team. In this process it is most important that;

- Constructability reviews occur formally in conjunction with each estimating phase
- Constructability input is a process that is addressed continuously throughout the preconstruction process

Regular Interval Preconstruction Meetings

Regular interval meetings keep team members focused, accountable and on track with assignments. Being engaged with the Dry Creek Recreation and G Brown Design teams in weekly or bi-weekly meetings during the remainder of the preconstruction period will create opportunities for dialogue that results in fewer change orders and higher project satisfaction.

Cost Analysis and Project Estimating

Valuable estimating is timely, detailed estimating. We will provide a granular level of detail where each element of construction will be identified. Costs will be detail borne and will include clear communication as to the assumption that makes up the basis of cost. In this level of detail the CM/GC is able to communicate the most precise budget selections. This process ensures that the project team has no question regarding materials, construction methods, and means.

Value Engineering

SIRQ brings a team of veteran construction professionals who have decades of public project experience. Because of this, we have seen numerous creative ideas which present customers with cost-saving alternatives, all while maintaining the quality and safety required. We look at design in terms of constructability cost, but also in terms of maintenance and operational risks to the end user. This input to the design is provided by SIRQ during design, not after. Valued decisions regarding building systems are posed and evaluated by the CM/GC during the design process to help owners and designers make decisions on design direction.

SIRQ shares TRANSPARENCY as the most important cultural principle and it's reflected in all we do.

MANAGEMENT PLAN

PROJECT COMMUNICATIONS

TEAM Communication

Project communication happens best when all parties understand the clear expectations of each party.

1. SIRQ expects the following of Lehi City and their consultants:

    Be engaged in the process

    Provide a clear point of contact

    Be available to respond with answers

2. SIRQ expects the following of G Brown Design and their consultants:

    Design to clear and established schedule milestones

    Design to the defined budget while recognizing price points and provide design to fit those parameters

    Be open and ask for contractor input where needed

    Respond to project document process in a timely manner
        - Submittals
        - RFI's

3. SIRQ should be expected to

    Provide concise and timely feedback of Owner and Designer questions

    Develop and provide interim estimate packages as agreed by project milestones with project team

    Manage cost control and budget creep during design and construction

    Manage subcontractor performance and quality

    Document and distribute meeting notes clearly and quickly so that all team members understand the decisions made and the tasks needing to be completed

SCHEDULE CONTROL

When and How to Schedule

Successful scheduling begins during preconstruction. Understanding the details of the project are critical to responsible scheduling.

Subcontractor and Vendor Input

Input from key subcontractors and vendors plays a valuable role in schedule development. Although we have already built a schedule for this project, the schedule will continue to be "built" until project completion. As we work with our subcontractors throughout the project, we involve them in helping define, reshuffle activities, split activities, etc. to ensure that we are constructing the building in the most timely fashion.

Subcontractor Performance

Once schedules are defined and input is received, subcontractors are bound by contract with the GC to perform to the schedule requirements. It is critical in a busy construction market to make careful subcontractor selections. Subcontractors are prequalified to assess capacity and workload prior to being contracted. If a subcontractor struggles to perform during the course of the work, steps are taken to supplement the subcontractor with other work forces. In some cases it may be necessary to replace a subcontractor with a different subcontracting firm. This is another reason why we do not self-perform work. If we were self-performing work, we'd never "fire" ourselves.

Weekly Schedule Updates

SIRQ's field team will produce weekly schedule updates to identify project progress. Where work is ahead of schedule, or behind schedule:

I. Corrective action will be taken daily and weekly to head off problematic deficiencies in performance before it becomes an impact to the project milestones.

II. Weekly schedules will be reviewed in subcontractor meetings and weekly Owner meetings.

III. SIRQ has an excellent track record of bringing complex projects in **ON TIME!**

Subcontractor Production Tracking

SIRQ's field supervision team will monitor progress of subcontractor work to identify if production is on track or slipping in any way. This allows progress delays to be identified on a daily basis.

MANAGEMENT PLAN

COST CONTROL & CHANGE ORDER MITIGATION

Preconstruction Cost Control

During preconstruction estimating iterations, our cost analysts use historical data as well as current updates from the subcontractor and vendor market to ensure that market swings or cost hikes are recognized and identified to the project team as early as possible.

Monthly Cost Reviews

Each month, SIRQ will review cost status with Lehi City to address upcoming revenues, subcontractor waivers, and any potential risks related to cost. Each month, SIRQ's executive team, CFO, and cost accountants will visit the project and conduct a project review where costs, both past and forecast are reviewed in detail.

Bidding and Subcontractor Selection

A key benefit to the CM/GC delivery approach is the involvement of the CM in the design process. Months of interaction with Lehi City will provide historical expertise of the intended scope. This translates to more stringent scope buyout of the subcontractors' scopes of work because SIRQ is able to identify and recognize gaps in design or scope of work. This mitigates change order claims during construction which helps overall budget, and project moral.

SIRQ will create a qualified bid list and then review with the project team to see if we want to add or take away from this list. We will then solicit numerous subcontractor bids in every trade. Our goal will be to get five to seven bids from every trade. **Because we don't self-perform work, the owner gets to see these bids in ALL trades, not just trades not self-performed.**

Once bids are received, we carefully scrub through all of the bids, in detail, to ensure that all of the scope in each trade has been covered. Once this has been completed, we will meet with the project team to review the overall project cost.

Enforcing the Contract

SIRQ believes in being firm but also fair. We expect all subcontractors to execute the work required of them by their contracts and our field management team will require that of them.

Evaluating Cost Claims for Accuracy

Before submitting change order claims to the owner, it will be reviewed in detail with the subcontractor. Care will be taken to review contract requirements and subcontractor scope of work to determine if something is truly deserving of a change order before it is addressed with the Dry Creek Recreation team. Change order claims will also be reviewed for accuracy in terms of quantity and market rates before submitting them to the owner for review.

Historical Success of Cost Control

SIRQ has an excellent history of completing projects under budget. Please talk to some of our past clients referenced in this RFP and you will see that we are very effective at protecting the financial interests of our clients.

SAFETY

SIRQ Project Safety is PRIORITY

SIRQ Construction adheres to a company-wide safety program. SIRQ Construction's commitment to personal and public safety is represented in the following goals of our safety program:

All personnel who participate in site activities or visit the site are required to wear appropriate PPE (Personal Protective Equipment). In addition, all site personnel are required to be trained in the respective scope of work in which they are engaged.

Weekly Owner/Architect/Contractor Meetings

Each week safety will be discussed as a key topic of this meeting.

Weekly Subcontractor Meetings

Each week, SIRQ field supervisors hold a coordination meeting with the lead foremen of each subcontractor. Safety will be the first topic of this weekly meeting. Current safety risks are discussed with all foremen so that they can be communicated to site personnel regularly.

Weekly Safety Talks

All subcontractors are required to furnish evidence of weekly training discussions with their teams while working on site.

MANAGEMENT PLAN

SAFETY CONTINUED

Monthly SIRQ Safety Meetings

Monthly safety meetings will be conducted by SIRQ field supervisors to address upcoming and current project risks. All site personnel will be required to attend this training. We will also have SIRQ's safety director visit the site on a frequent basis.

Regular Safety Audits

SIRQ will conduct regular safety audits of the Lehi City Dry Creek Recreation project. Risks that are identified are addressed with the field team and applicable subcontractors to take corrective action to reduce and eliminate the risk.

COVID-19 Precautions

SIRQ Construction has implemented a COVID-19 policy that will be utilized on this project. It follows all local mandates and recommendations from the CDC. We will also provide additional cleaning in highly used areas like toilets and entry vestibules.

QUALITY CONTROL

Construction Documents

Control begins with solid contract documents. SIRQ will ensure that subcontractors and vendors understand and comply with the requirements of these contract documents.

Submittals

SIRQ will provide a detailed submittal schedule. All required products will be reviewed by SIRQ and G Brown Design, through the submittal review process to double check that the correct materials, equipment, and execution practices are being implemented. Mockups required, as defined by the contract documents will be established as part of the approval process as necessary.

SIRQ stresses great importance to this project. Getting the submittals turned in quickly and correctly are critical to us and is a part of our culture. We do not want to ever have to wait for material because we failed to get the submittals turned in early on. This is a game changer to a project. If you ever see a project just "sitting there," there is a high likelihood that the project team did not get the submittals done on time and are now having to wait for material.

Preconstruction Conferences

SIRQ will coordinate preconstruction conferences on site with key vendors and subcontractors. These meetings give G Brown Design and the Dry Creek Recreation the opportunity to review with SIRQ and its subcontractor the installation methods and understanding before specific scopes of work are performed. The specific scopes of work that require preconstruction conference can be defined during preconstruction.

City Inspections

SIRQ will coordinate with, and keep record of, the appropriate city inspectors to observe field installations as required by Lehi City.

Special Inspections

Although the special inspector will be contracted directly by the owner, SIRQ will coordinate with special 3rd party inspectors and will keep record of any non-conforming work and corrective measures taken.

Envelope Inspections

If required, SIRQ will coordinate with any envelope consultants and inspectors to ensure that water management details are being followed correctly during the applicable phases of work.

"In all of the projects visited I have not run into any superintendent or subcontractor that has been anything less than willing and cooperative to correct the issues found. SIRQ definitely has a distinctly different culture and it is a pleasure to be a part of this!"

- Jill Shupe
Awareness is Key

The first step in minimizing delays is by engaging team members early on to identify critical path steps.

6 RISKS & VALUE ADDED SERVICES

RISKS & VALUE ADDED SERVICES

There are several areas of risk that SIRQ has identified to the Dry Creek Recreation project. In addressing these possible risks we are able to mitigate complications that may arise. These risks include:

Public Interaction for Nearby Trails

This is a popular area for bikers and joggers and connects major portions of the Murdock Canal Trail. With heavy equipment & on-going construction, a plan will need to be put into place to protect the public.

SIRQ has vast experience with this due to our experiences working in public settings on high-profile projects for Utah's Hogle Zoo and Tracy Aviary. We understand the importance of keeping this trail open and do not want to have a "break" in the trail. Our plan is to isolate our portion of the project from the Murdock Canal Trail by installing temporary fencing in areas where the public could wander into the site.

COVID-19 Impacts on Material Procurement

SIRQ has seen several projects where there are longer than anticipated lead times for materials and equipment. We anticipate that this project will also be impacted to some degree. In order to mitigate this risk, we will identify lead times for all components of the project and get submittal approvals quickly so that all equipment and materials can be ordered. Currently we are anticipating pre-cast restrooms, docks, any electrical gear, and steel as critical items to watch.

COVID-19 Impacts on Material Costs

We have seen materials beginning to increase in cost. Steel is up 20% since the beginning of the year. This will impact rebar and steel required for pavilions. Again, once we are selected, we will get pricing on critical items locked in so that we can avoid future price increases.

Access to the Site

There is limited access to this project site. It is also located in an area with steep grades. Fortunately the time of year for building this (with late March anticipated start date) is favorable. We don't anticipate problems getting heavy equipment into the site. We will rough grade the site early-on and put down gravel as needed to help protect the sub-base during construction. We have also sequenced the work in our schedule so that we are working our way from the water areas and then moving west.

Spring Runoff

Since this is a reservoir for irrigation water, we have scheduled to get the retaining walls done as early as possible so that we can move away from the water portions of the project. The intent is to get out of the water areas so that the reservoir can serve its purpose as quickly as possible and our work can be completed without major complications.

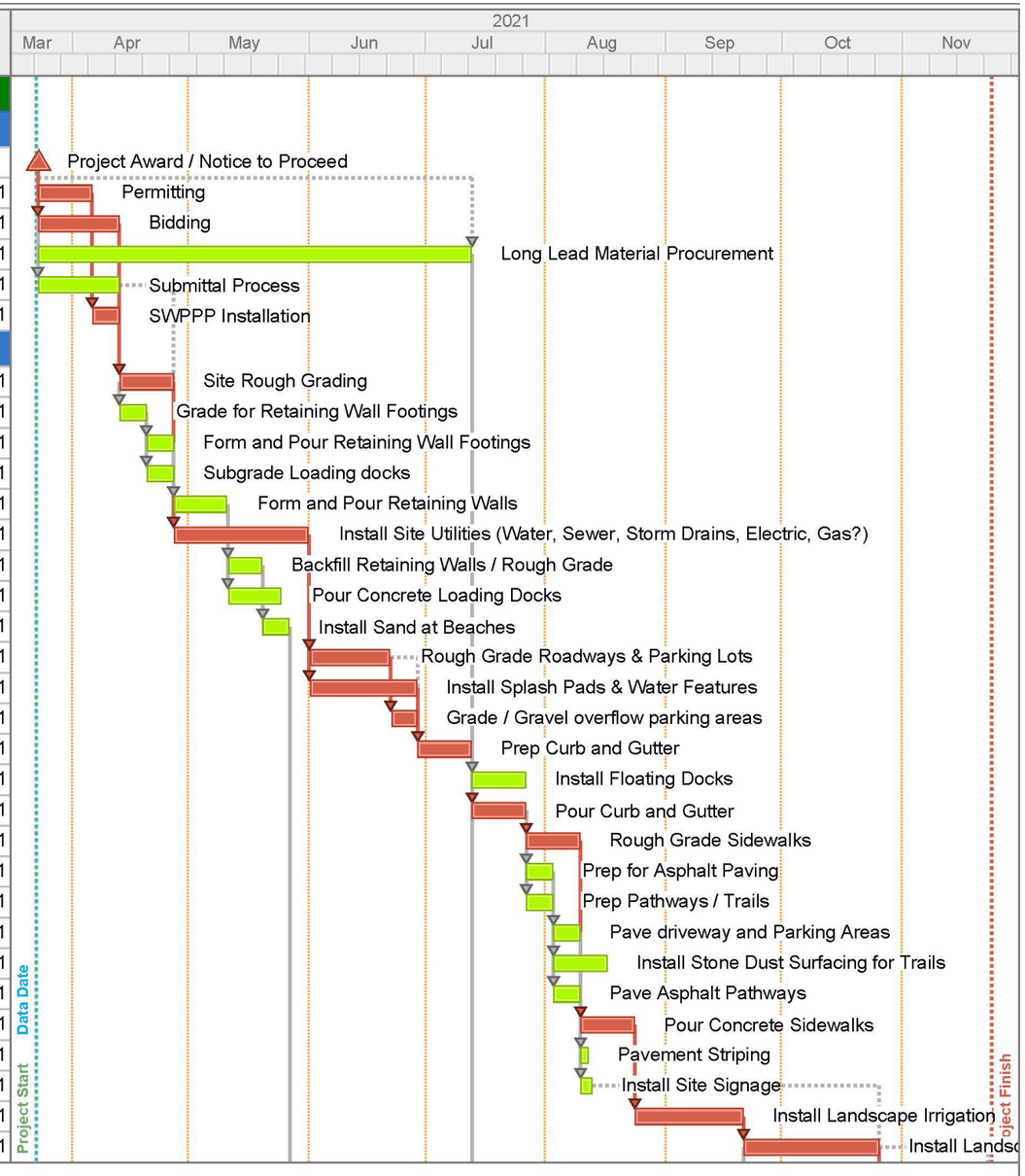
"SIRQ has become an invaluable partner allowing me to be confident, knowing the project will turn out great, time after time."

