Lehi City Council Meeting
Agenda
July 13, 2021

5:30 PM - **Amended** 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. Discussion of new State requirements for Accessory Dwelling Units (ADU's)

   2.2. Discussion of General Land Use Plan update

   2.3. Hutchings Museum Presentation

   2.4. Presentation of CharityVision's SightBuddies program

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Presentation of GFOA's Certificate of Achievement for Excellence in Financial Reporting.
   Announcement of Award.pdf
   Press Release.pdf

3. 20 Minute Citizen Input
   (for public comments on items not listed on the agenda. Comments limited to 3 minutes per person

with a time limit not to exceed 20 minutes for this item.)

4. Consent Agenda

4.1. Approve minutes from the June 29, 2021 City Council Meeting.

Regular Agenda

5. Consideration of Resolution #2021-42, approving the transfer of a nonexclusive franchise granted to Veracity Networks in 2017 to FirstDigital Communications.
Petitioner: FirstDigital
Res 2021-42.docx

6. Consideration of Resolution #2021-40, adopting a certified tax rate for the City of Lehi for fiscal year 2022.
Petitioner: Lehi City
Res 2021-40.docx

7. Sand Pit Well Development Project
a. Consideration of Resolution #2021-41, approving an agreement with Widdison Turbine Service for the Sand Pit Well development.
b. Approve Purchase Order

Petitioner: Lehi City
Res 2021-41.docx
Agreement-Sand Pit Well Development.docx
PO 6926.pdf

8. Consideration of Final subdivision approval for Willow Point Phase 3, a 110-unit residential development located at 2100 North 4100 West.
Petitioner: Edge Homes
CC Staff Report Willow Point Phase 3 Final Subdivision 07.13.21.docx
Willow Point Phase 3 Final Subdivision 06.30.21.docx
Willow Point Phase 3 Final Subdivsion - civil plans.pdf
Willow Point Phase 3 Final Subdivsion - irrigation.pdf
Willow Point Phase 3 Final Subdivision Map - Zoning.pdf
Willow Point Phase 3 Final Subdivision Map - General Plan.pdf
Willow Point Phase 3 Final Subdivision Map - Aerial.pdf

9. Consideration of Concept approval for the 2100 North Subdivision, a 65-lot residential development located at approximately 2100 North 2300 West. (This item was tabled at the June 29th meeting)
Petitioner: X Development
CC Staff Report X Development Concept 07.13.21.docx

X Development Concept DRC 05.26.21.docx
Lehi Zoning - PUD Narrative.pdf
2100 North Subdivision Concept.pdf
X Development aerial.pdf
X Development General Plan.pdf
X Development Zoning.pdf

10. Consideration of Resolution #2021-43, appointing a new member representative to the North Pointe Solid Waste Special Services District.
    Res 2021-43.docx

11. 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: July 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of new State requirements for Accessory Dwelling Units (ADU's)

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: July 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of General Land Use Plan update

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: July 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Hutchings Museum Presentation

Suggested Action:

Attachments:

Agenda Item No: 2.4

City Council Agenda Item Report

Meeting Date: July 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Presentation of CharityVision's SightBuddies program

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: July 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Presentation of GFOA's Certificate of Achievement for Excellence in Financial Reporting.

Suggested Action:

Attachments:

Announcement of Award.pdf

Press Release.pdf

Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 *fax:* 312.977.4806

6/18/2021

Mark Johnson
Mayor
Lehi City Corporation, Utah

Dear Mayor Johnson:

We are pleased to notify you that your comprehensive annual financial report for the fiscal year ended June 30, 2020 qualifies for GFOA's Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. This award has been sent to the submitter as designated on the application.

We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and give appropriate publicity to this notable achievement. A sample news release is included to assist with this effort.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,

Michele Mark Levine

Michele Mark Levine
Director, Technical Services

GOVERNMENT FINANCE OFFICERS ASSOCIATION

NEWS RELEASE

FOR IMMEDIATE RELEASE

6/18/2021

For more information contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
Email: mlevine@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to **Lehi City Corporation** for its comprehensive annual financial report for the fiscal year ended June 30, 2020. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 21,000 members and the communities they serve.

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: July 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve minutes from the June 29, 2021 City Council Meeting.

Suggested Action:

Attachments:

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: July 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-42, approving the transfer of a nonexclusive franchise granted to Veracity Networks in 2017 to FirstDigital Communications.

Suggested Action:

Attachments:

Res 2021-42.docx

LEHI CITY

RESOLUTION 2021-42

A RESOLUTION APPROVING THE TRANSFER OF A NONEXCLUSIVE FRANCHISE GRANTED TO VERACITY NETWORKS LLC IN 2017 TO FIRSTDIGITAL COMMUNICATIONS LLC

WHEREAS, federal and state law, and Chapter 5.64 of the Lehi City Code, provide for the operation of a telecommunications network in the City of Lehi, Utah by franchise agreement; and,

WHEREAS, Veracity Networks LLC ("Veracity") was granted a nonexclusive franchise in 2017 to operate a telecommunications network in Lehi City; and,

WHEREAS, Veracity's equity holders have entered into an agreement to sell all of the equity interests in Veracity to FirstDigital Communications LLC ("FirstDigital"); and

WHEREAS, article 11.2 of Veracity's franchise agreement provides for the transfer of the franchise upon the written consent of the City Council; and

WHEREAS, article 11.2 provides for the City Council to consider the experience of FirstDigital including its: i) qualifications; ii) legal integrity, iii) financial ability and stability, and iv) any corporation connection between Veracity and FirstDigital; and

WHEREAS, on the 13th day of July, 2021, the Municipal Council held a duly-noticed public meeting to receive public comment and 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 Municipal Council, the Council finds: (i) that it should approve the transfer of Veracity's franchise to operate a telecommunications network in Lehi, Utah to FirstDigital based on the experience of FirstDigital; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The transfer of Veracity's franchise to operate a telecommunications network in Lehi, Utah to FirstDigital is hereby approved and the mayor is authorized to take all other such action as is necessary to make it effective.

PART II:

This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City this 13th day of July, 2021.

ATTEST:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

LEHI CITY AND MCIMETRO TRANSMISSION SERVICES CORP.
D/B/A VERIZON ACCESS TRANSMISSION SERVICES,
TELECOMMUNICATIONS FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT (hereinafter "Agreement") is entered into as of the _____ day of _____, 2018, by and between the City of Lehi, Utah (hereinafter "City"), a municipal corporation and political subdivision of the State of Utah, with principal offices at 153 North 100 East, Lehi, Utah, and MCImetro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services , a Delaware Corporation, (hereinafter "Company"), with its principal offices at: 600 Hidden Ridge, Irving, TX 75038.

WITNESSETH:

WHEREAS, the Company desires to provide telecommunications services within the City and in connection therewith to establish a telecommunications network in, under, along, over and across present and future rights-of-way of the City, consisting of telecommunication lines, cables, and all necessary appurtenances ("System"); and

WHEREAS, Lehi City Code Title 8 Chapter 1, "Telecommunications Use of Rights-of-Way" ("Telecommunications Rights-of-Way Ordinance") provides for the use of the City's rights of way for the installation, construction, and maintenance of systems in the City's rights-of-way; and

WHEREAS, the City, in exercise of its management of public Rights-of-Way, believes that it is in the best interest of the public to provide the Company a nonexclusive franchise to operate a telecommunications network in the City.

WHEREAS, the City and Company have negotiated an arrangement whereby the Company may provide its services within the City pursuant to the terms and conditions outlined in this Agreement and in Telecommunications Rights-of-Way Ordinance , and subject to the further reasonable regulation under its police and other regulatory power;

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties contained herein, and for other good and valuable consideration, the City and the Company agree as follows:

ARTICLE 1
FRANCHISE AGREEMENT AND ORDINANCE

1.1 Agreement. Upon approval by the City Council and execution by the parties, this Franchise Agreement shall be deemed to constitute a contract by and between the City and Company.

1.2 Ordinance. The City has adopted the Telecommunications Rights-of-Way Ordinance which is and incorporated herein by reference. The Company acknowledges that it has had an opportunity to read and become familiar with the Telecommunications Rights-of-Way Ordinance. The parties agree that the provisions and requirements of the Telecommunications Rights-of-Way Ordinance are material terms of this Agreement, and that each party hereby agrees to be contractually bound to comply with the terms of the Telecommunications Rights-of-Way Ordinance. The definitions in the Telecommunications Rights-of-Way Ordinance shall apply herein unless a different meaning is indicated. Nothing in this Section shall be deemed to require the Company to comply with any provision of the Telecommunications Rights-of-Way Ordinance which is determined to be unlawful or beyond the scope of the City's authority.

1.3 Ordinance Amendments. The City reserves the right to amend the Telecommunications Rights-of-Way Ordinance at any time. The City shall give Company notice and an opportunity to be heard concerning any proposed amendments. If there is any inconsistency between Company's rights and obligations under the Telecommunications Rights-of-Way Ordinance as amended and this Agreement, the provisions of this Agreement shall govern during its term. Otherwise, the Company agrees to comply with any such amendments.

1.4 Grant of Franchise. The Telecommunications Franchise (“Franchise”) provided hereby shall confer upon the Company the nonexclusive right, privilege, and franchise to install, repair, maintain, remove and replace its telecommunications system on, over and under the present and future public rights of way in the city in order to provide services. The franchise does not grant to the Company the right, privilege or authority to engage in community antenna (or cable) television business; although, nothing contained herein shall preclude the Company from (i) permitting those with a cable franchise who are lawfully engaged in such business to utilize the Company's System within the City for such purposes, or (ii) from providing such service in the future if an appropriate franchise is obtained and all other legal requirements have been satisfied.

1.5 Licenses. The Company acknowledges that it has obtained the necessary approvals, licenses or permits required by federal and state law to provide telecommunication services consistent with the provisions of this Agreement and with the Telecommunications Rights-of-Way Ordinance.

1.6 Financial Capability. Company warrants that it has the financial capability to construct, maintain, and operate a telecommunications network and to otherwise comply with the provisions of this Agreement.

1.7 Relationship. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties, and neither party is authorized to, nor shall either party act toward third persons or the public in a manner that would indicate any such relationship.

1.8 Pole Attachments. The Franchise does not grant Company the right to use City poles, conduit, or other facilities. The use of such facilities shall be governed by separate agreement.

ARTICLE 2
FRANCHISE FEE

2.1 Franchise Fee. (a) For and in consideration of the Franchise, and as fair and reasonable compensation to the City for the use by the Company of the City's Right-of-Way, the Company agrees to pay to the City an annual franchise fee of 3.5% of gross receipts (the "Franchise Fee"), an amount equal to the municipal telecommunications license tax (the "Municipal Telecommunications Tax") authorized pursuant to the Utah Municipal Telecommunications License Tax Act, Title 10, Chapter 1, Part 4, Utah Code Annotated 1953, as amended (the "Municipal Telecommunications Tax Act"), and imposed and levied pursuant to Utah State Code, Title 3, Chapter 10. Such Franchise Fee shall be calculated in the manner provided in the Municipal Telecommunications Tax Act, and shall be paid by the Company to the Utah State Tax Commission, as agent for the City under an Interlocal Cooperation Agreement by and among the City, the Utah State Tax Commission, and others, at the times and in the manner prescribed in the Municipal Telecommunications Tax Act, and any rules and regulations promulgated thereunder. All payments shall be made to the Utah State Tax Commission, whose current address is as follows:

Utah State Tax Commission
210 North 1950 West
Salt Lake City, Utah 84134

Payments are due to the Utah State Tax Commission within forty-five (45) days after receipt by Company. Interest will accrue on late payments at the rate of one and one-half (1 ½) percent per month until paid. Compliance by the Company with the terms and provisions of the Municipal Telecommunications Tax Act, and any rules and regulations promulgated thereunder, shall satisfy all requirements of this Agreement with respect to the calculation and payment of the Franchise Fee.

(b) The City and the Company agree to negotiate in good faith any amendments to this Agreement as shall be necessary to accommodate the change in the Franchise Fee, including payment provisions; provided such new or changed provisions shall conform substantially with the provisions contained in any permits held by other similarly situated companies.

(c) The Company represents to the City that one of the purposes for entering into this Agreement is to obtain authority to build a System within the City to provide telecommunication services to customers within the City.

2.2 Equal Treatment. City agrees that if any service forming part of the base for calculating the franchise fee under this Agreement is, or becomes, subject to competition from a third party, the City will either impose and collect from such third party a fee or tax on Gross Revenues from such competing service in the same percentage specified herein, plus the percentage specified as a utility revenue tax or license fee in the then current ordinances of the City, or waive collection of the fee provided for herein that are subject to such competition.

ARTICLE 3
TERM AND RENEWAL

3.1 Term and Renewal. The franchise granted to Company shall be for a period of ten (10) years commencing on the date first set forth above in this Agreement, unless this Franchise be sooner terminated as herein provided. At the end of the initial ten (10) year term of this Agreement, the franchise granted herein may be renewed by the Company upon the same terms and conditions as contained in this Agreement for an additional five (5) year term, by providing to the City's representative designated herein written notice of the Company's intent to renew not less than ninety (90) calendar days before the expiration of the initial franchise term.

3.2 Rights of Company Upon Expiration or Revocation. Upon expiration of the franchise granted herein, whether by lapse of time, by agreement between the Company and the City, or by revocation or forfeiture, the Company shall have the right to remove from the Rights-of-Way any and all of its System, but in such event, it shall be the duty of the Company,

immediately upon such removal, to restore the Rights-of Way from which such System is removed to as good condition as the same was before the removal was effected.

3.3 Rights of City Upon Expiration or Revocation. Upon expiration of the term of this Franchise, forfeiture, or lawful revocation of this Franchise, and if no renewal or extension thereof is agreed upon, Company may, at the discretion of the City Council, be required, in part or entirely, to remove all its wires, poles, fixtures, and other facilities or equipment installed or used in the enjoyment of the Franchise. The City may continue to invoke any or all provisions of this Franchise against Company or any successor entity enjoying de facto franchise privileges after expiration or revocation. The City and the Company will work together to take all other actions deemed necessary and proper by the City to accommodate the transition to any successor as may be in the best interest of the City or its inhabitants and the Company. Notwithstanding any other term or condition of this Agreement, upon expiration of the term of this Franchise, forfeiture or lawful revocation of this Franchise, and if no renewal or extension thereof is agreed upon, Company may, regarding any underground System in place, abandon the same in place so long as it does not materially interfere with the use of the rights of way or with the sue thereof by any public utility, cable operator or other person. In such an event, the abandoned system shall become the property of the City, and the Company shall have no further responsibilities or obligations concerning such System.

ARTICLE 4
USE AND RELOCATION OF FACILITIES IN THE PUBLIC RIGHT-OF-WAY.

4.1 Franchise Rights to Use the Public Right-of-Way. The Company shall have the right to use the public right-of-way within the City to construct and maintain its System subject to the conditions set forth in this Agreement, including the provisions of Title 8, Chapter 1; provided, however, that the Company shall not, pursuant to this Agreement, place any new poles, mains, cables, structures, pipes, conduits, or wires on, over, under, within any right-of-way, City park, pleasure ground, or other recreational area currently existing or developed in the future without a permit from the City Representative. Nothing contained herein shall preclude the City from granting a revocable permit for such purpose. In addition, Company shall have the right to utilize any easements across private property granted to the City for utility purposes, provided the City's written permission is obtained in each case and the documents granting such easements to the City authorize such use. Company specifically understands and acknowledges that certain City easements and rights-of-way may be prescriptive in nature, and that nothing in this Franchise extends permission to use the easement or right-of-way beyond the extent that the City may have acquired, and such easements and rights-of-way may be subject to third party prior or after-acquired interests.

Company is cautioned to examine each individual easement and right-of-way and the legal arrangement between the City and adjacent property owners. The City assumes no duty or obligation to defend any interest in any easement or right-of-way and Company remains solely responsible to make any arrangements required as a result of other persons claiming an interest in the City easement or right-of-way.

4.2 Company Duty to Relocate; Subordination to City Use. Whenever the City, for any lawful public purpose, shall require the relocation or reinstallation of any property of the Company or its successors in any of the streets, alleys, rights-of-way, or public property of the City, it shall be the obligation of the Company, upon notice of such requirement and written demand made of the Company, and within a reasonable time thereof, but not less than thirty (30) calendar days, to remove and relocate or reinstall such facilities as may be reasonably necessary to meet the requirements of the City. Such relocation, removal, or reinstallation by the Company shall be at no cost to the City; provided, however, that the Company and its successors and assigns may maintain and operate such facilities, with the necessary appurtenances, in the new location or locations without additional payment, if the new location is a public place. Notwithstanding the foregoing, the duty of the Company to install or relocate its lines underground shall be subject to the provisions of paragraph 4.4 below. Any money and all rights to reimbursement from the State of Utah or the federal government to which the Company may be entitled for work done by Company pursuant to this paragraph shall be the property of the Company. The City shall assign or otherwise transfer to the Company all rights the City may have to recover costs for such work performed by the Company and shall reasonably cooperate with the Company's efforts to obtain reimbursement. In the event the City has required the Company to relocate its facilities to accommodate a private third party, the City shall use good faith to require such third party to pay the costs of relocation. Notwithstanding anything to the contrary herein, the Company's use of the right-of-way shall in all matters be subordinate to the City's use of the right-of-way for any public purpose. The City and Company shall coordinate the placement of their respective facilities and improvements in a manner which minimizes adverse impact on each other. Where placement is not otherwise regulated, the facilities shall be placed with adequate clearance from such public improvements so as not to impact or be impacted by such public improvements.

4.3 Duty to Obtain Approval to Move Company Property; Emergency. Except as otherwise provided herein, the City, without the prior written approval of the Company, shall not intentionally alter, remove, relocate, or otherwise interfere with any Company facilities. However, if it becomes necessary (in the judgment of the Mayor, City Council, City Engineer, Fire Chief, or Police Chief, Energy Director, or their designees) to cut, move, remove, or

damage any of the cables, appliances, or other fixtures of the Company because of a fire, emergency, disaster, or imminent threat thereof, these acts may be done without prior written approval of the Company, and the repairs thereby rendered necessary shall be made by the Company, without charge to the City. Should the City take actions pursuant to this section, the Company shall indemnify, defend, and hold the City harmless from and against any and all claims, demands, liens, or liability for (a) loss or damage to the Company's property and/or (b) interruptions of telecommunications services provided by the use of or through the Company's property (including telecommunications services provided by the Company to the Company's customers), whether such claims, demands, liens, or liability arise from or are brought by the Company, its insurers, the Company's customers, or third parties. If, however, the City requests emergency funding reimbursement from federal, state or other governmental sources, the City shall include in its request the costs incurred by the Company to repair facilities damaged by the City in responding to the emergency. Any funds received by the City on behalf of Company shall be paid to the Company within thirty (30) business days.

4.4 Location to Minimize Interference. All lines, poles, towers, pipes, conduits, equipment, property, structures, and assets of the Company shall be located so as to minimize interference with the use of streets, alleys, rights-of-way, and public property by others and shall reasonably avoid interference with the rights of owners of property that abuts any of said streets, alleys, rights-of-way, or public property.

4.5 Repair of Damage. If during the course of work on its facilities, the Company causes damage to or alters any street, alley, right-of-way, sidewalk, utility, public improvement, or other public property, the Company (at its own cost and expense and in a manner approved by the City) shall promptly and completely restore such street, alley, right-of-way, sidewalk, utility, public improvement or other public property to its previous condition, in accordance with applicable City ordinances, policies, and regulations relating to repair work of similar character to the reasonable satisfaction of the City. Except in case of emergency, the Company, prior to commencing work in the public way, street, or public property, shall make application for a permit to perform such work from the City Engineer or other department or division designated by the City. Such permit shall not be unreasonably withheld. The Company shall abide by all reasonable regulations and requirements of the City for such work not otherwise in material conflict with the rights and obligations of this Agreement.

4.6 Guarantee of Repairs. For a period of one year following the completion of the repair work performed pursuant to this Section 4.6 the Company shall maintain, repair, and keep in good condition those portions of said streets, alleys, rights-of-way, or public property restored, repaired, or replaced to the satisfaction of the City.

4.7 Safety Standards. The Company's work, while in progress, shall be properly protected at all times with suitable barricades, flags, lights, flares, or other devices as are reasonably required by applicable safety regulations, or standards imposed by law including, but not limited to signing in conformance with the Federal and State of Utah manuals on Uniform Traffic Control Devices.

4.8 Supervision by the City.

a. The Company shall construct, operate, and maintain the System within the City in strict compliance with all laws, ordinances, rules, and regulations of the City and any other agency having jurisdiction over the operations of the Company.

b. The Company's System and all parts thereof within the City shall be subject to the right of periodic inspection by the City; provided that such inspection shall be conducted at reasonable times and upon reasonable notice to the Company.

4.9 Company's Duty to Remove Its System.

a. Unless the Company elects to abandon the System in accordance with Sections 3.3 or 11.6 herein the Company shall promptly remove, at its own cost and expense, from any public property within the City, all or any part of the System when one or more of the following conditions occur:

(1) The Company ceases to operate the System for a continuous period of twelve months, and does not respond to written notice from the City within thirty (30) days after receiving such notice following any such cessation, except when the cessation of service is a direct result of a natural or man-made disaster;

(2) The Company fails to construct said System as herein provided and does not respond to written notice from the City within thirty (30) days after receiving such notice following any such failure.

(3) The Franchise is terminated or revoked pursuant to notice as provided herein.

(4) The Franchise expires pursuant to this Agreement.

b. The removal of any or all of the System by the Company that requires trenching or other opening of the City's streets shall be done only after the Company obtains prior written notice and approval from the City.

c. The Company shall receive notice, in writing from the City, setting forth one or more of the occurrences specified in Subsection 4.9 (a) above and shall have ninety (90) calendar days from the date upon which said notice is received to remove or abandon such System. .

4.10 Notice of Closure of Streets. Except in cases of emergency, the Company shall notify the City not less than three (3) working days in advance of any construction, reconstruction, repair, or relocation of facilities which would require any street closure which reduces traffic flow to less than two lanes of moving traffic. Except in the event of an emergency, as reasonably determined by the Company, no such closure shall take place without prior authorization from the City. In addition, all work performed in the traveled way or which in any way impacts vehicular or pedestrian traffic shall be properly signed, barricaded, and otherwise protected as required by Section 4.7, above.

4.11 Agreement to Abide Construction and Technical Requirements. In addition to the provisions of this Article 4, Company expressly agrees to comply with all other provisions of the Telecommunications Rights-of-Way Ordinance governing the construction and technical requirements of the System.

ARTICLE 5
POLICE POWERS

5. Police Powers. The City expressly reserves, and the Company expressly recognizes, the City's right and duty to adopt, from time to time, in addition to provisions herein contained, such ordinances and rules and regulations as the City may deem necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties.

ARTICLE 6
SEVERABILITY

6. Severability. If any section, sentence, paragraph, term or provision of this Agreement or the Telecommunications Rights-of-Way Ordinance is for any reason determined to be or rendered illegal, invalid or superseded by other lawful authority, including any state or federal, legislative, regulatory or administrative authority having jurisdiction thereof, or is determined to be unconstitutional, illegal or invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision, all of which shall remain in full force and effect for the term of this Agreement or any renewal or renewals thereof. Provided that if the invalidated portion is considered a material consideration for entering into this Agreement, the parties will negotiate, in good faith, an amendment to this Agreement. As used herein, "material consideration" for the City is its ability to collect the Franchise Fee during the term of this Agreement and its ability to manage the Rights-of-Way in a manner similar to that provided in this Agreement, the Telecommunications Rights-of-Way Ordinance, and the City's excavation ordinance. For the Company, "material consideration" is its ability to use the Rights-of-Way for telecommunication purposes in a manner similar to that provided in this Agreement, the Telecommunications Rights-of-Way Ordinance, and the City's excavation ordinance.

ARTICLE 7
EARLY TERMINATION, REVOCATION OF FRANCHISE AND OTHER REMEDIES

7.1 Grounds for Termination. The City may terminate or revoke this Agreement and all rights and privileges herein provided for any of the following reasons:

(a) The Company fails to make timely payments of the Franchise Fee as required under Article 2 of this Agreement and does not correct such failure within thirty (30) calendar days after written notice by the City of such failure;

(b) The Company, by act or omission, materially violates a material duty herein set forth in any particular within the Company's control, and with respect to which redress is not otherwise herein provided. In such event, the City, acting by or through its City Council, may determine, after hearing, that such failure is of a material nature, and thereupon, after written notice giving the Company notice of such determination, the Company, within sixty (60) calendar days of such notice, shall commence efforts to remedy the conditions identified in the notice and shall have ninety (90) calendar days from the date it receives notice to remedy the conditions. After the expiration of such 90-day period and failure to correct such conditions, the

City may declare the franchise forfeited and this Agreement terminated, and thereupon, the Company shall have no further rights or authority hereunder; provided, however, that any such declaration of forfeiture and termination shall be subject to judicial review as provided by law, and provided further, that in the event such failure is of such nature that it cannot be reasonably corrected within the 90-day time period provided above, the City shall provide additional time for the reasonable correction of such alleged failure if the reason for the noncompliance was not the intentional or negligent act or omission of the Company; if Company is currently serving as Lehi City's incumbent local exchange carrier, Company will be allowed to continue operation while the issue is being negotiated in good faith; or

(c) The Company becomes insolvent, unable or unwilling to pay its debts; is adjudged bankrupt; or all or part of its facilities should be sold under an instrument to secure a debt and is not redeemed by the Company within sixty (60) days.

(d) In furtherance of the Company policy or through acts or omissions done within the scope and course of employment, a director or officer of the Company knowingly engages in conduct or makes a material misrepresentation with or to the City that is fraudulent or in violation of a felony criminal statute of the State of Utah.

7.2 Reserved Rights. Nothing contained herein shall be deemed to preclude the Company from pursuing any legal or equitable rights or remedies it may have to challenge the action of the City.

7.3 Remedies at Law. In the event the Company or the City fails to fulfill any of its respective obligations under this Agreement, the City or the Company, whichever the case may be, shall have a breach of contract claim and remedy against the other, in addition to any other remedy provided herein or by law; provided, however, that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement.

7.4 Third Party Beneficiaries. The benefits and protection provided by this Agreement shall inure solely to the benefit of the City and the Company. This Agreement shall not be deemed to create any right in any person who is not a party and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third party (other than the permitted successors and assigns of a party hereto).

ARTICLE 8
NOTICES

8.1 City Designee and Address. The Mayor or his/her designee(s) shall serve as the City's representative regarding administration of this Agreement. Unless otherwise specified herein or in the Telecommunications Rights-of-Way Ordinance, all notices from the Company to the City pursuant to or concerning this Agreement, shall be delivered to the City's representative at 153 North 100 East, Lehi, Utah 84043, or such other officer and address as the City may designate by written notice to the Company.

8.2 Company Designee and Address. Unless otherwise specified herein or in the Telecommunications Rights-of-Way Ordinance, all notices from the City to the Company pursuant to or concerning this Agreement, shall be delivered to (a) Verizon Access Transmission Services , Attention: Franchise Manager, 600 Hidden Ridge, Mailcode: HQE02102, Irving, TX 75038 with a copy to (except for invoices): Verizon Business Services, Inc., 1320 N. Courthouse Rd., Suite 900, Arlington, VA 22201, Attn: General Counsel, Network & Technology, and such other offices as the Company may designate by written notice to the City.

8.3 Failure of Designee. The failure or omission of the City's or Company's representative to act shall not constitute any waiver or estoppel by the City or Company.

ARTICLE 9
INSURANCE AND INDEMNIFICATION

9.1 No Liability. Except as otherwise specifically provided herein, the City shall in no way be liable or responsible for any loss or damage to property, including financial or other business loss (whether direct, indirect, or consequential), or any injury to or death of any person that may occur in the construction, operation, or maintenance by the Company of its lines and appurtenances hereunder, except to the extent of the City’s negligence or willful misconduct. Notwithstanding any other provision of this Agreement, in no event shall either party be liable for any consequential, special, incidental, punitive, indirect or similar damages.

9.2 Company Indemnification of City. The Company shall indemnify, and at the City's option defend, and hold the City, its officers, agents and employees thereof, harmless from and against any and all claims, suits, actions, liability and judgments for damages or otherwise harmless from and against claims, demands, liens, and all liability or damage of whatsoever kind on account of or arising from the exercise by the Company of the related

rights, or from the operations of the Company within the City, and shall pay the costs of defense plus reasonable attorneys' fees. Said indemnification shall include, but not be limited to, the Company's negligent acts or omissions pursuant to its use of the rights and privileges of this Agreement, including construction, operation, and maintenance of telecommunications lines and appurtenances, whether or not any such use, act, or omission complained of is authorized, allowed, or prohibited by this Agreement.

9.3 Notice of Indemnification. The Company shall give prompt written notice to the Company of any claim, demand, or lien that may result in a lawsuit against the City. The City shall (a) give prompt written notice to the Company of any claim, demand, or lien with respect to which the City seeks indemnification hereunder; and (b) unless, in the City's judgment, a conflict of interest may exist between the City and the Company with respect to such claim, demand, or lien, permit the Company to assume the defense of such claim, demand, or lien with counsel satisfactory to the City. If such defense is not assumed by the Company, the Company shall not be subject to any liability for any settlement made without its consent. Notwithstanding any provision hereof to the contrary, the Company shall not be obligated to indemnify, defend, or hold the City harmless to the extent any claim, demand, or lien arises out of or in connection with a breach by the City of any obligation under this Agreement or any negligent or otherwise tortious act or failure to act of the City or any of its officers or employees or agents.

9.4 Insurance. Company shall file a certificate of insurance with the City Risk Manager, and at all times thereafter maintain in full force and effect at its sole expense, an acceptable policy or policies which have one (1) of the three highest or best ratings from the Alfred M. Best Company of liability insurance, including comprehensive general liability insurance. The policy or policies shall name as additional insured the Company, and in their capacity as such, their officers, agents and employees. Policies of insurance shall be in the minimum single limit amount of two million dollars ($3,000,000) per occurrence. The insurer or insurers shall be authorized to write the required insurance in the State of Utah. The policy or policies of insurance shall be maintained by the Company in full force and effect during the entire term of the Franchise. Upon receipt of notice from its insurer(s),Company shall provide City with thirty (30) calendar days advance written notice of cancellation or non-renewal mailed to the City, and that such notice shall be transmitted postage prepaid mail or reputable overnight courier.

9.5 City's Right to Intervene. In any suit in which the City is named as a party and seeks indemnification from the Company, and in which the City in its own reasonable discretion believes that a conflict of interest with Company exists, the City shall have the right to provide its own defense in connection with the same. In such event, in addition to being

reimbursed for any such judgment that may be rendered against the City which is subject to indemnification hereunder, together with all court costs incurred therein, the Company shall reimburse the City for all reasonable attorney's fees, including those employed by the City in such case or cases, as well as all reasonable expenses incurred by the City by reason of undertaking the defense of such suit or suits, whether such suit or suits are successfully defended, settled, compromised, or fully adjudicated against the City.

9.6 No Creation of a Private Cause of Action. The provisions set forth herein are not intended to create liability for the benefit of third parties but is solely for the benefit of the Company and the City.

ARTICLE 10
REMEDIES

10.1 Duty to Perform. The Company and the City agree to take all reasonable and necessary actions to assure that the terms of this Agreement are performed.

10.2 Remedies at Law. In the event the Company or the City fail to fulfill any of their respective obligations under this Agreement the City or the Company, whichever the case may be, shall have a breach of contract claim and remedy against the other in addition to any other remedy provided by law, provided that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement.

10.3 Third Party Beneficiaries. The benefits and protection provided by this Agreement shall inure solely to the benefit of the City and the Company. This Agreement shall not be deemed to create any right in any person who is not a party and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third party (other than the permitted successors and assigns of a party hereto).

10.4 Force Majeure. The Company shall not be held in default or noncompliance with the provisions of the Franchise, nor suffer any enforcement or penalty relating thereto, where such noncompliance or alleged defaults are caused by strikes, acts of God, power outages, or other events reasonably beyond its ability to control, but the Company shall not be relieved of any of its obligations to comply promptly with any provision of this Franchise contract by reason of any failure of the City to enforce prompt compliance. Nothing herein shall be construed as to imply that City waives any right, payment, or performance based on future legislation where said legislation impairs this contract in violation of the United States or Utah Constitutions.

ARTICLE 11
TRANSFER OF FRANCHISE

11.1 Written Approval Required. The Company shall not transfer or assign the Franchise or any rights under this Agreement to another entity, unless the City shall first give its approval in writing, which approval shall not be unreasonably withheld or delayed; provided however, that the Company may fully assign the Franchise to its corporate parent, a corporate affiliate or a subsidiary, and also that inclusion of the Franchise as property subject to the liens of the Company's mortgages or other security interests shall not constitute a transfer or assignment. Any attempted assignment or transfer without such prior written consent shall constitute a default of the Franchise. In the event of such a default, City shall proceed according to the procedure set forth in this ordinance, and any applicable state or federal law. Notwithstanding the foregoing, Licensee may provide capacity across Licensee's communication facilities to affiliates or a third party without the consent and/or notification required in this Section 11.1 so long as Licensee retains ownership of such communications facilities. The foregoing does not preclude such affiliate or third party from the requirement of obtaining a franchise from the City if required by applicable law.

11.2 Procedure for Obtaining Approval for Transfer. At least ninety (90) calendar days before a proposed assignment or transfer of Company's franchise is scheduled to become effective, Company shall petition in writing for the City Council's written consent for such a proposed assignment or transfer. The City will not unreasonably withhold its consent to such an assignment or transfer. However, in making such a determination, the City Council may consider the following:

(a) experience of proposed assignee or transferee (including conducting an investigation of proposed assignee or transferee's service record in other communities);

(1) qualifications of proposed assignee or transferee;
(2) legal integrity of proposed assignee or transferee;
(3) financial ability and stability of the proposed assignee or transferee;
(4) the corporate connection, if any, between the Company, and proposed assignee or transferee;
(5) any other aspect of the proposed assignee's or transferee's background which could affect the health, safety, and welfare of the citizenry of the City as it relates to the operation of telecommunications network.

11.3 Certification of Assignee. Before an assignment or transfer is approved by the City Council, the proposed assignee or transferee shall execute an affidavit, acknowledging that it has read, understood, and intends to abide by the applicable Franchise agreement and Franchise Ordinance.

11.4 Effect of Approval. In the event of any approved assignment or transfer, the assignee or transferee shall assume all obligations and liabilities of Company, except an assignment or transfer shall not relieve the Company of its liabilities under the Franchise agreement until the assignment actually takes place, or unless specifically relieved by federal, or state law, or unless specifically relieved by the City Council at the time an assignment or transfer is approved.

11.5 Transfer Upon Revocation by City. Company and City agree that in the case of a lawful revocation of the Franchise, at Company's request, which shall be made in its sole discretion, Company shall be given a reasonable opportunity to effectuate a transfer of its System to a qualified third party. City further agrees that during such a period of time, it shall authorize the Company to operate pursuant to the terms of its prior Franchise; however, in no event shall such authorization exceed a period greater than six (6) months from the effective date of such revocation. If at the end of that time, Company is unsuccessful in procuring a qualified transferee or assignee of its System which is reasonably acceptable to the City, Company and City may avail themselves of any rights they may have pursuant to federal or state law; it being further agreed that Company's continued operation of its System during the six (6) month period shall not be deemed to be a waiver, nor an extinguishment, of any rights of either the City or the Company. Notwithstanding anything to the contrary set forth herein, neither City nor Company shall be required to violate federal or state law.

11.6 Abandonment of Facilities by Company. The Company, with the consent of the City, may abandon any underground facilities in place, subject to the requirements of the City. In such an event, the abandoned System shall become the property of the City, and the Company shall have no further responsibilities or obligations concerning those facilities.

ARTICLE 12
ACCEPTANCE BY THE COMPANY OF FRANCHISE

12.1 Company Duty to Approve Franchise Agreement. If the Company has not duly executed this Agreement prior to the City Council's adoption of the corresponding Ordinance, within sixty (60) calendar days after the effective date of the City Council's adoption of the Ordinance, the Company shall execute this Agreement and file an unqualified acceptance of the Ordinance in writing with the City Recorder of the City in a form approved by the City

Attorney; otherwise, this Agreement and any ordinance adopted relating thereto and all rights granted hereunder shall be null and void.

ARTICLE 13
GENERAL PROVISIONS

13.1 Binding Agreement. The parties represent that (a) when executed by their respective parties, this Agreement shall constitute legal and binding obligations of the parties; and (b) that each party has complied with all relevant statutes, ordinances, resolutions, by-laws and other legal requirements applicable to their operation in entering into this Agreement.

13.2 Governing Law. This Agreement shall be interpreted pursuant to Utah law.

13.3 Time of Essence. Time shall be of the essence of this Agreement.

13.4 Interpretation of Agreement. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include any other and all genders. The paragraphs and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

13.5 No Presumption. All parties have participated in preparing this Agreement. Therefore, the parties stipulate that any court interpreting or construing the Agreement shall not apply the rule of construction that the Agreement should be more strictly construed against the drafting party.

13.6 Entire Agreement and Amendments. This Agreement and all attachments hereto constitute and represent the entire agreement and understanding between the parties hereto and replaces any previous agreement, understanding or negotiation between the parties with respect to the subject matter hereof, and may be modified or amended, supplemented, or changed only by the written agreement of the parties, including the formal approval of the City Council. No oral modifications or amendments shall be effective.