- Doug Lund
President, CEO
Hogle Zoo

7 PROPOSED SCHEDULE

PROPOSED SCHEDULE

ID	Description	Original Duration	Start	Finish
Dry Creek Rec Area				
Preconstruction				
11	Project Award / Notice to Proceed	0	03/23/21	
12	Permitting	10	03/23/21	04/05/21
14	Bidding	15	03/23/21	04/12/21
16	Long Lead Material Procurement	80	03/23/21	07/12/21
22	Submittal Process	15	03/23/21	04/12/21
23	SWPPP Installation	5	04/06/21	04/12/21
Site				
10	Site Rough Grading	10	04/13/21	04/26/21
17	Grade for Retaining Wall Footings	5	04/13/21	04/19/21
18	Form and Pour Retaining Wall Footings	5	04/20/21	04/26/21
40	Subgrade Loading docks	5	04/20/21	04/26/21
19	Form and Pour Retaining Walls	10	04/27/21	05/10/21
90	Install Site Utilities (Water, Sewer, Storm	25	04/27/21	05/31/21
30	Backfill Retaining Walls / Rough Grade	7	05/11/21	05/19/21
50	Pour Concrete Loading Docks	10	05/11/21	05/24/21
70	Install Sand at Beaches	5	05/20/21	05/26/21
60	Rough Grade Roadways & Parking Lots	15	06/01/21	06/21/21
170	Install Splash Pads & Water Features	20	06/01/21	06/28/21
140	Grade / Gravel overflow parking areas	5	06/22/21	06/28/21
100	Prep Curb and Gutter	10	06/29/21	07/12/21
15	Install Floating Docks	10	07/13/21	07/26/21
110	Pour Curb and Gutter	10	07/13/21	07/26/21
80	Rough Grade Sidewalks	10	07/27/21	08/09/21
120	Prep for Asphalt Paving	5	07/27/21	08/02/21
180	Prep Pathways / Trails	5	07/27/21	08/02/21
130	Pave driveway and Parking Areas	5	08/03/21	08/09/21
185	Install Stone Dust Surfacing for Trails	10	08/03/21	08/16/21
190	Pave Asphalt Pathways	5	08/03/21	08/09/21
85	Pour Concrete Sidewalks	10	08/10/21	08/23/21
135	Pavement Striping	2	08/10/21	08/11/21
137	Install Site Signage	3	08/10/21	08/12/21
150	Install Landscape Irrigation	20	08/24/21	09/20/21
160	Install Landscaping	25	09/21/21	10/25/21



Start Date: 03/23/21
Finish Date: 11/23/21
Data Date: 03/23/21
Run Date: 03/09/21

Prelim Schedule - Drycreek Rec Area.ppx Page 1A

Dry Creek Recreation Area
Preliminary Schedule - 3/9/2021

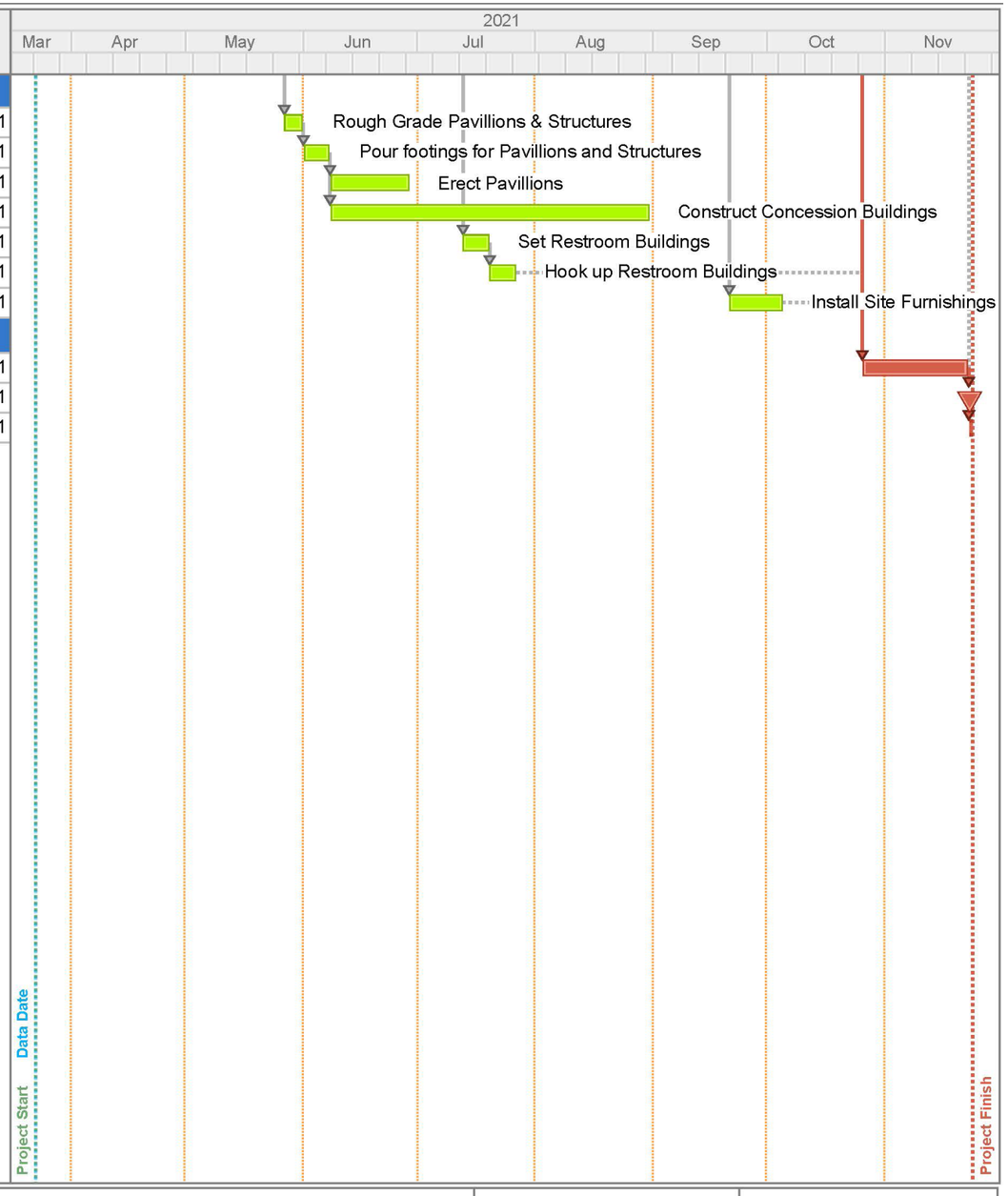
LEHI CITY

SIRQ construction

*Proprietary

PROPOSED SCHEDULE

ID	Description	Original Duration	Start	Finish
Structure				
20	Rough Grade Pavillions & Structures	3	05/27/21	05/31/21
25	Pour footings for Pavillions and Structur	5	06/01/21	06/07/21
29	Erect Pavillions	15	06/08/21	06/28/21
37	Construct Concession Buildings	60	06/08/21	08/30/21
27	Set Restroom Buildings	5	07/13/21	07/19/21
28	Hook up Restroom Buildings	5	07/20/21	07/26/21
35	Install Site Furnishings	10	09/21/21	10/04/21
Closeout				
38	Punch List / Site Finalization / Closeout	20	10/26/21	11/22/21
39	Final Inspections	0		11/22/21
45	Certificate of Completion	1	11/23/21	11/23/21



Start Date: 03/23/21
Finish Date: 11/23/21
Data Date: 03/23/21
Run Date: 03/09/21

Prelim Schedule - Drycreek Rec Area.ppx Page 2A

Dry Creek Recreation Area
Preliminary Schedule - 3/9/2021

LEHI CITY

SIRQ construction

*Proprietary

BID FORM: SIGNATURE OF RESPONDENT

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

I hereby acknowledge that I have received, read, and understand the foregoing Lehi City Dry Creek Recreation Pre-construction Services and Construction Management\General Contractor (RFQ No. 2021-03). The proposal that has been submitted herewith complies with the requirements of said RFQ and applicable provisions of the Lehi City Municipal Code.

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

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

Company	SIRQ, Inc.
By	Joe Reynolds
Title	Chief Busniess Development Officer
Signature	
Address	3900 N Traverse Mtn Blvd Suite 202
	Lehi, UT 84043
Phone	801.253.7825
Email	jreynolds@SIRQ.com
Date	March 9, 2021

DRY CREEK RECREATION PRECONSTRUCTION SERVICES & CM/GC

SIRQ CONSTRUCTION INTERVIEW
3.15.2021

SIRQ construction

LEHI CITY

SIRQ TEAM MEMBERS TO DRY CREEK RECREATION

STEVE HUGHES
Principal-in-Charge / COO

RICH AINSCOUGH
Chief Estimator

PAUL LIN
Project Manager

ERIC KONOLD
Project Engineer

JAKE MYLER
Superintendent

OPERATIONS TEAM

- Manage and supervise cost & quality control
- Manage cost and scope changes throughout the entire build process

PAUL LIN

Project Manager

- Document control
- Submittal & process approval
- Site logistics

ERIC KONOLD

Project Engineer

- Oversight safety implementation, site security, and visitor safety
- Supervision of implementation traffic mitigation plan

JAKE MYLER

Superintendent

TEAM EXPERIENCE

African Savanna at Utah's Hogle Zoo

Bird Feeder at Tracy Aviary

Rocky Shores at Utah's Hogle Zoo

Creekside at Utah's Hogle Zoo

TEAM EXPERIENCE

Shannon Field

Expedition Kea at Tracy Aviary

Salt Lake Regional Athletic Complex

Utah Olympic Park

PROJECT RISKS

- Public interaction for nearby trails
- Access to the site
- Spring runoff
- COVID-19 impact on material procurement
- COVID-19 impact on material costs

FEES PRECONSTRUCTION, CM/GC, GENERAL CONDITIONS

1. Preconstruction Fee $4,125.00

   A. Includes

      I. Weekly preconstruction meetings

      II. Coordination and programming with owner and design team

      III. Monthly budget estimate prior to construction

      IV. Constructablility reviews

      V. Subcontractor prequalification and interest development

      VI. On-site investigations

      VII. Preconstruction schedule updates

      VIII. Value engineering, materials, methods, and system assessment

      IX. Bidding

2. CM/GC Fee ..... 2.75% of the cost of work

3. General Conditions $165,118

4. AIA standard contract format

SCHEDULE PRECON, SITE, STRUCTURE, CLOSEOUT

ID	Description	Original Duration	Start	Finish
Dry Creek Rec Area				
Preconstruction				
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12	Permitting	10	03/23/21	04/05/21
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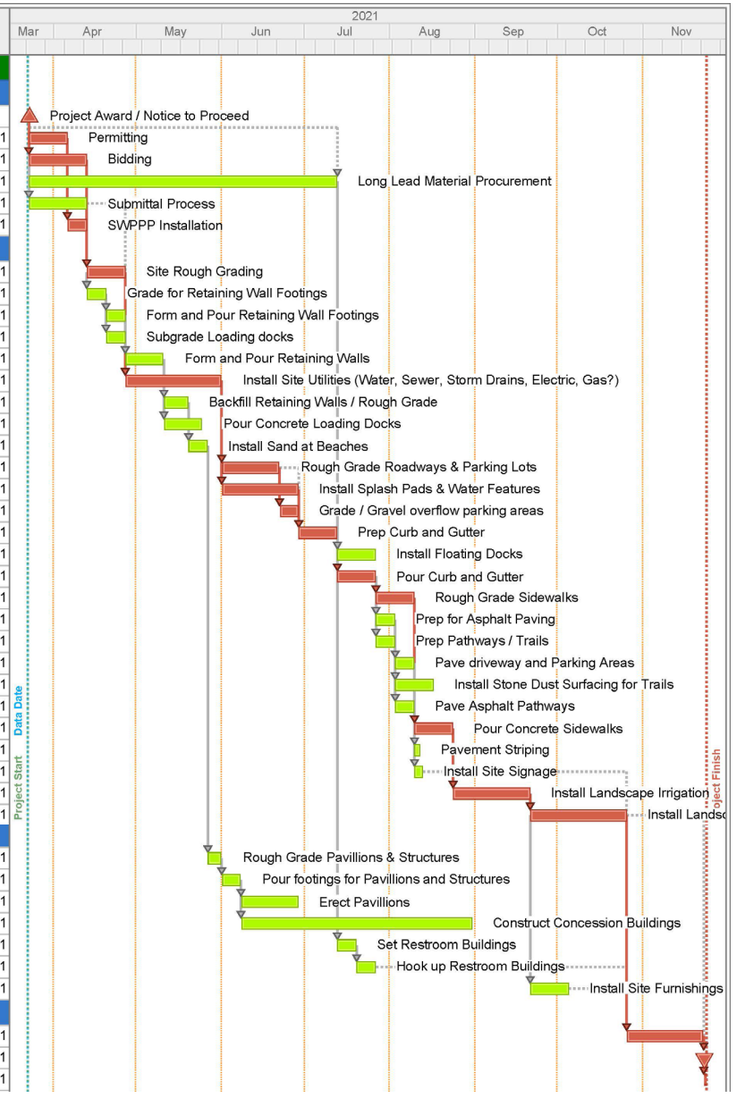

From: Joe Reynolds
To: Shaye Ruitenbeek
Subject: RE: Lehi City Rec Presentation
Date: Monday, March 15, 2021 5:09:09 PM

You bet Shaye, please see below. Let me know if you need anything more formal. If so, I can follow up with anything additional that you need….
Thanks

Joe

Joe Reynolds
SIRQ Construction
3900 N. Traverse Mountain Blvd. Ste, 202 Lehi, UT 84043
801.330.0377 Mobile
jreynolds@sirq.com

From: Shaye Ruitenbeek <sruitenbeek@lehi-ut.gov>
Sent: Monday, March 15, 2021 1:27 PM
To: Joe Reynolds <jreynolds@sirq.com>
Subject: RE: Lehi City Rec Presentation

Joe,

Thank you for sending that over! We realized after the interviews that we need a little more detail on pricing. Will you please respond with the following costs?

1. Change order mark-up *We would propose a 2.75% fee profit on the cost of the work. We hope to avoid any change orders as they cost us time and effort, without much benefit****. In fact if it helps, we would propose NO PROFIT markup on change orders up to the first $100,000 of change orders that the project incurs****. Our intent with doing this is to remove any concern that might exist that would imply that we are motivated to "get" change orders, or that we have a conflict of interest to NOT look out for Lehi's best interests.*
2. GMP Contingency. *It's typical on CMGC projects to see a Contractor GMP contingency of 3.5-5% of the cost of the work. Anything in that range is acceptable to us.*
3. Umbrella & Liability Insurance Rate *GL Insurance rate would be .0040% of the contract total. I.e. for a $4.5m contract total, the insurance premium cost would be $18,000.*
4. Performance and payment bond rate *For Performance and Payment Bonds, the rate would be 1.25% of the contract total. i.e. for a $4.5m contract total, the Bond cost would be $56,250.*
5. Builders Risk insurance. *Sometimes Owners like to carry their own Builders Risk. If you would like SIRQ to carry this, the cost would be $9,800.*

Thank you,
Shaye

This e-mail message and the documents attached to it, if any, are intended only for the use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please delete all electronic copies of the message and its attachments, destroy any hard copies that you may have created, and reply to the sender advising of the transmission error.