13.7 Binding Agreement. This Agreement shall be binding upon the heirs, successors, administrators and assigns of each of the parties.

LEHI CITY CORPORATION:

Date:_____ _____
Mark Johnson, Mayor

ATTEST:

Date:_____ _____
Marilyn Banasky, City Recorder

COMPANY

Date: _____ By: _____

Officer, Title

ACKNOWLEDGMENT

STATE OF TEXAS }
} ss
COUNTY OF DALLAS }

Before me, _____, on this day personally appeared _____ _____, known to me to be the person whose name is subscribed to the foregoing instrument and known to me to be a _____ of MCImetro Access Transmission Services Corp. a Delaware Corporation, and acknowledged to me that he executed the said instrument for the purposes and consideration therein expressed, on behalf of said Corporation.

Given under my hand and seal of office this _____ day of _____, 2018.

Notary Public: _____

Printed Name: _____

My Commission Expires:

[S E A L]

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: July 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-40, adopting a certified tax rate for the City of Lehi for fiscal year 2022.

Suggested Action:

Attachments:

Res 2021-40.docx

LEHI CITY

RESOLUTION NO. 2021-40

A RESOLUTION ADOPTING A CERTIFIED TAX RATE FOR THE CITY OF LEHI FOR FISCAL YEAR 2022 (JULY 1, 2021 – JUNE 30, 2022).

WHEREAS, the City of Lehi has previously adopted a budget for Fiscal Year 2022; and

WHEREAS, at the time said budget was adopted, a public hearing was scheduled and notice thereof published prior to the time of said hearing 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. Certified Tax Rate. A certified tax rate of .001429 is hereby adopted for the City of Lehi for Fiscal Year 2022 (July 1, 2021 – June 30, 2022)

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

Approved and Adopted by the City Council of Lehi City this 13th day of July, 2021.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: July 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Sand Pit Well Development Project
a. Consideration of Resolution #2021-41, approving an agreement with Widdison Turbine Service for the Sand Pit Well development.
b. Approve Purchase Order

Suggested Action:

Attachments:

Res 2021-41.docx

Agreement-Sand Pit Well Development.docx

PO 6926.pdf

LEHI CITY

RESOLUTION NO. 2021-41

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH WIDDISON TURBINE SERVICE LLC FOR SAND PIT WELL DEVELOPMENT

WHEREAS, Lehi City ("City") desires to contract for well development services for the Sand Pit Well;

WHEREAS, the City issued RFP No. 2021-09 to invite qualified firms and companies to bid on the proposed work; and

WHEREAS, based on Widdison's RFP submittal, the City selected and now desires to contract with Widdison to perform the work as specified in the RFP; and

WHEREAS, on July 13th, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Agreement with Widdison Turbine Service LLC; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Agreement between Lehi City and Widdison Turbine Service LLC attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 13th day of July, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT FOR SAND PIT WELL DEVELOPMENT

THIS AGREEMENT FOR SAND PIT WELL DEVELOPMENT ("Agreement") is made and entered into and effective as of the date the last party signs below ("Effective Date") by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and Widdison Turbine Service, LLC, LLC, 12645 S. Minuteman Dr. Bldg B, Draper, Utah 84020 ("Contractor").

WHEREAS, City desires to contract for well development services for the Sand Pit Well as described in the City's RFP No. 2021-09 and bidding documents (the "Work"); and

WHEREAS, Contractor submitted a proposal which City determined to be the lowest responsive and most responsible proposal and the City desires to contract with Contractor to perform the Work;

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

1. Scope of Service. City hereby hires Contractor and Contractor agrees to be bound to the City to perform the Work as described in RFP No. 2021-09 (including all addendums) attached hereto as Exhibit A, the bidding documents attached hereto as Exhibit B, and Contractor's Proposal attached hereto as Exhibit C, all of which are referred to as the "Contract Documents" and by this reference are incorporated herein and made a part hereof.

2. Term. This Work shall commence immediately upon the Effective Date. The Work shall be completed no later than 150 days from the Effective Date.

3. Payment. City shall pay Contractor a total of Two Hundred Fifteen Thousand Nine Hundred Dollars ($215,900) ("Payment"), which price shall not be exceeded without prior written approval as described in this Agreement.

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.

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

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

   6.3 Any 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.

   6.4 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

Payment.

7. Taxes.

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

8. Indemnification and Insurance.

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

8.2 Contractor, at its own expense, shall provide 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.

8.3 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 $5,000,000 umbrella liability.

8.4 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.

8.5 Before commencing the Work, and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect.

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

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.

[signature page follows]

Dated the _____ day of _____, 2021.

Widdison Turbine Service, LLC

_____
By:
Its:

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this _____ day of _____, 2021, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of Widdison Turbine Service, LLC and that said document was signed by him/her in behalf of said LLC by Authority of its Operating Agreement, or (Resolution of its Managers/Members) and said _____ acknowledged to me that said LLC executed the same.

Witness my hand and official seal.

_____
(notary signature)

Dated the _____ day of _____, 2021.

Lehi City Corporation

_____
Mayor Mark Johnson

Attest:

_____
Teisha, Wilson, City Recorder

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

6926

589733

ISSUED TO: WIDDISON TURBINE SERVICE LLC
12645 SOUTH MINUTEMAN DRIVE BLDG B

DRAPER UT 84020

SHIP TO: WATER
2538 NORTH 300 WEST
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 06/24/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	SAND PIT DEVELOPMENT PROJECT	215,900.00	215,900.00	51-40-48-000

TOTAL 215,900.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: July 13, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for Willow Point Phase 3, a 110-unit residential development located at 2100 North 4100 West.

Suggested Action:

Attachments:

CC Staff Report Willow Point Phase 3 Final Subdivision 07.13.21.docx

Willow Point Phase 3 Final Subdivision 06.30.21.docx

Willow Point Phase 3 Final Subdivsion - civil plans.pdf

Willow Point Phase 3 Final Subdivsion - irrigation.pdf

Willow Point Phase 3 Final Subdivision Map - Zoning.pdf

Willow Point Phase 3 Final Subdivision Map - General Plan.pdf

Willow Point Phase 3 Final Subdivision Map - Aerial.pdf

WILLOW POINT PHASE 3 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	July 13, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	4100 West Hardman Way		
Existing Land Use	Undeveloped		
Existing Zoning	HC (Heavy Commercial)		
General Plan Land Use Designation	HC (Heavy Commercial)		
Number of Lots/Units	110 units		
Adjacent Zoning and Land Use	*North*	C (Commercial)	2100 North
	South	R-3 (High Density Residential)	The Exchange
	East	C (Commercial)	Undeveloped
	West	HC (Heavy Commercial)	Undeveloped
Date of DRC Review	June 30, 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.
April 20, 2015	This property was included in the Gardner-Plumb Development Agreement.
October 26, 2016	The Hardman Lehi Plat A subdivision was recorded and included the subject property.
June 11, 2018	The View 21 Plat A subdivision was recorded and amended the parcel created with Hardman Lehi Plat A. This subdivision dedicated the right-of-way for 4100 West and created the parcels that exist today.
July 21, 2018	An amendment to the Gardner-Plumb Development Agreement was approved.
May 12, 2020	The Willow Point Concept was approved by the City Council.
October 27, 2020	The Willow Point Preliminary Subdivision was approved by the City Council.
January 26, 2021	Willow Point Phase 1 Final Subdivision was approved by the City Council.

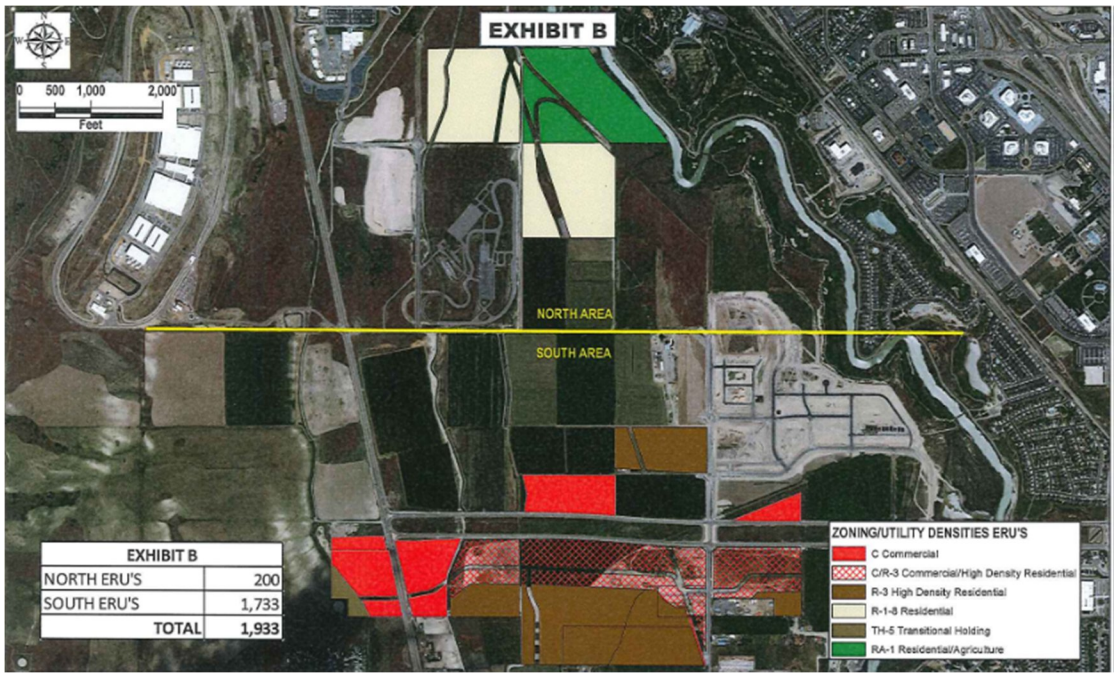
May 11, 2021 Willow Point Phase 2 Final Subdivision was approved by the City Council.

REPORT ANALYSIS

The applicant requests approval of the Willow Point Phase 3 final subdivision. The proposed subdivision will consist of 110 townhomes. The Willow Point subdivision is being developed as a planned unit development. This report will discuss the Gardner-Plumb Agreement, the subdivision layout, architecture, and the DRC comments.

Gardner-Plumb Agreement

This property falls under the Gardner-Plumb Development Agreement. This agreement gave flexible ERUs (equivalent residential units) to specific property around 2100 North and the Jordan River. The original agreement was approved in 2015. This agreement was a settlement to avoid litigation with the original developer, Gerald Anderson. The agreement granted some commercially zoned areas along the south side of 2100 North flexibility to be developed as either commercial or high density residential. In 2018, the City Council approved an amendment to the agreement. The amendment allowed for additional areas of high density residential on the commercial properties along 2100 North. The map below is from the approved amended agreement and shows the allowed land uses.



The proposed subdivision is in an area that allows for both high density residential and commercial uses. While the current zoning is Heavy Commercial, the Gardner-Plumb agreement allows for the high-density residential use proposed with this subdivision.

Subdivision Layout

The proposed subdivision includes 110 townhomes. The overall subdivision includes both front-load and rear-load townhomes and meets the minimum fifty percent rear-load requirement. This phase includes a mixture of rear-load townhomes that front onto internal streets and front-load townhomes. The rear-load townhomes facing an internal street will have on-street parking to provide parking for residents and guests. There will be open space areas provided along 1960 North that will include picnic tables and playgrounds to provide gathering areas and amenities to the residents.

Architecture

The proposed townhomes will be constructed with fiber cement siding, stucco, stone, brick, and board and batten. The elevations will include a mixture of traditional, craftsman, and modern styles and will have a variety of colors. Each townhome has been designed with a two-car garage to accommodate parking needs.

DRC Comments

The DRC had 12 comments including the following:

1. Recommend shrubs or other planting on the end of the dead-end alleys facing Hardman Way to provide screening.
2. Maintain park strips along the south side of 1960 N up to 4100 W. Recommend a park strip on the north side of 1960 N between 4130 W and 4100 W.
3. Recommend a short fence (40" wrought iron or similar) between the playground and 4100 West.

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

POTENTIAL FINDINGS/MOTIONS

The City Council may approve, approve with modifications, or deny the proposed Willow Point Phase 3 Final Subdivision. Please remember to include findings and DRC comments as a part of the motion. Possible findings include:

1. The overall subdivision meets the requirements for a Planned Unit Development (PUD) listed in Chapter 17 of the Lehi City Development Code.
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 Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

Willow Point Phase 3 Final Subdivision
DRC Redline Comments

Edge Homes – requests final subdivision review of Willow Point Phase 3, a 110-unit residential development located at 2100 North 4100 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Ryan Hopkins
Date of Plans Reviewed: 6/22/21
Time Start: 3:27PM
Time End: 3:44 PM

DRC REDLINE COMMENTS:

Glade – Power:

1. Provide 10' PUE beginning behind walk on all streets, public and private.

Garion – Fire:

2. Please show no parking signs on roadways with restricted parking.

Greg – Water/Sewer:

3. There are several locations where you have meter cans between driveways that do not have adequate space. Adjust driveway spacing or meter locations. 4' minimum spacing required for a meter can
4. Remove stray PI service line in front of unit 405.
5. Add a PI mainline valve on line in front of unit 302
6. Add a fire hydrant on 4260 West, North of 2010 North

Trent – Parks: No comments

Gary – Building/Inspections: No comments

JD – Streets:

7. This is the only stop sign that you have that is interior.

Ross – Engineering: No comments

Luke- Traffic: No comments

Kim – Planning:

8. Update addressing for road numbers on all sheets. Some plats showed the old numbers.
9. On note 8 of the plat, indicate which parcels are being referred to and provide the name and address for the HOA. This was changed on page two of the plat sheet, but not on the first page.
10. Recommend shrubs or other planting on the end of the dead-end alleys facing Hardman Way to provide screening.
11. Maintain park strips along the south side of 1960 N up to 4100 W. Recommend a park strip on the north side of 1960 N between 4130 W and 4100 W.
12. Recommend a short fence (40" wrought iron or similar) between the playground and 4100 West.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.
5. Reimbursement Agreement for 4100 West road widening.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Irrigation Company signature on the construction drawings for the irrigation piping.

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

10. 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).
11. 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.
12. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
13. Address any comments or conditions from City Council approval.
14. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
15. 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. If the subject property is subject to the Gardner-Plumb agreement with Lehi City, the conditions of that agreement apply here.
9. 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.
10. 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 JULY 13TH

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.

WILLOW POINT PHASE 3

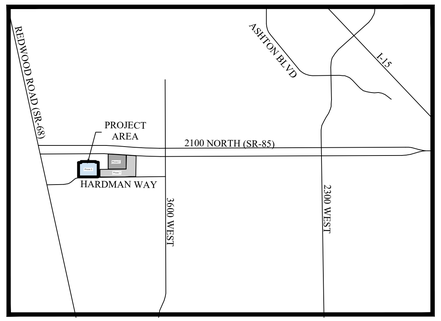
A TOWNHOME SUBDIVISION

PREPARED FOR:

EDGE HOMES

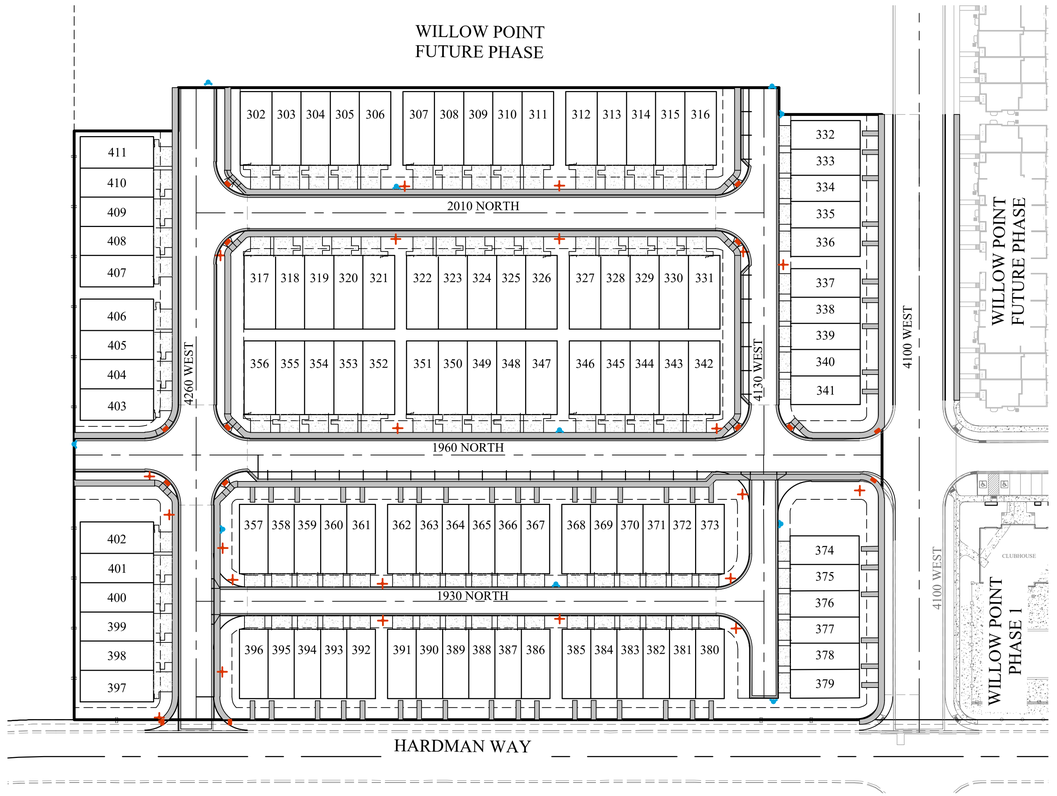
LOCATED IN:

LEHI, UTAH



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C2.1	FINAL PLAT
C3	SITE PLAN
C3.1	ROAD CROSS SECTIONS
C4	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	GRADING PLAN
C5	DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
C9	POWER PLAN
C9.1	OVERALL POWER PLAN
PP01	1960 NORTH PLAN & PROFILE
PP02	1960 NORTH PLAN & PROFILE
PP03	4130 WEST PLAN & PROFILE
PP04	4130 WEST PLAN & PROFILE
PP05	4235 WEST PLAN & PROFILE
PP06	4235 WEST PLAN & PROFILE
PP07	1930 NORTH PLAN & PROFILE
PP08	2010 NORTH PLAN & PROFILE
PP09	4100 WEST PLAN & PROFILE

LEHI CITY NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF 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 PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL WHICH IS INCLUDED IN SHEETS M6-D1.
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 THE PROPERTY OWNER.
6. LEHI POWER WILL NOT SET EQUIPMENT OR PULL CONDUCTOR PRIOR TO CONCRETE FOR CURB AND SIDEWALK BEING PLACED.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO LEHI STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL 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 CITY, THE OWNER, AND THE 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 THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
(801) 494-0150
CONTACT: BRANDON PARR



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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 3
LEHI, UTAH
COVER SHEET

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

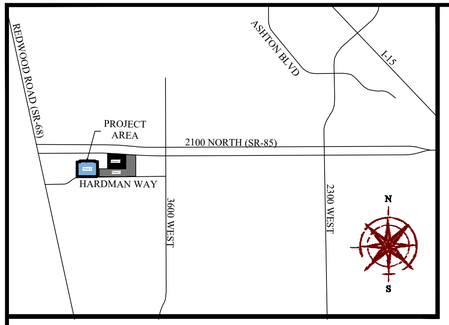
COVER SHEET

Scale: 1"=60' | Drawn: RSH
Date: 6/22/2021 | Job #: 21-0225
Sheet: C1

Z:\...2021\21-0225 Willow Point Phase 3\Design\21-0225\dwg\sheet\[C1 - COVER SHEET.dwg

WILLOW POINT SUBDIVISION
PHASE 3

LOCATED IN THE SW & SE 1/4 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.

4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.

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

8. ALL PARCELS WILL BE OWNED AND MAINTAINED BY HOA

9. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING

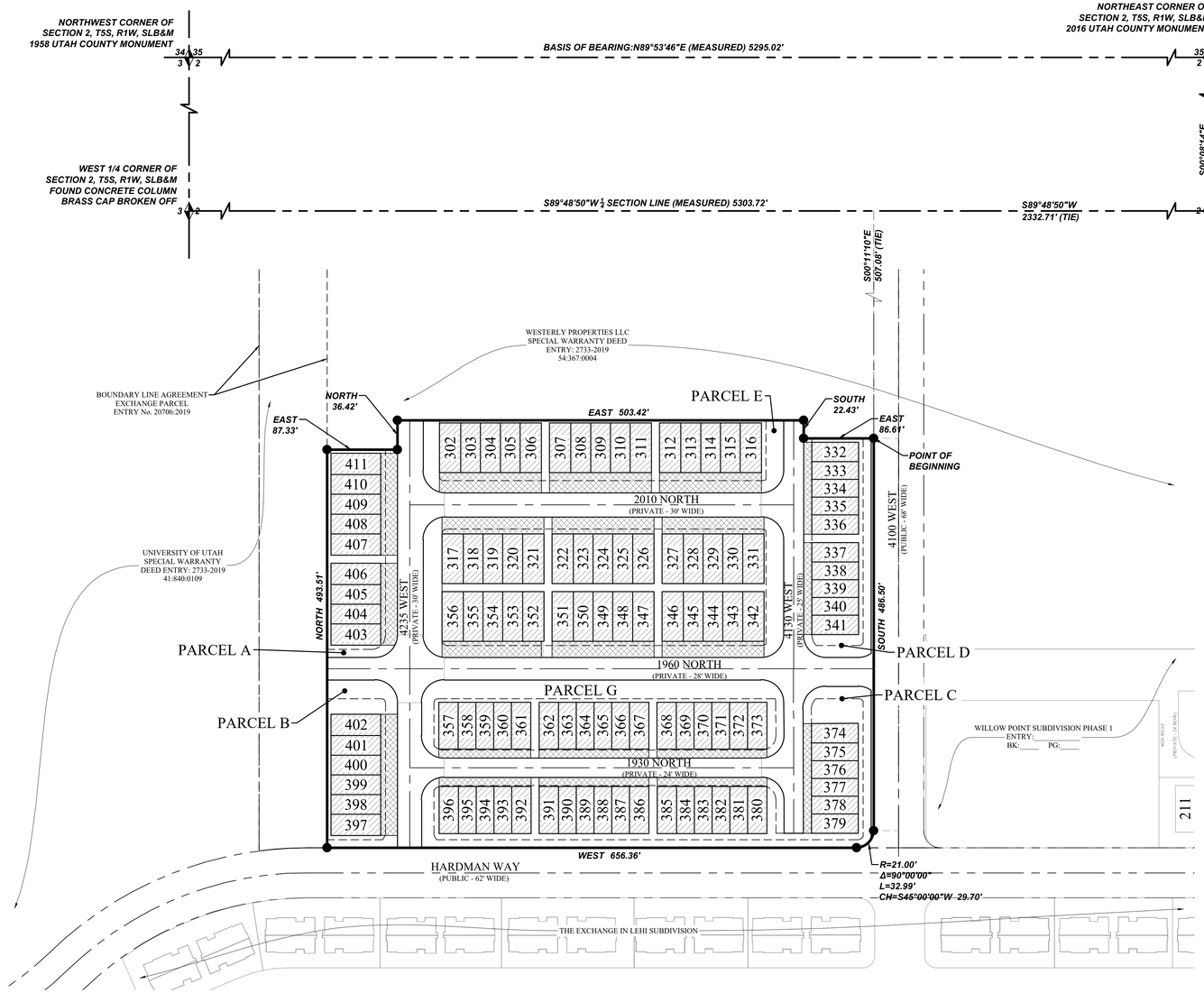
10. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOTECHNICAL SERVICES, INC. AND DATED DECEMBER 11, 2020.

11. THE ZONING IS HEAVY COMMERCIAL WITH A RESIDENTIAL OVERLAY - DENSITY WAS ALLOWED ON THE PROPERTY PER THE GARDNER PLUMB AGREEMENT ENTRY #24625:2019

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

DATE

BOUNDARY DESCRIPTION

A portion of Lot 1, VIEW 21 PLAT 'A', according to the Official Plat thereof recorded June 11, 2018 as Entry No. 54281:2018 of the Official Records of Utah County, located in the SW1/4 & SE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located on the Easterly line of said Lot 2, VIEW 21 Plat "A" and the Westerly Right of Way line of 4100 West, said point also being located along the Section line S89°48'50"W 2,332.71 feet and S00°11'10"E 507.08 feet the Northeast Corner of Section 2, T5S, R1W, SLB&M; thence along said Lot 1 and Right of Way the following 2 courses: (1) South 486.50 feet; thence (2) along the arc of a curve to the right with a radius of 21.00 feet a distance of 32.99 feet through a central angle of 90°00'00" Chord: S45°00'00"W 29.70 feet to the Southerly Line of said Lot 1 and Northerly Right of Way line of Hardman Way; thence along said Lot 1 and Right of way West 656.36 feet to the Easterly line of that Boundary Line Agreement, recorded March 14, 2019 as Entry No. 20706:2019 in the Office of the Utah County Recorder; thence along said Boundary Line Agreement North 493.51 feet; thence East 87.33 feet; thence North 36.42 feet; thence East 503.42 feet; thence South 22.43 feet; thence East 86.61 feet to the point of beginning.

Contains: 353,735 square feet or 8.12 acres+/-
110 Lots, 7 Parcels

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS), AS INDICATED HEREON, TO THE WILLOW POINT TOWNHOME ASSOCIATION, A UTAH NONPROFIT ASSOCIATION, WITH A REGISTERED ADDRESS OF 12227 BUSINESS PARK DR., SUITE 200, DRAPER, UT. 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF _____ A.D. 20__

EDGE HOMES UTAH, LLC

BY:_____
(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREEELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY 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 PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20__

APPROVED BY MAYOR

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

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

WILLOW POINT SUBDIVISION
PHASE 3

LOCATED IN THE SW & SE 1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

FOR REVIEW ONLY

1 OF 2	5/17/2021

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MIDVALE, UTAH 84047 PH: (801) 352-0075
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PREPARED FOR

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
(801) 494-0150
CONTACT: BRANDON PARR

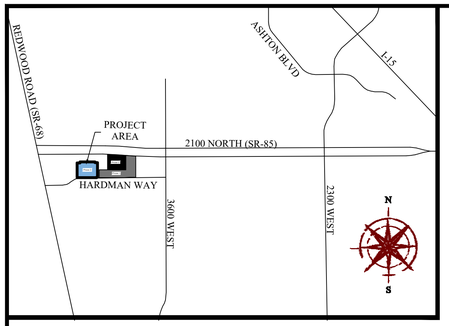
SITE TABULATIONS

TOTAL ACREAGE	8.12	ACRES
TOTAL SINGLE FAMILY LOTS	110	LOTS
TOTAL ACREAGE IN LOTS	3.54	ACRES
TOTAL OPEN SPACE (7 PARCELS)	1.71	ACRES
TOTAL ACREAGE IN ROW	2.87	ACRES
LANE MILES OF ROAD	0.60	MILES
TOTAL UNITS PER ACRE	13.55	UNITS/ACRE
IRRIGATION SERVICES	(2) 1.5"	SERVICE

NOTE: EXISTING ZONING IS HEAVY COMMERCIAL WITH A RESIDENTIAL OVERLAY (PER PLUMB GARDNER AGREEMENT)

Z:_2021\21-0225 Willow Point Phase 3\design 21-0225\dwg\sheets\C2.0 FINAL PLAT.dwg

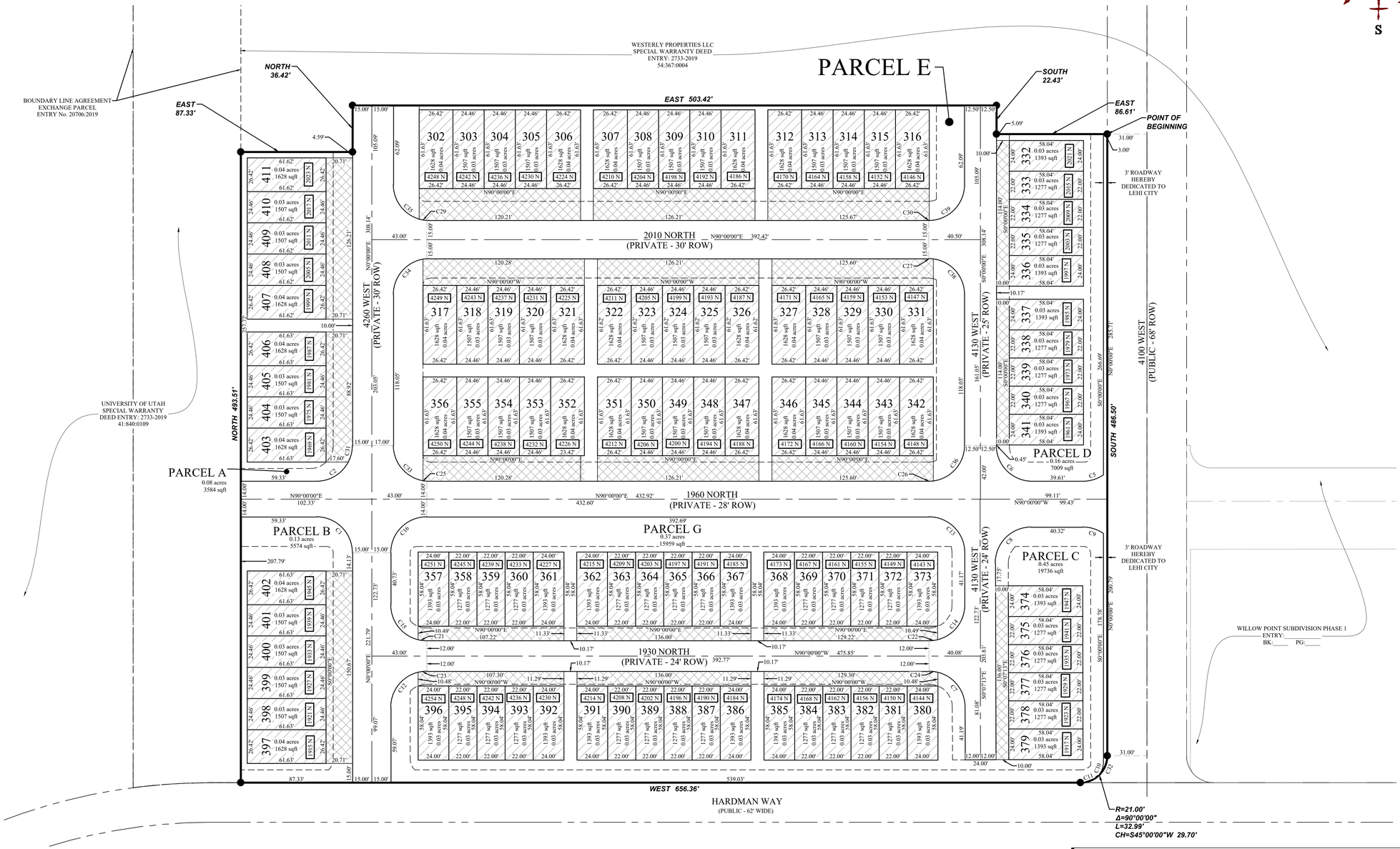
WILLOW POINT SUBDIVISION
PHASE 3
LOCATED IN THE SW & SE 1/4 OF SECTION
2, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND
- BOUNDARY
- SECTION LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C2	28.00	62°43'41"	30.65	S58°38'09"W	29.15
C5	28.00	34°51'00"	17.03	S72°34'30"W	16.77
C6	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C7	28.00	76°02'16"	37.16	S38°08'21"E	34.49
C8	28.00	90°07'13"	44.04	N44°56'23"E	39.64
C9	28.00	34°51'00"	17.03	S72°34'30"E	16.77
C10	16.00	42°43'59"	11.93	S21°22'00"W	11.66
C11	21.00	40°54'36"	14.99	S69°32'42"W	14.68
C12	28.00	76°09'29"	37.22	N38°04'44"E	34.54
C13	28.00	88°58'11"	43.48	S45°31'20"E	39.24
C14	28.00	76°06'04"	37.19	S37°55'49"W	34.52
C15	28.00	75°58'51"	37.13	N37°59'26"W	34.47
C16	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C21	28.00	14°01'09"	6.85	S82°59'26"E	6.83
C22	28.00	14°01'09"	6.85	N82°59'26"E	6.83
C23	28.00	13°50'31"	6.76	S83°04'44"W	6.75
C24	28.00	13°50'31"	6.76	N83°04'44"W	6.75
C25	28.00	12°13'40"	5.98	S83°53'10"E	5.96
C26	28.00	1°15'14"	0.61	N89°22'23"E	0.61
C27	28.00	1°15'14"	0.61	N89°22'23"W	0.61
C29	28.00	12°22'25"	6.05	S83°48'47"E	6.04
C30	28.00	1°06'41"	0.54	N89°26'40"E	0.54
C31	28.00	27°16'19"	13.33	N13°38'09"E	13.20



NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
8. ALL PARCELS WILL BE OWNED AND MAINTAINED BY WILLOW POINT TOWNHOME ASSOCIATION.
9. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING
10. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOTECHNICAL SERVICES, INC. AND DATED DECEMBER 11, 2020.
11. THE ZONING IS HEAVY COMMERCIAL WITH A RESIDENTIAL OVERLAY - DENSITY WAS ALLOWED ON THE PROPERTY PER THE GARDNER PLUMB AGREEMENT ENTRY #24625:2019

2 OF 2	5/17/2021

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LOCATED IN THE SW & SE 1/4 OF SECTION 2, T5S, R1W,
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SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

FOR REVIEW ONLY

Z:_2021\21-0225 Willow Point Phase 3\design 21-0225\dwg\sheets\C2.1 FINAL PLAT.dwg

WILLOW POINT FUTURE PHASE

INSTALL TEMP. BOLLARDS AS TRAFFIC PROTECTION FOR TEMP. BLOWOFF & FIRE HYDRANT

FIRE HYDRANT #303 PER LEHI CITY STD. WATER - 2

PHASE 3 BOUNDARY

TEMP. FIRE HYDRANT #302 PER LEHI CITY STD. WATER - 2

INSTALL TEMP. BOLLARDS AS TRAFFIC PROTECTION FOR TEMP. BLOWOFF & FIRE HYDRANT

FIRE HYDRANT #307 PER LEHI CITY STD. WATER - 2

END 4100 WEST IMPROVEMENTS

4100 WEST

68.0' 4100 WEST IMPROVEMENTS

5' SIDEWALK (TYP.)

7' PARK STRIP (TYP.)

WILLOW POINT FUTURE PHASE

2010 NORTH

4260 WEST

4130 WEST

ADA RAMP#315 PER LEHI CITY STD ROAD - 6

FIRE HYDRANT #308 PER LEHI CITY STD. WATER - 2

NO PARKING SIGN #308 PER LEHI CITY STD

NO PARKING SIGN #310 PER LEHI CITY STD

ADA RAMP#314 PER LEHI CITY STD ROAD - 6

ADA RAMP#316 PER LEHI CITY STD ROAD - 6

NO PARKING SIGN #307 PER LEHI CITY STD

NO PARKING SIGN #309 PER LEHI CITY STD

ADA RAMP#313 PER LEHI CITY STD ROAD - 6

STREET SIGN #303 PER LEHI CITY STD

STREET SIGN #304 PER LEHI CITY STD

NO PARKING SIGN #314 PER LEHI CITY STD

10' PUBLIC UTILITY EASEMENT (TYP.)

2.0' HIGHBACK CURB & GUTTER (TYP.) PER LEHI CITY STDS.

15' PUBLIC UTILITY EASEMENT (TYP.)

ADA RAMP#310 PER LEHI CITY STD ROAD - 6

ADA RAMP#307 PER LEHI CITY STD ROAD - 6

NO PARKING SIGN #305 PER LEHI CITY STD

FIRE HYDRANT #305 PER LEHI CITY STD. WATER - 2

ADA RAMP#304 PER LEHI CITY STD ROAD - 6

5' SIDEWALK (TYP.)

NO PARKING SIGN #306 PER LEHI CITY STD

ADA RAMP#306 PER LEHI CITY STD ROAD - 6

ADA RAMP#303 PER LEHI CITY STD ROAD - 6

CONNECT TO PHASE 1 CURB & GUTTER

BEGIN 4100 WEST IMPROVEMENTS

CURB CUT TO BUILD PROPOSED ADA RAMP

CONNECT TO PHASE 1 CURB & GUTTER

CONNECT TO PHASE 1 UTILITY STUBS

ADA RAMP#302 PER LEHI CITY STD ROAD - 6

INSTALL TEMP. BOLLARDS AS TRAFFIC PROTECTION FOR TEMP. BLOWOFF & FIRE HYDRANT

TEMP. FIRE HYDRANT #304 PER LEHI CITY STD. WATER - 2

1960 NORTH

8.0' PARKING STALL DIMENSIONS 20.0'

7' PARK STRIP (TYP.)

AREA PROPOSED FOR AMENITIES SEE LANDSCAPING PLANS FOR DETAILS

STREET SIGN #305 PER LEHI CITY STD

ADA RAMP#308 PER LEHI CITY STD ROAD - 6

FIRE HYDRANT #306 PER LEHI CITY STD. WATER - 2

2' MODIFIED CURB & GUTTER (TYP.) PER LEHI CITY STANDARDS

NO PARKING SIGN #311 PER LEHI CITY STD

STREET SIGN #306 PER LEHI CITY STD

NO PARKING SIGN #303 PER LEHI CITY STD

FIRE HYDRANT #309 PER LEHI CITY STD. WATER - 2

STREET SIGN #301 W/ STOP SIGN PER LEHI CITY STD

22' FLARED ACCESS TO ALLEY PER LEHI CITY ROAD-11

4' WROUGHT IRON FENCE

ADA RAMP#309 PER LEHI CITY STD ROAD - 6

NO PARKING SIGN #313 PER LEHI CITY STD

2' MODIFIED CURB & GUTTER (TYP.) PER LEHI CITY STANDARDS

5' SIDEWALK (TYP.)

STREET SIGN #308 W/STOP SIGN

ADA RAMP#317 PER LEHI CITY STD ROAD - 6

1930 NORTH

22' FLARED ACCESS TO ALLEY PER LEHI CITY ROAD-11

NO PARKING SIGN #302 PER LEHI CITY STD

NO PARKING SIGN #312 PER LEHI CITY STD

ADA RAMP#318 PER LEHI CITY STD ROAD - 6

NO PARKING SIGN #301 PER LEHI CITY STD

STREET SIGN #307 PER LEHI CITY STD

NO PARKING SIGN #304 PER LEHI CITY STD

FIRE HYDRANT #310 PER LEHI CITY STD. WATER - 2

EXISTING FIRE HYDRANT BUILT IN PHASE 1

STREET SIGN #302 W/STOP SIGN PER LEHI CITY STD

AREA PROPOSED FOR AMENITIES SEE LANDSCAPING PLANS FOR DETAILS

CURB CUT TO BUILD PROPOSED ADA RAMP

CONNECT TO EXISTING UTILITIES

SECTION OF CURB AND GUTTER, PARK STRIP, AND SIDEWALK TO BE CUT FOR DRIVE APPROACH

ASPHALT CUT WITH 2' T-PATCH PER LEHI CITY WATER-1

INSTALL 4' WROUGHT IRON FENCE ALONG EDGE OF HARDMAN WAY

EXISTING STREET LIGHT

EXIST. FIRE HYDRANT #1

EXISTING UNDERGROUND POWER LINE

EXISTING 4' SIDEWALK

EXISTING 5' PARK STRIP

EXISTING 2' CURB & GUTTER

FIRE HYDRANT #301 PER LEHI CITY STD. WATER - 2

CONNECT TO EXISTING SIDEWALK

HARDMAN WAY

WILLOW POINT PHASE 1

CLU

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

N

S

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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WILLOW POINT PHASE 3

LEHI, UTAH

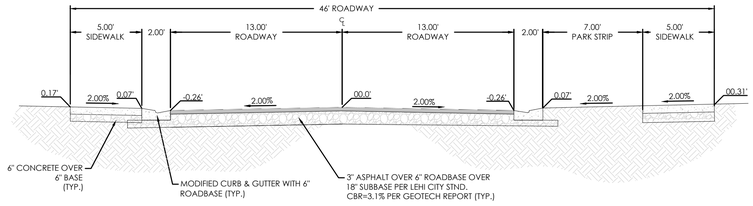
SITE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
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SITE PLAN

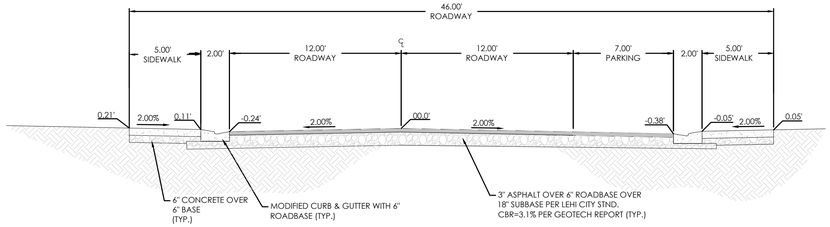
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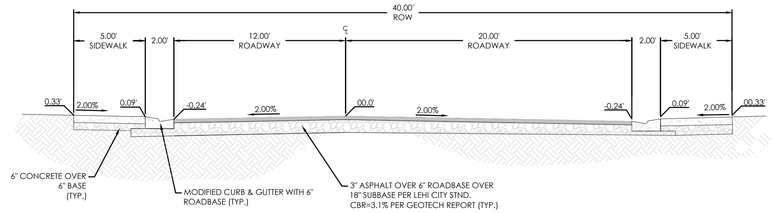
46' ROADWAY - NO PARKING

1960 NORTH 10+00.00-11+46.18
4235 WEST
N.T.S.



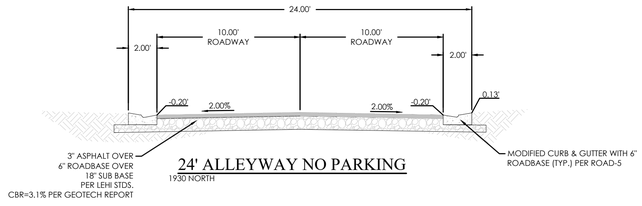
46' ROADWAY - WITH PARKING

1960 NORTH 11+46.18-15+37.11
N.T.S.



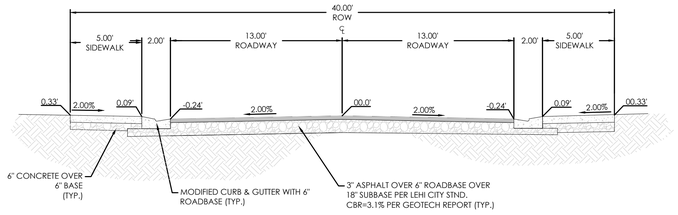
46' ROADWAY - NO PARKING

1960 NORTH 15+37.11-16+58.36
N.T.S.



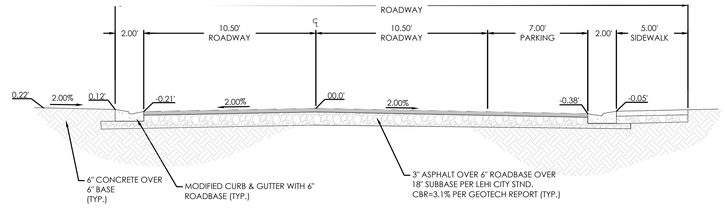
24' ALLEYWAY NO PARKING

1930 NORTH



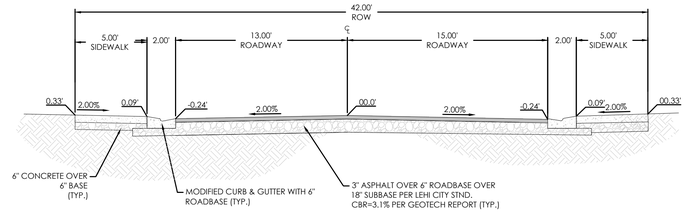
40' ROADWAY - NO PARKING

2010 NORTH
N.T.S.



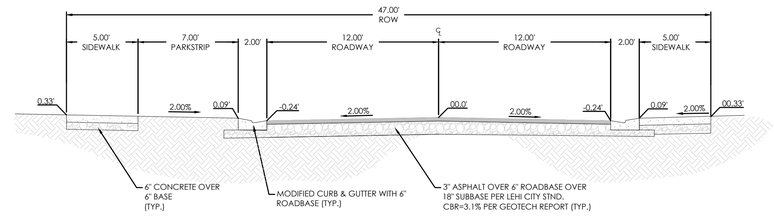
37' ROADWAY - WITH PARKING

4130 WEST
10+00.00 - 13+46.67



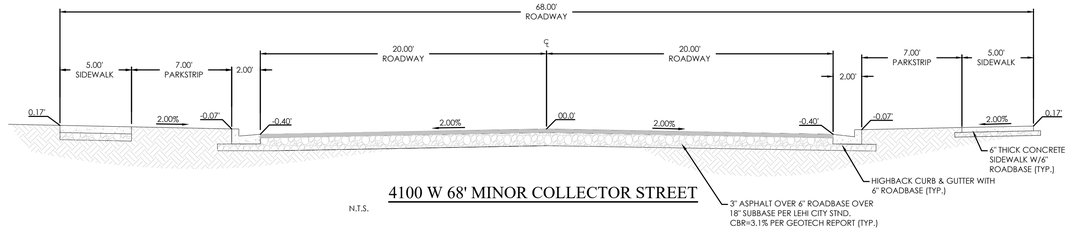
40' ROADWAY - NO PARKING

4235 WEST 13+45.19 - 15+37.91
N.T.S.



47' ROADWAY - NO PARKING

4235 WEST 10+00.00 - 12+78.41
N.T.S.



4100 W 68' MINOR COLLECTOR STREET

N.T.S.

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WILLOW POINT PHASE 3

LEHI, UTAH

ROAD CROSS SECTIONS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
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6	----	----

ROAD CROSS SECTIONS

Scale:	Drawn: RSH
Date: 5/18/2021	Job #: 21-0225
Sheet: C3.1	

Z:_2021\21-0225 Willow Point Phase 3\design 21-0225\dwg\sheet\r\C3.1 - ROAD CROSS SECTIONS.dwg

WILLOW POINT FUTURE PHASE

PHASE 3 BOUNDARY

2010 NORTH

1960 NORTH

1930 NORTH

4260 WEST

4100 WEST

4210 WEST

WILLOW POINT FUTURE PHASE

WILLOW POINT PHASE 1

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL G

CLUBHO

HARDMAN WAY

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	XXXX.XX

KEY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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REVISION BLOCK

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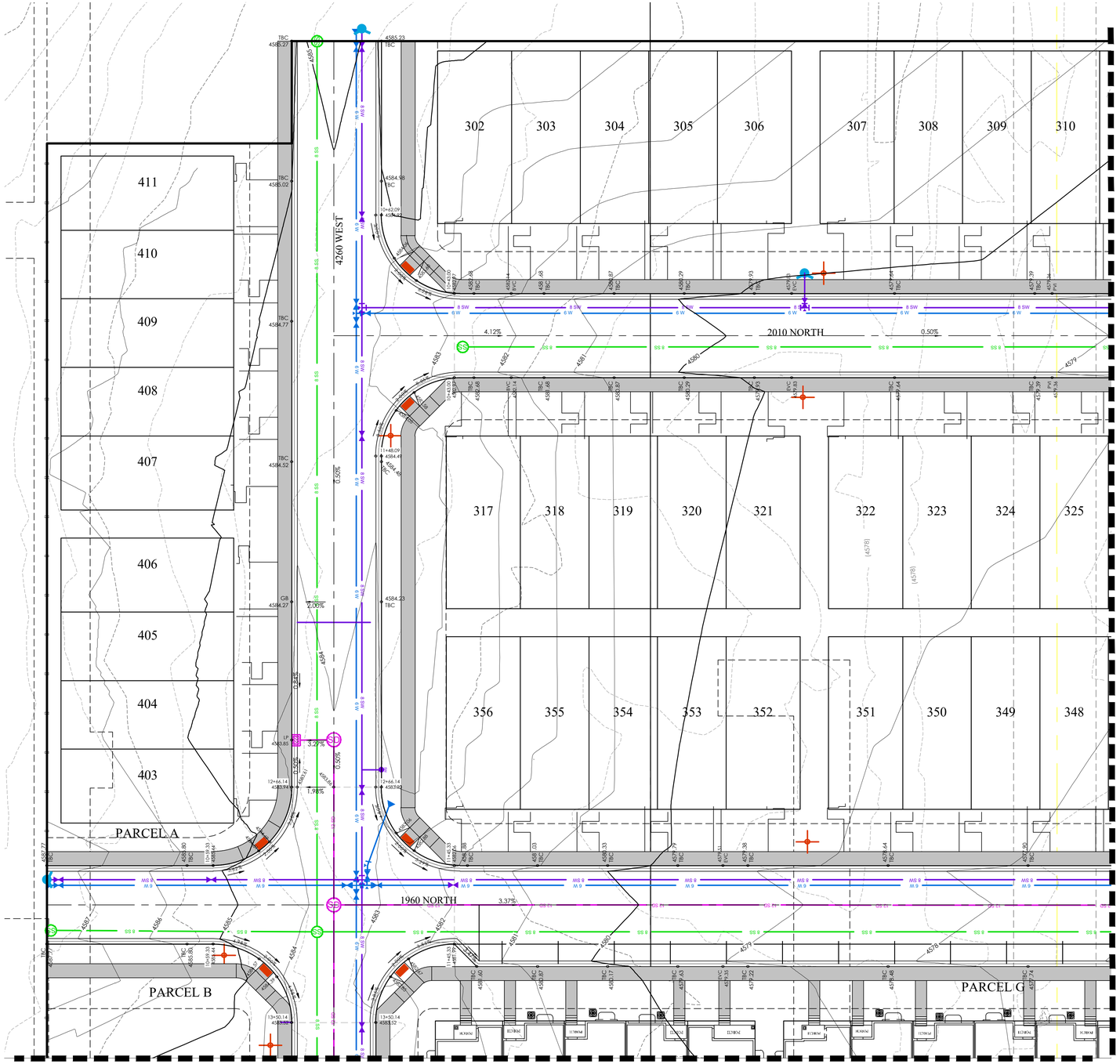
WILLOW POINT PHASE 3

LEHI, UTAH

OVERALL GRADING PLAN

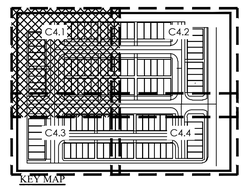
Scale:	1"=30'	Drawn:	RSH
Date:	5/18/2021	Job #:	21-0225
Sheet:	C4		

Z:_2021\21-0225 Willow Point Phase 3\design 21-0225.dwg\sheets\C4 - GRADING PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE) — 8 SW
- EXIST. 24"RCP SD — Ex 24 SD
- EXIST. 18"RCP SD — Ex 18 SD
- EXIST. 8" SDR-35 SEWER — Ex 8 SS
- EXIST. 14" DR-18 C900 WATER — Ex 14 W
- EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 12 SW
- EXIST. FENCE — X X X X
- EXIST. CONTOUR MAJOR — XXXX
- EXIST. CONTOUR MINOR — XXXX
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX





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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 3

LEHI, UTAH

GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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GRADING PLAN

Scale:	1"=20'	Drawn:	RSH
Date:	5/18/2021	Job #:	21-0225
Sheet:	C4.1		

Z:_2021\21-0225 Willow Point Phase 3\design 21-0225\dwg\sheets\C4.1 - GRADING PLAN.dwg

MATCHLINE C4.1

307 308 309 310 311 312 313 314 315 316

322 323 324 325 326 327 328 329 330 331

351 350 349 348 347 346 345 344 343 342

332 333 334 335 336 337 338 339 340 341

PARCEL D

PARCEL G

PARCEL C

4100 WEST

MATCHLINE C4.4

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD
- 8" PVC SDR-35 SEWER
- 6" PVC DR-18 C900 WATER
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)
- EXIST. 24"RCP SD
- EXIST. 18"RCP SD
- EXIST. 8" SDR-35 SEWER
- EXIST. 14" DR-18 C900 WATER
- EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION o XXXX.XX

KEY MAP

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 3

LEHI, UTAH

GRADING PLAN

REVISION BLOCK

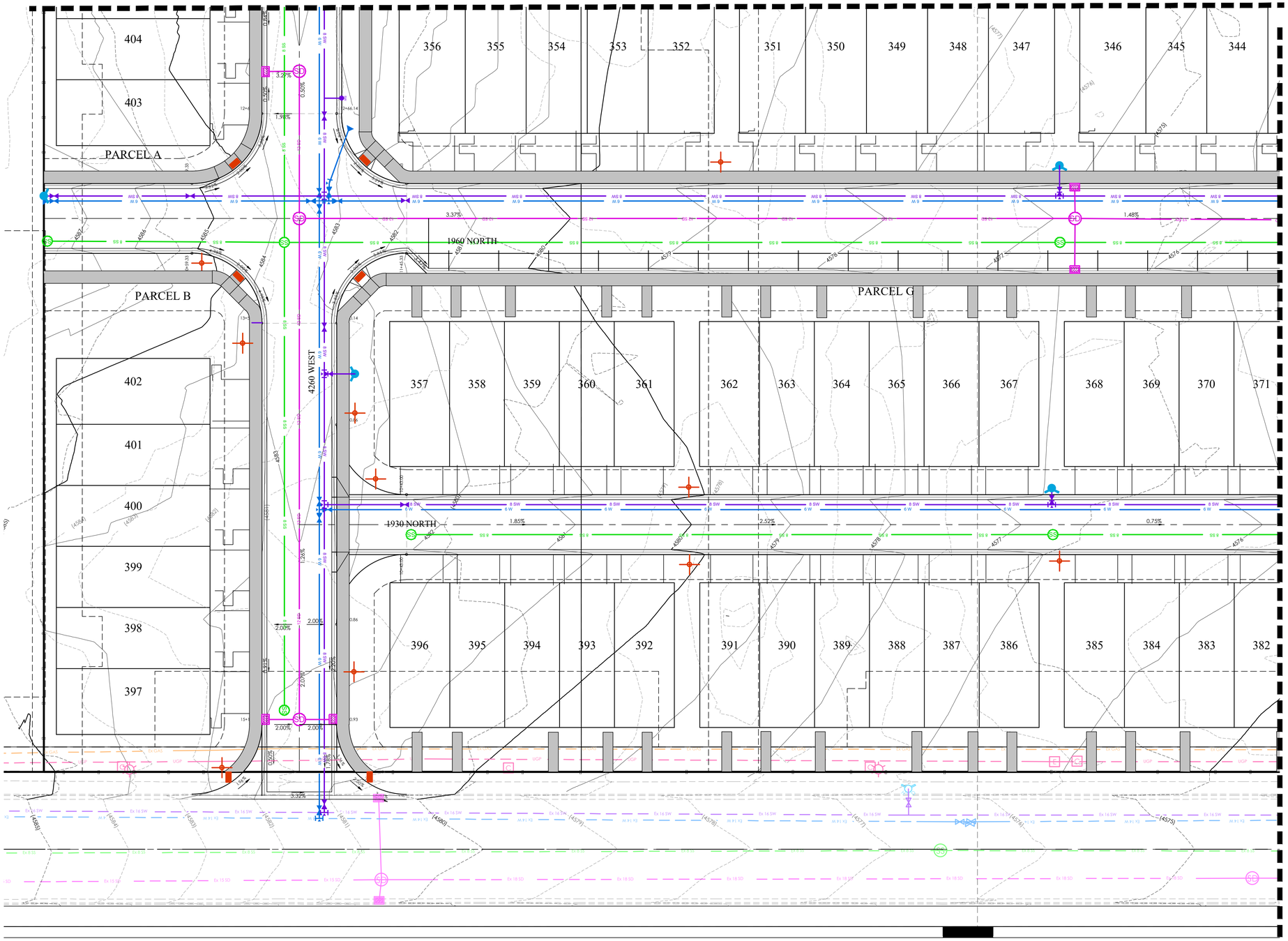
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GRADING PLAN

Scale: 1"=20'	Drawn: RSH
Date: 5/18/2021	Job #: 21-0225
Sheet: C4.2	

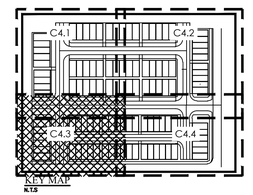
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MATCHLINE C4.1



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD
- 8" PVC SDR-35 SEWER
- 6" PVC DR-18 C900 WATER
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)
- EXIST. 24"RCP SD
- EXIST. 18"RCP SD
- EXIST. 8" SDR-35 SEWER
- EXIST. 14" DR-18 C900 WATER
- EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION o XXXX.XX



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S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 3

LEHI, UTAH

GRADING PLAN

REVISION BLOCK

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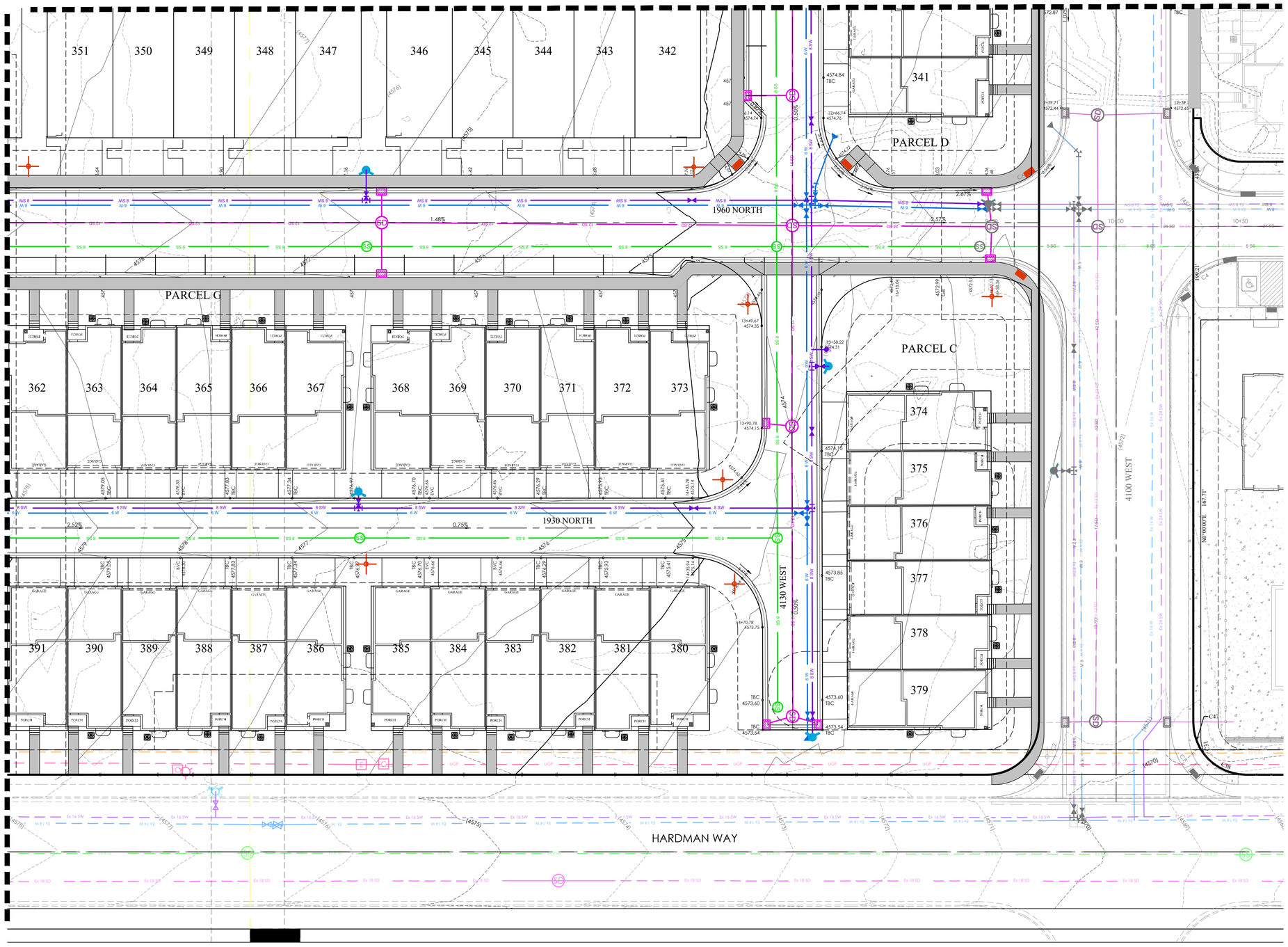
GRADING PLAN

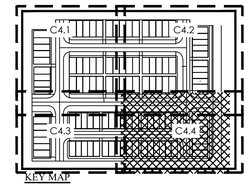
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Date:	5/18/2021	Job #:	21-0225
Sheet:	C4.3		

Z:_2021\21-0225 Willow Point Phase 3\design 21-0225\dwg\sheets\C4.3 - GRADING PLAN.dwg

MATCHLINE C4.2

MATCHLINE C4.3





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S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 3

LEHI, UTAH

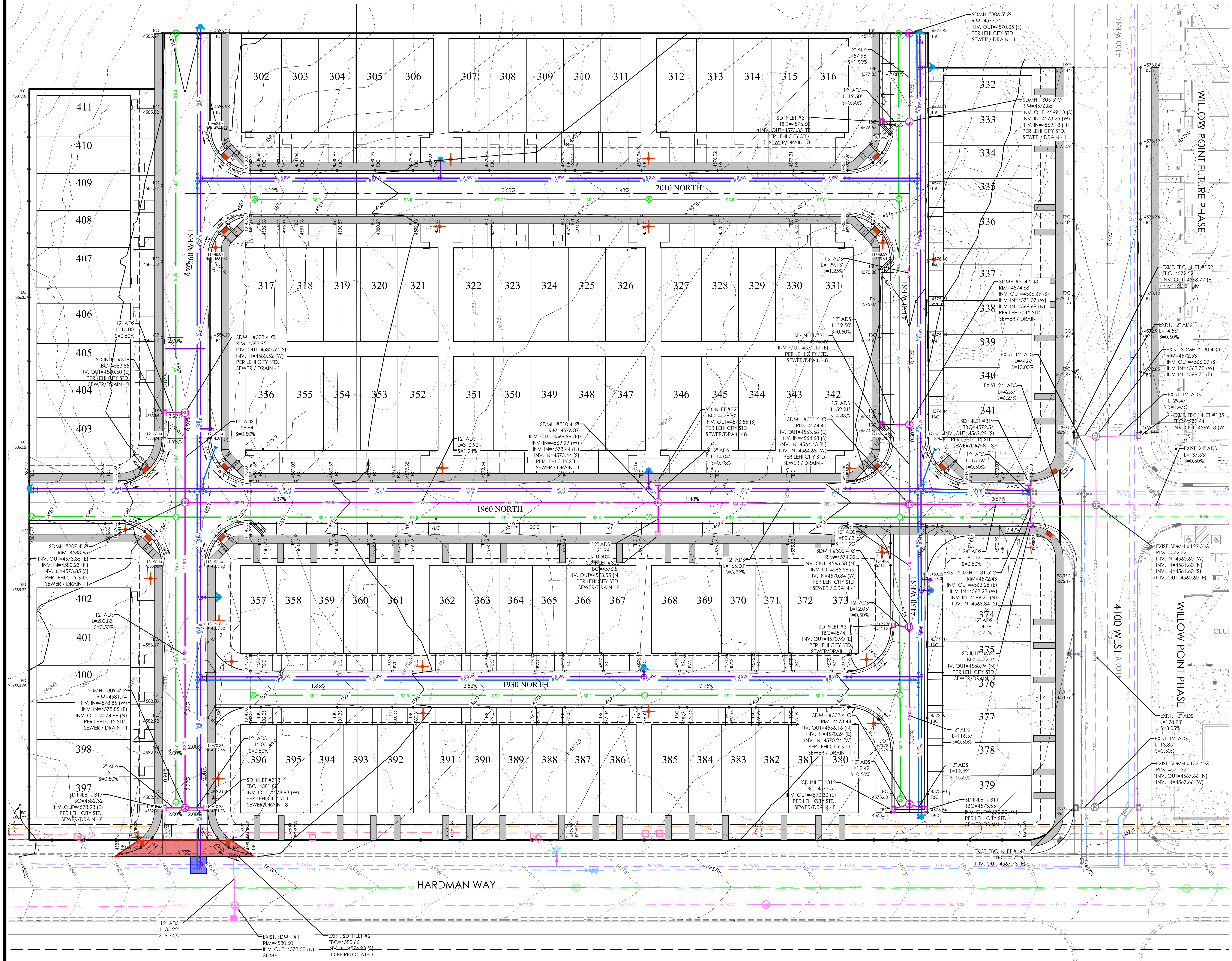
GRADING PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
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GRADING PLAN

Scale:	1"=20'	Drawn:	RSH
Date:	5/18/2021	Job #:	21-0225
Sheet:	C4.4		

Z:_2021\21-0225 Willow Point Phase 3\design 21-0225.dwg\sheets\C4.4 - GRADING PLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

NOTES:
1. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCHES 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.
2. ALL MECHANICAL JOINTS WILL REQUIRE A MAGELUG OR EQUIVALENT JOINT RESTRAINT.
3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.
4. ALL EXISTING MANHOLES HAVE BEEN SURVEYED.
5. ALL PROPOSED STORM DRAIN INFRASTRUCTURE, UNLESS OTHERWISE NOTED AS PUBLIC, IS PRIVATELY OWNED AND MAINTAINED.



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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WILLOW POINT PHASE 3
LEHI, UTAH
DRAINAGE PLAN

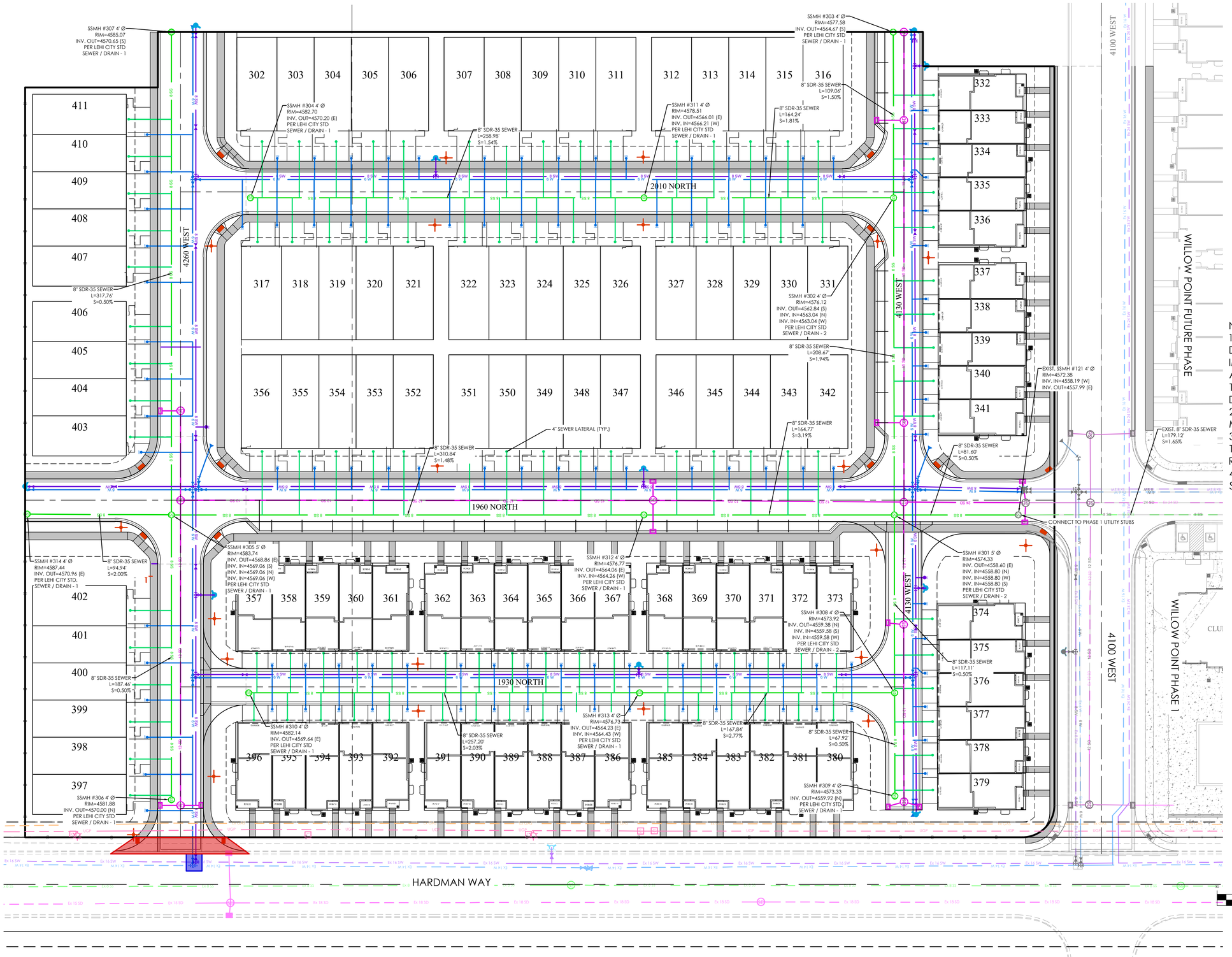
REVISION BLOCK

#	DATE	DESCRIPTION
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DRAINAGE PLAN

Scale: 1"=30'	Drawn: RSH
Date: 5/18/2021	Job #: 21-0225
Sheet: C5	

Z:_2021\21-0225 Willow Point Phase 3\design 21-0225\dwg\sheets\C5 - DRAINAGE PLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

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2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.
3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.
4. ALL EXISTING MANHOLES HAVE BEEN SURVEYED.

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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WILLOW POINT PHASE 3

LEHI, UTAH

SEWER PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
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3	----	----
4	----	----
5	----	----
6	----	----

SEWER PLAN

Scale:	1"=30'	Drawn:	RSH
Date:	5/18/2021	Job #:	21-0225
Sheet:	C6		

Z:_2021\21-0225 Willow Point Phase 3\design\21-0225\dwg\sheets\C6 - SEWER PLAN.dwg

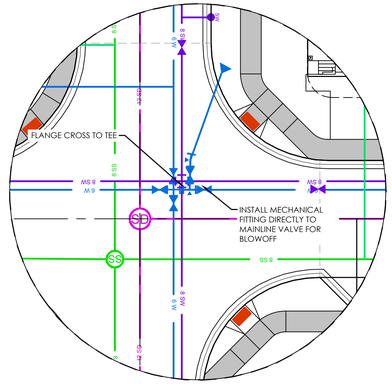
TEMP 4" BLOWOFF PER LEHI CITY STD. WATER - 3
FIRE HYDRANT #303 PER LEHI CITY STD. WATER - 2
8" PVC C900 L=99.49±
6" PVC C900 L=99.41±
SEC. WATER FITTING (1) 8" TEE (2) 8" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5
FIRE HYDRANT #308 PER LEHI CITY STD. WATER - 2
8" PVC C900 L=473.13±
6" PVC C900 L=473.14±
CUL. WATER FITTING (1) 6" TEE (3) 6" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5
2010 NORTH
4260 WEST
411
410
409
408
407
406
405
404
403
402
401
400
399
397
317 318 319 320 321 322 323 324 325 326 327 328 329 330 331
302 303 304 305 306 307 308 309 310 311 312 313 314 315 316
357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373
396 395 394 393 392 391 390 389 388 387 386 385 384 383 382 381 380
355 354 353 352 351 350 349 348 347 346 345 344 343 342
6" PVC C900 L=204.05±
8" PVC C900 L=204.05±
SEE VALVE CLUSTER DETAIL PER LEHI CITY STD.
1.5" SEC. WATER SERVICE
SEC. WATER FITTING (1) 8" CROSS (4) 8" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5
CUL. WATER FITTING (1) 6" CROSS (4) 6" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5
8" PVC C900 L=473.57±
FIRE HYDRANT #305 PER LEHI CITY STD. WATER - 2
PER LEHI CITY STD. WATER - 2
TEMP 4" BLOWOFF PER LEHI CITY STD. WATER - 3
L=142.00± 8" PVC C900
1960 NORTH
6" PVC C900 L=108.77±
8" PVC C900 L=123.73±
6" PVC C900 L=123.73±
FIRE HYDRANT #306 PER LEHI CITY STD. WATER - 2
SEC. WATER FITTING (1) 8" TEE (2) 8" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5
3/4" CULINARY WATER METER (TYP.)
6" PVC C900 L=469.75±
6" PVC C900 L=473.84±
8" PVC C900 L=473.84±
FIRE HYDRANT #309 PER LEHI CITY STD. WATER - 2
1930 NORTH
CUL. WATER FITTING (1) 6" TEE (3) 6" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5
8" PVC C900 L=123.36±
6" PVC C900 L=123.72±
6" PVC C900 L=89.44±
PERMANENT 4" BLOWOFF PER LEHI CITY STD. WATER - 3
FIRE HYDRANT #301 PER LEHI CITY STD. WATER - 2
HOT TAP EXIST 16" SEC. WATER W/ 8" TEE & 8" VALVE PER LEHI CITY STDS
HOT TAP EXIST 14" WATERLINE W/ 6" TEE & 6" VALVE PER LEHI CITY STDS
HARDMAN WAY
TEMP 4" BLOWOFF PER LEHI CITY STD. WATER - 3
TEMP. FIRE HYDRANT #302 PER LEHI CITY STD. WATER - 2
FIRE HYDRANT #307 PER LEHI CITY STD. WATER - 2
6" PVC C900 L=97.08±
8" PVC C900 L=95.09±
SEC. WATER FITTING (1) 8" TEE (2) 8" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5
332
333
335
336
337
338
339
340
375
377
378
4130 WEST
4100 WEST
WILLOW POINT FUTURE PHASE
8" PVC C900 L=204.05±
6" PVC C900 L=204.05±
SEE VALVE CLUSTER DETAIL PER LEHI CITY STD.
SEC. WATER FITTING (1) 8" CROSS (4) 8" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5
8" PVC C900 L=71.06±
6" PVC C900 L=69.58±
EXISTING 8" SECONDARY WATER LINE
EXISTING 6" CULINARY WATER LINE
CONNECT TO PHASE 1 UTILITY STUBS (1) 8" SEC. WATER GATE VALVE (1) 6" CUL. WATER GATE VALVE W/ THRUST BLOCKS PER LEHI CITY STD. WATER - 5
6" PVC C900 L=123.73±
1.5" SEC. WATER SERVICE
FIRE HYDRANT #310 PER LEHI CITY STD. WATER - 2
SEC. WATER FITTING (1) 8" TEE (2) 8" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5
8" PVC C900 L=92.06±
FIRE HYDRANT #301 PER LEHI CITY STD. WATER - 2
4100 WEST
WILLOW POINT PHASE 1
EXISTING 24" SECONDARY WATER LINE
EXISTING 16" CULINARY WATER LINE
EXISTING 16" SECONDARY WATER LINE
EXISTING 14" CULINARY WATER LINE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

NOTES:
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2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.
3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.
4. MAINTAIN 3 FEET OF CLEARANCE AROUND ALL FIRE HYDRANTS.