Division 01 General Conditions: Lehi: Dry Creek Park

1	Project Executive	0.0	mo		No Charge	
2	Project Executive Vehicle	0.0	mo		No Charge	
3	Project Manager	4.0	mo	$11,175.00	$	44,700
4	Project Manager Vehicle	4.0	mo	$950.00	$	3,800
5	Superintendent	7.5	mo	$11,175.00	$	83,813
6	Superintendent Vehicle	7.5	mo	$950.00	$	7,125
10	SCR	1	ls	$10.00	$	10
14	Technology (Computer, License, IT Support)	11.5	mo	$400.00	$	4,600
15	Plan Grid	11.5	Included	$0.00	$	-
16	Office Equipment	11.5	mo	$200.00	$	2,300
17	Internet Service	11.5	mo	$65.00	$	748
19	Jobsite Office	7.5	mo	$575.00	$	4,313
20	Temp Toilets	7.5	mo	$105.00	$	788
21	Hoisting	0	ls		$	-
22	Small Tools & Supplies	7.5	mo	$105.00	$	788
24	Job Signage	1	ls	$800.00	$	800
25	Safety Equipment	7.5	mo	$75.00	$	563
26	Ice Water & Cups	7.5	mo	$25.00	$	188
27	Office Supplies	7.5	mo	$200.00	$	1,500
28	Postage	7.5	mo	$10.00	$	75
30	Vehicle Fuel	11.5	mo	$365.00	$	4,198
33	First Aid Supplies	7.5	mo	$15.00	$	113
34	Mobilization & Demob trailer	1	ls	$2,950.00	$	2,950
38	Dumpsters	2.0	ea	$300.00	$	600
41						
42	**Division Total**				**$**	**163,968**

BID FORM: SIGNATURE OF RESPONDENT

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I hereby acknowledge that I have received, read, and understand the foregoing Lehi City Dry Creek Recreation Pre-construction Services and Construction Management\General Contractor (RFQ No. 2021-03). The proposal that has been submitted herewith complies with the requirements of said RFQ and applicable provisions of the Lehi City Municipal Code.

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

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

Company	SIRQ, Inc.
By	Joe Reynolds
Title	Chief Busniess Development Officer
Signature	
Address	3900 N Traverse Mtn Blvd Suite 202
	Lehi, UT 84043
Phone	801.253.7825
Email	jreynolds@SIRQ.com
Date	March 9, 2021

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-14, adding a vehicle no-idling policy to the Lehi City Employee Policy Manual.

Suggested Action:

Attachments:

Res 2021-14.docx

Vehicle No Idle Draft.docx

RESOLUTION NO. 2021-14

A RESOLUTION ADDING A VEHICLE NO-IDLING POLICY TO THE LEHI CITY EMPLOYEE POLICY MANUAL

WHEREAS, Lehi City has adopted an Employee Policy Manual;

WHEREAS, Lehi City now desires to revise the manual to add a Vehicle No-Idling Policy;

WHEREAS, on March 23, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds that: (i) The Lehi City Employee Policy Manual should be amended to add a Vehicle No-Idling Policy; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Lehi City Employee Policy Manual is hereby amended as shown on the attached Exhibit "A".

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City this 23rd day of March, 2021.

_____

Mayor Mark Johnson
Lehi City

Attest:

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

Vehicle No-Idling Policy

Purpose

The purpose of this policy is to establish guidelines to eliminate the unnecessary idling of City vehicles by City Staff as part of an effort to reduce fuel consumption and reduce the City's environmental footprint.

An idling vehicle gets zero (0) miles per gallon. Idling vehicles produce unnecessary pollution that contributes to poor air quality and health problems. Excessive idling also causes premature engine wear and wastes fuel, which increases costs for taxpayers.

When a vehicle idles for more than two (2) minutes, turning off the engine can have a dramatic impact on fuel consumption, reduced engine wear and the environment. All City Departments will implement the Vehicle No-Idling Policy while operating City vehicles as outlined below.

Policy

This policy applies to all employees operating any City owned vehicles, or employees performing City business in non-city owned vehicles, unless otherwise listed as an exception.

Appropriate use of City vehicles includes the following

- Vehicles will not park with the engine operating for more than two (2) minutes unless it is essential for the performance of work performed.
- Initial "warm up" idling for gas vehicles should be minimized. If a vehicle's windows are clear, driving should start after no more than two (2) minutes.
- Initial "warm up" idling for diesel vehicles should be limited to three (3) to five (5) minutes, or as otherwise recommended by the vehicle's manufacturer.

If the vehicle is stopped for more than two (2) minutes, except as required while operating the vehicle in routine traffic, the engine is turned off. Idling a vehicle for more than two (2) minutes uses more fuel than it takes to restart the vehicle

Exceptions

Due to the diverse nature of the City's vehicle fleet, exceptions are needed to the Vehicle Idling Policy. The provisions of the policy do not apply to the following conditions.

- Emergency public safety vehicles engaged in operational activities;
- Vehicles that are required to idle in order to power ancillary equipment mounted on the vehicle without risking damage to the battery.
- Public safety vehicles performing emergency operations, but only when the vehicle must be operating for the warning device or emergency systems to function;
- Vehicles equipped with temperature sensitive equipment;
- K-9 vehicles that require temperature control for animals;
- Public safety vehicles transporting prisoners, victims, or witnesses, or when performing traffic control;
- The primary propulsion engine of a motor vehicle providing a power source necessary for mechanical operation of equipment required for job performance;
- A motor vehicle forced to remain motionless because of traffic conditions over which the operator has no control;
- The primary engine of a motor vehicle when necessary to operate defroster, heater, air conditioners or other equipment to prevent a safety or health emergency, but not solely for the comfort of the driver or passengers;
- Vehicles that require service or repairs;
- During a period of any emergency, such as a flood, earthquake, or any other act of nature, the no-idle requirement may be waived by the Department Head or their Designee.

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-15, approving an agreement with Barton Excavation Inc. for spring development at Lower School House Springs.

Suggested Action:

Attachments:

Res 2021-15.docx

Agreement - Lower School House Springs Redevelopment Phase 2_signed by Barton.pdf

Lehi City Lower School House Springs - Phase II RFP.pdf

LEHI CITY

RESOLUTION NO. 2021-15

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH BARTON EXCAVATION INC. FOR SPRING DEVELOPMENT PHASE II

WHEREAS**,** Lehi City ("City") needs to perform spring development, exploratory trenching and other related work at Lower School House Springs;

WHEREAS, the City issued RFP 2021-02 to identify firms and companies who would best serve the needs of the City to perform such work;

WHEREAS, based on Barton Excavation Inc.'s submission, the City selected and now desires to contract with Barton Excavation Inc. to perform the work as specified in the RFP;

WHEREAS, on March 23, 2021, 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 Barton Excavation Inc.; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Agreement between Lehi City and Barton Excavation Inc. attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 23rd day of March, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT FOR SPRING REDEVELOPMENT PHASE II AT LOWER SCHOOL HOUSE SPRINGS IN LEHI, UTAH

THIS AGREEMENT is made and entered into this ____ day of _____, 2021 between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and Barton Excavation Inc., 160 North Main, Ephraim, UT 84627 ("Contractor").

WHEREAS, City desires to perform spring redevelopment and exploratory trenching for existing pipe, and installation of perforated collection pipe, spring collection manholes, clay, cut-off walls, clean washed rock, outlet piping, connecting to existing pipe and related work at Lower School House Springs; and

WHEREAS, City let Request for Proposals (RFP) 2021-02 to identify firms and companies which would best serve the needs of the City to provide such spring redevelopment; and

WHEREAS, Contractor submitted their proposal to provide such work and the City desires to contract with them to perform the work specified in the RFP;

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

1. **Agreement and Scope of Services**. City hereby hires Contractor and Contractor agrees to be bound to the City to perform spring redevelopment and exploratory trenching for existing pipe, and installation of perforated collection pipe, spring collection manholes, clay, cut-off walls, clean washed rock, outlet piping, connecting to existing pipe and related work at Lower School House Springs as specified in City's RFP 2021-02, attached hereto as Exhibit A. The project management team shall communicate regularly with City staff, including on-site meetings at the City's offices, to successfully complete a design that meets the City's goals and objectives.

2. **Start Date**. This Agreement shall begin April 4, 2021. The contract shall be completed within seventy-five (75) days of the start date. The timeline as proposed by Contractor and accepted by City is attached hereto as Exhibit B and fits well within the contemplated seventy-five (75) days.

3. **Consideration Payment**. Upon Contractor's successful completion of the Scope of Services, City shall pay Contractor Three Hundred Seventy-Two Thousand Six Hundred Twelve Dollars ($372,612.00).

4. **Liquidated Damages**. For every day beyond the seventy-five (75) days of the contract, liquidated damages shall be assessed against Contractor at the rate of One Thousand Dollars ($1,000) per day until substantial completion and then Seven Hundred Fifty Dollars ($750) per day until final completion.

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

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

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

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

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

    7.3 Any Scope of Service which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause, then subsequently requests Contractor to recommence its performance of the scope of service after more than

three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto.

7.4 If the Lehi City Council decides not to appropriate a sufficient amount of resources to fund the consideration payment, this Agreement shall be void. In the event of such non-appropriation of resources, the City shall be relieved of all of its obligations contemplated by this Agreement, including but not limited to the consideration payment.

8. Taxes.

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

8.2 The City is exempt from the payment of any Federal excise or any Utah sales tax (State of Utah Sales Tax Exemption Number: Q41296). Such taxes will not apply to the City, unless otherwise noted in writing by the City. Any price listed by Contractor on a purchase order, or equivalent, must be net, exclusive of taxes. However, when under established trade practices, any Federal excise tax is included in the list price, Contractor may quote the list price and shall show separately the amount of Federal tax, either as a flat sum or as a percentage of the list price, which shall be deducted from any payments made by the City.

9. Indemnification and Insurance.

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

any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by the amount or types of damages, compensations, or benefits payable by or for Contractor, or any subcontractor, worker's compensation acts, disability benefit acts, or other employee benefit acts.

9.2 The City shall indemnify and hold harmless Contractor, its subsidiaries, affiliates, agents, shareholders, directors, and employees from and against all damages, costs, liabilities, including reasonable attorneys' fees and expenses, arising from or related to the actions of the City with respect to the subject matter of this Agreement.

9.3 Contractor, at its own expense, shall provide for the payment of workers' compensation benefits to its employees employed on or in connection with the performance of this Agreement, and in accordance with applicable State and Federal laws.

9.4 Contractor, at its own expense, shall maintain comprehensive general liability insurance, including but not limited to $3,000,000 per occurrence.

9.5 Contractor, at its own expense, shall maintain automobile public liability insurance with bodily injury and death limits of at least $250,000 for any one person, and $500,000 for any one occurrence, and a property damage limit per occurrence of $250,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain automobile public liability insurance in amounts satisfying applicable Utah law.

9.6 Contractor, at its own expense, shall maintain professional liability/errors and omissions insurance appropriate to Contractor's profession, with a minimum coverage of $1,000,000 per occurrence. The professional liability/errors and omissions insurance must be project specific with at least a one-year extended reporting period. Contractor shall, likewise, require its subcontractors, if any, to provide for such benefits and to maintain such insurance at no expense to the City.

9.7 Before commencing the Scope of Service, and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect.

9.8 All insurance required by this Agreement, with the exception of worker's compensation and employer's liability policies, shall include the City, its directors, officers, agents, and employees as additional insured persons with respect to the activities of Contractor in the performance of this Agreement, or that of its employees, agents, subcontractors, independent contractors, and the like. Any

certificate presented as evidence of insurance shall specify the date when such benefits and insurance expire. Unless a different length of time is expressly set forth in this Agreement, Contractor shall maintain any insurance required by this Agreement until after the Scope of Service has been fully performed by Contractor, and subsequently approved and accepted by the City. Contractor shall provide the City with written notice at least sixty (60) days in advance of any cancellation, termination, or material alteration of said policies of insurance.

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

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

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

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

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

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

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

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

upon notice to the delaying party.

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

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

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

"CONTRACTOR"

Barton Excavating Inc
Lamar A. Barton
President

By: Lamar A Barton
It: _____

"CITY"

LEHI CITY, a municipal corporation and political subdivision of the state of Utah

By: _____
Name: _____
Title: _____

ATTEST:

_____
City Recorder

EXHIBIT A
SCOPE OF SERVICES

EXHIBIT B
TIME LINE

Lehi City Lower School House Springs - Phase II

No. 2021-02

Lehi City Corporation

RESPONSES ARE DUE PRIOR TO:

February 24, 2021
5:00 PM MDT

Required method is to submit electronically to:
http://solutions.sciquest.com/apps/Router/SupplierLogin?CustOrg=StateOfUtah

LEHI CITY LOWER SCHOOL HOUSE SPRINGS - PHASE II
REQUEST FOR PROPOSAL (RFP)

REFERENCE NUMBER:	2021-02
PROJECT TITLE:	Lehi City Lower School House Springs - Phase II
PROJECT LOCATION:	Lehi City, Utah
SUBMISSION DEADLINE:	February 24, 2021
SUBMISSION TIME:	5:00 PM MDT
SUMISSION PLACE:	Lehi City Administration 153 North 100 East Lehi, Utah 84043
MANDATORY PRE-BID MEETING:	February 17, 2021
MANDATORY MEETING TIME:	10:00 AM MDT
MANDATORY MEETING LOCATION:	Lehi City Water and Sewer Office 2538 North 300 West Lehi, Utah 84043
PROJECT DESCRIPTION:	This Request for Proposal (RFP) will assist the City in selecting a qualified contractor to provide construction services and participate in activities for the redevelopment and exploratory trenching of the Lower School House Springs.
PROJECT CONTACT:	Gary Thomas Water System Manager (385) 201-2423 gthomas@lehi-ut.gov
RESPONDENTS:	Carefully read all instructions, requirements and specifications. Give all requested information properly and completely. Submit your proposal with appropriate supplements and/or samples. Please submit responses through SciQuest. Because of COVID-19, staff are not at City Hall. All proposals must be submitted through SciQuest by the deadline. Proposals received after the submission deadline will not be considered.

Additional instructions for submitting responses:

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

B. Questions regarding this RFP should be submitted through SciQuest. The respondent may also contact Project Contact (listed above) for specific questions regarding the proposal content. The bid number and title must be referenced on all responses and correspondence related to the RFP. Significant questions that arise subsequent to the issue of this RFP will be consolidated and answers will be provided to all respondents on record as receiving this RFP. All questions should be received two (2) working days prior to the RFP due date.

C. The required method to submit your response is through SciQuest. Because of COVID-19, staff are not at City Hall. All proposals must be submitted through SciQuest by the deadline.

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

   There will be a MANDATORY pre-bid meeting on February 17, 2020 at 10:00 am. All parties wishing to submit a response to this proposal must be in attendance. Pre-bid meeting will begin at the Lehi City Water and Sewer Office (2538 North 300 West, Lehi) for a brief meeting.

SECTION 1: INSTRUCTIONS TO RESPONDENTS

1.1 ADMINISTRATIVE GUIDANCE

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

1.2 SCOPE OF TERMS & CONDITIONS

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

1.3 RESPONSE PREPARATION COSTS

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

1.4 RESTRICTIONS

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

1.5 RFP RESPONSE & PRICING

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

A respondent may withdraw or modify its response, including the representations made on page 11, prior to the submission deadline as contemplated by Lehi City Municipal Code 03.28.080.C.3. Any such withdrawal or modification must be in writing, and must be signed by the same authorized officer or agent who originally signed the Bid Form (page 14).

1.6 ADDENDUM TO THE RFP

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

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

1.7 ALTERNATIVE RESPONSES

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

1.8 DISCLOSURE OF RESPONSE CONTENT

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

SECTION 2: BACKGROUND AND PROJECT DESCRIPTION

2.1 BACKGROUND

Lehi City is a family friendly, safe and active community of approximately 70,000 people located halfway between Salt Lake City and Provo, Utah. It is the fastest growing city in Utah and the 11th fastest growing city in the nation. The Water Department is dedicated to providing Lehi City residents with safe, dependable supplies of potable water. The division is responsible for the maintenance of distribution lines, wells, storage tanks, and facilities for these operations. The division ensures the adequate supply of potable and irrigation water, the improvement of storm water conveyance, and the maintenance of the City's sewage collection system.

2.2 PROJECT DESCRIPTION

Lehi City is seeking proposals for the spring redevelopment and exploratory trenching for existing pipe, perforated collection pipe, spring collection manholes, clay, cut – off walls, clean washed rock, outlet piping, connecting to existing pipe and related work.

The project management team will be expected to communicate regularly with city staff, including on-site meetings at the city's offices, to successfully complete a design that meets the city's goals and objectives.