VALVE CLUSTER DETAIL
PER LEHI CITY STDS.



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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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WILLOW POINT PHASE 3
LEHI, UTAH
WATER PLAN

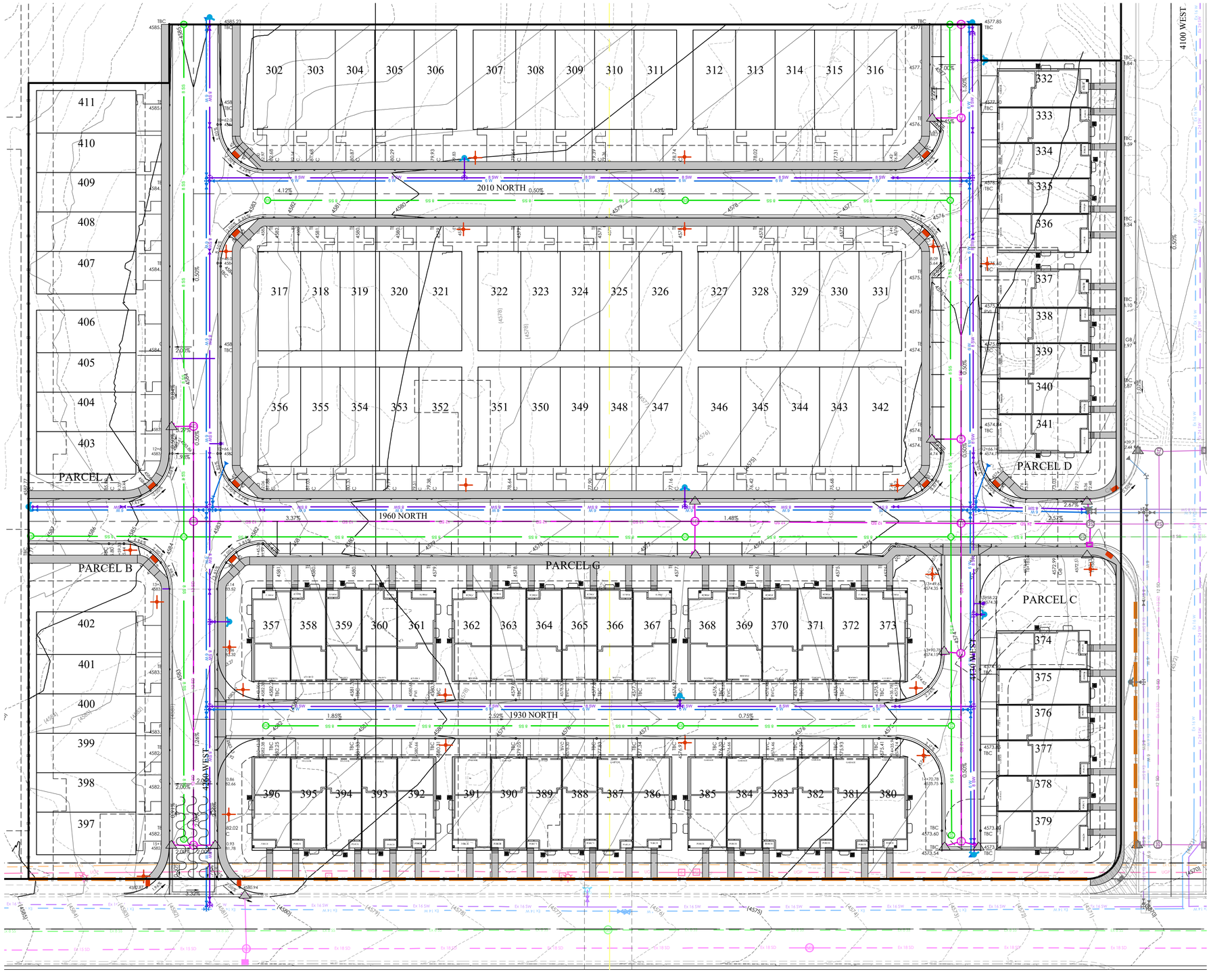
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WATER PLAN

Scale: 1"=30' | Drawn: RSH
Date: 5/18/2021 | Job #: 21-0225
Sheet: C7

Z:_2021\21-0225 Willow Point Phase 3\design 21-0225\dwg\sheets\C7 - WATER PLAN.dwg



EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING:40°24'41" EASTING:-111°54'54"

RECEIVING WATERS: JORDAN RIVER
AREA AFFECTED:

1. TOTAL PROJECT AREA IS 6.61 ACRES. AN ESTIMATED 6.61 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES AND NEW STORM DRAIN PIPING AND STRUCTURES AS WELL AS ABOVE AND BELOW GROUND RETENTION SYSTEMS.
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1.0% TO 10.0%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 1.5' WITH ROADS OF APPROXIMATELY 0.5% TO PROVIDE THE PROPER DRAINAGE.
4. THE INITIAL SITE IS APPROXIMATELY 0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 78% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF 90 CONNECTED AND MASS GRADED TOWNHOMES, PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT, REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.30. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.72 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY, ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
   6949 S. HIGH TECH DRIVE, SUITE 200
   MIDVALE, UTAH 84047
   PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

SWPPP NOTES:

1. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
2. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
3. ESTIMATED RUN OFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.72

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

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WILLOW POINT PHASE 3

LEHI, UTAH

EROSION CONTROL PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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EROSION CONTROL PLAN

Scale:	1"=30'	Drawn:	RSH
Date:	5/18/2021	Job #:	21-0225
Sheet:	C8		

Z:_2021\21-0225 Willow Point Phase 3\Design 21-0225\dwg\sheets\C8 - EROSION CONTROL PLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	S D 8 W
SEWER MANHOLE	S
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	S D Ex 8 W
EXIST. SEWER MH	S
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

LEGEND:

- SWITCH
- SECT. GROUNDSLEEVE/SECTIONALIZER
- TRANSFORMER
- SECONDARY JUNCTION
- STREET LIGHT
- 6" DIA. CNDT.
- 4" DIA. CNDT.
- 3" DIA. PRIMARY CNDT.
- 3" DIA. SECONDARY CNDT.
- 3" DIA. SECONDARY SERVICE STUB
- NOTE: INSTALL DURALINE MICRODUCT PART #10009312 WITH ALL CNDT. RUNS.

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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WILLOW POINT PHASE 3

LEHI, UTAH

POWER PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
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3	----	----
4	----	----
5	----	----
6	----	----

POWER PLAN

Scale:	1"=XX'	Drawn:	RSH
Date:	5/18/2021	Job #:	21-0225
Sheet:	C9		

Z:_2021\21-0225 Willow Point Phase 3\design 21-0225\dwg\sheets\C9 - POWER PLAN.dwg

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900	
SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
STREET SIGN	
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

LEGEND:

- SWITCH
- GROUNDSLEEVE/SECTIONALIZER
- TRANSFORMER
- SECONDARY JUNCTION
- STREET LIGHT
- 6" DIA. CNDT.
- 4" DIA. CNDT.
- 3" DIA. PRIMARY CNDT.
- 3" DIA. SECONDARY CNDT.
- 3" DIA. SECONDARY SERVICE STUB
- NOTE: INSTALL DURALINE MICRODUCT PART #10009312 WITH ALL CNDT. RUNS.

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

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 50 ft.



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WILLOW POINT PHASE 3

LEHI, UTAH

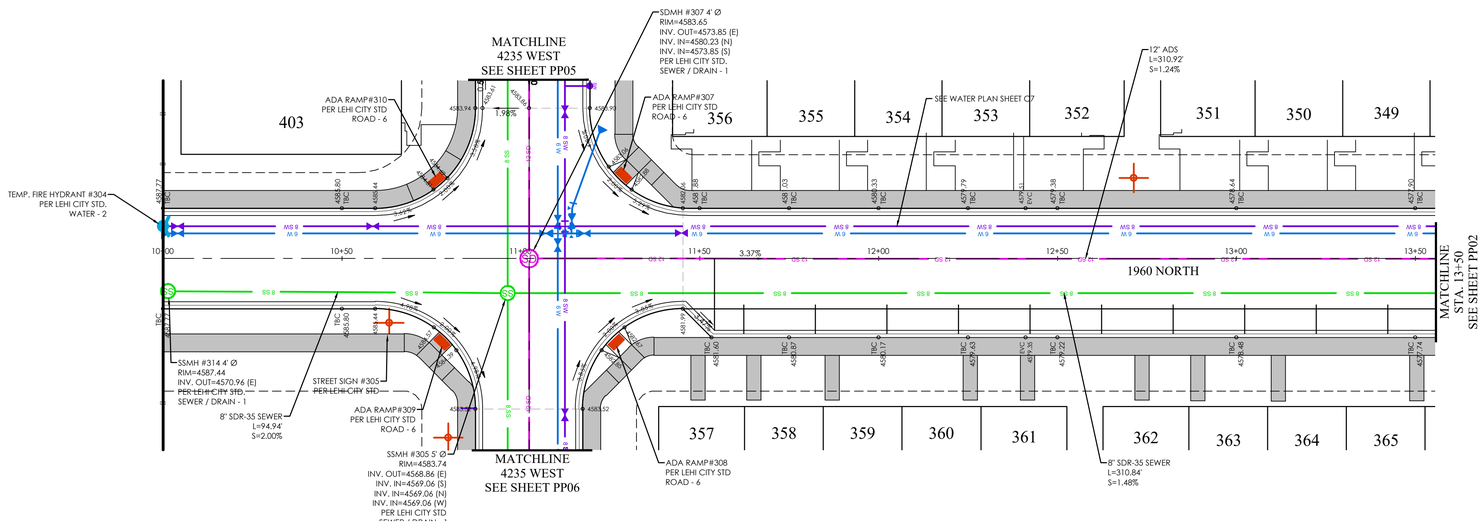
OVERALL POWER PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
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OVERALL POWER PLAN

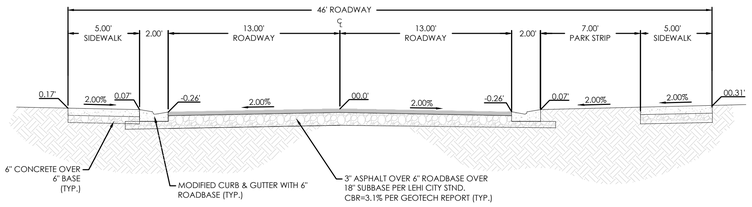
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LEGEND

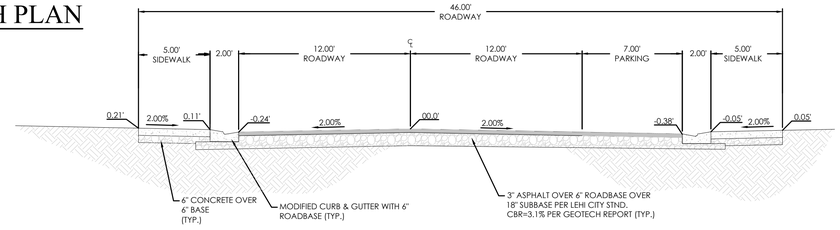
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE) — 8 SW
- EXIST. 24"RCP SD — Ex 24 SD
- EXIST. 18"RCP SD — Ex 18 SD
- EXIST. 8" SDR-35 SEWER — Ex 8 SS
- EXIST. 14" DR-18 C900 WATER — Ex 14 W
- EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 12 SW
- EXIST. FENCE — x x x x
- EXIST. CONTOUR MAJOR — XXXX
- EXIST. CONTOUR MINOR — XXXX
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX



46' ROADWAY - NO PARKING

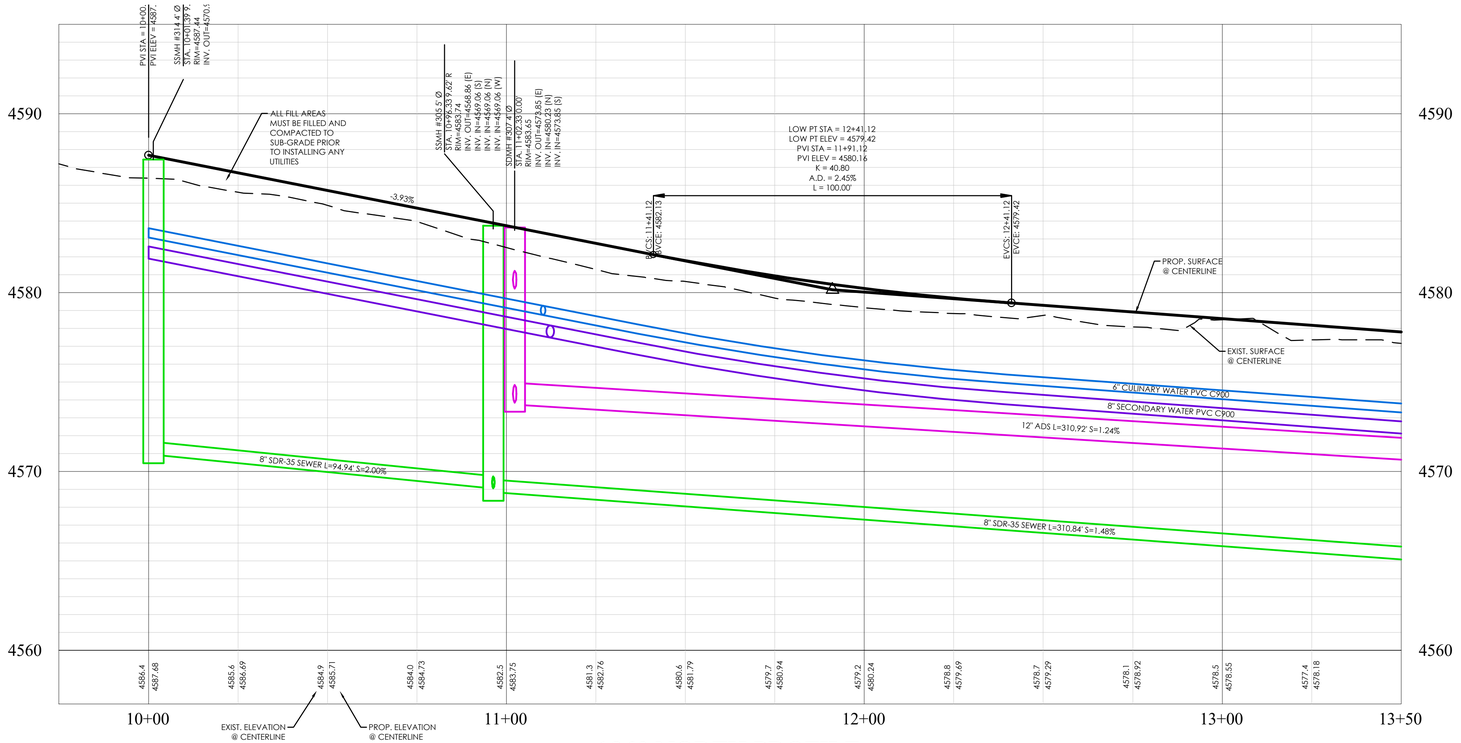
1960 NORTH 10+00.00-11+46.18
4235 WEST
N.T.S.

1960 NORTH PLAN

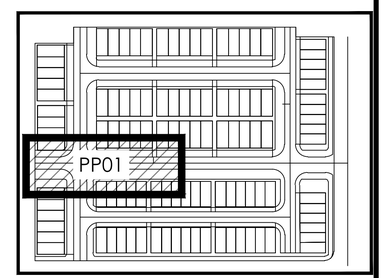


46' ROADWAY - WITH PARKING

1960 NORTH 11+46.18-15+37.11
N.T.S.



1960 NORTH PROFILE



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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WILLOW POINT PHASE 3

LEHI, UTAH

1960 NORTH PLAN & PROFILE

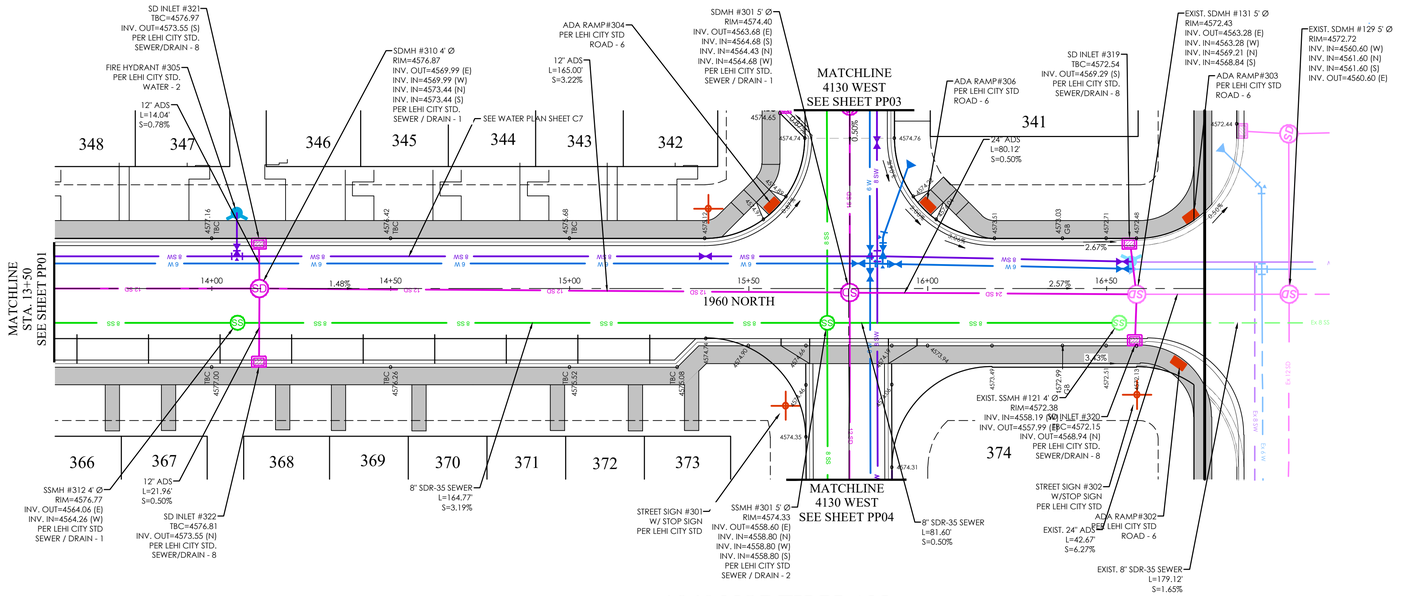
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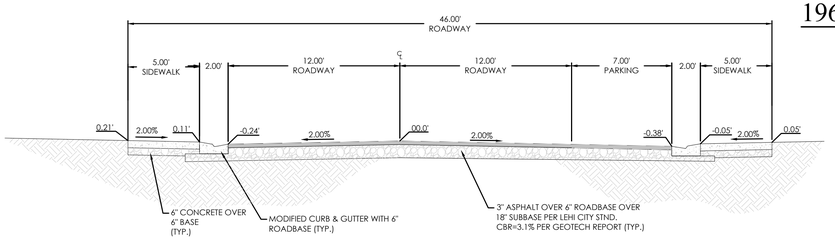
1960 NORTH PLAN & PROFILE

Scale:	1"=20'	Drawn:	RSH
Date:	5/18/2021	Job #:	21-0225
Sheet:	PP01		

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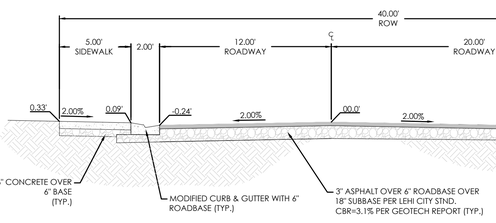


1960 NORTH PLAN



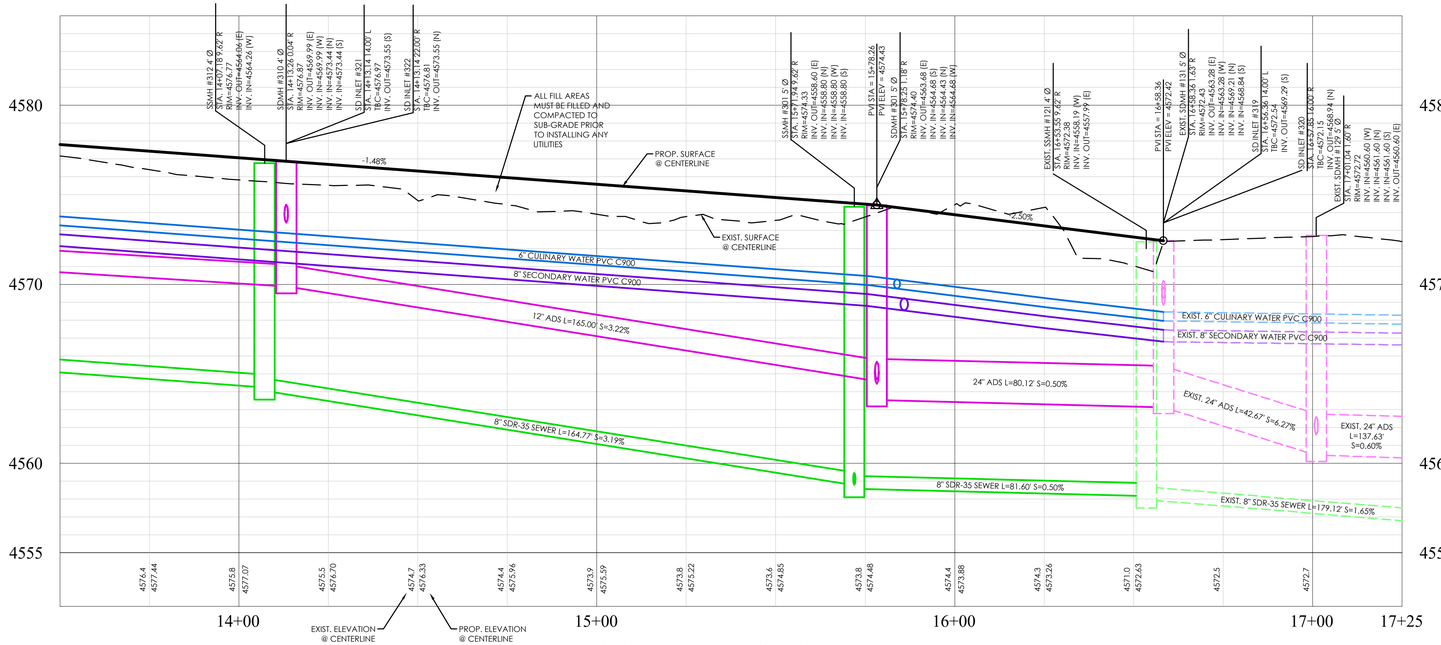
46' ROADWAY - WITH PARKING

1960 NORTH 11+46.18-15+37.11
N.T.S.



46' ROADWAY - NO PARKING

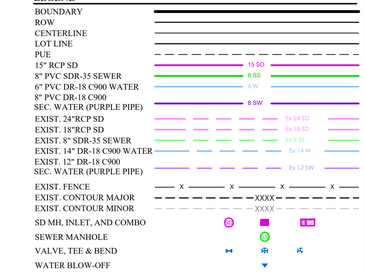
1960 NORTH 15+37.11-16+58.36
N.T.S.



1960 NORTH PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SD, 15 SD
SEWER MANHOLE	SS
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SD, 15 SD
EXIST. SEWER MH	SS
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

N
S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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WILLOW POINT PHASE 3

LEHI, UTAH

1960 NORTH PLAN & PROFILE

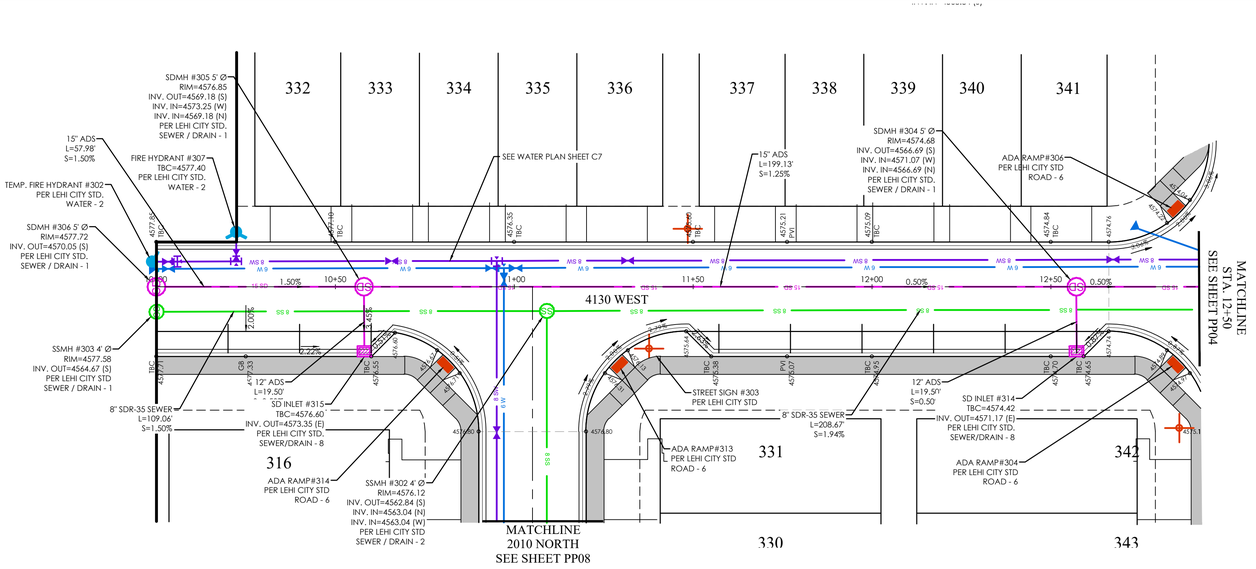
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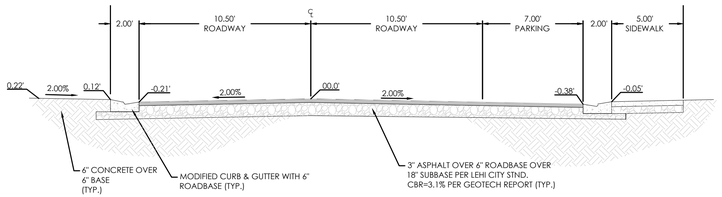
1960 NORTH PLAN & PROFILE

Scale:	1"=20'	Drawn:	RSH
Date:	5/18/2021	Job #:	21-0225
Sheet:	PP02		

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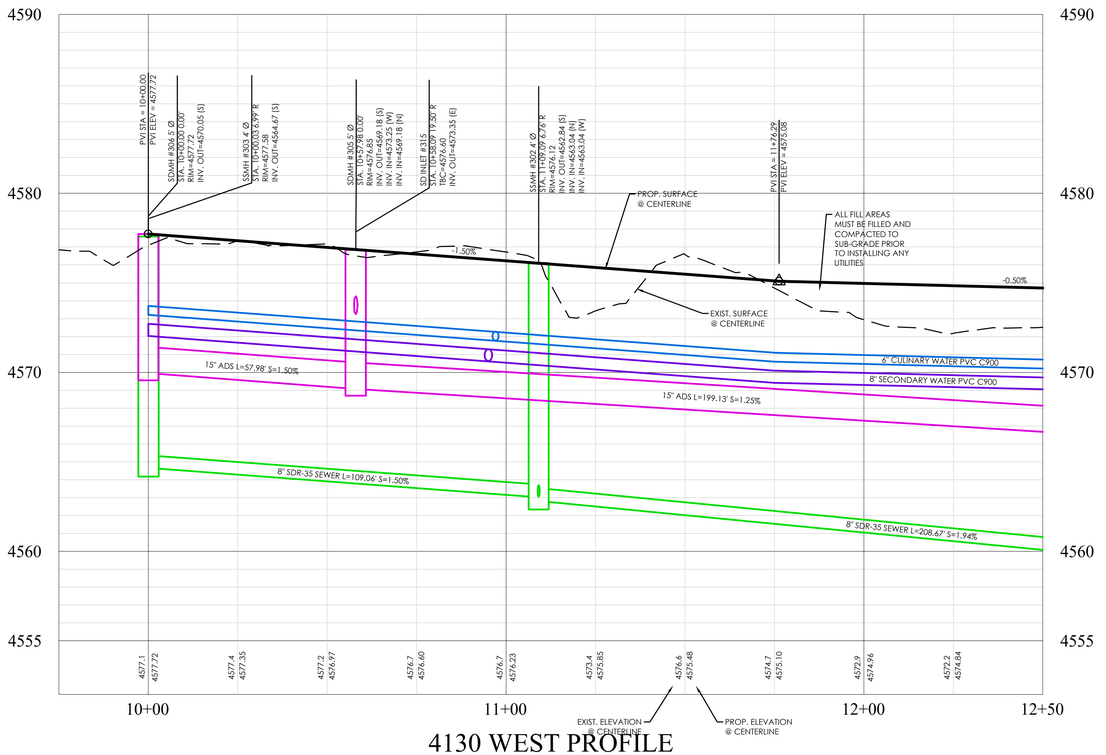


4130 WEST PLAN



37' ROADWAY - WITH PARKING

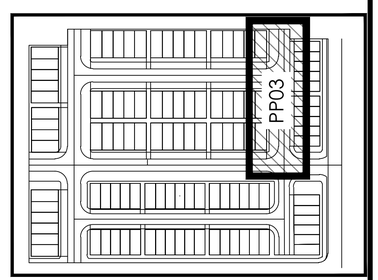
4130 WEST



4130 WEST PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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WILLOW POINT PHASE 3

LEHI, UTAH

4130 WEST PLAN & PROFILE

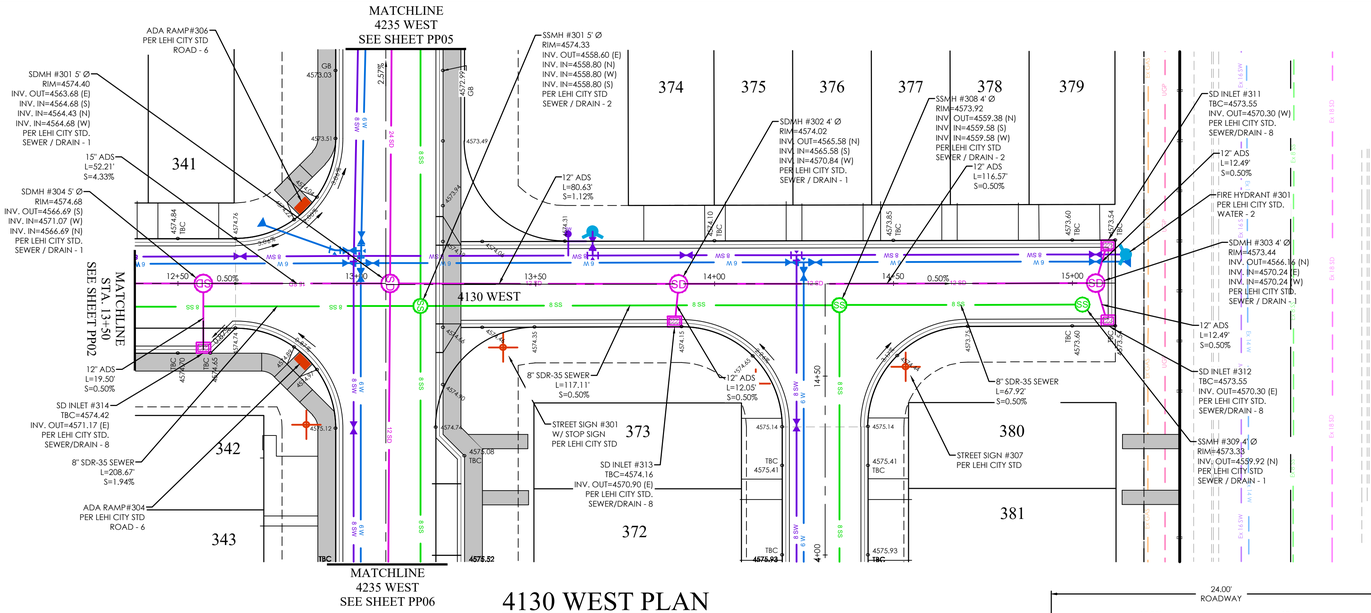
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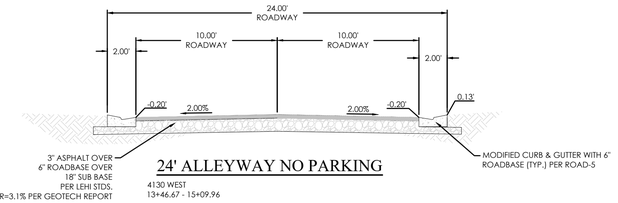
4130 WEST PLAN & PROFILE

Scale:	1"=20'	Drawn:	RSH
Date:	5/18/2021	Job #:	21-0225
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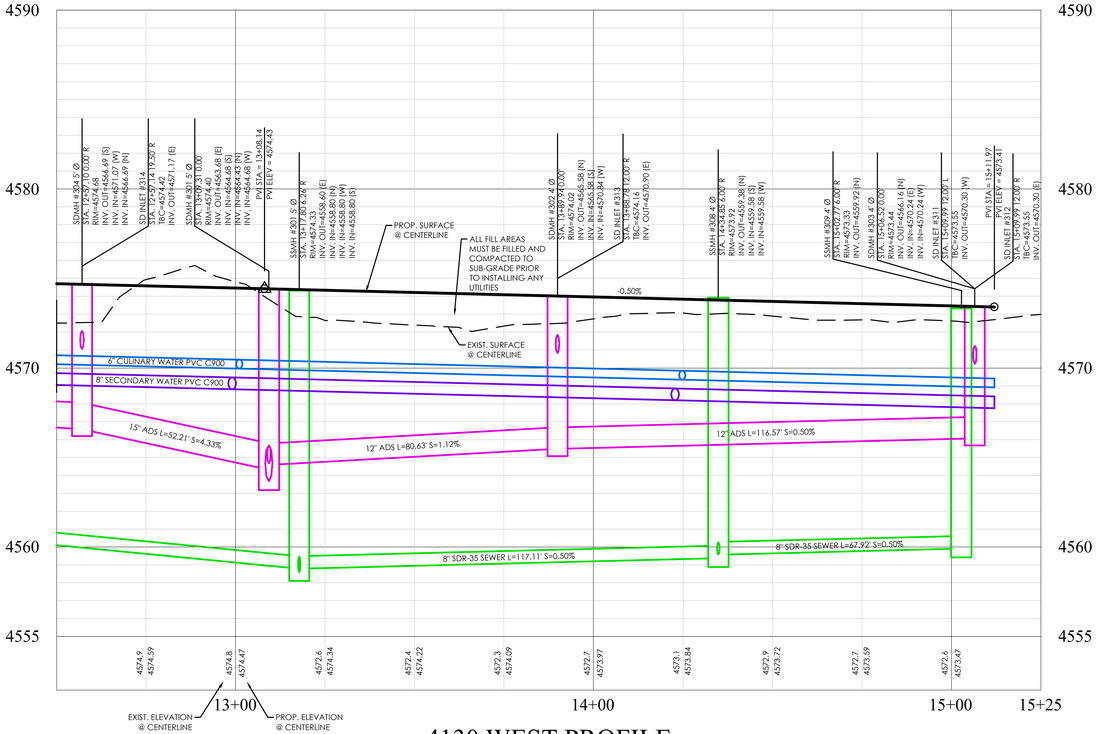


4130 WEST PLAN



24' ALLEYWAY NO PARKING

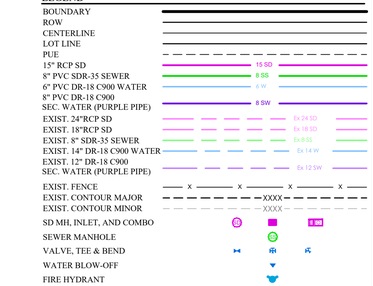
4130 WEST
13+46.67 - 15+09.96



4130 WEST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE) — 8 SW
- EXIST. 24"RCP SD — Ex 24 SD
- EXIST. 18"RCP SD — Ex 18 SD
- EXIST. 8" SDR-35 SEWER — Ex 8 SS
- EXIST. 14" DR-18 C900 WATER — Ex 14 W
- EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 12 SW
- EXIST. FENCE — x x x x
- EXIST. CONTOUR MAJOR — XXXX
- EXIST. CONTOUR MINOR — XXXX
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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

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WILLOW POINT PHASE 3

LEHI, UTAH

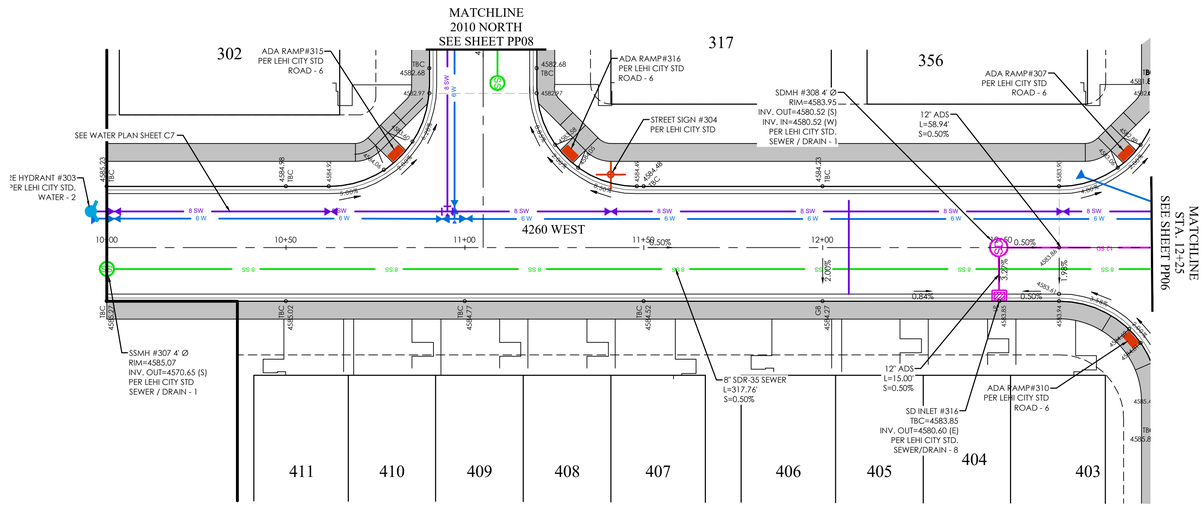
4130 WEST PLAN & PROFILE

REVISION BLOCK		
#	DATE	DESCRIPTION
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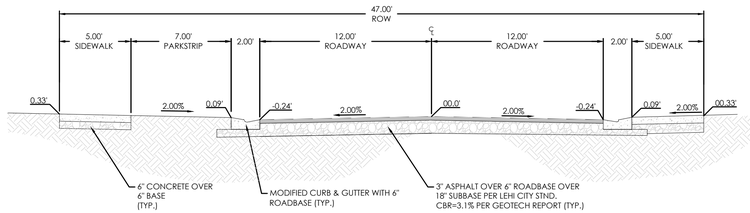
4130 WEST PLAN & PROFILE

Scale:	1"=20'	Drawn:	RSH
Date:	5/18/2021	Job #:	21-0225
Sheet:	PP04		

Z:_2021\21-0225 Willow Point Phase 3\design 21-0225\dwg\sheets\PP04 - 4130 WEST PLAN & PROFILE.dwg

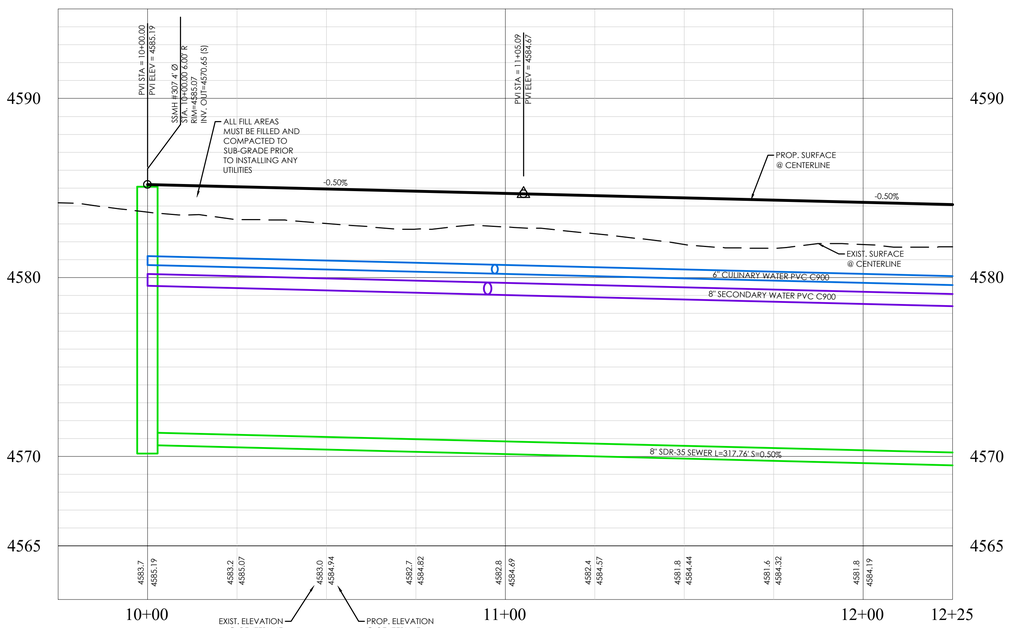


4260 WEST PLAN



47' ROADWAY - NO PARKING

4235 WEST 10+00.00 - 12+78.41
N.T.S.

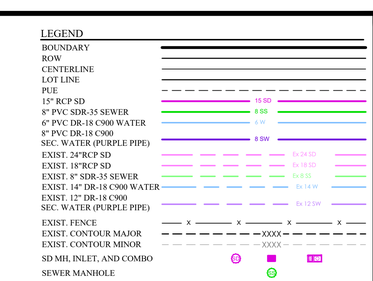


4260 WEST PROFILE

VERTICAL SCALE 1:5

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 3

LEHI, UTAH

4235 WEST PLAN & PROFILE

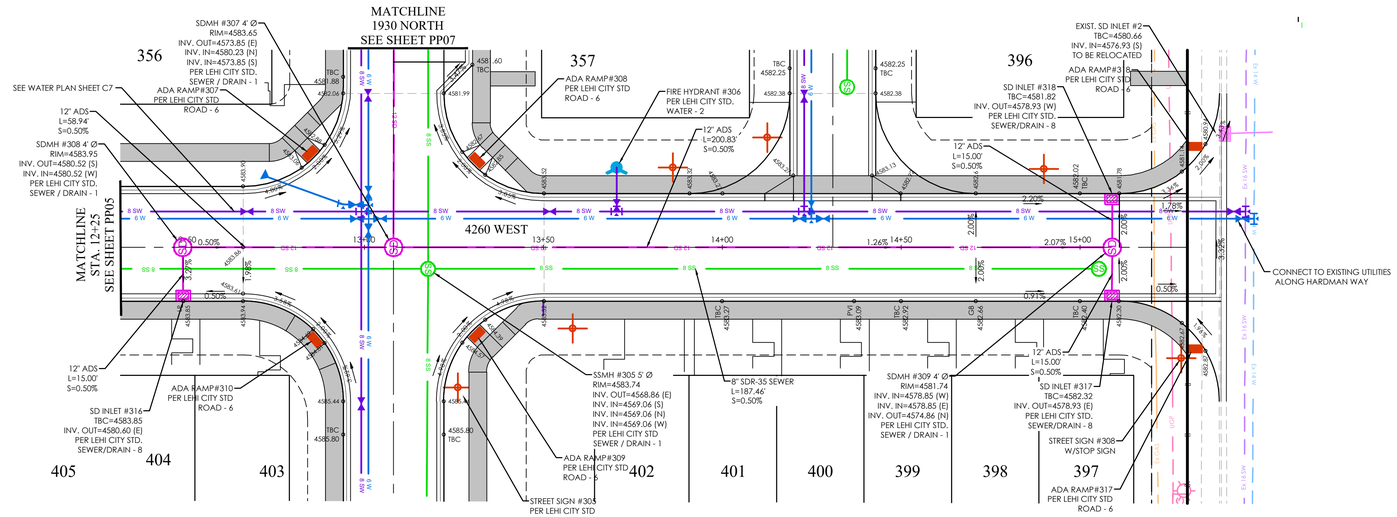
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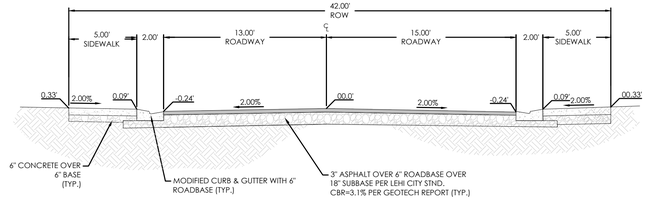
4235 WEST PLAN & PROFILE

Scale:	1"=20'	Drawn:	RSH
Date:	5/18/2021	Job #:	21-0225
Sheet:	PP05		

Z:_2021\21-0225 Willow Point Phase 3\design 21-0225\dwg\sheets\PP05 - 4235 WEST PLAN & PROFILE.dwg

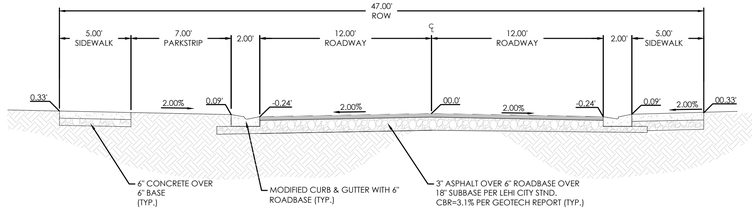


4260 WEST PLAN



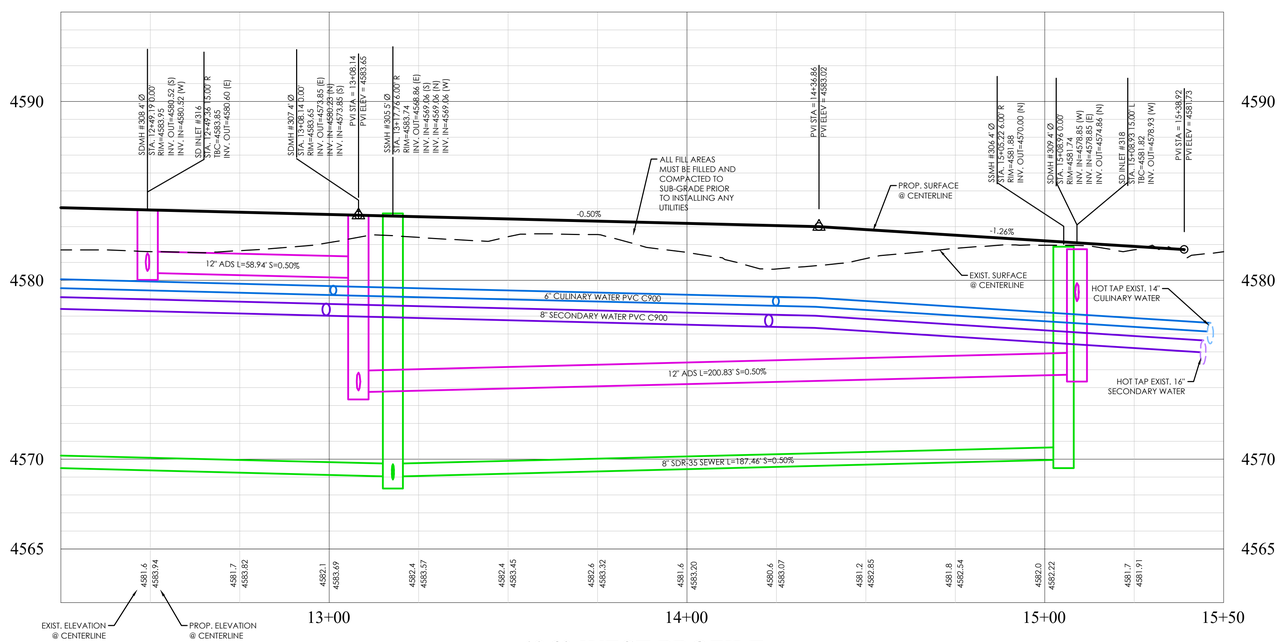
40' ROADWAY - NO PARKING

4235 WEST 13+45.19 - 15+37.91
N.T.S.



47' ROADWAY - NO PARKING

4235 WEST 10+00.00 - 12+78.41
N.T.S.



4260 WEST PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
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EXIST. 14" DR-18 C900 WATER	Ex 14 W
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EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

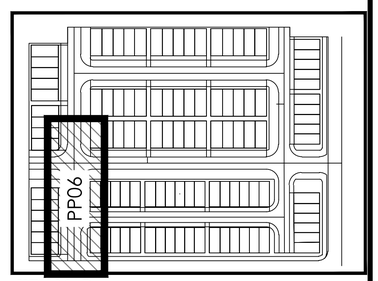
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WILLOW POINT PHASE 3

LEHI, UTAH

4235 WEST PLAN & PROFILE



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV= 4532.68
DATUM:NGVD 29

N S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

REVISION BLOCK

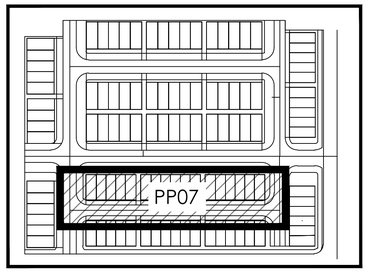
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Date:	5/18/2021	Job #:	21-0225
Sheet:	PP06		

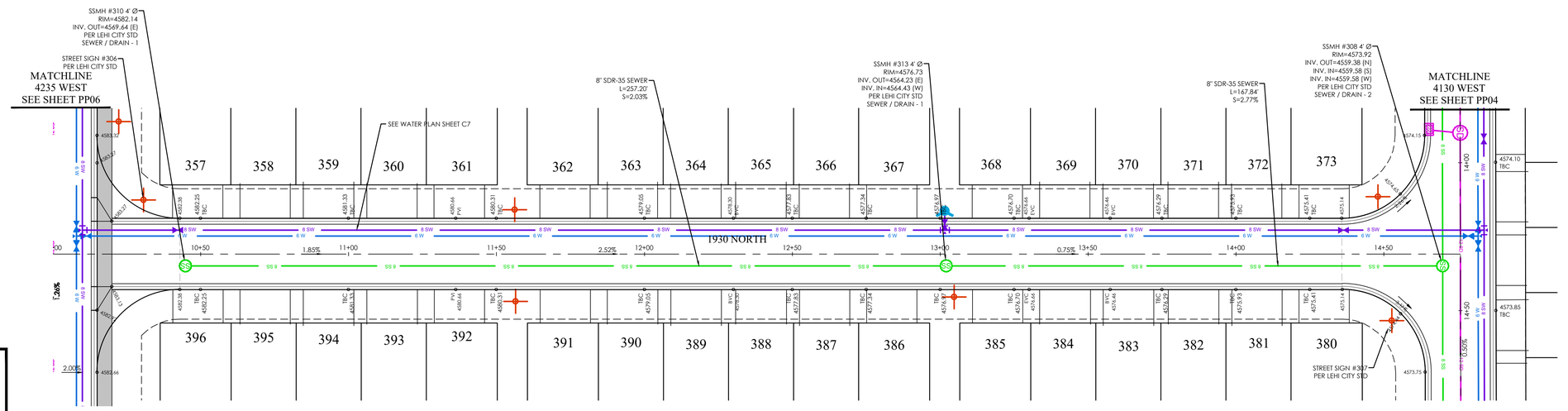
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LEGEND

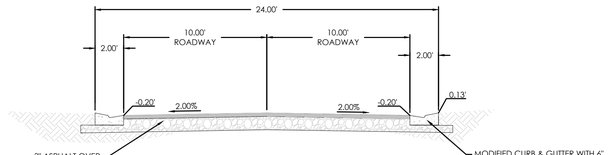
BOUNDARY
ROW
CENTERLINE
LOT LINE
PUE
15" RCP SD — 15 SD
8" PVC SDR-35 SEWER — 8 SS
6" PVC DR-18 C900 WATER — 6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE) — 8 SW
EXIST. 24"RCP SD — Ex 24 SD
EXIST. 18"RCP SD — Ex 18 SD
EXIST. 8" SDR-35 SEWER — Ex 8 SS
EXIST. 14" DR-18 C900 WATER — Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 12 SW
EXIST. FENCE — x — x — x —
EXIST. CONTOUR MAJOR — XXXX —
EXIST. CONTOUR MINOR — XXXX —
SD MH, INLET, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. SD INLET & MH
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
EXIST. POWER POLE
SPOT ELEVATION — o XXXX.XX



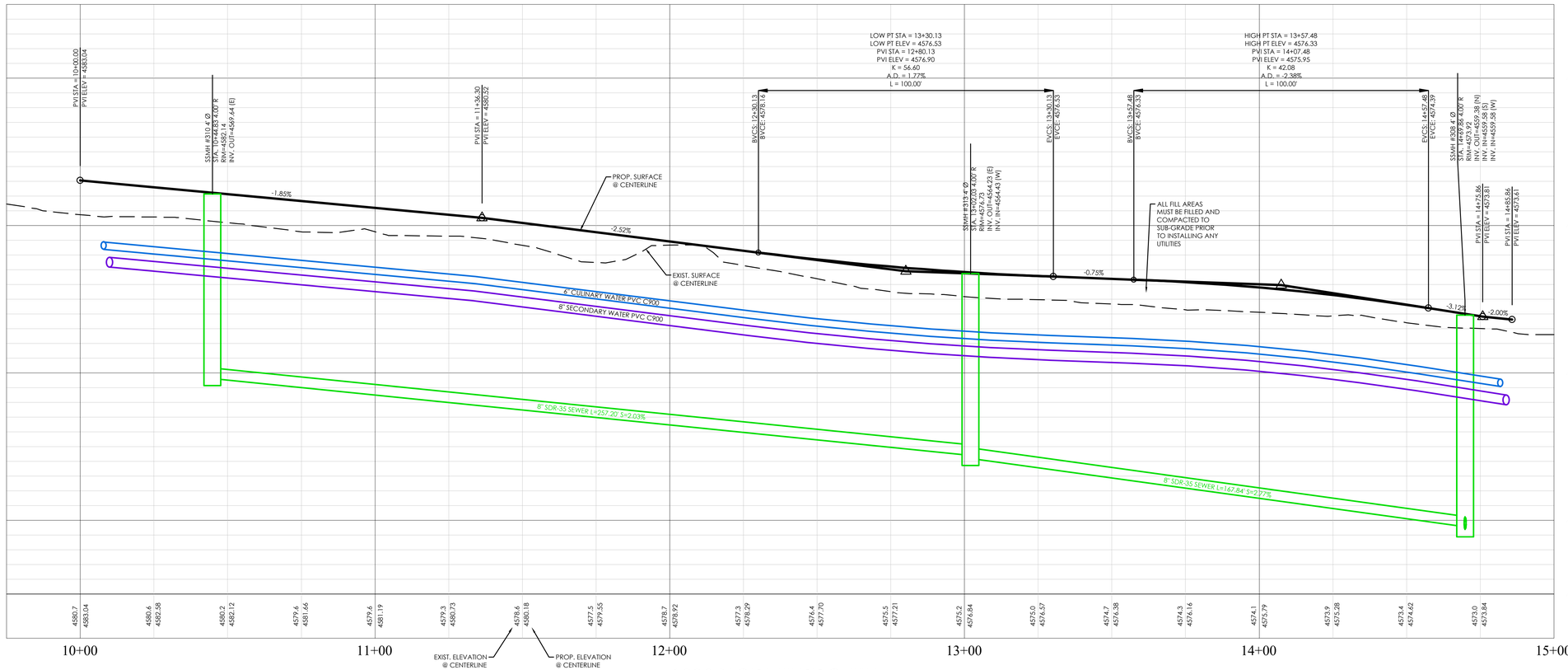
KEY MAP
N.T.S



1930 NORTH PLAN



24' ALLEYWAY NO PARKING
1930 NORTH



1930 NORTH PROFILE

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV.: 4532.68
DATUM:NGVD 29

N

S

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 3
LEHI, UTAH
1930 NORTH PLAN & PROFILE

REVISION BLOCK

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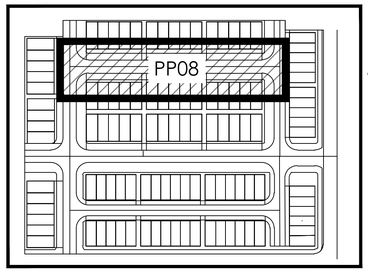
1930 NORTH PLAN & PROFILE

Scale: 1"=20' | Drawn: RSH
Date: 5/18/2021 | Job #: 21-0225
Sheet: PP07

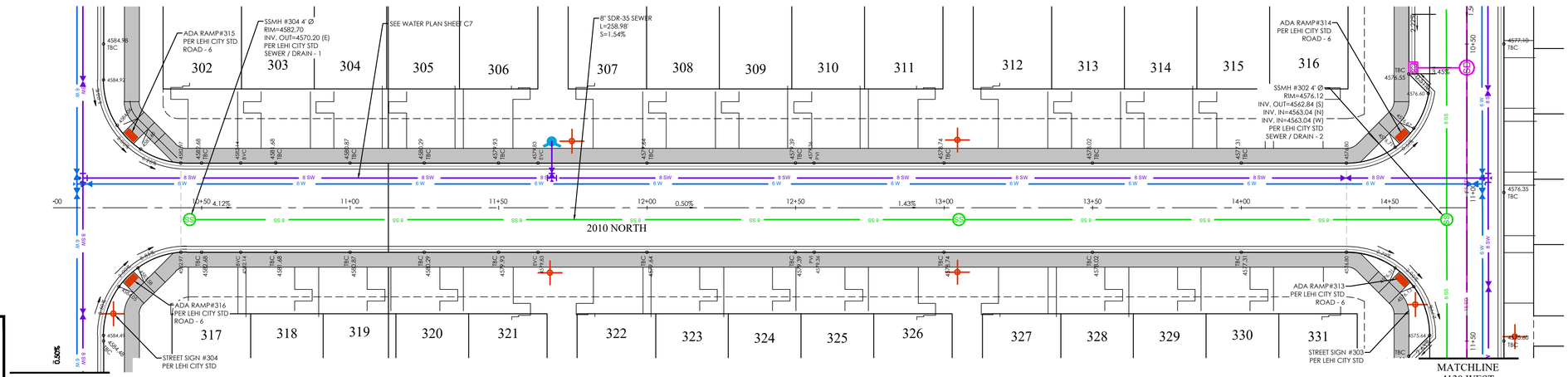
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LEGEND

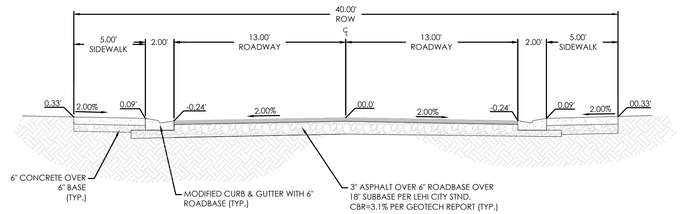
BOUNDARY
ROW
CENTERLINE
LOT LINE
PUE
15" RCP SD — 15 SD
8" PVC SDR-35 SEWER — 8 SS
6" PVC DR-18 C900 WATER — 6 W
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EXIST. 8" SDR-35 SEWER — Ex 8 SS
EXIST. 14" DR-18 C900 WATER — Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 12 SW
EXIST. FENCE — x x x x
EXIST. CONTOUR MAJOR — XXXX
EXIST. CONTOUR MINOR — XXXX
SD MH, INLET, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. SD INLET & MH
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
EXIST. POWER POLE
SPOT ELEVATION — o XXXX.XX



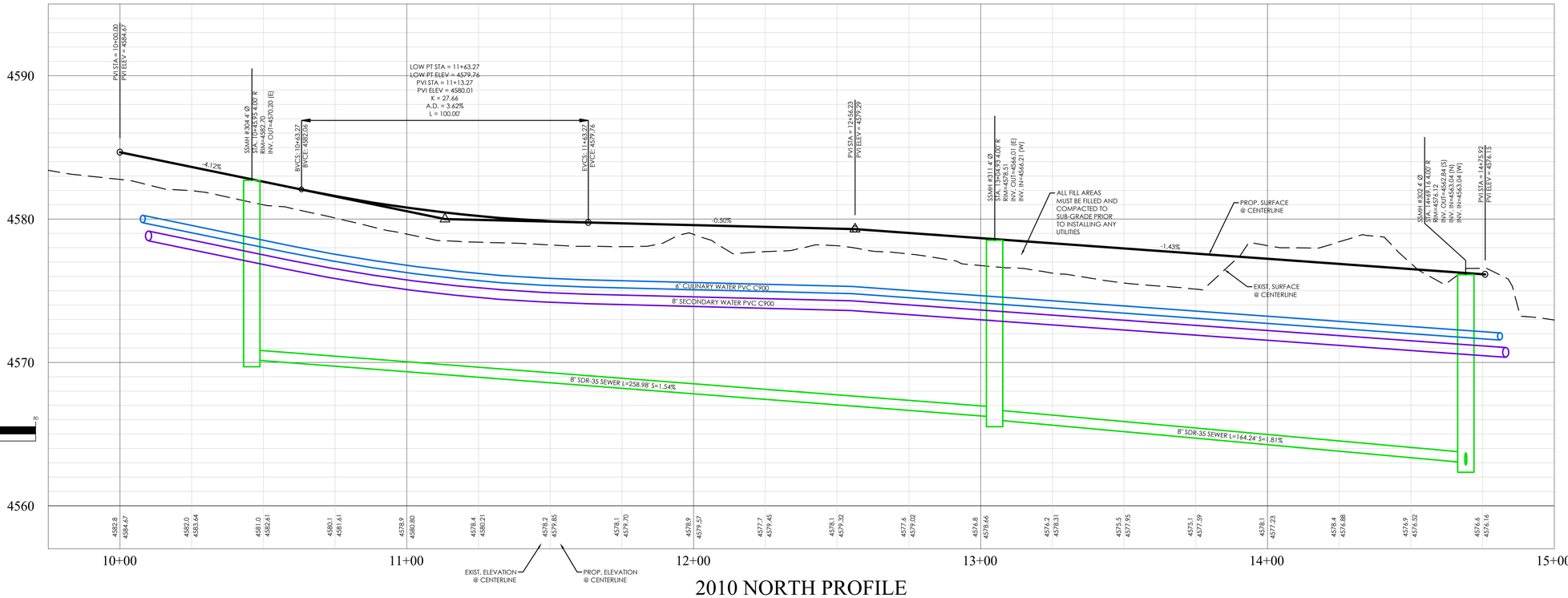
KEY MAP
N.T.S



2010 NORTH PLAN



40' ROADWAY - NO PARKING
2010 NORTH
N.T.S



2010 NORTH PROFILE

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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WILLOW POINT PHASE 3

LEHI, UTAH

2010 NORTH PLAN & PROFILE

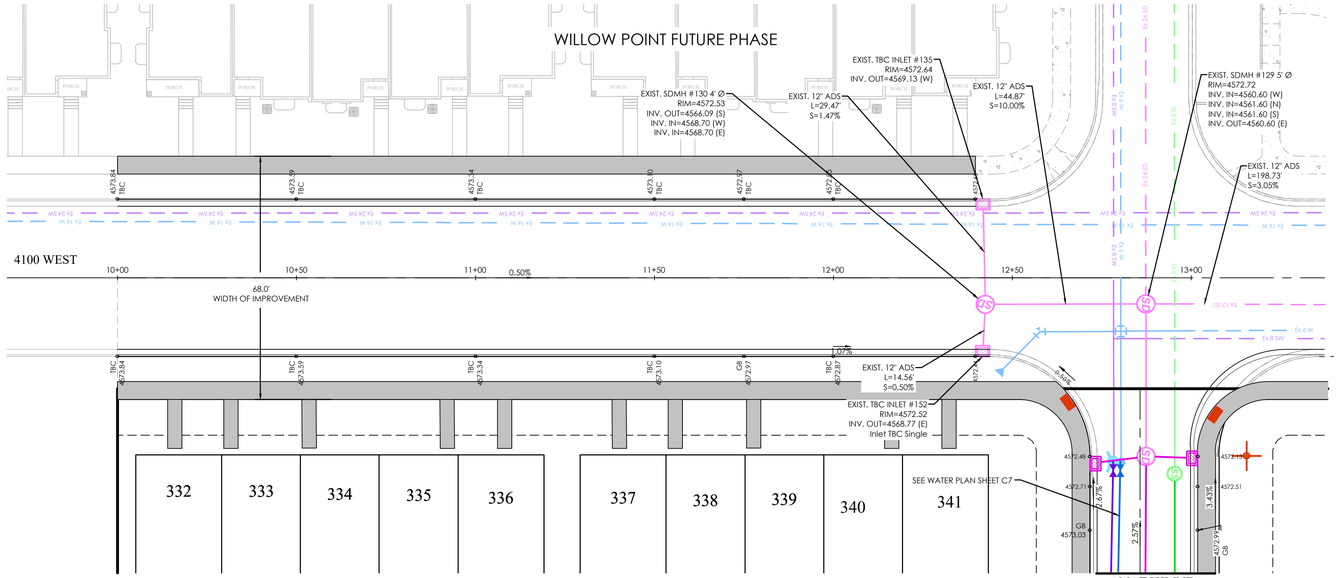
REVISION BLOCK

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2010 NORTH PLAN & PROFILE

Scale:	1"=20'	Drawn:	RSH
Date:	5/18/2021	Job #:	21-0225
Sheet:	PP08		

Z:_2021\21-0225 Willow Point Phase 3\Design 21-0225\Dwg\sheets\PP08 - 2010 NORTH PLAN & PROFILE.dwg

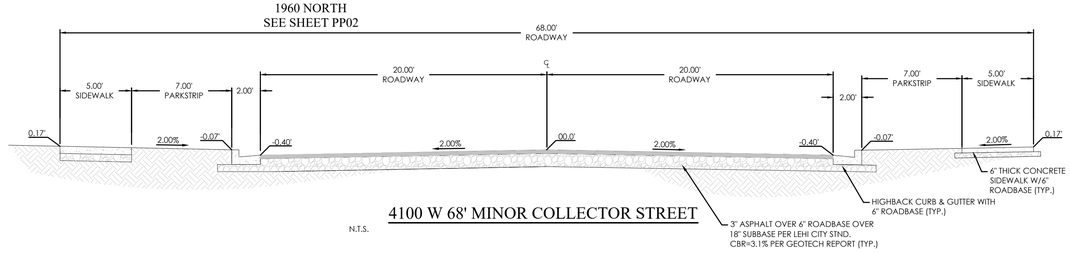


4100 WEST PLAN

MATCHLINE
1960 NORTH
SEE SHEET PP02

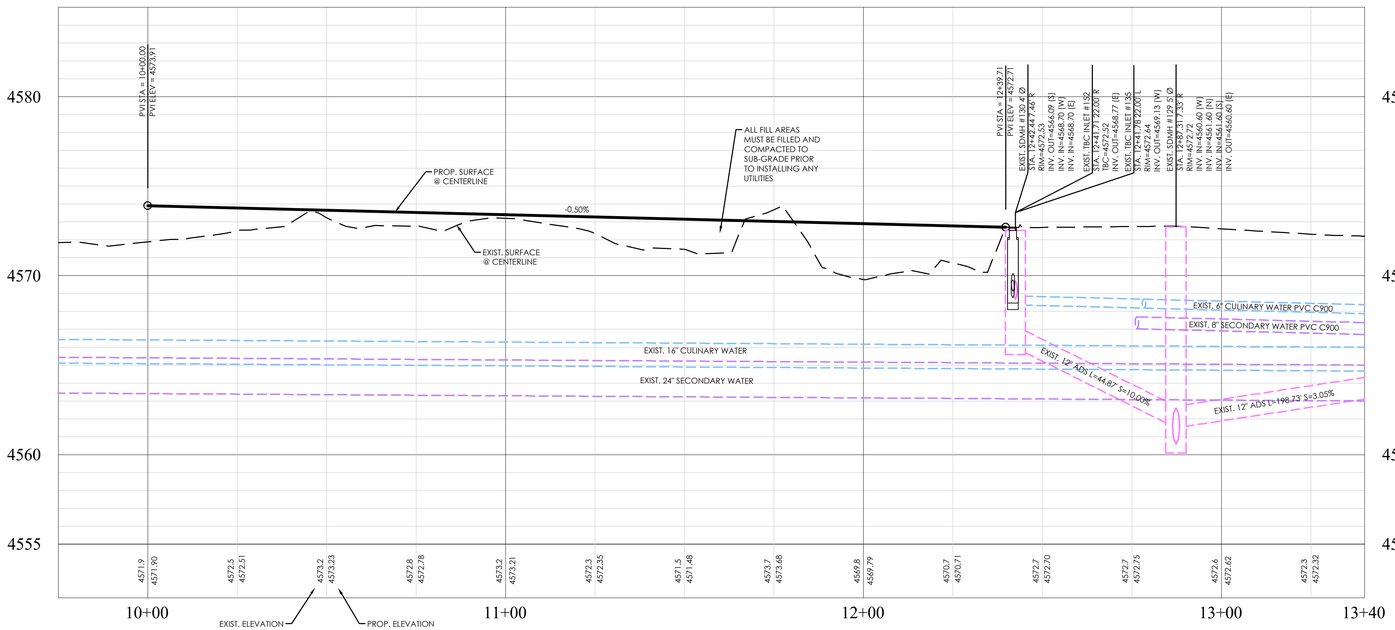
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD (15 SD)
- 8" PVC SDR-35 SEWER (8 SS)
- 6" PVC DR-18 C900 WATER (6 W)
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE) (8 SW)
- EXIST. 24"RCP SD (Ex 24 SD)
- EXIST. 18"RCP SD (Ex 18 SD)
- EXIST. 8" SDR-35 SEWER (Ex 8 SS)
- EXIST. 14" DR-18 C900 WATER (Ex 14 W)
- EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE) (Ex 12 SW)
- EXIST. FENCE
- EXIST. CONTOUR MAJOR (XXXX)
- EXIST. CONTOUR MINOR (XXXX)
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION (o XXXX.XX)



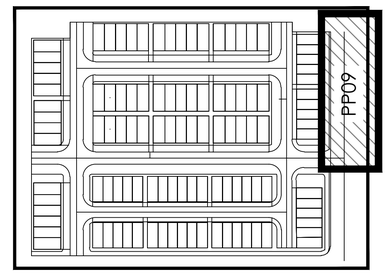
4100 W 68' MINOR COLLECTOR STREET

N.T.S.