2.3 PROJECT SCOPE

The contractor will to complete **all** construction aspects of the project required in the attached documents. The attached documents will be the guide for the project and **all** aspects of those documents need to be taken into account when responding to this RFP.

For a full scope of work see the attached document titled "Lehi City Lower School House Rehab – Phase 2."

2.4 PROJECT CONTACT

Respondents may contact the following individual(s) with questions regarding the project:

Gary Thomas
Water System Manager
(385) 201-2423
gthomas@lehi-ut.gov

Specific questions regarding submittal requirements and/or contract negotiations should be referred to Shaye Ruitenbeek, Management Analyst.

Shaye Ruitenbeek
Management Analyst
(385) 201-2275
sruitenbeek@lehi-ut.gov

SECTION 3: PROPOSAL & PRICING

3.1 PROPOSAL

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

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

Proposals must include the following information:

LETTER OF TRANSMITTAL

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

PROJECT TEAM

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

REFERENCES & QUALIFICATIONS

Include a list of clients, at least two spring redevelopment projects within the last five years, for which the respondent has completed water construction services, including the name of the organization, name of individual to contact, and contact information. References may include public and/or private sector organizations. As appropriate, include pictures and/or plans of previous work.

Also include evidence of Bidder's authority to do business in Utah State and bidder's state or other contractor license number, if applicable.

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

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

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

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

A. Number of personnel;

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

C. Annual sales.

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

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

3.2 REPRESENTATIONS & WARRANTIES
By submitting a proposal, each proponent represents and warrants that:

3.2.1 Its proposal is made in good faith.

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

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

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

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

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

SECTION 4: RESPONSE EVALUATION

4.1 EVALUATION PROCESS

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

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

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

4.2 EVALUATION CRITERIA

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

4.2.1. The respondent's relevant qualifications.

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

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

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

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

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

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

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

4.2.9. The proposed RFP pricing.

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

4.3 AWARD OF CONTRACT

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

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

Proponents are urged to give special attention to the insurance and bond/letter of credit requirements set forth in Attached Agreement Template. The aforementioned bonds/letters of credit must be provided on one of the forms attached hereto as Attachments PIU01 through PIU--, respectively, and shall become part of the final contract.

4.4 RIGHT TO REJECT

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

SECTION 5: BID SUMMARY SHEET

See attached Lehi City Lower School House Springs Rehab - Phase 2.

BID FORM: SIGNATURE OF RESPONDENT

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

I hereby acknowledge that I have received, read, and understand the foregoing Lehi City Lower School House Springs RFP - Phase II (RFP No. 2021-02). The proposal that has been submitted herewith complies with the requirements of said RFP and applicable provisions of the Lehi City Municipal Code.

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

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

Company _____

By _____

Title _____

Signature _____

Address _____

_____

Phone _____

Email _____

Date _____

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-16, approving a purchase and sale agreement for .91 acres of commercial real estate located at 580 West State Street.

Suggested Action:

Attachments:

Res 2021-16.docx

Offer to Purchase Commercial or Multi-Family Property Old Police Station.pdf

LEHI CITY

RESOLUTION NO. 2021-16

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A PURCHASE AND SALE AGREEMENT FOR COMMERCIAL REAL ESTATE

WHEREAS, Lehi City is the sole owner in fee simple of .91 acres of real property located at approximately 580 West State Street in the City of Lehi ("Property"),

WHEREAS, the property is the site of the former Lehi City police station and City desires to sell the Property, subject to the terms and conditions contained in the Agreement, to Dennis Schoonover; and

WHEREAS, Mr. Schoonover is willing to purchase the property from the City for $1,600,000, subject to the terms and conditions contained in the Agreement; and

WHEREAS, on March 23rd, 2021, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve a Purchase and Sale Agreement for Commercial Real Estate with Dennis Schoonover; 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 Purchase and Sale Agreement for Commercial Real Estate between Lehi City and Dennis Schoonover 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 23rd day of March, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

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Utah CCIM Chapter

PURCHASE AND SALE AGREEMENT FOR COMMERCIAL REAL ESTATE

This is a legally binding contract. This form has been prepared by counsel for the Utah CCIM Chapter. Parties to this Purchase and Sale Agreement for Commercial Real Estate (the "PSA") may agree, in writing, to alter or delete provisions of this PSA. All such changes should be reflected in an Addendum. The body of this PSA should not be modified. Seek advice from your attorney and tax advisor before entering into a binding contract.

OFFER TO PURCHASE COMMERCIAL OR MULTI-FAMILY PROPERTY

"REFERENCE DATE": 03/16/2021

"SELLER": Mark Johnson Mayor Lehi City Corporation

With Notices to be given at: Street Address 153 N 100 E

City, State, Zip Code Lehi, 84043-1852

Fax, Email mjohnson@lehi-ut.gov

"BUYER": Dennis Schoonover

With Notices to be given at: Street Address

City, State, Zip Code

Fax, Email dennis@schoonover-plumbing.com

"PROPERTY": Name/General Description:

Address: 580 West State Road
City: Lehi **County:** Utah County **Utah, Zip:** 84043
County Tax Parcel #: 51:291:0001
Source of legal description (check applicable box):
☑ TITLE COMMITMENT (See Section 8(a))
☐ SURVEY (See Survey Addendum, if applicable)
The Property also includes certain rights and interests described in Section 2.

"DEED": ☐ **General Warranty Deed** ☑ **Special Warranty Deed** ☐ **Other**

"TITLE POLICY": ☑ **Standard Coverage** ☐ **Extended Coverage**

"PURCHASE PRICE": $1,600,000.00

"EARNEST MONEY DEPOSIT": $00.00 in the form of: ☐ Wire Transfer ☐ Buyer's Check to be deposited with ☐ Buyer's Brokerage ☐ Title Company/Escrow Agent ☐ Other . Buyer agrees to deliver the Earnest Money Deposit no later than five (5) Business Days after Acceptance (as defined in Section 23). The Brokerage or Other depository shall deposit the Earnest Money into the Real Estate Trust Account no later than five (5) Business Days from receipt.

"SELLER DISCLOSURE DEADLINE": (Date) 03/30/2021

"DUE DILIGENCE DEADLINE": (Date) 04/06/2021

"SETTLEMENT DEADLINE": (Date) 04/20/2021

"SELLER'S AGENT / BROKERAGE": W Eldred Equity Real Estate - Solid

"BUYER'S AGENT / BROKERAGE": W Eldred Equity Real Estate - Solid

"TITLE COMPANY/ESCROW AGENT":

"MEDIATION": Seller and Buyer ☑ **DO** ☐ **DO NOT** elect to mediate in accordance with the provisions of Section 15.

ADDITIONAL TERMS: There ☐ **ARE** ☑ **ARE NOT** addenda to this PSA containing additional terms. If there are, the terms of the following (each, an "**Addendum**" or collectively, the "**Addenda**") are incorporated into this PSA by this reference:
☐ Seller Financing ☐ Financing Contingency ☐ ALTA Survey ☐ Assumption of Financing ☐ Other Addendum

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OFFER TO PURCHASE

1. OFFER TO PURCHASE. Buyer offers to purchase the Property from Seller for the Purchase Price and otherwise upon the terms and subject to the conditions set forth in this PSA. Certain capitalized terms used in this PSA are defined in Section 27.

2. PROPERTY. Unless excluded by another provision of this PSA or an Addendum or Counteroffer, the Property includes: (a) all non-trade fixtures presently attached to the Property; (b) all personal property owned by Seller and used primarily in connection with the Property; (c) Seller's right, if any, in any names or trademarks under which the Property is operated, but not including the generic name or trademarks of Seller; (d) all rights and easements appurtenant to the Property; and (e) all water rights and/or water shares, if any, that are the source for culinary or secondary water used in connection with the Property.

3. PAYMENT OF PURCHASE PRICE. Unless the Loan Assumption Addendum or the Seller Financing Addendum is part of this PSA, the Purchase Price and all other sums shall be paid by federal funds wire transfer or other collected funds at the Closing.

4. SETTLEMENT AND CLOSING. Settlement shall take place on the Settlement Deadline or on another date upon which the Parties agree in writing.

4.1 Settlement. "**Settlement**" shall be deemed to have occurred only when all of the following have been fully completed: (a) Buyer and Seller have signed and delivered to the Escrow Agent all documents required by this PSA, by any lender, or by Applicable Law; (b) any monies required to be paid by Buyer under this PSA (except for the proceeds of any new loan) have been delivered by Buyer to the Escrow Agent; and (c) any monies required to be paid by Seller under this PSA have been delivered by Seller to the Escrow Agent. Seller and Buyer shall each pay one-half (1/2) of the fee charged by the Escrow Agent for its services in the Settlement and Closing. Taxes and assessments for the current year, collected rents, association dues, utilities and charges accrued under contracts relating to the Property and assumed by Buyer, operating expenses relating to the Property and interest on any assumed obligations shall be prorated as of 11:59 p.m. on the day prior to Settlement unless otherwise agreed to in a settlement statement or other writing executed by the Parties. Tenant deposits (including, but not limited to, security deposits and prepaid rents) shall be paid or credited by Seller to Buyer at Settlement.

4.2 Closing. "**Closing**" means consummation of the transaction contemplated by this PSA and shall be deemed to have occurred only when: (a) Settlement has occurred; (b) the proceeds of any new loan have been delivered by the lender to the Escrow Agent; and (c) the applicable Closing documents have been recorded in the Official Records of the County Recorder of the County in which the Property is located. If a lender is funding a portion of the Purchase Price, loan proceeds must be delivered to Escrow Agent not later than the end of the fifth (5th) Business Day following completion of Settlement or Buyer shall be in default.

5. POSSESSION. Seller shall deliver physical possession of the Property to Buyer within twenty-four (24) hours following Closing or at such other date and time as is specified in an Addendum.

6. CONFIRMATION OF BROKERAGE FEES AND AGENCY DISCLOSURE. Buyer and Seller each acknowledge prior receipt of written agency disclosure provided by their respective Agents that has disclosed the agency relationships that are confirmed in the Fundamental Terms. Buyer and Seller further acknowledge that brokerage fees due as a result of this transaction are being paid based upon the terms of a separate written agreement. If an Agent or Brokerage represents both Seller and Buyer, then he, she or it shall constitute a Limited Agent as defined in applicable regulations of the Utah Division of Real Estate.

7. DEED AND TITLE INSURANCE.

7.1 Deed. Seller will convey title to Buyer at Closing by statutory form of Deed specified in the Fundamental Terms. Buyer agrees to accept title to the Property subject to: (a) the Permitted Exceptions (defined below); (b) any lease or property management agreement timely disclosed to Buyer pursuant to Section 8 below and not objected to by Buyer prior to the Due Diligence Deadline; and (c) any title exception arising by, through or under Buyer.

7.2 Title Policy. At Settlement, Seller agrees to pay for the Title Policy specified in the Fundamental Terms, in the amount of the Purchase Price insuring title to the Property to Buyer subject only to the Permitted Exceptions (the "**Title Policy**"). Buyer, at its sole option, cost and expense, may elect to obtain additional coverage or additional specific endorsements.

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8. SELLER DISCLOSURES. No later than the Seller Disclosure Deadline, Seller shall provide to Buyer the following, to the extent they are within the possession or control of Seller, and at Seller's sole cost and expense (the "**Seller Disclosures**"):

(a) a title commitment (the "**Title Commitment**") from a title company selected by Seller (the "**Title Company**"), together with a copy of each instrument, agreement or document listed as an exception to title in such Title Commitment;

(b) a Seller property condition disclosure for the Property signed and dated by Seller;

(c) a true and correct copy of all management agreements and contracts affecting the Property;

(d) all copies in Seller's possession of studies and/or reports which have previously been performed in connection with or for the Property, including without limitation, environmental reports, soils studies, seismic studies, physical inspection reports, site plans and surveys, and identification of such studies of which Seller is aware but that are not in Seller's possession;

(e) all copies of written notices relating to a violation of Applicable Law including, without limitation, Environmental Law and laws relating to land use, zoning or compliance with building codes;

(f) evidence of any water rights and/or water shares used in connection with the Property;

(g) all other documents described as Seller's Disclosures in any Addenda or Counteroffers to this PSA;

(h) a true and correct copy of all leases and rental agreements now in effect with regard to the Property (the "**Leases**"), together with a current rent roll (the "**Rent Roll**"), each certified as correct and complete by Seller; and

(i) operating statements of the Property for its last three full fiscal years of operation plus the current fiscal year through the last day of the month prior to the Effective Date, certified as correct and complete by the Seller or by an independent certified public accountant (the "**Operating Statements**").

(j) To the Knowledge of Seller, there are no material defects or deficiencies in the design, construction, fabrication, manufacture or installation of the improvements to the Property or any part thereof or any system, element or component thereof, and all systems elements and components of the Property (including all machinery, fixtures and equipment, the roof, foundation and structural elements, and the elevator, mechanical, electrical and life safety systems) are in good working order and repair and sound operating condition in all material respects except for normal wear and tear.

9. BUYER'S DUE DILIGENCE AND RIGHT TO CANCEL. No later than the Due Diligence Deadline, Buyer, at its sole cost and expense, shall: (a) conduct such Due Diligence as it deems necessary and appropriate; and (b) determine if the results of its Due Diligence are acceptable. The Due Diligence Deadline is subject to extension as set forth in any Addendum attached hereto. If, prior to Closing, the Title Company issues a supplemental or amended title report showing additional title exceptions (the "**Amended Title Commitment**"), Due Diligence Deadline shall be extended five (5) Business Days from the date of Buyer's receipt of such Amended Title Commitment.

9.1 Title and Survey Matters. In conducting its due diligence prior to the Due Diligence Deadline, Buyer may review the Title Commitment, Survey and all other Seller Disclosures as referenced in Section 8. Seller agrees to cooperate with Buyer in connection with Buyer's Due Diligence investigation by providing additional information or documentation reasonably requested by Buyer.

(a) Removal of Monetary Liens. Notwithstanding anything in this PSA to the contrary, unless specifically set forth in an Addendum or Counteroffer, Seller covenants and agrees that all Monetary Liens shall be removed by Seller at Closing or insured against by the Title Insurer at Seller's sole cost and expense, regardless of whether Buyer has objected to such Monetary Lien(s). This provision will survive Closing.

(b) Permitted Exceptions. Those matters reflected in the Title Commitment to which Buyer does not object or agrees to waive following objection; provided however that Permitted Exceptions does not include (i) delinquent taxes or assessments, or (ii) deeds of trust, mortgages, judgment liens, mechanics' liens, materialmen's liens, and other liens or monetary encumbrances placed on or against the Property.

9.2 Inspection. In conducting its Due Diligence prior to the Due Diligence Deadline, and at any time thereafter until Settlement, Buyer may, upon reasonable notice and at reasonable times, conduct inspections, appraisals and for tests on the Property. Buyer shall enter to conduct such inspections and tests on the Property only during reasonable hours and with reasonable prior notice to Seller. Seller shall have the right to accompany Buyer and any of its agents on the Property at all times. All inspections and tests shall be conducted in a manner that does not unreasonably disrupt the activities and business of Seller and its tenants, and Buyer shall indemnify, hold harmless and defend Seller, its tenants and their employees, invitees and guests from and against any and all liabilities, claims, actions or damages (including reasonable attorneys' fees and court costs) which arise from, are caused by, or are in any manner connected with Buyer's Due Diligence and caused by or arising from the actions of

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Buyer, including, without limitation, claims for payment for inspection services, claims for mechanic's liens, claims for physical damage to the Property and claims arising from personal injury.

9.3 Buyer's Right to Cancel or Resolve Objections.

(a) Right to Cancel or Object. If Buyer, in Buyer's sole discretion, determines that the results of the Buyer's Due Diligence are not acceptable, then, not later than the Due Diligence Deadline, Buyer shall either: (a) cancel this PSA by providing written notice to Seller, in which event the Earnest Money Deposit shall be released to Buyer; or (b) provide to Seller one or more written notices setting forth Buyer's objections in reasonable detail (the "**Objections**").