4100 WEST PROFILE

VERTICAL SCALE 1:5



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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WILLOW POINT PHASE 3

LEHI, UTAH

4100 WEST PLAN & PROFILE

REVISION BLOCK

#	DATE	DESCRIPTION
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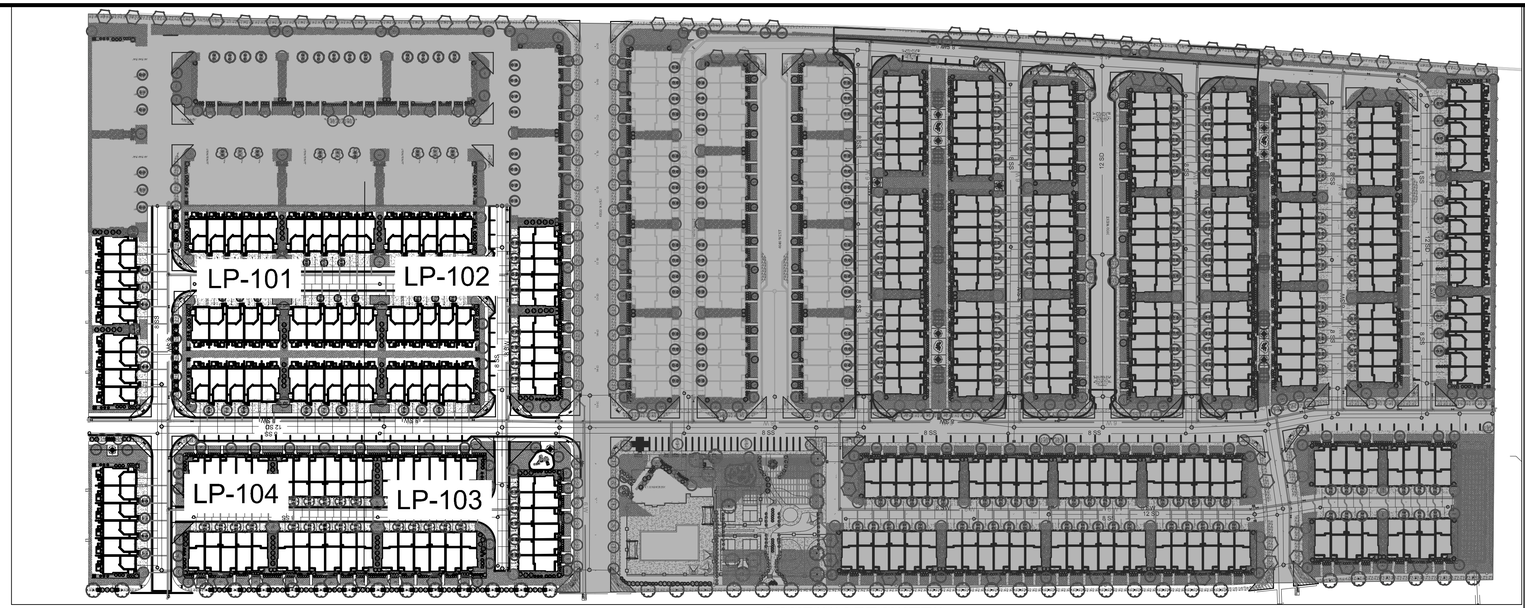
4100 WEST PLAN & PROFILE

Scale:	1"=20'	Drawn:	RSH
Date:	5/18/2021	Job #:	21-0225
Sheet:	PP09		

Z:_2021\21-0225 Willow Point Phase 3\design 21-0225\dwg\sheets\PP09 - 4100 WEST PLAN & PROFILE.dwg

TOTAL
LANDSCAPED AREA:

LANDSCAPE AREA = 18,052 SQ.FT (DRIP SYSTEM SO ONLY PLANTS ARE IRRIGATED. 50% OF LANDSCAPE AREA)
GRASS AREA = 46,091 SQ.FT.
IRRIGATED AREA = 64,143 SQ. FT.
EXISTING TREE PRESERVATION: *NO EXISTING TREES ON SITE



PLANT SCHEDULE PHASE 3

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	22	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
LS'S	LS'S	28	Liquidambar styraciflua `Slender Silhouette` Columnar Sweet Gum	15 gal
Pb	Pb	15	Platanus x acerifolia `Bloodgood` London Plane Tree	2" Cal
QR'F	Qrf	18	Quercus robur fastigiata Pyramidal English Oak	2" Cal
QR'J	QR'J	33	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
ZS'C	Zs'c	13	Zelkova serrata `JFS-KW1` TM City Sprite Zelkova	2" Cal
ZS'M	ZS'M	50	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BT'C	BT'C	48	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
BS'S	BS'S	316	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
CS'K	CS'K	54	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
EA'C	EA'C	15	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
JS'B	JS'B	36	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
RF'R	RF'R	18	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
Ra'g	Ra'g	133	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
RR	RR	29	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
SJ'W	SJ'W	27	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
VO'N	VO'N	71	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	487	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal
PV'S	PV'S	26	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	2 gal

REFERENCE NOTES SCHEDULE PHAS

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.	44,896 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.	12,296 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.	12,165 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.	11,642 sf

*****THE LANDSCAPE ARCHITECT PROVIDES QUANTITY AND FOOTAGE INFORMATION AS AN AIDE TO THE BIDDING LANDSCAPER. QUANTITIES, SPECIES, AND SPECIFICATIONS HAVE BEEN SUBMITTED AND APPROVED BY THE MUNICIPALITIES – ALL SUBSTITUTIONS AND LESSER QUANTITIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND EDGE HOMES MANAGEMENT. IT IS ENTIRELY THE RESPONSIBILITY OF THE BIDDERS TO CALCULATE THE MATERIAL BASED ON THE GRADE CONTOURS, INCLUDING ALL LANDSCAPING RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING DRAWINGS. THESE CIVIL, LANDSCAPING, AND IRRIGATION DRAWING WILL NEED TO BE REVIEWED PRIOR TO SUBMITTING A BID FOR THE PROJECT. ANY SHORTAGES OF MATERIALS WILL NOT BE PAID FOR BY EDGE HOMES OR THE LANDSCAPE ARCHITECT**

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1.1 SUMMARY

1.2 SITE CONDITIONS

1.3 PERMITS

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

1.5 FINAL INSPECTION

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

1.7 WARRANTY

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. UPON VISITING OF SITE AND REVIEW OF GRADING & DRAINAGE DRAWINGS- THE CONTRACTOR SHALL INFORM THE OWNER IN WRITING OF ANY AREAS THAT SHALL BE CONSIDERED AN ADDITIONAL COST OR SERVICE ABOVE THE REQUESTED SCOPE OF WORK.

C. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

D. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, OWRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING TO THE LANDSCAPE ARCHITECT AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 WARRANTY

A. ALL WORK DONE AND ALL MATERIALS INSTALLED IN CONNECTION WITH ONE OF OUR JOBS SHOULD BE OF HIGH QUALITY AND THAT ALL TRADE CONTRACTORS SHOULD STAND BEHIND THE QUALITY OF THEIR WORK. THEREFORE WE REQUIRE ALL TRADE CONTRACTORS TO WARRANT THE QUALITY (MATERIAL AND WORKMANSHIP) OF THEIR WORK FOR 90 DAYS AFTER FINAL INSTALLATION.

B. THE TRADE CONTRACTOR SHALL HAVE FOURTEEN (14) DAYS IN WHICH TO CORRECT ANY WARRANTY ISSUES. THE OWNER HAS THE RIGHT TO CORRECT ANY ISSUES THAT HAVE NOT BEEN CORRECTED BY THE RESPONSIBLE TRADE CONTRACTOR WITHIN THE FOURTEEN (14) DAY PERIOD. TRADE CONTRACTOR WILL BE BACK-CHARGED AT THE RATE OF $35.00 PER MAN HOUR (MINIMUM CHARGE OF $140.00), PLUS THE COST OF ANY MATERIALS AND EQUIPMENT, FOR WARRANTY ISSUES THE OWNER OR AGENTS CORRECT. IN ADDITION, ANY ISSUE NOT CORRECTED BY THE TRADE CONTRACTOR WITHIN FOURTEEN (14) DAYS MAY RESULT IN A FINE OF $50 PER DAY STARTING ON DAY 15, AND CONTINUING DAILY UNTIL THE ISSUE HAS BEEN CORRECTED. THE OWNER MAY ALSO WITHHOLD CHECKS UNTIL ANY OUTSTANDING (PAST 14 DAYS) WARRANTY ISSUES HAVE BEEN COMPLETED.

C. UPON COMPLETION OF ANY WARRANTY ISSUES, IT IS THE TRADE CONTRACTORS RESPONSIBILITY TO REPORT IN WRITING BACK TO THE OWNER AND EDGE WARRANTY OFFICE THAT THE ISSUES HAVE BEEN 100% COMPLETED.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. NO TREE STAKING UNLESS WARRANTY REQUIRES, OR GRADE IS LAGER THAN 4:1 SLOPE.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; WHEN BACKFILL MIXTURE IS INADEQUATE FOR PROPER PLANT GROWTH FOLLOW EDGE HOMES SPECIFICATIONS.

E. 2" OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.

F. MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE EVENING PRIOR TO INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

G. LANDSCAPE CUT EDGING: SHOVEL CUT EDGE AT AN ANGLE TO KEEP MULCH IN LANDSCAPE BED.

PART III - EXECUTION

3.1 GRADING

E. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

F. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAT ½" IN DIAMETER.

B. THE FINISH GRADE OF THE SOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND THREE TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE, REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE. REMOVE TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED. IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

J. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

K. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

3.4 TURF - SOD LAYING

A. FERTILIZATION: FERTILIZE PER SOD FARM RECOMMENDATIONS.

B. SOD AVAILABILITY AND CONDITION: THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR

FURNISHING AND LAY ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

C. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED ABOVE. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

D. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO INSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND.

E. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

F. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

G. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL AFTER NINETY (90) DAY WARRANTY PERIOD AND EDGE HOMES FINAL INSPECTION.

END OF SECTION

LANDSCAPE NOTES

1. DECIDUOUS TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
2. CONIFER TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
3. TREE HOLES SHALL BE DUG 2-3 TIMES THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
4. TREE ROOT BALL SHALL BE AT LEAST 12 INCHES IN DIAMETER PER EACH 1 INCH OF TREE CALIPER AND AT LEAST 18 INCHES DEEP. ROOT BALL SHALL BE WRAPPED TIGHTLY WITH NO LOOSE PARTS.
5. TREE SHOULD BE SET IN THE CENTER OF THE HOLE AND STOOD UPRIGHT. THE ROOT FLARE SHOULD BE VISIBLE AND LOCATED AT, OR SLIGHTLY ABOVE, FINISHED GROUND LEVEL. THE ROOT FLARE SHOULD NEVER BE BELOW FINISHED GROUND LEVEL.
6. TREES SHALL ONLY BE LIFTED BY THE WIRE BASKET, NEVER LIFT TREES BY GRASPING TRUNK OR LIMBS, OR BY ATTACHING ANY TYPE OF SLING OR CHOKER.
7. REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE.
8. CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE.
9. REMOVE ALL STRINGS ROPE, STAKES, TAPING, TAGS, FLAGGING, AND ANY OTHER SUCH ITEMS.
10. BACKFILL HOLE WITH EXCAVATED MATERIAL AND COMPACT ONLY ENOUGH TO HOLD TREE IN PLACE,NEVER USE MECHANICAL COMPACTION.TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED BACKFILL MATERIAL. BACKFILL MATERIAL SHOULD COVER ROOT FLARE SLIGHTLY, BUT SHOULD NEVER BE PILED AGAINST TRUNK.
11. WATER GENEROUSLY TO SOAK ENTIRE ROOT BALL AND BACKFILL MATERIAL. A SOIL WATER RING MAY BE FORMED AT THE EDGE OF THE ROOT BALL, BACKFILL MATERIAL MAY NEED TO BE ADDED AS SOIL SETTLES BELOW ROOT FLARE.
12. ALL SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE FIVE GALLON (#5 GAL.) UNLESS SPECIFIED OTHERWISE.
13. ALL GRASS SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE 1 GALLON (#1 GAL.)
14. HOLE SHOULD BE DUG AT LEAST TWO TIMES (2X) THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
15. GENTLY REMOVE PLANT FROM THE CONTAINER, LIGHTLY RUB ALL SIDES OF THE ROOT BALL TO EXPOSE ENDS OF ROOTS, AND PLACE IN THE CENTER OF THE HOLE, THE TOP OF THE ROOT BALL SHOULD BE AT FINISHED GROUND LEVEL.
16. BACKFILL THE HOLE WITH EXCAVATED MATERIAL. TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED MATERIAL IF HIGH QUANTITIES OF CLAY SOILS ARE PRESENT, BUT SHALL NOT REPLACE EXCAVATED MATERIAL.
17. COMPACT SOIL ENOUGH TO HOLD PLANT IN PLACE. NEVER USE MECHANICAL COMPACTION.
18. GENEROUSLY WATER TO SOAK ENTIRE ROOT BALL AND BACKFILL. A SOIL WATER RING SHOULD BE FORMED AROUND THE OUTSIDE OF THE ROOT BALL. BACKFILL MATERIAL MAY NEED TO BE ADDED AFTER MATERIAL HAS SETTLED.
19. MULCH SHALL BE ADDED TO A DEPTH OF THREE (3") INCHES AND AT LEAST TWICE THE WIDTH OF THE ROOT BALL.
20. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
21. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
22. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUEGRASS BLEND OR APPROVED EQUAL.
23. 2" OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTATED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.
24. TREES LOCATED IN LAWN AREAS SHALL HAVE A 4' DIAMETER TREE WELL AROUND BASE OF TREE WITH 3" DEPTH OF MULCH.
25. MULCH TO BE IMPLEMENTED WHERE SPECIFIED ON THE PLAN AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
26. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF EACH CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS.

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR EDGE HOMES INDIVIDUAL TRADE - SCOPE OF WORK. EDGE HOMES ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING, IRRIGATION, AND FENCING MATERIALS, COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING, FENCING, AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE AT 10 PERCENT FOR 10'-0"
2. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
3. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
4. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
5. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
6. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW (6 INCHES OF FALL WITHIN 10 FEET OF THE BUILDING) THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
7. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.

LANDSCAPING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.
4. LAWN TO BE NO CLOSER THAN 3' FROM BUILDING FOUNDATIONS.

FENCING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. ALL FENCING IS TO BE INSTALLED PER MANUFACTURERS SPECIFICATION, AREA WIND LOADING REQUIREMENTS, AND SITE CONDITIONS AND REQUIREMENTS.

ISSUE DATE	PROJECT NUMBER
06/22/2021	UT20038

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
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7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 50' 100' 200' 400'
GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

WILLOW POINT: PH 3
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

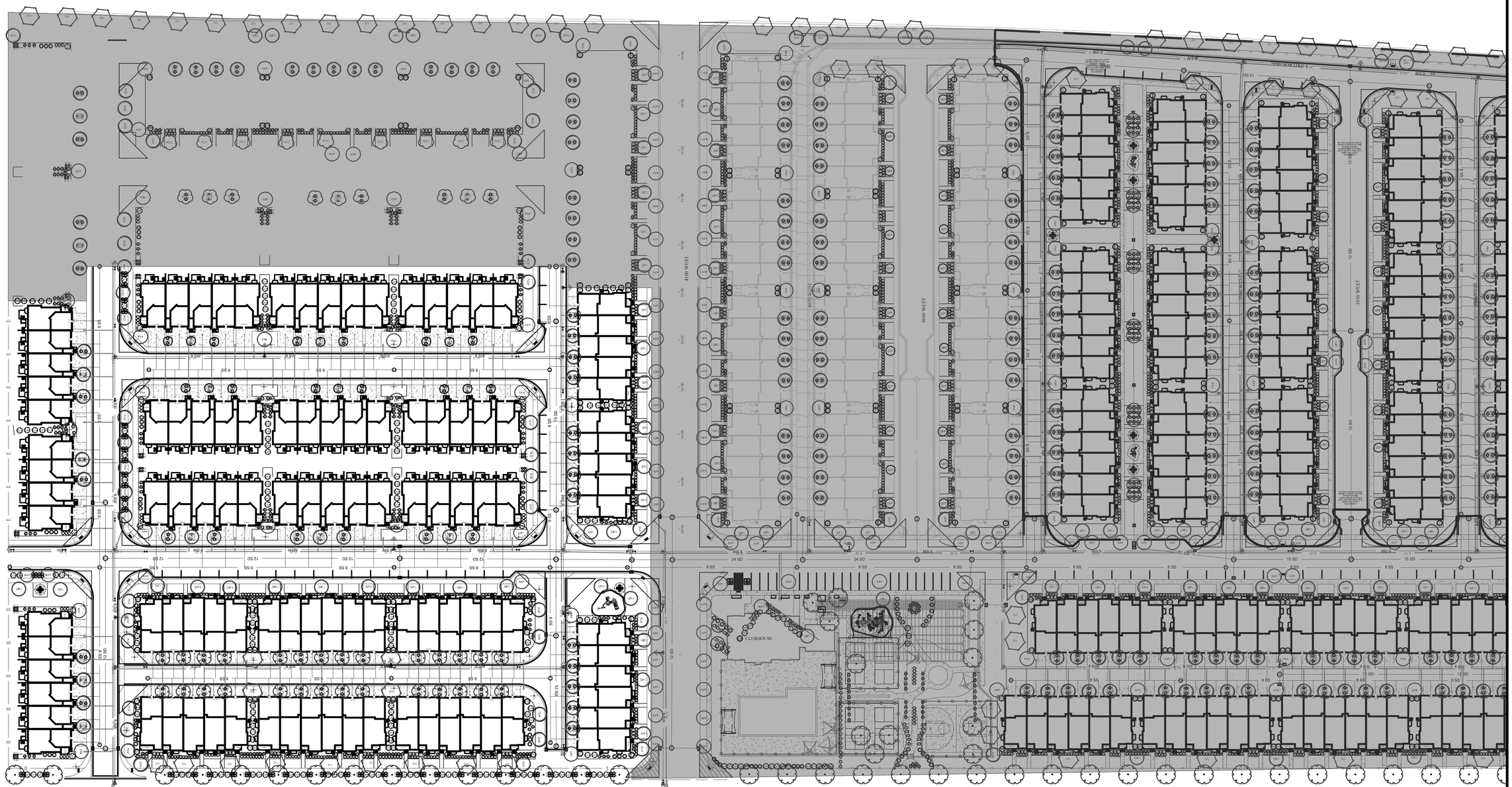
LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT JEREMY ANSBACH 6349811-5301 06/08/2021 RENEWAL DATE STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	6/22/2021

LANDSCAPE PLAN

LP-100



ISSUE DATE	PROJECT NUMBER
06/22/2021	UT20038

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

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801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

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

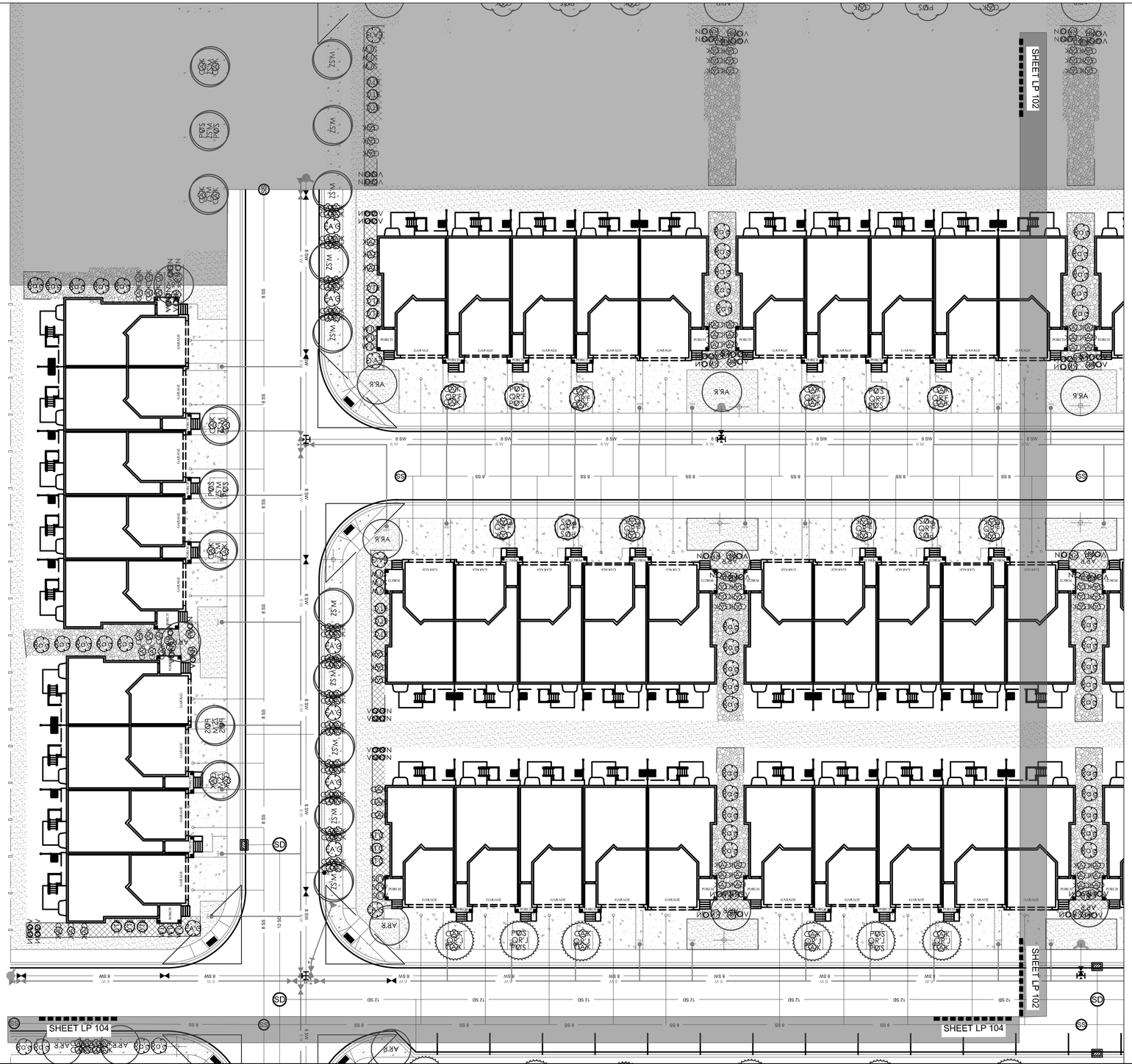
LICENSED LANDSCAPE ARCHITECT — JEREMY ANDERSEN — 812812 - 5501 — 06/08/2021 — STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	6/22/2021

COLOR PLAN

LP-OVERVIEW



PLANT SCHEDULE PHASE 3

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	22	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
LS'S	LS's	28	Liquidambar styraciflua `Slender Silhouette` Columnar Sweet Gum	15 gal
PLANE	Pb	15	Platanus x acerifolia `Bloodgood` London Plane Tree	2" Cal
QR'F	Qr'f	18	Quercus robur fastigiata Pyramidal English Oak	2" Cal
QR'J	QR'J	33	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
ZS'C	Zs'c	13	Zelkova serrata `JFS-KW1` TM City Sprite Zelkova	2" Cal
ZS'M	ZS'M	50	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BT'C	BT'C	48	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
BS'S	BS'S	316	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
CS'K	CS'K	54	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
EA'G	EA'C	15	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
JS'B	JS'B	36	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
RF'R	RF'R	18	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
RA'G	Ra'g	133	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
RR	RR	29	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
SJ'W	SJ'W	27	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
VO'N	VO'N	71	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	487	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal
PV'S	PV'S	26	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	2 gal

REFERENCE NOTES SCHEDULE PHAS

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.	44,896 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.	12,296 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.	12,165 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.	11,642 sf

ISSUE DATE	PROJECT NUMBER
06/22/2021	UT20038

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

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

PROJECT INFORMATION

WILLOW POINT: PH 3
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

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

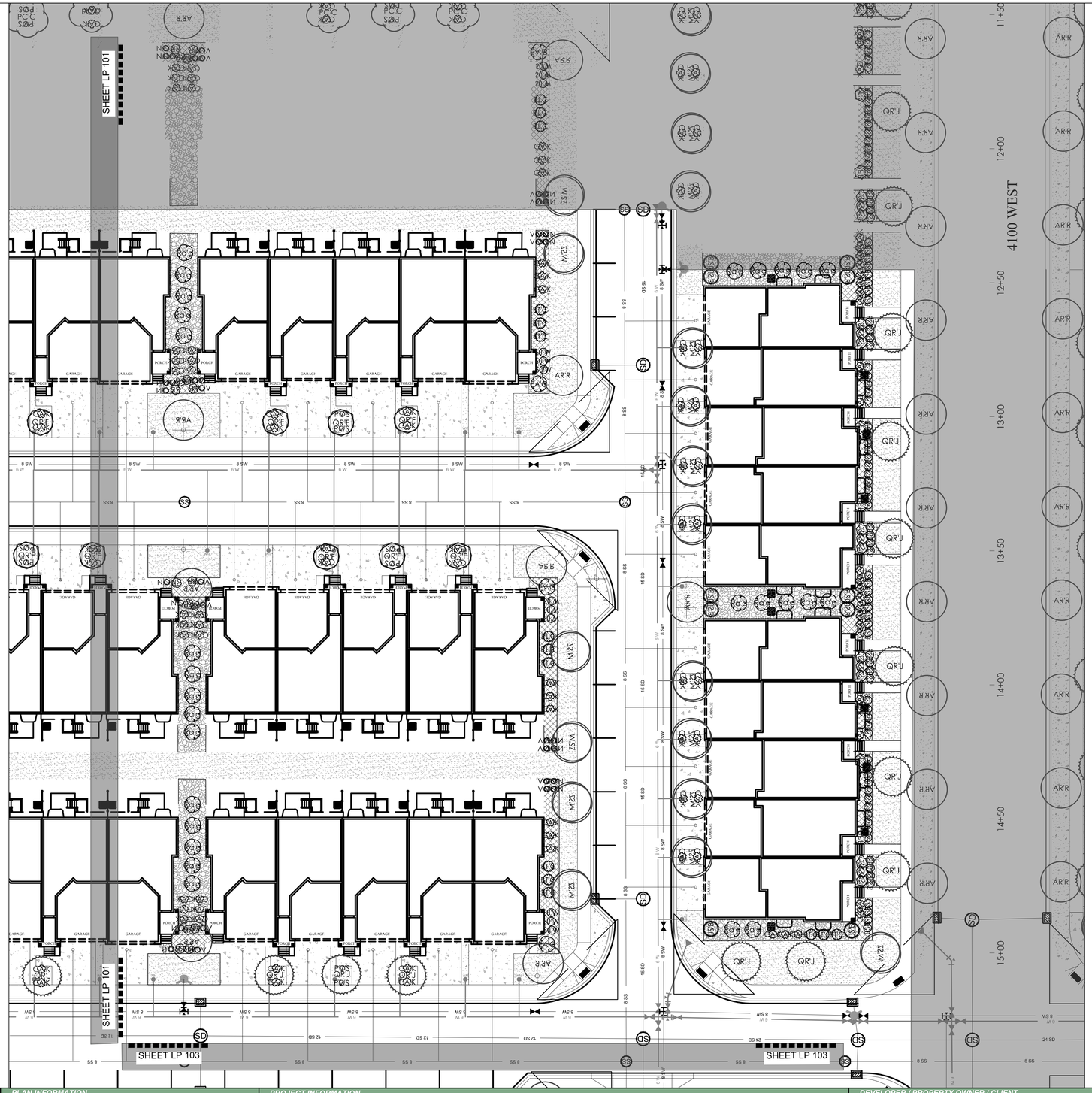
LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
06/04/2021
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	6/22/2021

LANDSCAPE PLAN

LP-101



PLANT SCHEDULE PHASE 3

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	22	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
LS'S	LS'S	28	Liquidambar styraciflua `Slender Silhouette` Columnar Sweet Gum	15 gal
Pb	Pb	15	Platanus x acerifolia `Bloodgood` London Plane Tree	2" Cal
QR'F	Qr'f	18	Quercus robur fastigiata Pyramidal English Oak	2" Cal
QR'J	QR'J	33	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
ZS'C	Zs'c	13	Zelkova serrata `JFS-KW1` TM City Sprite Zelkova	2" Cal
ZS'M	ZS'M	50	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BT'C	BT'C	48	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
BS'S	BS'S	316	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
CS'K	CS'K	54	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
EA'C	EA'C	15	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
JS'B	JS'B	36	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
RF'R	RF'R	18	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
Ra'g	Ra'g	133	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
RR	RR	29	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
SJ'W	SJ'W	27	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
VO'N	VO'N	71	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	487	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal
PV'S	PV'S	26	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	2 gal

REFERENCE NOTES SCHEDULE PHAS

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.	12,296 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.	12,165 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.	11,642 sf

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PLAN INFORMATION

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

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

PROJECT INFORMATION

WILLOW POINT: PH 3
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

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

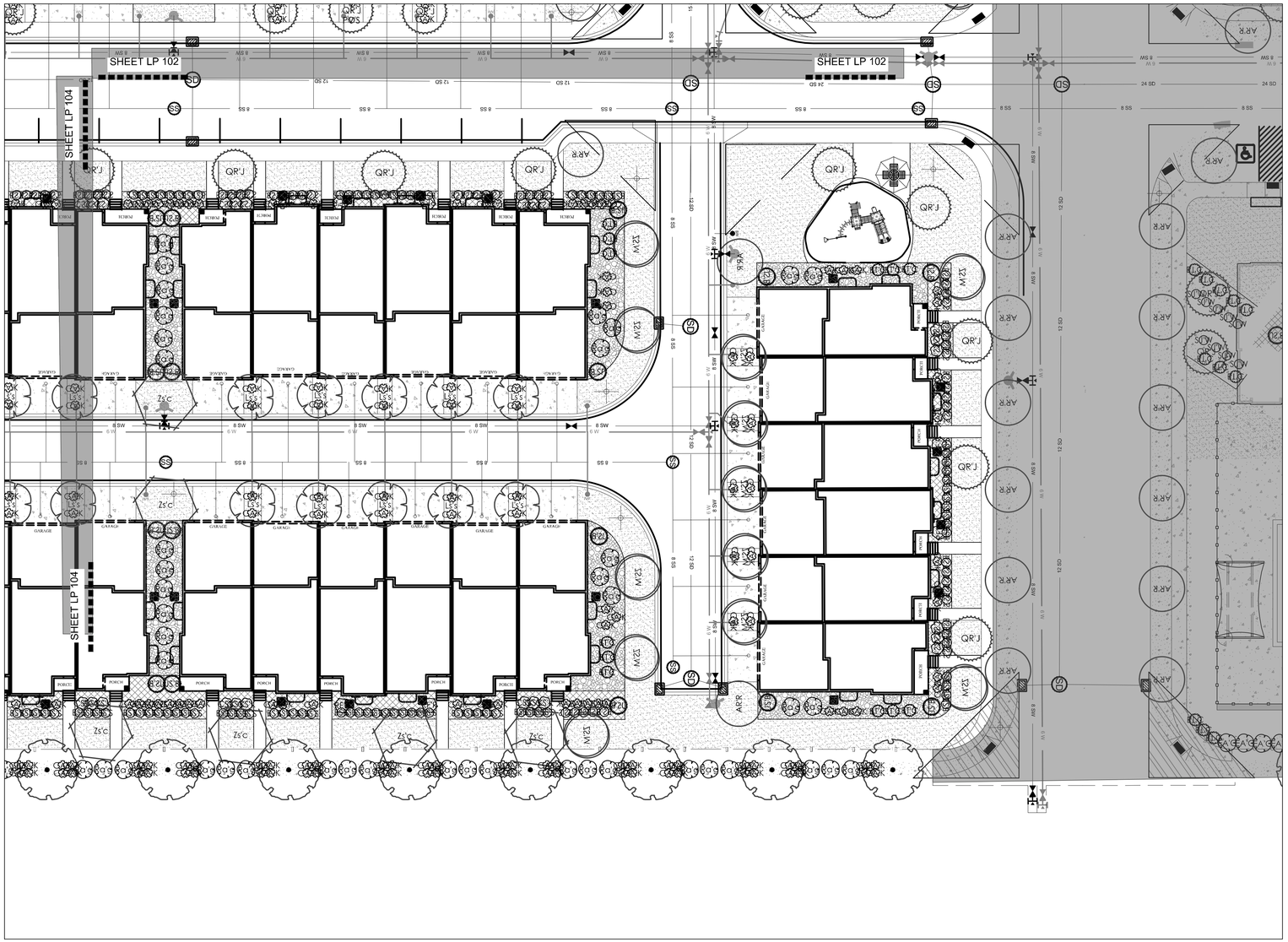
LICENSED LANDSCAPE ARCHITECT
JOHN KNOWLTON
5139726-5501
06/08/2021
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	6/22/2021

LANDSCAPE PLAN

LP-102



PLANT SCHEDULE PHASE 3

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	22	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
LS'S	Ls's	28	Liquidambar styraciflua `Slender Silhouette` Columnar Sweet Gum	15 gal
Pb	Pb	15	Platanus x acerifolia `Bloodgood` London Plane Tree	2" Cal
QR'F	Qrf	18	Quercus robur fastigiata Pyramidal English Oak	2" Cal
QR'J	QR'J	33	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
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BS'S	BS'S	316	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
CS'K	CS'K	54	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
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Ra'g	Ra'g	133	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
RR	RR	29	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
SJ'W	SJ'W	27	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
VO'N	VO'N	71	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	487	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal
PV'S	PV'S	26	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	2 gal

REFERENCE NOTES SCHEDULE PHAS

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.	12,296 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.	12,165 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.	11,642 sf

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PLAN INFORMATION

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

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

PROJECT INFORMATION

WILLOW POINT: PH 3
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
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LEHI, UTAH 84043 (801) 960-2698
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LICENSE STAMP

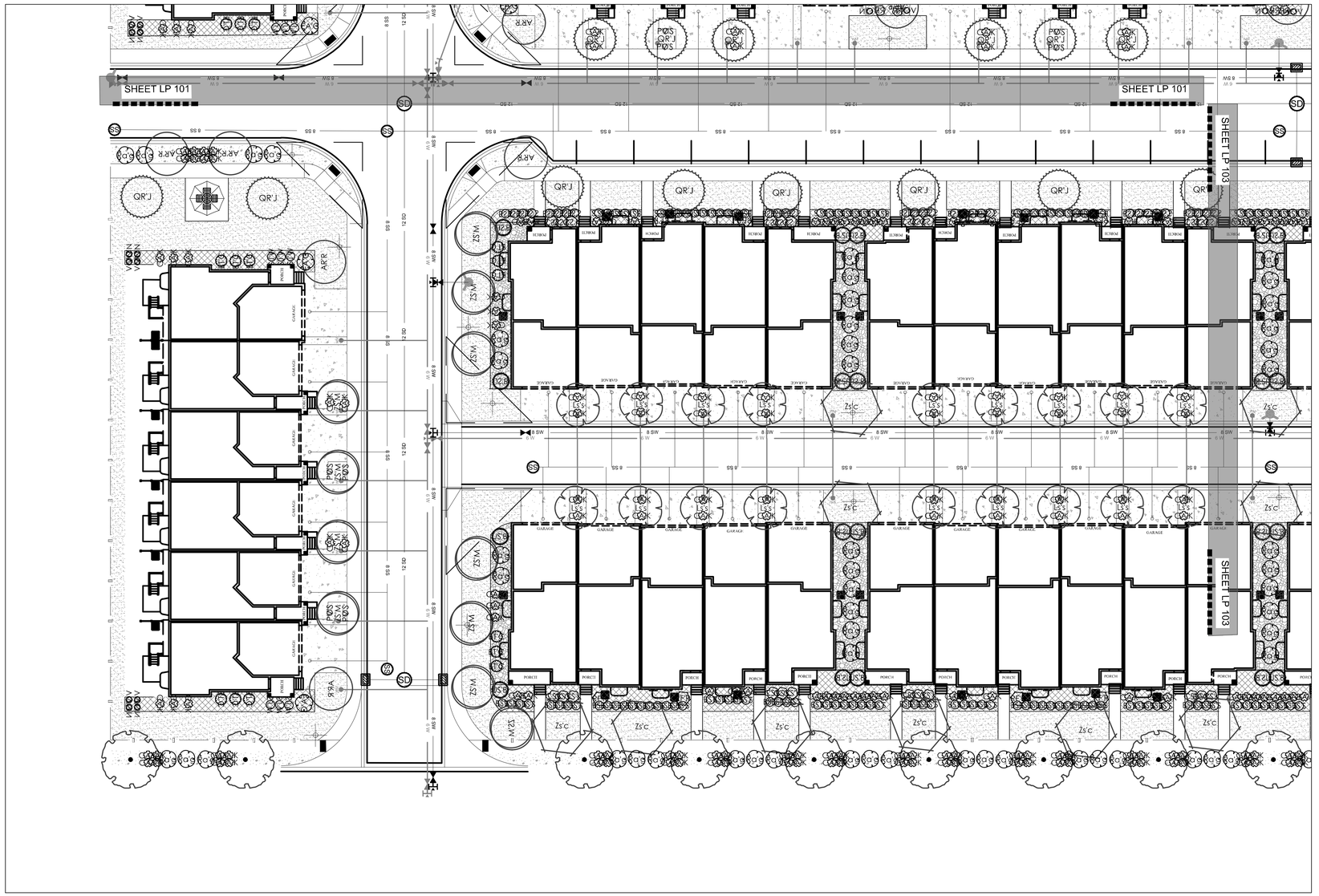
REGISTERED LANDSCAPE ARCHITECT JEREMY ANDERSON 8159781-5501 06/06/2023 LICENSING STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	6/22/2021

LANDSCAPE PLAN

LP-103



PLANT SCHEDULE PHASE 3

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	22	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
LS'S	Ls's	28	Liquidambar styraciflua `Slender Silhouette` Columnar Sweet Gum	15 gal
Pb	Pb	15	Platanus x acerifolia `Bloodgood` London Plane Tree	2" Cal
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GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	487	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal
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REFERENCE NOTES SCHEDULE PHAS

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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.	12,296 sf
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

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6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
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LICENSE STAMP

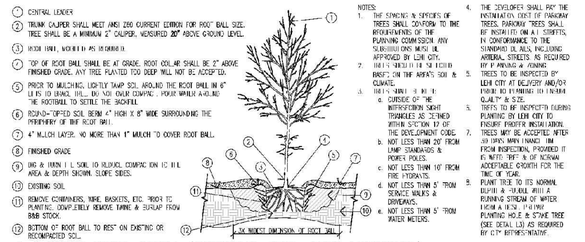
REGISTERED LANDSCAPE ARCHITECT
JOSEPH T. ANDERSON
812874-5301
06/04/2021
STATE OF UTAH

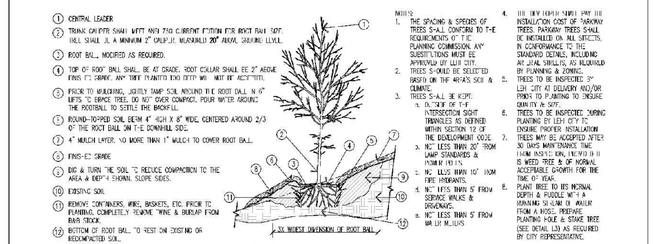
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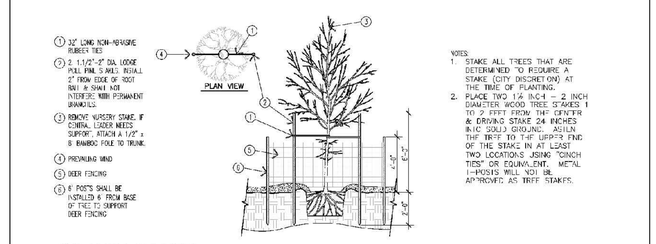
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PLOT DATE:	6/22/2021

LANDSCAPE PLAN

LP-104



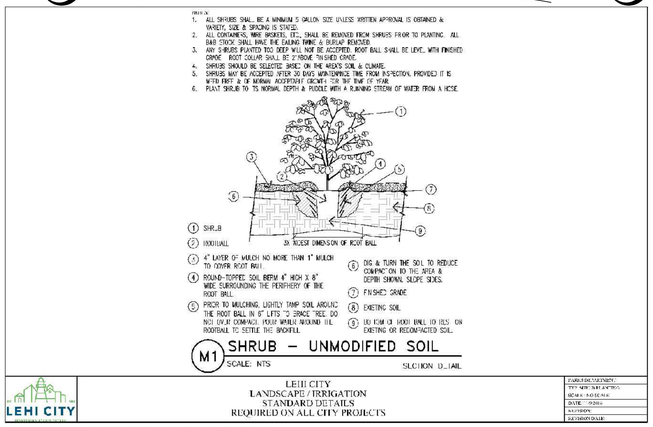




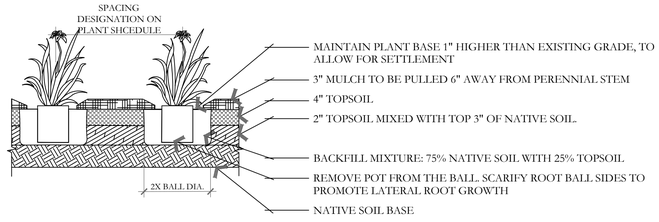
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NOT TO SCALE

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

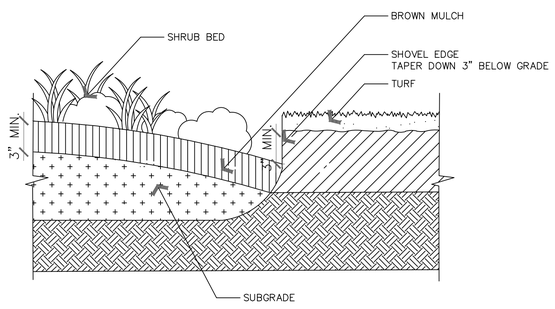
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NOT TO SCALE



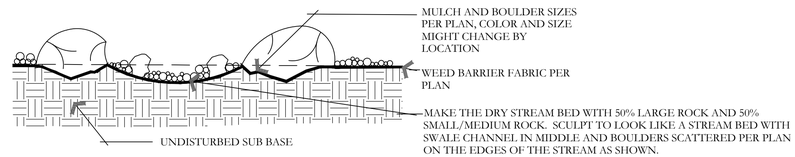
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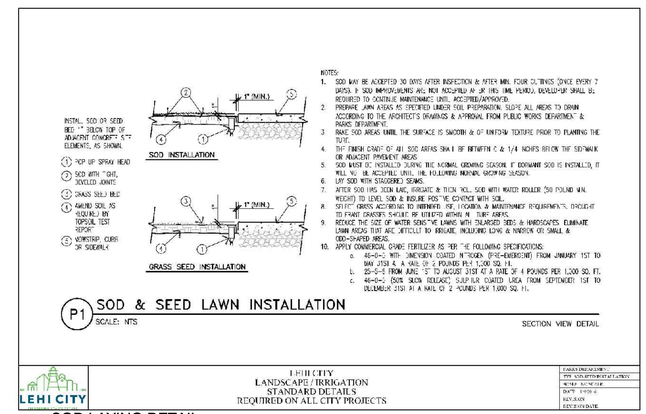
F PERENNIAL PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



I CUT EDGE DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE
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L SOD LAYING DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
06/08/2021	UT20038

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

WILLOW POINT: PH 3
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANDREWS 8128127-5301 06/08/2021 STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	6/8/2021

LANDSCAPE DETAILS

LP-501

WILLOW POINT: PH3

LEHI, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

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

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

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

1.3 DEFINITIONS

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

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

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

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

1.4 REFERENCES

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

a. ASTM-American Society for Testing and Materials

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

1.5 SUBMITTALS

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

B. Operation and Maintenance Manual:

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

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

ii. Parts list for each operating element of the system

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

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

b. Project Record Copy

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

ii. Completed Project As-Built Drawings

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

1.6 QUALITY ASSURANCE

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

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

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

D. Workmanship and Materials:

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

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

E. Contractor Qualifications:

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

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

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

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

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

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

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

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

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

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount 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 east iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco 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 ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. 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.

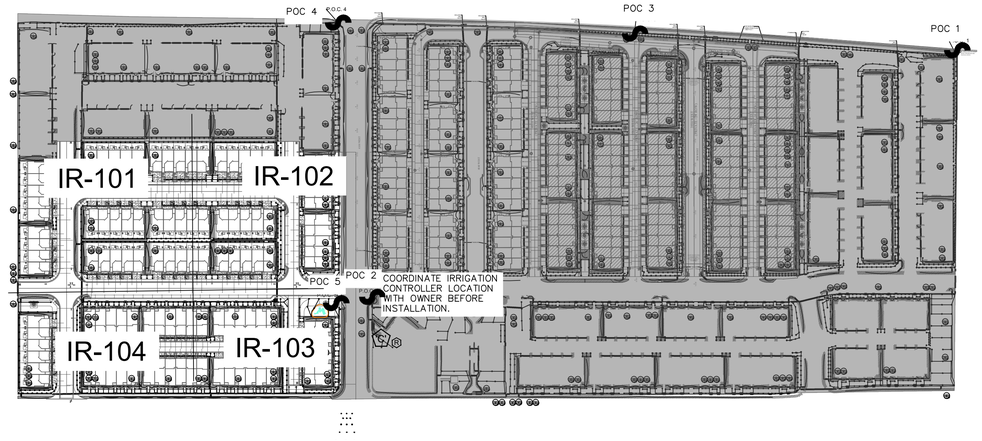
Regular Irrigation Schedule (see Seasonal Differential Chart)

	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



2" MAINLINE ROUTING ,CONTROLLER AND 1 P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
6/22/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
4		
5		
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7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 75' 150' 300' 600'

GRAPHIC SCALE: 1" = 150'

PROJECT INFORMATION

WILLOW POINT: PH 3
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:

FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

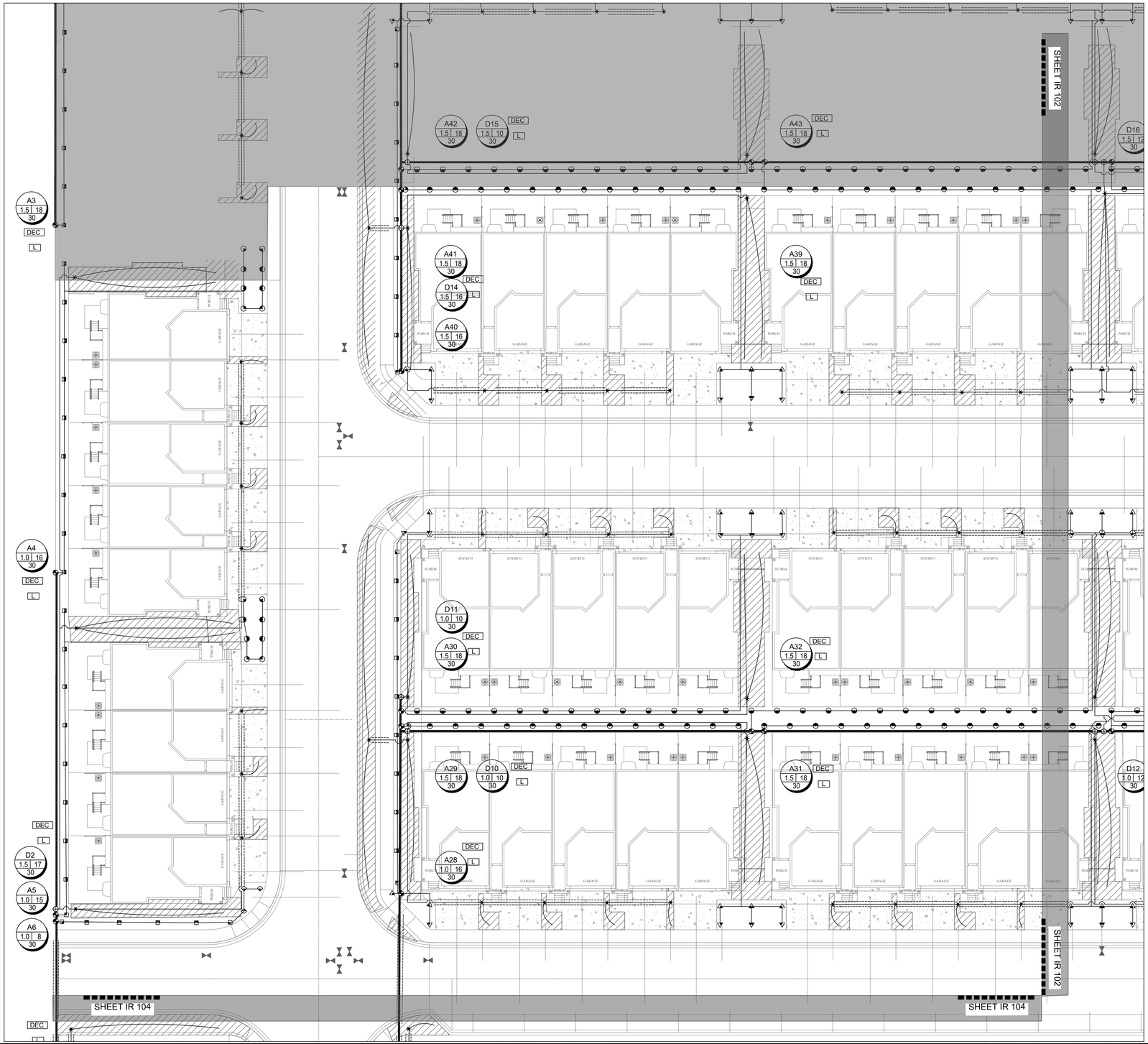
JEREMY ANCHORI
8129234 - 5501
LICENSED LANDSCAPE ARCHITECT
06/22/2021
RENEWAL
06/30/2022
STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/22/2021

IRRIGATION COVER SHEET

IR 100



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 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 WALL MOUNT LXMMSS, 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
QL	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 MANUFACTURERS SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 | 18 — VALVE SIZE; GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
6/22/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
4		
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6		
7		

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

WILLOW POINT: PH 3
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
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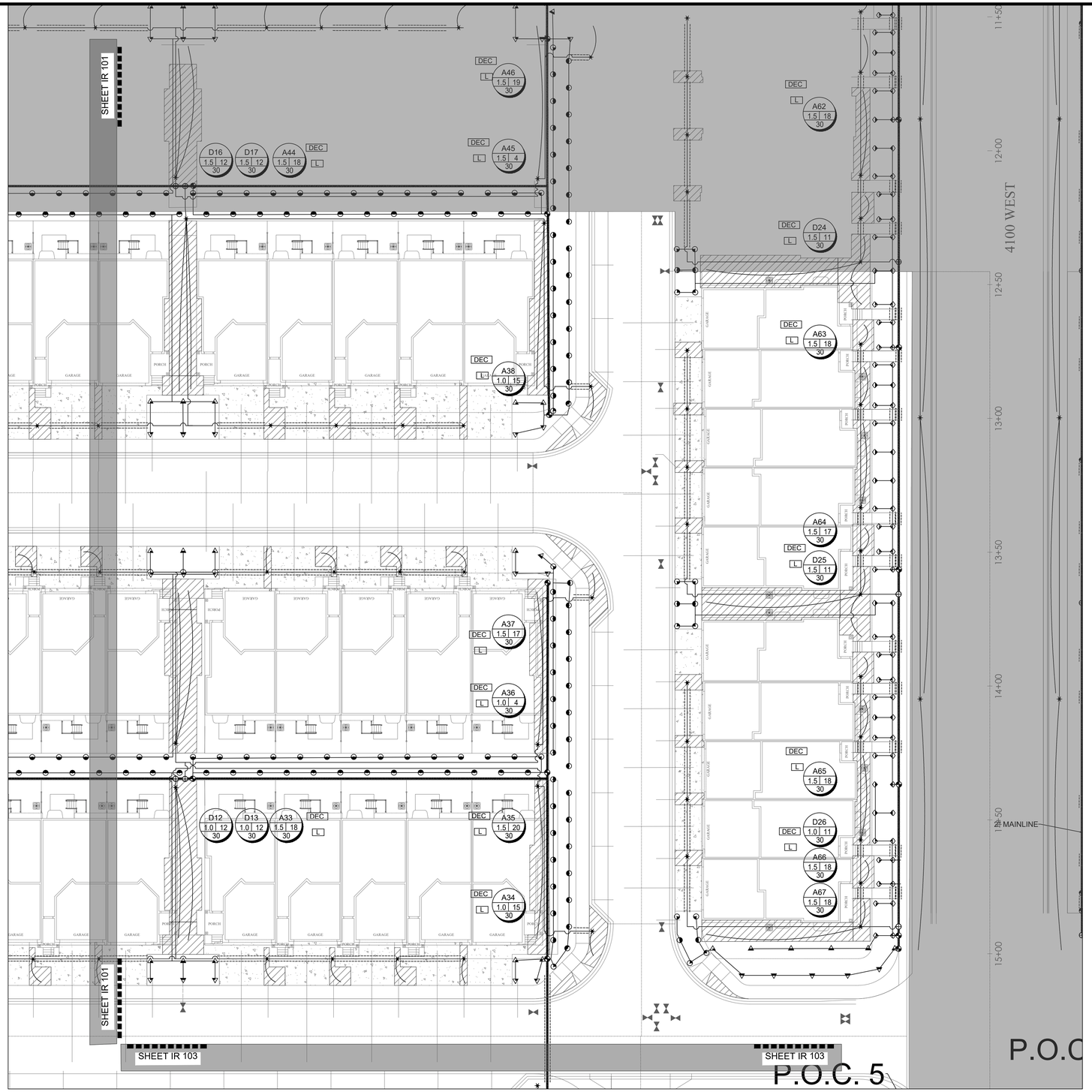
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — BRENT ANDERSON — 8172512-5501 — 06/22/2021 — STATE OF UTAH

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/22/2021

IRRIGATION PLAN

IR 101



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO WALL MOUNT LXMMSS, 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
QC	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"

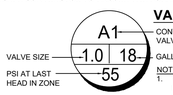
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

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.
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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.
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14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
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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.
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22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2""	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
6/22/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
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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

WILLOW POINT: PH 3
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

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

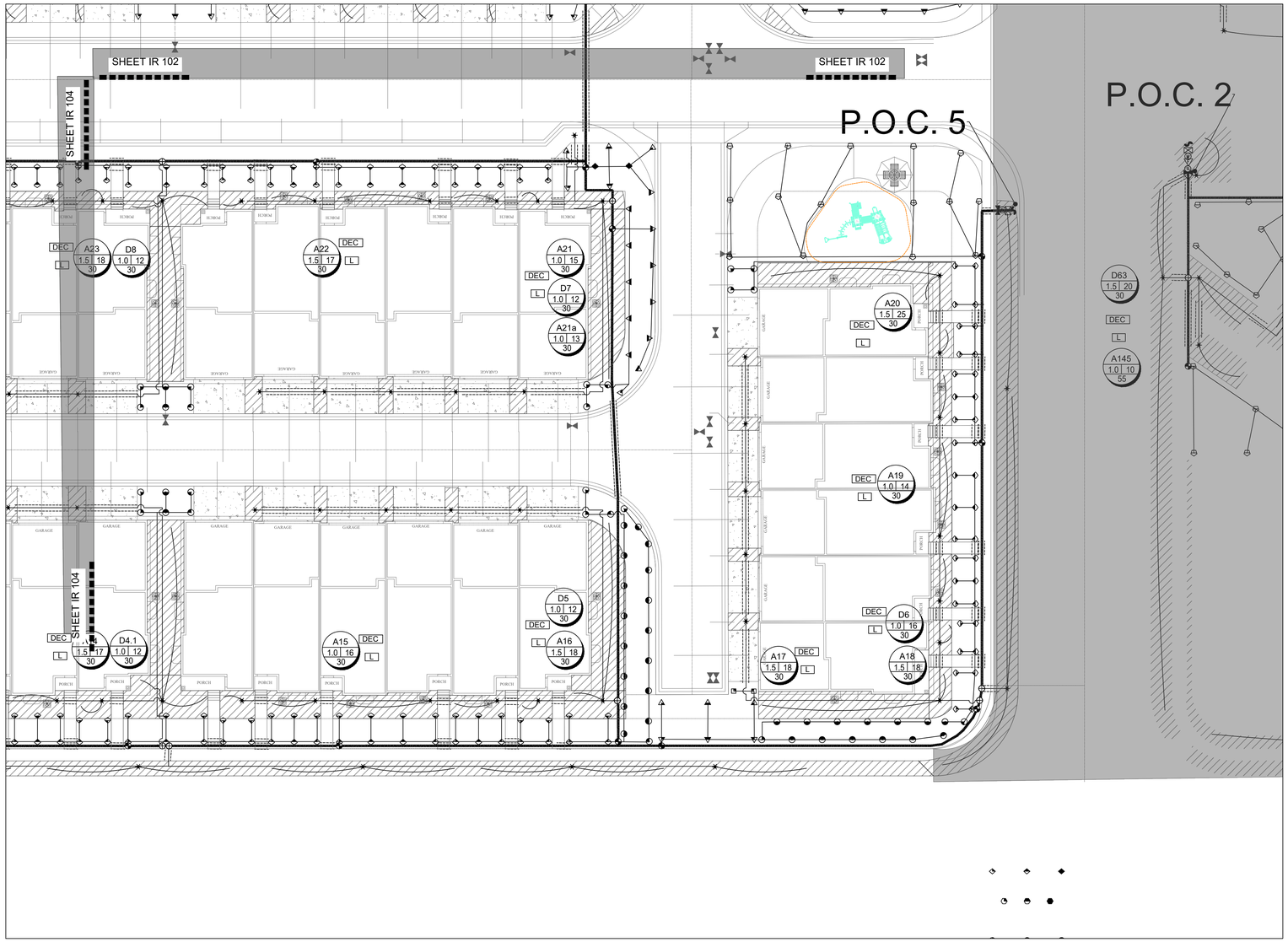
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY ANCHORPE — 8129234 - 5501 — 06/22/2021 — RENEWAL — STATE OF UTAH

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/22/2021

IRRIGATION PLAN

IR 102



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
▼	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
■	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
■	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
●	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
○	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO WALL MOUNT LXMMSS, 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
QL	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"

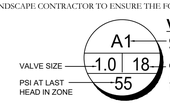
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

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
6/22/2021	UT20038

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

WILLOW POINT: PH 3
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

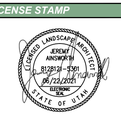
Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

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

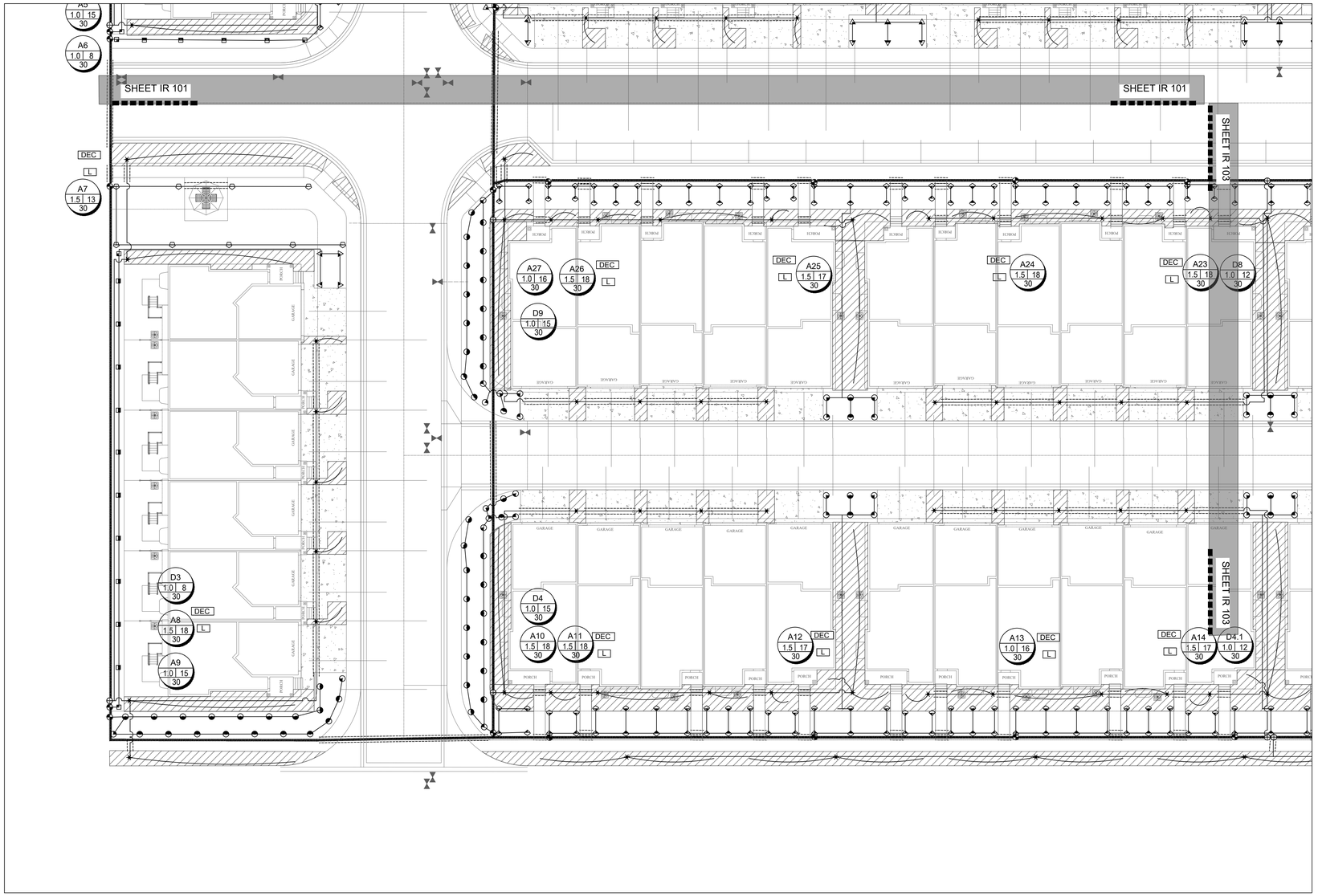


DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/22/2021

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 WALL MOUNT LXMMSS, 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
QL	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	
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TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
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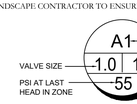
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14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
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20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
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22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2""	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
6/22/2021	UT20038

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

WILLOW POINT: PH 3
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

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

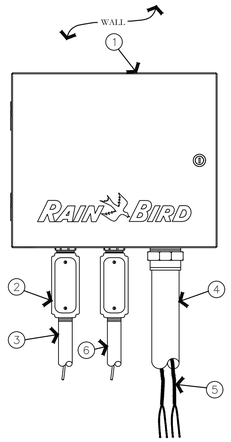
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — BRENT ANDERSON — 8172612-5301 — 06/23/2021 — RENEW — STATE OF UTAH

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/22/2021

IRRIGATION PLAN

IR 104



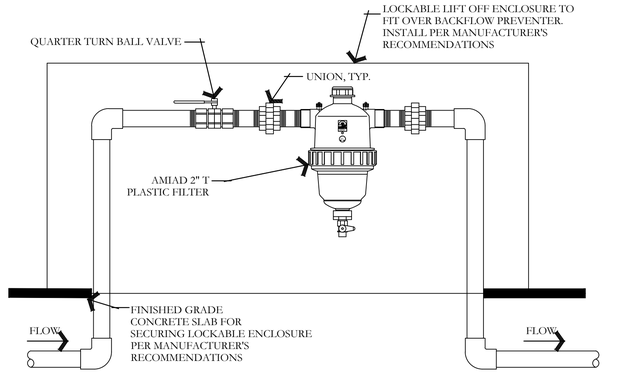
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 4O PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

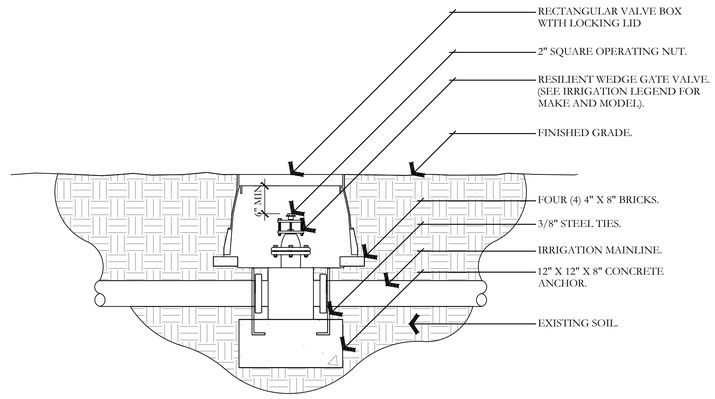
KEY SPECIFICATIONS

FEATURE ▶ / MODEL ▼	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET
NOT TO SCALE — PKJ DESIGN GROUP

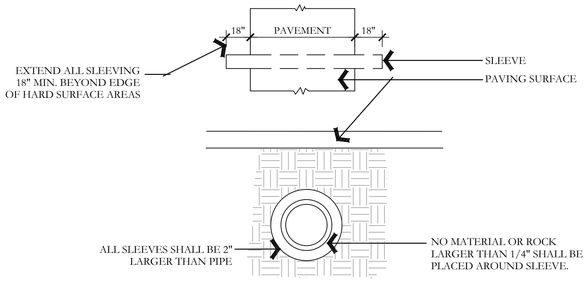


B 2" PLASTIC FILTER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

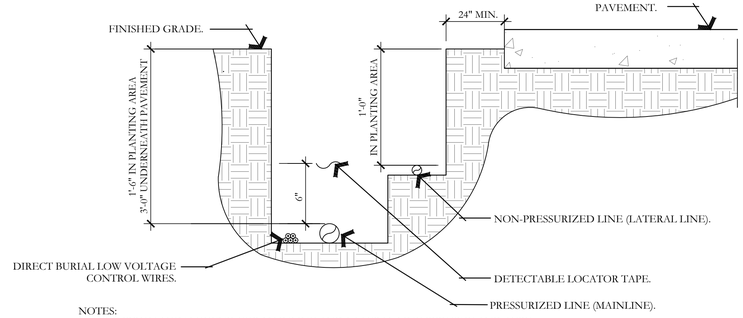


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

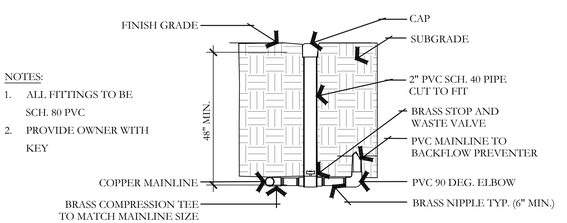


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

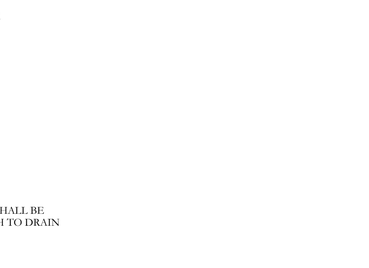
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

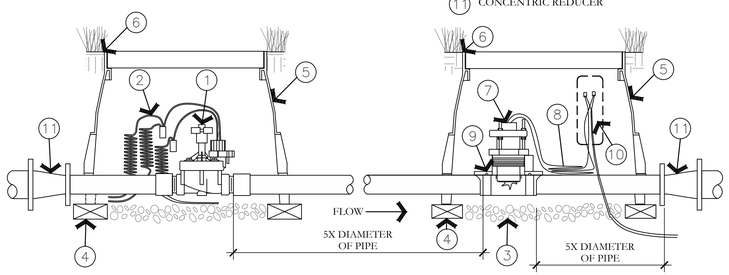
H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY OPEN MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 350 FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT CCU/SATELLIT CONTROLLER ASSEMBLY
9. DOUBLE-STRAP SADDLE
10. SEE MAXICOM DETAIL 611 FOR SPLICE. SEE FLOW SENSOR DETAIL FOR WIRING DIAGRAM.
11. CONCENTRIC REDUCER



I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
6/22/2021	UT20038

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

WILLOW POINT: PH 3
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

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

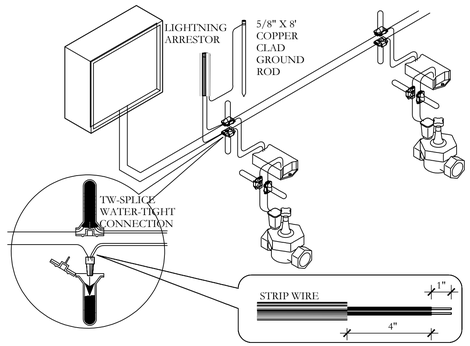


DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	6/22/2021

IRRIGATION DETAILS

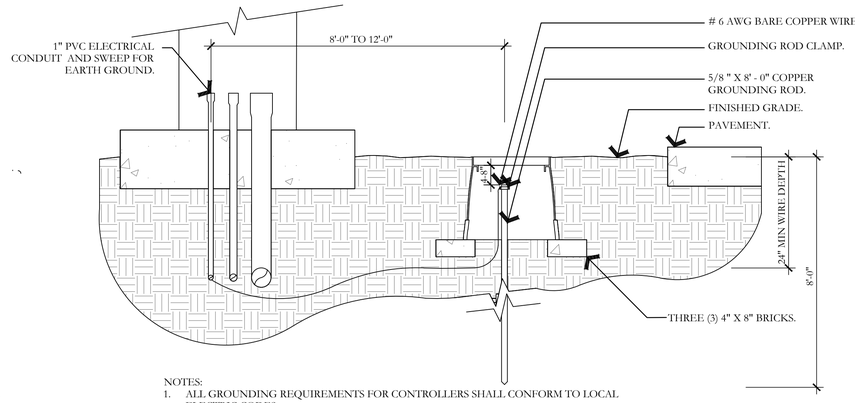
IR 501



J 2-WIRE CONNECTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

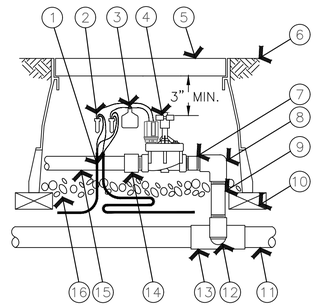


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

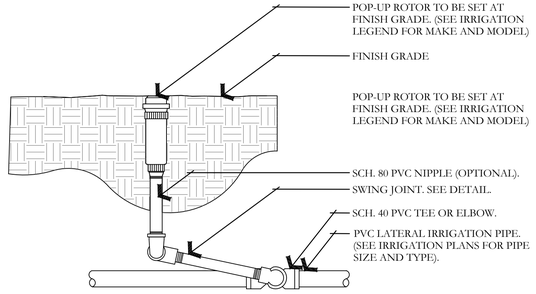


1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM

PKJ DESIGN GROUP

NOT TO SCALE

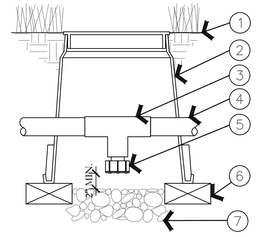


NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR SPRAYHEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

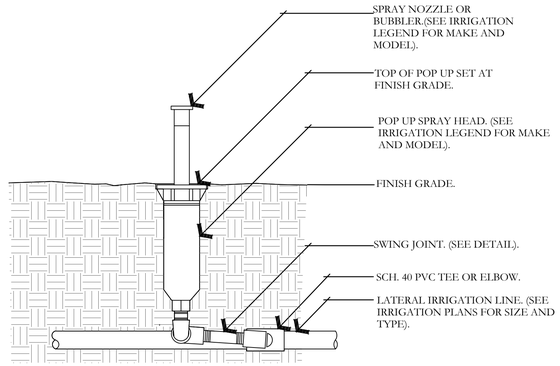


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

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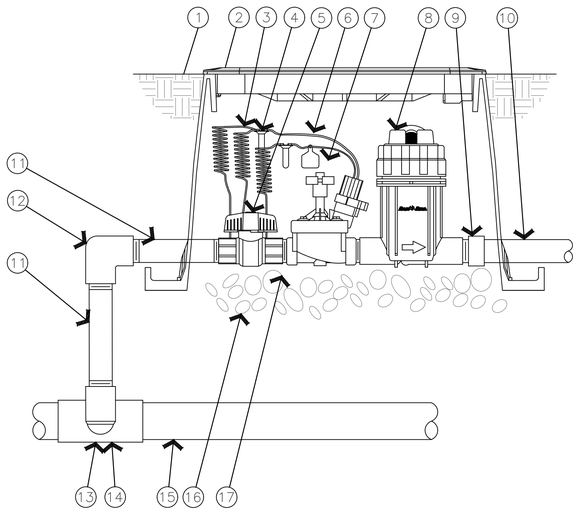
PKJ DESIGN GROUP
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LEHI, UTAH 84043 (801) 960-2698
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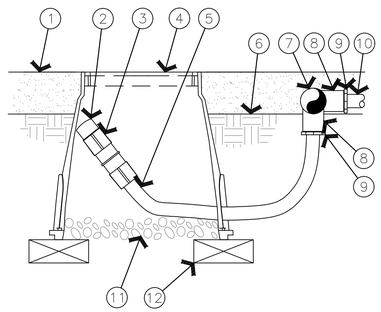


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE 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

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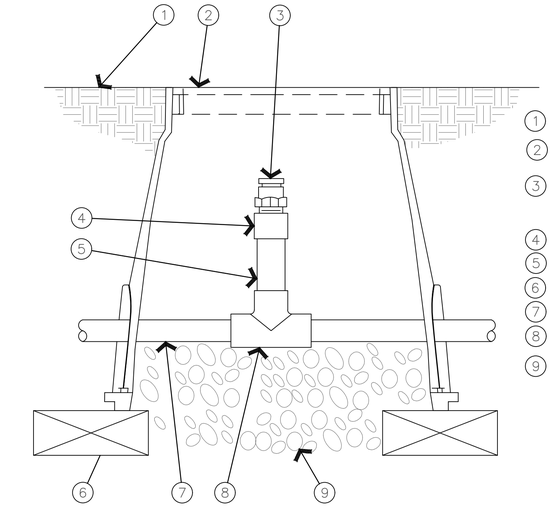
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

R ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

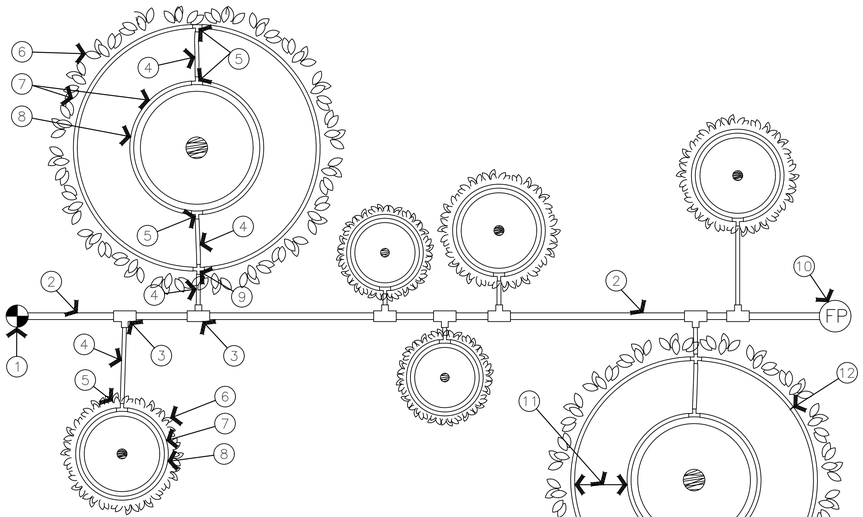


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

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

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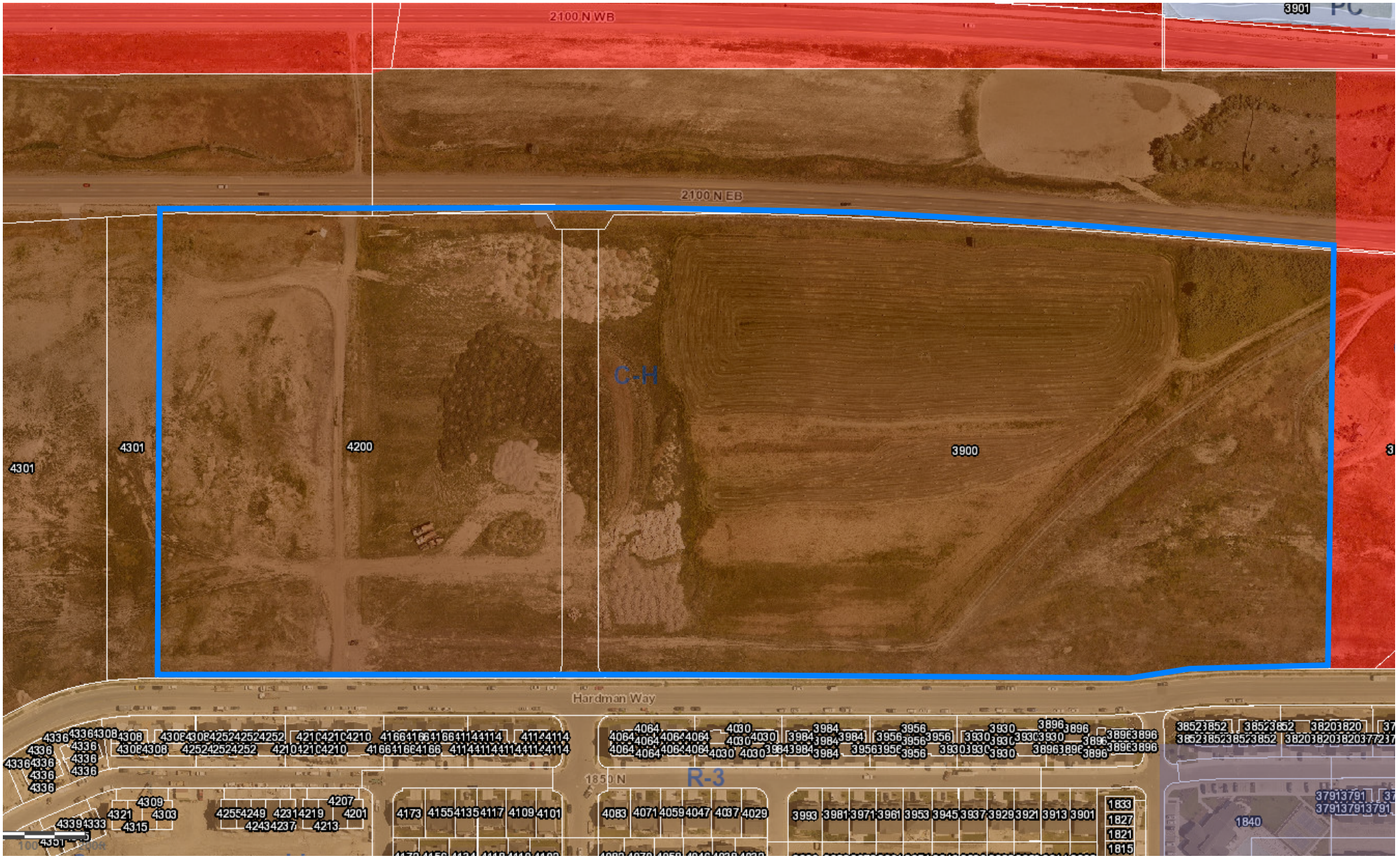
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEROME ANDERSON — 8128151-5301 — 06/22/2021 — RENEW 6/30 — STATE OF UTAH