(b) Failure to Respond. If Buyer does not timely take either of the actions described in Section 9.3, then the results of the Buyer's Due Diligence shall be deemed approved by Buyer, all Objections which Buyer could have asserted shall be deemed waived by Buyer and, unless another condition or contingency set forth in an Addendum or Counteroffer remains unsatisfied, the Earnest Money Deposit shall become nonrefundable except in the event of Seller's default.

(c) Response by Seller. If Buyer timely provides Objections to Seller, Buyer and Seller shall have five (5) Business Days after Seller's receipt of the Objections (the "**Response Period**") in which to agree in writing upon the manner of resolving the Objections. Seller may, but shall not be required to, resolve the Objections. If Buyer and Seller have not agreed in writing upon the manner of resolving the Objections prior to the expiration of the Response Period, Buyer may cancel this PSA by delivering written notice to Seller not later than five (5) Business Days after the end of the Response Period (the **"Termination Date"**); whereupon the Earnest Money Deposit shall be released to Buyer and neither Party shall have any further rights, obligations or liabilities under this PSA except as expressly set forth herein. If this PSA is not canceled by Buyer under this Section, the Objections shall be deemed waived by Buyer and the Earnest Money Deposit shall become nonrefundable except upon Seller's default. If the Response Period extends past the Settlement Deadline, the Settlement Deadline shall be extended to the date that is five (5) Business Days following the extended Termination Date. If the Termination Date extends past the Settlement Deadline, the Settlement Deadline shall be extended to the date that is five (5) Business Days following such Termination Date.

9.4 Estoppel Certificates. For a Commercial Property involving commercial leases, Seller shall deliver to Buyer, not less than five (5) Business Days prior to the Closing Date, in form reasonably required by Buyer or its secured lender, or in the form required by the applicable Leases, executed estoppel agreements from all tenants of the Property except as set forth in an Addendum attached hereto. If Seller cannot cause the required tenants to execute estoppel agreements in a form reasonably acceptable to Buyer and to Buyer's lender at least five (5) Business Days prior to the Settlement Date, Buyer may, at its sole discretion, extend the Settlement Deadline for up to thirty (30) Business Days to allow Seller additional time to obtain the required estoppel certificates. If Seller does not obtain the required estoppel agreements, Buyer may terminate the PSA by written notice to Seller, in which event the Earnest Money Deposit shall be returned to Buyer, and no Party shall have any further rights, obligations, or liabilities under the PSA except as expressly set forth in the PSA. If Buyer does not timely terminate the PSA, then Buyer shall be deemed to have waived the provisions of this Section.

10. SELLER REPRESENTATIONS AND WARRANTIES. Seller represents and warrants that the following statements are true and complete as of the Effective Date and shall be true and complete as of the Settlement and Closing. The following representations and warranties shall survive the date of Closing for one (1) year, and shall terminate and be null and void if or to the extent a legal action has not been filed in a court of competent jurisdiction prior to the expiration of such one (1) year period:

(a) there is no action, suit, administrative proceeding or other proceeding pending in any court or before any arbitrator of any kind or before or by any governmental body or, to Seller's knowledge, threatened against Seller and/or the Property which may adversely affect the transaction contemplated by this PSA;

(b) all work which has been or will be performed in, on or about the Property, or materials furnished to the Property which might in any circumstances give rise to a mechanic's or materialman's lien (other than relating to work performed by Buyer), will be paid and all necessary waivers of rights to a mechanic's or materialman's lien for such work will be obtained;

(c) Seller has not received any written notice or citation indicating that the Property is in material violation of Applicable Law;

(d) to Seller's knowledge, the consummation of the transactions contemplated by this PSA and the compliance by Seller with the terms of this PSA do not and will not conflict with or result in a material breach of any of the terms or provisions of any agreement, arrangement, undertaking, accord, document, or instrument to which Seller is a party or by which Seller or the Property is bound; and

(e) seller is not a "foreign person" as that term is defined in Code Section 1445 and shall deposit with Escrow Agent at or prior to Settlement, an affidavit in such form as may be required by the U.S. Internal Revenue

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Service, setting forth Seller's full name, address and taxpayer identification number and stating under penalty of perjury that Seller is not a "**foreign person**" as so defined.

(f) except as set forth in writing, upon delivery and to Seller's knowledge, all copies Seller provides to Buyer under Section 8 above are true and correct copies of the originals or copies within Seller's possession.

(g) to the Knowledge of Seller, the Property is in compliance with all Applicable Law.

(h) to the Knowledge of Seller and except as disclosed by environmental reports provided to Buyer, no Hazardous Material is present in, on or under the Property or any nearby real property which could migrate to the Property. Seller has not used the Property or any part thereof, and to its Knowledge no other Person has used the Property or any part thereof, for the production, processing, manufacture, generation, treatment, handling, storage, transportation or disposal of Hazardous Material while the Property has been owned by Seller;

(i) except as disclosed by Seller in writing: (i) the Leases and all information shown in the Rent Roll will be and is accurate and complete; (ii) the Leases are in full force and effect and all rent is accruing without offset or deduction; (iii) there are no Persons leasing or, to the Knowledge of Seller, occupying the Property except the tenants described in the Rent Roll; (iv) the Leases have not been amended or modified except as stated in the Rent Roll; (v) no monthly rent has been paid more than one (1) month in advance and no security deposit or prepaid rent has been paid except as stated in the Rent Roll; (vi) no tenant is entitled to interest on any security deposit; (vii) the tenants have accepted possession of their respective premises and all improvements and construction required to be performed by the landlord under the Leases have been completed; (viii) no event has occurred and no condition now exists which, with or without notice or the passage of time, or both, would constitute a material breach or a default by the landlord or, to the Knowledge of Seller, by any tenant; (ix) no money is owed or will become owing to any tenant for improvements or otherwise under the Leases; and (x) there are no leasing commissions or other commissions, fees or compensation presently owed or which will become due and payable under any of the Leases or which could become due and payable in the future upon the exercise of any right or option contained in any of the Leases; and

(j) the Operating Statements delivered to Buyer are correct and complete in all material respects and accurately show and fairly present all income and expenses of the Property for the periods indicated in all material respects, subject to customary and consistent year-end adjustments.

11. NO OTHER REPRESENTATIONS AND WARRANTIES. Except as expressly set forth in this PSA or in an Addendum or Counteroffer: (a) Buyer is purchasing the Property, and the Property shall be conveyed and transferred to Buyer, "**AS IS, WHERE IS, AND WITH ALL FAULTS**" and specifically and expressly without any warranties, representations or guarantees, either express or implied, of any kind, nature or type whatsoever from or on behalf of Seller; and (b) Seller has not, does not and will not, with respect to the Property, make any warranties or representations, express or implied, or arising by operation of law, including, but in no way limited to, any warranty of condition or merchantability, or with respect to the value, profitability, developability or marketability of the Property.

12. CHANGES PENDING CLOSING. Between the Effective Date and the date of Closing, and except as and to the extent otherwise permitted by an Addendum hereto, Seller shall:

(i) comply with all Applicable Law;

(ii) continue and maintain all current casualty and liability insurance policies on the Property;

(iii) manage, operate, maintain and repair the Property in the ordinary course of business in accordance with sound property management practice and in good repair and working order and condition; and,

(iv) keep in force property insurance covering all buildings, structures, improvements, machinery, fixtures and equipment included in the Property insuring against all risks of physical loss or damage, subject to standard exclusions, in an amount equal to the actual replacement cost (without deduction for depreciation) of such buildings, structures, improvements, machinery, fixtures and equipment.

During such period Seller shall not:

(i) create or suffer to be created any further Monetary Lien against the Property;

(ii) make any substantial alterations or improvements to the Property; or,

(iii) except for the usage and storage of normal and customary amounts of Hazardous Material found in cleaning and maintenance supplies stored and used in compliance with Environmental Law, shall not use, produce, process, manufacture, generate, treat, handle, store, release or dispose of any Hazardous Material in, on or under the Property.

12.1 Leasing Matters. Between the effective Date and the date of Closing, and except as and to the extent otherwise permitted by an addendum hereto. Seller shall provide Buyer with copies of any and all proposed Leases, Lease renewals, Lease modifications and Lease amendments which Seller proposes to execute. Buyer shall have no approval rights with respect to proposed Leases, Lease renewals, Lease modifications and Lease amendments until after the Due Diligence Deadline. From and after the Due Diligence Deadline, Seller will not enter into any new Lease relating to the Property, or any renewal, modification or amendment of any currently

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existing Leases, without first obtaining Buyer's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed. Unless the Parties otherwise agree in writing; any brokerage commission payable with respect to a new Lease, a Lease modification and/or Lease amendment executed after the Due Diligence Deadline shall be paid by Buyer; and all tenant improvements required under any Lease (and/or Lease modification and/or amendments) executed after the Due Diligence Deadline shall be completed at Buyer's sole cost and expense.

13. AUTHORITY OF SIGNERS. If Buyer or Seller is a legal entity rather than an individual, each Person executing and delivering this PSA or any Addendum or Counteroffer for it unconditionally and irrevocably warrants his or her authority to do so and to bind Buyer or Seller. Each of Seller and Buyer further warrant that the execution and delivery of this PSA by it has been duly and validly authorized, and all requisite actions have been taken to make this PSA valid, binding and enforceable upon it.

14. COMPLETE CONTRACT. This PSA together with any attached Addendum and Counteroffer, exhibit, and Seller Disclosures, constitutes the entire agreement between the Parties regarding the purchase and sale of the Property and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the Parties. This PSA cannot be changed except by written agreement of the Parties. Subject to the limitations on assignment expressly set forth in any Addendum or Counteroffer, this PSA shall inure to the benefit of and be binding on the Parties hereto and their respective heirs, legal representatives, successors and assigns.

15. MEDIATION. If the Parties have elected to mediate by checking the appropriate box in the Fundamental Terms, any dispute relating to this PSA that arises prior to or after Closing shall first be submitted to mediation. Mediation is a process in which the Parties meet with an impartial Person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The Parties to the dispute must agree in writing before any settlement is binding. The Parties will jointly appoint an acceptable mediator and will share equally in the cost of such mediation. The mediation, unless otherwise agreed, shall terminate in the event the entire dispute is not resolved thirty (30) days from the date written notice requesting mediation is sent by one Party to all other Parties. If mediation fails, the other procedures, rights and remedies available to the Parties under this PSA shall apply. Nothing in this Section shall prohibit any Party from seeking emergency equitable relief pending mediation including, without limitation, an injunction.

16. DEFAULT. In the event of a default by Buyer, Seller shall be entitled, as Seller's sole and exclusive remedy, to terminate this PSA by written notice to Buyer, in which event the Earnest Money Deposit shall be paid to Seller as liquidated damages. In the event of a default by Seller, Buyer shall be entitled, at its option: (a) to terminate this PSA by written notice to Seller, in which event the Earnest Money Deposit shall be returned to Buyer and Buyer shall be entitled to and agrees to accept from Seller, a sum equal to the Earnest Money Deposit as liquidated damages; (b) to enforce Seller's obligations under this PSA by a suit for specific performance; or (c) accept a return of the Earnest Money Deposit, or Deposits, if applicable, and pursue any other remedies available at law. Upon termination of this PSA by either Party, no Party shall have any further rights, obligations, or liabilities hereunder except as expressly set forth in this PSA. The Parties acknowledge and agree that the actual damages upon default are uncertain in amount and difficult to ascertain, and that the amount of liquidated damages specified in this Section was reasonably determined.

17. ATTORNEYS' FEES AND COSTS. In the event of litigation or binding arbitration arising out of this PSA, the prevailing Party shall be entitled to costs and reasonable attorneys' fees. Attorneys' fees shall not be awarded for participation in mediation under Section 15.

18. NOTICES. All notices required under this PSA must be: (a) in writing; (b) signed by the Party giving notice; and (c) received by the other Party, the other Party's Agent or the other Party's Brokerage no later than the applicable date referenced in this PSA. Notices may be hand delivered, faxed, emailed, delivered by certified mail, return receipt requested or by a national overnight courier service such as, but not limited to, Federal Express. If a notice is sent by electronic transmission, the burden of proving receipt will be on the sender.

19. ABROGATION. Except for the provisions of Sections 5, 7, 9.2, 14 and 15 and any other provisions of this PSA which expressly survive the termination of this PSA, the provisions of this PSA shall not be enforceable after Closing.

20. RISK OF LOSS; EMINENT DOMAIN. All risk of loss to the Property, including physical damage or destruction to the Property or its improvements due to any cause except ordinary wear and tear and loss caused by a taking in eminent domain, shall be borne by Seller until Closing. In the event of any destruction exceeding five percent (5%) of the Purchase Price or any taking or commencement of a taking by any governmental agency of a

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material portion of the Property, Buyer may, at Buyer's sole discretion, terminate this PSA by written notice to Seller within ten (10) days of notice of the commencement of taking or event of destruction, in which event all the Earnest Money Deposit, together with any interest accrued thereon, shall be promptly refunded to Buyer. If Buyer does not terminate this PSA, the insurance or condemnation proceeds, or right to collect the same, shall be paid or assigned to Buyer at Closing.

21. TIME IS OF THE ESSENCE. Time is of the essence regarding the dates set forth in this PSA, and any extension of the time for performance of any obligation or satisfaction of any condition must be agreed to in writing by all Parties. Unless otherwise explicitly stated in this PSA: performance under this PSA which references a date shall absolutely be required by 5:00 P.M. Mountain Time on the stated date. Business Days shall be counted (beginning on the day following the event which triggers the timing requirement (i.e., delivery of a specified notice, etc.). If the date for performance falls, or the deadline expires on a day which is not a Business Day, performance shall be required or the deadline shall expire on the next Business Day thereafter. Performance dates and times referenced herein shall not be binding upon title companies, lenders, appraisers and other Persons which are not Parties, except as otherwise agreed to in writing by such Persons.

22. ELECTRONIC TRANSMISSION AND COUNTERPARTS. Facsimile (fax) or Email transmissions of a signed copy of this PSA, any Addenda and Counteroffers thereto, and the retransmission of any signed fax or Email shall be the same as delivery of an original, subject to confirmation of receipt by the other party hereto. This PSA and any Addenda and Counteroffers thereto may be executed in counterparts.

23. ACCEPTANCE. "**Acceptance**" occurs when Seller or Buyer, responding to an offer or counteroffer of the other: (a) signs the offer or counteroffer where noted to indicate acceptance; and (b) delivers to the other Party or to the other Party's Agent or Brokerage written acceptance of the offer or counteroffer by hand delivery, fax, email, delivery by certified mail, return receipt requested or by a national overnight courier service such as, but not limited to, Federal Express. The burden of proving delivery will be on the sender.

24. DEADLINES. Buyer and Seller agree that Seller Disclosure Deadline, the Due Diligence Deadline and Settlement Deadline are as set forth in the Fundamental Terms, as modified by any Addendum hereto.

25. TAX DEFERRED EXCHANGE. Each Party shall cooperate with the other Party in effecting a tax deferred exchange under the I.R.S. Code; provided however, that the other Party's cooperation shall be conditioned on the following: (a) the exchange will be at no additional liability and cost to the other Party; (b) the exchange will not delay Settlement or Closing; and (c) the other Party shall not be required to acquire title to any proposed exchange properties to accommodate an exchange. Except in cases of Default by a non-exchanging party, the exchanging Party hereby indemnifies and agrees to defend and hold the other Party harmless from and against any and all claims, demands, costs and expenses which the other Party may sustain or incur resulting from the attempt by the exchanging Party to consummate the sale or acquisition of the Property as a tax deferred exchange.

26. JOINT PREPARATION. The provisions of this PSA have been negotiated by all Parties hereto and should therefore not be interpreted or construed in favor of or with prejudice against any particular Party, but in accordance with the general tenor of the language used.

27. DEFINITIONS. Certain capitalized terms previously used in this PSA are defined above. In addition to those capitalized terms, the following capitalized terms shall have the following meanings:

"Agent" means Buyer's Agent or Seller's Agent, as applicable.

"Applicable Law" shall mean and include any and all laws, rules, regulations or ordinances of any governmental authority having jurisdiction over a specified matter, as the same may be in effect from time to time, including, without limitation, any Environmental Law.

"Brokerage" means Buyer's Brokerage or Seller's Brokerage, as applicable.

"Business Day" shall mean any day other than a Saturday, Sunday, or legal holiday on which national banks in Utah are authorized by federal law to close.

"Code" shall mean the Internal Revenue Code of 1986, as amended, and the regulations issued thereunder.

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"Counteroffer" means a Counteroffer signed by the Party making the Counteroffer to this PSA, and which Counteroffer will be attached to this PSA as an addendum.

"Deed" means the form of Deed checked in the appropriate box on page 1 of this PSA in the Fundamental Terms.

"Due Diligence" means such investigations of and tests on or regarding the Property as Buyer deems necessary and appropriate.

"Effective Date" means the date both Seller and Buyer have executed this PSA and accepted Counteroffers and Addenda, as applicable.

"Environmental Law" shall mean any federal, state, or local law, statute, ordinance, rule, or regulation pertaining to health, industrial hygiene, or the environmental conditions on or under the Property, or relating to releases, discharges, emissions, or disposals from the Property to air, water, soil, or groundwater, or relating to the withdrawal or use of groundwater, or relating to the use, handling, or disposal of polychlorinated biphenyls, asbestos, or urea formaldehyde, or relating to the treatment, disposal, storage, or management of Hazardous Materials or relating to the transportation, storage, disposal, or management, including, without limitation, the Comprehensive Environmental Response Compensation, and Liability Act of 1980, as amended, and the Resource Conservation and Recovery Act of 1976, as amended, and all rules, and regulations, published pursuant thereto or promulgated thereunder.

"Fundamental Terms" means the Fundamental Terms of Offer to Purchase set forth on page 1 of this PSA as modified by an accepted Counteroffer or Addendum.

"Hazardous Material" shall mean and include, without limitation: (a) those substances included within the definitions of "**hazardous substances**" and "**hazardous waste**" in any Environmental Law; and (b) any material, waste, or substance which is or contains asbestos, polychlorinated biphenyls, petroleum and its derivative by-products, and other explosive or radioactive materials.

"Knowledge" means the actual knowledge of a Party and imposes a duty to investigate the applicable files and records but without a duty of further inquiry. The knowledge of a specific person may be set forth in an Addendum, if desired.

"Lease" shall have the meaning set forth in Section 8(h).

"Monetary Liens" means each of the following to the extent arising by, through or under Seller: judgment liens, mortgages, deeds of trust, mechanic's liens, pre-construction liens, liens that secure the payment of money or credit, and liens or charges for delinquent taxes.

"Operating Statements" shall have the meaning set forth in Section 8(i).

"Parties" means Seller and Buyer.

"Party" means Seller or Buyer.

"Permitted Exception" has the meaning set forth in Section 9.1(b).

"Person" means any natural individual human, any legal entity, a trust or the trustees of a trust acting in such capacity.

"Reference Date" means the date set forth in the Fundamental Terms on which the offer was prepared.

"Title Commitment" means a commitment issued by the Title Insurer for the Title Policy insuring the Owner's title in the Property in the full amount of the Purchase Price.

"Title Policy" means a standard 2006 ALTA Owner's Policy of Title Insurance issued by the Title Insurer.

OFFER AND TIME FOR ACCEPTANCE. Buyer offers to purchase the Property on the above terms and conditions. If Seller does not accept and deliver an acceptance of this Offer by 5:00 P.M. Mountain Time on

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03/30/2021, this Offer shall lapse, and the Buyer's Brokerage or Escrow Agent, as applicable, shall return the Earnest Money Deposit to Buyer.

If Buyer is an individual or individuals:

Dennis Schoonover dotloop verified 03/18/21 10:13 AM MDT WGHZ-CRBP-JZTE-15QC	Dennis Schoonover	
(Signature of Buyer)	(Print Name of Buyer)	(Date)
(Signature of Buyer)	(Print Name of Buyer)	(Date)

If Buyer is an entity:

(Print Name of Entity)	(Date)

(State of Formation and Type of Entity)

By: _____
(Signature of Authorized Signer)

Name: _____
(Print Name of Authorized Signer)

Its: _____
(Print Position of Signer)

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ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

☐ **ACCEPTANCE OF OFFER TO PURCHASE:** Seller accepts the foregoing offer on the terms and conditions specified above.

☐ **COUNTEROFFER:** Seller presents for Buyer's acceptance the terms of Buyer's offer subject to the exceptions or modifications as specified in the attached Addendum No. _____.

☐ **REJECTION**

If Seller is an individual or individuals:

(Signature of Seller)	Mark Johnson Mayor (Print Name of Seller)	(Date)
(Signature of Seller)	(Print Name of Seller)	(Date)

If Seller is an entity:

Lehi City Corporation
(Print Name of Entity) _____ (Date)

Lehi City Corporation, Public Entity
(State of Formation and Type of Entity)

By: _____
(Signature of Authorized Signer)

Name: _____
(Print Name of Authorized Signer)

Its: _____
(Print Position of Signer)

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EARNEST MONEY RECEIPT
(to be used if requested by Buyer or Seller)

The Buyer's Brokerage or Escrow Agent, as applicable, acknowledges receipt of the Earnest Money Deposit in the amount of $00.00.

(Date)

(Print Name of Brokerage or Title Company)

By: _____
(Signature above acknowledges receipt of Earnest Money Deposit)

Name: _____
(Print Name of Signer)

Its: _____
(Print Position of Signer)

Seller's Initials _____ Date _____

Buyer's Initials 03/18/21 Date _____

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DOCUMENT RECEIPT

State law requires Brokerage or Agent to furnish Buyer and Seller with copies of this PSA bearing all signatures. This document should be made part of the closing documents and signed prior to Settlement. (Fill in applicable Section below.)

A. I acknowledge receipt of a final copy of the foregoing PSA bearing all signatures:

	W Marlin Eldred	
(Signature of Buyer's Authorized Signer)	(Print Name of Authorized Signer)	(Date)
	W Marlin Eldred	
(Signature of Seller's Authorized Signer)	(Print Name of Authorized Signer)	(Date)

B. I personally caused a final copy of the foregoing PSA bearing all signatures to be ☐ **faxed** ☑ **Emailed** ☐ **mailed**
☐ **hand delivered** on _____(Date), postage prepaid, to the ☐ **Seller** ☐ **Buyer.**

Sent/Delivered by (specify):_____

	W Marlin Eldred	
(Signature)	(Print Name of Signer)	(Date)

Seller's Initials _____ Date _____ Buyer's Initials 03/18/21 Date _____

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Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-17, approving a real estate purchase contract for .82 acres of property located at 630 West State Street.

Suggested Action:

Attachments:

Res 2021-17.docx

Real Estate Purchase Contract For Land Aprox 630 West State Street Vacant Property.pdf

Addendum For Land Aprox 630 West State Street Vacant Property.pdf

RESOLUTION NO. 2021-17

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A REAL ESTATE PURCHASE CONTRACT FOR LAND

WHEREAS, Lehi City is the sole owner in fee simple of .82 acres of real property located at approximately 630 West State Street in the City of Lehi ("Property"),

WHEREAS, the City desires to sell the Property, subject to the terms and conditions contained in the Agreement, to Dennis Schoonover; and

WHEREAS, Mr. Schoonover is willing to purchase the Property from the City for $495,000, subject to the terms and conditions contained in the Agreement; and

WHEREAS, on March 23rd, 2021, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve a Real Estate Contract for Land with Dennis Schoonover; 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 Real Estate Contract for Land between Lehi City and Dennis Schoonover 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 23rd day of March, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

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Utah Association of REALTORS® REALTOR®

EQUAL HOUSING OPPORTUNITY

REAL ESTATE PURCHASE CONTRACT FOR LAND

This is a legally binding Real Estate Purchase Contract ("REPC"). If you desire legal or tax advice, consult your attorney or tax advisor.

OFFER TO PURCHASE AND EARNEST MONEY DEPOSIT

On this 16 day of March, 2021 ("Offer Reference Date") Dennis Schoonover ("Buyer") offers to purchase from Mark Johnson Mayor, Lehi City Corporation ("Seller") the Property described below and **[☐] delivers to the Buyer's Brokerage with this offer, or [☐] agrees to deliver no later than four (4) calendar days after Acceptance (as defined in Section 23),** Earnest Money in the amount of $00.00 in the form of _____. After Acceptance of the REPC by Buyer and Seller, and receipt of the Earnest Money by the Brokerage, the Brokerage shall have four (4) calendar days in which to deposit the Earnest Money into the Brokerage Real Estate Trust Account.

Buyer's Brokerage _____ Phone: _____

Received by: _____ on _____ (Date)
(Signature above acknowledges receipt of Earnest Money)

OTHER PROVISIONS

1. PROPERTY: Parcel 12:036:0613 Approximately 630 West State Street
also described as: _____
City of Lehi, County of Utah, State of Utah, Zip 84043-1852 (the "Property"). Any reference below to the term "Property" shall include the Property described above, together with the Included Items and water rights/water shares, if any, referenced in Sections 1.1, and 1.3.

1.1 Included Items (specify) _____

1.2 Excluded Items (specify) _____

1.3 Water Service. The Purchase Price for the Property shall include all water rights/water shares, if any, that are the legal source for Seller's current culinary water service and irrigation water service, if any, to the Property. The water rights/water shares will be conveyed or otherwise transferred to Buyer at Closing by applicable deed or legal instruments. The following water rights/water shares, if applicable, are specifically excluded from this sale: _____

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2. PURCHASE PRICE. The Purchase Price for the Property is $ 495,000.00. Except as provided in this Section, the Purchase Price shall be paid as provided in Sections 2(a) through 2(d) below. Any amounts shown in 2(b) and 2(d) may be adjusted as deemed necessary by Buyer and the Lender.

$ _____	**(a) Earnest Money Deposit.** Under certain conditions described in the REPC, this deposit may become totally non refundable.
$ _____	**(b) New Loan.** Buyer may apply for mortgage loan financing (the "Loan") on terms acceptable to Buyer.
$ _____	**(c) Seller Financing** (see attached Seller Financing Addendum)
$ _____	**(d) Balance of Purchase Price in Cash at Settlement**
$ 495,000.00	**PURCHASE PRICE. Total of lines (a) through (d)**

3. SETTLEMENT AND CLOSING.

3.1 Settlement. Settlement shall take place no later than the Settlement Deadline referenced in Section 24(d), or as otherwise mutually agreed by Buyer and Seller in writing. "Settlement" shall occur only when all of the following have been completed: (a) Buyer and Seller have signed and delivered to each other or to the escrow/closing office all documents required by the REPC, by the Lender, by the title insurance and escrow/closing offices, by written escrow instructions (including any split closing instructions, if applicable), or by applicable law; (b) any monies required to be paid by Buyer or Seller under these documents (except for the proceeds of any new loan) have been delivered by Buyer or Seller to the other party, or to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

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3.2 Prorations. All prorations, including, but not limited to, homeowner's association dues, property taxes for the current year, rents, and interest on assumed obligations, if any, shall be made as of the Settlement Deadline referenced in Section 24(d), unless otherwise agreed to in writing by the parties. Such writing could include the settlement statement. The provisions of this Section 3.2 shall survive Closing.

3.3 Greenbelt. If any portion of the Property is presently assessed as "Greenbelt" the payment of any roll-back taxes assessed against the Property shall be paid for by: ☐ **Seller** ☐ **Buyer** ☐ **Split Equally Between Buyer and Seller** ☑ **Other (explain)** N/A

3.4 Special Assessments. Any assessments for capital improvements as approved by the HOA (pursuant to HOA governing documents) or as assessed by a municipality or special improvement district, prior to the Settlement Deadline shall be paid for by: ☐ **Seller** ☐ **Buyer** ☐ **Split Equally Between Buyer and Seller** ☑ **Other (explain)** N/A

The provisions of this Section 3.4 shall survive Closing.

3.5 Fees/Costs/Payment Obligations. Unless otherwise agreed to in writing, Seller and Buyer shall each pay one-half (1/2) of the fee charged by the escrow/closing office for its services in the settlement/closing process. Tenant deposits (including any prepaid rents) shall be paid or credited by Seller to Buyer at Settlement. Buyer agrees to be responsible for homeowners' association and private and public utility service transfer fees, if any, and all utilities and other services provided to the Property after the Settlement Deadline. The escrow/closing office is authorized and directed to withhold from Seller's proceeds at Closing, sufficient funds to pay off on Seller's behalf all mortgages, trust deeds, judgments, mechanic's liens, tax liens and warrants. The provisions of this Section 3.5 shall survive Closing.

3.6 Closing. For purposes of the REPC, "Closing" means that: (a) Settlement has been completed; (b) the proceeds of any new loan have been delivered by the Lender to Seller or to the escrow/closing office; and (c) the applicable Closing documents have been recorded in the office of the county recorder. The actions described in 3.6 (b) and (c) shall be completed within four calendar days after Settlement.

4. POSSESSION. Seller shall deliver physical possession of the Property to Buyer as follows: ☑ **Upon Closing**; ☐ _____ **Hours after Closing;** ☐ ____ **Calendar Days after Closing;** ☐ **Other (explain)**

Any contracted rental of the Property prior to or after Closing, between Buyer and Seller, shall be by separate written agreement. Seller and Buyer shall each be responsible for any insurance coverage each party deems necessary for the Property. Seller agrees to deliver the Property to Buyer free of debris and personal belongings. The provisions of this Section 4 shall survive Closing.

5. CONFIRMATION OF AGENCY DISCLOSURE. Buyer and Seller acknowledge prior written receipt of agency disclosure provided by their respective agent that has disclosed the agency relationships confirmed below. At the signing of the REPC:

Seller's Agent W Marlin Eldred, represents ☐ Seller ☑ both Buyer and Seller as a Limited Agent;
Seller's Brokerage Equity Solid Real Estate, represents ☐ Seller ☑ both Buyer and Seller as a Limited Agent;
Buyer's Agent _____, represents ☐ Buyer ☐ both Buyer and Seller as a Limited Agent;
Buyer's Brokerage _____, represents ☐ Buyer ☐ both Buyer and Seller as a Limited Agent.

6. TITLE & TITLE INSURANCE.

6.1 Title to Property. Seller represents that Seller has fee title to the Property and will convey marketable title to the Property to Buyer at Closing by general warranty deed. Buyer does agree to accept title to the Property subject to the contents of the Commitment for Title Insurance (the "Commitment") provided by Seller under Section 7, and as reviewed and approved by Buyer under Section 8. Buyer also agrees to accept title to the Property subject to any existing leases rental and property management agreements affecting the Property not expiring prior to Closing which were provided to Buyer pursuant to Section 7(e). The provisions of this Section 6.1 shall survive Closing.

6.2 Title Insurance. At Settlement, Seller agrees to pay for and cause to be issued in favor of Buyer, through the title insurance agency that issued the Commitment, the most current version of an ALTA standard coverage owner's policy of title insurance. Any additional title insurance coverage desired by Buyer shall be at Buyer's expense.

7. SELLER DISCLOSURES. No later than the Seller Disclosure Deadline referenced in Section 24(a), Seller shall provide to Buyer the following documents in hard copy or electronic format which are collectively referred to as the "Seller Disclosures":

(a) a written Seller Property Condition Disclosure (Land) for the Property, completed, signed and dated by Seller as provided in Section10.2;
(b) a Commitment for Title Insurance as referenced in Section 6.1;
(c) a copy of any restrictive covenants (CC&R's), rules and regulations affecting the Property;
(d) a copy of the most recent minutes, budget and financial statement for the homeowners' association, if any;
(e) a copy of any lease, rental, and property management agreements affecting the Property not expiring prior to Closing;

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(f) evidence of any water rights and/or water shares referenced in Section 1.3;
(g) written notice of any claims and/or conditions known to Seller relating to environmental problems; and violation of any CC&R's, federal, state or local laws, and building or zoning code violations; and
(h) Other (specify) _____

8. BUYER'S CONDITIONS OF PURCHASE.

8.1 DUE DILIGENCE CONDITION. Buyer's obligation to purchase the Property: **[☑] IS [☐] IS NOT** conditioned upon Buyer's Due Diligence as defined in this Section 8.1(a) below. This condition is referred to as the "Due Diligence Condition." If checked in the affirmative, Sections 8.1(a) through 8.1(c) apply; otherwise they do not.

(a) Due Diligence Items. Buyer's Due Diligence shall consist of Buyer's review and approval of the contents of the Seller Disclosures referenced in Section 7, and any other tests, evaluations and verifications of the Property deemed necessary or appropriate by Buyer, such as: the physical condition of the Property; the existence of any hazardous substances, environmental issues or geologic conditions; the square footage or acreage of the Property; the costs and availability of flood insurance, if applicable; water source, availability and quality; the location of property lines; regulatory use restrictions or violations; fees for services such as HOA dues, municipal services, and utility costs; convicted sex offenders residing in proximity to the Property; and any other matters deemed material to Buyer in making a decision to purchase the Property. Unless otherwise provided in the REPC, all of Buyer's Due Diligence shall be paid for by Buyer and shall be conducted by individuals or entities of Buyer's choice. Seller agrees to cooperate with Buyer's Due Diligence. Buyer agrees to pay for any damage to the Property resulting from any such inspections or tests during the Due Diligence.

(b) Buyer's Right to Cancel or Resolve Objections. If Buyer determines, in Buyer's sole discretion, that the results of the Due Diligence are unacceptable, Buyer may either: (i) no later than the Due Diligence Deadline referenced in Section 24(b), cancel the REPC by providing written notice to Seller, whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller; or (ii) no later than the Due Diligence Deadline referenced in Section 24(b), resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence.

(c) Failure to Cancel or Resolve Objections. If Buyer fails to cancel the REPC or fails to resolve in writing any objections Buyer has arising from Buyer's Due Diligence, as provided in Section 8.1(b), Buyer shall be deemed to have waived the Due Diligence Condition.

8.2 APPRAISAL CONDITION. Buyer's obligation to purchase the Property: **[☐] IS [☑] IS NOT** conditioned upon the Property appraising for not less than the Purchase Price. This condition is referred to as the "Appraisal Condition." If checked in the affirmative, Sections 8.2(a) and 8.2(b) apply; otherwise they do not.

(a) Buyer's Right to Cancel. If after completion of an appraisal by a licensed appraiser, Buyer receives written notice from the Lender or the appraiser that the Property has appraised for less than the Purchase Price (a "Notice of Appraised Value"), Buyer may cancel the REPC by providing written notice to Seller (with a copy of the Notice of Appraised Value) no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller.

(b) Failure to Cancel. If the REPC is not cancelled as provided in this section 8.2(a), Buyer shall be deemed to have waived the Appraisal Condition.

8.3 FINANCING CONDITION. Buyer's obligation to purchase the property: **[☐] IS [☐] IS NOT** conditioned upon Buyer obtaining the Loan referenced in Section 2(b). This condition is referred to as the "Financing Condition." If checked in the affirmative, Sections 8.3(a) and 8.3(b) apply; otherwise they do not. If the Financing Condition applies, Buyer agrees to work diligently and in good faith to obtain the Loan.

(a) Buyer's Right to Cancel Before the Financing & Appraisal Deadline. If Buyer, in Buyer's sole discretion, is not satisfied with the terms and conditions of the Loan, Buyer may cancel the REPC by providing written notice to Seller no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller.

(b) Buyer's Right to Cancel After the Financing & Appraisal Deadline. If after expiration of the Financing & Appraisal Deadline referenced in Section 24(c), Buyer fails to obtain the Loan, meaning that the proceeds of the Loan have not been delivered by the Lender to Seller or to the escrow/closing office as required under Section 3.6 of the REPC, then Buyer or Seller may cancel the REPC by providing written notice to the other party; whereupon the Earnest Money Deposit, or Deposits, if applicable (see Section 8.4 below), shall be released to Seller without the requirement of further written authorization from Buyer. In the event of such cancellation, Seller agrees to accept as Seller's exclusive remedy, the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages. Buyer and Seller agree that liquidated damages would be difficult and impractical to calculate, and the Earnest Money Deposit, or Deposits, if applicable, is a fair and reasonable estimate of Seller's damages in the event Buyer fails to obtain the Loan.

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8.4 ADDITIONAL EARNEST MONEY DEPOSIT. If the REPC has not been previously cancelled by Buyer as provided in Sections 8.1, 8.2 or 8.3(a), then no later than the Due Diligence Deadline referenced in Section 24(b), or the Financing & Appraisal Deadline referenced in Section 24(c), whichever is later, Buyer: **[☐] WILL [☐] WILL NOT** deliver to the Buyer's Brokerage, an Additional Earnest Money Deposit in the amount of $_____. The Earnest Money Deposit and the Additional Earnest Money Deposit, if applicable, are sometimes referred to herein as the "Deposits". The Earnest Money Deposit, or Deposits, if applicable, shall be credited toward the Purchase Price at Closing.

9. ADDENDA. There **[☑] ARE [☐] ARE NOT** addenda to the REPC containing additional terms. If there are, the terms of the following addenda are incorporated into the REPC by this reference: **[☑] Addendum No.** 1
[☐] Seller Financing Addendum [☐] Other (specify) _____

10. AS-IS CONDITION OF PROPERTY.

10.1 Condition of Property/Buyer Acknowledgements. Buyer acknowledges and agrees that in reference to the physical condition of the Property: (a) Buyer is purchasing the Property in its "As-Is" condition without expressed or implied warranties of any kind; (b) Buyer shall have, during Buyer's Due Diligence as referenced in Section 8.1, an opportunity to completely inspect and evaluate the condition of the Property; and (c) if based on the Buyer's Due Diligence, Buyer elects to proceed with the purchase of the Property, Buyer is relying wholly on Buyer's own judgment and that of any contractors or inspectors engaged by Buyer to review, evaluate and inspect the Property.

10.2 Condition of Property/Seller Acknowledgements. Seller acknowledges and agrees that in reference to the physical condition of the Property, Seller agrees to: (a) disclose in writing to Buyer defects in the Property known to Seller that materially affect the value of the Property that cannot be discovered by a reasonable inspection by an ordinary prudent Buyer; (b) carefully review, complete, and provide to Buyer a written Seller Property Condition Disclosure (Land) as stated in Section 7(a); and (c) deliver the Property to Buyer in substantially the same general condition as it was on the date of Acceptance, as defined in Section 23. The provisions of Sections 10.1 and 10.2 shall survive Closing.

11. FINAL PRE-SETTLEMENT INSPECTION.

11.1 Pre-Settlement Inspection. At any time prior to Settlement, Buyer may conduct a final pre-Settlement inspection of the Property to determine only that the Property is "as represented," meaning that the items referenced in Sections 1.1, 1.3 and 8.1(b)(ii) ("the items") are respectively present, repaired or corrected as agreed. The failure to conduct a pre-Settlement inspection or to claim that an item is not as represented shall not constitute a waiver by Buyer of the right to receive, on the date of possession, the items as represented. If the items are not as represented, Seller agrees to cause all applicable items to be corrected, repaired or replaced (the "Work") prior to the Settlement Deadline referenced in Section 24(d).

11.2 Escrow to Complete the Work. If, as of Settlement, the Work has not been completed, then Buyer and Seller agree to withhold in escrow at Settlement a reasonable amount agreed to by Seller, Buyer (and Lender, if applicable), sufficient to pay for completion of the Work. If the Work is not completed within thirty (30) calendar days after the Settlement Deadline, the amount so escrowed may, subject to Lender's approval, be released to Buyer as liquidated damages for failure to complete the Work. The provisions of this Section 11.2 shall survive Closing.

12. CHANGES DURING TRANSACTION. Seller agrees that from the date of Acceptance until the date of Closing, none of the following shall occur without the prior written consent of Buyer: (a) no changes in any leases, rental or property management agreements shall be made; (b) no new lease, rental or property management agreements shall be entered into; (c) no substantial alterations or improvements to the Property shall be made or undertaken; (d) no further financial encumbrances to the Property shall be made, and (e) no changes in the legal title to the Property shall be made.

13. AUTHORITY OF SIGNERS. If Buyer or Seller is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing the REPC on its behalf warrants his or her authority to do so and to bind Buyer and Seller.

14. COMPLETE CONTRACT. The REPC together with its addenda, any attached exhibits, and Seller Disclosures (collectively referred to as the "REPC"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The REPC cannot be changed except by written agreement of the parties.

15. MEDIATION. Any dispute relating to the REPC arising prior to or after Closing: **[☑] SHALL [☐] MAY AT THE OPTION OF THE PARTIES** first be submitted to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree before any settlement is binding. The parties will jointly appoint an acceptable mediator and share equally in the cost of such mediation. If mediation fails, the other procedures and remedies available under the REPC shall apply. Nothing in this Section 15 prohibits any party from seeking emergency legal or equitable relief, pending mediation. The provisions of this Section 15 shall survive Closing.

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16. DEFAULT.

16.1 Buyer Default. If Buyer defaults, Seller may elect one of the following remedies: (a) cancel the REPC and retain the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages; (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Buyer to specifically enforce the REPC; or (c) return the Earnest Money Deposit, or Deposits, if applicable, to Buyer and pursue any other remedies available at law.

16.2 Seller Default. If Seller defaults, Buyer may elect one of the following remedies: (a) cancel the REPC, and in addition to the return of the Earnest Money Deposit, or Deposits, if applicable, Buyer may elect to accept from Seller, as liquidated damages, a sum equal to the Earnest Money Deposit, or Deposits, if applicable; or (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Seller to specifically enforce the REPC; or (c) accept a return of the Earnest Money Deposit, or Deposits, if applicable, and pursue any other remedies available at law. If Buyer elects to accept liquidated damages, Seller agrees to pay the liquidated damages to Buyer upon demand.

17. ATTORNEY FEES AND COSTS/GOVERNING LAW. In the event of litigation or binding arbitration to enforce the REPC, the prevailing party shall be entitled to costs and reasonable attorney fees. However, attorney fees shall not be awarded for participation in mediation under Section 15. This contract shall be governed by and construed in accordance with the laws of the State of Utah. The provisions of this Section 17 shall survive Closing.

18. NOTICES. Except as provided in Section 23, all notices required under the REPC must be: (a) in writing; (b) signed by the Buyer or Seller giving notice; and (c) received by the Buyer or the Seller, or their respective agent, or by the brokerage firm representing the Buyer or Seller, no later than the applicable date referenced in the REPC.

19. NO ASSIGNMENT. The REPC and the rights and obligations of Buyer hereunder, are personal to Buyer. The REPC may not be assigned by Buyer without the prior written consent of Seller. Provided, however, the transfer of Buyer's interest in the REPC to any business entity in which Buyer holds a legal interest, including, but not limited to, a family partnership, family trust, limited liability company, partnership, or corporation (collectively referred to as a "Permissible Transfer"), shall not be treated as an assignment by Buyer that requires Seller's prior written consent. Furthermore, the inclusion of "and/or assigns" or similar language on the line identifying Buyer on the first page of the REPC shall constitute Seller's written consent only to a Permissible Transfer.

20. INSURANCE & RISK OF LOSS.

20.1 Insurance Coverage. As of Closing, Buyer shall be responsible to obtain such casualty and liability insurance coverage on the Property in amounts acceptable to Buyer and Buyer's Lender, if applicable.

20.2 Risk of Loss. If prior to Closing, any part of the Property is damaged or destroyed by fire, vandalism, flood, earthquake, or act of God, the risk of such loss or damage shall be borne by Seller; provided however, that if the cost of repairing such loss or damage would exceed ten percent (10%) of the Purchase Price referenced in Section 2, Buyer may elect to either: (i) cancel the REPC by providing written notice to the other party, in which instance the Earnest Money, or Deposits, if applicable, shall be returned to Buyer; or (ii) proceed to Closing, and accept the Property in its "As-Is" condition.

21. TIME IS OF THE ESSENCE. Time is of the essence regarding the dates set forth in the REPC. Extensions must be agreed to in writing by all parties. Unless otherwise explicitly stated in the REPC: (a) performance under each Section of the REPC which references a date shall absolutely be required by 5:00 PM Mountain Time on the stated date; and (b) the term "days" and "calendar days" shall mean calendar days and shall be counted beginning on the day following the event which triggers the timing requirement (e.g. Acceptance). Performance dates and times referenced herein shall not be binding upon title companies, lenders, appraisers and others not parties to the REPC, except as otherwise agreed to in writing by such non-party.

22. ELECTRONIC TRANSMISSION AND COUNTERPARTS. Electronic transmission (including email and fax) of a signed copy of the REPC, any addenda and counteroffers, and the retransmission of any signed electronic transmission shall be the same as delivery of an original. The REPC and any addenda and counteroffers may be executed in counterparts.

23. ACCEPTANCE. "Acceptance" occurs **only** when **all** of the following have occurred: (a) Seller or Buyer has signed the offer or counteroffer where noted to indicate acceptance; and (b) Seller or Buyer or their agent has communicated to the other party or to the other party's agent that the offer or counteroffer has been signed as required.

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24. CONTRACT DEADLINES. Buyer and Seller agree that the following deadlines shall apply to the REPC:

(a) Seller Disclosure Deadline	03/30/2021	(Date)
(b) Due Diligence Deadline	04/20/2021	(Date)
(c) Financing & Appraisal Deadline	04/27/2021	(Date)
(d) Settlement Deadline	05/04/2021	(Date)

25. OFFER AND TIME FOR ACCEPTANCE. Buyer offers to purchase the Property on the above terms and conditions. If Seller does not accept this offer by: 5:00 **[☐] AM [☑] PM** Mountain Time on 03/25/2021 (Date), this offer shall lapse; and the Brokerage shall return any Earnest Money Deposit to Buyer.

Dennis Schoonover dotloop verified 03/18/21 10:08 AM MDT VITA-YJEY-DHRJ-BTFO			
(Buyer's Signature)	(Offer Date)	(Buyer's Signature)	(Offer Date)

Dennis Schoonover

(Buyer's Names) **(PLEASE PRINT)** (Notice Address) (Zip Code) (Phone)

(Buyer's Names) **(PLEASE PRINT)** (Notice Address) (Zip Code) (Phone)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

☐ **ACCEPTANCE OF OFFER TO PURCHASE:** Seller Accepts the foregoing offer on the terms and conditions specified above.

☐ **COUNTEROFFER:** Seller presents for Buyer's Acceptance the terms of Buyer's offer subject to the exceptions or modifications as specified in the attached ADDENDUM NO. _____.

☐ **REJECTION:** Seller rejects the foregoing offer.

(Seller's Signature)	(Date) (Time)	(Seller's Signature)	(Date) (Time)

Mark Johnson 153 N 100 E Lehi, 84043-1852

(Seller's Names) **(PLEASE PRINT)** (Notice Address) (Zip Code) (Phone)

(Seller's Names) **(PLEASE PRINT)** (Notice Address) (Zip Code) (Phone)

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 Buyer's Initials DS 03/18/21 10:08 AM MDT dotloop verified _____ **Date**_____ **Seller's Initials**_____ _____ **Date**_____

dotloop signature verification: dtlp.us/qQ5K-X8xO-Kk7t

ADDENDUM NO. 1
TO
REAL ESTATE PURCHASE CONTRACT

THIS IS AN [☐] ADDENDUM [☐] COUNTEROFFER to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of 03/16/2021, including all prior addenda and counteroffers, between Dennis Schoonover as Buyer, and Mark Johnson as Seller, regarding the Property located at Lehi, 84043-1852. The following terms are hereby incorporated as part of the REPC:

Seller agrees to complete curb, gutter, sidewalk, storm drain and associated street side asphalt along the property boundaries of 600 West and State Street only. Seller will work with buyer through the due diligence period listed on the land purchase contract to confirm that buyer can connect into the existing storm water drain system. Seller will work with buyer to locate all city owned utility laterals. Seller agrees to work with buyer to complete curb, gutter, sidewalk and storm drain improvements after buyer has received preliminary site plan approval from Lehi City.

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. **[☑] Seller [☐] Buyer** shall have until 5:00 **[☐] AM [☑] PM** Mountain Time on 03/25/2021 (Date), to accept the terms of this ADDENDUM in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse.

Dennis Schoonover dotloop verified 03/18/21 10:10 AM MDT BXDG-OA1I-IKOH-2RE4	
[☐] Buyer [☑] Seller Signature (Date) (Time)	[☐] Buyer [☐] Seller Signature (Date) (Time)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

[☐] ACCEPTANCE: [☐] Seller [☐] Buyer hereby accepts the terms of this ADDENDUM.

[☐] COUNTEROFFER: [☐] Seller [☐] Buyer presents as a counteroffer the terms of attached ADDENDUM NO. ____.

(Signature) (Date) (Time)	(Signature) (Date) (Time)

[☐] REJECTION: [☐] Seller [☐] Buyer rejects the foregoing ADDENDUM.

(Signature) (Date) (Time)	(Signature) (Date) (Time)

THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL, EFFECTIVE JANUARY 1, 2020. IT REPLACES AND SUPERSEDES ALL PREVIOUSLY APPROVED VERSIONS OF THIS FORM.

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-11, approving an Interlocal Cooperation Agreement between Utah County and Lehi City for the administration of the 2021 municipal elections.

Suggested Action:

Attachments:

Res 2021-11.docx

2021 Municipal Election ILA - Lehi.pdf

2021 Scope of work Exibit A.pdf

Lehi Exhibit B.pdf

LEHI CITY

RESOLUTION NO. 2021-11

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY AND LEHI CITY FOR THE ADMINISTRATION OF THE 2021 MUNICIPAL ELECTIONS

WHEREAS, the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities;

WHEREAS, pursuant to the Interlocal Act the parties desire to work together through joint and cooperative action that will benefit the residents of Lehi City and Utah County;

WHEREAS, Utah County and Lehi City desire to successfully conduct the 2021 Lehi City Municipal Primary and General Elections;

WHEREAS, it is to the mutual benefit of both Utah County and Lehi City to enter into an agreement providing for the parties' joint efforts to administer the 2021 Lehi City Municipal Elections;

WHEREAS, on March 23rd, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Interlocal Cooperation Agreement with Utah County; 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 Interlocal Cooperation Agreement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 23rd day of March, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit “A”

Agreement No. 2021 - ___

INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY AND LEHI CITY FOR THE ADMINISTRATION OF THE 2021 MUNICIPAL ELECTIONS

THIS IS AN INTERLOCAL COOPERATION AGREEMENT (Agreement), made and entered into by and between Utah County, a political subdivision of the State of Utah, and Lehi City a Utah municipality and political subdivision of the State of Utah, hereinafter referred to as CITY.

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act ("Act"), Title 11, Chapter 13, Utah Code, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, pursuant to the Act, the parties desire to work together through joint and cooperative action that will benefit the residents of both Utah County and CITY; and

WHEREAS, the parties to this Agreement are public agencies as defined in the Act; and

WHEREAS, Utah County and CITY desire to successfully conduct the 2021 CITY Municipal Primary (August 10) and General (November 2) Elections (collectively "2021 CITY Municipal Elections"); and

WHEREAS, it is to the mutual benefit of both Utah County and CITY to enter into an agreement providing for the parties' joint efforts to administer the 2021 CITY Municipal Elections.

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

This Agreement shall become effective and shall enter into force, within the meaning of the Act, upon the submission of this Agreement to, and the approval and execution thereof by Resolution of the governing bodies of each of the parties to this Agreement. The term of this Agreement shall be from the effective date hereof until the completion of the parties' responsibilities associated with the 2021 CITY Municipal Elections or until terminated but is no longer than 1 year from the date of this Agreement. This Agreement shall not become effective until it has been reviewed and approved as to form and compatibility with the laws of the State of Utah by the Utah County Attorney and the attorney for CITY. Prior to becoming effective, this Agreement shall be filed with the person who keeps the records of each of the parties hereto.

Section 2. ADMINISTRATION OF AGREEMENT

The parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Agreement. The parties hereto agree that, pursuant to Section 11-13-207, Utah Code, Utah County, by and through the Utah County Clerk/Auditor Elections Office, shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as Utah County shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times. The parties agree that they will not acquire, hold nor dispose of real or personal property pursuant to this Agreement during this joint undertaking.

Section 3. PURPOSES

This Agreement has been established and entered into between the parties for the purpose of administering the 2021 CITY Municipal Elections. This Agreement contemplates basic,

traditional primary and general elections (including RCV) for the 2021 CITY Municipal Elections. All other election-related services, including but not limited to services for special elections or elections for subsequent years, will need to be agreed to in a separate writing signed by both parties.

Section 4. RESPONSIBILITIES

The parties agree to fulfill the responsibilities and duties as contained in Exhibit A which is attached hereto and by this reference is incorporated herein for the 2021 CITY Municipal Elections.

CITY agrees to pay to Utah County the actual cost of County's administration of the 2021 CITY Municipal Elections which cost shall not exceed the estimated costs as contained in Exhibit B which is attached hereto and by this reference is incorporated herein. CITY agrees to pay to County the cost as contemplated herein within 30 days of receiving an invoice from County.

Section 5. METHOD OF TERMINATION

This Agreement will automatically terminate at the end of its term herein, pursuant to the provisions of paragraph one (1) of this Agreement. Prior to the automatic termination at the end of the term of this Agreement, any party to this Agreement may terminate the Agreement sixty days after providing written notice of termination to the other parties. Should the Agreement be terminated prior to the end of the stated term, CITY will be responsible for any costs incurred, including costs not then incurred but which are contemplated herein and irreversible at the time of termination such as return mailing costs, through the time of termination. The Parties to this Agreement agree to bring current, prior to termination, any financial obligation contained herein.

Section 6. INDEMNIFICATION

The parties to this Agreement are political subdivisions of the State of Utah. The parties

agree to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of a negligent error or omission of its own officials or employees in connection with this Agreement. It is expressly agreed between the parties that the obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, Section 63G-7-604.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

Executed copies of this Agreement shall be placed on file in the office of the County Clerk/Auditor of Utah County and with the official keeper of records of CITY, and shall remain on file for public inspection during the term of this Agreement.

Section 8. ADOPTION REQUIREMENTS

This Agreement shall be (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties (c) submitted to and approved by an Authorized Attorney of each of the parties, as required by Section 11-13-202.5, Utah Code, and (d) filed in the official records of each party.

Section 9. AMENDMENTS

This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and approved by an Authorized Attorney of each of the parties, as required by Section 11-13-205.5, Utah Code, and (d) filed in the official records of each party.

Section 10. SEVERABILITY

If any term or provision of the Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable,

shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

Section 11. NO PRESUMPTION

Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against the party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that each of the parties have participated in the preparation hereof.

Section 12. HEADINGS

Headings herein are for convenience of reference only and shall not be considered any interpretation of the Agreement.

Section 13. BINDING AGREEMENT

This Agreement shall be binding upon the heirs, successors, administrators, and assigns of each of the parties hereto.

Section 14. NOTICES

All notices, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the parties at the addresses of the City Mayor or County Commission, or at such other addresses as may be designated by notice given hereunder.

Section 15. ASSIGNMENT

The parties to this Agreement shall not assign this Agreement, or any part hereof, without

the prior written consent of all other parties to this Agreement. No assignment shall relieve the original parties from any liability hereunder.

Section 16. GOVERNING LAW

All questions with respect to the construction of this Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized by Resolution No. 2021 -___, authorized and passed on the _____ day of _____ 2021.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By:_____
WILLIAM C. LEE, Chairman

ATTEST: AMELIA A. POWERS
Utah County Clerk/Auditor

By:_____
Deputy

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:
DAVID O. LEAVITT, Utah County Attorney

By:_____
Deputy County Attorney

CITY

Authorized by Resolution No. _____, authorized and passed on the _____ day of _____ 2021.

_____
Mayor, CITY

ATTEST:

_____
NAME
CITY Recorder

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH
CITY Attorney

By: _____

Exhibit A
2021 Municipal Elections
Scope of Work for Election Services

Revised 09 February 2021

Services the City will provide include, but are not limited to:

- All administrative functions related to candidate filing.
- All administrative functions related to financial disclosure required by state code and/or city code.
- Publish Public Notices required by law. The City may work with the County to publish notices jointly with other jurisdictions.
- Accept responsibility to keep candidates and the public up to date and informed on all legal requirements governing candidates and campaigns.
- Thoroughly examine and proof all election programing done for the City Municipal Elections. Final approval of ballots and programming will rest with the City.
- Host on the official City web site: a link to or copy of the official reported results as hosted on the County Elections web page, the location of the county-owned ballot drop boxes, and a link to the website for citizens to opt-in to receive ballot alert texts.
- City will not change the format or otherwise alter the official reported results, only displaying them in the form and format as provided by the County.
- City will canvas the final elections results.

Annexations or other boundary changes impacting the administration of the elections need to be submitted to the County by June 1, 2021. Annexation changes submitted after June 1 will not be incorporated into this election.
The City acknowledges that this Interlocal Agreement relates to a municipal ballot and election and as required by state statute, the City Clerk/Recorder is the Election Officer.

The City will provide the County Clerk with information, decisions, and resolutions and will take appropriate actions required for the conduct of the election in a timely manner. The City agrees to consolidate all elections administration functions and decisions in the office of the County Clerk to ensure the successful conduct of multiple, simultaneous municipal elections.

In a consolidated election, decisions made by the County regarding resources, procedures and policies are based upon providing the same scope and level of service to all the participating jurisdictions and the City recognizes that such decisions, made for the benefit of the whole, may not be subject to review by the City.

Services the County will perform for the City include, but are not limited to:

- Ballot layout and design
- Ballot printing
- Ballot mailings
- Return postage
- Ballot processing
- Printing optical scan ballots
- Program and test voting equipment
- Program electronic voter register
- Poll Worker recruitment, training, and supervision
- Compensate vote center poll workers
- Delivery of supplies and equipment
- Tabulate and report election results on county website
- Provisional ballot verification
- Update voter history database
- Conduct audits (as required)
- Conduct recounts (as needed)
- Election day administrative support
- Operation of county wide vote centers.
- Provide final, canvass report of Official Election Results. The city is responsible to canvass their municipal election on the date designated by the county. Such results will constitute the final Official Results of the Election.
- Election security
- Ballot drop box services – maintain, lock and unlock boxes, and collect ballots.

The County will provide a good faith estimate for budgeting purposes. Election costs are based upon the offices scheduled for election, the number of voters, and the number of jurisdictions participating. The City will be invoiced for its share of the actual costs of the elections which will not exceed the estimated rate in Exhibit B.

In the event of a state or county special election being held in conjunction with a municipal election, the scope of services and associated costs, and the method of calculating those costs, will remain unchanged.

The City acknowledges that this Interlocal Agreement relates to a municipal ballot and election and as required by state statute, the City Clerk/Recorder is the Election Officer.

2021 Municipal Elections

Exhibit B

Active Voters for billing purposes, will be calculated 11 days before each Election Day

LEHI

Election	1/4/2021	Not to exceed $2.25 per voter per election	
Primary	37897	$	85,268.25
General	37897	$	85,268.25

Estimated Cost as of 2/22/2021	$	170,536.50

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: March 23, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-18, approving an agreement with Sarah and Layne Jensen for property acquisition for 600 East.

Suggested Action:

Attachments:

Res 2021-18.docx

Agreement-600 East Road (Jensens).docx

LEHI CITY

RESOLUTION NO. 2021-18

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH SARAH AND LAYNE JENSEN FOR PROPERTY ACQUISITION FOR 600 EAST

WHEREAS, Sarah and Layne Jensen own Parcel A in theForest Creek Plat A Subdivision located on the south side of Dry Creek and the east side of 600 East in Lehi, Utah, ("Property"),

WHEREAS, Lehi City desires to acquire the Property to construct a new road through Family Park connecting 600 East and Airport Drive on the South with 600 East on the north; and

WHEREAS, on March 23, 2021, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Agreement for Property Acquisition for 600 East; 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 for Property Acquisition for 600 East between Lehi City and Sarah and Layne Jensen 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 23rd day of March, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT
between
Lehi City (City)
and
Layne & Sarah Jensen (Jensens)

WHEREAS, Jensens own the Forest Creek Plat A Subdivision located on the south side of Dry Creek and the east side of 600 East in Lehi, Utah,

WHEREAS, Parcel A in the Forest Creek Plat A Subdivision only needs some grading and a connection to the City sewer system to be a buildable lot,

WHEREAS, City owns the property south of the Forest Creek Subdivision known as the Family Park,

WHEREAS, City needs to build a new road that starts at 600 East and Airport Drive and extends through Family Park reconnecting to 600 East adjacent to Jensens' property as shown on the attached Exhibit 1. City needs to acquire Parcel A in the Forest Creek Subdivision to build the new road with its side slopes,

WHEREAS, City owns property adjacent to 600 East south of Airport Drive on the west side of the road that would allow a one-half acre residential building lot with frontage on 600 East Street to be created as shown on Exhibit 2 (the "City Lot"),

NOW, THEREFORE, the Parties hereto agree as follows:

1. Jensens will deed Parcel A in the Forest Creek Plat A Subdivision to City for the new road described above free and clear of all liens and encumbrances.
2. In order to expedite the construction of the new road, Jensens will allow City to immediately enter the property to complete the road work.
3. City will submit and make reasonable and diligent efforts to obtain approval of all applications to the City necessary to create the City Lot, including an amendment to the City's General Plan and a Zone Change.
4. If the General Plan and Zone Change are approved:
   a. At its cost, City will complete all necessary survey/engineer work to create the City Lot per the City's Development Code.
   b. City will deed the City Lot to the Jensens free and clear of all liens and encumbrances.
   c. City will install culinary/pressure irrigation laterals to the City Lot and curb/walk/asphalt widening along the new lot frontage.
   d. At their cost, Jensens will install the main line sewer extension/sewer lateral/asphalt repair needed to serve the City Lot.
   e. Upon seeking building permit approval, Jensens, or their successor, will pay all applicable impact fees, building fees, etc. related to building on the City Lot .
5. If the General Plan and Zone Change are not approved the City and Jensens will each select an appraiser to value Parcel A in the Forest Creek Subdivision and City will pay Jensens the average cost of the two appraisals.

6. Closing shall take place at Vanguard Title within 30 days of the later of: i) the approval of the General Plan amendment and the Zone Change; or ii) the receipt of the appraisals described in Section 5 above. Closing costs shall be paid by the City.

7. No water rights or shares are included in this Agreement.

8. Time is of the essence of this Agreement.

9. The recitals and exhibits described are made a part hereof as if fully set forth herein.

Signed: Attest:

_____	_____	_____
Lehi City Mayor	Date	Lehi City Recorder
_____	_____	
Layne Jensen	Date	
_____	_____	
Sarah Jensen	Date	