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CHECKED:	JTA
PLOT DATE:	6/22/2021

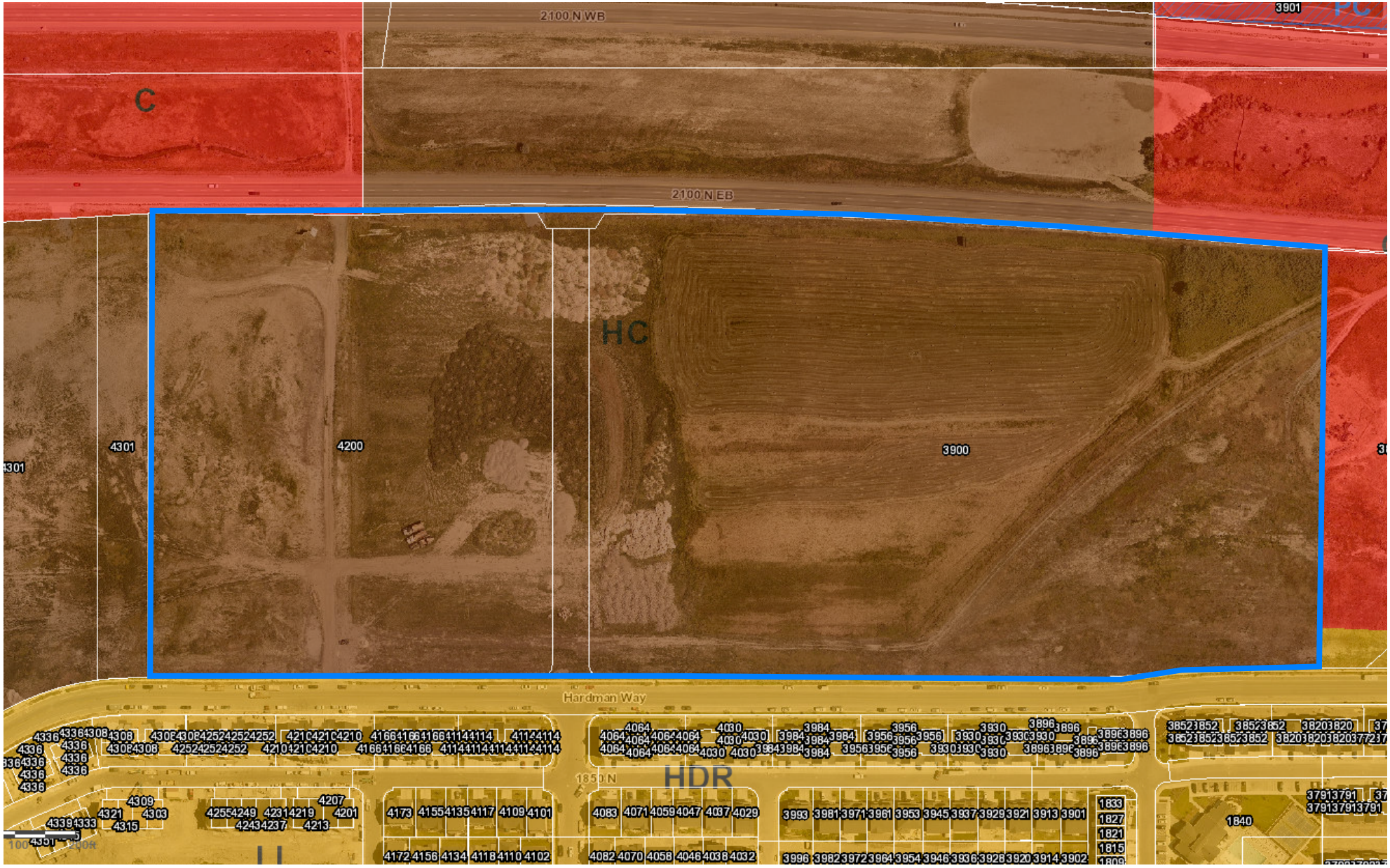
IR 503

Willow Point Phase 3 Final Subdivision
Zoning



Willow Point Phase 3 Final Subdivision

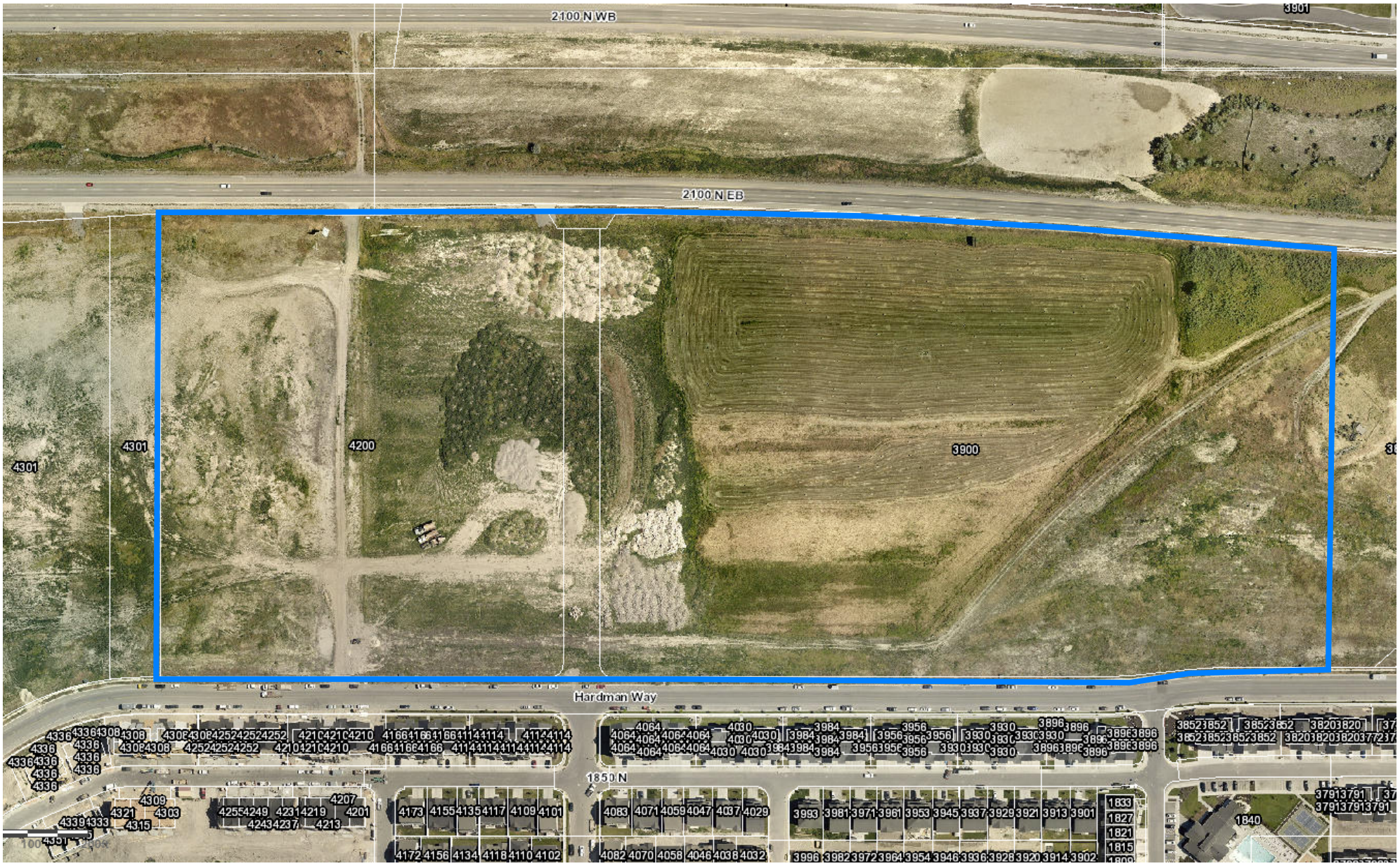
General Plan



0 420 840 Feet

Willow Point Phase 3 Final Subdivision

Aerial



0 420 840 Feet

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: July 13, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the 2100 North Subdivision, a 65-lot residential development located at approximately 2100 North 2300 West. (This item was tabled at the June 29th meeting)

Suggested Action:

Attachments:

CC Staff Report X Development Concept 07.13.21.docx

X Development Concept DRC 05.26.21.docx

Lehi Zoning - PUD Narrative.pdf

2100 North Subdivision Concept.pdf

X Development aerial.pdf

X Development General Plan.pdf

X Development Zoning.pdf

X DEVELOPMENT CONCEPT
CITY COUNCIL REPORT

Applicant	X Development		
Meeting Date	July 13, 2021		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	Approximately 2100 North 2300 West		
Project Area	20.10 acres		
Existing Zoning	A-5		
General Plan Land Use Designation	LDR (Low Density Residential)/NCN (Neighborhood Commercial Node)		
Adjacent Zoning and Land Use	*North*	A-5/R-1-8	2100 North/Cranberry Farms Plat A
	South	R-1-15	Jordan Meadows/Green Park Plat B
	East	C/LI	Frontrunner Tracks/Jordan Pointe Phase 1
	West	PF/R-1-8	North Lehi Elementary/Cranberry Ridge
Date of DRC Review	May 26, 2021		
Date of Planning Commission Review	June 10, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 17.010. Purpose and Intent.

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

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

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

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

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

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

Section 17.040. Development Standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. Open Space Design.

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

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

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

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

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

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

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

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

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

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

PROPERTY HISTORY

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

REPORT ANALYSIS

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

PUD Requirements

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

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

The density for PUDs is determined based on the underlying zoning district. The two-acre commercial development included on this site would not be included in the density calculations. The DRC issued a comment that the density shown in this concept exceeds the maximum 3.5 units per acre allowed for this project as set by the R-1-Flex zone for a property over 10 acres in size. The current zoning of the property is A-5; however, the applicant has filed a zone change amendment to Neighborhood Commercial and R-1-Flex. When the commercial area is removed, the maximum allowed units would be 63 units and the proposed plan shows 66 units (based on the approval for the R-1-Flex zone). The applicant may ask for a density bonus to reach the 66 units, but it will be based on providing additional amenities listed in Chapter 17 of the Lehi City Development Code. The City Council and Planning Commission would need to approve

any additional density for amenities provided in this development.

Proposed Layout

The proposed plan shows two acres of commercial at the corner of 2300 W and 2100 North. The remaining 18 acres shows 66 lots of single family residential on lots ranging from 5,457 square feet to 10,752 square feet. The site proposes connections to 2300 West and the Green Park Plat B Subdivision to the east to provide connectivity to the site. The DRC issued a comment that some of the block lengths exceed what is allowed in the Connectivity Standards. Exceptions could be made for the existing adjacent development and 2100 North being a state facility if UDOT does not allow access. In addition, a trail is being shown along 2100 North and another is shown going north/south in the site to provide additional connectivity through the neighborhood. The widening of the sidewalk on 2100 N to a 10' trail and the connecting neighborhood trail could contribute towards a density bonus.

The DRC did issue concerns regarding the layout of the northern portion of the site. The proposed plan shows single-family lots coming off of dead-end shared driveways. The DRC commented that single family homes on larger lots should front a city street. In this instance, the Development Code does not address single family homes fronting off alleys. The DRC discussed that typically this is only allowed with flag lots where there is only one home coming off what could be considered an alley or driveway. In addition, the DRC stated that this would reduce pedestrian connectivity as none of the alleys would have sidewalks.

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

The proposed plan was tabled for further review at the June 29th City Council meeting.

DRC Comments

The DRC had 23 comments including the following:

1. This layout with the proposed private alleys, reduced frontages and lot sizes, etc. would be required to be done as a PUD. As such, need to provide information on the open space (minimum of 10%), amenities, proposed private road standards, etc.
2. If this is a PUD or PRD, certain open space requirements will need to be met. Detention and yard areas cannot count towards meeting open space requirements and required open space areas shall be well planned, walkable, and connected, not a collection of remnants.
3. The density for the residential portion of the project exceeds the maximum of 3.5 units per acre. PUDs are only allowed in a residential zone (see Section 17.040 A of the Lehi City Development Code), so the commercial acreage needs to be excluded. The County parcel data shows 20.11 acres total. Subtracting the commercial area leaves 18.137 acres. 3.5 x 18.137 = 63 units.
4. Do not recommend narrow alleys where the homeowners will not have access to a sidewalk, trail or other pedestrian facility from their homes.
5. Large lot single family homes should front a city street.

Please consider all DRC comments as part of the motion.

POSSIBLE ACTIONS/FINDINGS

The City Council could approve with the exception(s), approve without the exception(s), or deny the proposed concept. The motion should include findings, possible findings include:

1. The proposed concept meets/does not meet the requirements for a Planned Unit Development (PUD) listed in Chapter 17 of the Lehi City Development Code.
2. The proposed concept is/is not consistent with the Lehi City Development Code.

3. The proposed concept conforms to the goals and policies of the General Plan.
4. The proposed concept does not affect the health, safety, welfare, and morals of the City.
5. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on June 10, 2021 and minutes are not yet available.

X Development Concept
DRC Redline Comments

*X Development- requests review of the **2100 North Subdivision Concept,** a 65-lot residential development located at approximately 2100 North 2300 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Kevin Beck, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Applicants Present: Eric, Brady, Steve Hutchings
Date of Plans Reviewed: 05/18/21

DRC REDLINE COMMENTS:

Glade – Power:

1. Wet utilities go in the road. Dry utilities go behind the walk in a PUE; relocate existing sewer per Lehi City Standards
2. Show any/all existing utilities and easements

Garion – Fire:

3. Remove the parking stalls at the end of the access alleys it turns these into dead ends that are longer than 150'.

Greg – Water/Sewer:

4. Existing sewer runs through lots 14 & 15. There should be an existing 20' easement for this sewer line, if no easement has been recorded, one will be required.
5. Existing storm drain runs through lots 16 & 17. There should be an existing 20' easement for this sewer line, if no easement has been recorded, one will be required.
6. Access to all Sewer or Storm drain structures must be provided.
7. Existing irrigation ditch for this property runs under the RR tracks. This irrigation ditch must be abandoned at the head gate or turn out structure to the East. Lehi Irrigation Co approval will be required.

Trent – Parks:

8. If this is a PUD or PRD, certain open space requirements will need to be met. Detention and yard areas cannot count towards meeting open space requirements and required open space areas shall be well planned, walkable, and connected, not a collection of remnants.
9. Double fronting lots will have certain landscape and wall requirements; these are enlarged next to master planned arterial/collector roads
10. Maintain park strips along roadways.

Gary – Building/Inspections:

11. A soil report will be needed if this moves past concept.

JD – Streets: No comments

Ross – Engineering:

12. Large lot single family homes should front a city street.

Luke- Traffic: No comments

Kim – Planning:

13. This layout with the proposed private alleys, reduced frontages and lot sizes, etc. would be required to be done as a PUD. As such, need to provide information on the open space (minimum of 10%), amenities, proposed private road standards, etc.
14. The maximum density for the residential area is 3.5 units per acre.
15. The city is proposing a master planned trail along the south side of 2100 N. This could allow the potential for a small density bonus. Trail connections from the neighborhood to the 2100 N trail would be required and it seems the best location may be between Lots 50 and 51. The driveway/alley may need to be extended to provide garage access to the homes and a trail connection could come right off the driveway.
16. Just a note - some of the block lengths are exceeded, but exceptions are allowed due to adjacent existing development.
17. A street connection to 2100 N is required to meet the superblock connectivity standards; however, State facilities that don't allow access could be granted an exception.
18. Show widened 2100 N trail, this improvement could count towards a small density increase
19. The density for the residential portion of the project exceeds the maximum of 3.5 units per acre. PUDs are only allowed in a residential zone (see Section 17.040 A of the Lehi City Development Code), so the commercial acreage

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.

needs to be excluded. The County parcel data shows 20.11 acres total. Subtracting the commercial area leaves 18.137 acres. 3.5 x 18.137 = 63 units.

20. Do not recommend narrow alleys where the homeowners will not have access to a sidewalk, trail or other pedestrian facility from their homes.
21. Label the roads as public or private.
22. Include tabulation with number of units, overall density, and open space
23. Need to label the open space areas as open space.

General Comments:

1. A SWPPP and LTSWMP will be needed for the site

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 10th and NEEDS ENVELOPES

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.

Zoning
For
X Development
March 4, 2020

Property Owner/Applicant	**X Lehi, LLC** 9537 South 700 East Sandy, UT 84070 Attn. Steve Hutchings 801-915-1911 steve@xdevco.com
Engineering/Planning/ Landscape Consultant	**Ensign Engineering** 45 Sego Lily Dr #500 Sandy, Utah 84070 Attn. Brady Morris 801-255-0529 bmorris@ensignutah.com
	Hales Engineering 1220 North 500 West, Ste 2020 Lehi, UT 84043 Attn. Josh Gibbons 801-766-4343 josh@halesengineering.com
Legal Counsel	**Snell & Wilmer** 15 W. South Temple, Suite 1200 Salt Lake City, UT 84101 Attn. Craig Jenson 801-257-1881 cjenson@swlaw.com

I. Description of Request

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

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

II. Project Location

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

III. Narrative

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

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

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

d. The proposed project is surrounded by residential to the south and southeast. 2100 North is to the North, Union Pacific Railroad is to the east and 2300 West is to the West. Farther west on the other

side of the road is North Point Elementary School. The Character of the surrounding area is diverse as there exists a mix of older and newer development. The project would enhance the area and serve as a good mix combining the older character with the new feel of a major intersection and the constant movement that comes from being located closely to mass transit and a highway.

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

2100 NORTH STREET (EAST BOUND)
(UDOT CONTROLLED)

2100 NORTH STREET (EAST BOUND)
(UDOT CONTROLLED)

FUTURE COMMERCIAL
85,935 sq.ft.
1.973 acres

LOT 60 6,362 sq.ft. 0.146 acres
LOT 59 5,918 sq.ft. 0.136 acres
LOT 58 6,167 sq.ft. 0.142 acres
LOT 57 6,406 sq.ft. 0.147 acres
4,987 sq.ft. 0.114 acres
LOT 56 7,826 sq.ft. 0.180 acres
LOT 51 7,215 sq.ft. 0.166 acres
LOT 50 6,604 sq.ft. 0.152 acres
LOT 45 5,980 sq.ft. 0.137 acres
LOT 44 5,951 sq.ft. 0.137 acres
LOT 39 5,747 sq.ft. 0.132 acres
LOT 38 6,186 sq.ft. 0.142 acres
2 PARKING STALLS
LOT 55 5,735 sq.ft. 0.132 acres
LOT 52 5,735 sq.ft. 0.132 acres
LOT 49 5,735 sq.ft. 0.132 acres
LOT 46 5,735 sq.ft. 0.132 acres
LOT 43 5,457 sq.ft. 0.125 acres
LOT 40 5,457 sq.ft. 0.125 acres
LOT 37 10,026 sq.ft. 0.230 acres
LOT 61 6,448 sq.ft. 0.148 acres
LOT 66 5,943 sq.ft. 0.136 acres
LOT 62 5,736 sq.ft. 0.132 acres
LOT 65 5,730 sq.ft. 0.132 acres
LOT 63 5,735 sq.ft. 0.132 acres
LOT 64 5,735 sq.ft. 0.132 acres
8,622 sq.ft. 0.198 acres
LOT 54 5,735 sq.ft. 0.132 acres
LOT 53 5,735 sq.ft. 0.132 acres
LOT 48 5,735 sq.ft. 0.132 acres
LOT 47 5,735 sq.ft. 0.132 acres
LOT 42 5,458 sq.ft. 0.125 acres
LOT 41 5,457 sq.ft. 0.125 acres
ASPHALT PATH
UTAH TRANSIT AUTHORITY

LOT 25 7,675 sq.ft. 0.176 acres
LOT 26 7,002 sq.ft. 0.161 acres
LOT 27 7,000 sq.ft. 0.161 acres
LOT 28 7,000 sq.ft. 0.161 acres
LOT 29 7,000 sq.ft. 0.161 acres
LOT 30 7,000 sq.ft. 0.161 acres
LOT 31 7,647 sq.ft. 0.176 acres
LOT 32 7,957 sq.ft. 0.183 acres
LOT 33 7,000 sq.ft. 0.161 acres
LOT 34 7,000 sq.ft. 0.161 acres
LOT 35 7,231 sq.ft. 0.166 acres
LOT 36 9,865 sq.ft. 0.226 acres
17,570 sq.ft. 0.403 acres

LOT 24 7,700 sq.ft. 0.177 acres
LOT 23 7,700 sq.ft. 0.177 acres
LOT 22 7,700 sq.ft. 0.177 acres
LOT 21 7,700 sq.ft. 0.177 acres
LOT 20 8,645 sq.ft. 0.198 acres
LOT 19 8,853 sq.ft. 0.203 acres
LOT 18 10,752 sq.ft. 0.247 acres

GREEN PARK SUBDIVISION PLAT B
GREEN PARK SUBDIVISION PLAT B

2300 WEST STREET
(PUBLIC STREET)

LOT 5 7,029 sq.ft. 0.161 acres
LOT 6 7,029 sq.ft. 0.161 acres
LOT 7 7,029 sq.ft. 0.161 acres
LOT 8 7,029 sq.ft. 0.161 acres
LOT 9 7,105 sq.ft. 0.163 acres
46,362 sq.ft. 1.064 acres
LOT 4 9,531 sq.ft. 0.219 acres
LOT 3 8,000 sq.ft. 0.184 acres
LOT 2 8,000 sq.ft. 0.184 acres
LOT 1 8,008 sq.ft. 0.184 acres
LOT 10 8,456 sq.ft. 0.194 acres
LOT 11 7,938 sq.ft. 0.182 acres
LOT 12 7,627 sq.ft. 0.175 acres
LOT 13 7,643 sq.ft. 0.175 acres
3,841 sq.ft. 0.088 acres
LOT 15 8,983 sq.ft. 0.206 acres
LOT 14 8,607 sq.ft. 0.198 acres
1,872 sq.ft. 0.043 acres
LOT 16 8,621 sq.ft. 0.198 acres
LOT 17 7,840 sq.ft. 0.180 acres
2,046 sq.ft. 0.047 acres
ASPHALT PATH
2 PARKING STALLS

2145 WEST STREET
(PUBLIC STREET)
2060 WEST STREET
(PUBLIC STREET)
2000 WEST STREET
(PUBLIC STREET)

1850 NORTH STREET
(PUBLIC STREET)
1750 NORTH STREET
(PUBLIC STREET)

ALPINE SCHOOL DISTRICT
LEHI CITY CORPORATION
JORDAN MEADOWS PLAT A

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

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

2100 NORTH SUBDIVISION

2100 NORTH 2300 WEST
LEHI, UTAH

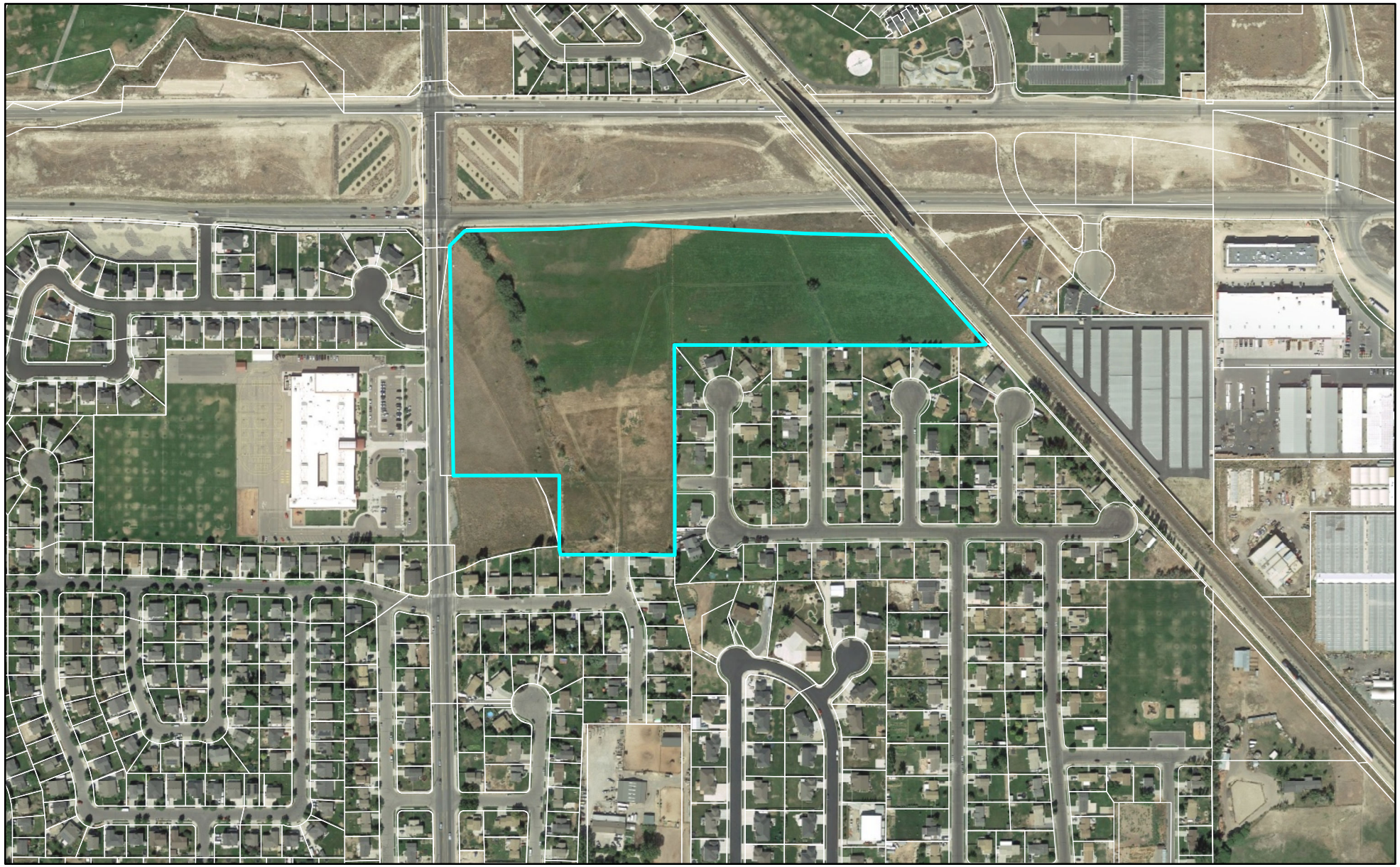
CONCEPT PLAN

PROJECT NUMBER 8018C
PRINT DATE 5/17/21
DRAWN BY
CHECKED BY
PROJECT MANAGER

1 of 1

X Development Zone Change

Aerial

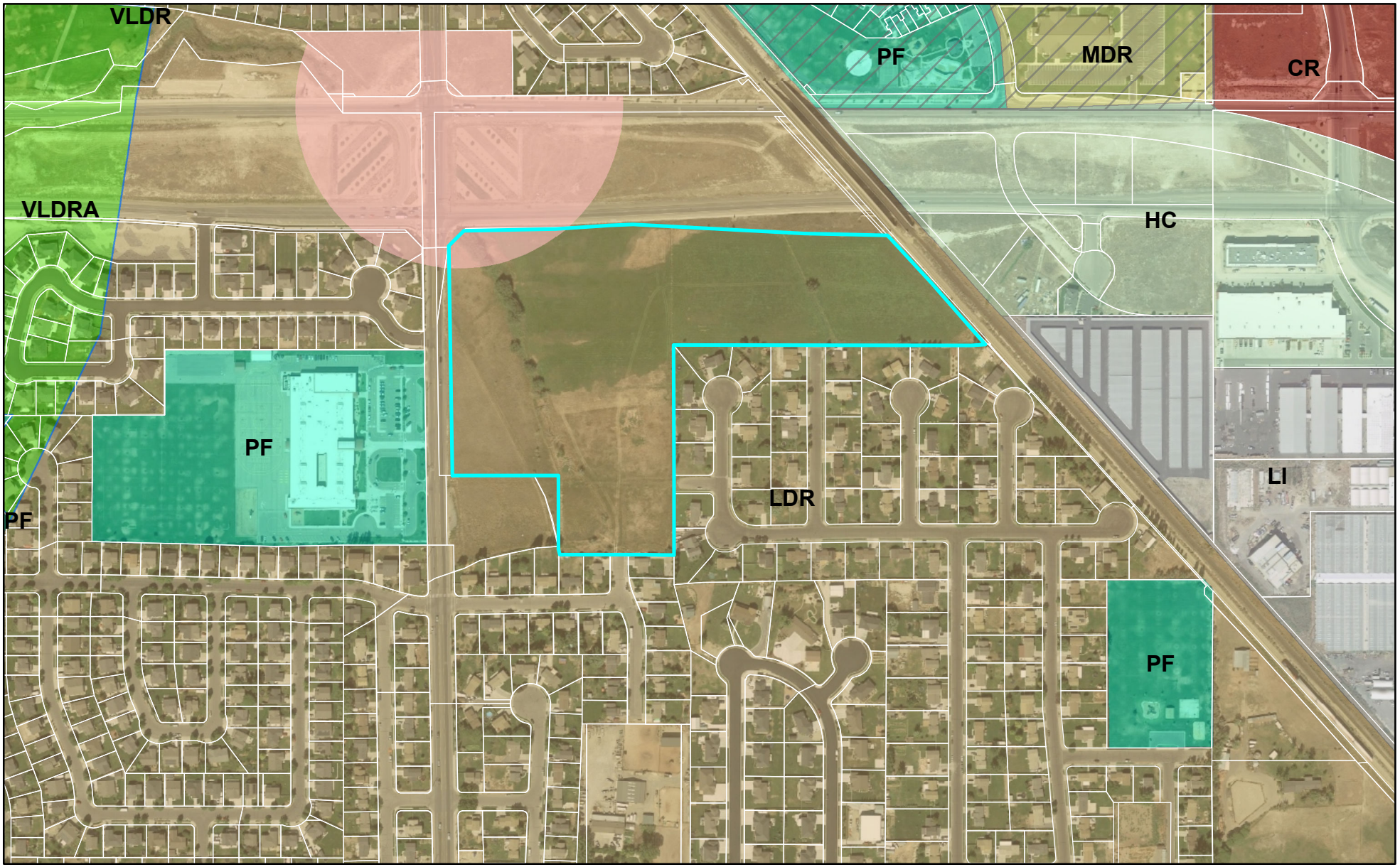


0 500 1,000 Feet

LEHI CITY

X Development Zone Change

General Plan

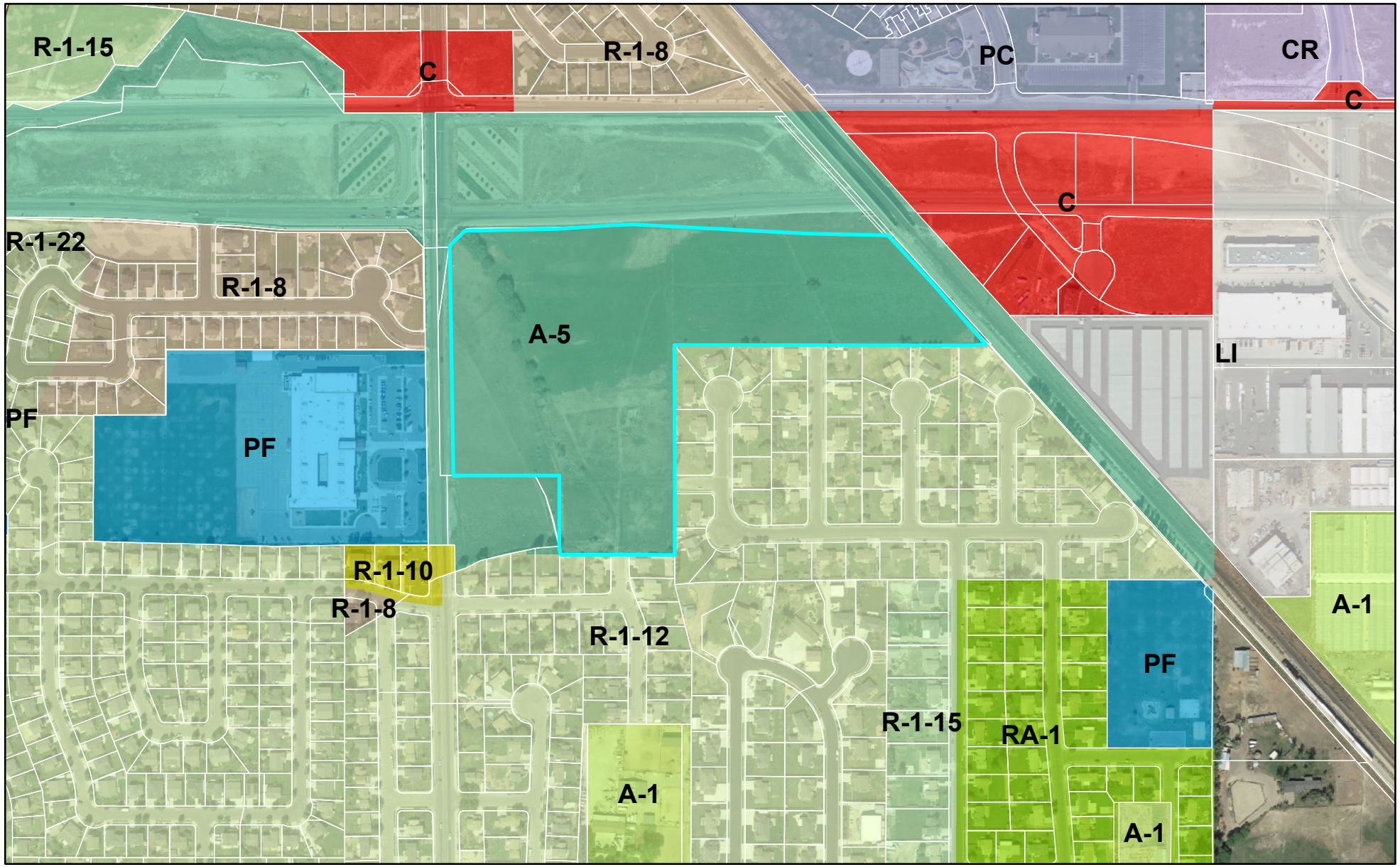


0 500 1,000 Feet

LEHI CITY

X Development Zone Change

Zoning



LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: July 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-43, appointing a new member representative to the North Pointe Solid Waste Special Services District.

Suggested Action:

Attachments:

Res 2021-43.docx

LEHI CITY

RESOLUTION NO. 2021-43

A RESOLUTION APPOINTING A NEW MEMBER REPRESENTATIVE TO THE NORTH POINTE SOLID WASTE SPECIAL SERVICES DISTRICT

WHEREAS, North Pointe Solid Waste Special Service District was created to provide essential soled waste services for Utah County communities; and

WHEREAS, Lehi City is represented by appointing a member to the North Pointe Solid Waste Special Services District Board for a four-year term; and

WHEREAS, Lehi City has noticed the vacancy in accordance with the North Pointe Solid Waste Special Service District Bylaws, 6.4.3.

WHEREAS, Beau Thomas was the only applicant that applied to serve on the North Pointe Solid Waste Special Services District Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Appoint Beau Thomas, Assistant to the City Administrator, as Lehi City's representative to the North Point Solid Waste Special Services District Board.

2. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 13th day of July 2021

Lehi City Corporation

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder