# Lehi City Council Meeting
# Agenda
# July 12, 2022

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Update on UTA's Station Area Plan study for the Thanksgiving Point Frontrunner Station property.

   2.2. Housing Affordability Discussion- Planning Department

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

4. Administrative Report

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

6. Consideration of Adjourning into a Closed Session to discuss the character, professional competence, or physical or mental health of an individual.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Miss Lehi Introductions

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 14, 2022 and June 21, 2022 City Council meetings.
061422CC.pdf
062122CC.pdf

4.2. Approve Purchase Orders
PO Index.pdf
PO #7216 Staker Parson.pdf

4.3. Ratification of the previously executed Tokio Marine HCC Insurance agreement.
Tokio Marine HCC Insurance Policy.pdf

Regular Agenda

5. Consideration of Resolution #2022-62, approving Family Park as the top priority for Lehi City
Petitioner: Lehi City
Res 2022-62.docx

6. Consideration of Resolution #2022-61, authorizing the Steel Solar 1A Project amended and restated transaction schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems (UAMPS).
Petitioner: Lehi City
Res 2022-61.pdf
Steel Solar Transaction Schedule_Amended and Restated (Final 6-22-22)__Lehi.pdf

7. Consideration of Resolution #2022-60, approving a 2022 amended and restated sewer treatment services contract and collection maintenance agreement between Lehi City and Timpanogos Special Service District (TSSD).
Petitioner: Lehi City
Res 2022-60.docx
Lehi - TSSD Sewer Service Agreement 20220706.pdf

8. Consideration of Ordinance #35-2022, a General Plan amendment on 1.63-acres located at 870 North 2300 West, changing the land use designation from VLDRA to Neighborhood Commercial.
Petitioner: Kevin & Sarah Gordon
CC Staff Report Gordon General Plan Amendment 07.12.22.docx
Gordon General Plan Amendment DRC 04.06.22.docx
Ord 35-2022.docx
Gordon Aerial.pdf
Gordon General Plan.pdf
Gordon Zoning.pdf

Gordon General Plan Amendment - narrative.pdf
Gordon General Plan Amendment - map.pdf

9. Consideration of Final subdivision approval of Beck's Landing, a 17-lot residential development located at 1080 North 2300 West.

Petitioner: Matthew Jorgensen
CC Staff Report Beck's Landing Final Subdivision 07.12.22.docx
Beck's Landing Final Subdivision DRC 06.15.22.docx
Beck's Landing Aerial.pdf
Beck's Landing General Plan.pdf
Beck's Landing Zoning.pdf
Beck's Landing Final Subdivision 06.15.22.pdf

10. Consideration of Ordinance #36-2022, approving the Thurman Zone Change on 1.54-acres located at 805 and 913 East Cedar Hollow Road, changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential).
Petitioner: Richard Thurman
CC Staff Report Thurman Zone Change 07.12.22.docx
Thurman Zone Change DRC 05.18.22.docx
Ord 36-2022.docx
narrative.pdf
Thurman Zone Change Map.pdf
Aerial Map.pdf
Zoning Map.pdf
General Plan Map.pdf

11. Consideration of Preliminary and Final subdivision approval of the Johnston Subdivision, a 3-lot residential subdivision located at 2301 North 600 West.
Petitioner: John Johnston
CC Staff Report Johnston Preliminary Subdivision 07.12.22.docx
Johnston Estates Plat A Subdivision DRC 06.29.22.docx
Johnston Narrative.pdf
Johnston Estates Final Subdivision.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

12. Neldon and Jewel Bullock Annexation, 1.33-acres of property located at 578 West 2100 North with A-1 (agriculture) zoning.
    a. Public Hearing
    b. Consideration of Resolution #2022-59, approving an annexation agreement

c. Consideration of Ordinance #37-2022, approving the Neldon and Jewel Bullock Annexation, with A-1 zoning.

Petitioner: Jewell Bullock
CC Staff Report Neldon and Jewel Bullock Annexation 07.12.22.docx
Neldon and Jewel Bullock Annexation DRC 03.03.21.docx
Ord 37-2022.docx
Res 2022-59.docx
Bullock AnnexAgreement 07.12.22.docx
Agreement-Bullock Settlement 07.12.22.docx
Bullock Annexation narrative.pdf
Bullock Annexation Plat.pdf
Bullock Annexation-Aerial Map.pdf
Bullock Annexation-General Plan Map.pdf
Bullock Annexation-Zoning Map.pdf

13. Consideration of a Plat Amendment for the Gardner Point Phase 3B Plat, amending the Gardner Point Phase 3 subdivision to include 17 townhomes in Parcel E located at 3600 West Big Horn Drive.
Petitioner: Edge Homes
CC Staff Report Gardner Point Phase 3B Plat Amendment 07.12.22.docx
Gardner Point Phase 3B Plat Amendment- Towhome Subdivision DRC 06.08.22.docx
Gardner Point Phase 3B Plat Amendment- narrative.pdf
Gardner Point Phase 3B Plat Amendment- Plat.pdf
Gardner Point Phase 3B Plat Amendment Map - general plan.pdf
Gardner Point Phase 3B Plat Amendment Map - zone.pdf
Gardner Point Phase 3B Plat Amendment Map - aerial.pdf

14. Consideration of Final subdivision approval for the Gardner Point Phase 7, a 71-unit residential development located at approximately 1100 North 4000 West.
Petitioner: Edge Homes
CC Staff Report Gardner Point Phase 7 Final Subdivision 07.12.22.docx
Gardner Point Phase 7 Final Subdivsion DRC 06.08.22.docx
GP Phase 7- plans.pdf
GP Phase 7- Landscape.pdf
GP Phase 7- Amenities.pdf
Gardner Point Phase 7 Map - general plan.pdf
Gardner Point Phase 7 Map - zone.pdf
Gardner Point Phase 7 Map - aerial.pdf

15. Consideration of Final subdivision approval for the River Point Phase 1, a 75-unit residential development located at 1200 North 3600 West.
Petitioner: Edge Homes

CC Staff Report River Point Phase 1 Final Subdivision 07.12.22.docx
River Point Phase 1 Final Subdivision DRC 06.15.22.docx
River Point Phase 1 Final Subdivision - plans.pdf
River Point Phase 1 Final Subdivision - landscape plans.pdf
River Point Phase 1 Map - general plan.pdf
River Point Phase 1 Map - zone.pdf
River Point Phase 1 Map - aerial.pdf

16. Consideration of Final subdivision approval for the Lehi Holbrook Church Subdivision, a one-lot commercial subdivision located at approximately 4001 West Waterbury Drive.
Petitioner: Mike Davey
CC Staff Report Lehi Holbrook Church Subdivision 07.12.22.docx
Holbrook Church Subdivision DRC 06.22.22.docx
Lehi Holbrook Church Subdivision - 06.22.22 - plat.pdf
Lehi Holbrook Church Subdivision Map - general plan.pdf
Lehi Holbrook Church Subdivision Map - zone.pdf
Lehi Holbrook Church Subdivision Map - aerial.pdf

17. Consideration Ordinance #34-2022, a Development Code Amendment to Chapter 23 Signs, changing the approval process for civic institutional signs.
Petitioner: Lehi City
CC Staff Report Ch 23 Signs Development Code Amendment 07.12.22.docx
Ch. 23 Development Code amendment DRC 05.18.22.docx
Ord 34-2022.docx
Ch 23 Civic Institution Code Amendment Text 05.18.22.pdf

18. Consideration of Ordinance #38-2022, a Development Code amendment to Chapter 26 and ADU Restrictions Map, revising areas where accessory dwelling units are not allowed.
Petitioner: Lehi City
CC Staff Report ADU Restricted AReas Development Code Amendment 07.12.22.docx
ADU Restricted Areas Code Amendment DRC 03.30.22.docx
Ord 38-2022.docx
Ch26AccessoryUses - ADU Restrictions 03.24.22.pdf
ADU_Restricted Map REVISED.pdf

19. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 385-201-2269
- This agenda has been properly posted and a copy provided to the local news media.

**Agenda Item No: 2.1**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

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**Subject:**
Update on UTA's Station Area Plan study for the Thanksgiving Point Frontrunner Station property.

**Suggested Action:**

**Attachments:**

**Agenda Item No: 2.2**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

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**Subject:**
Housing Affordability Discussion- Planning Department

**Suggested Action:**

**Attachments:**

**Agenda Item No: 2.1**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

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**Subject:**
Miss Lehi Introductions

**Suggested Action:**

**Attachments:**

**Agenda Item No: 4.1**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

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**Subject:**
Approve Minutes from the June 14, 2022 and June 21, 2022 City Council meetings.

**Suggested Action:**

**Attachments:**

061422CC.pdf

062122CC.pdf

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **June 14, 2022,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

**Excused:** Paige Albrecht, Council Member

**Others Present**: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Deputy City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; Dean Lundell, Finance Director; Chief Jeremy Craft, Fire Department; Shaye Ruitenbeek, Management Analyst; and Melanie Hansen, Deputy City Recorder.

**Pre Council, 5:30 p.m.**

**1. Welcome and Opening Comment**

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

**2. Presentations and Reports**

2.1 Discussion of HTRZ funding with Thanksgiving Point Development

This item has been postponed and will be heard at a future meeting.

2.2 Bike and Pedestrian Master Plan Update

Mike West presented an update on the Bike and Pedestrian Master Plan and how staff plan to make it successful.

2.3 Discussion of Utah State Auditor Fraud Risk Questionnaire

Dean Lundell presented on the questionnaire related to internal controls. The City does a self-assessment annually that is presented to the Council The score is the same as last year which makes the City low-risk.

**3. Agenda Questions**

None.

**4. Administrative Report**

Kim Struthers updated the Council on two projects. The first project is signage for the downtown and the second project is the cycle track on 700 South.

**6. Mayor and Council Reports**
The Council gave a report on their assigned committees.

Mayor Johnson requested that they adjourn into a Closed Session.

**Motion:** Councilor Koivisto moved to Adjourn into a Closed Session for the purpose of discussing the purchase, exchange, or lease or real property. Councilor Southwick seconded the motion.

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

The meeting adjourned into a Closed Session at approximately 6:20 p.m.
The meeting resumed at approximately 7:00 p.m.

**Regular Session, 7:00 p.m.**

**1. Welcome, Roll Call, Pledge of Allegiance**
Mayor Johnson welcomed everyone and noted that all Councilmembers were present, except for Council Albrecht who is excused. Councilor Koivisto led the Pledge of Allegiance.

**2. Presentations and Reports**
2.1 Round-Up Rodeo Royalty
The Lehi Round-Up royalty came and presented on the rodeo and thank the council for all the support.

2.2 Employer Support Freedom Award Presentation
Mayor Johnson and Chief Paul were awarded the "Above and Beyond" award.

**3. 20 Minute Citizen Input**
The Rotary Club presented Mayor Johnson with the traveling trophy for their golf tournament fundraiser.

Mike and June Willis discussed that the weeds and detention pond and that it was supposed to be owner maintained and it is not being maintained because it is too steep. Mr. Struthers and Mr. Powell will look into the bond and see what happened there.

**4. Consent Agenda**
4.1) Approve Minutes from the May 24, 2022 City Council Meeting.

4.2) Approve Purchase Orders.

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

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

**5. Consideration of Resolution #2022-49, amending Section IV: Leave of the the Lehi City Employee Policy Manual.**

David Kitchen presented on the changes to the manual.

**Motion:** Councilor Southwick moved to approve Resolution #2022-49, amending Section IV: Leave of the Lehi City Employee Policy Manual, and changing the name to bereavement leave instead of funeral leave. Councilor Koivisto seconded the motion.

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

**6. Budget Amendment for Fiscal Year 2022**

Dean Lundell and Alyson Alger presented on the changes which included parking lot, sewer impact studies, city campus and courthouse design, donations related to K9 unit, library and dog park.

**a. Public Hearing**

Mayor Johnson opened the public hearing. There were no comments.

**b. Consideration of Resolution #2022-46, amending the Budget for the City of Lehi for fiscal year 2022**

**Motion:** Councilor Koivisto moved to approve Resolution #2022-46, amending the Budget for the City of Lehi for fiscal year 2022. Councilor Southwick seconded the motion.

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

**7. Consideration of Resolution #2022-47, taking formal action to pick up required employee contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System.**

Alyson Alger stated that this was a requirement of the IRS.

**Motion:** Councilor Hancock moved to approve Resolution #2022-47, taking formal action to pick up required employee contributions in the Public Safety and Firefighter Tier I and Public Safety and Firefighter Tier II Contributory Retirement System. Councilor Koivisto seconded the motion.

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

8. **Consideration of Resolution #2022-48, adopting a Certified Tax Rate for the City of Lehi.**
This item has been removed from the agenda. It will be heard on June 21, 2022.

9. **Consideration of Resolution #2022-51, approving an amended agreement between Waste Management and Lehi City for solid waste collection and recycling.**
Alyson Alger reminded the Council that Waste Management came and discussed this at the last meeting.

**Motion:** Councilor Condie moved to approve Resolution #2022-51, approving an amended agreement between Waste Management and Lehi City for solid waste collection and recycling. Councilor Koivisto seconded the motion.

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

10. **Consideration of Resolution #2022-52, approving an agreement between Mountainland Supply Company and Lehi City for the purchase of pressurized irrigation meter parts.**
Shyloh Muhlestein presented on the agreement.

**Motion:** Councilor Southwick moved to approve #2022-52, approving an agreement between Mountainland Supply Company and Lehi City for the purchase of pressurized irrigation meter parts. Councilor Koivisto seconded the motion.

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

11. **Consideration of Resolution #2022-55, approving and authorizing the execution of an Interlocal Agreement between Utah County and Lehi City for Substance Misuse Prevention Services and Communities that Care Prevention Model.**
Lt. Kenny Rose presented on the program.

**Motion:** Councilor Koivisto moved to approve Resolution #2022-55, approving and authorizing the execution of an Interlocal Agreement between Utah County and Lehi City for Substance Misuse Prevention Services and Communities that Care Prevention Model. Councilor Southwick seconded the motion.

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

**12. Consideration of Resolution #2022-53, approving a network operations agreement with STRATA Networks.**

Ryan Wood presented on what the service agreement entails.

**Motion:** Councilor Condie moved to approve Resolution #2022-53, approving a network operations agreement with STRATA Networks. Councilor Koivisto seconded the motion.

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

**13. Consideration of Resolution #2022-54, approving the allocation of PARC tax funds for recreation and cultural facilities and cultural organizations within Lehi City.**

Shaye Ruitenbeek update the Council on staff's recommendations. There was discussion regarding the funds for Thanksgiving Point.

Mayor Johnson asked for comments.

Gina Christofferson had a question regarding the request from Thanksgiving Point and felt their items were too vague.

McKay Christensen, with Thanksgiving Point, stated that the request to pay for salaries were tied to within the non-profit.

**Motion:** Councilor Hancock moved to approve Resolution#2022-54, approving the allocation of PARC tax funds for recreation and cultural facilities and cultural organizations within Lehi City, and include everything that staff and the PARC Advisory Committee recommended including the Roots of Humanity funding being contingent on their fundraising efforts to make that happen. Any additional funding that comes in above estimates would go to Thanksgiving Point Institute up to $300,000 and would include the Roots of Humanity if they aren't able to come up with their funding. Councilor Koivisto seconded the motion.

Councilor Condie suggested that the funding for the bathroom request for the Arts building be met even if the project exceeds the $40,000.

**Amended Motion:** Councilor Hancock amended him motion to include the suggestion from Councilor Condie. Councilor Koivisto seconded the amendment to the motion.

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

**14. Consideration of Resolution #2022-50, authorizing the execution of an Interlocal Cooperation Agreement to authorize Lehi City's participation in the Utah Valley Home Consortium program.**

Kim Struthers explained the program and how it helps with housing affordability.

**Motion:** Councilor Condie moved to approve Resolution #2022-50, authorizing the execution of an Interlocal Cooperation Agreement to authorize Lehi City's participation in the Utah Valley Home Consortium program. Councilor Southwick seconded the motion.

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

**15. Consideration of Preliminary and Final subdivision approval of Family Park Estates, a 9-lot development located at approximately 600 East and Airport Drive in an R-1-15 (residential) zone. (Tabled at the May 24th meeting)**

Kim Struthers and Lorin Powell discussed that it was tabled about the geotech report and traffic study. All 9 lots are buildable with some mitigation.

Josh Gibbons with Hale Engineering did a traffic study for the whole park and included the nine lots. He felt that they were very conservatively high on traffic estimates. They found that the nearby intersections would act well, but recommended some turning lanes and a few other recommendations for worst case scenario.

Council asked staff and Mr. Gibbons clarifying questions.

Tony Trane discussed the Geotech study and answered questions. He felt that the biggest thing was keeping it consistent on each lot.

Mayor Johnson asked for public comments.

Gina Christofferson stated that she had to set a reserve for her budget and so does the city. She felt that the city could take a period of time and replace it back. Her second recommendation was to look at other areas of the city that could be developable.

Dave Christofferson inquired about the traffic and geotech study. He suggested that the houses go on the bottom not on the top of the slope.

Nathan Buck expressed concerns with the traffic.

Todd Spencer stated that he would like to hear about the ideas that were presented and to reiterate what was said.

Michelle Stallings stated that she doesn't understand why they don't have to replenish other reserves.

There was discussion regarding the items that were brought up by residents.

Mr. Trane gave an explanation on the pit and the expansion questions. Mr. Powell stated that staff would look at the no parking zones and people parking there.

Councilor Koivisto expressed gratitude for those who brought ideas, but she felt it would be irresponsible not to sell those lots. That despite the bad situation that was the best option.

Councilor Hancock talked through dropping the lots to the bottom and what would that take. He stated that to shift midflight isn't fair to the homeowners on the south side and this has been in the works since the lots have been purchased. He doesn't think it's fair for the other part of cities to bare the cost. He felt that the easiest way to get the money back was to sell the acres back to the Pecks, but that isn't what he wants to do.

Councilor Southwick would rather not sell the property back. He is unsure about the 9 lots and suggested expanding the overlook.

Councilor Condie is not in agreeance with 9 whole lots. When the PARC tax happened he felt they need to fund Family Park and Mellor-Rhodes. I felt that one thing that hasn't been talked about is replacing it from the rainy day fund, but feels like there are several options to be reimbursed. He felt like there are so many projects that need to be funded that the PARC tax shouldn't be used as the only funding mechanism for Family Park. His preference is 6 lots.

Mr. Trane and staff clarified the road, turning areas, and spacing.

Councilor Koivisto expressed concerns with going from 9 lots to 6 lots. She feels that if they are going to do this they need to go all in. She feels it's irresponsible to go to that amount and it's a disadvantage.

Councilor Hancock felt that doing less lots helps still reimburse the money, but also gives more views.

**Motion:** Councilor Condie moved to un-table the item. Councilor Southwick seconded the motion.

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

**Motion:** Councilor Condie moved to grant Preliminary and Final subdivision approval of Family Park Estates, a 7-lot development located at approximately 600 East and Airport Drive in an R-1-15 (residential) zone, noting that there will be 7 lots instead of 9 and that lots 1-7 will remain on the south side, and not include the DRC comment with a 7 foot strip;

including all other Development Review Committee Comments, and noting that the 2 other lots will not have homes, but will be a viewing area. Councilor Hancock seconded the motion.

` Councilor Hancock suggested that the motion include that they incorporated the traffic study fundings for the turning lanes and include that the Geotech study suggests that these are buildable lots and that the builders will address the geotechnical issues.

**Amended Motion:** Council Condie amended him motion to include Council Hancock's suggests. Council Hancock seconded the amendment.

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

**16. Consideration of Preliminary subdivision approval of the 2100 North Subdivision, a 66-lot residential subdivision located at approximately 2100 North 2300 West. (Tabled at the May 24th meeting)**

**Motion:** Councilor Condie moved to un-table the item. Councilor Southwick seconded the motion.

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

**Motion:** Councilor Southwick moved to grant Preliminary subdivision approval of the 2100 North Subdivision, a 66-lot residential subdivision located at approximately 2100 North 2300 West; including the Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

**17. Consideration of approval for an extension of time for Staten Farms Plat B, a 9-lot residential development located at 1340 North 2020 West.**

**Motion:** Councilor Koivisto moved to approve an extension of time for Staten Farms Plat B, a 9-lot residential development located at 1340 North 2020 West; including the Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

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**18. Consideration of Ordinance #33-2022, the Denzeler zone change on .38-acres of property located at 37 South 500 West, changing the zoning from RA-1 to Mixed Use.**
Monica Martins was there on behalf of her parents.

**Motion:** Councilor Condie moved to approve Ordinance #33-2022, the Denzeler zone change on .38-acres of property located at 37 South 500 West, changing the zoning from RA-1 to Mixed Use; including the Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

**19. Consideration of a Plat Amendment for the Crossing at Traverse Phases 4 & 5, adjusting the lot line between 410A and 512A.**

**Motion:** Councilor Koivisto moved to approve the Plat Amendment for the Crossing at Traverse Phases 4 & 5, adjusting the lot line between 410A and 512A; including the Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

**20. Consideration of Resolution #2022-56, a Resolution of Intent to Adjust the Municipal Boundaries between Lehi City and Draper City on 1,035.49 acres of property located at approximately 4600 North and 1200 East.**
Jeff Stevenson was representing the applicant.

**Motion:** Councilor Hancock moved to approve Resolution #2022-56, a Resolution of Intent to Adjust the Municipal Boundaries between Lehi City and Draper City on 1,035.49 acres of property located at approximately 4600 North and 1200 East; including the Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

**21. Consideration of Final subdivision approval for the Center Pointe Townhomes, a 23-lot development located at approximately 1600 East Center Pointe Drive in an R-3 zone.**
Andrew Patterson was representing the applicant.

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**Motion:** Councilor Hancock moved to grant Final subdivision approval for the Center Pointe Townhomes, a 23-lot development located at approximately 1600 East Center Pointe Drive in an R-3 zone; including the Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

**22. Consideration of Ordinance #31-2022, approving the Kelly General Plan Amendment on 1.08-acres of property located at 3055 North 1200 West changing the zoning from VLDR (residential) to NC (neighborhood commercial).**

Lee and Mary Kelly were present for questions.

Councilor Koivisto stated that she is always a little touchy about changing the General Plan and is protective of low-density areas.

Councilor Hancock expressed concern about that there wasn't anything brought up why they were changing the General Plan. He would be uncomfortable making the change so shortly after changing the General Plan.

Ms. Kelly explained that it wouldn't affect the whole area and she felt that all the staff agreed with her.

Councilor Southwick stated that he disagreed with the other two Councilmembers because it could fit.

Councilor Condie agrees with Councilor Southwick because of the reasons that he mentioned and Planning Commission comments. He also felt it conforms more to safety.

Councilor Condie made a motion to approve. Councilor Southwick seconded.

Councilor Hancock and Koivisto were no.
Councilor Southwick and Condie were yes. The tie goes to Mayor Johnson

Mayor Johnson voted yes. The motion passed.

**Motion:** Councilor Condie moved to approve Ordinance #31-2022, approving the Kelly General Plan Amendment on 1.08-acres of property located at 3055 North 1200 West changing the zoning from VLDR (residential) to NC (neighborhood commercial).; including the Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

**Roll Call Vote**: Councilor Albrecht, Absent; Councilor Condie, Yes; Councilor Hancock, No; Councilor Koivisto, No; and Councilor Southwick, Yes. Mayor Jonson was asked to break the tie and voted Yes. The motion passed with 3 in favor, 2 opposed, and 1 absent.

**23. Consideration of Concept approval for the Harmony Townhomes Plat D concept plan, a 30-unit residential development located at approximately 891 North Hilltop Drive in the Cold Spring Ranch Area Plan.**

Justin Wade was representing the applicant

**Motion:** Councilor Koivisto moved to grant Concept approval for the Harmony Townhomes Plat D concept plan, a 30-unit residential development located at approximately 891 North Hilltop Drive in the Cold Spring Ranch Area Plan.; including the Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

**24. Consideration of Resolution #2022-57, approving a development agreement between Seely and Sons LLC and Lehi City.**

**Motion:** Councilor Hancock moved to approve Resolution #2022-57, approving a development agreement between Seely and Sons LLC and Lehi City. Councilor Koivisto seconded the motion.

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

**25. Consideration of Final subdivision approval for Carla's Cove, a 13-lot residential development located at 2402 West Main Street.**

Matthew Jorgeson and Jason Rickards were available for questions.

**Motion:** Councilor Koivisto moved to grant Final subdivision approval for Carla's Cove, a 13-lot residential development located at 2402 West Main Street; including the Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

**26. Consideration of Ordinance #32-2022, a Development Code Amendment to Chapter 20, Home Occupations, to include regulations for dog grooming facilities and permanent cosmetic home occupations.**

**Motion:** Councilor Condie moved to approve Ordinance #32-2022, a Development Code Amendment to Chapter 20, Home Occupations, to include regulations for dog

grooming facilities and permanent cosmetic home occupations. Councilor Southwick seconded the motion.

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

**27. Adjournment**

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:30 p.m.

Approved: July 12, 2022 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

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

Minutes of the **Regular Session** of the **Lehi City Council** held Tuesday, **June 21, 2022,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

**Others Present**: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Deputy City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; Dean Lundell, Finance Director; Chief Jeremy Craft, Fire Department; Shaye Ruitenbeek, Management Analyst; and Sherrie Benson, Deputy City Recorder.

**Regular Session, 7:00 p.m.**

**1. Welcome, Roll Call, Pledge of Allegiance**

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Albrecht joined virtually. Mayor Johnson led the Pledge of Allegiance.

**2. Action Item**

2.a. Consideration of Resolution #2022-58, proposing a Tax Rate for the City of Lehi for Fiscal Year 2023.

Dean Lundell presented on the property tax increase. This is just one step in the process. The public hearing will be held in August. It would be a difference of about $1 month for the average home in Lehi. Mr. Lundell also explained that if property values increase then the tax rate actual goes down.

**Motion:** Council Southwick moved to approve Resolution #2022-58, proposing a Tax Rate for the City of Lehi for Fiscal Year 2023. The motion was seconded by Councilor Koivisto.

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

**3. Adjournment**

With no further business to come before the City Council at this time, Councilor Koivisto moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:15 p.m.

DRAFT

Approved: July 12, 2022 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

**Agenda Item No: 4.2**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

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**Subject:**
Approve Purchase Orders

**Suggested Action:**

**Attachments:**

PO Index.pdf

PO #7216 Staker Parson.pdf

LEHI CITY
CITY COUNCIL AGENDA
July 12, 2022

Consent Agenda: Approval of Purchase Orders

INFORMATION:

| Company | Description | P O Amount | Budget Amt (before PO) |
|---|---|---|---|
| Staker & Parson Companies | Parking lots at Vet's, City Center, RCP, and Legacy Center | $429,401.06 | $500,000 and $85,000 |

PURCHASE ORDER

**LEHI CITY CORPORATION**

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

# 7216

48710

ISSUED TO: STAKER & PARSON COMPANIES
2350 SOUTH 1900 WEST SUITE 100

OGDEN UT 84401

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

DEPARTMENT:

PURCHASE ORDER DATE: 07/07/2022

| REQ # | QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL | GL ACCOUNT |
|---|---|---|---|---|---|
| 0 | 1.00 | VET'S PARK, CITY CENTER, RCP, LEGACY CENTER | 429,401.06 | 429,401.06 | ~~10-61-55-000~~ |
| | | | | $404,896.73 | 32-70-70-243 |
| | | | | $24,504.33 | 21-41-54-000 |

TOTAL 429,401.06

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

# Lehi City Purchase Requisition Request

| | | | | | |
|---|---|---|---|---|---|
| **Supplier** | **Codale** | **Name** | Staker Parson | **Vender #** | |
| | | **Street** | 89 West 13490 South Ste 100 | **Date** | **7/7/2022** |
| | | **City** | Draper | **State** | UT |
| | | **Zip** | 84024 | **Phone** | 801-871-660 |

| | | |
|---|---|---|
| Parks and Faciliities | | *Stephen Marchbanks* |
| **Requesting Department** | **Dept. Account No.** | **Department Head Signature** |
| Facilities | | |

| Quantity | Unit | Materials and Description | Price | Total |
|---|---|---|---|---|
| 1 | | Vets Parking lot 32-70-70-241 | | $258,515.93 |
| | | | | |
| 2 | | Additional Parking for City Center area | | $137,574.30 |
| | | Additional Piping for to RCP | | $8,806.50 |
| | | | | |
| 3 | | Legacy Center Parking renovation | | $24,504.33 |
| | | **Total** | | $429,401.06 |

| | | |
|---|---|---|
| **Justification:** | **Price Determination** | |
| All 3 Projects have been Approved buy | **Verbal Quote** | |
| City Council or Admisttration | **Informal Bid** | |
| Using contract pricing. | **Written Bid** | **x** |
| | **State Bid** | X |
| | **Other** | |

# STAKER PARSON MATERIALS & CONSTRUCTION

STAKER PARSON
MATERIALS & CONSTRUCTION
A CRH COMPANY

89 West 13490 South, Ste 100
Draper, UT 84020
Phone (801) 871-6600 * Fax (801) 871-6601

| | | | |
|---|---|---|---|
| **To:** | Lehi City | **Contact:** | Steve Marchbanks |
| **Address:** | 153 North 100 East | **Phone:** | 1-801-768-7100 |
| | Lehi, UT 84043 | **Fax:** | 1-801-768-7101 |
| **Project Name:** | Lehi City Parking Lots | **Bid Number:** | |
| **Project Location:** | Various, Lehi, UT | **Bid Date:** | 7/5/2022 |

**The benchmark diesel fuel (on-highway) price at the time of this bid is $5.59/gal. This benchmark price for diesel fuel will be used to calculate any applicable fuel surcharge, per the terms listed in the contract below.**

**Bid Proposal Estimator: Matt Alter | 385.499.0300 | matt.alter@stakerparson.com**

| Item # | Item Description | Estimated Quantity | Unit | Unit Price | Total Price |
|---|---|---|---|---|---|
| **Vet Parking Lot** | | | | | |
| 1 | Mobilization | 1.00 | LS | $22,550.00 | $22,550.00 |
| 2 | 24 - Pulverize 6" Asphalt And Base | 113,108.00 | SF | $0.16 | $18,097.28 |
| 3 | 2" Landscaping Sleeves | 390.00 | LF | $35.75 | $13,942.50 |
| 4 | Storm Drain Sump | 2.00 | EACH | $11,925.00 | $23,850.00 |
| 5 | 48 - 15" RCP Storm Drain Pipe | 171.00 | LF | $56.75 | $9,704.25 |
| 6 | 22 - Asphalt Sawing | 110.00 | LF | $0.63 | $69.30 |
| 7 | 17 - A1a Sub Base Or Embankment Material (Fill For Landscape Islands) | 687.00 | TON | $17.40 | $11,953.80 |
| 8 | 43 - Fine Grading | 113,108.00 | SF | $0.10 | $11,310.80 |
| 9 | 3" (1/2") Asphalt (Parking Lot) | 101,220.00 | SF | $1.40 | $141,708.00 |
| 10 | Parking Lot Pavement Markings | 1.00 | LS | $5,330.00 | $5,330.00 |
| | | | | **Total Price for above Vet Parking Lot Items:** | **$258,515.93** |
| **Lehi City Offices** | | | | | |
| 11 | Mobilization | 1.00 | LS | $28,385.00 | $28,385.00 |
| 12 | 3 - Remove Conc. Sidewalk, Ditch, Driveway, Etc. | 460.00 | SF | $1.75 | $805.00 |
| 14 | 4 - Remove Curb And Gutter | 160.00 | LF | $9.95 | $1,592.00 |
| 15 | 22 - Asphalt Sawing | 160.00 | LF | $0.63 | $100.80 |
| 16 | 23 - Asphalt Removal | 320.00 | SF | $0.40 | $128.00 |
| 17 | 2" Landscaping Sleeves | 66.00 | LF | $35.75 | $2,359.50 |
| 18 | Storm Drain Sump | 1.00 | EACH | $12,500.00 | $12,500.00 |
| 19 | 55 - Flared End Section W/ Grate (12"-18") | 1.00 | EACH | $1,545.00 | $1,545.00 |
| 20 | 48 - 15" RCP Storm Drain Pipe | 26.00 | LF | $56.75 | $1,475.50 |
| 21 | 17 - A1a Sub Base Or Embankment Material (Fill For Landscape Islands + 10 Loads Of Fill) | 686.00 | TON | $17.40 | $11,936.40 |
| 22 | 33 - 2' Concrete Curb & Gutter | 1,040.00 | LF | $24.15 | $25,116.00 |
| 23 | 16 - Road Base (8" Depth) | 834.00 | TON | $17.40 | $14,511.60 |
| 24 | 43 - Fine Grading | 18,875.00 | SF | $0.10 | $1,887.50 |
| 25 | 3" (1/2") Asphalt (Parking Lot) | 18,875.00 | SF | $1.40 | $26,425.00 |
| 26 | 27 - 3" Asphalt (2' To 6' Widening) & Cul-de-sac | 320.00 | SF | $1.65 | $528.00 |
| 27 | 32 - Concrete Sidewalk 6" Thick | 1,020.00 | SF | $7.45 | $7,599.00 |
| 28 | Parking Lot Pavement Markings | 1.00 | LS | $680.00 | $680.00 |
| | | | | **Total Price for above Lehi City Offices Items:** | **$137,574.30** |
| **Legacy Center Parking** | | | | | |
| 29 | 1 - Clear, Grub And Misc Removals | 21.00 | SY | $2.00 | $42.00 |
| 30 | 4 - Remove Curb And Gutter | 160.00 | LF | $9.95 | $1,592.00 |

| Item # | Item Description | Estimated Quantity | Unit | Unit Price | Total Price |
|---|---|---|---|---|---|
| 31 | 3 - Remove Conc. Sidewalk, Ditch, Driveway, Etc. | 650.00 | SF | $1.75 | $1,137.50 |
| 32 | 22 - Asphalt Sawing | 121.00 | LF | $0.63 | $76.23 |
| 33 | 23 - Asphalt Removal | 1,700.00 | SF | $0.40 | $680.00 |
| 34 | 42 - Excavation (<700 CY Per Site) With Disposal | 10.00 | CY | $16.00 | $160.00 |
| 35 | 33 - 2' Concrete Curb & Gutter | 125.00 | LF | $24.15 | $3,018.75 |
| 36 | 16 - Road Base | 14.00 | TON | $17.40 | $243.60 |
| 37 | 27 - 3" Asphalt (2' To 6' Widening) & Cul-de-sac | 425.00 | SF | $1.65 | $701.25 |
| 38 | 32 - Concrete Sidewalk 6" Thick | 1,740.00 | SF | $7.45 | $12,963.00 |
| 39 | 35 - Disabled Pedestrian Ramp | 1.00 | EACH | $1,565.00 | $1,565.00 |
| 40 | Parking Lot Pavement Markings | 1.00 | LS | $350.00 | $350.00 |
| 41 | Cobble Rock, Import & Place | 1.00 | LOAD | $1,150.00 | $1,150.00 |
| 42 | Solid Flat Grate For Curb Inlet | 1.00 | EACH | $825.00 | $825.00 |
| | | | | **Total Price for above Legacy Center Parking Items:** | **$24,504.33** |

**Total Bid Price: $420,594.56**

**Alternate To RCP**

| | | | | | |
|---|---|---|---|---|---|
| A1 | 15" ADS Storm Drain Pipe | 171.00 | LF | $51.50 | $8,806.50 |
| | | | | **Total Price for above Alternate To RCP Items:** | **$8,806.50** |

**Notes:**

- One mobilization included. Additional mobilizations to be charged at $1,000.00 each.
- Subgrade is to be within + or - .1 of a foot, no material to be added or removed.
- Exclusions: Bonds, permits, licenses, fees, testing, survey, engineering, traffic control, flagging, sweeping, saw cutting, sterilant, striping, bollards, signage and prime coat.
- Price does not include any over excavation or material replacement due to soft subgrade.
- If inclement weather conditions exist, the work will only proceed upon your release of the guarantee on the project.
- *** BID AND WORK CONTRACT ***
  In consideration of the mutual promises set forth herein, Staker Paving and Construction Company, Inc., with principal offices located at 89 West 13490 South, Draper, Utah (hereinafter referred to as "Staker") and the undersigned, whose full name and address appear above, (hereinafter referred to as "Buyer") hereby agree as follows:
  1. DESCRIPTION OF WORK*. Staker will furnish the described materials to the job site designated above and provide the described labor(the material and the labor collectively hereinafter referred to as "the work"): *To the extent the described work is detailed in Plans and Specifications, such must be provided to Staker before the contract is negotiated. Any changes to the original Plans and Specifications used to prepare this contract may necessitate a change in the contract price and Buyer hereby agrees to execute all necessary change orders outlining the changed work and prices as submitted by Staker.
  2. CONTRACT PRICE: To the extent that the above is specified as a unit or square foot price, it is agreed that the number of units or square feet indicated is an approximation. Staker shall be paid for the actual number of units or square feet completed as determined by field measurement.
- 3. TERMS OF PAYMENT: Buyer shall pay Staker in full at Staker's office in Salt Lake within fifteen (15) days following the date of Staker's invoices, without retention regardless of the final completion date of the work. In the event that payment is not made to Staker as provided herein, Staker shall be entitled to all of its costs, including attorney's fees and lien fees, in connection with the enforcement of its rights under this contract, whether or not legal proceedings are instituted. In addition, Staker shall be entitled to interest on all past due accounts under this contract, which interest shall accrue at the rate of 18% per annum (1 1/2.%" per month) from the date payment is due until payment is received by Staker, whether before or after judgment.
  4. CLAIMS OR DEFECTS: Written notice of any alleged claim or defect must be given to Staker at its address shown above not later than five (5) days after the completion of the work under this contract by Staker. Failure to give written notice as herein provided shall be and constitute a waiver of any such alleged defects or claims. Staker's sole and exclusive liability shall be to repair, replace or upon mutual agreement to credit Buyer's account for defective material. If repair or replacement is made, Staker shall have a reasonable time to make such repair or replacement.
- IN NO EVENT SHALL STAKER BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR ANY BREACH HEREOF, INCLUDING BUT NOT LIMITED TO, LOSS OF GOODWILL, LOSS OF PROFITS OR USE.
  5. PROSECUTION OF WORK: It is contemplated by the parties that the work specified in this contract shall be completed by this date: REGULAR ASPHALT PAVING SEASON 2022. At its option, Staker may decline to perform any part of the work which, through no fault of Staker, is to be completed beyond this date. In addition, Staker shall not be responsible for any delays in performing the work due to labor disputes, weather, shortages in material, equipment or labor, acts of God or any other cause beyond its control. In the event of a delay beyond Staker's control, and to the extent reasonably possible, Staker shall complete the work at the next available opportunity. In the event Staker elects not to perform any further work beyond the above specified date pursuant to the terms provided herein, Staker shall be paid for all work performed prior to the said date and shall otherwise be fully relieved of all of its duties and responsibilities under the terms of this contract.

- 6. PROPERTY DAMAGE: Buyer shall be responsible to direct Staker employees as to proper ingress and egress of the property. To the extent that such direction is followed or that no direction is given, Staker shall not be responsible for any damage to the property where the work is being performed, including damage to curbs, gutters and sidewalks.
  7. MISCELLANEOUS PROVISIONS:
  A. No cost for bonds, permits, licenses, fees, testing, engineering, traffic control, saw cutting, sterilant, striping or prime coat are included in this contract unless specifically indicated in the description of work.
  B. Buyer specifically represents and warrants that either Buyer is the owner of the Premises where the work is to be performed, or, in the alternative, Buyer has written authorization from the owner of the Premises authorizing the work to be performed on the said Premises.
  C. Staker assumes no risk for non-disclosed or unforeseen conditions of the project site, including but not limited to, hazardous waste, soft subgrade or water table problems.
  D. This contract is the entire agreement of the parties and no changes or additions to this contract shall be made except in writing signed by both parties.
  E. This contract shall be construed in accordance with the laws of the State of Utah.
  F. This contract shall be binding on the heirs, successors or assigns of the parties hereto.
  G. THIS CONTRACT IS NOT BINDING UNTIL APPROVED BY STAKER'S CREDIT DEPARTMENT. Buyer agrees to furnish a completed Credit Application to Staker prior to or at the execution of this contract.
- FUEL SURCHARGE: Due to unstable energy prices, this contract is subject to a fuel surcharge per ton for all materials included in the contract. Buyer agrees, increases or decreases to fuel costs above or below the listed Bench Mark Price, as stated in this proposal, is cause for adjustment to the contract. For each $0.15 per gallon increase/decrease(increment), to the listed bench mark price for diesel fuel, a per ton surcharge will be added to all contract required material as listed below:

  AGGREGATES: $0.13 per ton, for each $0.15 increment
  ASPHALT: $0.32 per ton, for each $0.15 increment.

  The Bench Mark Price is based on the average retail price of No. 2 Diesel Fuel listed at
  http//tonto.eia.doe.gov/oog/info/wohdp/printer_friendly_version.asp Rocky Mountain Region (PADD 4).
  This contract includes tons of aggregates and tons of asphalt.
- THE PRICE OF ASPHALT AND FUEL IS BASED ON UDOT'S OIL INDEX ON THE DATE OF BID. AN INCREASE OF PRICING GREATER THAN 15% WILL TRIGGER ASPHALT AND FUEL ESCALATORS. IN THE EVENT OF THIS PRICE INCREASE, THE CUSTOMER WILL ASSUME ADDITIONAL ASPHALT AND FUEL COSTS AS PART OF THE CONTRACT.

| **ACCEPTED:** | **CONFIRMED:** |
|---|---|
| The above prices, specifications and conditions are satisfactory and are hereby accepted. | **Staker Parson Materials & Construction** |
| **Buyer:** _____ | |
| **Signature:** _____ | **Authorized Signature:** _____ |
| **Date of Acceptance:** _____ | **Estimator:** Matt Alter<br>(385) 499-0300 matt.alter@stakerparson.com |

**Agenda Item No: 4.3**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Consent Agenda

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**Subject:**
Ratification of the previously executed Tokio Marine HCC Insurance agreement.

**Suggested Action:**

**Attachments:**

Tokio Marine HCC Insurance Policy.pdf

TOKIO MARINE HCC

Applicant Name: **LEHI CITY - UTAH**
Policy Effective Date: 07/01/2022
Application Number: T001030001300

# Tokio Marine HCC Public Risk
# APPLICATION DECLARATION

After complete investigation and inquiry, to the best of applicant's knowledge and belief, no principals, partners, directors, officers, employees, or insurance managers have knowledge of any act, error, omission, fact, incident, situation, unresolved job dispute, accident, or any other circumstance that is or could be the basis for a claim under this proposed insurance policy.

**Report knowledge of all such incidents to your current carrier prior to your current policy expiration.** The proposed insurance being applied for will not respond to incidents about which you had knowledge prior to the effective date of the policy nor will coverage apply to any claim or circumstance identified or that should have been identified in this application.

The applicant has read the foregoing and understands that completion of this Application does not bind the Underwriter or other party to provide coverage. It is agreed, however, that this Application is complete and correct to the best of applicant's knowledge and belief and that all particulars which may have a bearing upon acceptability as an insurance risk have been revealed. It is understood that this Application shall form the basis of the contract should the Underwriter approve coverage and should the applicant be satisfied with the Underwriter's quotation.

It is further agreed that, if in the time between submission of this Application and the requested date for coverage to be effective, the applicant becomes aware of any information which would change the answers furnished in response to any question of this Application, such information shall be revealed immediately in writing to the Underwriter.

Signature of authorized official: J Walker Date 6/27/22

Print name of authorized official: JASON WALKER

Title of authorized official: CITY ADMINISTRATOR

## POLICYHOLDER DISCLOSURE
## NOTICE OF TERRORISM
## INSURANCE COVERAGE

You are hereby notified that under the Terrorism Risk Insurance Act, as amended in 2015 and reauthorized in 2019, you have a right to purchase insurance coverage for losses resulting from acts of terrorism, as defined in Section 102(1) of the Act: The term " act of terrorism" means any act that is certified by the Secretary of the Treasury – in consultation with the Secretary of Homeland Security, and the Attorney General of the United States – to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals, as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT COVERAGE PROVIDED BY THIS POLICY FOR LOSSES CAUSED BY CERTIFIED ACTS OF TERRORISM, MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. **HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, INCLUDING BUT NOT LIMITED TO, AN EXCLUSION FOR NUCLEAR EVENTS. PLEASE READ IT CAREFULLY.** UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 80% BEGINNING ON JANUARY 1, 2020 OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A $100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES CAUSED BY CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS $100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEEDS $100 BILLION, YOUR COVERAGE MAY BE REDUCED.

**Acceptance or Rejection of Terrorism Insurance Coverage**

| | |
|---|---|
| JW | I hereby elect to purchase coverage for a prospective premium of **$ 902** |
| ____ | I hereby decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses arising from certified acts of terrorism. (Please check the box to the left and initial if this is your election) |

Policyholder/Applicant's Signature

JASON WALKER
Print Name

6/27/22
Date

**U.S. Specialty Insurance Company**
Insurance Company

**07/01/2022 - 07/01/2023**
Policy Number

**LEHI CITY**

Insured Name

**HCCPN-1 (12/2020)**

**Agenda Item No: 5**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Resolution #2022-62, approving Family Park as the top priority for Lehi City

**Suggested Action:**

**Attachments:**

Res 2022-62.docx

RESOLUTION NO. 2022-62

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING
FAMILY PARK AS THE TOP PRIORITY FOR LEHI CITY

WHEREAS, the Lehi City Council (the "Council") recognizes the current budget limitations for developing park property currently owned by the City; and

WHEREAS, the Council desires to designate the development of Family Park as the top parks priority during fiscal year 2023; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should designate Family Park as the top priority for park development (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. Family Park is hereby designated as the top priority for parks development during fiscal year 2023, and the Mayor is authorized to take action as is necessary to give effect to this designation.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 12th day of July, 2022.

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

**Agenda Item No: 6**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Resolution #2022-61, authorizing the Steel Solar 1A Project amended and restated transaction schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems (UAMPS).

**Suggested Action:**

**Attachments:**

Res 2022-61.pdf

Steel Solar Transaction Schedule_Amended and Restated (Final 6-22-22)__Lehi.pdf

**RESOLUTION NO. 2022-61**

A RESOLUTION AUTHORIZING THE STEEL SOLAR 1A PROJECT AMENDED AND RESTATED TRANSACTION SCHEDULE UNDER THE MASTER FIRM POWER SUPPLY AGREEMENT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS.

***** ***** *****

WHEREAS, Lehi City (the *"Member"*) owns and operates a utility system for the provision of electric energy to its residents and others (the *"System"*) and is a member of Utah Associated Municipal Power Systems (*"UAMPS"*) pursuant to the provisions of the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action dated as of March 20, 2009, as amended (the *"Joint Action Agreement"*);

WHEREAS, the Member desires to purchase all or a portion of its requirements for electric power and energy from or through UAMPS and has entered into a Power Pooling Agreement with UAMPS to provide for the efficient and economic utilization of its power supply resources;

WHEREAS, the Member has previously entered into the Master Firm Power Supply Agreement with UAMPS in order to allow for UAMPS entering into various firm transactions for the purchase and sale of firm supplies of electric power and energy;

WHEREAS, UAMPS has investigated the Steel Solar 1A Project, a forty (40) megawatt (MW) solar photovoltaic generation facility to be located in Box Elder County, Utah, on behalf of its members and is now prepared to enter into a twenty-five (25) year amended and restated power purchase agreement with Steel Solar LLC to secure the delivery of all the energy from the Project and associated environmental attributes; and

WHEREAS, the Member now desires to authorize and approve the Steel Solar 1A Amended and Restated Transaction Schedule ("Amended and Restated Transaction Schedule") attached hereto as Exhibit A for the Project subject to the parameters set forth in this Resolution.

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

*Section 1. Authorization of Steel Solar 1A Amended and Restated Transaction Schedule.* The Amended and Restated Transaction Schedule, in substantially the form presented at the meeting at which this resolution is adopted, is hereby authorized and approved, and the Member Representative is hereby authorized, empowered and directed to execute and deliver the Amended and Restated Transaction Schedule on behalf of the Member. Promptly upon its execution, the Amended and Restated Transaction Schedule shall be filed in the official records of the Member.

*Section 2. Other Actions.* The Mayor, City Recorder, the Member Representative and other officers and employees of the Member shall take all actions necessary or reasonably required to carry out,

give effect to, and consummate the transactions contemplated hereby and shall take all actions necessary to carry out the execution and delivery of the Amended and Restated Transaction Schedule and the performance thereof.

*Section 3. Miscellaneous; Effective Date.* (a) All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.

(b) In case any provision in this resolution shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

(c) This resolution shall take effect immediately upon its adoption and approval.

ADOPTED AND APPROVED this _____ day of _____, 2022.

LEHI CITY

_____
Mayor

ATTEST AND COUNTERSIGN:

_____
City Recorder

[SEAL].

**EXHIBIT A**
**STEEL SOLAR 1A AMENDED AND RESTATED TRANSACTION SCHEDULE**

# STEEL 1(A) SOLARPROJECT
# FIRM POWER SUPPLY AGREEMENT
# AMENDED AND RESTATED TRANSACTION SCHEDULE

This Amended and Restated Transaction Schedule to the Master Firm Power Supply Agreement to which all Parties to this Transaction Schedule are signatories provide for the following transactions. The Parties to this Amended and Restated Transaction Schedule agree to the following provisions and agree to pay all costs of this transaction through the Firm Power Supply Project.

| | |
|---|---|
| PURCHASER: | Lehi City |
| ENTITLEMENT SHARE: | 25.00% |
| SUPPLIER: | Steel Solar, LLC (the "Steel Solar Project") |
| EFFECTIVE DATE: | The Power Purchase Agreement by and between UAMPS and Steel Solar, LLC for the Steel 1(A) Solar Resource (the "Original PPA") was executed on November 18, 2020 and that certain amendment to the Original PPA dated as of February 16, 2022 ("Amendment"). The Original PPA, as amended by the Amendment, was amended, restated and executed by UAMPS and Steel Solar, LLC on June 23, 2022 (the "Amended PPA"). The Amended PPA becomes effective upon UAMPS obtaining member governing body approvals. UAMPS anticipates satisfying this condition within 90 days of executing the Amended PPA. The Scheduled Commercial Operation Date ("COD") is September 30, 2023. The COD may not occur earlier than March 31, 2023 but not later than March 31, 2024. |
| TERM: | A 25-year delivery term commencing on COD. The Amended PPA will become effective upon UAMPS satisfying the condition precedent identified above. |
| AMOUNT: | 10,000 kW and associated Environmental Attributes ("Entitlement Share") |
| PRICE: | $34.66 per MWH |
| OTHER PROVISIONS: | |
| ***Energy***: | UAMPS will schedule all energy pursuant to the terms and conditions of the Amended PPA and will delivery to the Purchaser its Entitlement Share of the Steel 1(A) Solar Resource. The Steel 1(A) Solar Resource is to be constructed as a 40 MW solar photovoltaic generation facility located in Box Elder County, Utah. |

***Transmission:*** UAMPS will charge and the Purchaser will pay transmission charges as adopted by the UAMPS Board of Directors from time to time.

***Administration***: UAMPS will charge and Purchasers will pay the scheduling fee and reserve fee as adopted by the UAMPS Board of Directors from time to time.

***Buyout Options:*** Under the Amended PPA, UAMPS has the ability to buy the Steel 1(A) Solar Resource from Steel Solar, LLC at specified buyout dates pursuant to a fair market value appraisal. If UAMPS is directed to pursue one of its buyout options, then UAMPS will in parallel develop new contracts or amend the Firm Power Supply Agreement with the Purchasers to provide UAMPS with the ability to finance the buyout of the Steel 1(A) Solar Resource.

***Step-Up Obligation:***

(1) In the event of a default by one of the Purchasers, UAMPS shall immediately allocate all of the defaulting Purchaser's Entitlement Share among the nondefaulting Purchasers, pro rata on the basis of their then-current Entitlement Shares, which shall remain in effect only until the completion of the procedures provided herein. UAMPS shall provide written notice to the nondefaulting Purchasers of the initial allocation of the defaulting Purchaser's Entitlement Share which notice shall (A) set forth the date of the initial allocation, (B) include a revised Schedule I showing the increased Entitlement Shares as a result of such allocation, (C) direct each of the nondefaulting Purchasers to make an election pursuant to subparagraph (2) below, and (D) set forth the date by which each of the nondefaulting Purchasers must notify UAMPS of such election. The initial allocation of the defaulting Purchaser's Entitlement Share and the increased Entitlement Shares of the nondefaulting Purchasers as a result of such allocation (as shown on the revised Schedule I prepared by UAMPS) shall remain in effect until the completion of the procedures provided for herein. During such period, each of the nondefaulting Purchasers shall have all of the rights, benefits, obligations and responsibilities associated with its increased Entitlement Share as a result of such allocation.

(2) Within sixty days after the initial allocation of the defaulting Purchaser's Entitlement Share, each nondefaulting Purchaser shall notify UAMPS in writing of its election to: (A) retain all of its initial allocation of the defaulting Purchaser's Entitlement Share; or (B) retain none or less than all of such allocation. Any Purchaser that elects to retain all of its initial allocation of the defaulting Purchaser's Entitlement Share shall be deemed to have fully satisfied its step-up obligations and shall not thereafter be required to accept any additional allocation of the defaulting Purchaser's Entitlement Share; *provided*

that any such nondefaulting Purchaser may give notice to UAMPS of its request to acquire additional amounts of the defaulting Purchaser's Entitlement Share as may be available.

(3) Within thirty days after its receipt of the elections of all nondefaulting Purchasers pursuant to subparagraph (2), UAMPS shall determine whether the nondefaulting Purchasers have elected to retain all of the defaulting Purchaser's Entitlement Share. In the event that one or more of the nondefaulting Purchaser's elected to retain less than all of the initial allocations of the defaulting Purchaser's Entitlement Share, UAMPS shall reallocate the remaining amounts of the defaulting Purchaser's Entitlement Share proportionally among those nondefaulting Purchasers that have requested additional amounts of the defaulting Purchaser's Entitlement Share. To the extent that any part of the defaulting Purchaser's Entitlement Share is then unallocated, UAMPS shall next reallocate the remaining portion of the defaulting Purchaser's Entitlement Share proportionally among those Purchasers that did not elect to retain all of their initial allocations of such Entitlement Share. Proportional reallocations shall be based upon the Entitlement Shares of the nondefaulting Purchasers in effect immediately prior to the defaulting Purchaser's default.

(4) In no event shall the final allocation of a defaulting Purchaser's Entitlement Share pursuant to subparagraph (3) (or the total of all such allocations in the event of multiple Purchasers' defaults) cause any nondefaulting Purchaser's Entitlement Share to increase by more than 25% over its "Adjusted Entitlement Share" without such Purchaser's consent. The "Adjusted Entitlement Share" is the Purchaser's Entitlement Share shown on Schedule I on and as of the Effective Date.

(5) UAMPS shall deliver, promptly after making the determinations and reallocations required by subparagraphs (1-4), a notice to the nondefaulting Purchasers which notice shall (A) set forth the final allocation of the defaulting Purchaser's Entitlement Share pursuant to subparagraph (3), and the effective date of the final allocation, and (B) include a revised Schedule I showing the revised Entitlement Shares of the nondefaulting Purchasers upon the final allocation pursuant to subparagraph (3). The Entitlement Shares shown on such revised Schedule I shall thereafter be the Entitlement Shares of the nondefaulting Purchasers.

(6) Any portion of the Entitlement Share of a defaulting Purchaser allocated or reallocated to a nondefaulting Purchaser pursuant to this paragraph (b) shall become a part of and shall be added to the Entitlement Share of the nondefaulting Purchaser, and from and after the date of such transfer the nondefaulting Purchaser shall be obligated to pay for its increased Entitlement Share pursuant to the terms and provisions of this Transaction Schedule. The defaulting Purchaser shall remain liable to UAMPS and the nondefaulting Purchasers for

costs incurred and damages suffered by them in connection with the actions taken with respect to the defaulting Purchaser's Entitlement Share provided for herein.

(7) If, as a result of the limitation stated in subparagraph (4) above, any portion of a defaulting Purchaser's Entitlement Share remains unallocated or upon the request of any nondefaulting Purchaser, UAMPS shall use Commercially Reasonable Efforts to sell or dispose of the unallocated or designated Entitlement Share. The defaulting Purchaser shall be liable for the costs, fees and expenses incurred by UAMPS in connection with any such sale, disposition or remedial action.

***Other:*** Any costs incurred by UAMPS due solely to this Transaction Schedule, including but not limited to the Amended PPA costs, transmission costs, scheduling costs, administrative costs and legal costs will be the responsibility of Purchasers invoiced through the UAMPS Power Bills.

This Transaction Schedule may be signed in counterpart.

Dated this _____ day of _____, 2022.

LEHI CITY

By:_____

Title:_____

UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS

By:_____

Title:_____

# Schedule I

| MEMBER | KW AMOUNT 40,000 | ENTITLEMENT % |
|---|---|---|
| Blanding | 646 | 1.62% |
| Bountiful | 6,459 | 16.15% |
| Fairview | 129 | 0.32% |
| Fillmore | 388 | 0.97% |
| Heber | 6,459 | 16.15% |
| Hurricane | 2,584 | 6.46% |
| Hyrum | 2,584 | 6.46% |
| Lehi | 10,000 | 25.00% |
| Mt. Pleasant | 388 | 0.97% |
| Paragonah | 50 | 0.13% |
| Payson | 3,877 | 9.69% |
| Price | 3,500 | 8.75% |
| Santa Clara | 1,000 | 2.50% |
| SUVESD | 646 | 1.62% |
| Washington | 1,292 | 3.23% |
| **TOTAL** | **40,000** | **100.00%** |

**Agenda Item No: 7**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Resolution #2022-60, approving a 2022 amended and restated sewer treatment services contract and collection maintenance agreement between Lehi City and Timpanogos Special Service District (TSSD).

**Suggested Action:**

**Attachments:**

Res 2022-60.docx

Lehi - TSSD Sewer Service Agreement 20220706.pdf

**RESOLUTION NO. 2022-60**

**A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A 2022 AMENDED AND RESTATED SEWER TREATMENT SERVICES CONTRACT AND COLLECTION MAINTENANCE AGREEMENT ("AGREEMENT") BETWEEN LEHI CITY ("CITY") AND TIMPANOGOS SPECIAL SERVICE DISTRICT ("TSSD")**

WHEREAS, the City and TSSD previously entered into a Sewer Treatment Services Contract and/or extensions, amendments and/or Supplementary Agreements as well as a Collection Systems Maintenance Agreement;

WHEREAS, the City and TSSD desire to restate, amend and modify the agreement between them originally contained in previous agreements in order to continue their rights and responsibilities with respect to sewage treatment services, the construction, operation and maintenance of sewage treatment and sludge disposal facilities of TSSD and collection systems maintenance to serve the City;

WHEREAS, on July 12, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Agreement with TSSD; 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 attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 12th day of July, 2022.

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

Exhibit “A”

**2022 AMENDED AND RESTATED SEWER TREATMENT SERVICES CONTRACT AND COLLECTION MAINTENANCE AGREEMENT**

**THIS AGREEMENT**, made and entered into as of the ____ day of _____, 2022, by and between the TIMPANOGOS SPECIAL SERVICE DISTRICT, Utah County, Utah, a body politic and corporate and a quasi-municipal public corporation, distinct from each county and municipality in which it is located, of the State of Utah (the "District"), and LEHI CITY, Utah County, State of Utah, a municipal corporation of the State of Utah (the "City"),

**Witnesseth:**

**WHEREAS,** the City and the District previously entered into a Sewer Treatment Services Contract and/or extensions, amendments and/or Supplementary Agreements thereto as well as a Collection Systems Maintenance Agreement (the "Prior Service Contracts") for the purpose of defining and establishing their respective rights and responsibilities with respect to sewage treatment service, the construction, operation and maintenance of sewage treatment and sludge disposal facilities by the District, and collection systems maintenance to serve the City; and

**WHEREAS,** the District and the City desire to restate, amend and modify the agreement between them originally contained in the Prior Service Contracts in order to continue their rights and responsibilities with respect to sewage treatment services, the construction, operation and maintenance of sewage treatment and sludge disposal facilities of the District and collection systems maintenance to serve the City and other municipalities;

**NOW, THEREFORE,** the District and the City hereby agree and covenant as follows:

## ARTICLE I

## DEFINITIONS AND AUTHORITY

**Section 101.** (a) Unless the context otherwise requires, the terms in this Section defined shall, for all purposes of the Agreement, have the meanings herein specified.

"Agreement" means this 2022 Sewer Treatment Services Contract as amended and supplemented from time to time.

"City" means Lehi City, Utah County, Utah, a municipal corporation duly organized under the laws of Utah.

"City Council" means the City Council of the City or any successor governing body of the City as provided by law.

"Collection System" means the sewage facilities of the City used in connection with the collection and disposal of sewage, including improvements, extensions, and additions thereto which may be made while this Agreement remains in effect.

"District" means the Timpanogos Special Service District, Utah County, Utah, a special service district located in the State of Utah duly organized and existing under the provisions of the Utah Special Service District Act.

"System" means the sewage treatment facilities of the District, and all other improvements, facilities, or property used in connection with the collection, treatment and disposal of sewage, including all improvements, extensions, and additions thereto which may be made while this Agreement remains in effect, and including all property, real, personal and mixed, of every nature now or hereafter owned by the District and used or useful in the operation of its sewage treatment facilities.

"Televising Unit" means the equipment capable of televising and recording the condition of sewer lines.

"Combination Unit" means the equipment capable of cleaning sewer lines.

"Unit" refers to a Televising Unit and a Combination Unit collectively.

**Section 102.** The Agreement is adopted pursuant to the provisions of the Limited Purpose Local Government Entities Title 17D, Chapter 1, and Title 17B, Chapter 1 of the *Utah Code Annotated* (1953, as amended).

**Section 103.** This Agreement is entered into for the purpose of providing for the sale by the District and the purchase by the City of sewage treatment services provided by the System and to establish and define the rights and responsibilities of the District and the City with respect to operation, service, and maintenance of the System.

**Section 104.** This Agreement replaces and supersedes in their entirety the Prior Service Contracts.

## ARTICLE II

## TREATMENT SERVICES TO BE PROVIDED

**Section 201.** From time to time the District has constructed, added to, improved or extended the System and anticipates that it will do so in the future as well as it shall continue to operate and maintain the System. The System shall at all times be operated and maintained in compliance with applicable State and Federal discharge requirements. The District shall at all times obtain and maintain all necessary licenses and permits required to operate and maintain the System and shall comply with all applicable laws and regulations.

**Section 202.** The District shall provide sewage treatment services to the City in accordance with the terms and provisions of this Agreement. Should the capacity of the System be exceeded, the City shall continue to have access to the System on a proportional basis with other cities located within the boundaries of the District, based on a proportion taken from a comparison of a 3-year history of the volume and character of sewage discharge by each such city.

## ARTICLE III

## COLLECTION SYSTEMS MAINTENANCE

**Section 301.** The District shall have the following duties and obligations regarding system maintenance, (the "Collection Systems Maintenance"):

(a) From time-to-time the District shall televise, record and clean portions of the existing sewer system of the City (except for service lateral lines), report the results thereof to the City and, upon written request of the City, make available to the City for reviewing and copying any video tape taken of the lines.

(b) The District shall televise new interceptor lines installed from time to time in the City to check for leaks in said lines, report the results thereof to the City and, upon written request of the City, make available to the City for reviewing and copying any video tape taken of the lines.

(c) Each calendar year, the District shall, if requested by the City, televise and/or clean the sewer system of the City and new interceptor lines installed in the City as provided above, for a percentage of normal working time in each calendar year less four weeks which is at least equal to the percentage of the City's portion of the total influent to the District in the preceding calendar year of all political subdivisions within the District that utilize the

Collection Maintenance Services provided herein. The District shall not be required to provide service to the City in any calendar year in excess of the above-stated percentage unless emergency conditions require additional service.

(d) The District shall provide the City with a schedule setting forth the respective sewer lines to be serviced, the service to be performed on the lines, and the dates such services will be performed on the lines (the "Service Schedule"). The District shall provide the City with the Service Schedule at least thirty (30) days prior to the time of the scheduled services. The District may deviate from the Service Schedule in the event of emergencies which occur in other municipalities for which the District has similar obligations to provide services with the Unit. In the event of any emergency which requires the District to deviate from the Service Schedule, the District shall promptly notify the City of the need to deviate from the Service Schedule and shall within five (5) business days provide the City with a revised Service Schedule.

(e) The District shall clean the sewer lines of the City in cases of emergency (except for house service lateral lines), when so notified by the City that an emergency exists.

**Section 302.** The City shall have the following duties and obligations regarding Collection Systems Maintenance:

(a) The City shall be responsible for any necessary construction and repairs of its sewer system, including any necessary repair of defects discovered by the District while using the Unit.

(b) The City shall, as funding becomes available, maintain its manholes up to

grade, at the proper elevation, and easily accessible to the District. The District will not be required to provide any service for lines where the related manholes are not up to grade, at the proper elevation and easily accessible to the District.

(c) The City shall provide one City employee to assist the District in operating and using the Unit when traffic control requires three people to operate and manage the Unit and when one operator of the Unit is required to enter a manhole. The City shall also provide one City employee to assist the District in operating and using the Unit when one of the two District employees trained to operate the Unit is ill, on vacation or for any other reason is unable to operate the Unit. If no City employee is available to assist when specified, the service to the City will be rescheduled as promptly as possible in relation to the District's obligation to provide services to other municipalities.

(d) In the case of emergencies related to the sewer system, the City shall send a City employee to assess the emergency situation.

**Section 303.** As to Collection Systems Maintenance, the Parties further agree as follows:

(a) The District shall have no liability for any flooding or damage resulting from the condition or proper cleaning of the sewer lines, and the City assumes all responsibility and liability for any such flooding or damage.

(b) The District shall be under no obligation under this Agreement with respect to the cleaning or other service of house service lateral lines or other privately owned lateral lines.

(c) Each party hereto shall be liable for, and shall hold the other harmless from, all costs, damages, and losses resulting from the negligence of said party or its respective

agents, officers, employees or servants. Failure to discover a latent defect or problem in the structural integrity of the lines shall not be considered negligence.

(d) It is understood by the parties hereto that the cleaning function of the Unit is accomplished by force of liquid under pressure. The parties hereto agree that the City shall be liable for any cost, damage or loss resulting from or related to the existing conditions of the line such as, but not limited to, protruding lateral lines or weak tile lines.

(e) As provided for in Article IV of this Agreement, the provisions for Collection Systems Maintenance set forth herein do not and nothing herein shall be interpreted to constitute a transfer of any interest whatsoever in and to the sewer lines within the City's sewer system and the District expressly agrees that the City shall continue to own all such sewer lines within its sewer system.

## ARTICLE IV

## CITY RESPONSIBLE FOR OWN SYSTEM AND PRESERVATION OF DISTRICT'S SYSTEM

**Section 401.** The City hereby acknowledges that it shall bear any and all costs of constructing, operating, maintaining, and repairing its sewage Collection System, including lines necessary to extend said system to the interceptor lines constructed or owned by the District and that the District shall not bear any such costs or be responsible for constructing, operating, maintaining, adding to or improving said system of the City.

**Section 402.** Delivered herewith is a map that depicts the location of the District's interceptor lines and the City's Collection System. The City shall not take any action that could interfere with the operation and maintenance of the District's interceptor lines, including, but not limited to, modifying or vacating public rights of ways or public utility easements.

**Section 403.** The location of the District's System and the location of that System's connection with City's Collection System are **PROTECTED RECORDS** as the disclosure of such could jeopardize the life or safety of an individual and/or jeopardize the security of governmental property, or governmental programs from damage or use contrary to the law or public policy. As such no such disclosure is permitted except as may be permitted by the Utah Governmental Records Access and Management Act.

## ARTICLE V

## INDUSTRIAL AND OTHER SPECIAL DISCHARGES

**Section 501.** The District has and will maintain and update a Pretreatment Program that is approved by the State of Utah and complies with Federal pretreatment standards, including those contained in 40 CFR (Code of Federal Regulations) Part 403 (the "Pretreatment Program"). The Pretreatment Program is to prevent the introduction of pollutants into the System which will interfere with the operation of the System or contaminate the resulting sewage sludge; prevent the introduction of pollutants into the System which will pass through the treatment works into receiving waters or the atmosphere or otherwise be incompatible with the work; and, improve opportunities to recycle and reclaim wastewaters and the sludge resulting from wastewater treatment. The City shall adopt by ordinance, at least as stringent, the District's Pretreatment Program as may be amended from time to time.

**Section 502.** The District reserves the right to approve or disapprove the discharge of any wastes other than sewage to any sewer system which sends wastewater to the System. All industrial discharge of any wastes other than sanitary facility wastes shall require prior written approval of the District, shall comply with Federal pre-treatment standards, and shall be subject to special charges

as determined by the District. Discharges of unusual wastes from other sources shall also be subject to prior written approval of the District.

**Section 503.** Special permits granted for industrial or other unusual discharges may be revoked by the District upon ninety (90) days' notice from the District to the City, if, as determined by the District, the discharge results in excessive operational problems or constitutes an unexpectedly large threat to the integrity of the System, which cannot be recompensed by increasing the special charge. Any discharges after such ninety (90) day period shall be considered unapproved and shall be subject to the conditions above stated.

## ARTICLE VI

## COST OF SERVICES AND PAYMENT

**Section 601.** The City hereby agrees to promptly pay all charges which are assessed by the District in accordance with this Agreement.

**Section 602.** Each city and other user of the District facilities shall be billed monthly or at such greater time intervals as shall be determined by the District. In no event shall the District bill the City less frequently than annually. Such amount so billed shall be due and payable within thirty (30) days after the date of the billing.

**Section 603.** Special charges for wastes other than sewage shall include, without limitation, any costs of operation and maintenance occasioned by the character of such wastes and any damages to the System, or any fines or other penalties or costs resulting from loss of proper operation of the System due to the unapproved discharge within the City or area served by the District.

**Section 604.** The District shall provide that sufficient revenue is generated to pay all costs for the operation and maintenance of the System. The costs shall be distributed to all users of the System in proportion to each user's contribution to the total loading of the System. Factors such as strength (BOD and TSS), volume and nutrient factors shall be considered and included as the basis for the user's contribution to ensure a proportional distribution of operation and maintenance costs to each user or user class.

**Section 605.** The District shall determine the total annual costs of operation and maintenance of the System which are necessary to maintain the capacity and performance for which such works were designed and constructed. The total annual cost of operation and maintenance shall include, but is not limited to, amounts paid by the District for improvement, repair, replacement or for the acquisition of any type of equipment related to the System, for salaries and wages, employees' health, hospitalization, pension and retirement expenses, fees for services, materials and supplies, rents, administrative and general expenses, insurance expenses, for legal, engineering, accounting and financial advisory fees and expenses and costs of other consulting and technical services, training of personnel, taxes, payments in lieu of taxes and other governmental charges imposed by any entity other than the District, fuel costs, payments for the purchase of water for use in connection with the construction and operation of the System, costs of utility services and other auxiliary services, and any other current expenses or obligations required to be paid by the District under the provisions of any bond resolution or indenture or by law, all to the extent properly allocable to the System. For purposes of this Article VI, the District shall include in its costs of operation and maintenance charged to the City and other users of the System services all costs imposed on the District by any bond resolution or indenture, including, without limitation, all costs

of debt service and payments or deposits for reserve funds in connection with any bonds or other obligations of the District and all costs necessary to comply with the covenants and obligations of the District contained in such bond resolutions or indentures. To the extent that debt service of the District is actually paid from the proceeds of taxes actually levied and collected by the District on all taxable property in the boundaries of the District, such debt service shall be excluded for purposes of determining charges to the City for System services.

**Section 606.** To determine the proportion of each user's wastewater contribution, the District has installed and maintains metering stations throughout the District. The District owns and has the sole right to maintain each metering station. The City upon reasonable notice shall have the right to test the meter applicable to the City's wastewater contribution to verify the accuracy of the meter. Delivered herewith is a map that depicts the location of the meter(s) applicable to the City's wastewater contribution. In determining the proportion of each user's wastewater contribution, the District shall measure and take into account the following:

1. Each user's monthly volume of wastewater. The amount used as the total monthly volume of wastewater shall include infiltration and inflow.

2. Each user's monthly poundage of 5-day 20 degree centigrade biochemical oxygen demand which has been discharged to the System.

3. Each user's monthly suspended solids poundage which has been discharged to the System.

4. Nutrient factors imposed by any regulatory body.

**Section 607.** If the City requests additional metering stations, all such metering station(s) must be approved by the District's staff as meeting all District standards. The District will arrange

for and pay all costs for the meter(s) and the installation of the meter(s). The District will then bill the City for the reimbursement of all such meter costs. All other costs, including furnishing and installing the vault, flume, electrical pad, electrical panel, Rocky Mountain Power and services, and associated appurtenances will be provided and paid by the City. Upon completion, inspection, and approval, the metering station(s) shall be owned by the District.

**Section 608.** The District shall review the total annual cost of operation and maintenance as well as each user's wastewater contribution on an annual basis and shall revise the service charges as necessary to assure equity of the service charges assessed to the City and other users, and to assure that sufficient funds are obtained to adequately operate and maintain the System, including payment of the debt of the District.

**Section 609.** The City and other users of the System will be charged a certain amount for each one thousand (1,000) gallons of wastewater treated; plus, a certain amount per pound of Biochemical Oxygen Demand, a certain amount per pound of Suspended Solids, and nutrient factors imposed by any regulatory body, to be determined by the District, considering the factors herein mentioned. The rates shall be re-established annually or more frequently if so determined by the District Administrative Board.

**Section 610.** The District shall have no power to demand that the City make payment for any charges due under this Article VI from it to the District from monies raised by the City by taxation, but such charges may be solely payable from charges the City makes to the users of its own sewage Collection System. All amounts due and owing to the District from the City under this Agreement shall be treated by the city as operation and maintenance costs of the City's sewer system. Notwithstanding the foregoing sentences in this Section 6010, it is understood that the City

is free to make payments due under this Agreement from any available monies it may have on hand at the time such payments are due.

**Section 611.** The City covenants and agrees to impose rates and charges on its sewer customers in amounts sufficient to make all payments called for under this Article VI and to properly operate and maintain, at its own expense, its sewer Collection System.

**Section 612.** Pursuant to Utah Code Ann. § 10-8-38(2)(a)(i) and in compliance with the Utah Board of Health regulations, the City shall provide for mandatory connection where its sewer Collection System is reasonably available and feasible within 300 feet of any property line with any building used for human occupancy and will make a reasonable charge for the use thereof and shall enact all ordinances and make all necessary amendments to resolutions necessary for it to do so.

**Section 613.** The City is obligated to pay only for treatment services rendered to it during the month or other longer service period for which it is to receive a bill.

## ARTICLE VII

## IMPACT FEES

**Section 701.** In order to provide and pay for expanded capacity to the System and to provide the District with increased ability to provide sewer treatment services to the City, the District has in the past and may in the future acquire additional facilities or improve or expand existing facilities to accommodate new growth within the District ("Expansion Facilities").

**Section 702.** Pursuant to Section 11-36a-101 et seq. Utah Code Annotated (1953, as amended), the District has adopted a resolution establishing an Impact Fee to pay for the Expansion Facilities and may further amend the Impact Fee. The District hereby represents and warrants to the City that the District has complied and shall comply with the applicable statutory provisions of the

Utah Code to lawfully impose the Impact Fee. The City hereby agrees to develop, maintain and update a topographical master plan for sewer service within its boundaries upon which the District may rely in planning for future development. Any connection to the District's collection system may only be where the District approves.

**Section 703.** The District and the City agree that the Impact Fee shall be applied, to the extent received by the District, to the costs to the District of acquiring, constructing and improving the Expansion Facilities as a part of the System, and that to the extent, but only to the extent, that such Impact Fees are paid to and available to the District, the District will not include the costs of the Expansion Facilities in calculating its service charges to be apportioned among the Contracting Cities in accordance with Article VI. To the extent the Impact Fees received are inadequate or unavailable to pay the costs of providing or paying for the Expansion Facilities, then such costs in excess of the available Impact Fees shall be treated and charged as service charges in accordance with Article VI. To the extent the Impact Fees received in any year exceed the amount needed to pay the costs of providing the Expansion Facilities, then the excess shall be (a) held for payment of, or applied to the early redemption of bonds issued to finance the Expansion Facilities, (b) applied to growth-related improvements to the System, as evidenced and supported by written plans and analyses adopted by the District in the exercise of its sole business judgment, or (c) applied to any combination thereof. It is expected by the parties hereto that the costs of providing the Expansion Facilities will consist principally of the payment of debt service, including, but not limited to, principal, interest, redemption premiums, paying agent, registrar, trustee fees, engineering costs, legal fees and bond costs, on bonds of the District issued to finance the acquisition, construction and improvement of the Expansion Facilities or the direct payment of the costs of acquisition,

construction and improvement of the Expansion Facilities, or both.

**Section 704.** The City agrees that the payment of the Impact Fee by applicants for a building permit from the City shall be a condition of development and that no building permit shall be issued until the required Impact Fee is paid. The amount of the Impact Fee shall be established by resolution of the District and may change from time to time.

**Section 705.** The City shall calculate and collect the Impact Fee for and on behalf of the District and shall remit to the District all Impact Fees collected sixty (60) days following the 20th of the month in which such fees are received by the City. Any Impact Fees collected by the City that are not remitted to the District within the time specified shall accrue interest at the annual rate of three percent (3%) calculated daily, which interest the City shall pay to the District. The City and District may establish an agreed upon administrative fee to be paid to the City for the collection of the Impact Fee on behalf of the District.

**Section 706.** The Impact Fee is based on information contained in duly adopted Impact Fee Facilities Plans and Analysis. Each City shall collect from each applicant for building permits the amount of the Impact Fee in accordance with the formulas provided by the District.

**Section 707.** The City shall provide to the District by the 20th of each month, a summary of all residential permits issued during the prior month and copies of all non-residential permits issued during the prior month. At no more than a quarterly basis, if requested by the District, at no fee to the District, and at reasonable times, the City shall allow the District to audit City building permit records and the Impact Fees assessed and collected to determine whether the impact fees were properly assessed and collected. If the Impact Fee collected by the City was improperly assessed and/or collected after receiving notice of the formulas and fees from the District, the City shall be

responsible to pay to the District the difference between the amount collected and the amount that should have been charged together with interest thereon calculated at the rate of three percent (3%) per annum, calculated daily. The District shall give the City thirty days written notice of any amounts owed under this Section. Interest on the amount owed will not begin to accrue until the day after the expiration of the thirty-day notice period. The District shall have nine months to review and or audit the Impact Fees assessed and collected by the City which period shall commence the day after the City delivers to the District the summary of residential permits issued or in the case of non-residential permits the day after copies of the actual permits are delivered to the District. After the expiration of the nine-month period, the District may not assess the City any amount owed by reason of a difference between the amount collected and the amount that should have been collected. Once assessed, the District shall have whatever applicable statute of limitations applies to collect the amount assessed as provided in this Section 707 and interest thereon.

## ARTICLE VIII

## REPRESENTATIONS OF THE CITY

**Section 801.** The City hereby warrants and represents that (a) its existing indebtedness for all purposes does not exceed the limit provided in Article XIV, Section 4, of the Constitution of the State of Utah, (b) it has the power to enter into this Agreement and all necessary action has been taken by its City Council to authorize the execution and delivery of this Agreement, and (c) this Agreement does not conflict with, and the execution and performance by the City hereof will not constitute a breach of or a default under any contract, lease, court order, administrative rule,

regulation or law to which the City or its properties or either of them are subject or by which it is bound.

## ARTICLE IX

## INSPECTION OF RECORDS

**Section 901.** At no more than a quarterly basis, if requested by the City, and at reasonable times, the District shall, upon request of the City, make available its books and records for inspection by the duly authorized agents of the City at no fee to the City.

## ARTICLE X

## FORCE MAJEURE

**Section 1001.** If, by reason of *Force Majeure*, either party shall be unable in whole or in part to perform its obligations hereunder, said party shall not be deemed in default during the continuance of such inability and shall not incur any liability for its failure to perform its obligations hereunder. Each party shall use its best efforts to remedy with all reasonable dispatch the cause or causes preventing it from performing such obligations; provided, however, the settlement of strikes, lockouts and other industrial disturbances shall be entirely within the discretion of the affected party, and it shall not be required to make settlement of strikes, lockouts and other industrial disturbances by acceding to the demands of the opposing party or parties when such course is in its judgment unfavorable to it. *"Force Majeure"* means, without limitation, the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States of America or of the State of Utah or any of their departments, agencies or officials, or any civil or military authority; insurrections; riots; landslides; earthquakes; fires; storms; droughts; pandemics, floods; explosions; breakage or accidents to

machinery, transmission pipes or canals from a cause not reasonably within the control of a party; or any other cause or event not reasonably within the control of that party.

## ARTICLE XI

## THIRD PARTY CLAIMS

**Section 1101.** This Agreement is not intended to be a third-party beneficiary contract for the benefit of the retail sewer customers of the City and no such third party shall have any cause of action against the District for any failure by the District to take and receive sewage as provided for herein or for any breach or default by the District hereunder. In addition, no such third party shall have any rights hereunder which would in any way restrict the rights of the District and the City to modify or terminate this Agreement at any time or in any manner. To the extent that the City has any legal duty and authority to defend or indemnify the District against any claims of the City's customers, retail or residential, it shall do so. It is expressly understood and agreed that such duty does not extend to any activities of the District not directly related to the treatment of wastewater and sewage, *e.g.*, claims resulting from automobile accidents involving District equipment, etc.

## ARTICLE XII

## MAINTENANCE OF DISTRICT REVENUES

**Section 1201.** Except as provided in Section 1202 below, the City, so far as it legally may, covenants and agrees that, during the term of this Agreement (a) it will not grant a franchise for the operation of any competing sewer system within its boundaries located within Utah County until termination of this Agreement in accordance with Article XIII hereof, (b) it will not itself treat sewage, and (c) it will maintain its corporate identity and shall make no attempt to cause its corporate existence to be abolished.

**Section 1202.** If as of the date of this Agreement the City is treating any portion of its waste water by a facility other than the District's System, the City, so far as it legally may covenants and agrees that (a) it will not grant a franchise for the operation of any competing sewer system to treat sewage originating from within the boundaries of the District's service area located within Utah County until termination of this Agreement in accordance with Article XIV hereof, (b) it will not itself treat sewage originating from within the boundaries of the District's service area located within Utah County , and (c) it will maintain its corporate identity and shall make no attempt to cause its corporate existence to be abolished.

## ARTICLE XIII

## DEFAULT

**Section 1301.** In the event the CITY defaults in the payment of any charges or fees arising hereunder and such default remains uncured for thirty (30) days after the City's receipt of written notice of such default, the District will try in good faith to settle any dispute with the City, but may exercise any remedy available to it under the law to collect the default, including the withholding of services.

**Section 1302**. In the event of any default in the performance of any obligation hereunder or any breach of any term hereunder by a party, the other party shall be entitled, in addition to any other remedy which may be available hereunder or under applicable law, to recover from the defaulting party its costs incurred in enforcing its rights hereunder or seeking damages for any breach hereof, including reasonable attorneys' fees, whether such costs are incurred through litigation or otherwise.

**Section 1303.** The remedies available in this Article shall be cumulative and in addition to any other remedies which may be available hereunder or under applicable law, and no election by either party to exercise, modify or waive any remedy on any occasion shall be deemed to be an election to exercise, modify or waive the same or any other remedy on any other occasion.

## ARTICLE XIV

## TERMINATION

**Section 1401.** Unless hereafter modified in a writing signed by all parties hereto, this Agreement shall have and be for a term of twenty-five (25) years from the date of its execution by the parties hereto.

## ARTICLE XV

## ASSIGNMENT

**Section 1501.** Neither the District nor the City shall transfer or assign any of the rights or delegate any of the duties of this Agreement without the prior written consent of the other.

## ARTICLE XVI

## COMPLETE AGREEMENT; MODIFICATION

**Section 1601.** This Agreement constitutes the full and complete agreement by and between the parties as to the matters covered hereby, and supersedes all prior oral or written agreements, representations, conversations or understandings of the parties.

**Section 1602.** The terms of this Agreement shall not be altered, amended or modified, except by written agreement of the parties hereto. Such modification or amendment shall be duly filed with the secretary of the District and with the city recorder of the City.

## ARTICLE XVII

## SEVERABILITY

**Section 1701**. It is hereby declared that all parts of this Agreement are severable, and if any section, paragraph, clause or provision of this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect the remaining sections, paragraphs, clauses or provisions of this Agreement.

## ARTICLE XVIII

## BINDING EFFECT

**Section 1801.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective officers, employees, agents, representatives, successors and assigns (in the event assignment is approved as provided in Article XV hereof).

[*signature page follows*]

**IN WITNESS WHEREOF,** the parties hereto have caused this Agreement to be executed by and through their respective duly authorized representatives as of the day and year first above written and shall be effective as of that date.

**"DISTRICT"**

**TIMPANOGOS SPECIAL SERVICE DISTRICT**

By_____
_____
Chairperson, Advisory Board

ATTEST:

_____
Secretary of District
[SEAL]

**"CITY"**
**LEHI CITY**

By_____
Mayor

ATTEST:

_____
City Recorder
[SEAL]

1571818.3

## DISTRICT ATTORNEY REVIEW AND APPROVAL

Martha Wingate of the law firm of Ray Quinney & Nebeker P.C., duly licensed to practice law in the State of Utah, as the attorney authorized to represent the District for review of this Agreement as to proper form and compliance with applicable law pursuant to Utah Code Ann. § 11-13-202.5(3), does hereby opine that the Agreement is in proper form and compliance with applicable law.

DATED:_____ RAY QUINNEY & NEBEKER P.C.

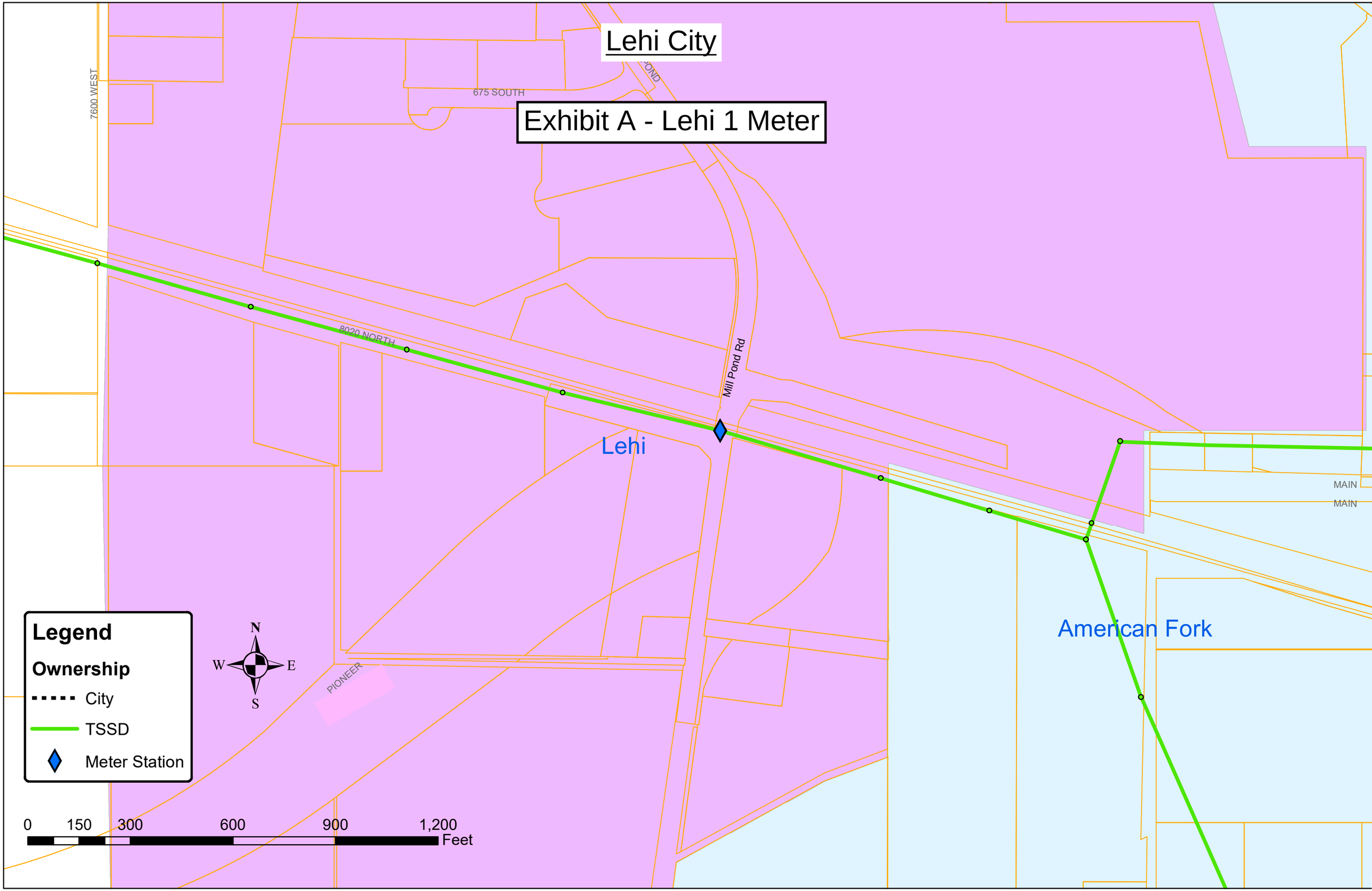
By_____
Martha Wingate
Attorney for Timpanogos Special Service District

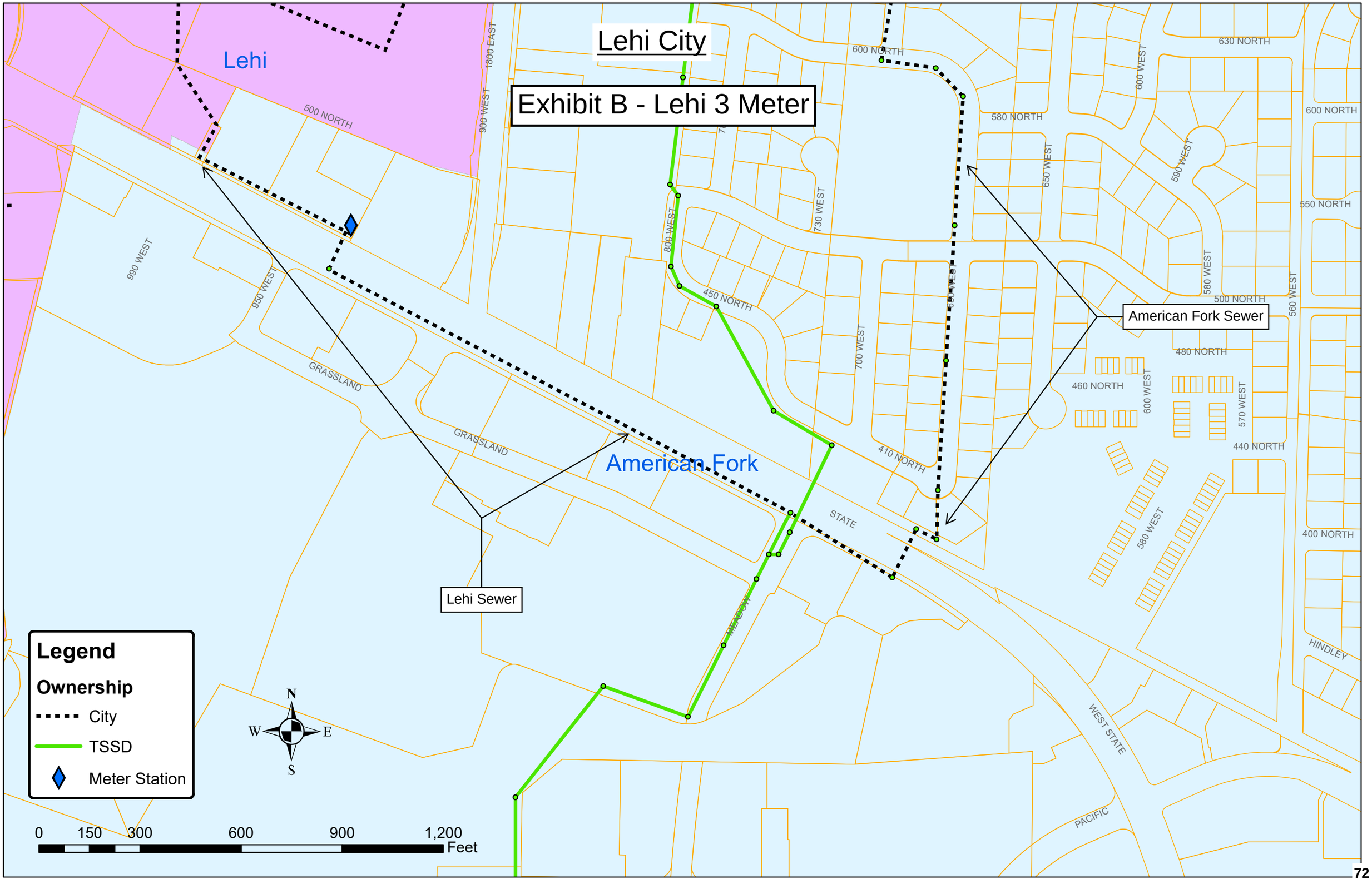
## CITY ATTORNEY REVIEW AND APPROVAL

_____ of the law firm of _____, duly licensed to practice law in the State of Utah, as the attorney authorized to represent the City for review of this Agreement as to proper form and compliance with applicable law pursuant to Utah Code Ann. § 11-13-202.5(3), does hereby opine that the Agreement is in proper form and compliance with applicable law.

DATED:_____ _____

By_____
_____
Attorney for _____City


Lehi City
Exhibit A - Lehi 1 Meter
7600 WEST
675 SOUTH
8020 NORTH
Mill Pond Rd
Lehi
American Fork
MAIN
MAIN
PIONEER
N
W
E
S
Legend
Ownership
City
TSSD
Meter Station
0
150
300
600
900
1,200
Feet


Lehi City
Exhibit B - Lehi 3 Meter
Lehi
American Fork
American Fork Sewer
Lehi Sewer
500 NORTH
1800 EAST
900 WEST
990 WEST
950 WEST
GRASSLAND
GRASSLAND
800 WEST
450 NORTH
730 WEST
700 WEST
600 NORTH
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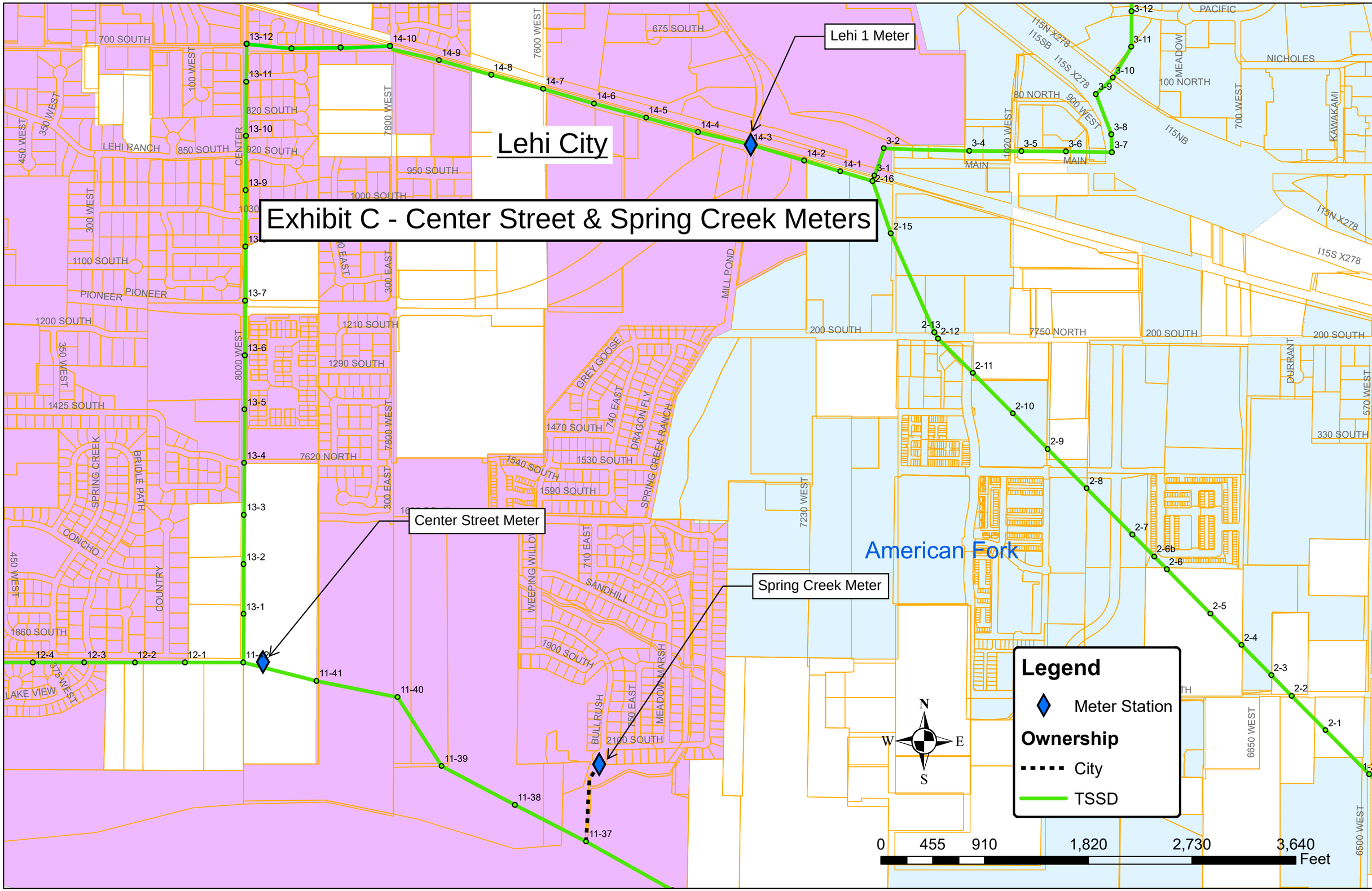
440 NORTH
410 NORTH
STATE
580 WEST
400 NORTH
HINDLEY
WEST STATE
PACIFIC
Legend
Ownership
City
TSSD
Meter Station
N
W
E
S
0
150
300
600
900
1,200
Feet

# Exhibit C - Center Street & Spring Creek Meters



**Agenda Item No: 8**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Ordinance #35-2022, a General Plan amendment on 1.63-acres located at 870 North 2300 West, changing the land use designation from VLDRA to Neighborhood Commercial.

**Suggested Action:**

**Attachments:**

CC Staff Report Gordon General Plan Amendment 07.12.22.docx

Gordon General Plan Amendment DRC 04.06.22.docx

Ord 35-2022.docx

Gordon Aerial.pdf

Gordon General Plan.pdf

Gordon Zoning.pdf

Gordon General Plan Amendment - narrative.pdf

Gordon General Plan Amendment - map.pdf

# GORDON GENERAL PLAN AMENDMENT

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Kevin & Sarah Gordon | | |
| **Meeting Date** | July 12, 2022 | | |
| **Requested Action/Purpose** | Approval of a proposed general plan amendment | | |
| **Location** | 860 North 2300 West | | |
| **Acreage** | 1.63 acres | | |
| **Existing Zoning** | A-1 | | |
| **Existing General Plan Land Use Designation** | VLDRA | | |
| **Proposed Land Use Designation** | NC (Neighborhood Commercial) | | |
| **Existing Land Use** | Undeveloped | | |
| **Adjacent Zoning and Land Use** | *North* | R-1-22 | Grange Acres Subdivision |
| | *South* | R-1-22 | Cloverleaf Fields Subdivision |
| | *East* | A-1 | Ascent Academy School |
| | *West* | A-1 | Single family residential |
| **Date of DRC Review** | April 6, 2022 | | |
| **Date of Planning Commission Review** | April 28, 2022 | | |
| **Assigned Planner** | Jacob Curtis | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Review and recommendation |
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

## APPLICABLE GENERAL PLAN GOALS AND POLICIES

**Strategy 1:**

**Designate local neighborhood commercial nodes that provide day to day small-scale businesses and services.**

Neighborhood commercial nodes allow residents to meet daily needs within close proximity to their homes, reducing the distance required to travel by car, or eliminating it altogether. These services could include small grocery stores, cafes, professional services, and small medical offices. New developments should be encouraged to provide access to neighborhoods by alternative modes of transportation such as biking or walking.

### NEIGHBORHOOD COMMERCIAL (NC)

The Neighborhood Commercial (NC) classification is to allow for smaller-scale retail and service-oriented businesses and can provide basic goods and services to residential areas. Developments within this zone should be designed for a sensitive transition between commercial and residential uses.

### VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

## PROPERTY HISTORY

**December 11, 1978 –** This property was annexed as part of the Lehi Meadows Addition.
**November 19, 2019** – A zone change to Neighborhood Commercial was denied by the City Council.
**January 25, 2022** – A comprehensive update to the General Plan Land Use Element was approved and designated the subject property as Very Low Density Residential Agriculture.

## REPORT ANALYSIS

The applicants request approval of the Gordon General Plan Amendment from Very Low-Density Residential Agriculture (VLDRA) to Neighborhood Commercial (NC) on 1.63-acres located at 860 North 2300 West.

The applicant's narrative and a concept plan reviewed by the Planning Commission show their plan to build a childcare center on the property. They feel that the use would comply with the Neighborhood Commercial zone and be compatible with the surrounding residential homes and Ascent Academy school.

As a legislative item, the City Council has a discretionary role and can either approve or deny the General Plan amendment. The Commission should consider if Neighborhood Commercial works on this specific parcel and if the proposed use is compatible with the surrounding area.

The DRC had one comment on the proposed General Plan amendment which stated the following:

1. Zone change to Neighborhood commercial was denied in November 2019 due to uncertainty of what was the plan. Applicant has provided additional information with the concept plan as to why the NC zone is needed.

Please consider the DRC comment in your motion.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
3. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
4. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
5. Additional findings based upon information presented during the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on April 28, 2022. The minutes and motion from this meeting are as follows:

**2.3) Public hearing and recommendation of Kevin & Sarah Gordon's request for review of a General Plan amendment on 1.63-acres located at 870 North 2300 West, changing the land use designation from VLDRA (very low density residential agriculture) to Neighborhood Commercial.**

**2.4) Public hearing and consideration of Kevin & Sarah Gordon's request for approval of the Lehi Childcare Concept located at 870 North 2300 West.**

**Items. 2.3 and 2.4 were heard simultaneously.**

Brittney Harris presented information on the agenda item.

Ross Dinsdale stated the old General Plan Amendment had an old Neighborhood Commercial node overly and is now

zoned Neighborhood Commercial and said the use could be a good fit with low traffic and have a low impact on the neighborhood that would fit on the small parcel. The Neighbors' concerns are usually traffic, but 2300 West will carry a large volume of traffic. Commissioner Carlson had concerns about approving 2.3 and moving right to a concept plan before a zone change.

The applicant, Kevin and Sarah Gordon, were present. They stated when they bought the property it was zoned NC. They own the childcare across the street from the rodeo grounds and want to build a similar concept. A childcare is needed and very much family oriented in Lehi, and they would like the opportunity to build a childcare. Commissioner Eyre clarified it was never zoned NC but it was an overlay. They are fine with DRC comments and want to take the neighbors into consideration. They plan to build a double containment and do not want to infringe on the neighbors and plan on building a nice establishment.

Commissioner Nielsen opened the public hearing for 2.3

Jennalyn Bishop stated the problem she has is the NC was never in the plans and the overlay was determined in 2019. She believes the daycare will have a high impact on her neighborhood as a property owner and is highly concerned with the light pollution from the building. She is also concerned about trucks and garbage's. It will affect her property and is concerned that it will highly affect her property negatively with spot zoning. She said there are many people who will be affected who should have their voices heard.

Angie Lethbridge stated she wanted to state her concern the Ivory Homes development is recent and has been approved as a small singular piece and could appear the City is trying to fix something they didn't mean to approve. Angie also stated not every City follows the protocol the same way that Lehi City does with meetings and public hearings.

Grace Flucky stated she does not have a problem with daycare, but she does have a precedence with the approval. She stated the traffic will affect so many people and wanted to know where and when will this stop.

Jen (inaudible) stated she loves kids but stated the daycare will increase traffic and will greatly affect this area. If more vehicles are brought in, traffic and schools will be affected. She looked up the number of day cares within a 2 mile radius and didn't see the need for another day care. There is no commercial beside 2300 West and Main and the 7-11.

Larry Bulshrider wanted to reiterate what Jen Lynn said about the people who can't be here because the development has not been built. The other concern is the comment of the expansion of the road. His concern is that it is a bottleneck and if speeds would be increased. He is also concerned about what the pickup and drop-off would do to traffic.

Bryce Sorenson stated he just found out about the item this afternoon and already experiences light pollution. He doesn't believe the process would be allowed or heard in other cities without rezoning, with the component that it will affect quality of life in the neighbors.

Commissioner Nielsen acknowledged the online comments from Brent Bishop and Holly Lewis, and they were both opposed to the item.

Commissioner Nielsen closed public hearing for 2.3

Commissioner Nielsen opened the public hearing for 2.4

Jennalyn Bishop stated the concept plan should not have been on the agenda and should have an amendment withe GPA. She stated this is not in the GPA and is opposed to the item.

Mrs. Flucky did want to say she agreed with Mrs. Bishop, and that there wasn't a reason to address 2.4

Commissioner Nielsen acknowledged Brent Bishop and Holly Lewis submitted online comments that were opposed to the item.

Commissioner Nielsen closed public hearing for 2.4

The applicant stated they were asked by the Planning Department to submit a concept plan. The day care will not have lighting at night, and they understand the concerns and want to build something that fits with the neighborhood. The applicant stated there are only two childcare centers near that area, which are full, and there is a massive lack of child-care. There childcare is not like Ascent Academy and will not cause the same issues.

Ross Dinsdale wanted to clarify comments he made. The design for 2300 West is slated to start at the beginning of next year as a five lane road. There are about 12,000 cars per day on 2300 West as of February 2022. The City has restricted allowances and uses, and lighting and traffic can be mitigated. He acknowledged that traffic will be impacted, but at a very minimal basis. A road can't be stubbed to property and there is not enough road for a public street. A flag lot can't be installed in a new development.

Commissioner Carlson made heavy suggestions of denial.

> **Item 2.3 Motion:** Commissioner Eyre moved to send a negative recommendation **Kevin & Sarah Gordon's request for review of a General Plan amendment on 1.63-acres located at 870 North 2300 West, changing the land use designation from VLDRA (very low density residential agriculture) to Neighborhood Commercial**; with the findings that the effect of the proposed amendment on the character of the surrounding area is not consistent with the surrounding properties, is not consistent with the goals and policies of the General Plan or the proposed zone with the General Plan land uses of nearby and adjoining properties, that the suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan is not met, change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties, the gain to the public health, safety, and welfare from the existing classification to the proposed amendment will be negatively affected. Including all DRC comments. Commissioner Bunker seconded.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Jackson, yes; Commissioner Everett, no; Commissioner Bunker, no; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Britton, no. The motion passed 4 – 3.
>
> **Item 2.4 Motion:** Commissioner Everett moved to deny **Kevin & Sarah Gordon's request for approval of the Lehi Childcare Concept located at 870 North 2300 West.**; with the findings that the proposed concept is not consistent with the Lehi City Development Code, and the proposed concept does not conform to the goals and policies of the General Plan. Including all DRC comments. Commissioner Jackson seconded.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Jackson, yes; Commissioner Everett, no; Commissioner Bunker, no; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Britton, no. The motion passed unanimously.

**Gordon General Plan Amendment**
**DRC Redline Comments**

*Kevin & Sarah Gordon – request review for a **General Plan Amendment** on 1.63-acres of property located at 870 North 2370 West, changing the land use designation from R-1-22 to NC.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Jacob Curtis
Representatives of the Applicant Present: Kevin & Sarah Gordon
Date of Plans Reviewed: 3/23/22
Time Start: 1:22 pm
Time End: 1:25 pm

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments
**Garion – Fire:** No comments
**Greg – Water/Sewer:** No comments
**Trent – Parks:** No comments
**Gary – Building/Inspections:** No comments
**Matt – Public Works:** No comments
**Ross – Engineering:** No comments
**Luke- Traffic:** No comments
**Kim – Planning:**
1. Zone change to Neighborhood commercial was denied in November 2019 due to uncertainty of what was the plan. Applicant has provided additional information with the concept plan as to why the NC zone is needed.

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON APRIL 28, 2022.

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

**ORDINANCE NO: 35-2022**

# ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP AT 860 NORTH 2300 WEST

WHEREAS, on July 12, 2022, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on April 28, 2022, to review and make a recommendation on the General Plan Amendment located at 860 North 2300 West changing the land use designation from Very Low Density Residential Agriculture (VLDRA) to Neighborhood Commercial (NC), as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on July 12, 2022, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Very Low Density Residential Agriculture (VLDRA) to Neighborhood Commercial (NC).

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject property from VLDRA to NC. The total amendment will include 1.63-acres of property located at 860 North 2300 West, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 35 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 12th day of July 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

## Exhibit A

PT. LOT 2, PLAT A, WILLOW CREEK ACRES SUB DESCRIBED AS FOLLOWS; COM S 329.43 FT & E 356.64 FT FR W 1/4 COR. SEC. 7, T5S, R1E, SLB&M.; S 89 DEG 12' 53" E 411.11 FT; S 0 DEG 46' 41" W 173.36 FT ACTUAL COURSE = S00-46-42W 173.36; N 89 DEG 15' 6" W 408.08 FT ACTUAL COURSE = N89-15-08W 408.08; N 89 DEG 15' 6" W .31 FT ACTUAL COURSE = N89-15-08W 0.31; N 0 DEG 7' 3" W 173.65 FT TO BEG. AREA 1.632 AC.

# Gordon General Plan Amendment & Concept

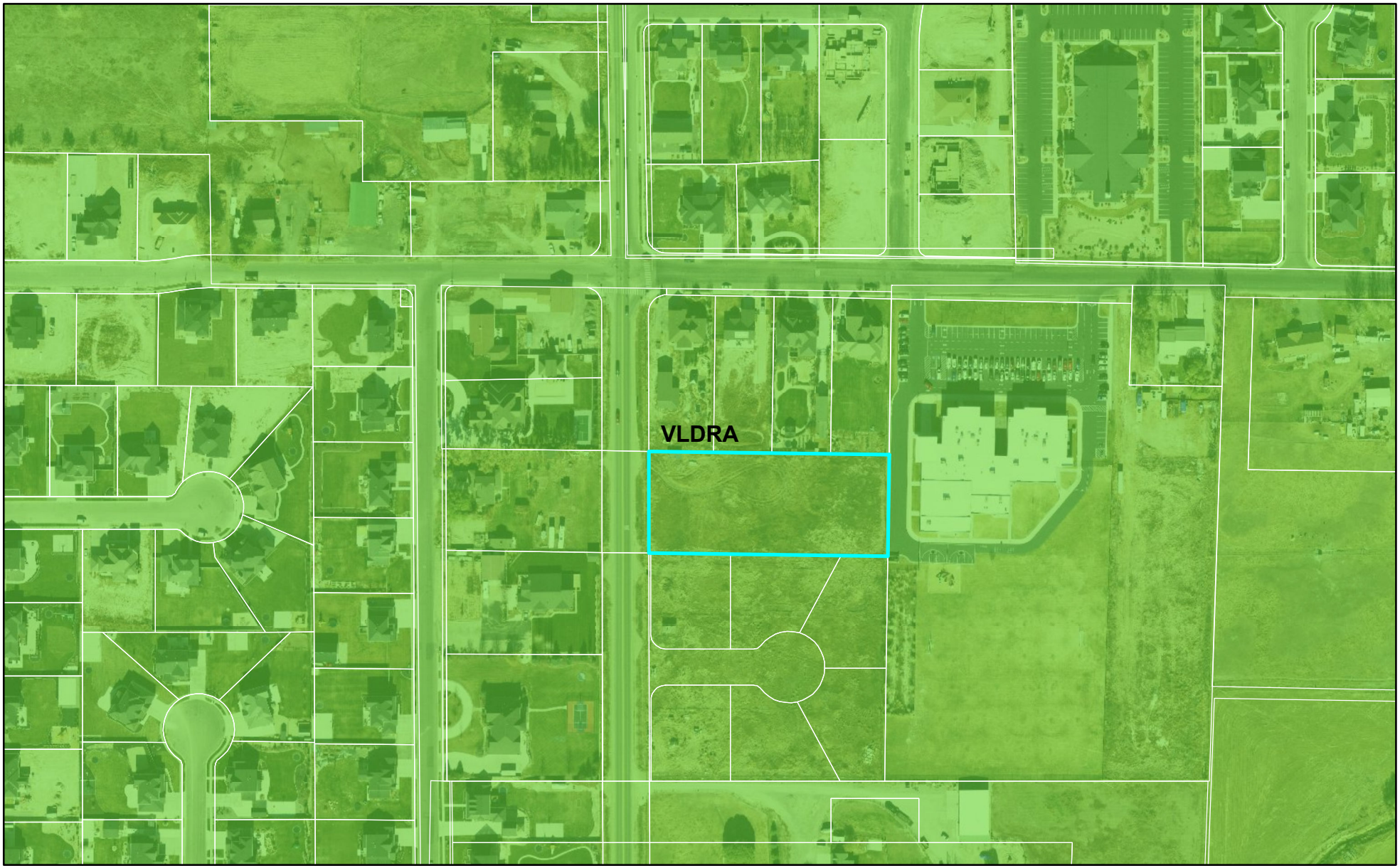
Aerial

0 280 560 Feet

LEHI CITY

# Gordon General Plan Amendment & Concept

General Plan

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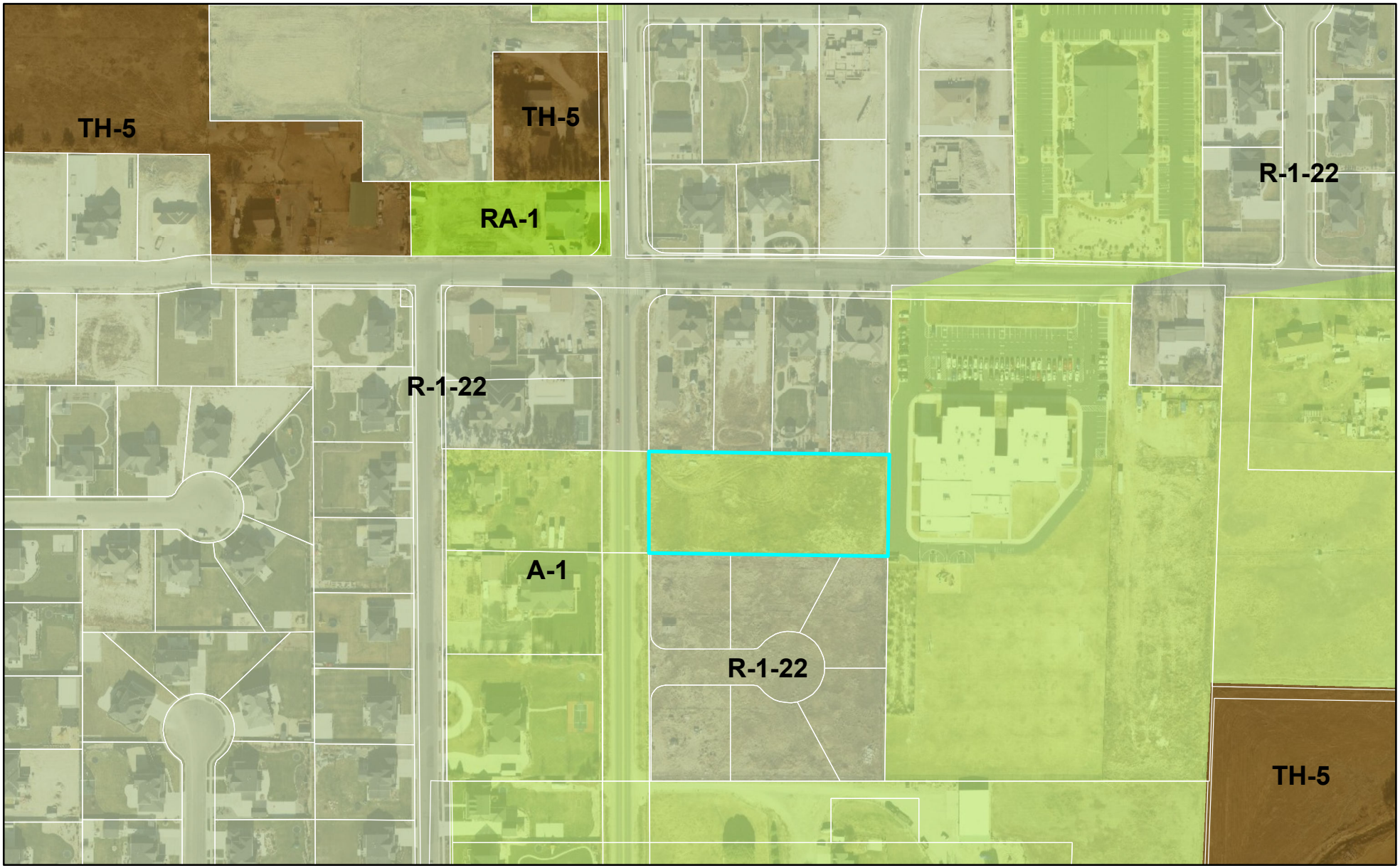
LEHI CITY

# Gordon General Plan Amendment & Concept

Zoning

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LEHI CITY

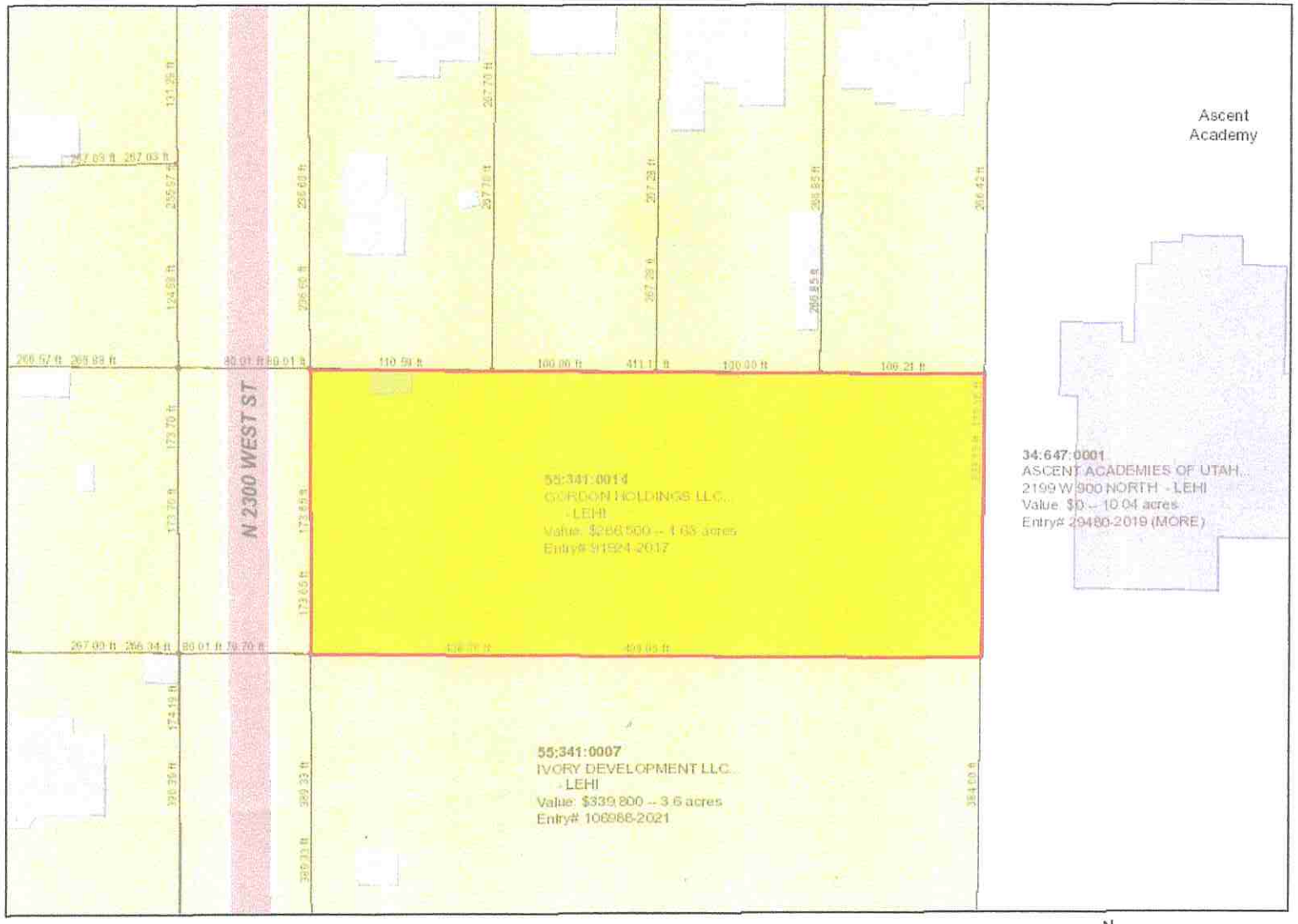
We are proposing to change the zoning of the lot located at 870 N. 2370 W. in Lehi to neighborhood commercial. This lot was designated for neighborhood commercial in the Lehi City General Plan earlier this year before it was changed recently.

We purchased the lot to build a Childcare Center in order to keep up with the demand for high quality care to meet the needs of all the families in this fast growing area. This lot shares property lines with Ascent Academy, a charter school K-8th grade, and is in close proximity to many other Lehi elementary schools.

Being located on 2300 W. allows for easy access to families in the community that have to commute to work. The location has quick access to I-15 and also both east and west sides of Lehi. Many families need to have both parents work outside of the home or are single parent households but the area lacks reliable places for their young children to thrive in.

It is important to us that are center fits well into the surrounding neighborhood and the community of Lehi. We chose this lot not only because of its easy access but also because of its large size (1.63 acres). The proposed building that has been submitted for concept review would be set back from 2300 W. This would allow for a large parking area with two driveways giving an entrance and exit. We would also have an easy drop off and pick up area for parents.

To make sure there is little to no impact to the surrounding properties we are planning to build a 6ft wall around the perimeter of the property and 4ft interior fence surrounding the play area. This will not only allow for an extra layer of safety but also provide a barrier between neighboring residential properties.




# Utah County Parcel Map

BB

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 3/6/2022

N

**Agenda Item No: 9**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**

Consideration of Final subdivision approval of Beck's Landing, a 17-lot residential development located at 1080 North 2300 West.

**Suggested Action:**

**Attachments:**

CC Staff Report Beck's Landing Final Subdivision 07.12.22.docx

Beck's Landing Final Subdivision DRC 06.15.22.docx

Beck's Landing Aerial.pdf

Beck's Landing General Plan.pdf

Beck's Landing Zoning.pdf

Beck's Landing Final Subdivision 06.15.22.pdf

# BECK'S LANDING FINAL SUBDIVISION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Matthew Jorgensen | | |
| **Meeting Date** | July 12, 2022 | | |
| **Requested Action/Purpose** | Approval of a final subdivision | | |
| **Location** | 1080 North 2300 West | | |
| **Existing Land Use** | Single family residential/undeveloped | | |
| **Existing Zoning** | R-1-22 | | |
| **General Plan Land Use Designation** | VLDRA | | |
| **Number of Lots/Units** | 16 lots | | |
| **Adjacent Zoning and Land Use** | *North* | A-1 | Single family residential |
| | *South* | R-1-22 | Calton Cove/Bingham Farms Subdivisions |
| | *East* | RA-1 | Colony Point Plat B |
| | *West* | A-1 | Single family residential |
| **Date of DRC Review** | March 23, 2022 | | |
| **Assigned Planner** | Jacob Curtis | | |

## REQUIRED ACTION

| | |
|---|---|
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

## PROPERTY HISTORY

**December 11, 1978** The property was annexed into Lehi City with the Lehi Meadows Addition.
**November 16, 2021** The City Council approved a concept plan and zone change to R-1-22 for the property.
**May 10, 2022** The City Council approved the Beck's Landing Preliminary Subdivision.

## REPORT ANALYSIS

The applicant is requesting approval of the Beck's Landing Final Subdivision, a 16-lot residential subdivision located at 1080 North 2300 West. Minimal changes have been made since the time of Preliminary Subdivision approval. The primary change has been the adjustment of lot sizes and frontages.

The subdivision plan will consist of 16 single family lots on a total of 9.95 acres. The lots range in size from 14,837 to 32,553 square feet. There is an overall density of 1.6 units per acre for this subdivision which meets the R-1-22 zoning allowance of 1.75 units per acre.

This subdivision varies from the typical standards set forth in Chapter 5 of the Lehi City Development Code because two lots of bonus density were added in lieu of reimbursement for road widening along 2300 West and a 10-foot trail. That density bonus was utilized with reduced frontages and lot sizes. Most of the lots do not meet the 100-foot frontage requirement or 22,000 square foot lot size requirement. However, the subdivision still conforms to Code by not exceeding the overall density allowance. This density bonus was part of the concept plan approval on November 16, 2021.

The proposed subdivision shows a road stub to the north and south to provide for future connectivity and the required connection into Colony Pointe Drive. Access to the subdivision is currently provided on 2300 West.

The DRC had nine comments on the proposed final subdivision plan, including the following:

1. Labeling as a letter usually indicates open space. Label as lot 17 here and on the tabulation and move curve tables and notes off of the lot area.
2. Provide a cross section for 2300 West with asphalt trail.

Please consider all DRC comments as part of the motion.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
2. Other findings based upon information presented at the public meeting.

**Beck's Landing Final Subdivision**
**DRC Redline Comments**

*Matthew Jorgensen– requests final subdivision review of Beck's Landing, a 16-lot residential development located at 1080 North 2300 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Matthew Jorgensen, Mitch McCuistion, Eric Maynes, Reed Dixon, Dushane Powell
Date of Plans Reviewed: **6/7/22**
Time Start: 1:38 pm
Time End: 2:00 pm

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments
**Garion – Fire:** No comments
**Greg – Water/Sewer:**
1. Sidewalk must be 6" thick with 6" of road base, add these numbers to the cross section on the site plan. (No sub base required under the sidewalk)
2. Provide a cross section for 2300 West with asphalt trail.
3. All temp blow offs will require mainline valves, show valve symbols at each.
4. Install combo box with manhole access in roadway. Provide all weather access to structure 38 in pond.
5. This note implies you are placing rock between the curb and asphalt trail.?
6. If your intention is to change the SD pipe type to HP Storm you will need to revise the plans accordingly, you are currently showing RCP

**Trent – Parks:** No comments
**Gary – Building/Inspections:**
7. Work with Soils Engineer for letter that says basements allowed below native grade.

**Matt/Jacob – Public Works:** No comments.
**Kim – Planning:**
8. Labeling as a letter usually indicates open space. Label as lot 17 here and on the tabulation and move curve tables and notes off of the lot area.

**Luke- Traffic:** No comments
**Ross – Engineering:**
9. Pavement section for 2300 W will be 5.5" of HMA over 8" of base over 12" of granular borrow.

**PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:**
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. **Irrigation Company signature on the construction drawings for the irrigation piping.**
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. **Class V UIC well permit required**
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435).
9. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073. This should be the last item completed prior to scheduling a preconstruction meeting.

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

10. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
11. Address any comments or conditions from City Council approval.
12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

**PRIOR TO RECORDING OF PLAT:**

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. 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
7. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

**DRC GENERAL COMMENTS:**

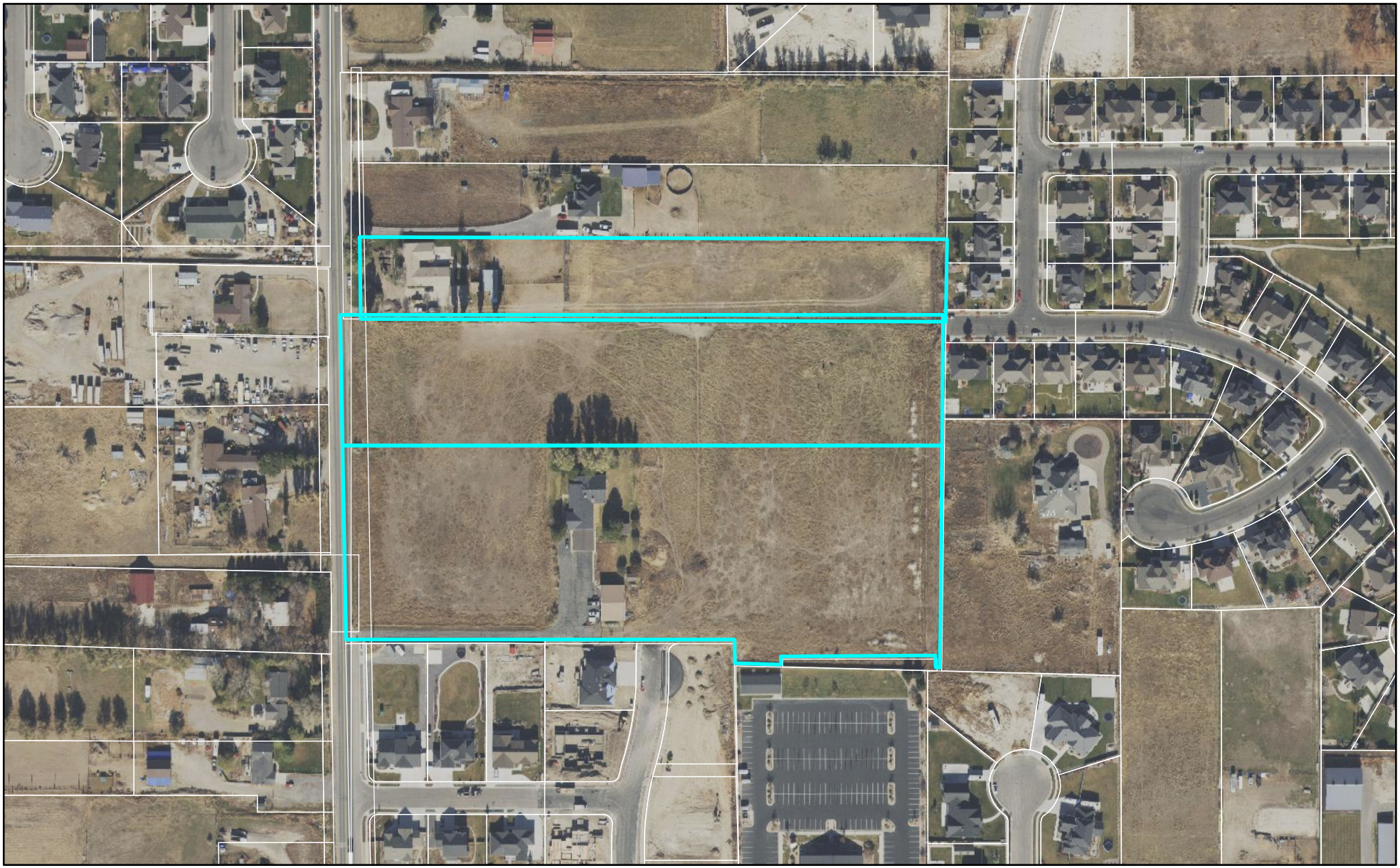
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of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

THIS ITEM IS SCHEDULED FOR CITY COUNCIL ON JULY 12, 2022.

**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.**

# Beck's Landing Final Subdivision

Aerial

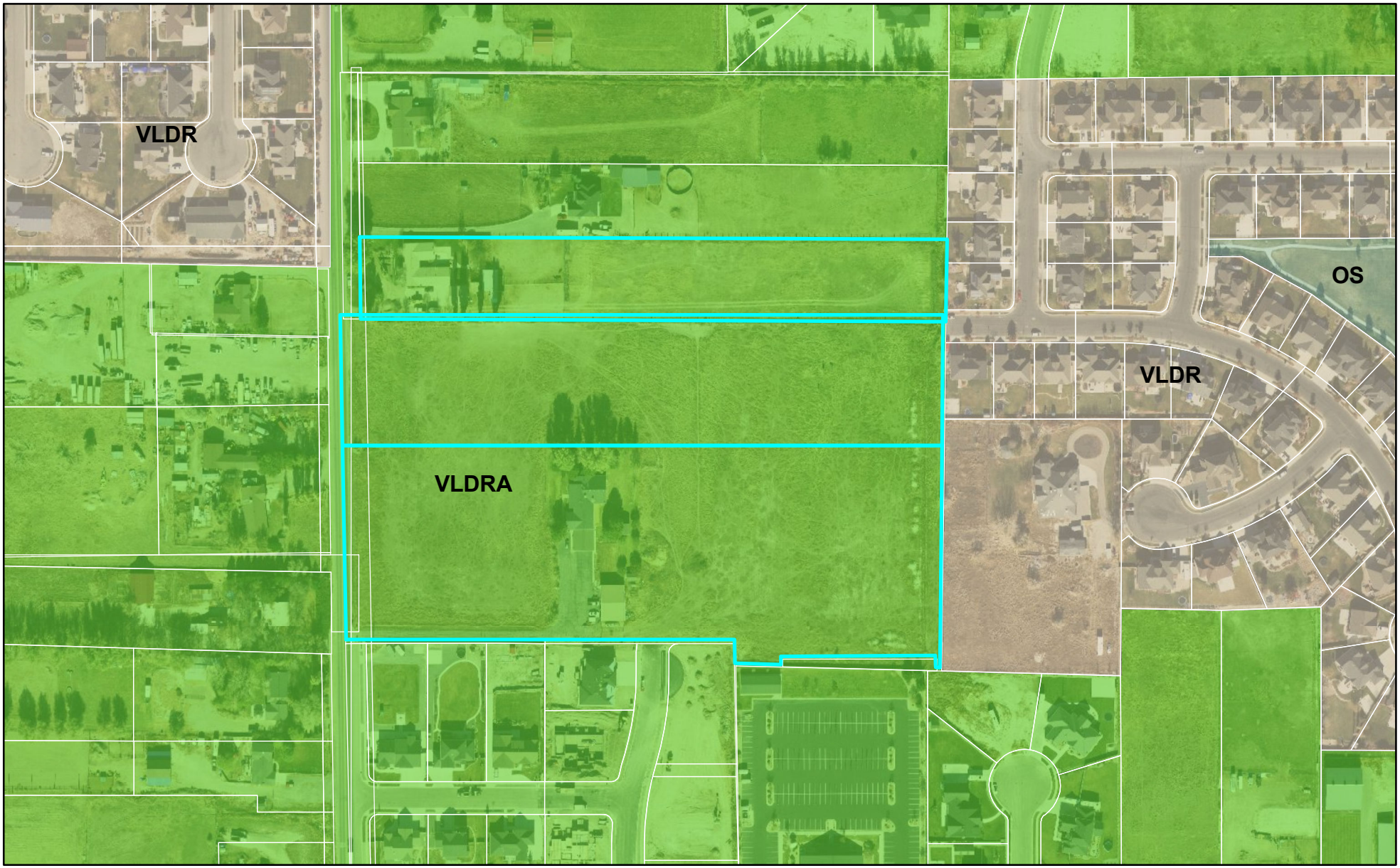


0 280 560 Feet

LEHI CITY

# Beck's Landing Final Subdivision

General Plan

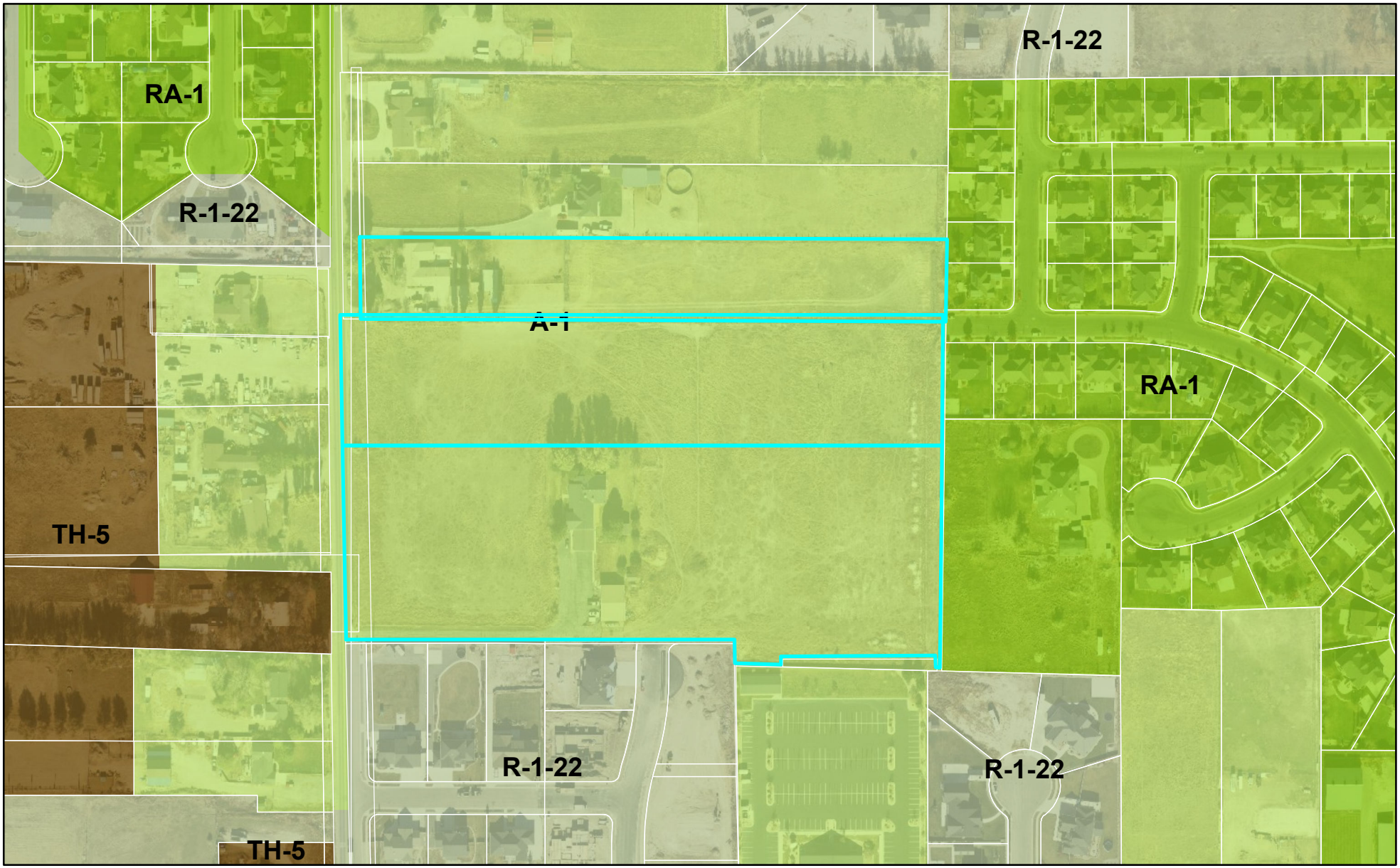



0 280 560 Feet

LEHI CITY

# Beck's Landing Final Subdivision

Zoning




0 280 560 Feet

LEHI CITY

## OVERALL AS-SURVEYED BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING LOCATED NORTH 01°01'28" WEST 686.77 FEET AND NORTH 88°58'32" EAST 320.10 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN; RUNNING THENCE N.89°49'04"E., A DISTANCE OF 255.55 FEET; THENCE S.89°19'00"E., A DISTANCE OF 84.44 FEET; THENCE NORTH, A DISTANCE OF 6.53 FEET; THENCE EAST, A DISTANCE OF 323.50 FEET; THENCE S.01°04'30"E., A DISTANCE OF 40.60 FEET; THENCE S.88°49'37"E., A DISTANCE OF 350.63 FEET; THENCE N.00°46'07"E., A DISTANCE OF 47.78 FEET; THENCE N.00°27'53"E., A DISTANCE OF 689.53 FEET; THENCE S.89°59'56"W., A DISTANCE OF 1,003.25 FEET; THENCE S.01°01'28"E., A DISTANCE OF 140.50 FEET; THENCE WEST, A DISTANCE OF 30.23 FEET; THENCE S.01°01'28"E., A DISTANCE OF 555.44 FEET TO THE POINT OF ENDING. CONTAINS 719,704 SQUARE FEET OR 16.52 ACRES.

### LEGEND

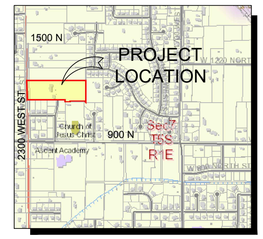
- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- BOUNDARY CORNER (SET 5/8" REBAR W/CAP)
- MONUMENT
- SECTION LINE
- BOUNDARY LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- LOT LINE
- CENTERLINE ROAD
- SECTION TIE
- BUILDING SETBACK LINE


**OWNERS**
GARY AND MARYKAY STREADBECK
1080 N 2300W
LEHI, UT 84043

1208 N. LEHI, LLC
1208 N. 2300 W
LEHI, UT 84043

**DEVELOPER**
MATTHEW JORGENSEN
934 N 2200 W
LEHI, UT 84043
(801) 472-4600

**ENGINEER**
INFINITY CONSULTANTS
SCOTT MCFARLAND, PE
2975 EXECUTIVE PARKWAY
SUITE 300
LEHI, UTAH 84043
(801) 726-6797

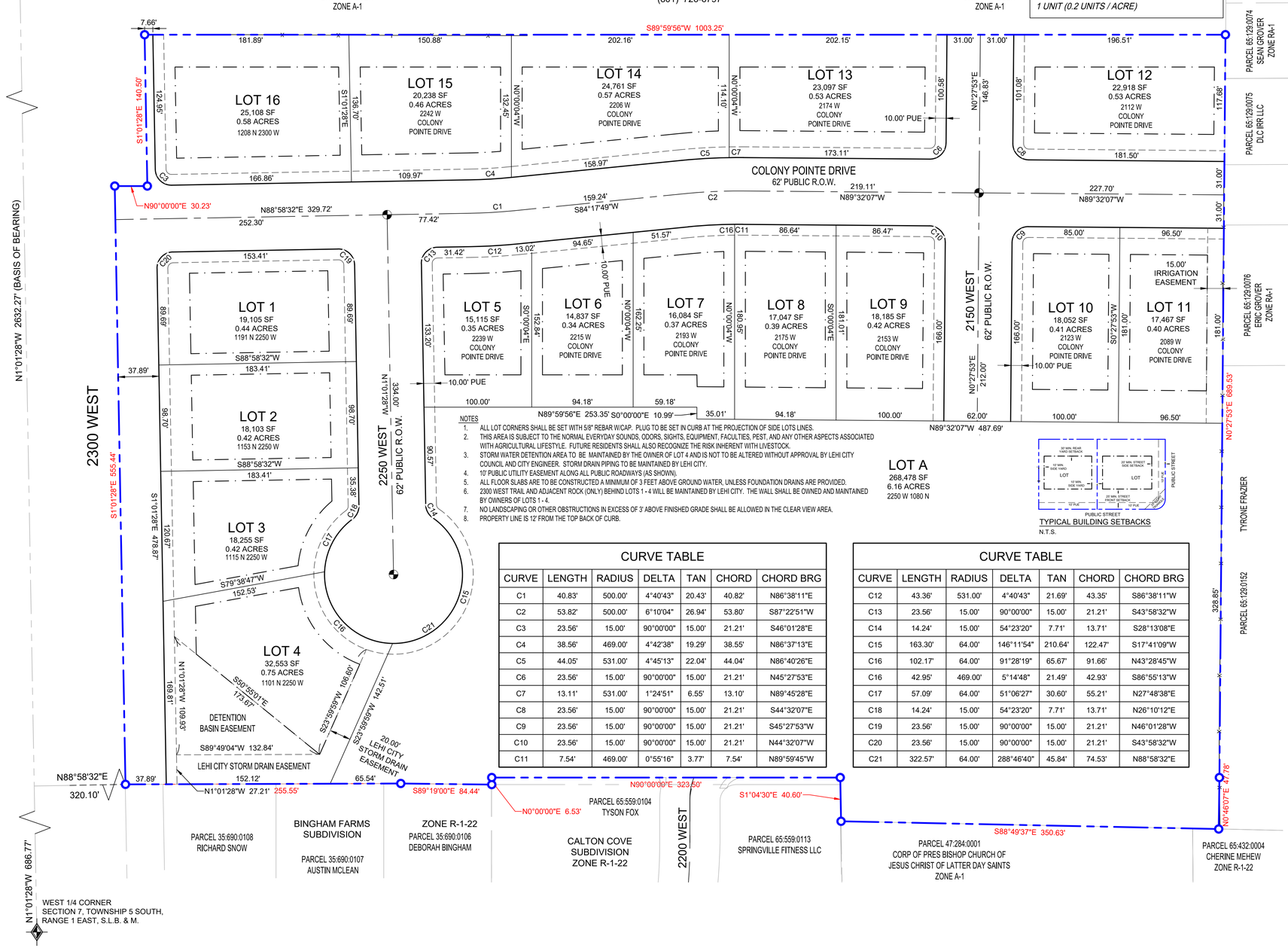

VICINITY MAP
NTS

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

### LAND USE SUMMARY

*LOTS 1 - 16: R-1-22 ZONING*
*433,227.45 SF (9.95 ACRES)*
*16 UNITS (1.6 UNITS / ACRE)*

*LOT A: TO REMAIN A-1 ZONING*
*262,100 SF (6.16 ACRES) GREEN SPACE*
*1 UNIT (0.2 UNITS / ACRE)*




NOTES

1. ALL LOT CORNERS SHALL BE SET WITH 5/8" REBAR W/CAP. PLUG TO BE SET IN CURB AT THE PROJECTION OF SIDE LOTS LINES.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACULTIES, PEST, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHALL ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
3. STORM WATER DETENTION AREA TO BE MAINTAINED BY THE OWNER OF LOT 4 AND IS NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER. STORM DRAIN PIPING TO BE MAINTAINED BY LEHI CITY.
4. 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
5. ALL FLOOR SLABS ARE TO BE CONSTRUCTED A MINIMUM OF 3 FEET ABOVE GROUND WATER, UNLESS FOUNDATION DRAINS ARE PROVIDED.
6. 2300 WEST TRAIL AND ADJACENT ROCK (ONLY) BEHIND LOTS 1 - 4 WILL BE MAINTAINED BY LEHI CITY. THE WALL SHALL BE OWNED AND MAINTAINED BY OWNERS OF LOTS 1 - 4.
7. NO LANDSCAPING OR OTHER OBSTRUCTIONS IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE ALLOWED IN THE CLEAR VIEW AREA.
8. PROPERTY LINE IS 12' FROM THE TOP BACK OF CURB.




TYPICAL BUILDING SETBACKS
N.T.S.

### CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TAN | CHORD | CHORD BRG |
|---|---|---|---|---|---|---|
| C1 | 40.83' | 500.00' | 4°40'43" | 20.43' | 40.82' | N86°38'11"E |
| C2 | 53.82' | 500.00' | 6°10'04" | 26.94' | 53.80' | S87°22'51"W |
| C3 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | S46°01'28"E |
| C4 | 38.56' | 469.00' | 4°42'38" | 19.29' | 38.55' | N86°37'13"E |
| C5 | 44.05' | 531.00' | 4°45'13" | 22.04' | 44.04' | N86°40'26"E |
| C6 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | N45°27'53"E |
| C7 | 13.11' | 531.00' | 1°24'51" | 6.55' | 13.10' | N89°45'28"E |
| C8 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | S44°32'07"E |
| C9 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | S45°27'53"W |
| C10 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | N44°32'07"W |
| C11 | 7.54' | 469.00' | 0°55'16" | 3.77' | 7.54' | N89°59'45"W |

### CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TAN | CHORD | CHORD BRG |
|---|---|---|---|---|---|---|
| C12 | 43.36' | 531.00' | 4°40'43" | 21.69' | 43.35' | S86°38'11"W |
| C13 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | S43°58'32"W |
| C14 | 14.24' | 15.00' | 54°23'20" | 7.71' | 13.71' | S28°13'08"E |
| C15 | 163.30' | 64.00' | 146°11'54" | 210.64' | 122.47' | S17°41'09"W |
| C16 | 102.17' | 64.00' | 91°28'19" | 65.67' | 91.66' | N43°28'45"W |
| C16 | 42.95' | 469.00' | 5°14'48" | 21.49' | 42.93' | S86°55'13"W |
| C17 | 57.09' | 64.00' | 51°06'27" | 30.60' | 55.21' | N27°48'38"E |
| C18 | 14.24' | 15.00' | 54°23'20" | 7.71' | 13.71' | N26°10'12"E |
| C19 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | N46°01'28"W |
| C20 | 23.56' | 15.00' | 90°00'00" | 15.00' | 21.21' | S43°58'32"W |
| C21 | 322.57' | 64.00' | 288°46'40" | 45.84' | 74.53' | N88°58'32"E |

## SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10708886, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS **BECK'S LANDING** AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

WILLIS D. LONG, PLS _____ DATE _____

## OWNER'S DEDICATION

KNOWN BY ALL PERSONS THESE PRESENTS THAT _____, THE _____UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

*BECK'S LANDING*

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.
IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS_____ DAY OF _____ A.D., 20____

## LIMITED LIABILITY ACKNOWLEDGEMENT

**LIMITED LIABILITY COMPANY**

STATE OF UTAH )
§
COUNTY OF )

ON THIS _____ DAY OF _____, IN THE YEAR 20___, BEFORE ME, _____, PERSONALLY APPEARED_____, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A_____, [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF_____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY SIGNATURE

## ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF PUBLIC THIS _____ DAY OF _____, A.D. 2022

APPROVAL BY MAYOR

ATTEST _____
APPROVAL BY CITY ENGINEER
(SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

APPROVED THIS_____ DAY OF_____ A.D. 20_____, BY THE LEHI CITY PLANNING COMMISSION.

*CHAIR, PLANNING COMMISSION*

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | LEHI CITY ENGINEER SEAL | LEHI CITY RECORDER SEAL |
|---|---|---|---|
| | | | |

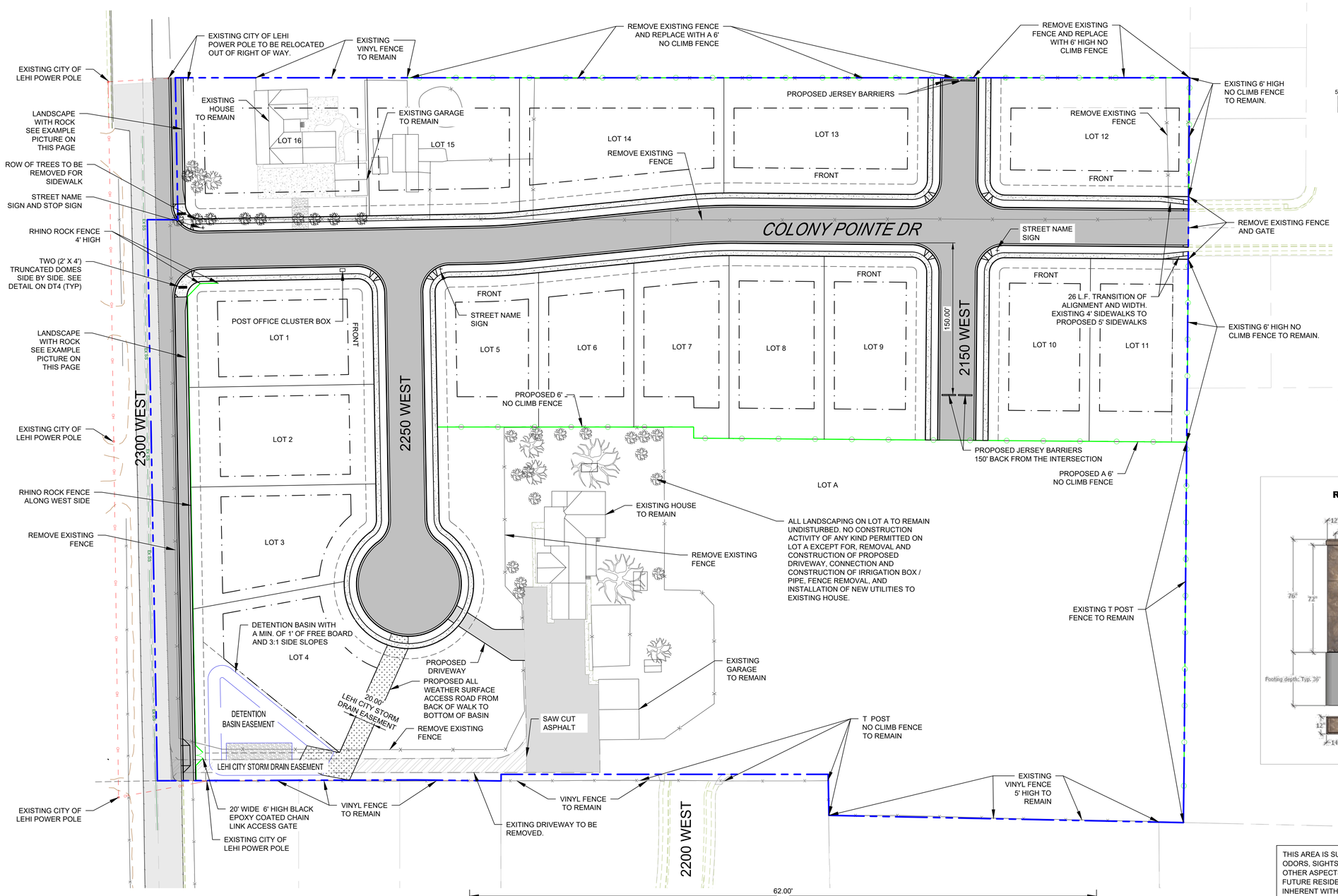
# BECK'S LANDING
# A RESIDENTIAL SUBDIVISION

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


infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040


| | |
|---|---|
| DATE: | |
| 06/07/22 | SM |
| DP | |

SHEET 1 OF 1



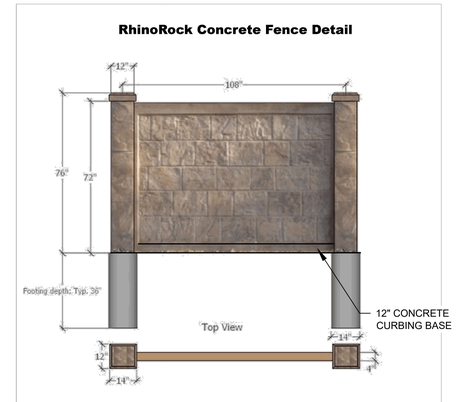

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

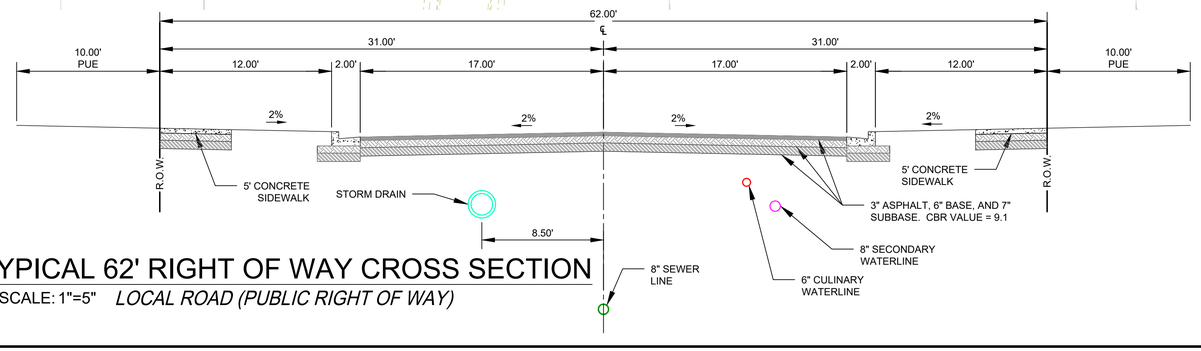
*EXAMPLE OF ROCK TO BE USED FOR LANDSCAPE. DUPLICATE SIZE, COLOR, SHAPE, AND PLACEMENT.*

**RhinoRock Concrete Fence Detail**




**NOTES**

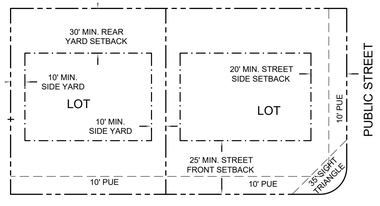
1. OWNER OF EXISTING HOME LOCATED IN THE CUL-DE-SAC WILL BE RESPONSIBLE FOR LANDSCAPING AND MAINTAINING DOUBLE FRONTAGE PARKSTRIP.
2. 2300 WEST TRAIL AND ADJACENT ROCK (ONLY) BEHIND LOTS 1 - 4 WILL BE MAINTAINED BY LEHI CITY. THE WALL SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1 - 4.
3. STORM WATER DETENTION AREA TO BE MAINTAINED BY THE OWNER OF LOT 4 AND IS NOT TO BE ALTERED WITHOUT APPROVAL FROM LEHI CITY COUNCIL AND LEHI CITY ENGINEER. STORM DRAIN PIPING TO BE MAINTAINED BY LEHI CITY.
4. ALL FLOOR SLABS ARE TO BE CONSTRUCTED A MINIMUM OF THREE FEET ABOVE GROUND WATER UNLESS FOUNDATION DRAINS ARE PROVIDED.




## TYPICAL 62' RIGHT OF WAY CROSS SECTION

SCALE: 1"=5" *LOCAL ROAD (PUBLIC RIGHT OF WAY)*

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACULTIES, PEST, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHALL ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.




## TYPICAL BUILDING SETBACKS

N.T.S.

SIGHT TRIANGLE NOTE
NO LANDSCAPING OR OTHER OBSTRUCTIONS IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE ALLOWED IN THE CLEAR VIEW AREA.

REGISTERED PROFESSIONAL ENGINEER SCOTT P. MAYNARD No.504870 STATE OF UTAH 06/07/2022

NOT FOR CONSTRUCTION

| No. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | REVISIONS | | |

SCALE (HORIZ): 1"=50'
SCALE (VERT): -
DRAWN BY: DP
CHECKED BY: RHD
DATE: 06.07.2022
PROJECT No: 2471

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

BECK'S LANDING RESIDENTIAL SUBDIVISION
1080 N 2300 W
SITE PLAN
LEHI, UTAH

SHEET
SP1

P:\Shared Files\Projects\2471 - Becks Landing\00-Cadd\03-Final\2471 - BECKS LANDING SITE PLAN.dwg June 7, 2022 - 2:49 PM

**Agenda Item No: 10**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Ordinance #36-2022, approving the Thurman Zone Change on 1.54-acres located at 805 and 913 East Cedar Hollow Road, changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential).

**Suggested Action:**

**Attachments:**

CC Staff Report Thurman Zone Change 07.12.22.docx

Thurman Zone Change DRC 05.18.22.docx

Ord 36-2022.docx

narrative.pdf

Thurman Zone Change Map.pdf

Aerial Map.pdf

Zoning Map.pdf

General Plan Map.pdf

# THURMAN ZONE CHANGE

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Richard Thurman | | |
| **Meeting Date** | July 12, 2022 | | |
| **Requested Action/Purpose** | Approval of a proposed zone change | | |
| **Decision Type** | Legislative | | |
| **Location** | 805 and 913 East Cedar Hollow Road | | |
| **Acreage** | 1.54-acres | | |
| **Existing Zoning** | RA-1 | | |
| **Existing General Plan Land Use Designation** | Low Density Residential (LDR) | | |
| **Proposed Zoning Designation** | R-1-Flex | | |
| **Existing Land Use** | Single Family Home | | |
| **Adjacent Zoning and Land Use** | *North* | TH-5 | Undeveloped |
| | *South* | RA-1/R-1-10 | Single Family Homes |
| | *East* | RA-1 | Single Family Homes |
| | *West* | R-1-8 | Single Family Homes |
| **Date of DRC Review** | May 18, 2022 | | |
| **Date of Planning Commission Review** | June 9, 2022 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

## APPLICABLE GENERAL PLAN GOALS AND POLICIES

**Very Low Density Residential (VLDR)**

The purpose of the Very Low Density Residential (VLDR) classification is to provide for large-lot single-family residential areas and/or hobby farm developments. The overall neighborhood density is not to exceed 2.5 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-15, RA-1, and R-1-22.

**Low Density Residential (LDR)**

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

**Residential Development** Accommodate a range of housing and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.

## PROPERTY HISTORY

| | |
|---|---|
| **February 19, 1986** | Property came into the City as part of the Thompson Annexation |
| **March 22, 2022** | City Council approved the Thurman General Plan Amendment from VLDR to LDR. |

## REPORT ANALYSIS

The applicant requests approval of the Thurman Zone Change from RA-1 to R-1-Flex located at 805 and 913 East Cedar Hollow Road. The applicant requests the zone change to make a future flag lot development possible.

The proposed R-1-Flex zoning is consistent with the Low Density Residential (LDR) zone designation approved by the City Council on March 22, 2022.

The applicant requests this zone amendment to make a future flag lot possible. The current RA-1 zoning requires 100-feet of frontage and a 20-foot flag lot. The proposed R-1-Flex zoning only requires 80-feet of frontage for the existing lot and 20-feet for the flag lot stem.

The DRC had one redline comment about the required water dedication:

1. As a condition of recording the zone change ordinance, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The amount would be 0.45-acre feet of culinary water.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the General Plan Land Use designation.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
3. The proposed zone change is/is not compatible with the surrounding land uses and zoning.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on June 9, 2022 the minutes and motion from that meeting follow.

**2.1) Public hearing and recommendation of Richard Thurman's request for review of the Thurman Zone Change on 1.54-acres located at 805 and 913 East Cedar Hollow Road, changing the zoning from RA-1 residential/agriculture) to R-1-Flex (residential).**
Brittney Harris presented information on the agenda item.

The applicant was not present but gave prior notice to the Commissioners for his absence.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

> **Motion:** Commissioner Bunker moved to recommend approval of **Richard Thurman's request for review of the Thurman Zone Change on 1.54-acres located at 805 and 913 East Cedar Hollow Road, changing the zoning from RA-1 residential/agriculture) to R-1-Flex (residential**); including all DRC comments and findings stated in the report. Commissioner Newall seconded.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Ellis, yes; Commissioner Bunker; yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Britton, yes. The vote passed unanimously.

**Thurman Zone Change**
**DRC Redline Comments**

*Richard Thurman- requests review of the Thurman Zone Change on 1.54-acres located at 805 and 913 East Cedar Hollow Road, changing the zoning from RA-1 to R-1-Flex*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: None
Date of Plans Reviewed: 5/9/22
Time Start: 10:13 am
Time End: 10:13am

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments
**Garion – Fire:** No comments
**Greg – Water/Sewer:** No comments
**Trent – Parks:** No comments
**Gary – Building/Inspections:** No comments
**Matt – Public Works:** No comments
**Ross – Engineering:** No comments
**Luke- Traffic:** No comments
**Kim – Planning:**
1. As a condition of recording the zone change ordinance, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The amount would be 0.45-acre feet of culinary water.

***Consistency with the elements of the Lehi City General Plan.***

This area has an approved LDR General Plan Land Use Designation.

***Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.***

From the Lehi City General Plan Land Use Element the following goals and policies related to development should be considered:

1. Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.

2. Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.

3. Promote variety in commercial spaces, densities, and locations.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 9th

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

**ORDINANCE NO: 36-2022**

# AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 805 AND 913 EAST CEDAR HOLLOW ROAD

WHEREAS, Richard Thurman, owner of properties located at 805 and 913 East Cedar Hallow Road and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-1-Flex; and

WHEREAS, following a public hearing on June 9, 2022, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on July 12, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of December 9, 2021; and

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

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

PART I:

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

PART II:

A. If a provision of this Ordinance -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 12th day of July 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

THURMAN ZONE CHANGE PARCEL NUMBERS

12:048:0100
12:048:0118
12:048:0141

THURMAN ZONE CHANGE PROPERTY LEGAL DESCRIPTION

COM S 89 DEG 48'35"E 1416.26 FT & N .81 FT FR N1/4 COR SEC 9, T5S, R1E, SLM; S 89 DEG 31'14"E 110 FT; S 5 DEG 34'06"W 363.13 FT; S 84 DEG 38'30"W 28.65 FT; S 5 DEG 34'06"W 148.57 FT; S 84 DEG 54'W 82.87 FT; N 5 DEG 34'06"E 522.72 FT TO BEG. AREA 1.21 ACRES.

COM S 89 DEG 48'35"E 1462.49 FT & S 364.04 FT FR N1/4 COR SEC 9, T5S, R1E, SLM; N 84 DEG 38'30"E 102.25 FT; S 5 DEG 34'06"W 178 FT; S 84 DEG 38'30"W 102.25 FT; N 5 DEG 34'06"E 178 FT TO BEG. AREA .42 ACRE.

COM S 89 DEG 48'35"E 1526.26 FT & N .26 FT FR N1/4 COR SEC 9, T5S, R1E, SLM; S 89 DEG 31'14"E 50.61 FT; S 5 DEG 34'06"W 357.88 FT; S 84 DEG 38'30"W 51.35 FT; N 5 DEG 34'06"E 363.13 FT TO BEG. AREA .42 ACRE.

My purpose in requesting a zone change for these two properties is to 1) provide for the 20-foot frontage requirement for a flag lot from 805 E Cedar Hollow and the creation of a flag lot from 913 E Cedar combined with property from 805 E to create the flag property measuring approximately 130 ft x160ft as a site for a single-family dwelling. A change in zoning would allow for the 20-frontage needed for the flag stem and have 80-frontage to maintain 805 within zoning requirements. 2) make the 913-address compliant with zoning requirements.
I am therefore requesting this zone designation change on 805 E and 913E from R1-A to R1-flex.

# Property Notification Map

Find Parcel

805 E Cedar Hollow Rd

Street *(123 E 456 South)*

Find Address

Lehi

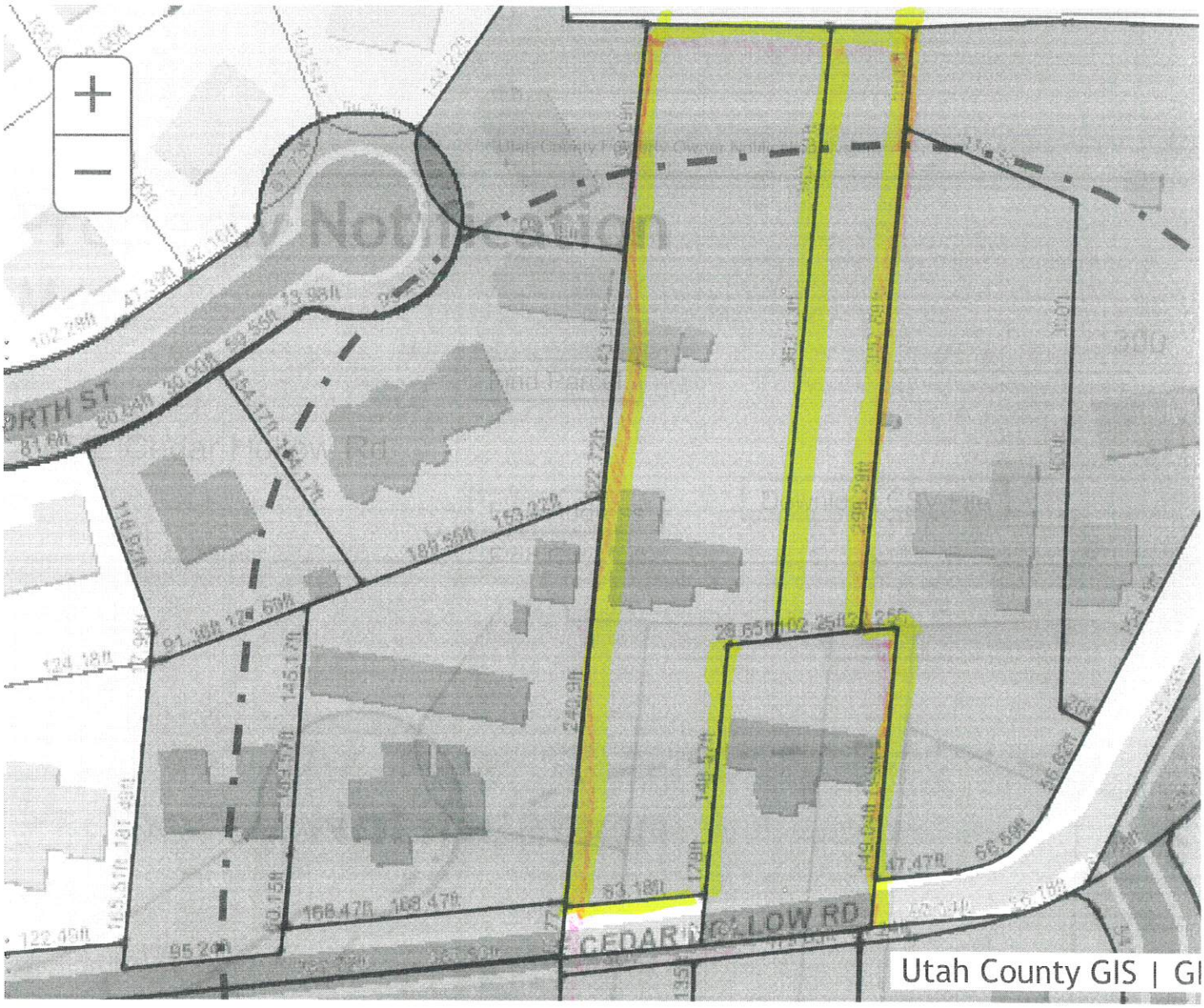
Find City

Step 1: Set the buffer distance (in fe
Step 2: Click the parcel on the map (

Buffer Distance (feet): 300

Click the button below to view/print.
*(Hint: Enable browser pop-ups or ho
a button.)*

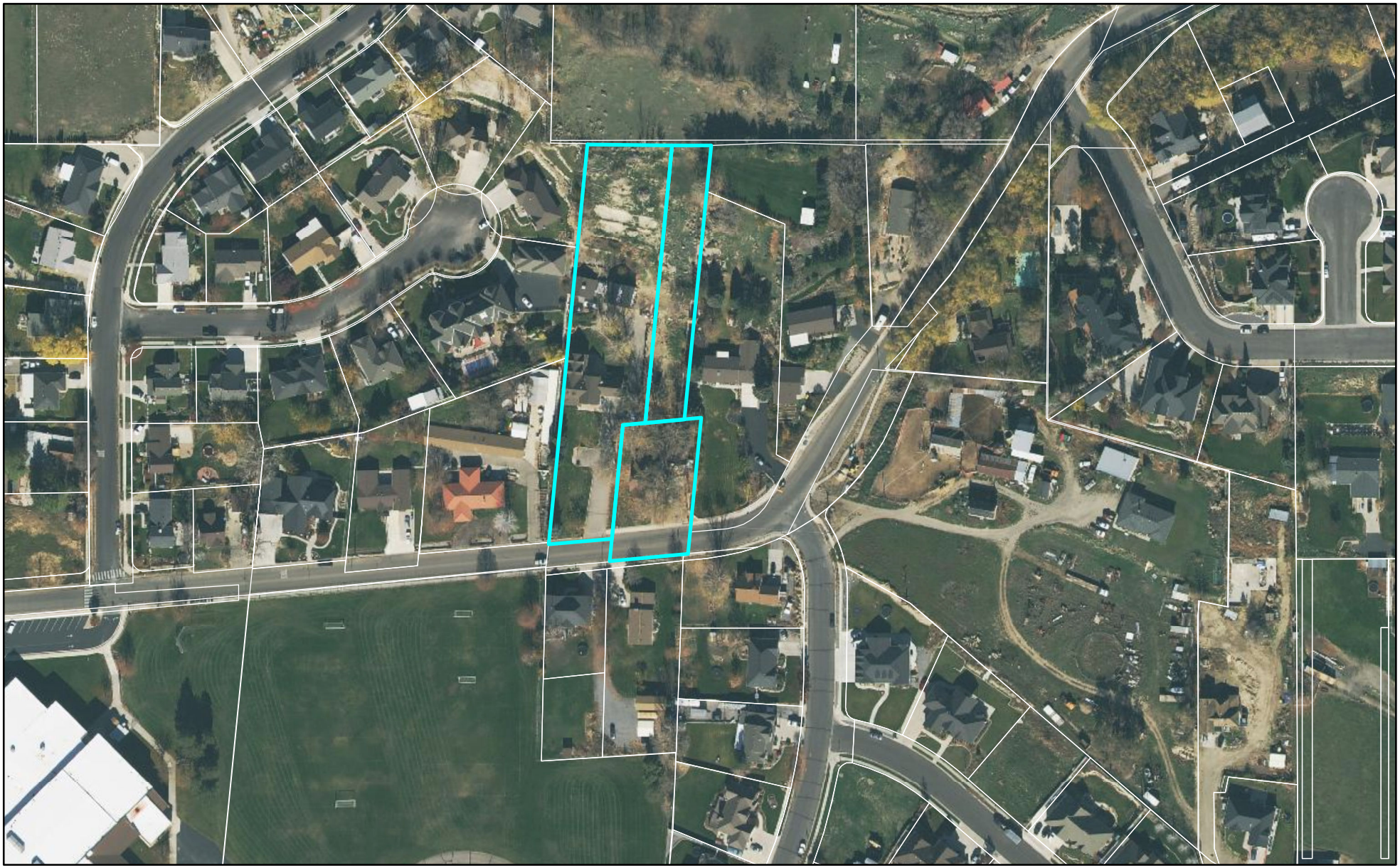
Download CSV File




This on-line map is for reference purposes only. Utah County assumes no liability for its accuracy,
actual survey.

# Thurman Zone Change

Aerial



0 210 420 Feet

LEHI CITY

# Johnston Subdivision

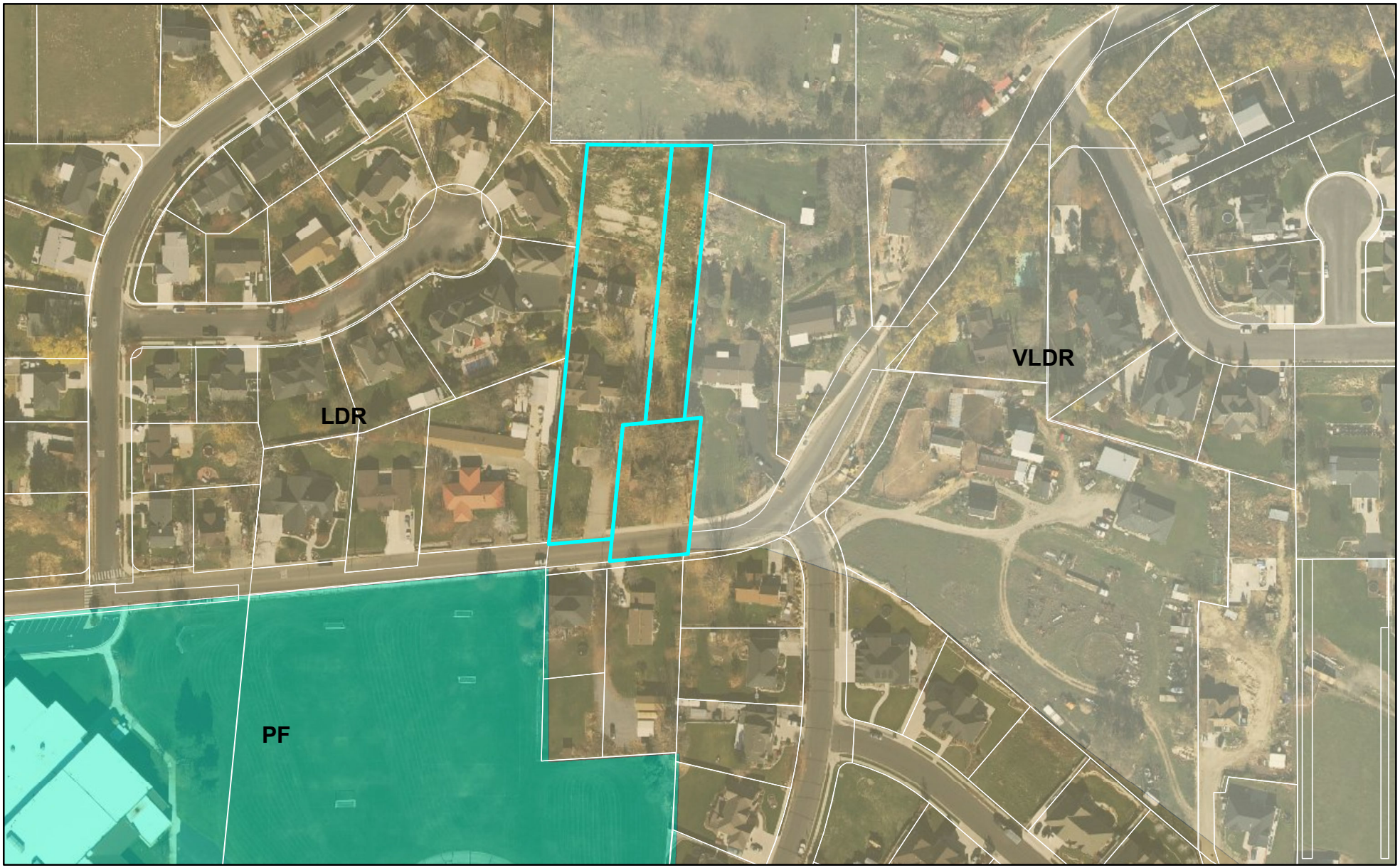
Zoning

0 220 440 Feet

LEHI CITY

# Thurman Zone Change

General Plan




0 210 420 Feet

LEHI CITY

**Agenda Item No: 11**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Preliminary and Final subdivision approval of the Johnston Subdivision, a 3-lot residential subdivision located at 2301 North 600 West.

**Suggested Action:**

**Attachments:**

CC Staff Report Johnston Preliminary Subdivision 07.12.22.docx

Johnston Estates Plat A Subdivision DRC 06.29.22.docx

Johnston Narrative.pdf

Johnston Estates Final Subdivision.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

# JOHNSTON PRELIMINARY AND FINAL SUBDIVISION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | John Johnston | | |
| **Meeting Date** | July 12, 2022 | | |
| **Requested Action/Purpose** | Approval of a proposed preliminary and final subdivision | | |
| **Decision Type** | Administrative | | |
| **Location** | 2301 North 600 West | | |
| **Existing General Plan Designation** | Low Density Residential (LDR) | | |
| **Existing Zoning** | R-1-8 | | |
| **Existing Land Use** | Single Family Home with Detached Garage | | |
| **Number of Lots/Units** | 3 Lots | | |
| **Adjacent Zoning and Land Use** | *North* | R-1-8 | Single Family Homes |
| | *South* | R-1-12 | Single Family Homes |
| | *East* | R-1-8 | Single Family Homes |
| | *West* | R-1-8 | Single Family Homes |
| **Date of DRC Review** | May 25, 2022 | | |
| **Date of Planning Commission Review** | June 9, 2022 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

**Section 11.100. Effect of Preliminary Subdivision Plat Approval.**
A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the City Council, the applicant may file an application for final subdivision plat approval.

**Table 05-040-A Table of Bulk and Intensity Requirements. Agricultural and Residential Districts.**

| | **R-1-8** |
|---|---|
| **Minimum Lot Size** | Single-Family Dwelling 8,000 Sq.Ft.[a] Other Allowed Uses 8,000 Sq.Ft.[a] |
| **Maximum Dwelling Units Per Acre** | 4[a] |
| **Minimum Lot Width/Frontage** | Residential Uses 80 Ft.[a,b] Other Allowed Uses 160 Ft.[a,b] |
| | 25 Ft.[c] |

| | R-1-8 |
|---|---|
| **Minimum Front Yard** | |
| **Minimum Rear Yard (Interior Lots)** | 25 Ft. [d] |
| **Minimum Rear Yard (Corner Lots)** | 15 Ft. |
| **Minimum Side Yard** | Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft. [e] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft. |
| **Minimum Side Yard (Corner Lot)** | 20 Ft. [f] |
| **Height** | Max. 35 Ft. or 2 Stories. Min. 1 Story |
| **Minimum Ground Floor Area Per Residential Unit** | 1,000 Sq.Ft. [g] |
| **Min. Area For PRD** | 10 Acre min. |

## PROPERTY HISTORY

**December 6, 1995** Property came into the City as part of the 600 West Park Annexation

**May 10, 2022** The City Council approved the Johnston Zone Change from R-1-12 to R-1-8

## REPORT ANALYSIS

The applicant requests approval of the proposed Johnston Preliminary and Final Subdivision. This is a proposed 3-lot residential subdivision located at 2301 North 600 West in an R-1-8 zone.

The proposal will divide an existing residential lot into three. The proposed lots all exceed the 8,000 square foot lot minimum and have more than the required 80 feet of frontage. The proposed lots are similar in size to the surrounding lots.

The DRC reviewed the proposed Johnston Final Subdivision and had five redline comments:

1. PI service to lot 1 must be upgraded to a metered connection.

2. Locate water/PI service meters for lot 2 & 3 within 5' of downhill property line to avoid conflict with future driveways.
3. Remove stray 6" PI note
4. Change engineer signature line to mayor
5. Label as a “residential subdivision”

Please include all DRC comments in your motion.

## POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed preliminary and final subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regard to subdivision approvals.
2. The proposed subdivision fits in/does not fit in to the context of the existing neighborhood.
3. Other findings based upon information presented at the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on June 9, 2022. The minutes and motion from that meeting follow.

**2.2) Public hearing and recommendation of John Johnston’s request for preliminary subdivision review of the Johnston Subdivision, a 3-lot residential subdivision located at 2301 North 600 West.**
Brittney Harris presented information on the agenda item.

The applicant, John Johnston, was present.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

> **Motion:** Commissioner Ellis moved to send a positive recommendation of **John Johnston’s request for preliminary subdivision review of the Johnston Subdivision, a 3-lot residential subdivision located at 2301 North 600 West**; including all DRC comments and findings stated in the report. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Ellis, yes; Commissioner Bunker; yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Britton, yes. The vote passed unanimously.

**Johnston Estates Plat A Subdivision**
**DRC Redline Comments**

*John Johnston- requests final review of the Johnston Estates Plat A subdivision located at 2301 North 600 West in an R-1-8 zone.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: John Johnston
Date of Plans Reviewed: 6/21/22
Time Start: 1:28pm
Time End: 1:33pm

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments
**Garion – Fire:** No comments
**Greg – Water/Sewer:**
1. PI service to lot 1 must be upgraded to a metered connection.
2. Locate water/PI service meters for lot 2 & 3 within 5' of downhill property line to avoid conflict with future driveways.
3. Remove stray 6" PI note

**Trent – Parks:** No comments
**Gary – Building/Inspections:** No comments
**Matt – Public Works:** No comments
**Ross – Engineering:** No comments
**Luke- Traffic:** No comments
**Kim – Planning:**
4. Change engineer signature line to mayor
5. Label as a "residential subdivision"

**PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:**
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
   Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
7. Address any comments or conditions from City Council approval.
8. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
9. 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. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
4. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

**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.**

**DRC GENERAL COMMENTS:**

1. A line extension is required across 600 W.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
8. 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.
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 WITH THE PRELIMINARY FOR CITY COUNCIL ON JULY 12th

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

Johnston Estates Subdivision Narrative

I bought this property with the intent to divide the property into 3 lots. My plan is to fix up the existing house and sell it as soon as possible. I would then like to build a spec home on each additional lot in the next few years. I teach school as a full-time career and build these spec homes on the side for extra income. I plan to start the first spec home in the spring of 2023.

Thank you
John Johnston

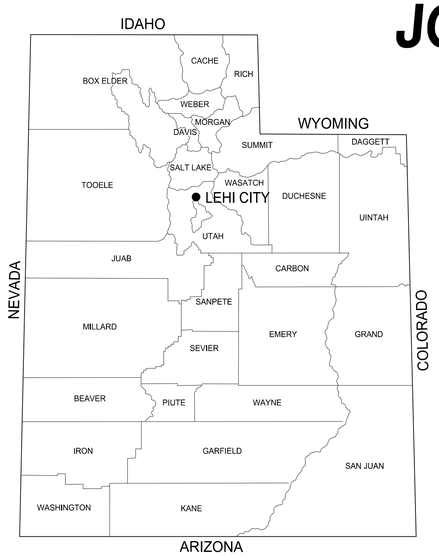
CONSTRUCTION PLANS FOR

# JOHNSTON ESTATES SUBDIVISION PLAT A

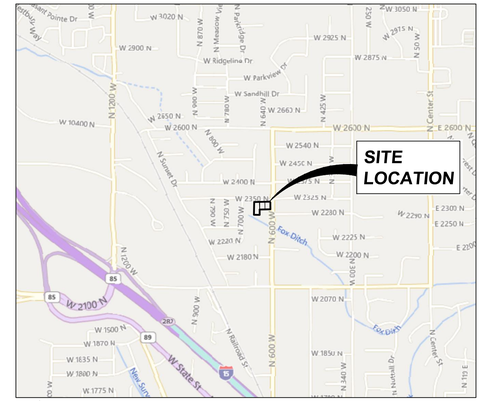
## A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHWEST 1/4 OF SECTION 5,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
LEHI CITY, UTAH COUNTY, UTAH

MAY 3, 2022



LEHI, UTAH




### VICINITY MAP

NOT TO SCALE

### NOTES:

1. ALL CONSTRUCTION IS TO BE DONE AS PER THE 2009 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
2. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
3. GRADING FOR EACH LOT SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO RETAIN STORMWATER RUNOFF ON-SITE IN ACCORDANCE WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.

### AREA TABULATION

| | |
|---|---|
| TOTAL ACRES | 1.009 ACRES |
| NUMBER OF LOTS | 3 LOTS |
| ROADWAY | 0.015 ACRES |
| OPEN SPACE | 0.0 ACRES |
| UNITS PER ACRE | 2.97 UNITS / ACRE |
| ZONING | R-1-8 |

0 25' 50' 100'
1"=50'

### INDEX OF PLAN SHEETS


| | |
|---|---|
| C001 | COVER SHEET |
| | SUBDIVISION PLAT |
| C101 | SITE / UTILITY PLAN |
| C501 | STANDARD DETAILS |


### EXISTING FEATURES

- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CULINARY WATER LINE
- CULINARY WATER VALVE
- OVERHEAD POWER LINE
- NATURAL GAS LINE
- IRRIGATION LINE
- STORM DRAIN
- FENCE LINE (BARBED OR STOCKTIGHT)
- FENCE LINE (CHAIN LINK)
- DRAINAGE CULVERT
- CONCRETE SURFACING (SIDEWALK, CURB, GUTTER, ETC.)
- FLOW LINE OF DITCH
- EDGE OF ASPHALT SURFACING
- FIRE HYDRANT
- WATER METER
- STRUCTURE

### PROPOSED FEATURES

- SANITARY SEWER LINE
- CULINARY WATER LINE
- CULINARY WATER VALVE
- FIRE HYDRANT
- NATURAL GAS LINE
- IRRIGATION LINE
- DRAINAGE CULVERT
- EDGE OF CONCRETE
- CULINARY WATER METER
- CONCRETE SURFACING
- ASPHALT SURFACING

### PROJECT BENCHMARK:

BRASS CAP MONUMENT LOCATED AT NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
ELEVATION = 4756.08


**DEVELOPER**
JOHN JOHNSTON
2301 N 600 W
LEHI, UT 84043
TEL: 801-836-3076

REGISTERED PROFESSIONAL ENGINEER 5/17/22 4854821 TRAVIS L. HANSEN STATE OF UTAH

**ENGINEER**
LEGACY ENGINEERING AND SURVEYING, LLC
PO BOX 374
ANNABELLA, UTAH 84711
TEL: (801) 420-2180

**SURVEYOR**
APPLIED LAND SOLUTIONS, INC.
PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT
P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225


VERIFY SCALE
BAR IS ONE INCH IN ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

| NO. | DATE | REVISION | BY |
|---|---|---|---|

DESIGN T HANSEN
DRAWN T HANSEN
CHECK
APR'D T HANSEN

LEGACY ENGINEERING AND SURVEYING, LLC
ANNABELLA, UTAH 84711
TEL: (801) 420-2180

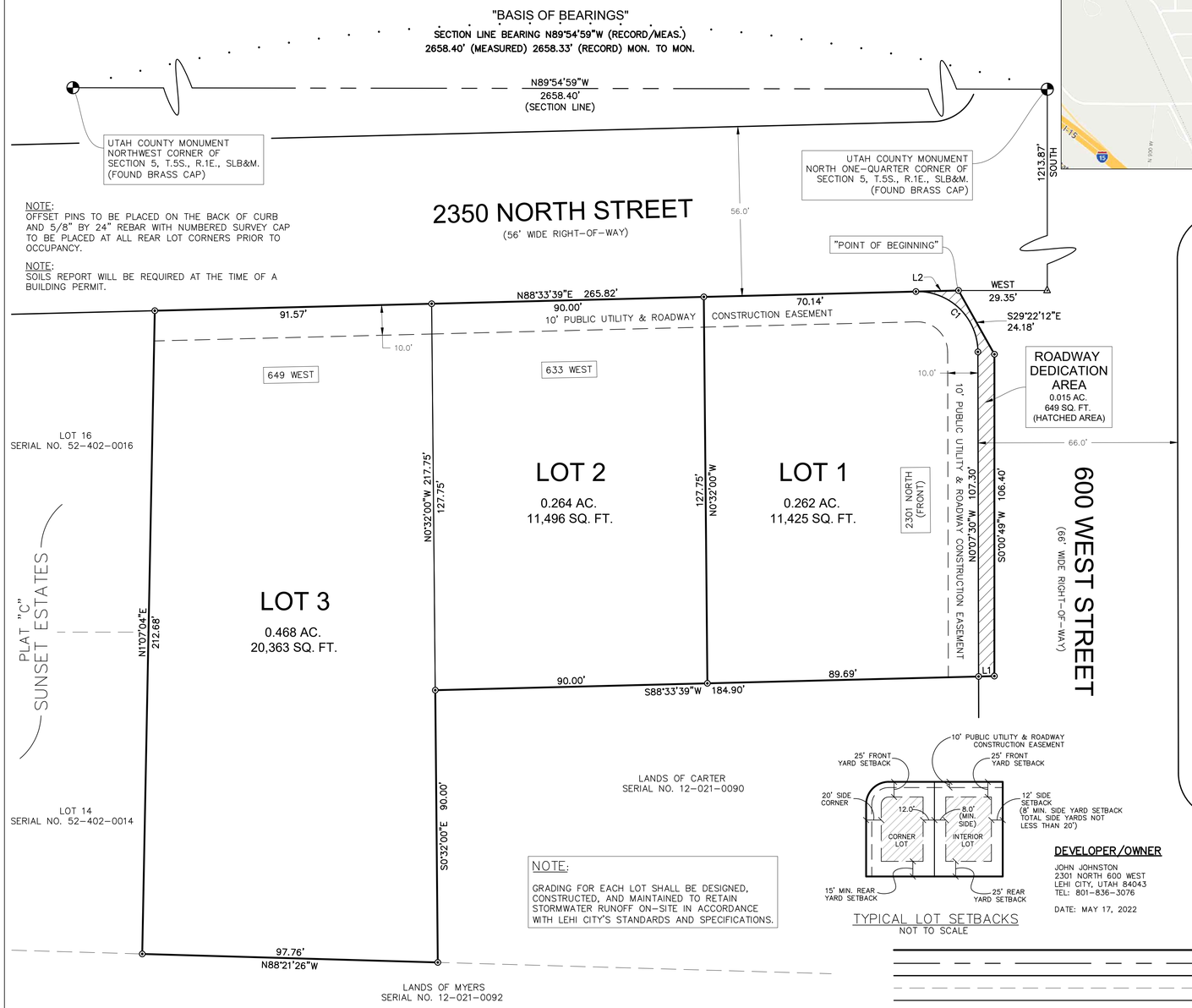
JOHNSTON ESTATES SUBDIVISION PLAT A
LEHI, UTAH

COVER SHEET

PROJ 22-003
DATE 5-17-2022
SHEET C001

# JOHNSTON ESTATES SUBDIVISION PLAT "A"

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
CITY OF LEHI, UTAH COUNTY, UTAH.



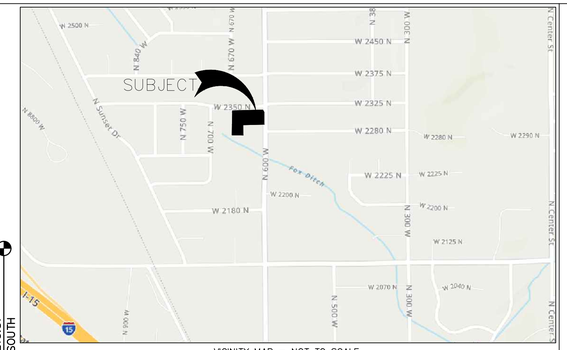

NOTE:
OFFSET PINS TO BE PLACED ON THE BACK OF CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.

NOTE:
SOILS REPORT WILL BE REQUIRED AT THE TIME OF A BUILDING PERMIT.

NOTE:
GRADING FOR EACH LOT SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO RETAIN STORMWATER RUNOFF ON-SITE IN ACCORDANCE WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.




TYPICAL LOT SETBACKS
NOT TO SCALE




VICINITY MAP – NOT TO SCALE

GRAPHIC SCALE
0 20 40 Feet
1 INCH = 20 FEET

| AREA TABULATIONS | | |
|---|---|---|
| ITEM | QUANTITY | |
| TOTAL LAND AREA | 1.009 ACRES | |
| RESIDENTIAL LOTS | 3 LOTS | 0.994 AC. |
| STREET DEDICATION | 0.015 ACRES | |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | DIRECTION |
| L1 | 5.21' | S88°33'39"W |
| L2 | 14.11' | N88°33'39"E |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 31.87' | 20.00' | 28.61' | N45°46'55"W | 91°18'51" |

ZONING – R-1-8

**DEVELOPER/OWNER**

JOHN JOHNSTON
2301 NORTH 600 WEST
LEHI CITY, UTAH 84043
TEL: 801-836-3076

DATE: MAY 17, 2022

## LEGEND:

- SECTION CORNER/STREET MONUMENT – FOUND BRASS CAP
- PROPERTY CORNER – SET 5/8" X 24" BAR & CAP (PLASTIC CAP STAMPED ALS, INC. PLS # 376079) (OR AS NOTED AND SHOWN HEREON)
- CALCULATED POINT – NOT SET/NOT FOUND
- () RECORD DATA
- PROPERTY BOUNDARY
- SECTION LINE/MONUMENT LINE
- RIGHT-OF-WAY LINE
- DEED LINE/PLATTED LOT LINE
- INTERIOR LOT LINE
- EASEMENT LINE

## SURVEYOR'S CERTIFICATE

I, JAMES PATRICK FRONK, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE NO. 376079, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

5-17-22
DATE

JAMES PATRICK FRONK, PLS
(SEE SEAL BELOW)

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 1213.87 FEET SOUTH AND 29.35 FEET WEST FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTH ONE-QUARTER CORNER OF SAID SECTION 5, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE S29°22'12"E 24.18 FEET; THENCE S0°00'49"W 106.40 FEET; THENCE S88°33'39"W ALONG AN EXISTING FENCE LINE 184.90 FEET TO A FENCE CORNER; THENCE S0°32'00"E ALONG AN EXISTING FENCE LINE 90.00 FEET; THENCE N88°21'26"W 97.76 FEET TO THE SOUTHEAST CORNER OF LOT 14, PLAT "C", SUNSET ESTATES, A RECORDED SUBDIVISION; THENCE N1°07'04"E ALONG THE EAST LINE OF SAID PLAT "C", SUNSET ESTATES, 212.68 FEET TO THE NORTHEAST CORNER OF LOT 16, SAID PLAT "C", SUNSET ESTATES; THENCE N88°33'39"E ALONG THE SOUTH LINE OF 2350 NORTH STREET, LEHI CITY, UTAH, 265.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 3 LOTS WITH ROADWAY DEDICATION AREA: TOTAL = 1.009 ACRES OF LAND (43,933 SQ. FT.).

ZONING = R-1-8

BASIS OF BEARINGS: N89°54'59"W ALONG THE SECTION LINE FROM THE NORTH ONE-QUARTER CORNER TO THE NORTHWEST CORNER OF SAID SECTION 5, UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

## OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL 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 THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE SET OUR HANDS THIS _____
DAY OF _____, A.D. 20___

_____
JOHN P. JOHNSTON

## ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

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

NOTARY'S FULL NAME & COMMISSION NUMBER_____

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

## 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 THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 20 ____.

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) — CLERK-RECORDER (SEE SEAL BELOW)

## PLANNING COMMISSION APPROVAL

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

_____ _____
DIRECTOR – SECRETARY — CHAIR PLANNING COMMISSION

## CONDITIONS OF APPROVAL

_____
_____

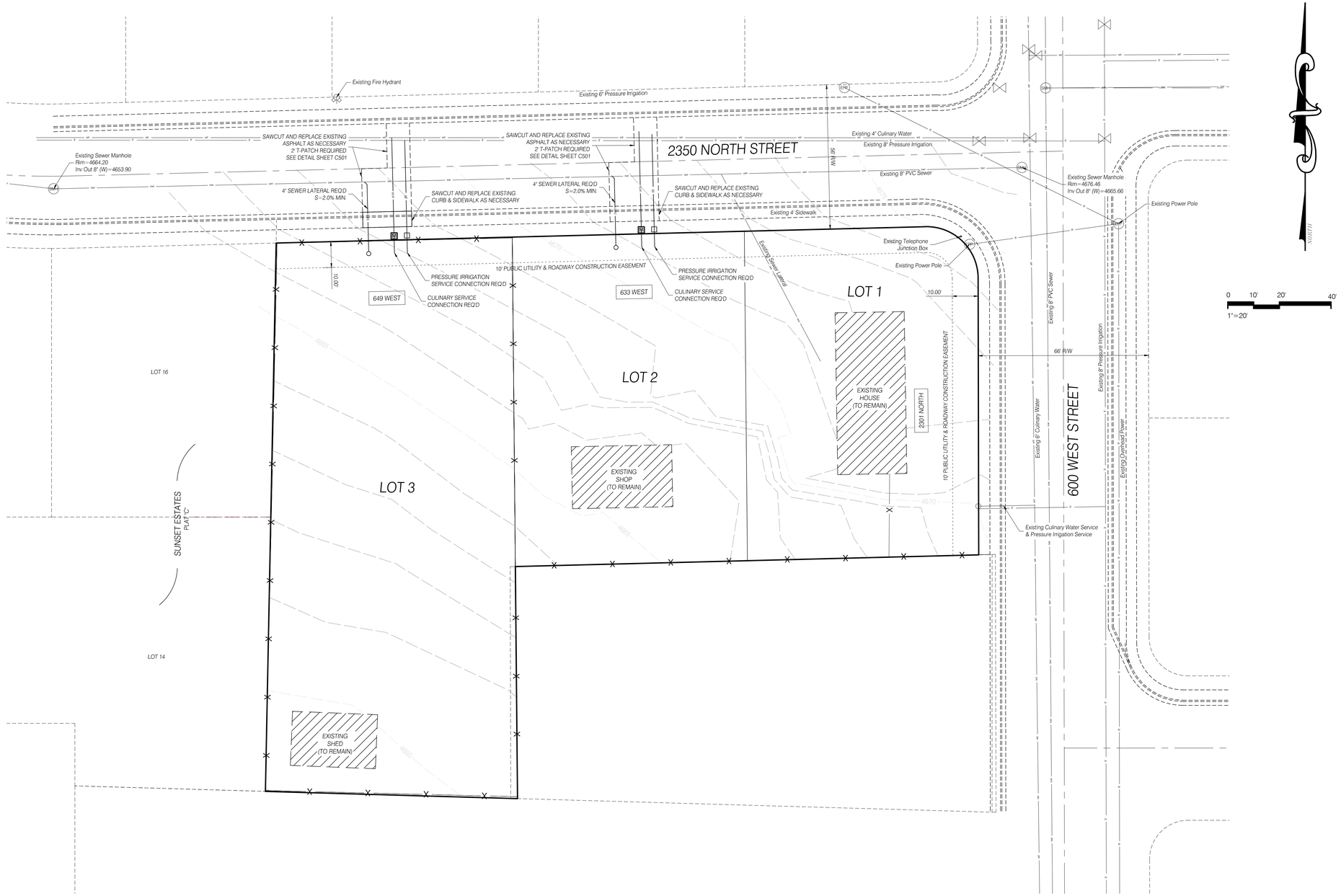

# JOHNSTON ESTATES SUBDIVISION PLAT "A"

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF LEHI, UTAH COUNTY, UTAH.


SUBDIVISION _____ UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET


APPLIED LAND SOLUTIONS, INC.
PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT
P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225


| SURVEYOR'S SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL | UTAH COUNTY RECORDER |
|---|---|---|---|
| PROFESSIONAL LAND SURVEYOR JAMES PATRICK FRONK No. 376079 5-17-22 STATE OF UTAH | | | |




## NOTES:

1. ALL MATERIALS AND WORK SHALL CONFORM TO LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
2. FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF CONFLICTS ARE DISCOVERED.
3. 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.
4. ALL 3/4" AND 1" POLY SERVICE LATERALS MUST BE IPS POLY, 3/4" BLUE FOR CULINARY, 1" PURPLE FOR THE PRESSURE IRRIGATION.

REGISTERED PROFESSIONAL ENGINEER 5/17/22 4854821 TRAVIS J. HANSEN STATE OF UTAH

VERIFY SCALE
BAR IS ONE INCH IN ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

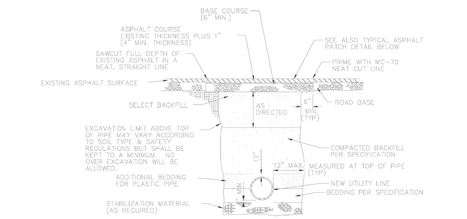
| | |
|---|---|
| DESIGN | T HANSEN |
| DRAWN | T HANSEN |
| CHECK | |
| APR'D | T HANSEN |

LEGACY ENGINEERING AND SURVEYING, LLC
PO BOX 374
ANNABELLA, UTAH 84711
TEL: (801) 420-2150

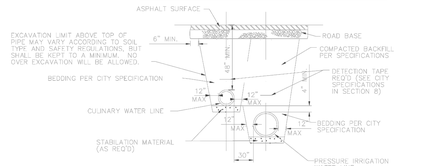
JOHNSTON ESTATES SUBDIVISION PLAT A
LEHI, UTAH

# SITE / UTILITY PLAN

PROJ 22-003
DATE 5-17-2022
SHEET C101

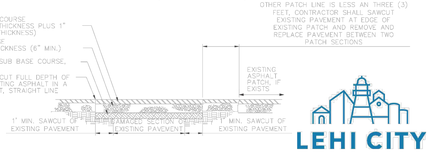



UTILITY INSTALLATION AND ROAD REPAIR




TYPICAL DUAL PIPE INSTALLATION
(IRR. AND CUL)

IF DISTANCE FROM EDGE OF NEW ASPHALT PATCH TO EXISTING ASPHALT, GUTTER, OR OTHER PATCH LINE IS LESS AN THREE (3) FEET, CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT EDGE OF EXISTING PATCH AND REMOVE AND REPLACE PAVEMENT BETWEEN TWO PATCH SECTIONS



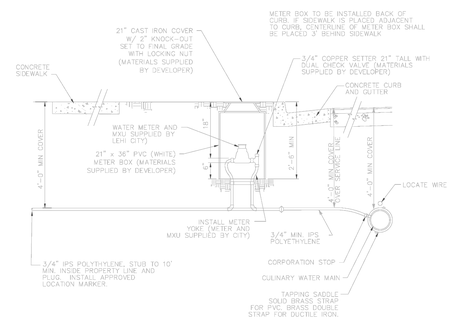

TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

STANDARD DETAIL

UTILITY TRENCHING

LEHI CITY STANDARD DRAWINGS WATER-1




GENERAL NOTES:

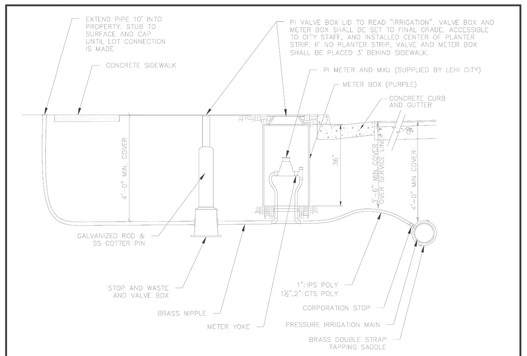
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER

LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-6




GENERAL NOTES

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
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10. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

| PARTS LIST | | | |
|---|---|---|---|
| PART NAME | METER SIZE | | |
| | 1" METER | 1 1/2" METER | 2" METER |
| SETTER | FORD V8-76-15W-11-44 | FORD V8876-15-11-66 | FORD V8877-15-11-77 |
| NIPPLE | 1X18 BRASS | 1-1/2X18 BRASS | 2X18 BRASS |
| STOP AND WASTE | FORD BC-11-444-5W-1 | FORD B11-6605W-NL 1 1/2 | Ford B11-7775W-NL 2 |
| RING | D&LL-2244 | D&LL-2242 | |
| RING ADAPTER | NA | L-2336 30 D MTR ADPT RING | |
| LID | DFW12AUT-5MMVT-IRRIG-LID PURPLE | | |
| METER INSULATOR | 4x28 FOAM | 4x30 FOAM | |
| VALVE BOX | 9X9 CAST IRON W/HEX NUT | | |
| BASE | NA | | M-9094-01 |
| ROD | M-9080 W/COTTER OSHA EXT KEY | | |
| METER BOX | SIGMA RMP-232430-PTR | SIGMA RMP-203036-PTR | |
| SERVICE LINE | 1" IPS POLY | 1 1/2" CTS POLY | 2" CTS POLY |

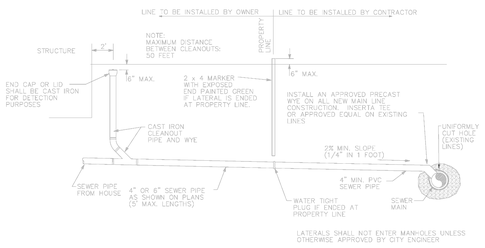
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-8




LEHI CITY

STANDARD DETAIL

SEWER LATERAL DETAIL

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6

VERIFY SCALE
BAR IS ONE INCH IN ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

| NO. | DATE | REVISION | BY |
|---|---|---|---|

LEGACY ENGINEERING AND SURVEYING, LLC
ANNABELLA, UTAH 84711
TEL: (801) 720-2150
PO BOX 374

DESIGN T HANSEN
DRAWN T HANSEN
CHECK
APPR'D T HANSEN

JOHNSTON ESTATES SUBDIVISION PLAT A
LEHI, UTAH

STANDARD DETAILS

PROJ 22-003
DATE 5-17-2022
SHEET C501

# Johnston Subdivision

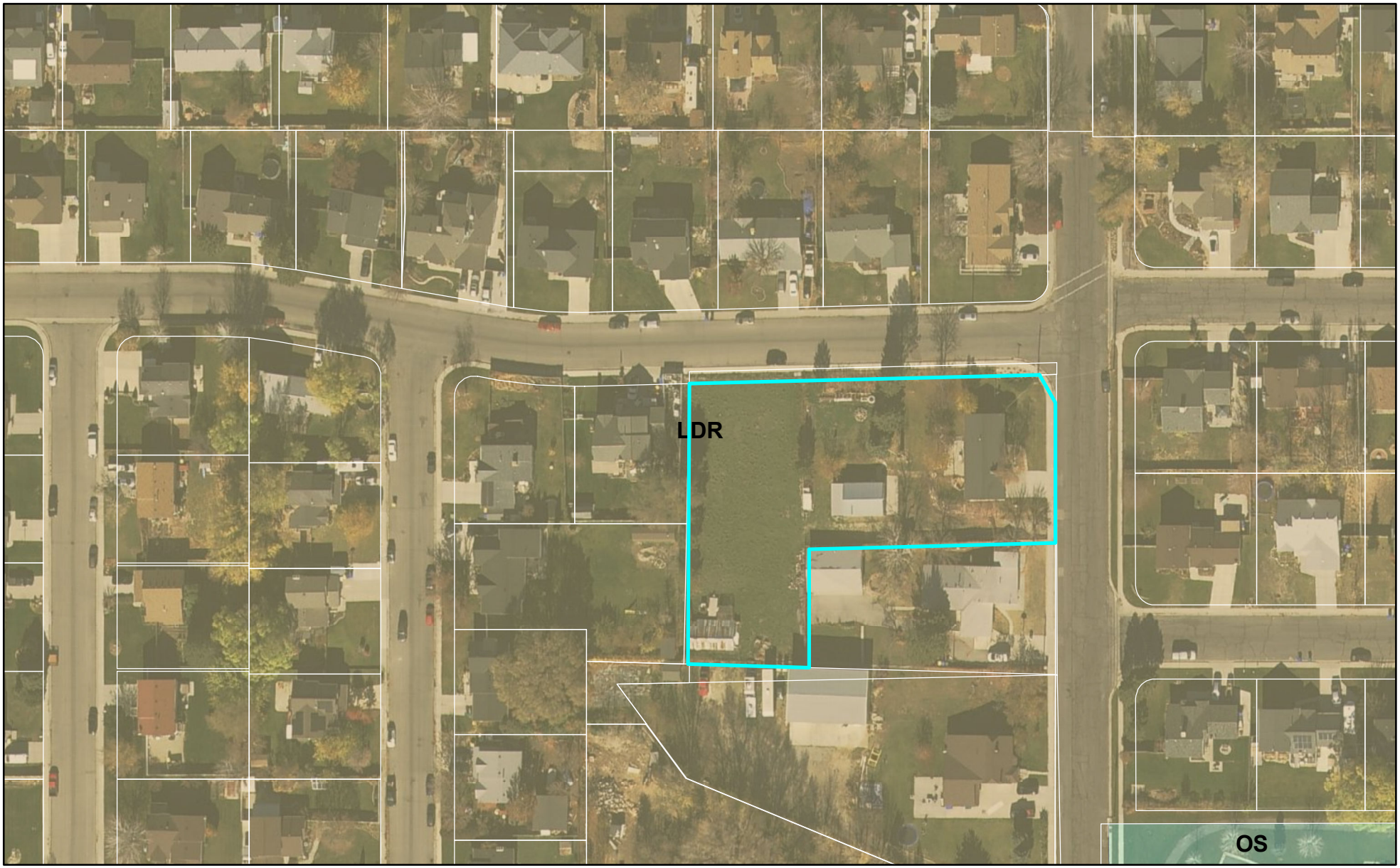
Aerial

0 125 250 Feet

LEHI CITY

# Johnston Subdivision

General Plan

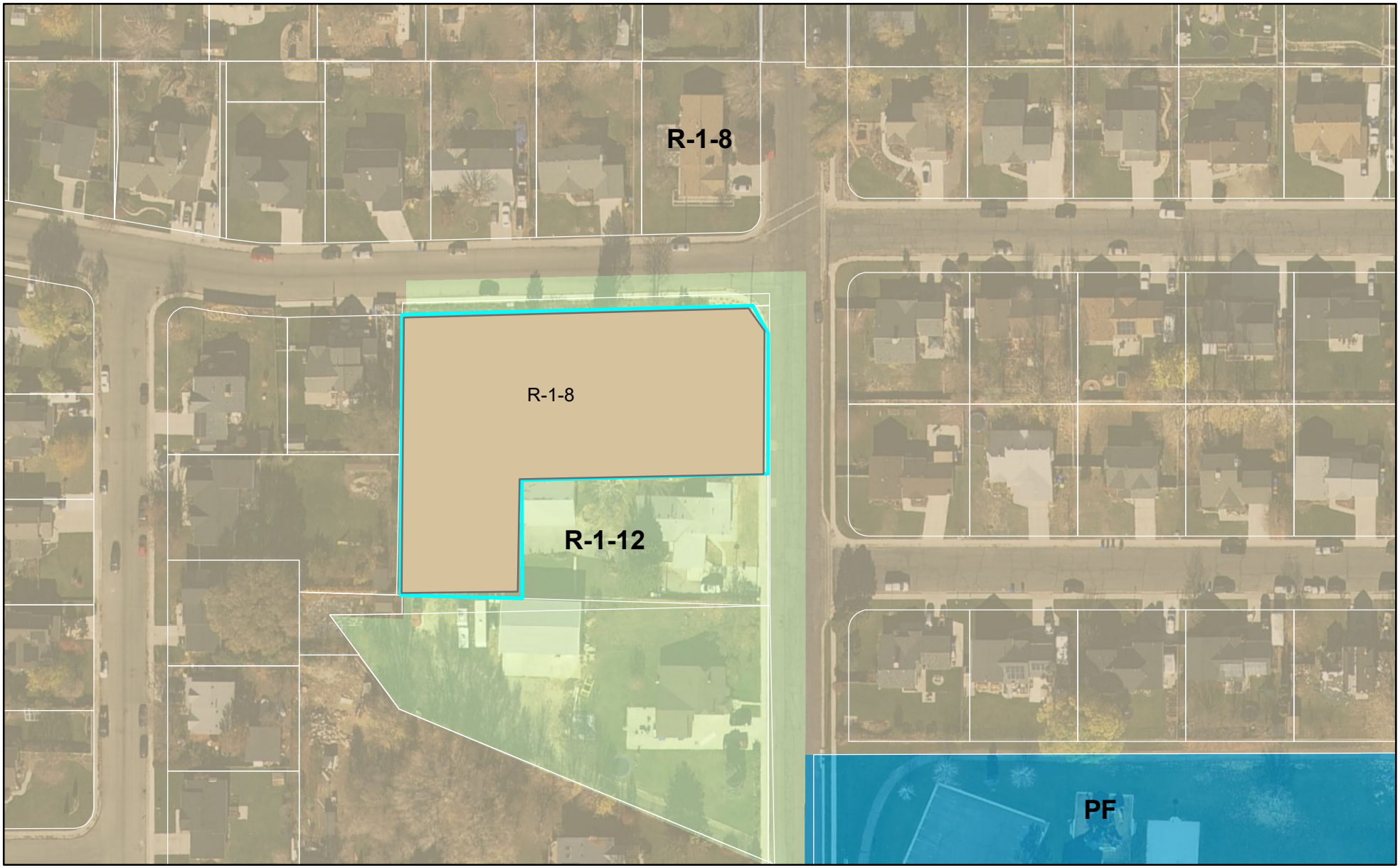



0 125 250 Feet

LEHI CITY

# Johnston Subdivision

Zoning




0 125 250 Feet

LEHI CITY

**Agenda Item No: 12**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Neldon and Jewel Bullock Annexation, 1.33-acres of property located at 578 West 2100 North with A-1 (agriculture) zoning.

a. Public Hearing
b. Consideration of Resolution #2022-59, approving an annexation agreement
c. Consideration of Ordinance #37-2022, approving the Neldon and Jewel Bullock Annexation, with A-1 zoning.

**Suggested Action:**

**Attachments:**

CC Staff Report Neldon and Jewel Bullock Annexation 07.12.22.docx

Neldon and Jewel Bullock Annexation DRC 03.03.21.docx

Ord 37-2022.docx

Res 2022-59.docx

Bullock AnnexAgreement 07.12.22.docx

Agreement-Bullock Settlement 07.12.22.docx

Bullock Annexation narrative.pdf

Bullock Annexation Plat.pdf

Bullock Annexation-Aerial Map.pdf

Bullock Annexation-General Plan Map.pdf

Bullock Annexation-Zoning Map.pdf

# NELDON AND JEWEL BULLOCK ANNEXATION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Neldon and Jewel Bullock | | |
| **Meeting Date** | July 12, 2022 | | |
| **Requested Action/Purpose** | Approval of annexation | | |
| **Location** | 578 West 2100 North | | |
| **Requested Zoning** | A-1 (R-1-15 originally) | | |
| **General Plan Land Use Designation** | Low Density Residential (LDR) | | |
| **Acreage** | 1.313 acres | | |
| **Existing Land Use** | Barn structure and yard | | |
| **Adjacent Zoning and Land Use** | *North* | Unincorporated | Greenhouse/shed |
| | *South* | RA-1 | Single Family Home |
| | *East* | A-1 | Yard area |
| | *West* | R-1-8 | Single Family Homes |
| **Date of DRC Review** | March 3, 2021 | | |
| **Date of City Council Acceptance** | June 14, 2022 | | |
| **Date of Planning Commission Review** | October 28, 2021 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

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

## REPORT ANALYSIS

The applicant requests approval of the Neldon and Jewel Bullock Annexation. This annexation previously came through the process in 2021 and earlier this year. The applicant decided to wait for final approval on the annexation to clean up their property. The applicant and City Staff feel that the property is sufficiently cleaned up to move forward with the annexation at this time.

In accordance with State Law the resolution of intent to annex was accepted again by the City Council on June 14, 2022. Review of the zoning in Planning Commission that took place in October 2021 did not need to occur again.

The proposed annexation is located at 578 West 2100 North; and includes two separate parcels. One is 0.54 acres the other is 0.79 acres. The parcels represent an existing county island allowing annexation by resolution.

The applicant originally proposed R-1-15 zoning which does not comply with the General Plan Land Use Designation of Low Density Residential (LDR). Staff talked with the applicant about changing their zone request to R-1-12. During the City Council meeting on October 12, 2021 the applicant indicated the desire for A-1 zoning. The applicant has also expressed they do not plan to combine the two lots. These parcels on their own do not meet the 1-acre size requirement for the A-1 zone. The applicant has also expressed their desire for A-1 zoning is for the future obtaining of a kennel permit. Kennel permits are only allowed in A-1 and A-5 zoning because of the potential nuisance to surrounding neighbors on smaller lots. Also, the A-1 zoning also does not comply with the Low Density Residential (LDR) General Plan Land Use Designation. However, the City Council can approve the requested zoning in an exercise of their legislative power and through the proposed annexation and settlement agreements.

Staff met with the applicant to discuss compensation for perceived wrongs. The proposed settlement agreement was included in the packet and reviewed by the City Council previously.

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

## POSSIBLE MOTIONS AND FINIDINGS

The City Council may approve or deny the Neldon and Jewel Bullock Annexation. Any motion should include findings. Possible findings include:

1. The proposed annexation resolves a county island.
2. The proposed A-1/R-1-15 zoning is/ is not consistent with the LDR General Plan Land use designation.
3. The proposed annexation conforms/ does not conform to the goals and policies of the General Plan.
4. Other findings as determined by the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on October 28, 2021. The minutes and motion from this meeting follow:

**3.9) Public hearing and recommendation of Jewel Bullock's request for review of R-1-15 (residential) zoning on the Neldon and Jewel Bullock Annexation, 1.33-acres of property located at 578 West 2100 North.**
Jacob Curtis presented information on the agenda item.

The applicant, Jewell Bullock, was present. She stated she would like her property to be annexed into the City. She stated she would like to keep the property as A-1 and still annex into the City. The Bullock's have been working with the City for years with the property to annex into the City. She expressed her desire to preserve her animal rights.

Commissioner Nielsen opened the public hearing Holly Bullock stated she is in support to the annexation and zone change for A-1.

Commissioner Nielsen closed the public hearing

**Motion**: Commissioner Ellis moved to send a positive recommendation **of Jewel Bullock's request for review of R-1-15 (residential) zoning on the Neldon and Jewel Bullock Annexation, 1.33-acres of property located at 578 West 2100 North**; with the findings that the proposed annexation resolves a county island, the R-1-15 and A-1 zoning is consistent with the LDR General Plan Land use designation, the zoning is compatible with surrounding neighborhood, the annexation conforms to the goals and policies of the General Plan, and the annexation does not affect the health, safety, welfare, and morals of the City. Including all DRC comments. Commissioner Jackson seconded.

**Vote:** Commissioner Nielsen, yes; Commissioner Bunker, yes; Commissioner Ellis, yes; Commissioner Hereth; yes; Commissioner Jackson, yes; Commissioner Eyre, yes. The motion passed unanimously.

**Neldon and Jewel Bullock Annexation**
**DRC Redline Comments**

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

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

**DRC REPORT:**

1. **Critical Issues:**

2. **Location of existing and proposed City facilities:**
    a. Utilities in 600 West
    b. All Sewer, Water, PI, and storm drain utilities are located in 600 West or 2100 North

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

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

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

**DRC GENERAL COMMENTS:**

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

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

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

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

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

**ORDINANCE NO: 37-2022**

# AN ORDINANCE APPROVING THE NELDON AND JEWEL BULLOCK ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the "Neldon and Jewel Bullock" Annexation, located at approximately 578 West 2100 North and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code: and

WHEREAS, the Lehi City Council conducted a public hearing on the 12th day of July 2022, after having published notice as also required by Section 10-2-418 of the Utah Code; and

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

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

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

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

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

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

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

Approved and adopted by the Lehi City Council this 12th day of July 2022.

ATTEST

| | |
|---|---|
| MARK JOHNSON, Mayor | Teisha Wilson, City Recorder |

EXHIBIT “A”

“Neldon and Jewel Bullock” Annexation Legal Description

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

COMMENCING AT A POINT IN IN THE EXISTING LEHI CITY BOUNDARY AS ESTABLISHED BY THE RICHARD JOHN BULLOCK ANNEXATION AND THE INTERSECTION WITH A LONG STANDING LEHI CITY BOUNDARY, SAID POINT LIES S89°49'21"W, 2502.25 FEET AND N00°10'39"W, 107.45 FEET from THE EAST QUARTER CORNER OF SAID SECTION 5 THENCE ALONG SAID LONG STANDING BOUNDARY S89°48'00"W, 126.28 FEET TO THE EAST LINE OF 600 WEST STREET; THENCE ALONG SAID EAST LINE N00°07'56"W, 347.02 FEET TO THE SOUTH LINE OF COUNTRY MANOR ESTATES SUBDIVISION AND THE LEHI CITY BOUNDARY; THENCE ALONG SAID SUBDIVISION AND CITY BOUNDARY S89°39'19"E, 255.15 FEET; TO THE THOMAS AND HOLLY BULLOCK ANNEXATION BOUNDARY, THENCE ALONG SAID BOUNDARY S01°12'42"W, 103.40 FEET; TO THE RICHARD JOHN BULLOCK ANNEXATION BOUNDARY, THENCE ALONG SAID BOUNDARY S89°59'32"W, 124.90 FEET AND S00°14'00"W, 241.65 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 57178.7 SQUARE FEET, 1.313 ACRES

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH STATE PLANE COORDINATE SYSTEM WHERE THE BEARING TO VIEW 2 IS N02°50'34"W FROM THE E $\frac{1}{4}$ CORNER OF SECTION 5.

**RESOLUTION NO: 2022-59**

**A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE PROPERTY THAT IS THE SUBJECT OF THE NELDON AND JEWEL BULLOCK ANNEXATION**

WHEREAS, the owners desire to annex certain property located at approximately 578 West 2100 North to the City of Lehi which property is further described in Exhibit "A" of the Annexation Agreement and incorporated by reference herein; and

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

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

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

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

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

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

1. The Neldon and Jewel Bullock Annexation Agreement attached hereto as Exhibit "A" is herby approved and the Mayor is authorized to execute the Agreement and take all other such actions as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 12th day of July 2022.

| LEHI CITY | ATTEST |
| --- | --- |
| _____ | _____ |
| MARK JOHNSON, Mayor | TEISHA WILSON, City Recorder |

**NELDON AND JEWEL BULLOCK**
**ANNEXATION AGREEMENT**

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

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

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

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

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

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

1. This agreement shall be and is hereby expressly made binding upon all of the heirs, executors, assigns and any and all other successors in interest of the parties hereto.
2. It is agreed that the Owners and/or developers shall pay unto the City of Lehi at such times and places as required by the ordinance, rules and regulations existing at the time of this Agreement, or as subsequently changed by ordinance, rules of regulations, such sums as are required by the said ordinances, rules and regulations pertaining to development of subdivisions, connections fees, impact fees, and any and all other such fees as are so made and provided.
3. The property will be zoned **A-1 Agriculture** as shown on the annexation plat map**.**
4. There will be no required water right dedication.

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

_____ _____
MARK JOHNSON, Mayor Date

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

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

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

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

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

**EXHIBIT "A"**

**BOUNDARY DESCRIPTION**

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

COMMENCING AT A POINT IN IN THE EXISTING LEHI CITY BOUNDARY AS ESTABLISHED BY THE RICHARD JOHN BULLOCK ANNEXATION AND THE INTERSECTION WITH A LONG STANDING LEHI CITY BOUNDARY, SAID POINT LIES S89°49'21"W, 2502.25 FEET AND N00°10'39"W, 107.45 FEET from THE EAST QUARTER CORNER OF SAID SECTION 5 THENCE ALONG SAID LONG STANDING BOUNDARY S89°48'00"W, 126.28 FEET TO THE EAST LINE OF 600 WEST STREET; THENCE ALONG SAID EAST LINE N00°07'56"W, 347.02 FEET TO THE SOUTH LINE OF COUNTRY MANOR ESTATES SUBDIVISION AND THE LEHI CITY BOUNDARY; THENCE ALONG SAID SUBDIVISION AND CITY BOUNDARY S89°39'19"E, 255.15 FEET; TO THE THOMAS AND HOLLY BULLOCK ANNEXATION BOUNDARY, THENCE ALONG SAID BOUNDARY S01°12'42"W, 103.40 FEET; TO THE RICHARD JOHN BULLOCK ANNEXATION BOUNDARY, THENCE ALONG SAID BOUNDARY S89°59'32"W, 124.90 FEET AND S00°14'00"W, 241.65 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 57178.7 SQUARE FEET, 1.313 ACRES

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

SETTLEMENT AGREEMENT
AND MUTUAL GENERAL RELEASE OF ALL CLAIMS

Neldon and Jewel Bullock and all successors ("Claimants"), and Lehi City Corporation, a municipality and political subdivision of the State of Utah ("City"), collectively referred to as the "Parties", hereby enter into this Settlement Agreement and Mutual General Release of All Claims (the "Settlement Agreement") as of the date the last party executes this Agreement, for the purpose of settling and resolving certain claims, controversies and disputes between them on the terms and conditions and for the considerations set forth below.

WHEREAS, Claimants and the City have a dispute as to whether City is liable for damages incurred by Claimants at their property located at approximately 578 West 2100 North, Lehi, Utah (and further as a result of development activities adjacent to Claimants' property ("Dispute").

NOW THEREFORE, the Parties hereto agree as follows:

1. Intent of the Parties. Without waiving or conceding their respective positions, and with no admission of liability by the Parties, it is the intent and purpose of the Parties to fully settle, compromise and resolve all claims and controversies between them arising out of or in any way referring or relating to the Dispute.

2. General Release of All Claims. As part of this Agreement, except for the specific obligations of the Parties as described in this Agreement, Claimants for and on behalf of themselves and their respective agents, owners, members, managers, indemnitors, insurers, successors, and assigns, hereby release and forever discharge the City, together with its officers, employees, agents, owners, members, managers, indemnitors, insurers, successors, and assigns, from any and all claims, demands, liabilities, damages, causes of action, costs and expenses, including attorney's fees, arising out of or in any way related to the Dispute and the subject matter of this Agreement.

3. Consideration. In consideration of the full and final satisfaction of all of Claimants' claims related to the Dispute, City will:

a. Not require water right dedication upon annexation to the City.

b. Pay for the water (culinary and pressurized irrigation) and sewer utilities to be stubbed to the property line for the existing agricultural building/garage and the north parcel. All of the connection and impact fees for the two sets of new utility services shall

be paid by Claimants at the time building permits are issued. Also, Claimants will be required to apply for and obtain building permits from the City for any new buildings or any new conversion of the existing agriculture/garage building to residential per the City's standard process.

c. Pay for and install the curb, gutter and sidewalk along 600 West. In order to facilitate the installation of the curb, gutter and sidewalk, Claimants shall:

i. remove the existing fence to allow for the sidewalk construction;
ii. maintain any animals in a separate area during the construction process;
iii. allow the City to slope the existing ground at the back of sidewalk into the Claimants' property;
iv. dedicate the small property areas that will be needed to install the sidewalk and the existing corner radius at 600 West 2100 North; and
v. reinstall the fence after the construction of the walk is complete, if desired

The sidewalk will be built integral to the road without a planter strip for the length of the Bullock property, until it jogs in to match with the existing sidewalk to the north.

d. Allow the current animal rights that are allowed in the County (horses, sheep, cows, etc.) to continue up until the time the properties with the animal rights uses are developed (agricultural building/garage is converted to a home, a home is constructed on the north parcel). At that time the animal rights will revert to those for the A-1 Zone as listed in the Development Code.

e. Allow Claimants, upon annexation, to put brick on the exterior of the agriculture building/garage without a building permit as long as it remains an agricultural building/garage. If upon annexation the building has been transformed or is in the process of being transformed into a residential dwelling, a new building permit through the City will be required.

f. Not take or confiscate Claimants' real property for any reason related to the maintenance and upkeep of the property; including any enforcement action taken by the City.

4. Integration. This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and integrates all prior conversations, discussions or undertakings of whatever kind or nature and may only be

modified by a subsequent writing duly executed by the parties hereto.

5. Authorization. Each individual executing this Agreement does thereby represent and warrant to the other signers that the individual has been duly authorized to execute and deliver this Agreement in the capacity and for the party specified.

6. Mutual Participation in Document Preparation. Each party has participated materially in the negotiation and preparation of this Agreement and any related items; in the event a dispute concerning the interpretation of any provision of this Agreement or any related item, the rule of construction to the effect that certain ambiguities are to be construed against the party drafting a document will not apply.

7. No Third-Party Beneficiary Interests. Nothing contained in this Agreement is intended to benefit any person or entity other than the parties to this Agreement; and no representation or warranty is intended for the benefit of, or to be relied upon by, any person or entity which is not a party to this Agreement.

8. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

9. Condition Precedent. Lehi City Council approval of the Neldon and Jewel Bullock Annexation Agreement is a condition precedent to the obligations of the Parties under this Settlement Agreement.

10. Covenant Running with the Land. This Agreement constitutes a covenant running with the land and shall be recorded against the property.

IN WITNESS WHEREOF, the Parties hereto have executed this Settlement Agreement and Mutual General Release of All Claims individually or by and through their duly authorized representatives as of the day and indicated below.

| | |
|---|---|
| Dated the ____ of July, 2022 | Dated the ____ of July , 2022 |
| CLAIMANTS | LEHI CITY CORPORATION |
| _____ | _____ |

Neldon Bullock

By: Mark Johnson
Its: Mayor

_____
Jewel Bullock

Attest:

_____
Teisha Wilson, City Recorder

EXHIBIT "A"

**ITEM (3)____Annexation Information Requirements**

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

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

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

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

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

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

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

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

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

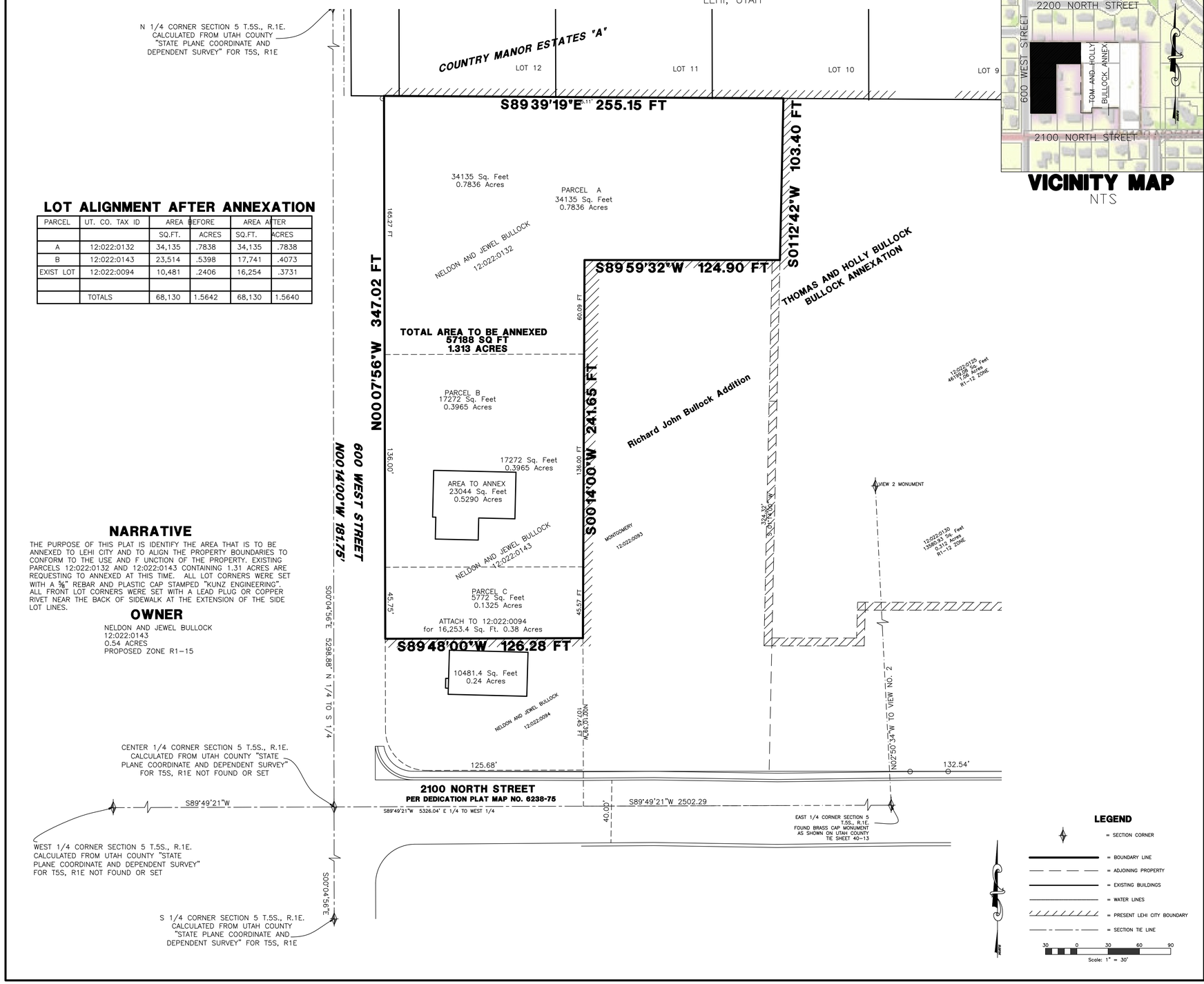
**The annexation of this property would result in the addition of one residential unit with the associated utility connections. It would not have a significant effect on the transportation, parks and recreation and police protection.**

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

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

# NELDON AND JEWEL BULLOCK ANNEXATION

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




## LOT ALIGNMENT AFTER ANNEXATION

| PARCEL | UT. CO. TAX ID | AREA BEFORE | | AREA AFTER | |
|---|---|---|---|---|---|
| | | SQ.FT. | ACRES | SQ.FT. | ACRES |
| A | 12:022:0132 | 34,135 | .7838 | 34,135 | .7838 |
| B | 12:022:0143 | 23,514 | .5398 | 17,741 | .4073 |
| EXIST LOT | 12:022:0094 | 10,481 | .2406 | 16,254 | .3731 |
| | | | | | |
| | | | | | |
| | TOTALS | 68,130 | 1.5642 | 68,130 | 1.5640 |

## NARRATIVE

THE PURPOSE OF THIS PLAT IS IDENTIFY THE AREA THAT IS TO BE ANNEXED TO LEHI CITY AND TO ALIGN THE PROPERTY BOUNDARIES TO CONFORM TO THE USE AND F UNCTION OF THE PROPERTY. EXISTING PARCELS 12:022:0132 AND 12:022:0143 CONTAINING 1.31 ACRES ARE REQUESTING TO ANNEXED AT THIS TIME. ALL LOT CORNERS WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG OR COPPER RIVET NEAR THE BACK OF SIDEWALK AT THE EXTENSION OF THE SIDE LOT LINES.

## OWNER

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

## VICINITY MAP

NTS

## SURVEYOR'S CERTIFICATE

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

## BOUNDARY DESCRIPTION

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

COMMENCING AT A POINT IN IN THE EXISTING LEHI CITY BOUNDARY AS ESTABLISHED BY THE RICHARD JOHN BULLOCK ANNEXATION AND THE INTERSECTION WITH A LONG STANDING LEHI CITY BOUNDARY, SAID POINT LIES S89°49'21"W, 2502.25 FEET AND N00°10'39"W, 107.45 FEET from THE EAST QUARTER CORNER OF SAID SECTION 5 THENCE ALONG SAID LONG STANDING BOUNDARY S89°48'00"W, 126.28 FEET TO THE EAST LINE OF 600 WEST STREET; THENCE ALONG SAID EAST LINE N00°07'56"W, 347.02 FEET TO THE SOUTH LINE OF COUNTRY MANOR ESTATES SUBDIVISION AND THE LEHI CITY BOUNDARY; THENCE ALONG SAID SUBDIVISION AND CITY BOUNDARY S89°39'19"E, 255.15 FEET; TO THE THOMAS AND HOLLY BULLOCK ANNEXATION BOUNDARY, THENCE ALONG SAID BOUNDARY S01°12'42"W, 103.40 FEET; TO THE RICHARD JOHN BULLOCK ANNEXATION BOUNDARY, THENCE ALONG SAID BOUNDARY S89°59'32"W, 124.90 FEET AND S00°14'00"W, 241.65 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 57178.7 SQUARE FEET, 1.313 ACRES

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

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

## ACCEPTANCE BY LEGISLATIVE BODY

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

SIGNED THIS _____DAY OF _____, 20___

MAYOR — ATTEST: CITY RECORDER

## UTAH COUNTY SURVEYOR

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

UTAH COUNTY SURVEYOR

REVISIONS

| DATE | DESCRIPTION |
|---|---|
| | |


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


# ANNEXATION PLAT

## NELDON AND JEWEL BULLOCK ANNEXATION

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

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

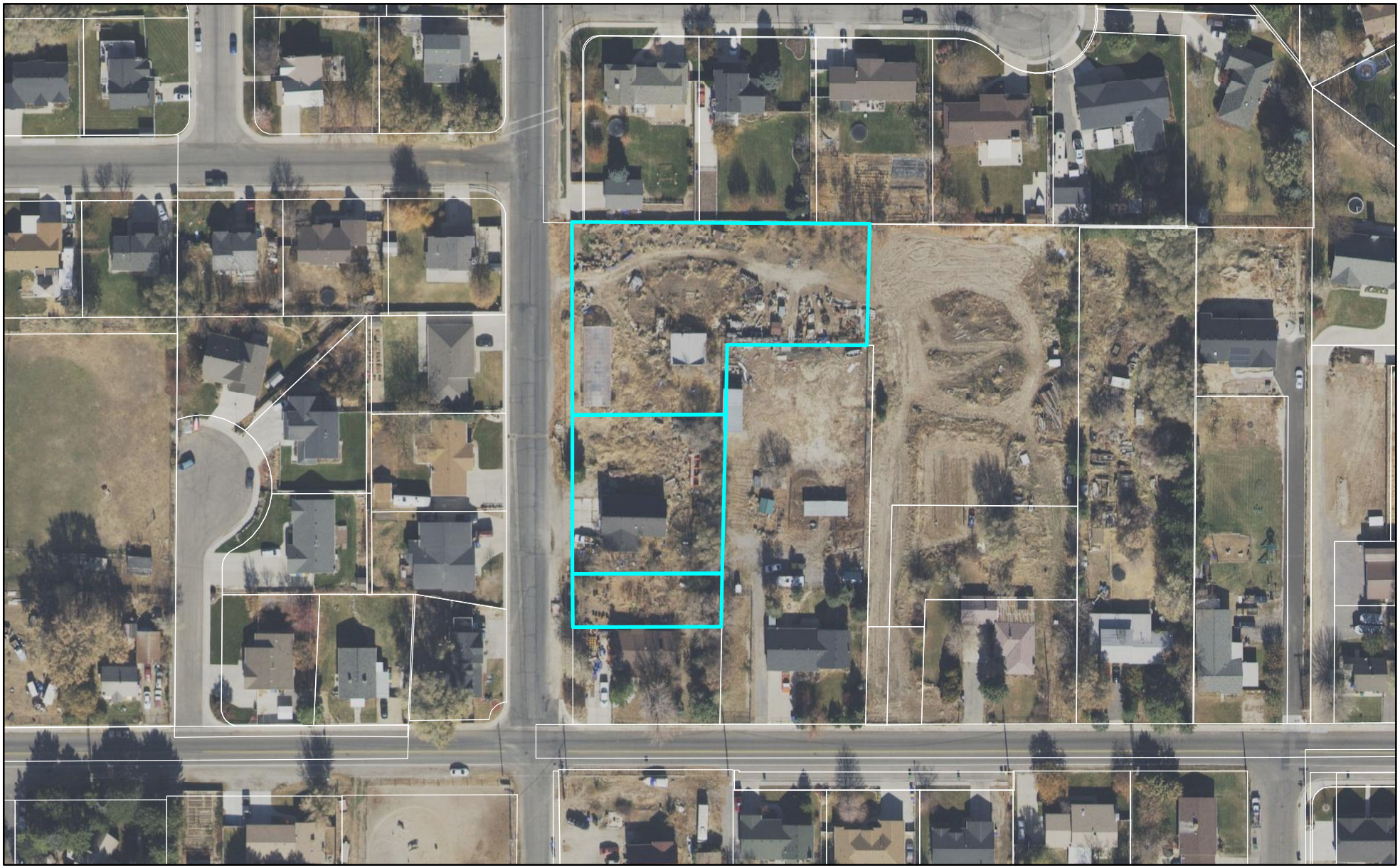
**LEGEND**

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

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

# Newel and Jewel Bullock Annexation

Aerial

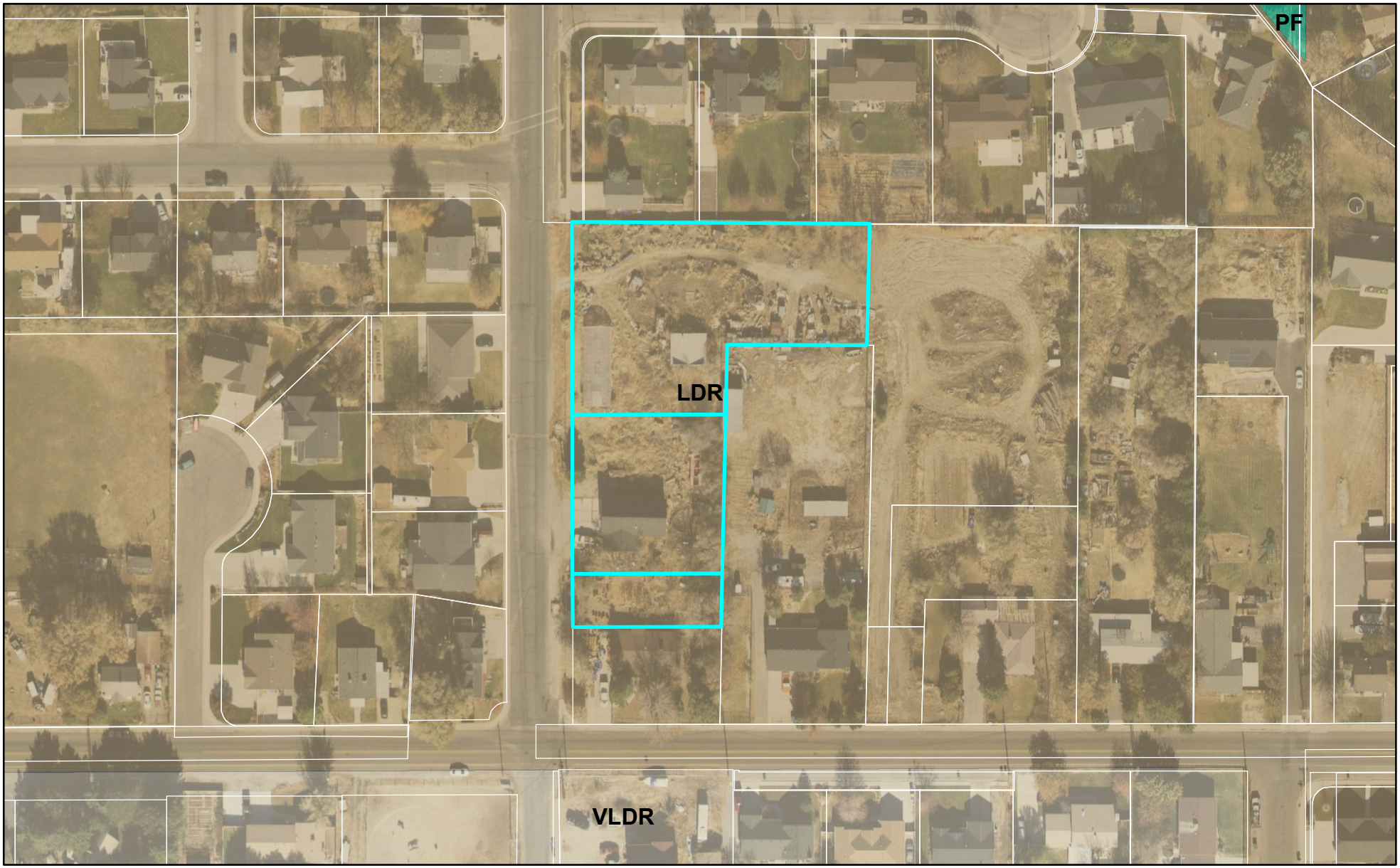


0 140 280 Feet

LEHI CITY

# Newel and Jewel Bullock Annexation

General Plan

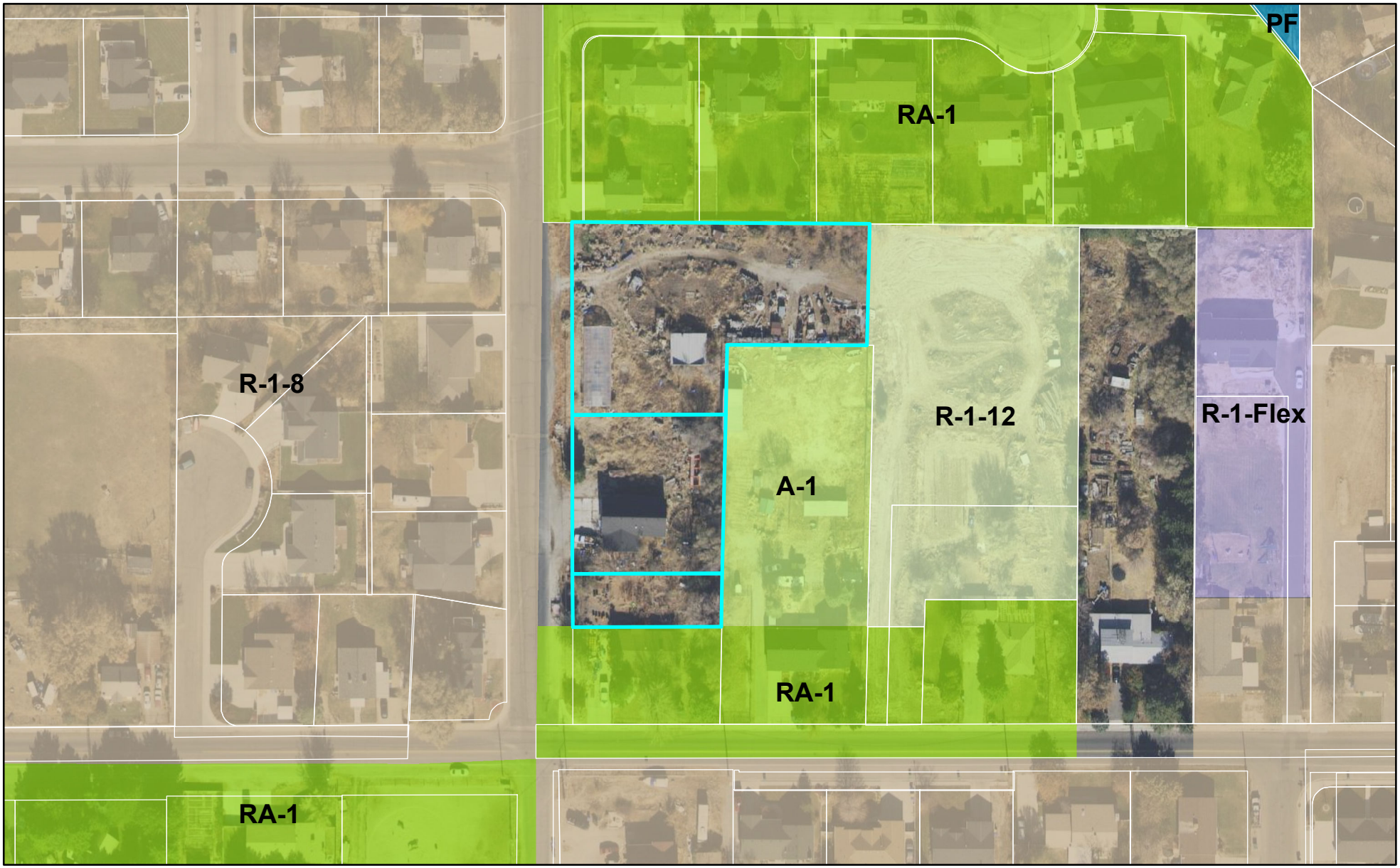



0 140 280 Feet

LEHI CITY

# Newel and Jewel Bullock Annexation

Zoning




0 140 280 Feet

LEHI CITY

**Agenda Item No: 13**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of a Plat Amendment for the Gardner Point Phase 3B Plat, amending the Gardner Point Phase 3 subdivision to include 17 townhomes in Parcel E located at 3600 West Big Horn Drive.

**Suggested Action:**

**Attachments:**

CC Staff Report Gardner Point Phase 3B Plat Amendment 07.12.22.docx

Gardner Point Phase 3B Plat Amendment- Towhome Subdivision DRC 06.08.22.docx

Gardner Point Phase 3B Plat Amendment- narrative.pdf

Gardner Point Phase 3B Plat Amendment- Plat.pdf

Gardner Point Phase 3B Plat Amendment Map - general plan.pdf

Gardner Point Phase 3B Plat Amendment Map - zone.pdf

Gardner Point Phase 3B Plat Amendment Map - aerial.pdf

# GARDNER POINT PHASE 3B PLAT AMENDMENT

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Edge Homes | | |
| **Meeting Date** | July 12, 2022 | | |
| **Requested Action/Purpose** | Approval of a proposed plat amendment | | |
| **Location** | 3600 West Big Horn Drive | | |
| **Existing General Plan Designation** | MDR (Medium Density Residential) | | |
| **Existing Zoning** | R-2 (Medium Density Residential) | | |
| **Existing Land Use** | Undeveloped | | |
| **Number of Lots/Units** | 17 Units | | |
| **Adjacent Zoning and Land Use** | *North* | R-2 | Future Gardner Point |
| | *South* | R-2 | Future Gardner Point |
| | *East* | R-1-8 | Undeveloped |
| | *West* | R-2 | Future Gardner Point |
| **Date of DRC Review** | June 8, 2022 | | |
| **Assigned Planner** | Sierra Pierson | | |

## REQUIRED ACTION

| | |
|---|---|
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 07/10/12)**
The City Council may consider, after Reviewing Departments review, any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot, contained in a subdivision plat.

A. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.
B. The City Council shall hold a public hearing within forty-five (45) days after the day on which the application is filed if:

1. Any owner within the plat notifies the City of the owner's objection in writing within ten (10) days of mailed notification; or

2. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.

C. The public hearing requirement of Subsection B does not apply and the City Council may consider at a public meeting an owner's request to vacate or amend a subdivision plat if the application seeks to:

1. Join two or more of the applicant fee owner's contiguous lots;

2. Subdivide one or more of the applying fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

3. Adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the application, regardless of whether the lots or parcels are located in the same subdivision;

4. On a lot owned by the applying fee owner, adjust an internal lot restriction imposed by the City; or

5. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within

the subdivision that are not:

a. owned by the applicant; or
b. designated as a common area

D. Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to the State Code requirements for vacation of a public right-of-way.

E. Each request to vacate or amend an entire plat or a portion of a plat shall include:

1. The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the application; and

2. The signature of each owner described in Subsection (E)(1) who consents to the application.

**Section 11.350. Plat Amendment Approval Process and Recordation. (Amended 07/10/12)**

A. Following a review by the Reviewing Departments, the City Council may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Council finds that:

1. There is good cause for the vacation or amendment; and

2. No public street, right-of-way, or easement has been vacated or amended.

B. The City Council shall ensure that the amended plat showing the vacation or amendment is recorded in the office of the County Recorder.

C. An amended plat may not be submitted to the County Recorder for recording unless it is signed, acknowledged, and dedicated by each owner of record of the portion of the plat that is amended.

## PROPERTY HISTORY

| | |
|---|---|
| **September 26, 2008** | This property was included in the Holbrook Annexation. |
| **September 24, 2019** | The City Council approved the M90 General Plan amendment which designated this property as MDR and HDR. |
| **September 24, 2019** | The City Council approved the M90 concept plan which included this property. |
| **January 28, 2020** | The City Council approved the Saratoga Boundary Adjustment and zone change to designate this property as R-2 and R-3. |
| **December 8, 2020** | The City Council approved the Gardner Point Phase 1 Preliminary Subdivision. |
| **March 23, 2021** | The City Council approved the Gardner Point Phase 1 Final Subdivision. |
| **June 29, 2021** | The City Council approved the Gardner Point Phase 2 Preliminary Subdivision. |
| **October 12, 2021** | The City Council approve the Gardner Point Phase 2 Final Subdivision. |
| **October 26, 2021** | The City Council approved the Gardner Point Phase 3 Final Subdivision. |
| **December 14, 2021** | The City Council approved Gardner Point Phase 4 Final Subdivision. |

**February 8, 2022** The City Council approved Gardner Point Phase 6 Final Subdivision.

**March 22, 2022** The City Council approved Gardner Point Phase 5 Final Subdivision.

## REPORT ANALYSIS

The applicant is requesting approval of a plat amendment to Gardner Point Phase 3. The plat amendment is being proposed to include 17 townhome units in Gardner Point Phase 3 subdivision. This amendment is following a suggestion to wait and build this portion of the phase until after River Point Phase 1 was ready to be approved. This would allow for the townhomes on this portion of the property to be rear-load townhomes as opposed to front-load townhome units. The alley for these units has been included in the River Point Phase 1 plat, which resulted in the need to wait and amend the original Gardner Point Phase 3 plat. The applicant has indicated in their narrative that the inclusion of rear-load units will allow for a nice street scape along the entry into the development and allow for additional on-street parking along Big Horn Drive. The 17 units is within the allowed density for the overall Gardner Point PUD.

The DRC had two comments including the following:

1. Amend LTSWMP and SWPPP
2. Include HOA name and address for common area ownership/maintenance in Owner's Dedication on the plat.

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

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed amendment is consistent with the approved Gardner Point Planned Unit Development Preliminary Subdivision allowed units.
2. The overall preliminary subdivision meets the requirements from Chapter 17 for Planned Unit Developments.
3. The proposed subdivision meets/does not meet the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

**Gardner Point Phase 3B Plat Amendment**
**DRC Redline Comments**

*Edge Homes – requests review of **Gardner Point Phase 3B Plat Amendment**, amending the Gardner Point Phase 3 subdivision to include 16 townhomes in Parcel E located at 3600 West Big Horn Drive.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Spencer, Michael
Date of Plans Reviewed: **5/24/22**
Time Start: 2:46 PM
Time End: 2:48 PM

**DRC REDLINE COMMENTS:**
**Glade – Power: No comments**
**Garion – Fire: No comments**
**Greg – Water/Sewer: No comments**
**Trent – Parks: No comments**
**Gary – Building/Inspections: No comments**
**Matt – Public Works:**
1. Amend LTSWMP and SWPPP

**Ross – Engineering: No comments**
**Luke- Traffic: No comments**
**Kim – Planning:**
2. Include HOA name and address for common area ownership/maintenance in Owner's Dedication on the plat.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 12TH

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

Dear Lehi City,

The following narrative is intended to coincide with the Final Plat Application for Gardner Point Phase 3B.

Gardner Point Phase 3B is the next phase in the Gardner Point Community that Edge Homes intends to build.

We were given many great suggestions from the planning department, Planning Commission, and City Council during the Concept Plan Approval process as well as the Preliminary Plat Approval Process. We have taken the suggestions and have waited to build this phase until we have our River Point Project ready to proceed. In doing so we are able to make the townhomes in this phase rear load garages. Because of this the entry into our Gardner Point Community will showcase a very nice street scape along the front of these townhome buildings. We believe these ideas will help enhance the look and feel of this community to both those passing through and those who will call it home. We appreciate the input and expertise and area please to introduce these elements into Gardner Point.

The vision for this community is to add to the existing area currently developed or under development. The location and design of the green byways and community gathering areas are a result of many productive meetings with Lehi City Planning and Engineering.

This community lies in current Lehi city boundaries and will consist of 16 townhomes.

This project will be substantial and will continue to serve the demand of the residents looking for all of the conveniences Lehi has to offer. We are excited to continue to provide homes and communities to Lehi City and look forward to working through this project together.

Respectfully,

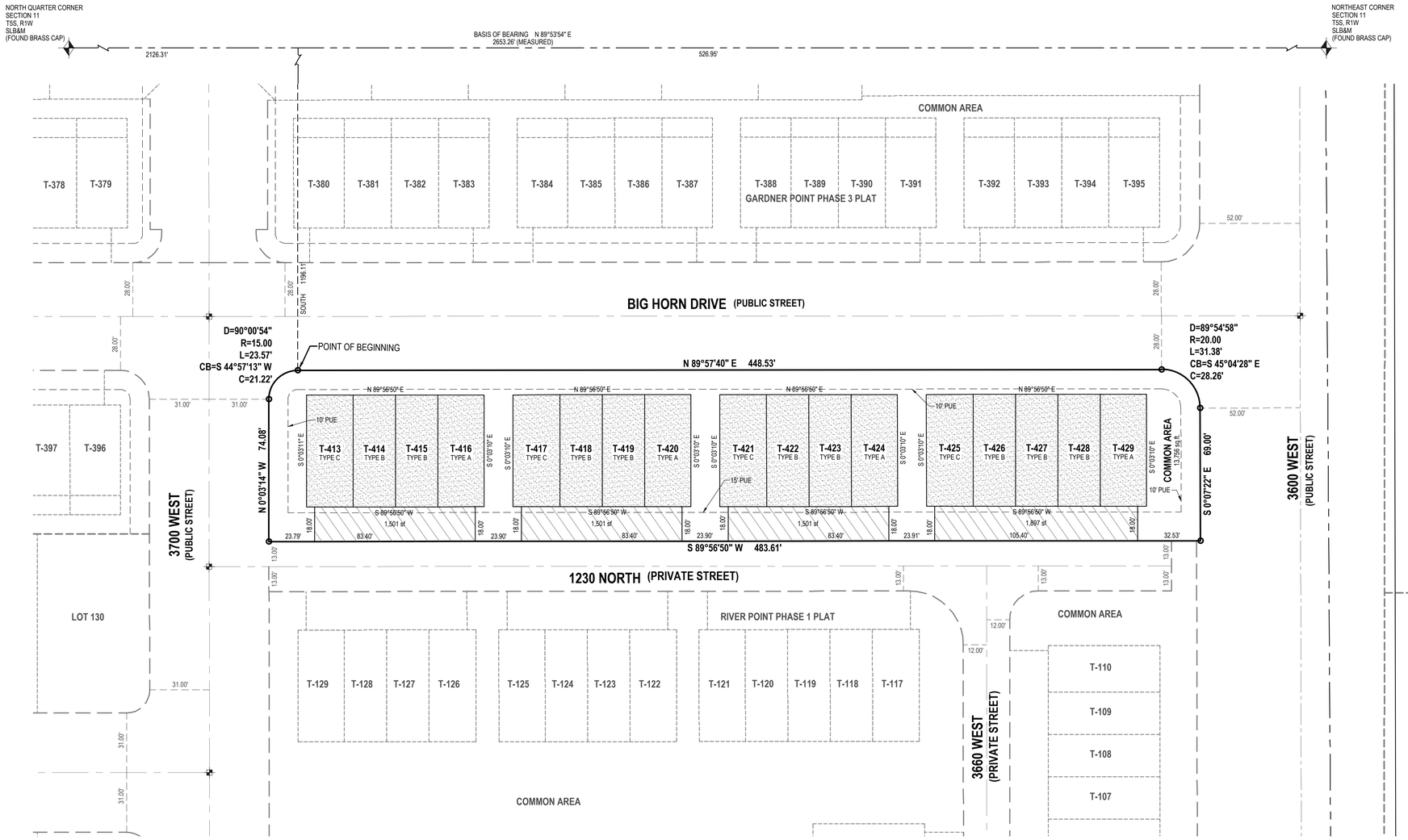
Spencer Llewelyn

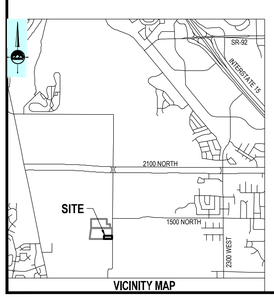
Edge Homes

# GARDNER POINT PHASE 3B PLAT

**AMENDING PARCEL E OF GARDNER POINT PHASE 3 PLAT**
**RESIDENTIAL DEVELOPMENT**
**LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN**
**LEHI CITY, UTAH COUNTY, UTAH**

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



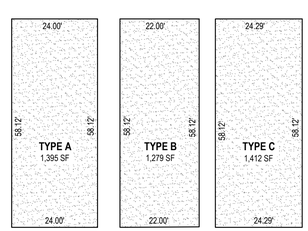

VICINITY MAP

FRONT SETBACKS FROM TBC FOR TOWNHOMES:
UNITS 101-129: 18'

| IRRIGATION SERVICES | | |
|---|---|---|
| LOCATION | AREA (SQ FT) | SIZE (INCHES) |
| COMMON AREA | 13,756 | 2 |

NOTES
1. SET 5/8" REBAR WITH YELLOW PLASTIC CAP. OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. AND DATED MAY 1, 2018.
5. ALL PROJECT AMENITIES INCLUDING CLUBHOUSE, TOT LOT, SPORT COURT, BENCHES, AND TRAILS WITHIN COMMON AREAS WILL BEGIN CONSTRUCTION AT 60% OF BUILDING PERMITS ISSUED FOR THE OVERALL PROJECT AND BE COMPLETED BY 80% OF BUILDING PERMITS ISSUED.

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




TYPICAL TOWNHOUSE PAD DIMENSIONS

**LEGEND**

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

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

NORTH

**HORIZONTAL GRAPHIC SCALE**
30 0 15 30 60
( IN FEET )
HORZ: 1 inch = 30 ft.


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

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


**SHEET 1 OF 1**

PROJECT NUMBER : 8069K
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 5/10/22

## SURVEYOR'S CERTIFICATE

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

## BOUNDARY DESCRIPTION

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

Beginning at a point on the Southerly Right-of-Way Line of Big Horn Drive, said point being North 89°53'54" East 2,126.31 feet and South 1,196.11 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Southerly Right-of-Way Line the following two (2) courses:
(1) North 89°57'40" East 448.53 feet;
(2) Southeasterly 31.38 feet along the arc of a 20.00 foot radius curve to the right (center bears South 00°02'20" East and the chord bears South 45°04'28" East 28.26 feet with a central angle of 89°54'58") to the Westerly Right-of-Way Line of 3600 West Street;
thence South 00°07'22" East 69.00 feet along said Westerly Right-of-Way Line to an extension of then Northerly Right-of-Way Line of 1230 North Street;
thence South 89°56'50" West 483.61 feet along said extension and Northerly Right-of-Way Line to the Easterly Right-of-Way Line of 3700 West Street;
thence along said Easterly Right-of-Way Line the following two (2) courses:
(1) North 00°03'14" West 74.08 feet;
(2) Northeasterly 23.57 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°56'46" East and the chord bears North 44°57'13" East 21.22 feet with a central angle of 90°00'54") to the point of beginning.

Contains 42,917 Square Feet or 0.985 Acres and 17 Units

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

## UTILITY DEDICATION

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

## RESERVATION OF COMMON AREAS

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

## OWNER'S DEDICATION

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

**GARDNER POINT PHASE 3B PLAT**

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

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

By:
Its:

## ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF )S.S.

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

NUMBER

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

## PLANNING COMMISSION APPROVAL

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

CHAIR, PLANNING COMMISSION

## ACCEPTANCE BY LEGISLATIVE BODY

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

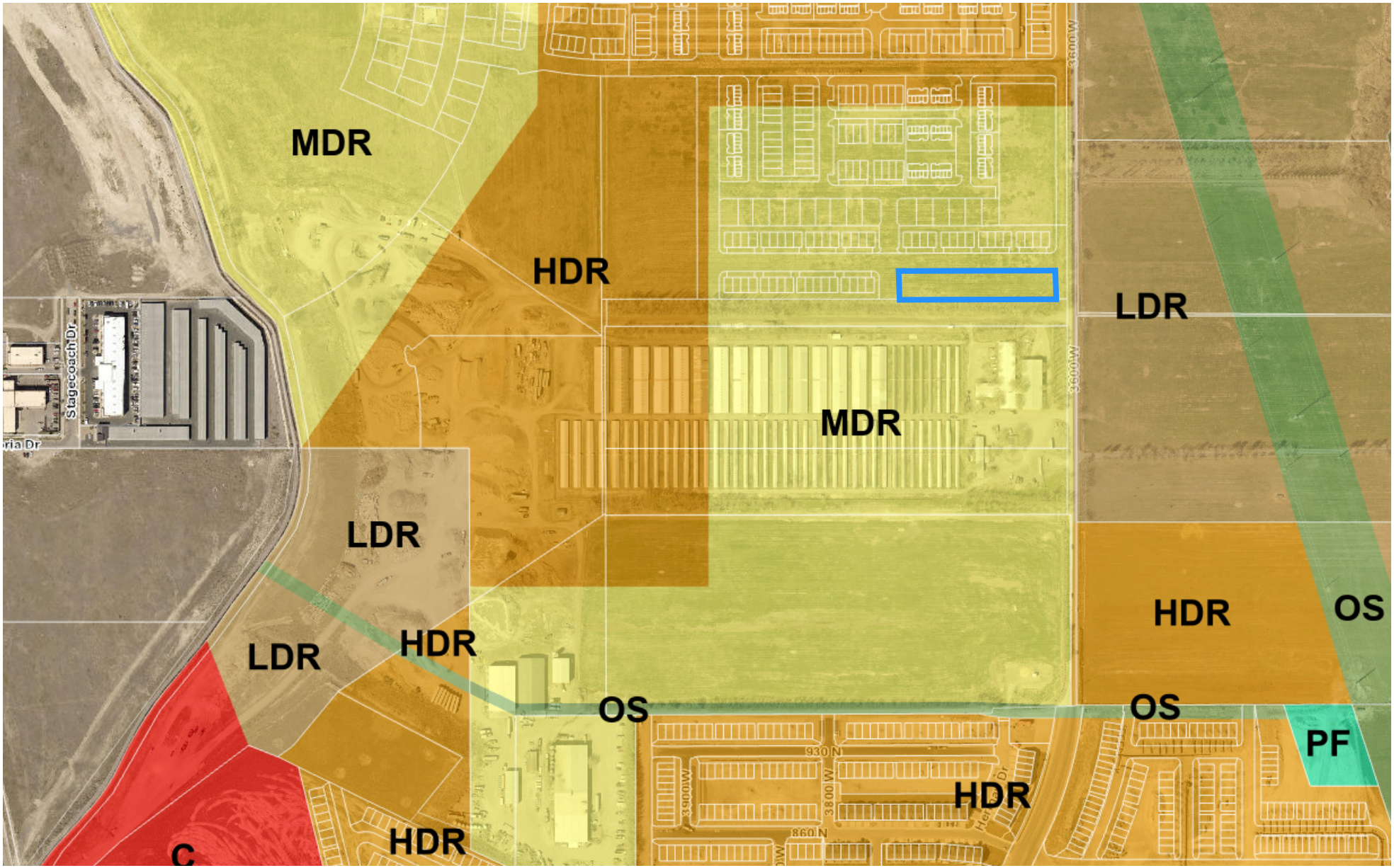
*MAYOR:* _____ *ATTEST:* _____
CLERK/RECORDER (SEE SEAL BELOW)


# GARDNER POINT PHASE 3B PLAT

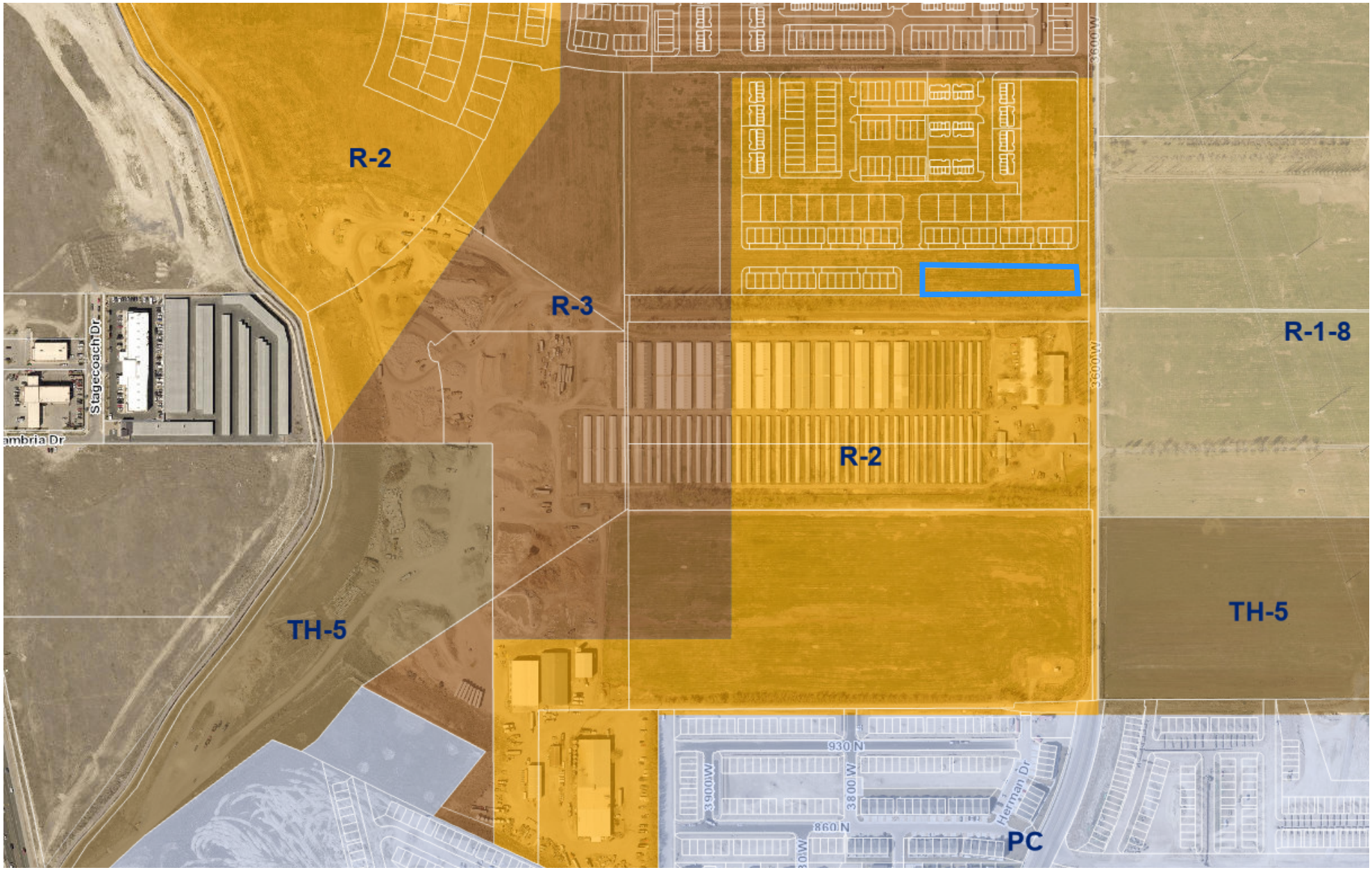
AMENDING PARCEL E OF GARDNER POINT PHASE 3 PLAT
**LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN**
**LEHI CITY, UTAH COUNTY, UTAH**


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

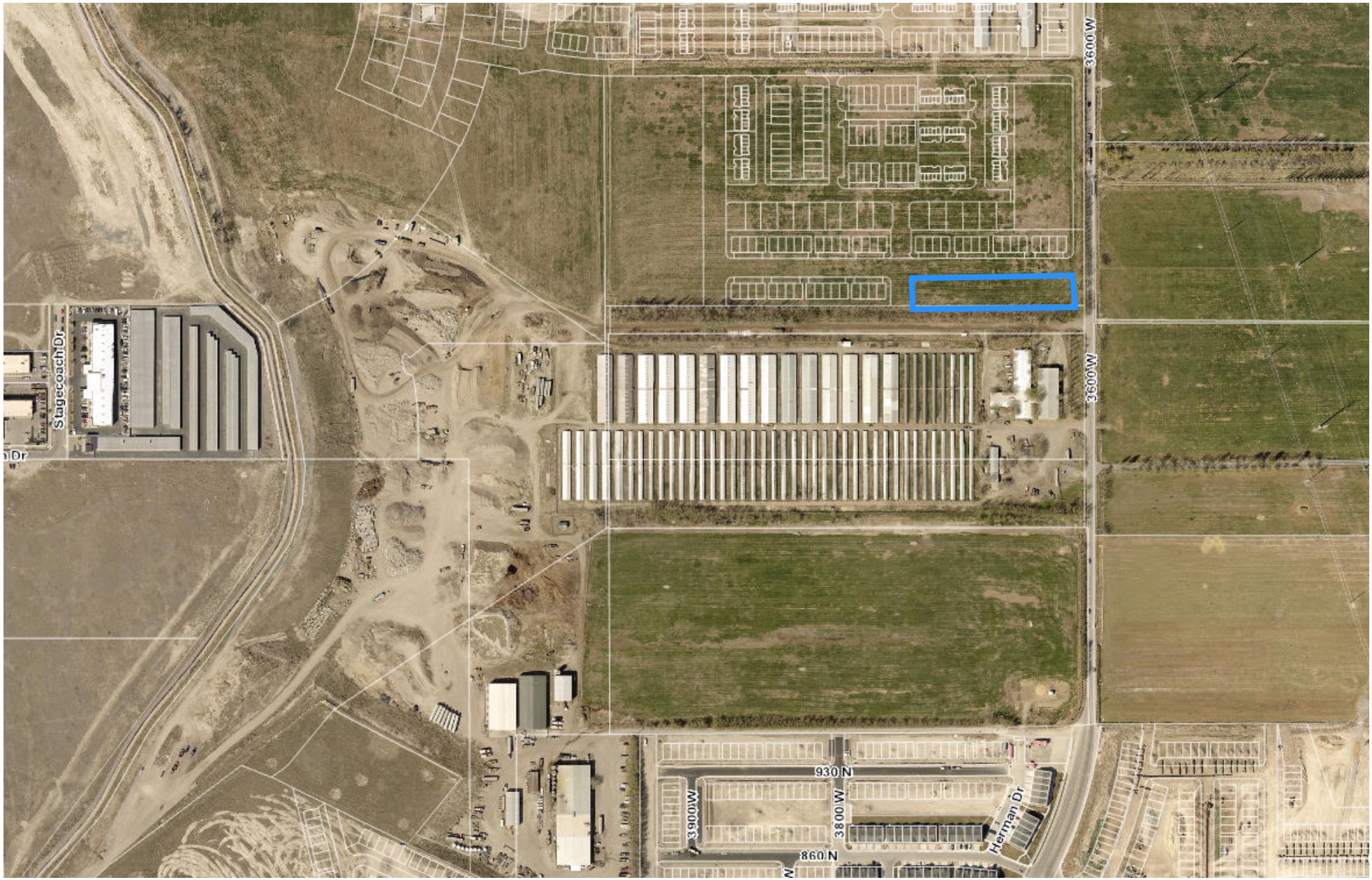
# Gardner Point Phase 3B Plat Amendment
# General Plan



# Gardner Point Phase 3B Plat Amendment
# Zone



# Gardner Point Phase 3B Plat Amendment
## Aerial



**Agenda Item No: 14**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Final subdivision approval for the Gardner Point Phase 7, a 71-unit residential development located at approximately 1100 North 4000 West.

**Suggested Action:**

**Attachments:**

CC Staff Report Gardner Point Phase 7 Final Subdivision 07.12.22.docx

Gardner Point Phase 7 Final Subdivsion DRC 06.08.22.docx

GP Phase 7- plans.pdf

GP Phase 7- Landscape.pdf

GP Phase 7- Amenities.pdf

Gardner Point Phase 7 Map - general plan.pdf

Gardner Point Phase 7 Map - zone.pdf

Gardner Point Phase 7 Map - aerial.pdf

# GARDNER POINT PHASE 7 FINAL SUBDIVISION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Edge Homes | | |
| **Meeting Date** | July 12, 2022 | | |
| **Requested Action/Purpose** | Approval of a final subdivision | | |
| **Location** | 1100 North 4000 West | | |
| **Existing Land Use** | Undeveloped | | |
| **Existing Zoning** | R-2 (Medium Density Residential) | | |
| **General Plan Land Use Designation** | MDR (Medium Density Residential) | | |
| **Number of Lots/Units** | 71 Units | | |
| **Adjacent Zoning and Land Use** | *North* | R-3 & LI | The Exchange & Store It |
| | *South* | R-3 & TH-5 | Future Gardner Point |
| | *East* | R-3 | Future Gardner Point |
| | *West* | None | Saratoga Springs |
| **Date of DRC Review** | June 08, 2022 | | |
| **Assigned Planner** | Sierra Pierson | | |

## REQUIRED ACTION

| | |
|---|---|
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

**Section 17.040. Development Standards.**
All Planned Unit Developments shall conform to the following standards and requirements:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. Open Space Design.

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

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

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

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

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

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

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

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

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

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

**Section 17.050. Guarantees.**

A. Adequate guarantees, acceptable to the City, shall be provided for the permanent preservation and maintenance

of park, playground, and other open space areas.

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

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

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

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

## PROPERTY HISTORY

| | |
|---|---|
| **September 26, 2008** | This property was included in the Holbrook Annexation. |
| **September 24, 2019** | The City Council approved the M90 General Plan amendment which designated this property as MDR and HDR. |
| **September 24, 2019** | The City Council approved the M90 concept plan which included this property. |
| **January 28, 2020** | The City Council approved the Saratoga Boundary Adjustment and zone change to designate this property as R-2 and R-3. |
| **December 8, 2020** | The City Council approved the Gardner Point Phase 1 Preliminary Subdivision. |
| **March 23, 2021** | The City Council approved the Gardner Point Phase 1 Final Subdivision. |
| **June 29, 2021** | The City Council approved the Gardner Point Phase 2 Preliminary Subdivision. |
| **October 12, 2021** | The City Council approve the Gardner Point Phase 2 Final Subdivision. |
| **October 26, 2021** | The City Council approved the Gardner Point Phase 3 Final Subdivision. |
| **December 14, 2021** | The City Council approved Gardner Point Phase 4 Final Subdivision. |
| **February 8, 2022** | The City Council approved Gardner Point Phase 6 Final Subdivision. |
| **March 22, 2022** | The City Council approved Gardner Point Phase 5 Final Subdivision. |

## REPORT ANALYSIS

The applicant is requesting approval of the Gardner Point Phase 7 Final Subdivision. The proposed subdivision is one of the phases of the Gardner Point Phase 2 Preliminary Subdivision, which was approved to be developed as a planned-unit development (PUD). Phase 7 is proposed to consist of condominiums, single-family homes, and open space areas. This report will discuss the subdivision layout and DRC comments.

**Subdivision Layout**

The proposed subdivision will include 71 units. The units are a mixture of unit types including condominiums and single-family homes. The single-family homes will be located along 1100 North. The condominiums will be located along Sawtooth Way, 3980 West, and 1040 North. The condominiums are all fronting open space areas. There will be additional open space located along 1040 North and will include a pavilion and an existing Saratoga Springs well house. Guest parking will be provided along 1100 North and a parking lot on Sawtooth Way.

**DRC Comments**

The DRC had 10 comments including the following:

1. Change language of note 15 on both pages of the site plan: "No parking signs have been identified on the site plan. These temporary no parking signs will be allowed to be phased with the pace of construction as the developer and fire code official sees fit. Permanent parking signage to be identified and maintained by HOA or Property Manager".
2. Provide final building elevations and building style/colors plan.
3. Adjust lawn and water-wise landscape areas to meet minimum 35% water-wise planting areas for multi-family developments. (max 32,000 sf of sod)

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

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision is consistent with the approved Gardner Point Phase 2 Preliminary Subdivision.
2. The overall preliminary subdivision meets the requirements from Chapter 17 for Planned Unit Developments.
3. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
4. Other findings based upon information presented at the public meeting.

**Gardner Point Phase 7 Final Subdivision**
**DRC Redline Comments**

*Edge Homes – requests final subdivision review of **Gardner Point Phase 7**, a 71-unit residential development located at approximately 1100 North 4000 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Michael, Spencer
Date of Plans Reviewed: 5/31/22
Time Start: 2:24 PM
Time End: 2:45 PM

**DRC REDLINE COMMENTS:**
**Glade – Power: No comments**
**Garion – Fire:**
1. Change language of note 15 on both pages of the site plan: "No parking signs have been identified on the site plan. These temporary no parking signs will be allowed to be phased with the pace of construction as the developer and fire code official sees fit. Permanent parking signage to be identified and maintained by HOA or Property Manager".

**Greg – Water/Sewer:**
2. Mainline valve on fire line to building LL must be flanged to the tee.
3. Sewer lateral for building LL must connect directly to the sewer main, not to the manhole.
4. Change to 8"x4" FL tee with a 4" gate valve for blow off, eliminate 8"x4" reducer.

**Trent – Parks:**
5. Adjust lawn and water-wise landscape areas to meet minimum 35% water-wise planting areas for multi-family developments. (max 32,000 sf of sod)

**Gary – Building/Inspections: No comments**
**Matt – Public Works: No comments**
**Ross – Engineering:**
6. Add note stating "new service to well house" for power.
7. Call out on plans that existing power easement is to be abandoned.

**Luke- Traffic: No comments**
**Kim – Planning:**
8. Provide final building elevations and building style/colors plan.
9. Remove "Director-Secretary" from Planning Commission approval on plat.
10. Add HOA name and address to Owner's Dedication for ownership/maintenance of all common areas on the plat(s).

**GENERAL COMMENTS:**
1. Recommend a sidewalk connection straight south from the walk that runs between Buildings 'JJ' and 'HH' (see Bluebeam plans)

**PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:**
1. Approval of plans from Saratoga Springs City will be required for phase 7. Address any access or utility requirements on this set of plans.
2. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
3. 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).
4. 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.
5. Reimbursement Agreement for the 8" culinary and 12" PI main in 1100 North must be in place.

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

6. 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. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
9. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435).
10. Schedule a SWPPP inspection through Lehi City Water Dept. (call Rochelle Peterson at 385-201-2429). This should be the last item completed prior to scheduling a preconstruction meeting.
11. Amend the Long Term Storm Water Management Plan and Agreement to include this phase and send to Planning Division and Public Works (Matthew Meier- mmeier@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
12. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
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 signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
7. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

**DRC GENERAL COMMENTS:**

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

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**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.**

THIS ITEM WILL SCHEDULED FOR CITY COUNCIL ON JULY 12TH

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

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

**BENCHMARK**

NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

# GARDNER POINT PHASE 7

## A RESIDENTIAL PUD SUBDIVISION

### LEHI CITY, UTAH

**FOR REVIEW**
**NOT FOR CONSTRUCTION**

DATE PRINTED
May 31, 2022

INDEX OF DRAWINGS


| | | | | | |
|---|---|---|---|---|---|
| 1 OF 1 | GARDNER POINT PHASE 7 PLAT | C-202 | SITE PLAN | C-500 | EROSION CONTROL PLAN |
| 1 OF 2 | GARDNER POINT PHASE 7 CONDOMINIUM PLAT | C-300 | OVERALL GRADING AND DRAINAGE PLAN | C-600 | DETAILS |
| 2 OF 2 | GARDNER POINT PHASE 7 CONDOMINIUM PLAT | C-301 | GRADING AND DRAINAGE PLAN | C-601 | DETAILS |
| 1 OF 2 | GARDNER POINT PHASE 7B CONDOMINIUM PLAT | C-302 | GRADING AND DRAINAGE PLAN | C-602 | DETAILS |
| 2 OF 2 | GARDNER POINT PHASE 7B CONDOMINIUM PLAT | C-400 | PHASE 7 UTILITY PLAN | C-603 | DETAILS |
| C-001 | GENERAL NOTES | C-400A | OVERALL HYDRANT AND UTILITY PLAN | PP-1 | PLAN AND PROFILE 1100 NORTH |
| C-100 | DEMOLITION PLAN | C-401 | UTILITY PLAN | PP-2 | PLAN AND PROFILE 3960 NORTH AND 3980 NORTH |
| C-200 | OVERALL SITE PLAN | C-402 | UTILITY PLAN | PP-3 | PLAN AND PROFILE SAWTOOTH WAY |
| C-200A | CIRCULATION PLAN | C-403 | PHASE 7 POWER PLAN | PP-4 | PLAN AND PROFILE 1040 NORTH |
| C-201 | SITE PLAN | C-403A | OVERALL POWER PLAN | PP-5 | PLAN AND PROFILE WATERLINE |


**NOTICE TO CONTRACTOR**

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

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

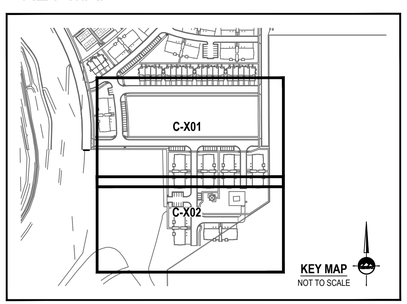
**NOTICE TO DEVELOPER/ CONTRACTOR**

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

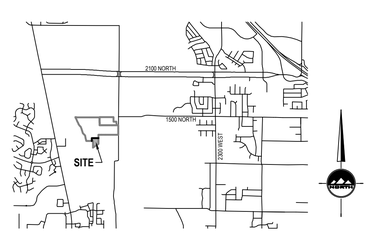
**UTILITY DISCLAIMER**

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

KEY MAP



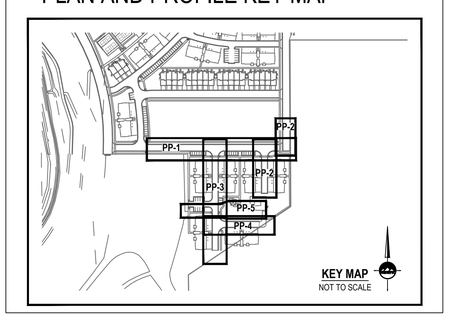

VICINITY MAP




GENERAL NOTES

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

PLAN AND PROFILE KEY MAP





ENSIGN
THE STANDARD IN ENGINEERING

**CEDAR CITY**
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

**SALT LAKE CITY**
Phone: 801.255.0529

**TOOELE**
Phone: 435.843.3590

**LAYTON**
Phone: 801.547.1100

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

*FOR:*
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
*CONTACT:*
JED STEWART
PHONE: 801-494-0150


GARDNER POINT PHASE 7
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

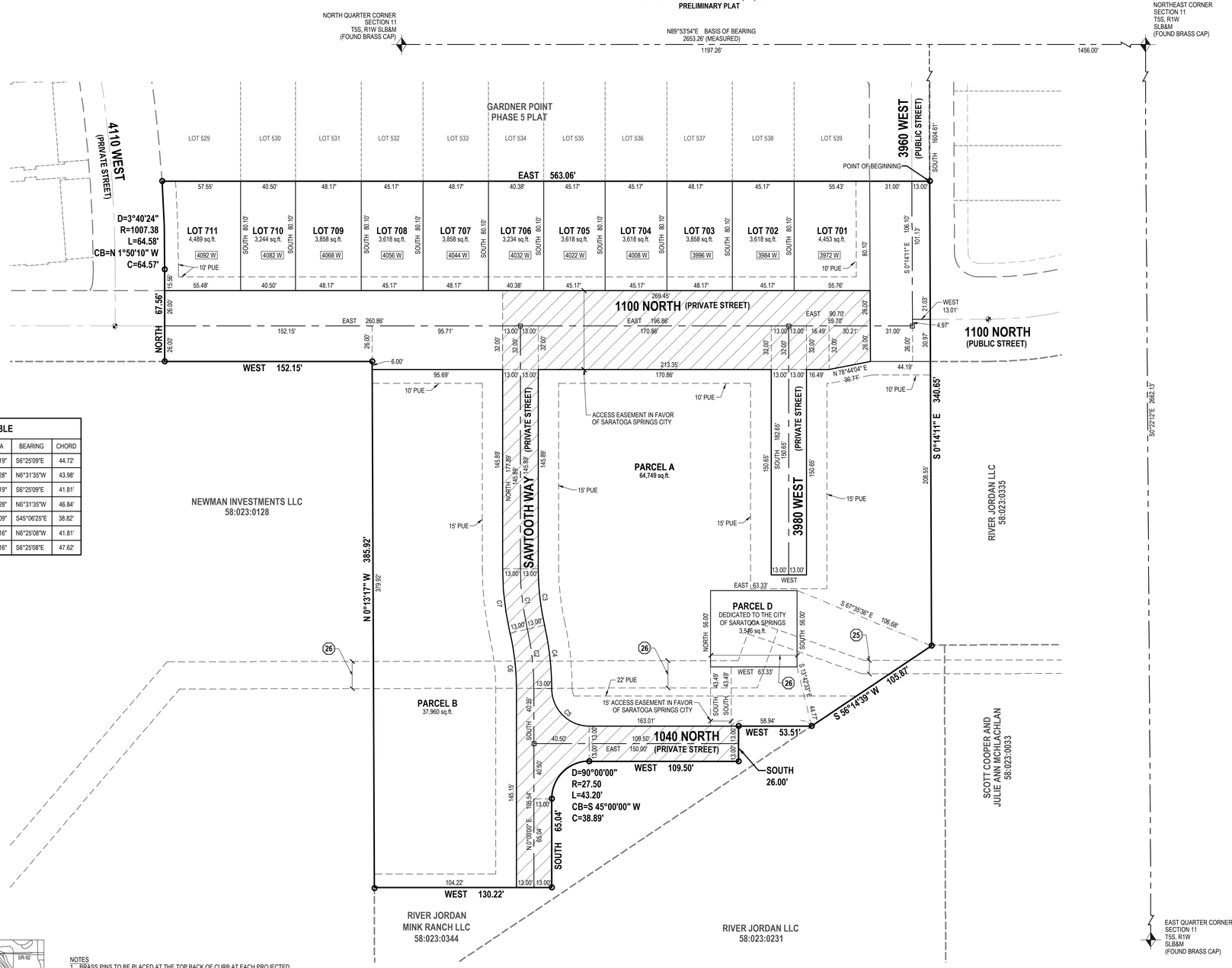
COVER SHEET

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

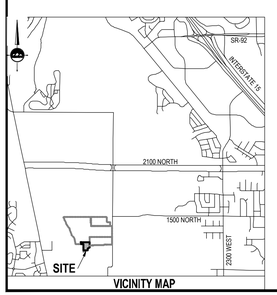
C-000

# GARDNER POINT PHASE 7 PLAT

**RESIDENTIAL DEVELOPMENT**
**LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,**
**TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN**
**LEHI CITY, UTAH COUNTY, UTAH**
**LOCATED WITHIN NEIGHBORHOOD COMMERICAL (NC)**
**AND HIGH DENSITY RESIDENTIAL (R-3) ZONING**
**PRELIMINARY PLAT**




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 200.00' | 44.82' | 12°50'19" | S6°25'09"E | 44.72' |
| C2 | 200.00' | 44.07' | 12°37'28" | N6°31'35"W | 43.98' |
| C3 | 187.00' | 41.90' | 12°50'19" | S6°25'09"E | 41.81' |
| C4 | 213.00' | 46.93' | 12°37'28" | N6°31'35"W | 46.84' |
| C5 | 27.50' | 43.09' | 89°47'09" | S45°06'25"E | 38.82' |
| C6 | 187.00' | 41.90' | 12°50'16" | N6°25'08"W | 41.81' |
| C7 | 213.00' | 47.72' | 12°50'16" | S6°25'08"E | 47.62' |




VICINITY MAP

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

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

EASEMENT NOTES:
25. The effect, terms and conditions of an Underground Right of Way Easement granted to PacifiCorp, recorded March 9, 2005, as Entry No. 24625:2005 of official records.
26. The effect, terms and conditions of an Easement granted to City of Saratoga Springs, recorded March 30, 2005, as Entry No. 32884:2005 of official records.

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

**LEGEND**

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

| IRRIGATION SERVICES | | |
|---|---|---|
| LOCATION | AREA (SQ FT) | SIZE (INCHES) |
| COMMON AREA | 56,628 | 2 |

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

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


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


**SHEET 1 OF 1**
PROJECT NUMBER : 8066S
MANAGER : BOM
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 4/14/22

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

## SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as GARDNER POINT PHASE 7 PLAT, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

## BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,197.26 feet and South 1,604.61 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°14'11" East 340.65 feet;
thence South 56°14'39" West 105.87 feet;
thence West 53.51 feet;
thence South 26.00 feet;
thence West 109.50 feet;
thence Southwesterly 43.20 feet along the arc of a 27.50 foot radius curve to the left (center bears South and the chord bears South 45°00'00" West 38.89 feet with a central angle of 90°00'00");
thence South 65.04 feet;
thence West 130.22 feet;
thence North 00°13'17" West 385.92 feet;
thence West 152.15 feet;
thence North 67.56 feet;
thence Northwesterly 64.58 feet along the arc of a 1,007.38 foot radius curve to the left (center bears North 89°59'58" West and the chord bears North 01°50'10" West 64.57 feet with a central angle of 03°40'24");
thence East 563.06 feet to the point of beginning.

Contains 200,245 Square Feet or 4.597 Acres 11 Lots and 2 Parcels

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

## UTILITY DEDICATION

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

## RESERVATION OF COMMON AREAS

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

## OWNER'S DEDICATION

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

**GARDNER POINT PHASE 7 PLAT**

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

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

By:
Its:

## ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH )S.S.

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

NUMBER

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

## PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

## ACCEPTANCE BY LEGISLATIVE BODY

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

*MAYOR:* _____

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

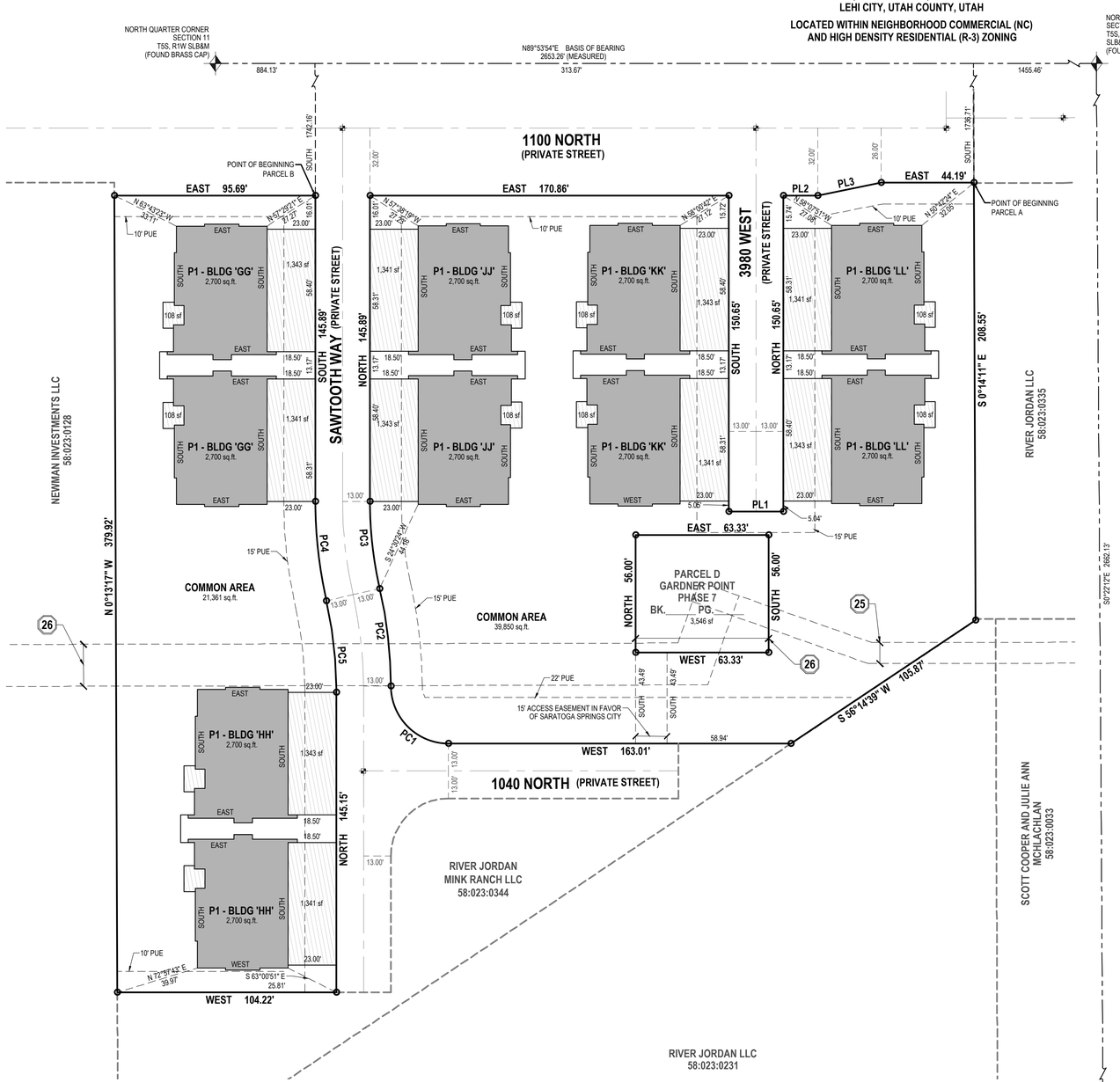

**GARDNER POINT PHASE 7 PLAT**
**LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,**
**TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN**
**LEHI CITY, UTAH COUNTY, UTAH**

# GARDNER POINT PHASE 7 CONDOMINIUM PLAT

## AMENDING ALL OF PARCEL A AND B OF GARDNER POINT PHASE 7 PLAT

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

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




## LEGEND

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

### CURVE TABLE

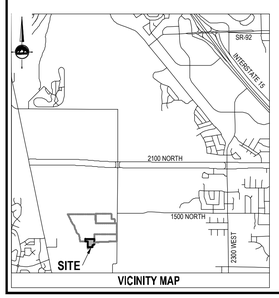
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| PC1 | 27.50' | 43.09' | 89°47'16" | N45°06'23"W | 38.82' |
| PC2 | 213.00' | 46.93' | 12°37'30" | N6°31'31"W | 46.84' |
| PC3 | 187.00' | 41.90' | 12°50'16" | N6°25'08"W | 41.81' |
| PC4 | 213.00' | 47.72' | 12°50'16" | S6°25'08"E | 47.62' |
| PC5 | 187.00' | 41.90' | 12°50'16" | S6°25'08"E | 41.81' |

### LINE TABLE

| LINE | BEARING | LENGTH |
|---|---|---|
| PL1 | EAST | 26.00' |
| PL2 | EAST | 16.49' |
| PL3 | N78°44'04"E | 30.71' |

### LAND USE TABLE

| | | | | |
|---|---|---|---|---|
| BUILDING AREA | = | 27,000 SF | 0.620 AC | 26% |
| LIMITED COMMON AREA | = | 14,498 SF | 0.333 AC | 14% |
| COMMON AREA | = | 61,212 SF | 1.405 AC | 60% |
| TOTAL AREA | = | 102,710 SF | 2.358 AC | 100% |
| TOTAL NUMBER OF BUILDINGS | = | 5 | | |
| TOTAL NUMBER UNITS IN PHASE | = | 50 | | |




VICINITY MAP

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

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

EASEMENT NOTES:
25. The effect, terms and conditions of an Underground Right of Way Easement granted to PacifiCorp, recorded March 9, 2005, as Entry No. 24625:2005 of official records.
26. The effect, terms and conditions of an Easement granted to City of Saratoga Springs, recorded March 30, 2005, as Entry No. 32884:2005 of official records.

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

NORTH

**HORIZONTAL GRAPHIC SCALE**

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

## SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as GARDNER POINT PHASE 7 CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

## BOUNDARY DESCRIPTION

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

Parcel A
Beginning at a point being North 89°53'54" East 1,197.80 feet and South 1,736.71 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°14'11" East 208.55 feet;
thence South 56°14'39" West 105.87 feet;
thence West 163.01 feet;
thence Northwesterly 43.09 feet along the arc of a 27.50 foot radius curve to the right (center bears North 00°00'01" East and the chord bears North 45°06'23" West 38.82 feet with a central angle of 89°47'13");
thence Northwesterly 46.93 feet along the arc of a 213.00 foot radius curve to the left (center bears South 89°47'14" West and the chord bears North 06°31'31" West 46.84 feet with a central angle of 12°37'30");
thence Northwesterly 41.90 feet along the arc of a 187.00 foot radius curve to the right (center bears North 77°09'44" East and the chord bears North 06°25'08" West 41.81 feet with a central angle of 12°50'16");
thence North 145.89 feet;
thence East 170.86 feet;
thence South 150.65 feet;
thence East 26.00 feet;
thence North 150.65 feet;
thence East 16.49 feet;
thence North 78°44'04" East 30.71 feet;
thence East 44.19 feet to the point of beginning.

Contains 68,296 Square Feet or 1.568 Acres

LESS AND EXCEPTING Parcel D of Gardner Point Phase 7 Plat, recorded as Entry No. _____ as Map No. _____ in the Office of the Utah County Recorder. Contains 3.546 Square Feet

Parcel B
Beginning at a point being North 89°53'54" East 884.13 feet and South 1,742.61 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 145.89 feet;
thence Southeasterly 47.72 feet along the arc of a 213.00 foot radius curve to the left (center bears East and the chord bears South 06°25'08" East 47.62 feet with a central angle of 12°50'16");
thence Southeasterly 41.90 feet along the arc of a 187.00 foot radius curve to the right (center bears South 77°09'44" West and the chord bears South 06°25'08" East 41.81 feet with a central angle of 12°50'16");
thence South 145.15 feet;
thence West 104.22 feet;
thence North 00°13'17" West 379.92 feet;
thence East 95.69 feet to the point of beginning.

Contains 37,960 Square Feet or 0.871 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

## OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

**GARDNER POINT PHASE 7 CONDOMINIUM PLAT**

### UTILITY DEDICATION

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

### RESERVATION OF COMMON AREAS

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

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

By:
Its:

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of UTAH )S.S.

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

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

## PLANNING COMMISSION APPROVAL

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

CHAIR, PLANNING COMMISSION

## ACCEPTANCE BY LEGISLATIVE BODY

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

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

ENSIGN

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

**SHEET 1 OF 2**

PROJECT NUMBER : 8069S
MANAGER : BDM
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 4/14/22

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

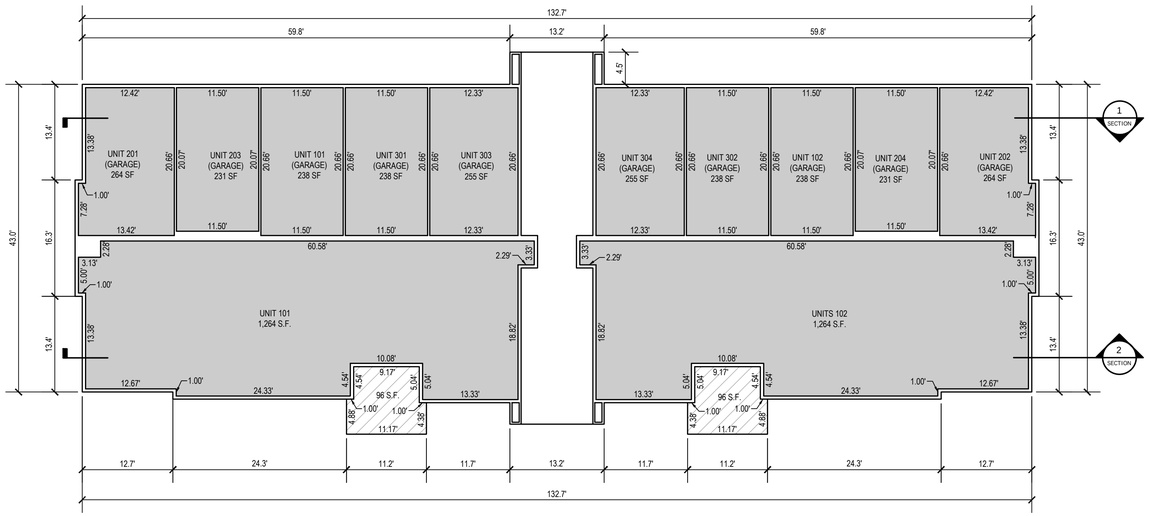
**GARDNER POINT PHASE 7 CONDOMINIUM PLAT**
**AMENDING ALL OF PARCEL A AND B OF GARDNER POINT PHASE 7 PLAT**
**LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,**
**TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN**
**LEHI CITY, UTAH COUNTY, UTAH**

# GARDNER POINT PHASE 7 CONDOMINIUM PLAT

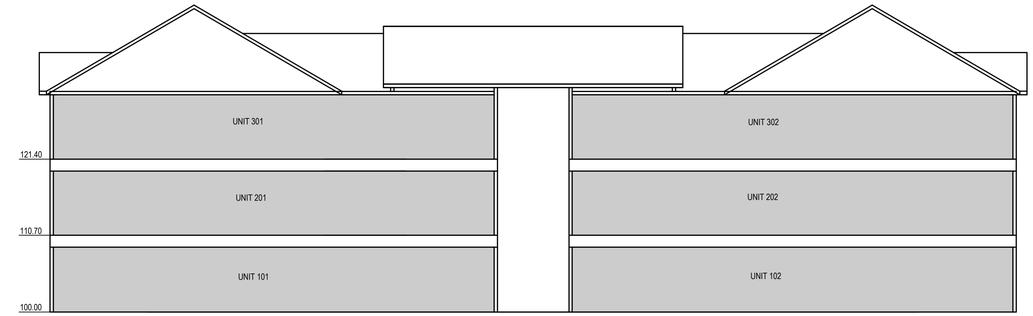
**AMENDING ALL OF PARCEL A AND B OF GARDNER POINT PHASE 7 PLAT**

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

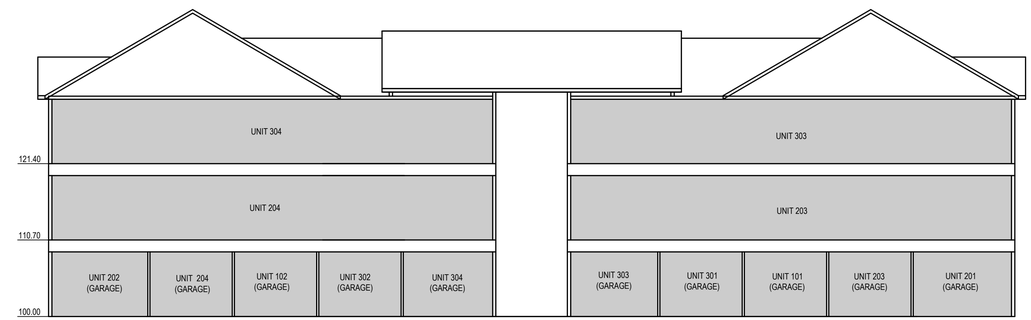
**LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)**
**AND HIGH DENSITY RESIDENTIAL (R-3) ZONING**



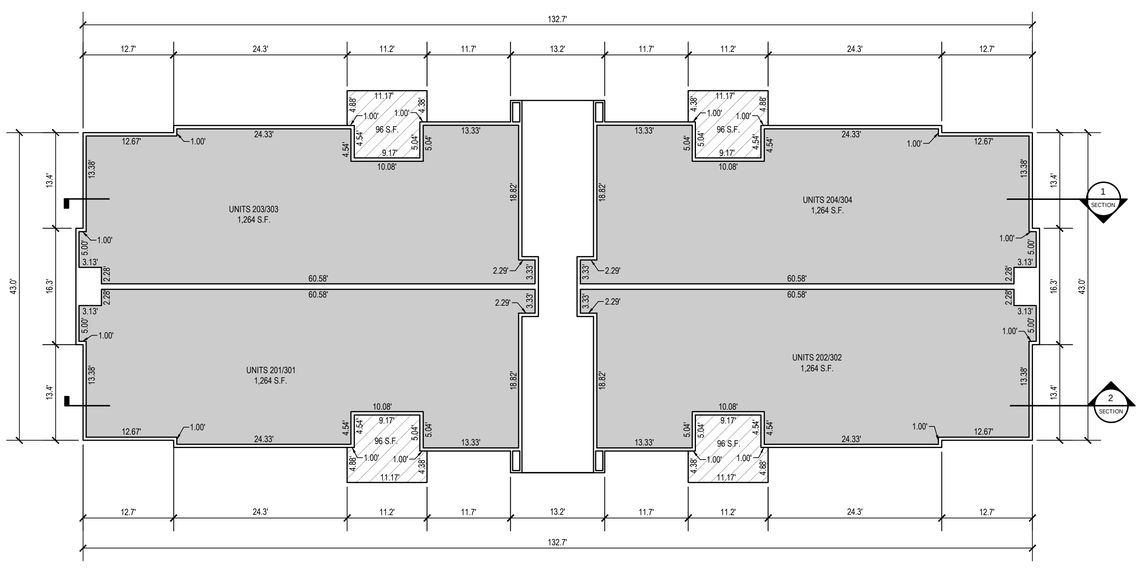

MAIN LEVEL




SECTION 2
FRONT ELEVATION (RIGHT CORNER)




SECTION 1
REAR ELEVATION




2nd/3rd LEVEL

| BUILDING 'GG' - FLOOR ELEVATIONS | | |
|---|---|---|
| FLOOR & UNITS | FINISH FLOOR ELEVATION | CEILING ELEVATION |
| 1ST FLOOR | 4551.80 | 4560.90 |
| 2ND FLOOR | 4562.50 | 4571.50 |
| 3RD FLOOR | 4572.94 | 4581.94 |

| BUILDING 'KK' - FLOOR ELEVATIONS | | |
|---|---|---|
| FLOOR & UNITS | FINISH FLOOR ELEVATION | CEILING ELEVATION |
| 1ST FLOOR | 4547.30 | 4556.40 |
| 2ND FLOOR | 4558.00 | 4567.00 |
| 3RD FLOOR | 4568.44 | 4577.44 |

| BUILDING 'HH' - FLOOR ELEVATIONS | | |
|---|---|---|
| FLOOR & UNITS | FINISH FLOOR ELEVATION | CEILING ELEVATION |
| 1ST FLOOR | 4552.60 | 4561.70 |
| 2ND FLOOR | 4563.30 | 4572.30 |
| 3RD FLOOR | 4573.74 | 4582.74 |

| BUILDING 'LL' - FLOOR ELEVATIONS | | |
|---|---|---|
| FLOOR & UNITS | FINISH FLOOR ELEVATION | CEILING ELEVATION |
| 1ST FLOOR | 4546.70 | 4555.80 |
| 2ND FLOOR | 4557.40 | 4566.40 |
| 3RD FLOOR | 4567.84 | 4576.84 |

| BUILDING 'JJ' - FLOOR ELEVATIONS | | |
|---|---|---|
| FLOOR & UNITS | FINISH FLOOR ELEVATION | CEILING ELEVATION |
| 1ST FLOOR | 4551.20 | 4560.30 |
| 2ND FLOOR | 4561.90 | 4570.90 |
| 3RD FLOOR | 4572.34 | 4581.34 |

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA


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

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

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


**SHEET 2 OF 2**

PROJECT NUMBER : 8069S
MANAGER : BDM
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 4/12/22


**GARDNER POINT PHASE 7 CONDOMINIUM PLAT**
**AMENDING ALL OF PARCEL A AND B OF GARDNER POINT PHASE 7 PLAT**
**LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,**
**TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN**
**LEHI CITY, UTAH COUNTY, UTAH**


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

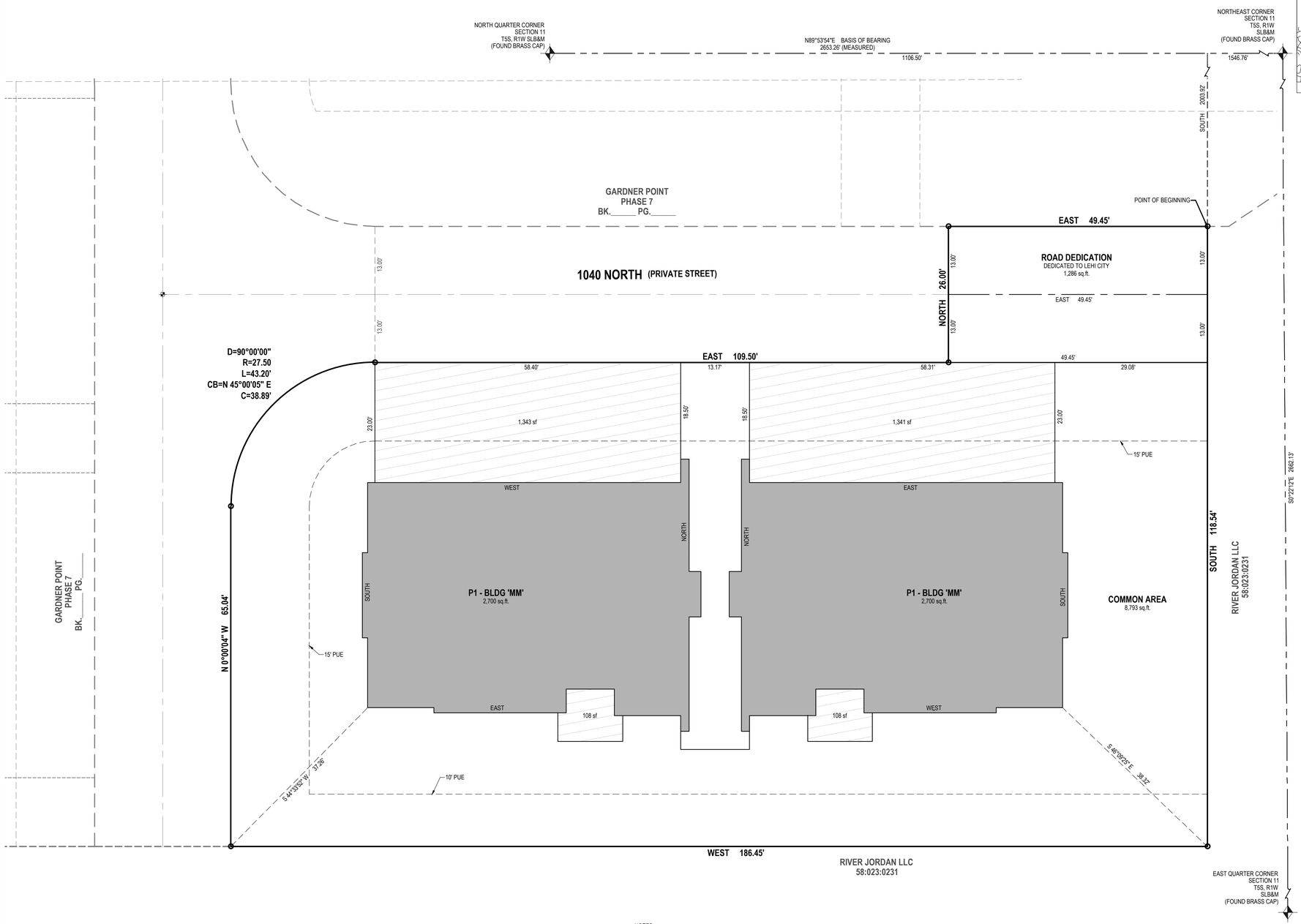
CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

# GARDNER POINT PHASE 7B CONDOMINIUM PLAT

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

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



VICINITY MAP

## SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as GARDNER POINT PHASE 7B CONDOMINIUM PLAT, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

## BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,106.50 feet and South 2,003.92 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 118.54 feet;
thence West 186.45 feet;
thence North 00°00'04" West 65.04 feet;
thence Northeasterly 43.20 feet along the arc of a 27.50 foot radius curve to the right (center bears North 89°59'59" East and the chord bears North 44°59'59" East 38.89 feet with a central angle of 90°00'00");
thence East 109.50 feet;
thence North 26.00 feet;
thence East 49.45 feet to the point of beginning.

Contains 18,378 Square Feet or 0.422 Acres.

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of UTAH }S.S.

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

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

## PLANNING COMMISSION APPROVAL

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

CHAIR, PLANNING COMMISSION

## ACCEPTANCE BY LEGISLATIVE BODY

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

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

## OWNER'S CERTIFICATION AND CONSENT TO RECORD

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

**GARDNER POINT PHASE 7B CONDOMINIUM PLAT**

### UTILITY DEDICATION

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

### RESERVATION OF COMMON AREAS

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

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

By:
Its:

## LEGEND

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

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

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

LAND USE TABLE

| | | | | |
|---|---|---|---|---|
| BUILDING AREA | = | 5,400 SF | 0.124 AC | 29% |
| LIMITED COMMON AREA | = | 2,900 SF | 0.067 AC | 16% |
| COMMON AREA | = | 8,793 SF | 0.202 AC | 48% |
| PUBLIC ROAD AREA | = | 1,286 SF | 0.030 AC | 7% |
| TOTAL AREA | = | 18,379 SF | 0.422 AC | 100% |
| TOTAL NUMBER OF BUILDINGS | = | 1 | | |
| TOTAL NUMBER UNITS IN PHASE | = | 10 | | |

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

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


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

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


**SHEET 1 OF 2**

PROJECT NUMBER : 8069S
MANAGER : BDM
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 5/19/22

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL


**GARDNER POINT PHASE 7B CONDOMINIUM PLAT**

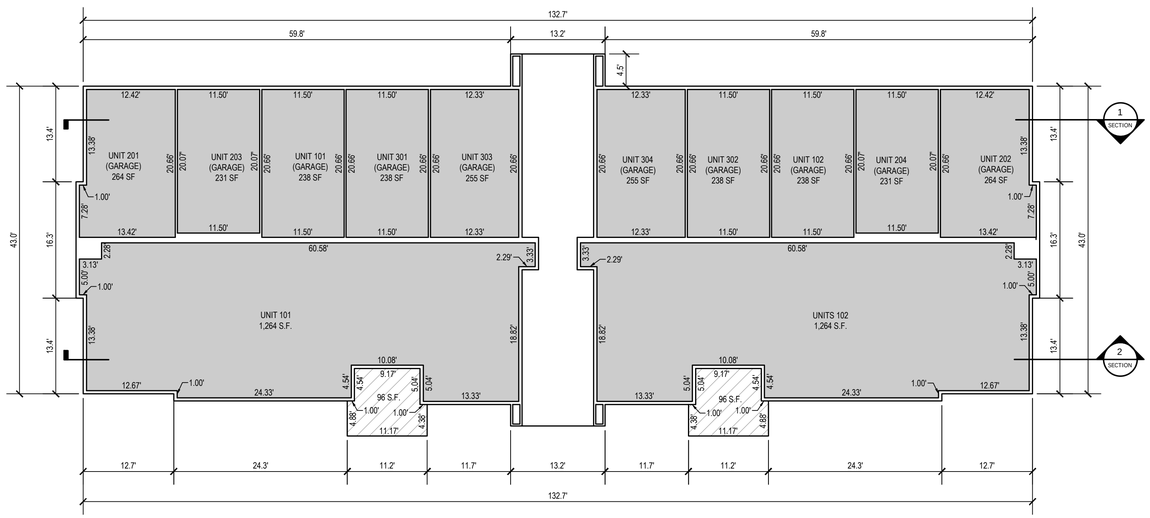
**LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,**
**TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN**
**LEHI CITY, UTAH COUNTY, UTAH**

# GARDNER POINT PHASE 7 CONDOMINIUM PLAT

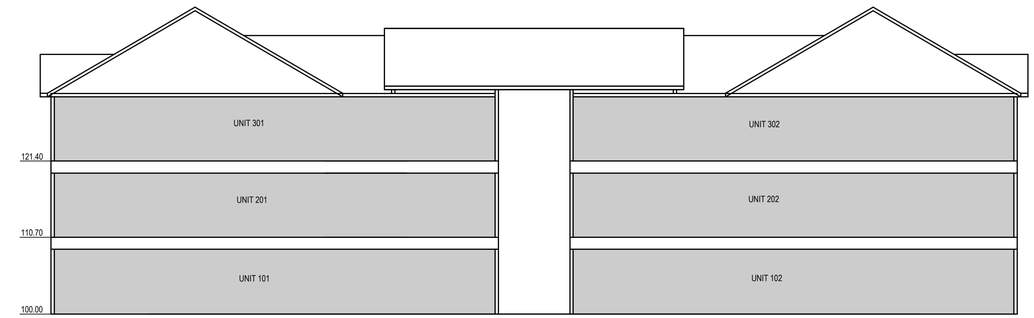
**AMENDING ALL OF PARCEL A AND B OF GARDNER POINT PHASE 7 PLAT**

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

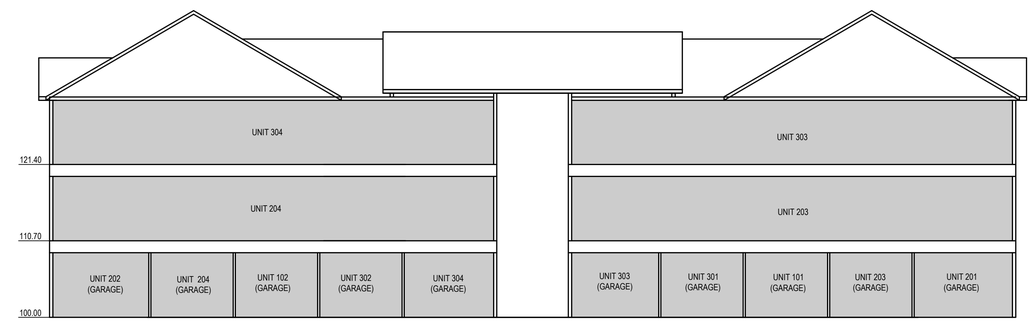
**LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)**
**AND HIGH DENSITY RESIDENTIAL (R-3) ZONING**



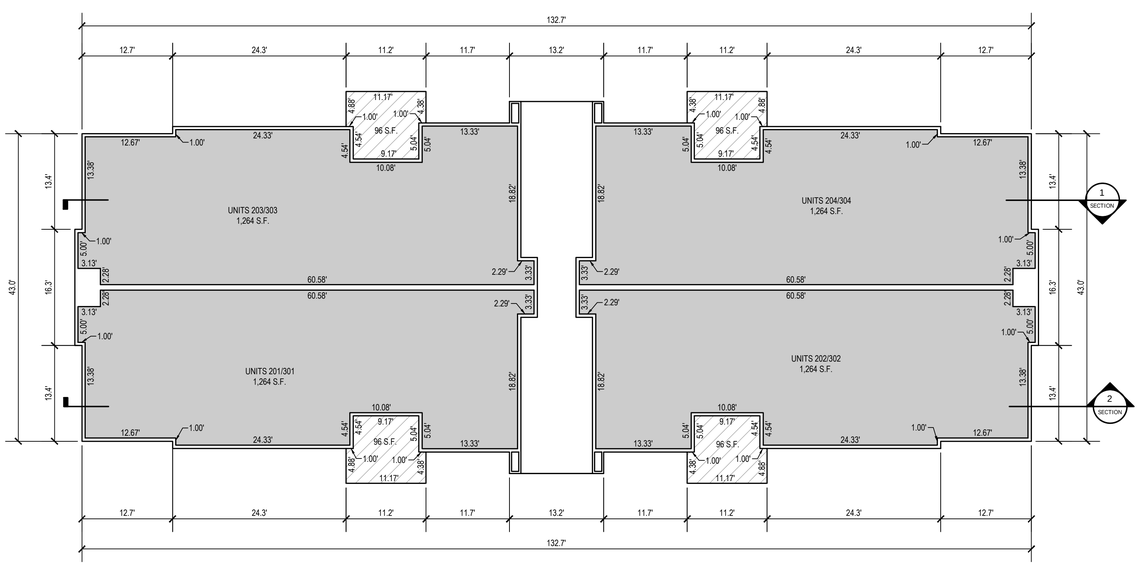

MAIN LEVEL




SECTION 2
FRONT ELEVATION (RIGHT CORNER)




SECTION 1
REAR ELEVATION




2nd/3rd LEVEL

| BUILDING 'MM' - FLOOR ELEVATIONS | | |
|---|---|---|
| FLOOR & UNITS | FINISH FLOOR ELEVATION | CEILING ELEVATION |
| 1ST FLOOR | 4550.60 | 4559.70 |
| 2ND FLOOR | 4561.30 | 4570.30 |
| 3RD FLOOR | 4571.74 | 4580.74 |

**LEGEND**

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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


ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
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**SHEET 2 OF 2**

PROJECT NUMBER : 8069S
MANAGER : BDM
DRAWN BY : SJL
CHECKED BY : PMH
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**GARDNER POINT PHASE 7 CONDOMINIUM PLAT**
**AMENDING ALL OF PARCEL A AND B OF GARDNER POINT PHASE 7 PLAT**
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SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

## GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.

3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.

4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.

8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.

22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.

30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.

31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

## UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.

2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.

5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.

7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.

11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.

17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

## TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

## DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.

2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

## GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.

2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)

3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.

4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.

6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.

8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.

9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.

10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.

12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.

14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.

16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

## ABBREVIATIONS

| | |
|---|---|
| APWA | AMERICAN PUBLIC WORKS ASSOCIATION |
| AR | ACCESSIBLE ROUTE |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS |
| AWWA | AMERICAN WATER WORKS ASSOCIATION |
| BOS | BOTTOM OF STEP |
| BVC | BEGIN VERTICAL CURVE |
| C | CURVE |
| CB | CATCH BASIN |
| CF | CURB FACE OR CUBIC FEET |
| CL | CENTER LINE |
| CO | CLEAN OUT |
| COMM | COMMUNICATION |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| DIA | DIAMETER |
| DIP | DUCTILE IRON PIPE |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EOA | EDGE OF ASPHALT |
| EVC | END OF VERTICAL CURVE |
| EW | EACH WAY |
| EXIST | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE OR FLANGE |
| GB | GRADE BREAK |
| GF | GARAGE FLOOR |
| GV | GATE VALVE |
| HC | HANDICAP |
| HP | HIGH POINT |
| IRR | IRRIGATION |
| K | RATE OF VERTICAL CURVATURE |
| LD | LAND DRAIN |
| LF | LINEAR FEET |
| LP | LOW POINT |
| MEX | MATCH EXISTING |
| MH | MANHOLE |
| MJ | MECHANICAL JOINT |
| NG | NATURAL GROUND |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| OC | ON CENTER |
| OCEW | ON CENTER EACH WAY |
| OHP | OVERHEAD POWER |
| PC | POINT OF CURVATURE OR PRESSURE CLASS |
| PCC | POINT OF COMPOUND CURVATURE |
| PI | POINT OF INTERSECTION |
| PIV | POST INDICATOR VALVE |
| PL | PROPERTY LINE |
| PRC | POINT OF REVERSE CURVATURE |
| PRO | PROPOSED |
| PT | POINT OF TANGENCY |
| PVC | POINT OF VERTICAL CURVATURE |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVT | POINT OF VERTICAL TANGENCY |
| R | RADIUS |
| RD | ROOF DRAIN |
| ROW | RIGHT OF WAY |
| S | SLOPE |
| SAN SWR | SANITARY SEWER |
| SD | STORM DRAIN |
| SEC | SECONDARY |
| SS | SANITARY SEWER |
| STA | STATION |
| SW | SECONDARY WATER LINE |
| TBC | TOP BACK OF CURB |
| TOG | TOP OF GRATE |
| TOA | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TOF | TOP OF FOUNDATION |
| TOW | TOP OF WALL |
| TOS | TOP OF STEP |
| TYP | TYPICAL |
| VC | VERTICAL CURVE |
| WIV | WALL INDICATOR VALVE |
| W | WATER LINE |

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

## LEGEND

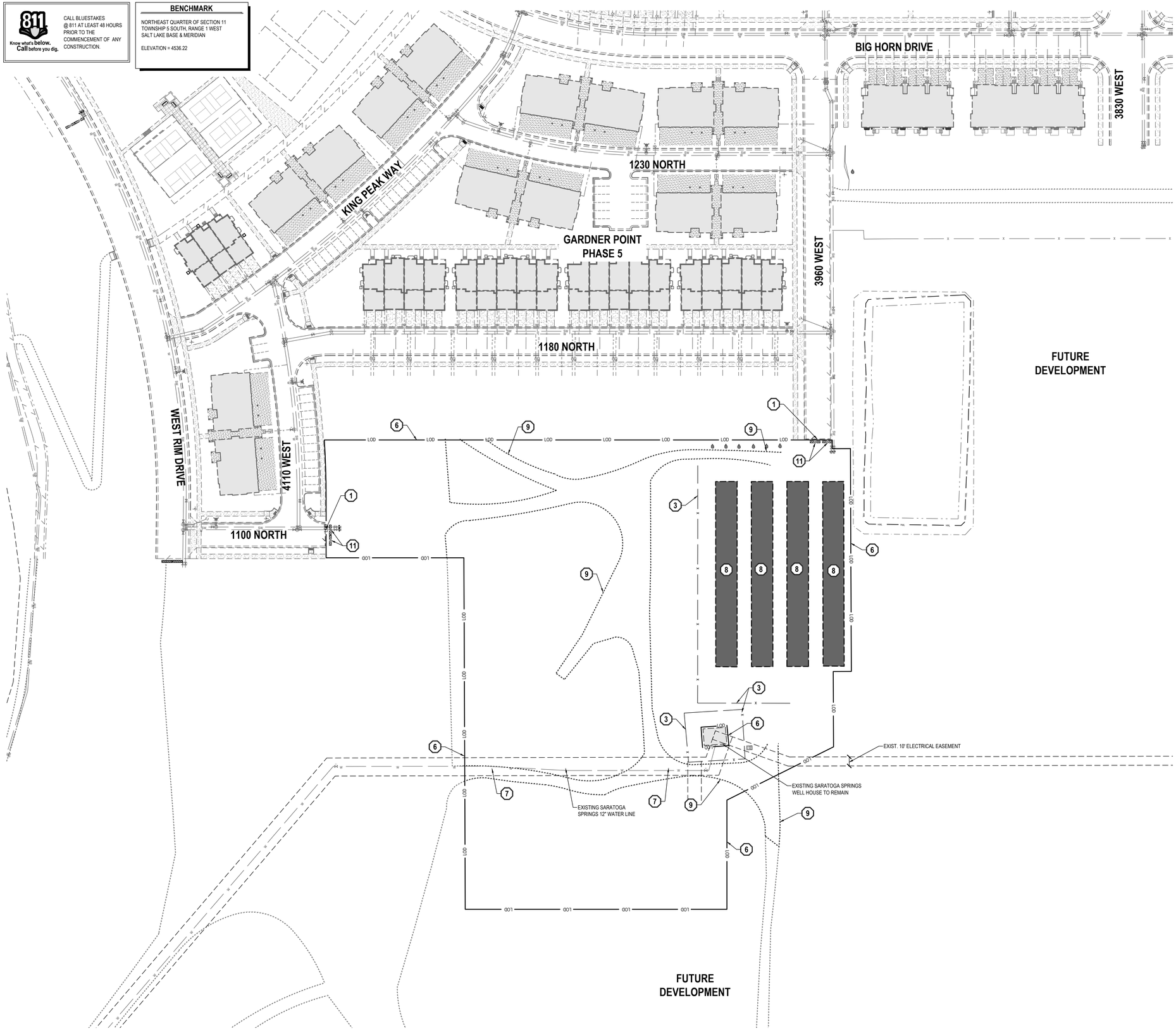
| | |
|---|---|
| SECTION CORNER | EXISTING EDGE OF ASPHALT |
| EXISTING MONUMENT | PROPOSED EDGE OF ASPHALT |
| PROPOSED MONUMENT | EXISTING STRIPING |
| EXISTING REBAR AND CAP | PROPOSED STRIPING |
| SET ENSIGN REBAR AND CAP | EXISTING FENCE |
| EXISTING WATER METER | PROPOSED FENCE |
| PROPOSED WATER METER | EXISTING FLOW LINE |
| EXISTING WATER MANHOLE | PROPOSED FLOW LINE |
| PROPOSED WATER MANHOLE | GRADE BREAK |
| EXISTING WATER BOX | EXISTING STORM DRAIN LINE |
| EXISTING WATER VALVE | PROPOSED STORM DRAIN LINE |
| PROPOSED WATER VALVE | ROOF DRAIN LINE |
| EXISTING FIRE HYDRANT | CATCHMENTS |
| PROPOSED FIRE HYDRANT | HIGHWATER LINE |
| PROPOSED FIRE DEPARTMENT CONNECTION | EXISTING SANITARY SEWER |
| EXISTING SECONDARY WATER VALVE | PROPOSED SANITARY SEWER LINE |
| PROPOSED SECONDARY WATER VALVE | PROPOSED SAN. SWR. SERVICE LINE |
| EXISTING IRRIGATION BOX | EXISTING LAND DRAIN LINE |
| EXISTING IRRIGATION VALVE | PROPOSED LAND DRAIN LINE |
| PROPOSED IRRIGATION V

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

**BENCHMARK**

NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

## SCOPE OF WORK:

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

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
4. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
5. REMOVE AND PROPERLY DISPOSE OF POWER POLES AND OVERHEAD POWER LINES. COORDINATE WITH ROCKY MOUNTAIN POWER.
6. LIMIT OF DISTURBANCE.
7. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
8. REMOVE AND PROPERLY DISPOSE OF EXISTING BUILDING.
9. REMOVE AND PROPERLY DISPOSE OF EXISTING ON-SITE DIRT.
10. REMOVE AND PROPERLY DISPOSE OF GRAVEL.
11. REMOVE AND PROPERLY DISPOSE OF EXISTING K-RAILS.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
HORZ: 1 inch = 50 ft.


ENSIGN
THE STANDARD IN ENGINEERING

**CEDAR CITY**
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

**SALT LAKE CITY**
Phone: 801.255.0529

**TOOELE**
Phone: 435.843.3590

**LAYTON**
Phone: 801.547.1100

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

*FOR:*
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
*CONTACT:*
JED STEWART
PHONE: 801-494-0150


# GARDNER POINT PHASE 7
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## DEMOLITION PLAN

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

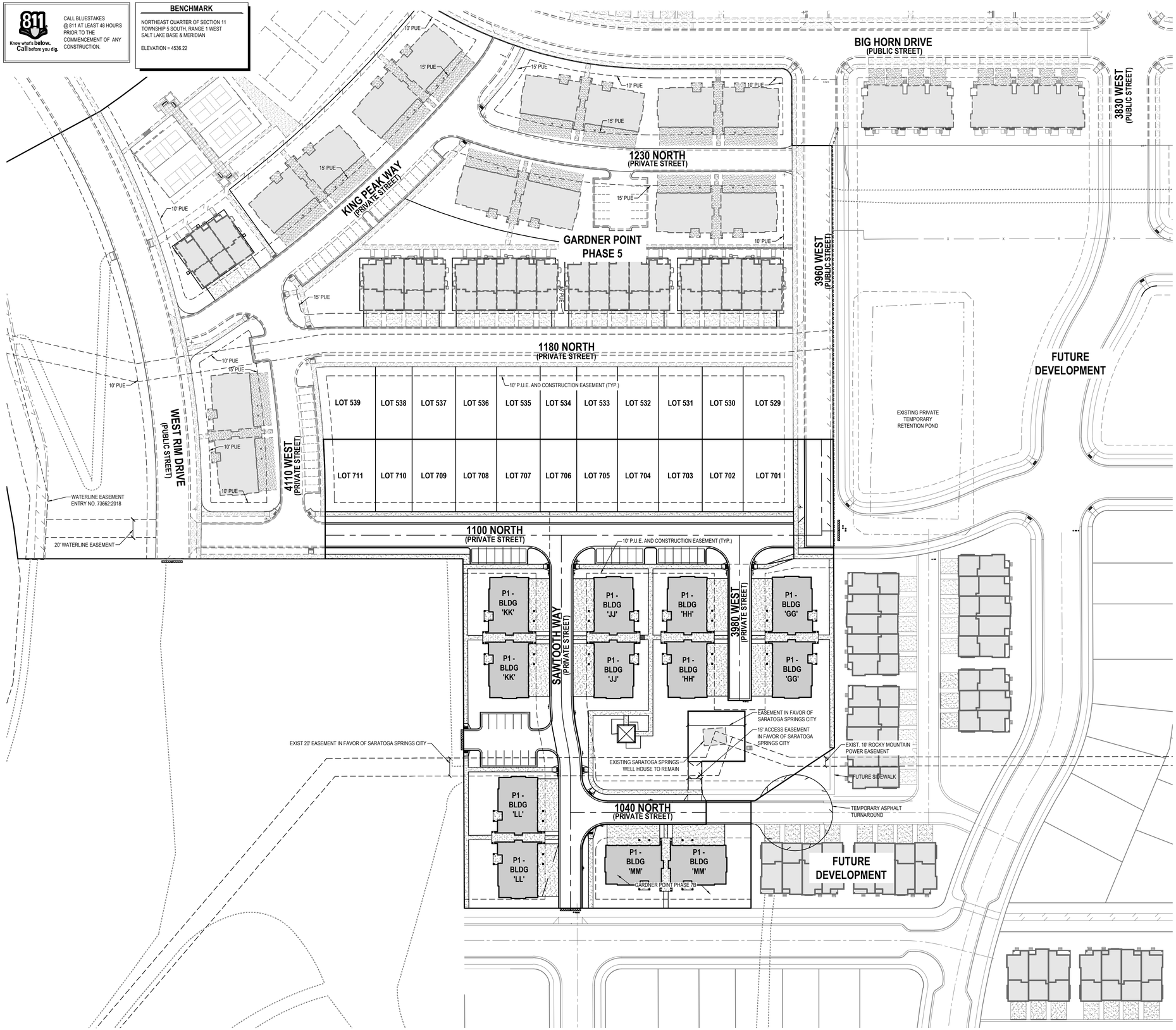
**C-100**

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

**BENCHMARK**

NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**TYPE OF DEVELOPMENT:**
RESIDENTIAL PUD

**UNIT COUNT**

SINGLE FAMILY RESIDENTIAL = 11
CONDOMINIUMS = 60 (10 PER UNIT)
TOTAL UNITS = 71
UNITS PER ACRE = 14.36

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE.RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK

**SITE SUMMARY TABLE**

| DESCRIPTION | AREA (AC) | PERCENTAGE |
|---|---|---|
| HARDSCAPE / ROAD ROW | 1.954 | 40% |
| BUILDABLE AREA | 1.692 | 34% |
| OPEN SPACE | 1.300 | 26% |
| TOTAL SITE | 4.946 | 100% |

**PARKING DATA TABLE**

| | |
|---|---|
| GUEST PARKING | 32 |
| HANDICAP-ACCESSIBLE STALLS | 0 |
| TOWNHOME GARAGE PARKING | 0 |
| TOWNHOME DRIVE PARKING | 0 |
| CONDO GARAGE PARKING | 60 |
| CONDO DRIVE PARKING | 60 |
| TOTAL PARKING PROVIDED | 152 |

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
HORZ: 1 inch = 50 ft.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# GARDNER POINT PHASE 7
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## OVERALL SITE PLAN

PROJECT NUMBER 8069S
PRINT DATE 5/31/22
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200

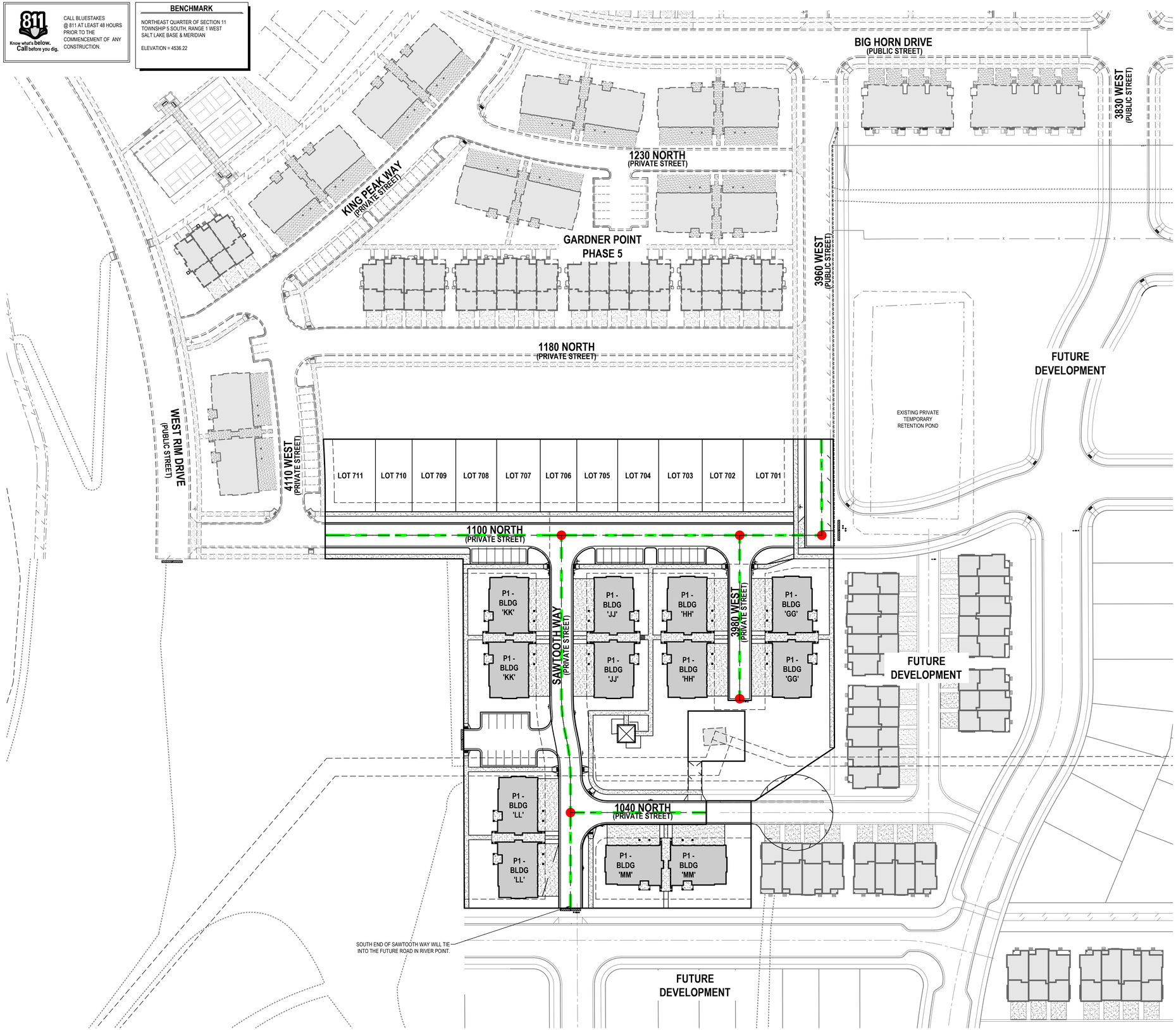
811 Know what's below. Call before you dig.

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

**BENCHMARK**

NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
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6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

| SITE SUMMARY TABLE | |
|---|---|
| DEVELOPABLE UNITS | 61 |
| ACRES | 4.946 |
| DENSITY | 12.33 DU/AC |
| NODES | 5 |
| LINKS | 8 |
| ADDITIONAL HALF LINKS DUE TO TRAIL SECTIONS (SEE LIST) | 0 |
| INDEX SCORE | 1.60 |
| MIN. INDEX SCORE | 1.75 |
| MAX. BLOCK LENGTH | 547 FT |

NODES - STREET INTERSECTION OR CUL-DE-SAC LOCATED WITHIN A PROPOSED DEVELOPMENT. A STREET INTERSECTION EXISTS WHERE TWO OR MORE NAMED ROADS INTERSECT MARKED WITH A CIRCLE.

LINKS - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

## ADDITIONAL HALF LINKS DUE TO TRAIL SYSTEMS

1 TRAIL ALONG WEST RIM DRIVE

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
HORZ: 1 inch = 50 ft.


ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-494-0150


# GARDNER POINT PHASE 7
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## CIRCULATION PLAN

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069S | 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-200A**

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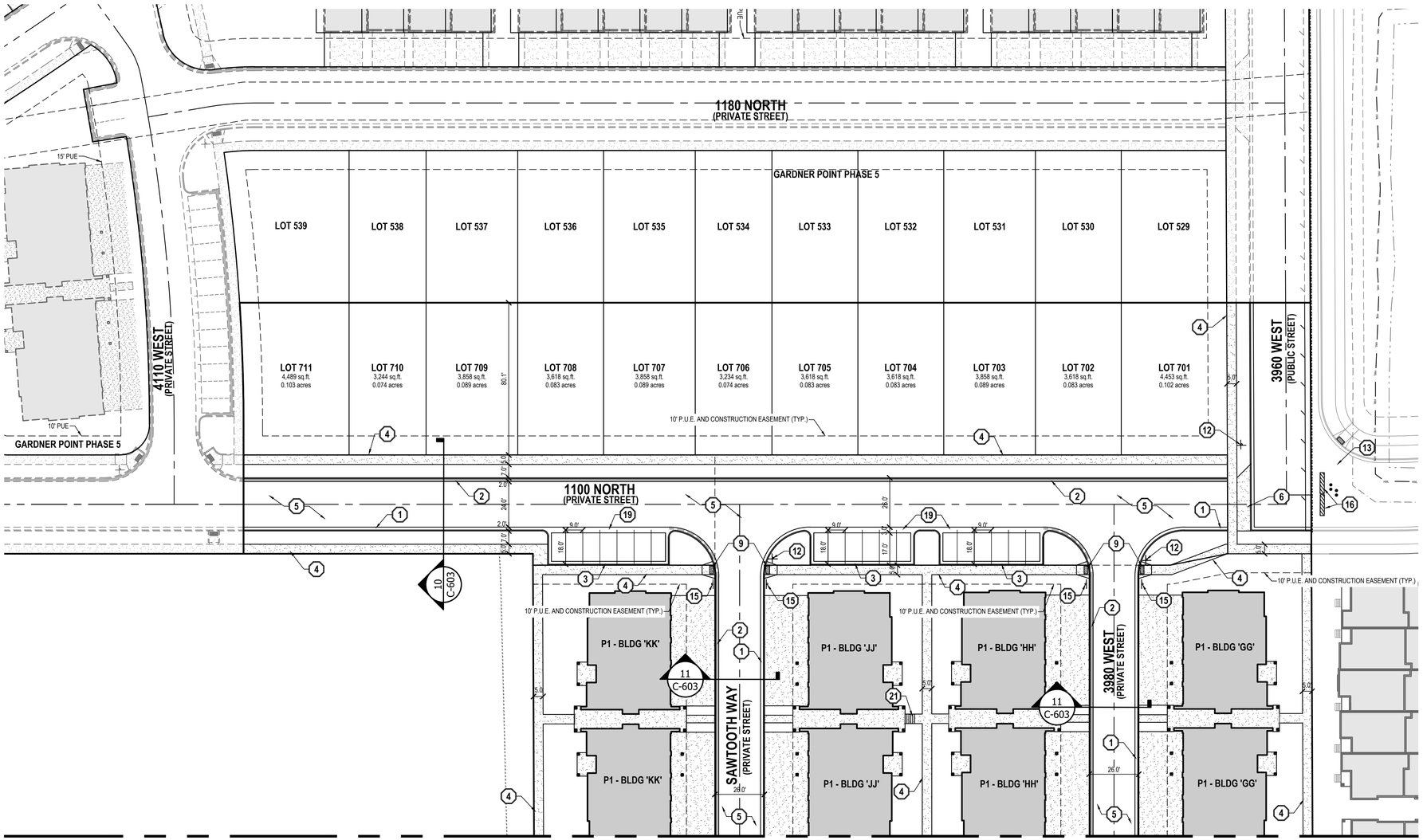


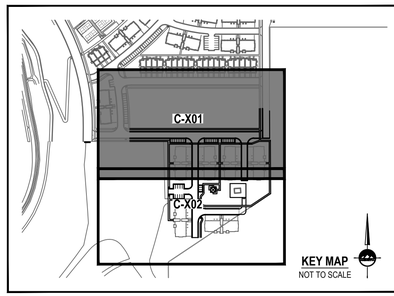


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## SCOPE OF WORK:

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

1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 5/C-600.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 3/C-600.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING ROAD-5.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. ASPHALT PAVEMENT: 3" THICK ASPHALT WITH 6" UNTREATED BASE COURSE OVER 14" SUBBASE PER GEOTECHNICAL REPORT AND DETAIL 6/C-600.
6. INSTALL FLARED DRIVE APPROACH PER LEHI CITY STANDARD DRAWING ROAD-11.
7. EXIST EDGE OF ASPHALT.
8. ROCK RETAINING WALL PER DETAIL 10/C-603. SEE GRADING PLAN FOR ELEVATIONS. RETAINING WALLS 4 FEET IN HEIGHT WILL REQUIRE A BUILDING PERMIT.
9. ADA RAMP PER LEHI CITY STANDARD DRAWING ROAD-6.
10. ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TRAIL-1. WIDTH PER PLAN. INCLUDE MINIMUM 2' SHOULDER ON DOWNSLOPE SIDE OF TRAIL BEFORE SLOPE BEGINS.
11. SITE AMENITIES. REFER TO LANDSCAPE DRAWINGS.
12. STREET SIGN. INSTALL PER M.U.T.C.D. STANDARDS WITH STREET SIGNS PER LEHI CITY STANDARDS.
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15. INSTALL 'NO PARKING' SIGN PER M.U.T.C.D. STANDARD PLANS. 'NO PARKING' SIGNS TO BE MAINTAINED BY DEVELOPER/HOA
16. INSTALL (2) K-RAILS WITH M.U.T.C.D. SIGN OM4-2 (18" SIGN) ATTACHED TO EACH
17. INSTALL ALL WEATHER ACCESS PER LEHI CITY STANDARD DRAWING ROAD-14.
18. INSTALL HIGH BACK REVERSE SLOPE CURB AND GUTTER PER LEHI CITY STD DRAWING ROAD-5.
19. INSTALL 3' WATERWAY PER DETAIL 9/C-600.
20. INSTALL 20' WIDE 2" WIDE 12" THICK ALL WEATHER ACCESS ROAD PER LEHI CITY STANDARD DRAWING ROAD-14.
21. STAIRS IN SIDEWALK. SEE GRADING PLAN FOR ELEVATIONS

NORTH

**HORIZONTAL GRAPHIC SCALE**

30 0 15 30 60

( IN FEET )
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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## SITE PLAN

| | |
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| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-201**

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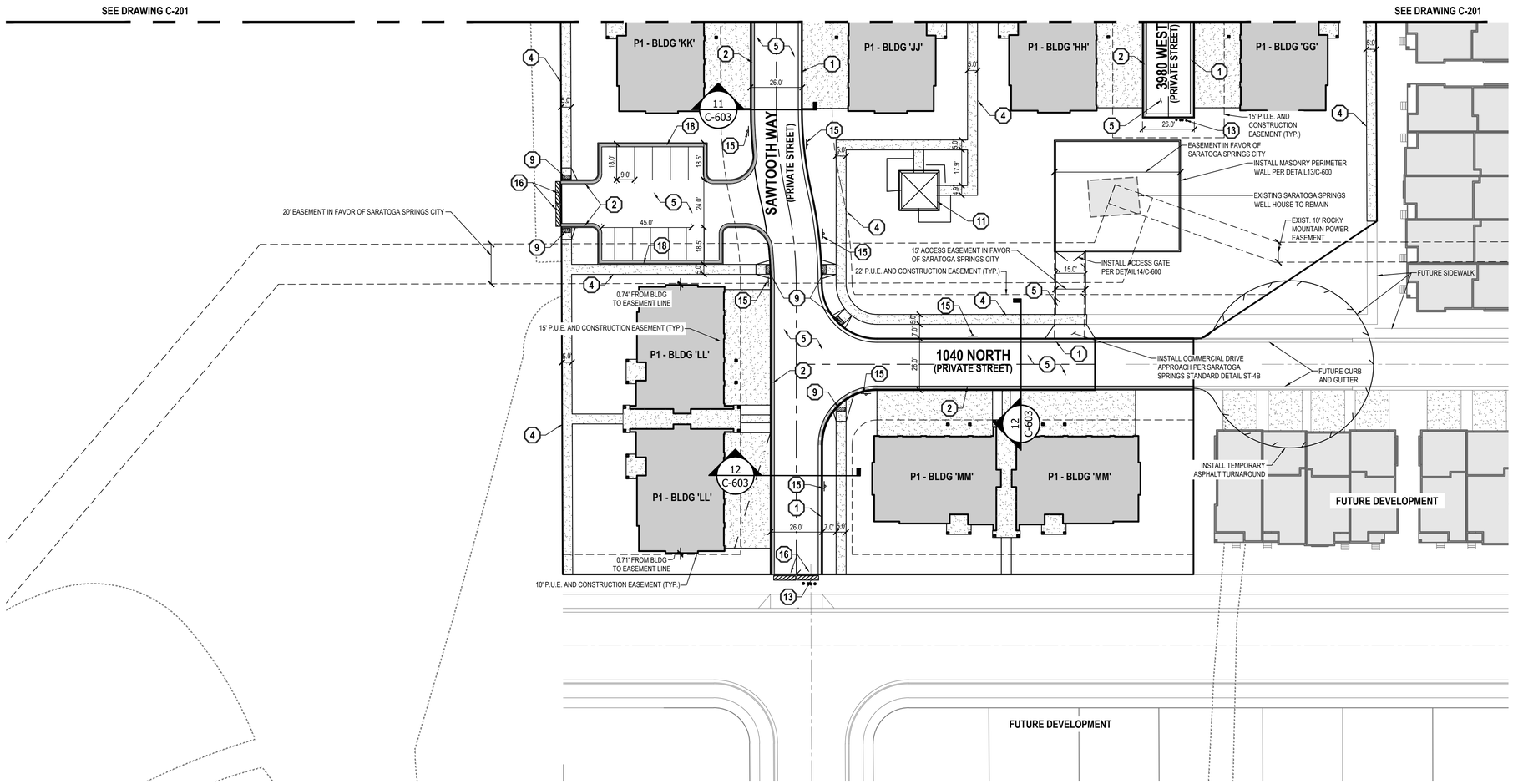


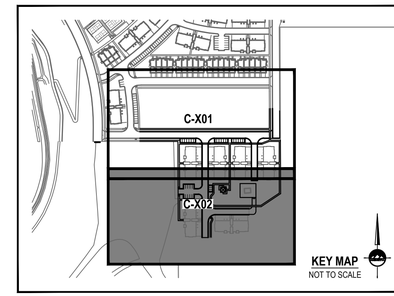


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NORTH

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30 0 15 30 60

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*CONTACT:*
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# GARDNER POINT PHASE 7
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## SITE PLAN

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-202**

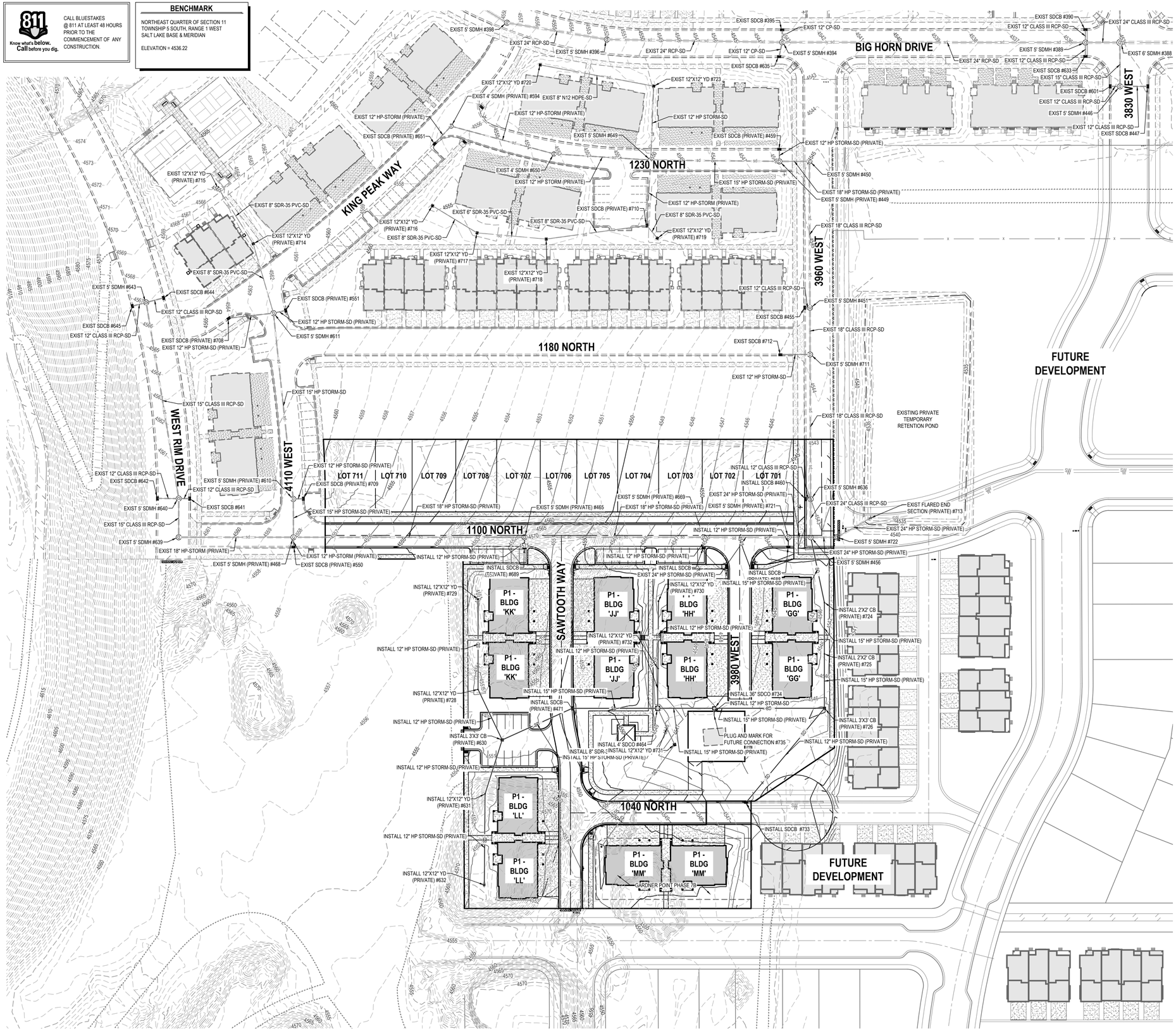
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

**BENCHMARK**

NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## OVERALL GRADING AND DRAINAGE PLAN

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-300**

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
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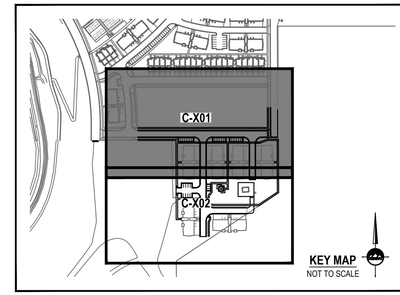


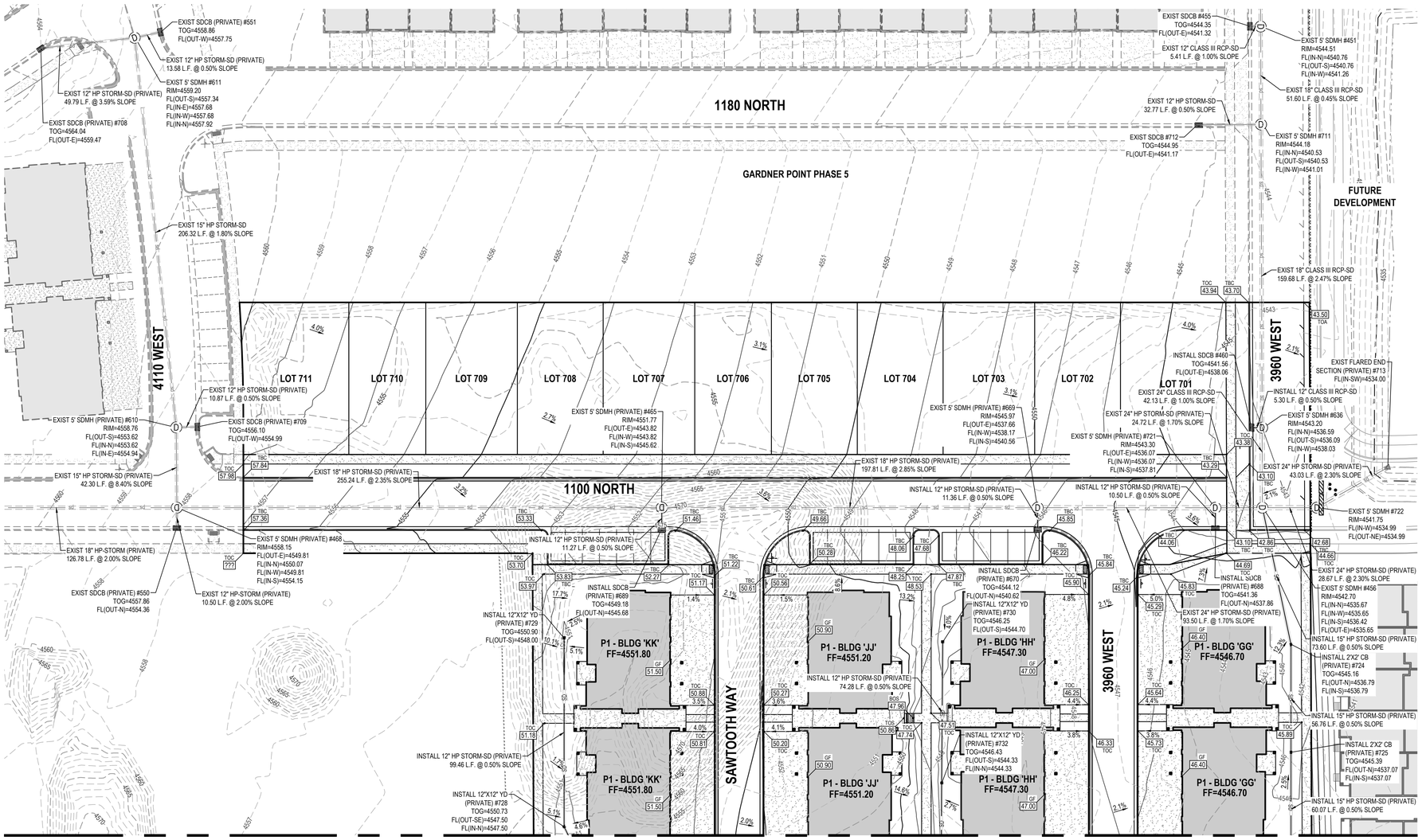


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HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

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


ENSIGN
THE STANDARD IN ENGINEERING

**CEDAR CITY**
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

**SALT LAKE CITY**
Phone: 801.255.0529

**TOOELE**
Phone: 435.843.3590

**LAYTON**
Phone: 801.547.1100

**RICHFIELD**
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**WWW.ENSIGNENG.COM**

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-494-0150


# GARDNER POINT PHASE 7
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## GRADING AND DRAINAGE PLAN

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

C-301

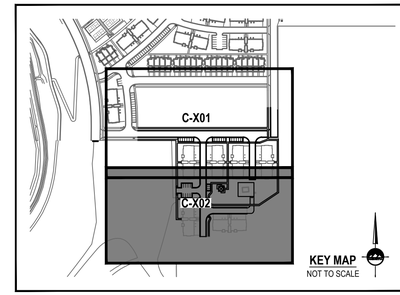
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Know what's below. Call before you dig.

**BENCHMARK**

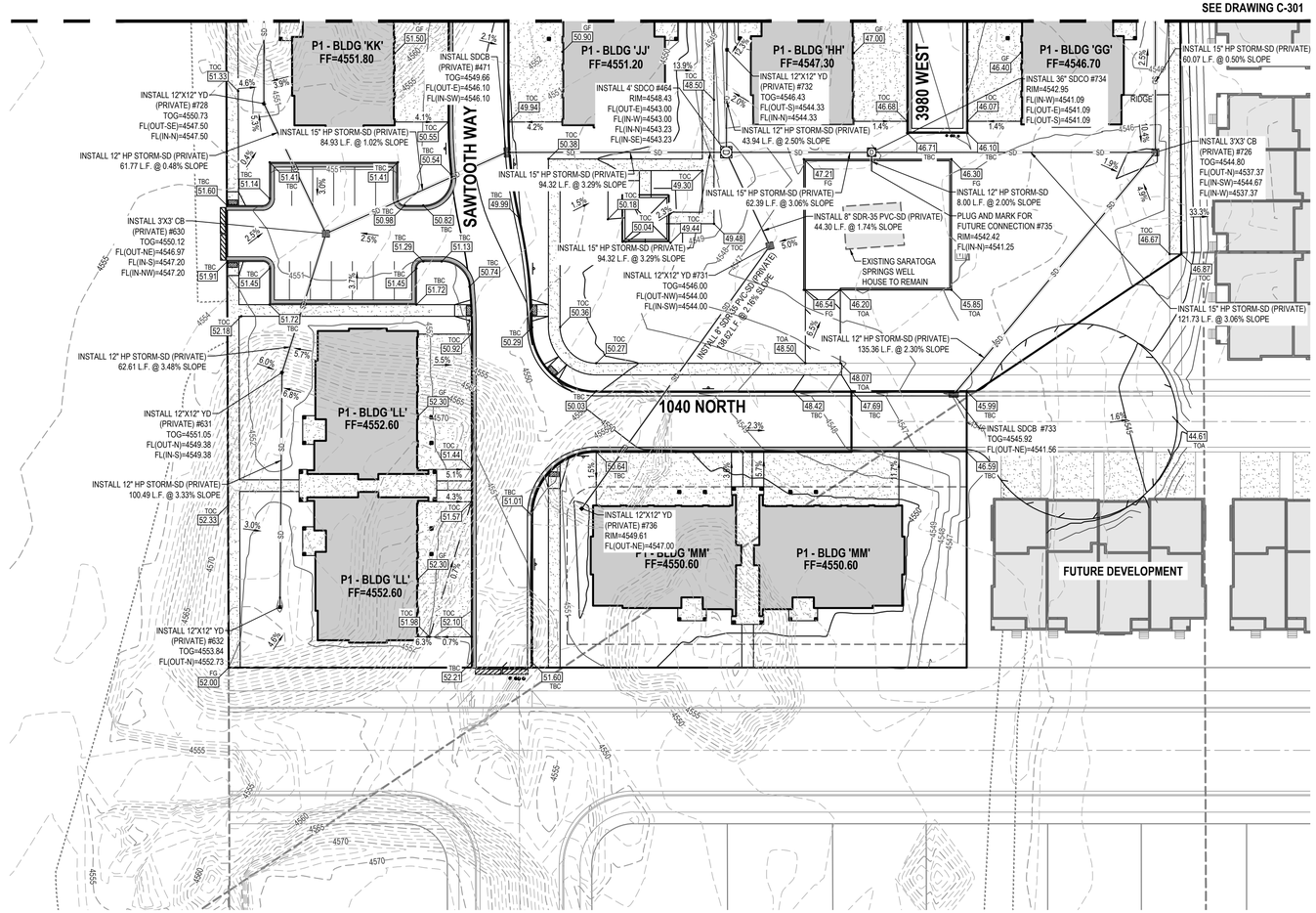
NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22




SEE DRAWING C-301

SEE DRAWING C-301




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXX.XX REPRESENTS AN ELEVATION OF 4XXX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
15. ALL PRIVATE STORM DRAIN INFRASTRUCTURE OUTSIDE OF LEHI CITY OWNED RIGHT-OF-WAY IS TO BE OWNED AND MAINTAINED BY THE HOA OR THE OWNERS OF THIS PROPERTY.

NORTH

**HORIZONTAL GRAPHIC SCALE**

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REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## GRADING AND DRAINAGE PLAN

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|---|---|
| PROJECT NUMBER 80695 | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-302**

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**BENCHMARK**

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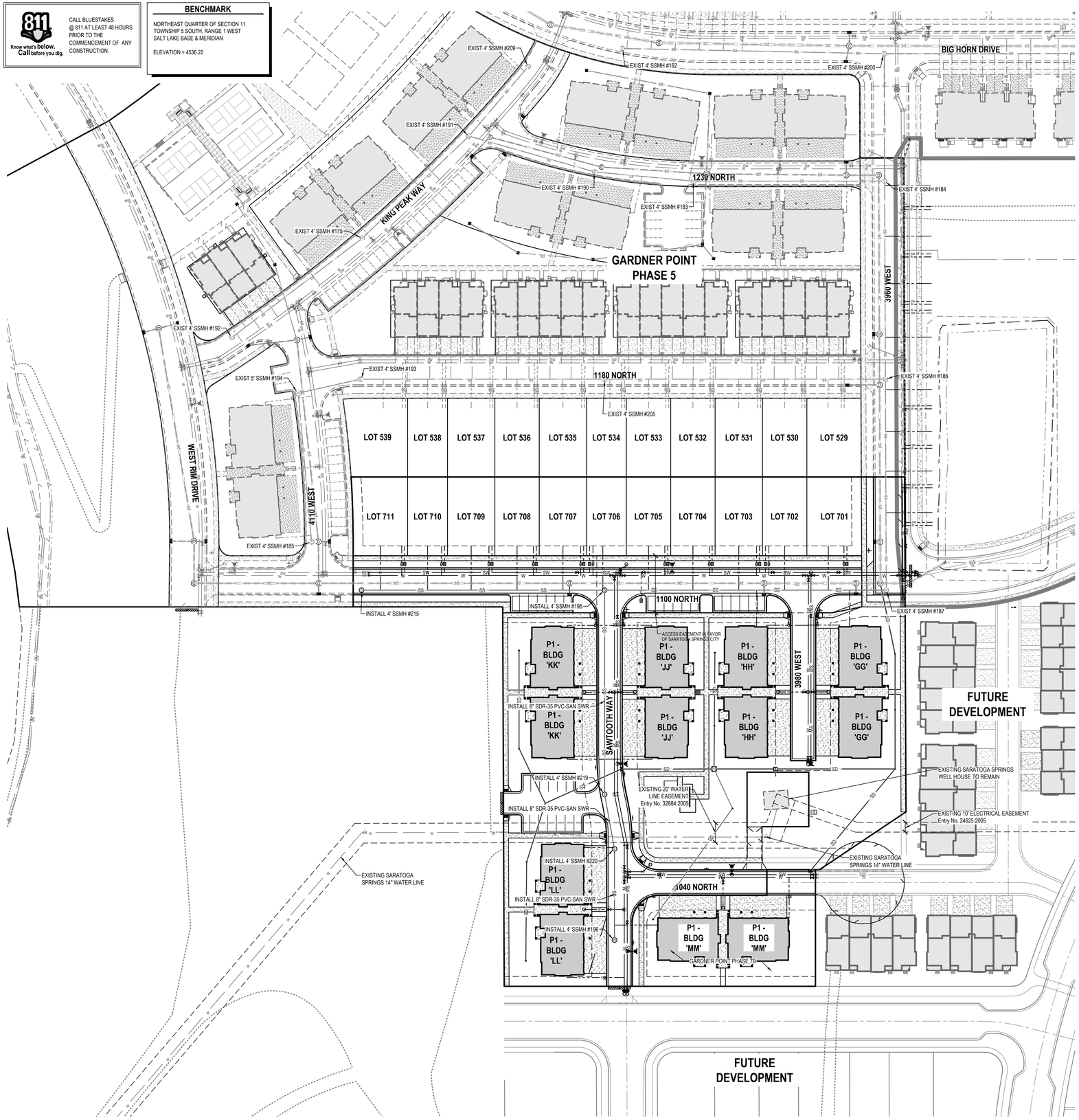
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22




## GENERAL NOTES

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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
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10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. INSTALL MEGA LUGS ON ALL MECHANICAL JOINTS (OR APPROVED EQUAL).
12. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
16. ALL FIRE HYDRANTS AND BLOWOFF VALVES SHALL HAVE A 3'-0" MIN. SEPARATION. MAINTAIN 3' OF CLEARANCE AROUND ALL FIRE HYDRANTS.
17. IRRIGATION COMPANY APPROVAL WILL BE REQUIRED FOR DITCH PIPING/MODIFICATION IN 1500 NORTH.

NORTH

**HORIZONTAL GRAPHIC SCALE**

50 0 25 50 100

( IN FEET )
HORZ: 1 inch = 50 ft.


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# A RESIDENTIAL PUD SUBDIVISION

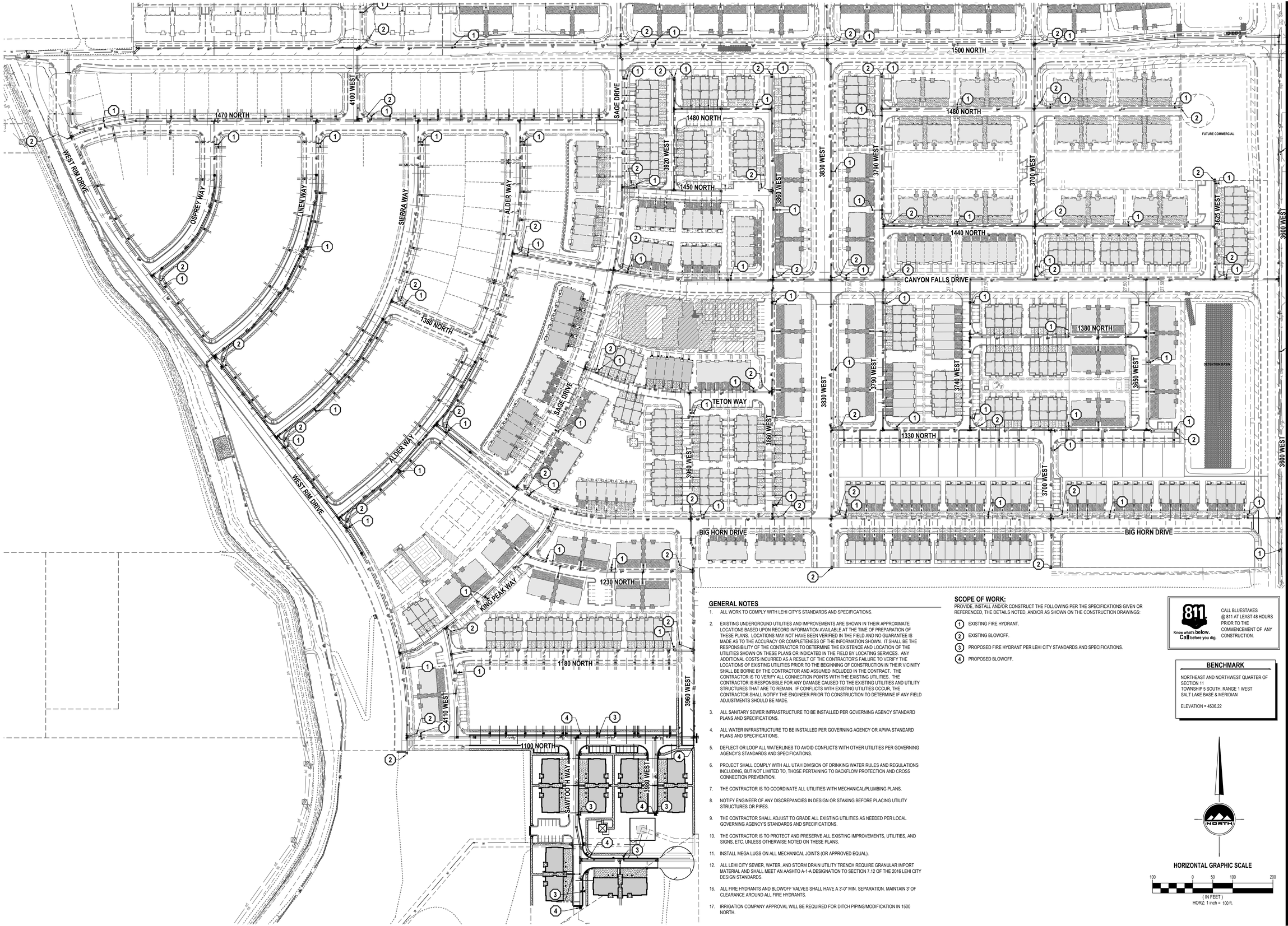
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## OVERALL UTILITY PLAN

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-400**

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4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
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16. ALL FIRE HYDRANTS AND BLOWOFF VALVES SHALL HAVE A 3'-0" MIN. SEPARATION. MAINTAIN 3' OF CLEARANCE AROUND ALL FIRE HYDRANTS.
17. IRRIGATION COMPANY APPROVAL WILL BE REQUIRED FOR DITCH PIPING/MODIFICATION IN 1500 NORTH.

## SCOPE OF WORK:

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

1. EXISTING FIRE HYDRANT.
2. EXISTING BLOWOFF.
3. PROPOSED FIRE HYDRANT PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. PROPOSED BLOWOFF.

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

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## BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

( IN FEET )
HORZ: 1 inch = 100 ft.


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REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## OVERALL HYDRANT & UTILITY PLAN

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

# C-400A

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

**BENCHMARK**

NORTHEAST QUARTER OF SECTION 11
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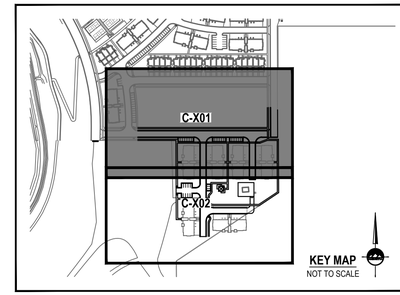


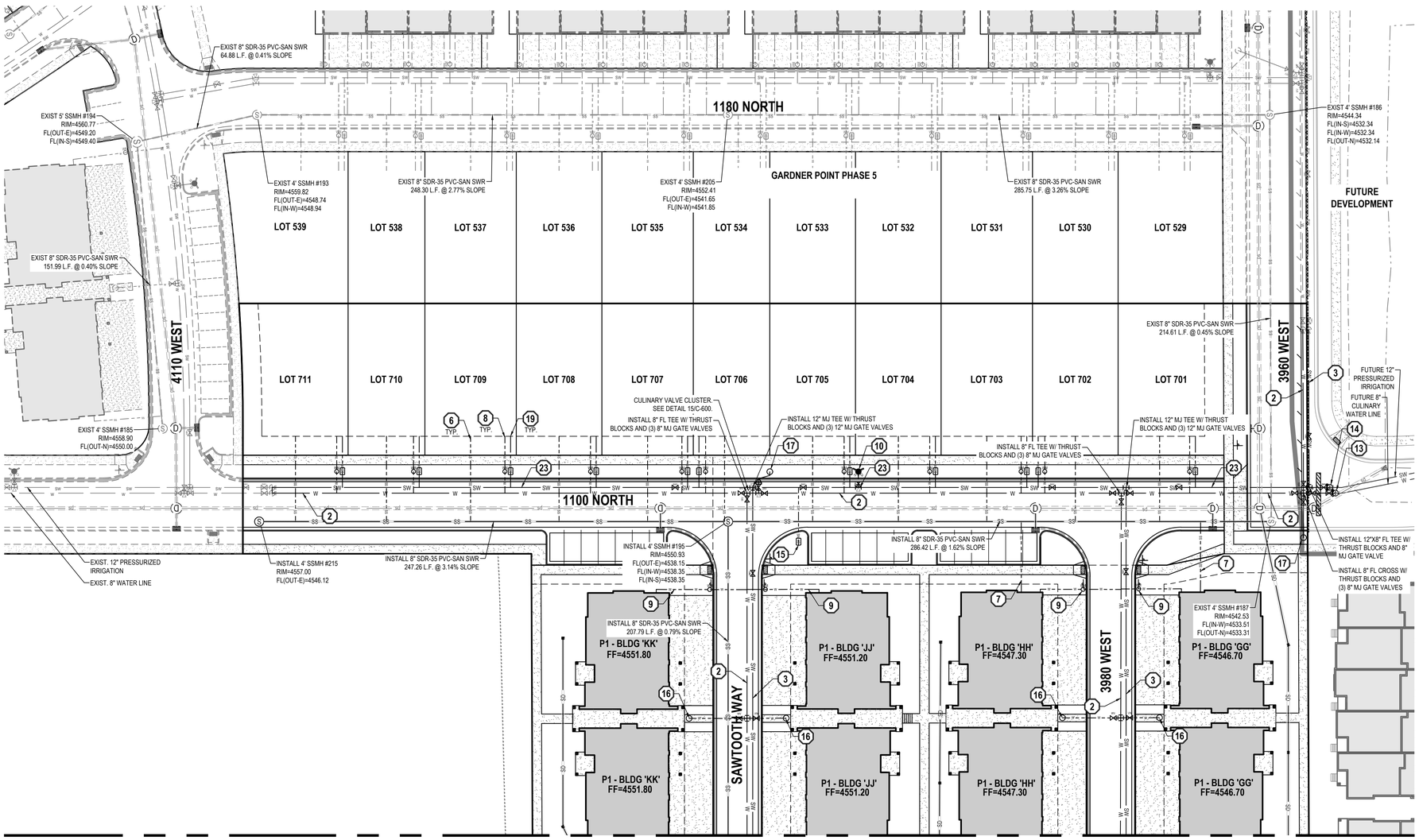


SEE DRAWING C-402

SEE DRAWING C-402

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING

## SCOPE OF WORK:

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

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 6" MJ GATE VALVE PER LEHI CITY STANDARD
5. INSTALL 8" MJ GATE VALVE PER LEHI CITY STANDARDS.
6. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
7. INSTALL 6" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
8. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
9. INSTALL 1-1/2" CTS POLY POTABLE WATER SERVICE FROM MAIN TO 1-1/2" METER AND 2" POLY SERVICE FROM METER TO BUILDING PER LEHI CITY STANDARDS.
10. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
11. REMOVE 4" POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION AND CONNECT TO EXISTING POTABLE WATER LINE PER LEHI CITY STANDARDS.
12. REMOVE 2" PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS.
13. INSTALL 4" POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION AND CONNECT TO EXISTING 8" POTABLE WATER LINE PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.
14. INSTALL 2" PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING 8" OR 12" PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.
15. INSTALL 2" CTS PURPLE POLY IRRIGATION METER PER LEHI CITY STANDARD DRAWING WATER-8.
16. INSTALL 4" C-900 DR-18 PVC FIRE SERVICE WATER LINE PER LEHI CITY STDS WITH 8"x4" TEE, 4" GATE VALVE FLANGED TO TEE, AND TEMPORARY 2" BLOWOFF VALVE TO END LINE.
17. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WATER-3. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
18. CONNECT TO EXISTING SANITARY SEWER MANHOLE.
19. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WATER-8
20. INSTALL 11.25° BEND.
21. INSTALL 22.5° BEND.
22. INSTALL 45° BEND.
23. INSTALL 12" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.

NORTH

**HORIZONTAL GRAPHIC SCALE**

30 0 15 30 60

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## UTILITY PLAN

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| PROJECT MANAGER B. MORRIS | |

**C-401**

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**BENCHMARK**

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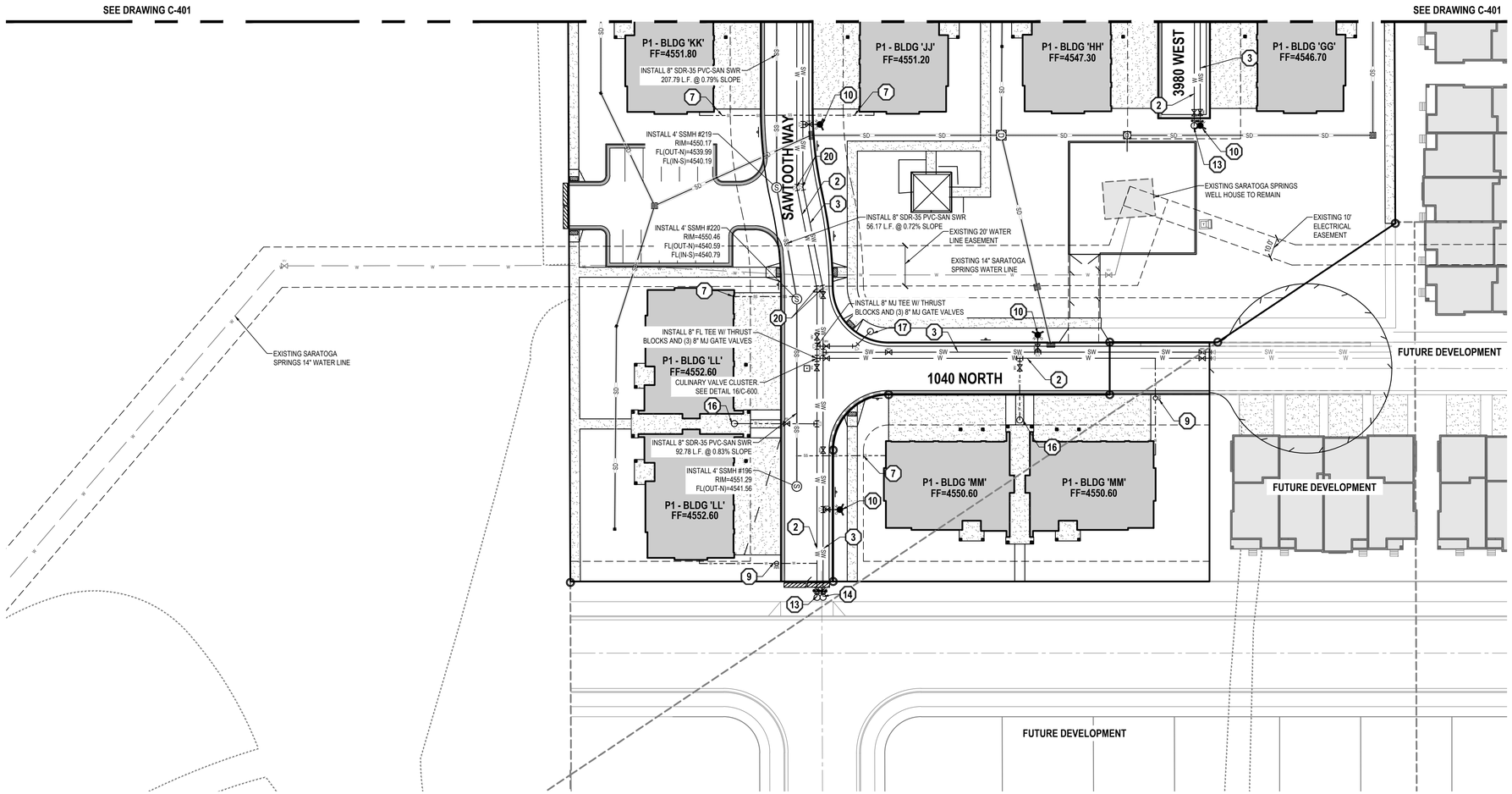
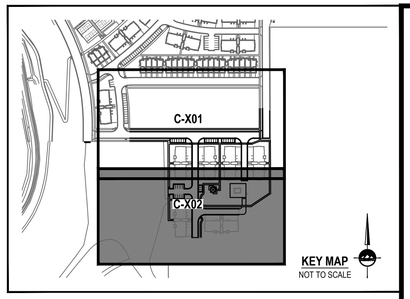
ELEVATION = 4536.22




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING

## SCOPE OF WORK:

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

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC POTABLE WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 6" MJ GATE VALVE PER LEHI CITY STANDARD
5. INSTALL 8" MJ GATE VALVE PER LEHI CITY STANDARDS.
6. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
7. INSTALL 6" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
8. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WATER-6.
9. INSTALL 1-1/2" CTS POLY POTABLE WATER SERVICE FROM MAIN TO 1-1/2" METER AND 2" POLY SERVICE FROM METER TO BUILDING PER LEHI CITY STANDARDS.
10. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
11. REMOVE 4" POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION AND CONNECT TO EXISTING POTABLE WATER LINE PER LEHI CITY STANDARDS.
12. REMOVE 2" PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS.
13. INSTALL 4" POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION AND CONNECT TO EXISTING 8" POTABLE WATER LINE PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.
14. INSTALL 2" PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING 8" OR 12" PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.
15. INSTALL 2" CTS PURPLE POLY IRRIGATION METER PER LEHI CITY STANDARD DRAWING WATER-8.
16. INSTALL 4" C-900 DR-18 PVC FIRE SERVICE WATER LINE PER LEHI CITY STDS WITH 8"x4" TEE, 4" GATE VALVE FLANGED TO TEE, AND TEMPORARY 2" BLOWOFF VALVE TO END LINE.
17. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WATER-3. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
18. CONNECT TO EXISTING SANITARY SEWER MANHOLE.
19. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WATER-8
20. INSTALL 11.25° BEND.
21. INSTALL 22.5° BEND.
22. INSTALL 45° BEND.
23. INSTALL 12" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.

NORTH

**HORIZONTAL GRAPHIC SCALE**

30 0 15 30 60

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


ENSIGN
THE STANDARD IN ENGINEERING

**CEDAR CITY**
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

**SALT LAKE CITY**
Phone: 801.255.0529

**TOOELE**
Phone: 435.843.3590

**LAYTON**
Phone: 801.547.1100

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

*FOR:*
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
*CONTACT:*
JED STEWART
PHONE: 801-494-0150


# GARDNER POINT PHASE 7
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## UTILITY PLAN

| | |
|---|---|
| PROJECT NUMBER 80695 | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-402**

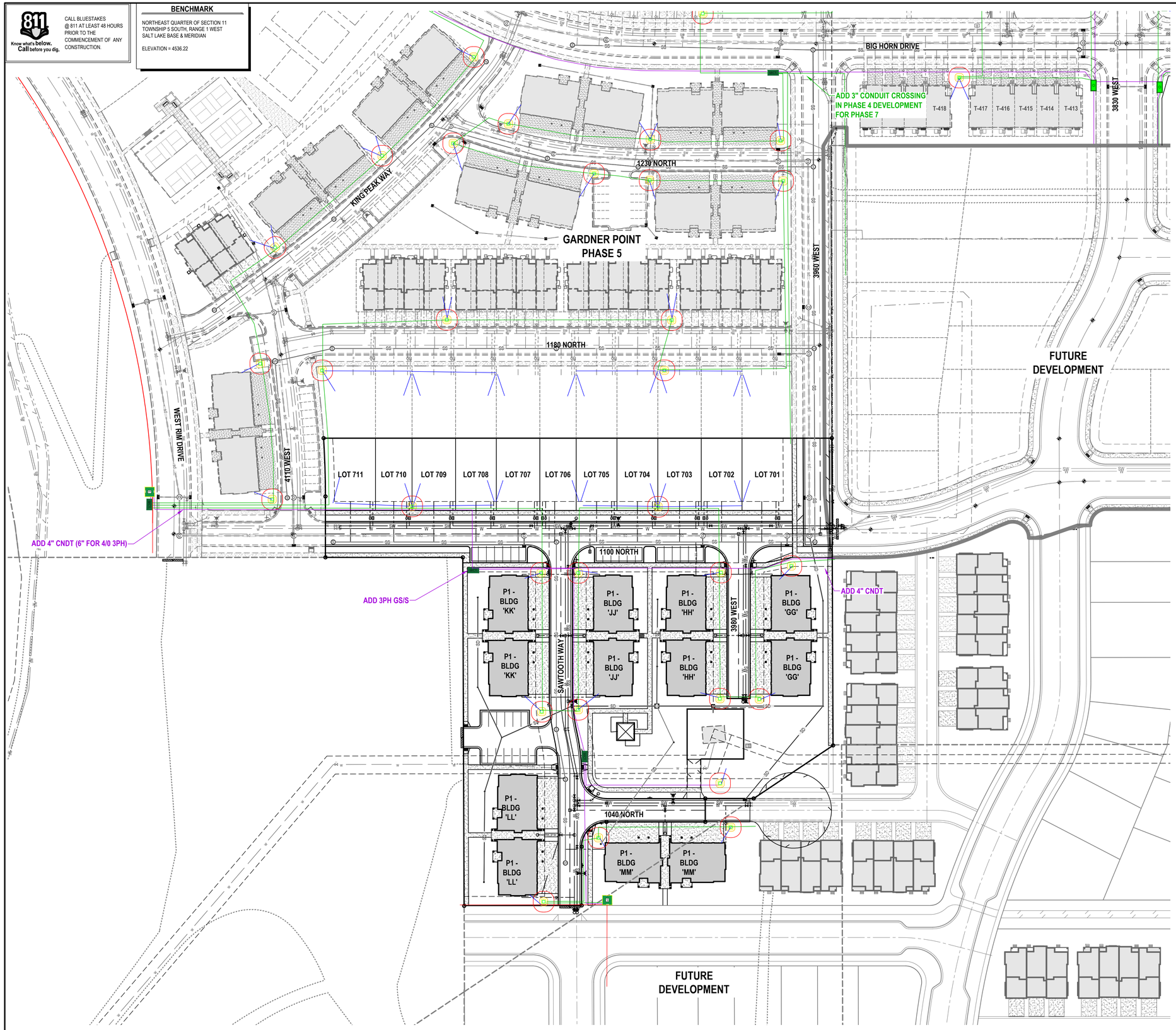
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Know what's below. Call before you dig.

**BENCHMARK**

NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
11. INSTALL MEGA LUGS ON ALL MECHANICAL JOINTS (OR APPROVED EQUAL).
12. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
16. ALL FIRE HYDRANTS AND BLOWOFF VALVES SHALL HAVE A 3'-0" MIN. SEPARATION. MAINTAIN 3' OF CLEARANCE AROUND ALL FIRE HYDRANTS.
17. IRRIGATION COMPANY APPROVAL WILL BE REQUIRED FOR DITCH PIPING/MODIFICATION IN 1500 NORTH.

## LEGEND:

- SWITCH
- GROUND SLEEVE/SECTIONALIZER
- TRANSFORMER
- SECONDARY JUNCTION
- STREET LIGHT
- 6" DIA. CNDT.
- 4" DIA. CNDT.
- 3" DIA. PRIMARY CNDT.
- 3" DIA. SECONDARY CNDT.
- 3" DIA. SECONDARY SERVICE STUB
- NOTE: INSTALL COMM. SYS. MICRODUCT WITH ALL CNDT. RUNS.

NORTH

**HORIZONTAL GRAPHIC SCALE**

50 0 25 50 100

( IN FEET )
HORZ: 1 inch = 50 ft.


ENSIGN
THE STANDARD IN ENGINEERING

**CEDAR CITY**
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

**SALT LAKE CITY**
Phone: 801.255.0529

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**WWW.ENSIGNENG.COM**

*FOR:*
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DRAPER, UT 84020
*CONTACT:*
JED STEWART
PHONE: 801-494-0150


# GARDNER POINT PHASE 7
# A RESIDENTIAL PUD SUBDIVISION

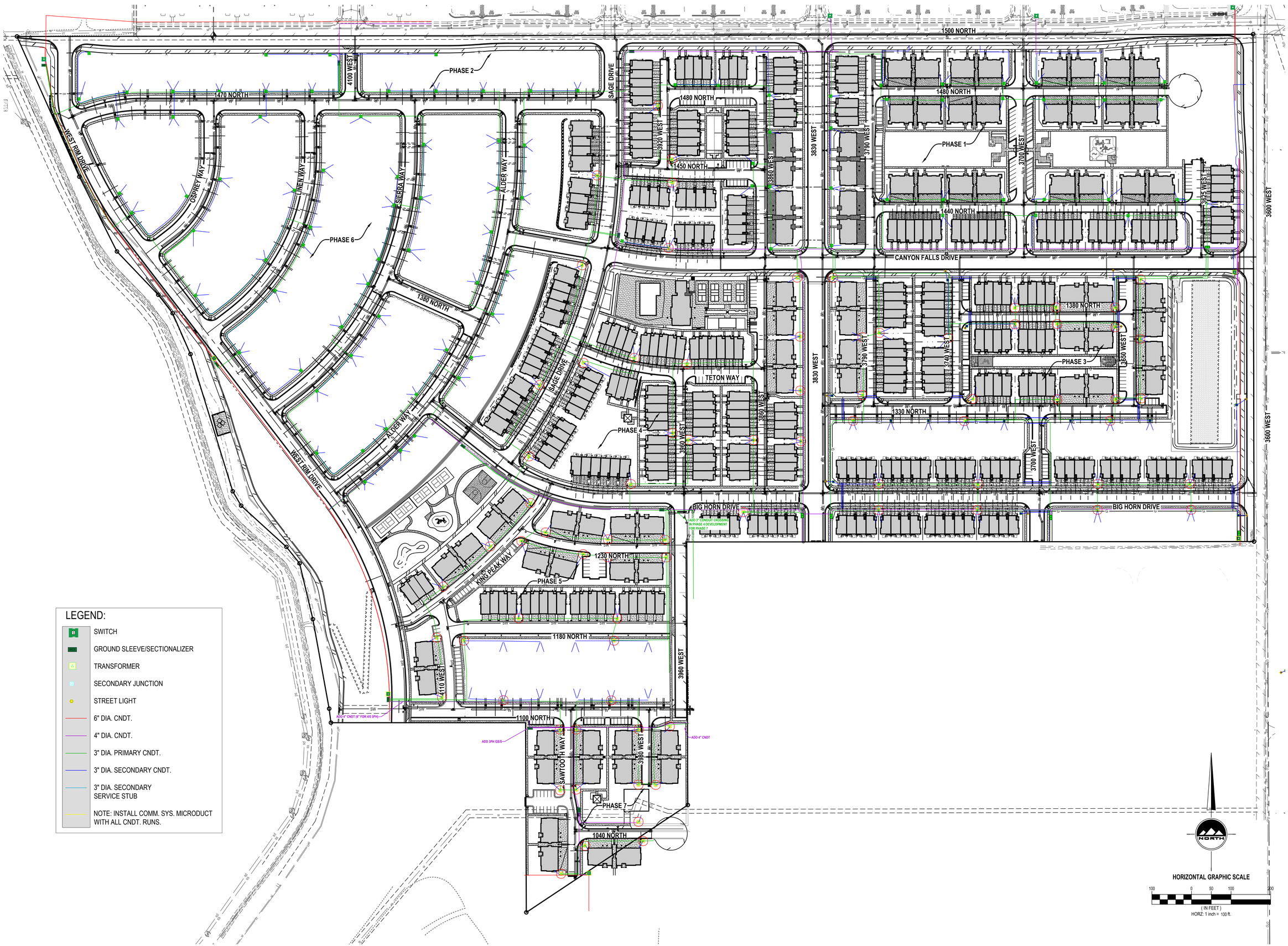
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## PHASE 7 POWER PLAN

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

C-403





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88 E. Fiddlers Canyon Road
Suite 210
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# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## OVERALL POWER PLAN

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-403A**

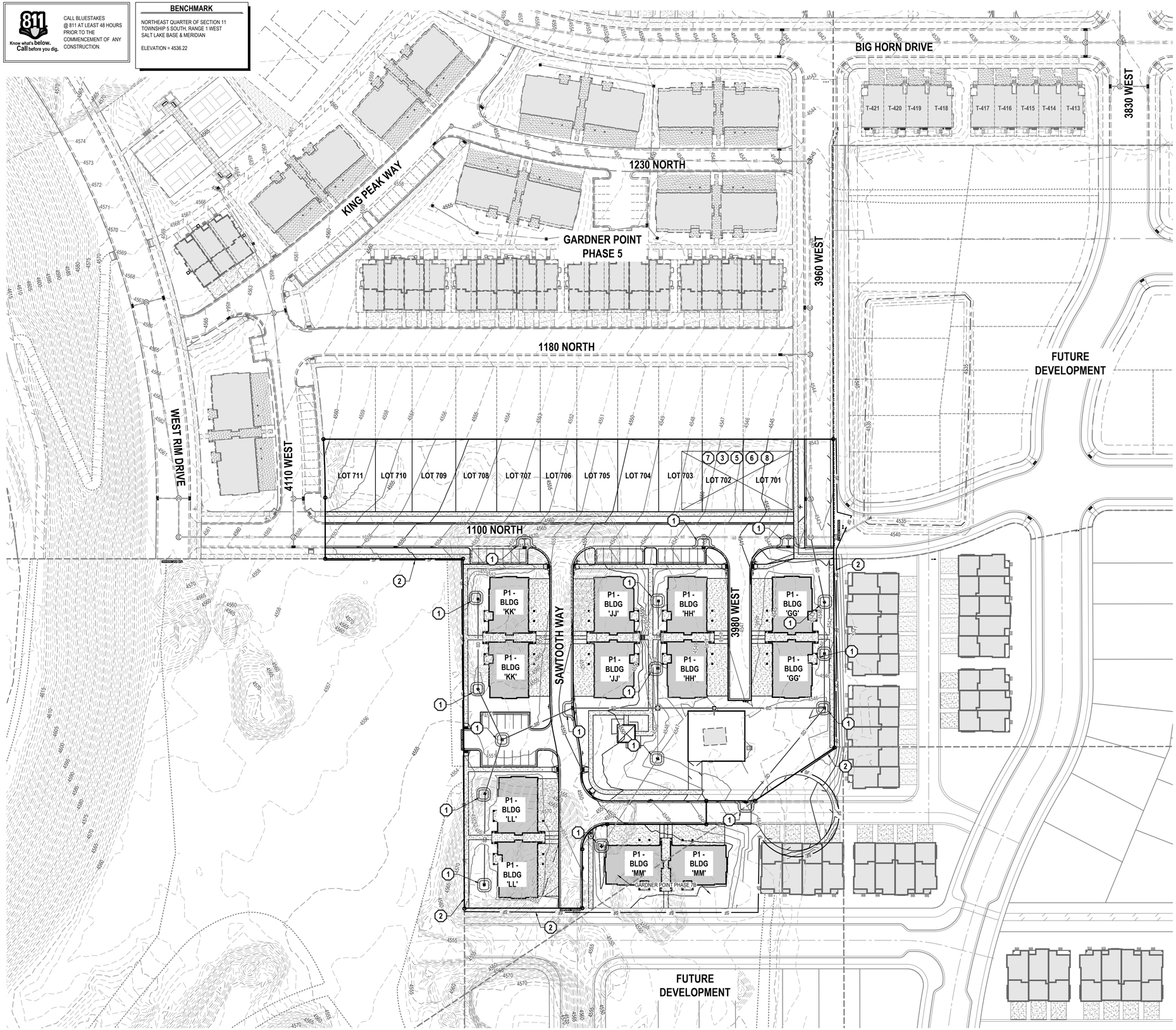
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

**BENCHMARK**

NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22




## GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

## SCOPE OF WORK:

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

1. INLET PROTECTION PER DETAIL 7/C-600.
2. SILT FENCE PER DETAIL 6/C-600.
3. PORTABLE TOILET PER DETAIL 1/C-600.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-600.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.
7. SWPPP SIGN LOCATION

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

( IN FEET )
HORZ: 1 inch = 50 ft.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# GARDNER POINT PHASE 7
# A RESIDENTIAL PUD SUBDIVISION

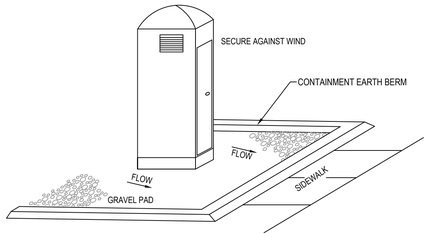
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## EROSION CONTROL PLAN

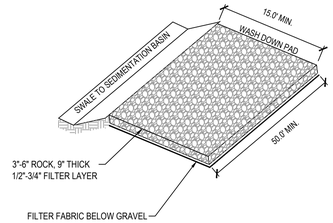
| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069S | 5/31/22 |
| DRAWN BY: C.D. OESTREICH | CHECKED BY: M. BUDGE |
| PROJECT MANAGER: B. MORRIS | |

**C-500**




## 1 PORTABLE TOILET

SCALE: NONE

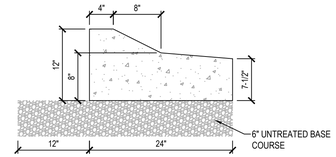



**NOTE:**

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

## 2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

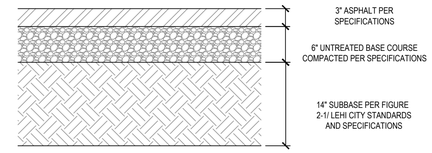



**NOTE:**

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

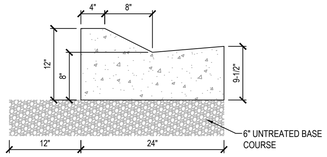
## 3 24" MOUNTABLE REVERSE PAN CURB AND GUTTER

SCALE: NONE



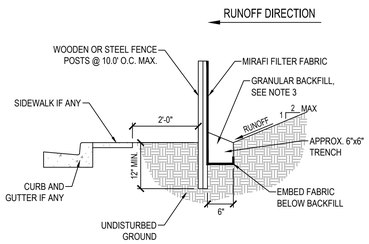

## 4 ASPHALT PAVEMENT SECTION

SCALE: NONE




## 5 24" MOUNTABLE PAN CURB AND GUTTER

SCALE: NONE

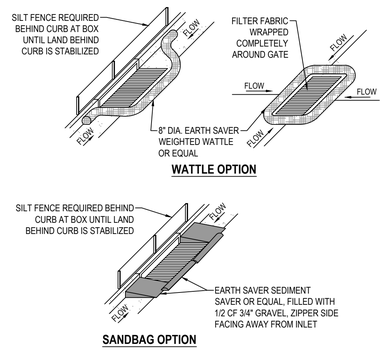



**NOTES:**

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

## 6 TEMPORARY SILT FENCE

SCALE: NONE

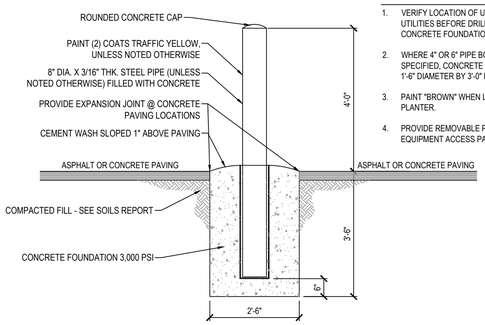



NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

## 7 SAG INLET PROTECTION

SCALE: NONE

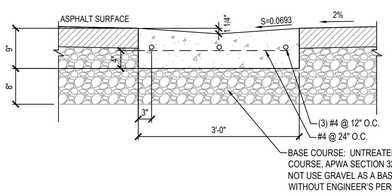



**NOTES**

1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.

## 8 BOLLARD

SCALE: NONE

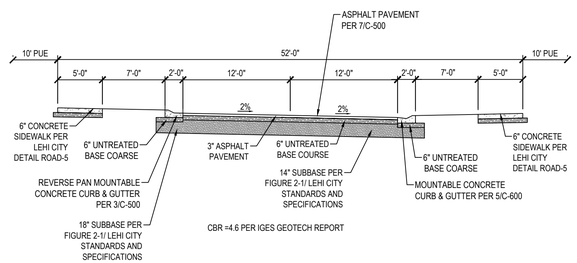



**NOTE:**

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

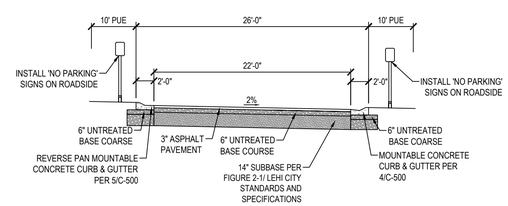
## 9 3' WATERWAY

SCALE: NONE



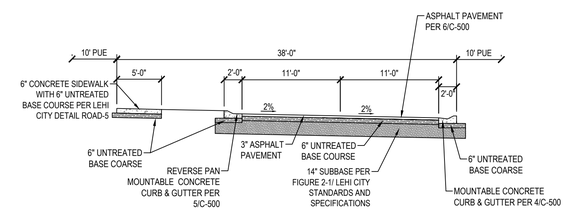

## 10 52' ROAD CROSS SECTION W/ (2) SIDEWALKS

SCALE: NONE



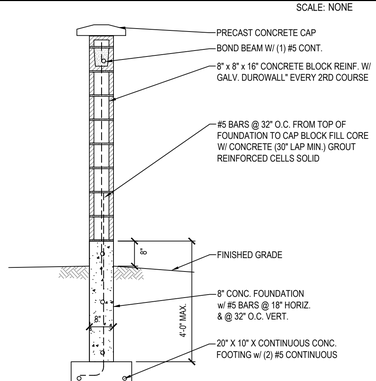

## 11 26' ROAD CROSS SECTION

SCALE: NONE



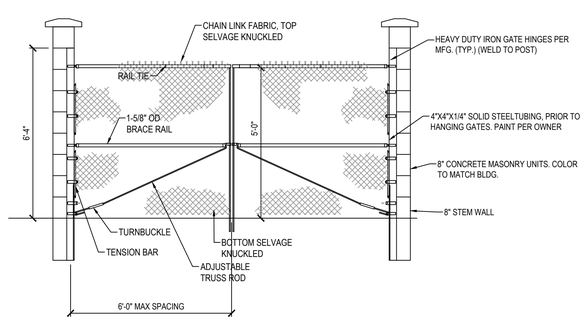

## 12 38' ROAD CROSS SECTION W/ (1) SIDEWALK

SCALE: NONE



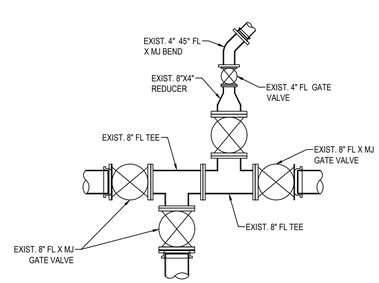

## 13 MASONRY WALL

SCALE: NONE




## 14 GATE ELEVATION

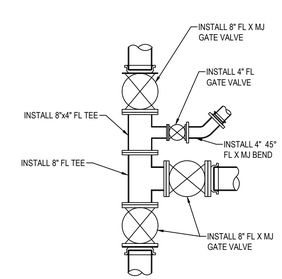
SCALE: NONE




SAWTOOTH WAY AND 1100 NORTH

## 15 VALVE CLUSTER

SCALE: NONE




SAWTOOTH WAY AND 1040 NORTH

## 16 VALVE CLUSTER

SCALE: NONE


ENSIGN
THE STANDARD IN ENGINEERING

**CEDAR CITY**
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

**SALT LAKE CITY**
Phone: 801.255.0529

**TOOELE**
Phone: 435.843.3590

**LAYTON**
Phone: 801.547.1100

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

*FOR:*
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
*CONTACT:*
JED STEWART
PHONE: 801-494-0150


# GARDNER POINT PHASE 7
# A RESIDENTIAL PUD SUBDIVISION

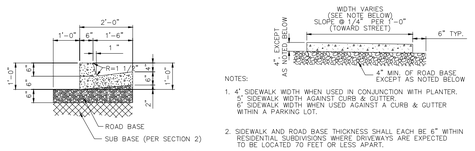
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**DETAILS**

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-600**



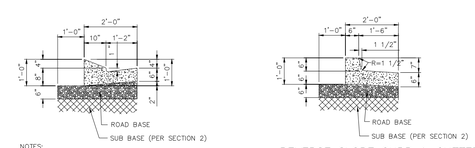

HIGH BACK CURB & GUTTER




NOTES:

1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

SIDEWALK

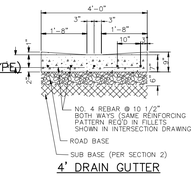



REVERSE SLOPE CURB & GUTTER

NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER
3. THE USE OF THIS CROSS SECTION IS SUBJECT TO THE REQUIREMENTS OF THE A.A.S.H.T.O. ROADSIDE DESIGN GUIDE WITH RESPECT TO A CLEAR VIEW ZONE.

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



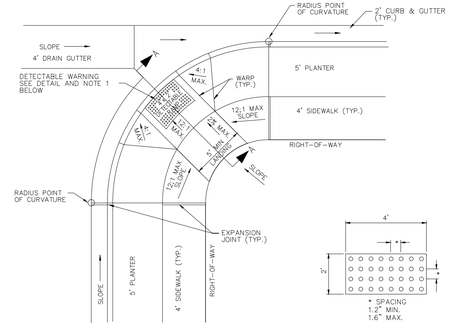

4' DRAIN GUTTER

GENERAL NOTES:

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

CURB, GUTTER AND SIDEWALK

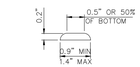
LEHI CITY STANDARD DRAWINGS ROAD–5



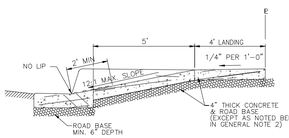




DETECTABLE RAMP DETAIL




DOME DETAIL




SECTION A–A

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

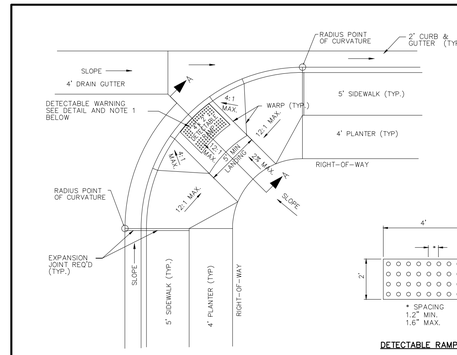
DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

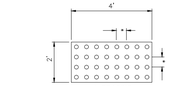
GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

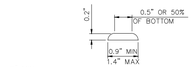
ADA RAMP
PLANTER STRIP
(AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD–6

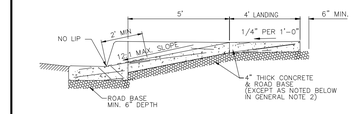



DETECTABLE RAMP DETAIL




DOME DETAIL




SECTION A–A

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

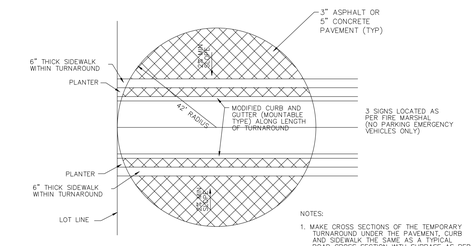
DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

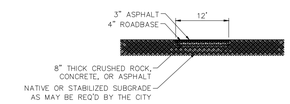
ADA RAMP COMBINATION
CURB, GUTTER & SIDEWALK
(AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD–7

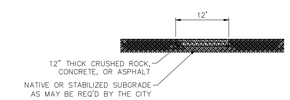



NOTES:

1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT–OF–WAY.
4.



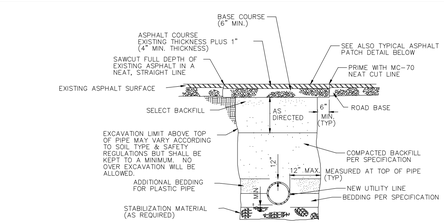

MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE



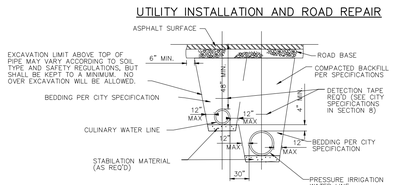

ALL WEATHER ACCESS

TEMPORARY
TURNAROUND
AND ACCESS ROADS

LEHI CITY STANDARD DRAWINGS ROAD–14

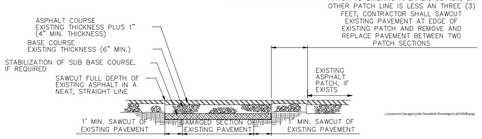



UTILITY INSTALLATION AND ROAD REPAIR




TYPICAL DUAL PIPE INSTALLATION
(IRR. AND CUL)

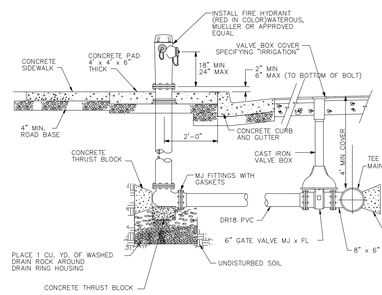
IF DISTANCE FROM EDGE OF NEW ASPHALT PATCH TO EXISTING APSHALT, GUTTER, OR OTHER PATCH LINE IS LESS AN THREE (3) FEET, CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT EDGE OF EXISTING PATCH AND REMOVE AND REPLACE PAVEMENT BETWEEN TWO PATCH SECTIONS




TYPICAL ASPHALT PATCH DETAIL

STANDARD DETAIL
UTILITY TRENCHING

LEHI CITY STANDARD DRAWINGS WATER–1



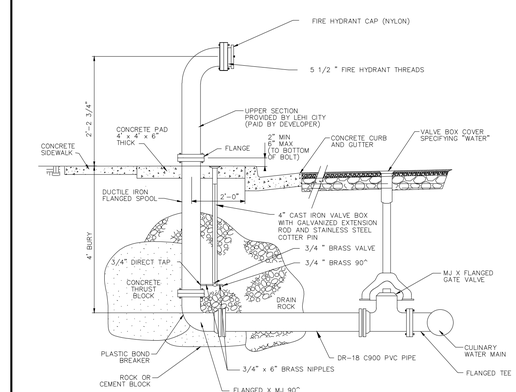

FIRE HYDRANT WITH VALVE

NOTES:

1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.

STANDARD DETAIL
FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER–2

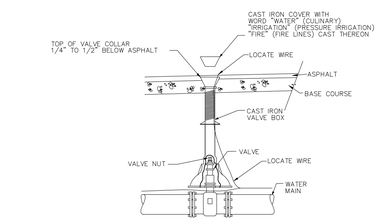



NOTE:

1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW–OFF, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE BLOW–OFF TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL BLOW–OFFS.
5. BLOWOFF TOP, ADAPTOR, AND CAP TO BE SUPPLIED BY LEHI CITY WATER DEPARTMENT.

STANDARD DETAIL
BLOW–OFF

LEHI CITY STANDARD DRAWINGS WATER–3




NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 12" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

STANDARD DETAIL
VALVE BOX

LEHI CITY STANDARD DRAWINGS WATER–4


ENSIGN
THE STANDARD IN ENGINEERING

**CEDAR CITY**
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

**SALT LAKE CITY**
Phone: 801.255.0529

**TOOELE**
Phone: 435.843.3590

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JED STEWART
PHONE: 801-494-0150


# GARDNER POINT PHASE 7
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

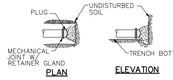
REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## DETAILS

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-601**

THRUST BLOCK TYPICAL




PLAN ELEVATION

PLUG DETAIL

| SIZE | BENDS 90° | BENDS 45° | BENDS 22 1/2° | BENDS 11 1/4° | TEES * | GATE VALVES | DEAD ENDS | CROSS W/ BRANCH PLUGGED | CROSS W/ BRANCH PLUGGED |
|---|---|---|---|---|---|---|---|---|---|
| 3 | 1.0 | 0.6 | 0.3 | 0 | 0.7 | 0.5 | 0.7 | 0.7 | 0.7 |
| 4 | 1.8 | 1.0 | 0.5 | 0 | 1.1 | 0.5 | 1.3 | 1.3 | 1.3 |
| 6 | 4.0 | 2.2 | 1.1 | 0 | 2.5 | 1.1 | 2.9 | 2.9 | 2.9 |
| 8 | 7.1 | 3.8 | 2.0 | 1.0 | 4.4 | 1.7 | 5.0 | 5.0 | 5.0 |
| 10 | 11.1 | 6.0 | 3.1 | 1.6 | 6.9 | 2.5 | 7.8 | 7.8 | 7.8 |
| 12 | 16.0 | 8.6 | 4.4 | 2.2 | 11.3 | 3.3 | 11.3 | 11.3 | 11.3 |
| 14 | 21.7 | 11.8 | 6.0 | 3.0 | 15.4 | 11.0 | 15.4 | 15.4 | 15.4 |
| 15 | 25.0 | 13.5 | 7.0 | 3.5 | 17.6 | SPECIAL DESIGN | 17.6 | 17.6 | 17.6 |
| 16 | 28.4 | 15.3 | 8.0 | 4.0 | 20.0 | | 20.0 | 20.0 | 20.0 |
| 18 | 36.0 | 19.4 | 10.0 | 5.0 | 25.4 | | 25.4 | 25.4 | 25.4 |
| 20 | 44.2 | 24.0 | 12.2 | 6.1 | 31.4 | | 31.4 | 31.4 | 31.4 |
| 21 | 49.0 | 26.5 | 13.5 | 6.8 | 34.6 | | 34.6 | 34.6 | 34.6 |
| 22 | 54.0 | 29.0 | 14.8 | 7.4 | 38.0 | | 38.0 | 38.0 | 38.0 |
| 24 | 64.0 | 34.5 | 17.7 | 8.8 | 45.0 | | 45.0 | 45.0 | 45.0 |
| 30 | 100.0 | 54.0 | 27.6 | 13.8 | 71.0 | | 71.0 | 71.0 | 71.0 |
| 36 | 144.0 | 78.0 | 40.0 | 20 | 102.0 | | 102.0 | 102.0 | 102.0 |

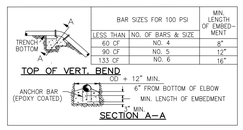
* SIZE IS BRANCH SIZE

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.
ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

## TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.




| | BAR SIZES FOR 100 PSI | | MIN. LENGTH OF EMBED-MENT |
|---|---|---|---|
| | LESS THAN | NO. OF BARS & SIZE | |
| TOP OF VERT. BEND | 60 CF | NO. 4 | 8" |
| | 90 CF | NO. 5 | 12" |
| | 133 CF | NO. 6 | 16" |

OD + 12" MIN.

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

F = ACTUAL SPECIFIED TEST PRESSURE / 100

| SIZE | BENDS 45° | BENDS 22 1/2° | BENDS 11 1/2° |
|---|---|---|---|
| 3 | 3.7 | 1.9 | 1.4 |
| 4 | 6.5 | 3.3 | 1.7 |
| 6 | 14.6 | 7.5 | 3.7 |
| 8 | 26.0 | 13.2 | 6.6 |
| 10 | 40.5 | 20.7 | 10.3 |
| 12 | 58.5 | 30.0 | 14.8 |
| 14 | 79.5 | 40.7 | 20.2 |
| 15 | 91.0 | 46.6 | 23.2 |
| 16 | 104.0 | 53.0 | 26.5 |
| 18 | SPEDAL DESIGN REQUIRED | 67.1 | 33.4 |
| 20 | | 83.0 | 41.0 |
| 21 | | | 45.5 |
| 22 | | | 50.0 |
| 24 | | | 59.5 |
| 30 | | | |
| 36 | | | |

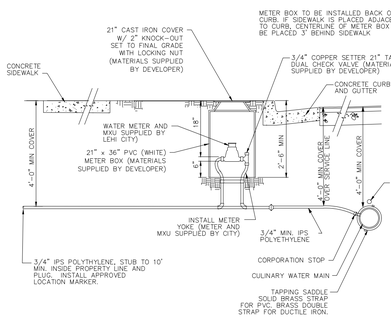
## TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

NOTES:

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

STANDARD DETAIL
THRUST BLOCKING

LEHI CITY STANDARD DRAWINGS WATER–5

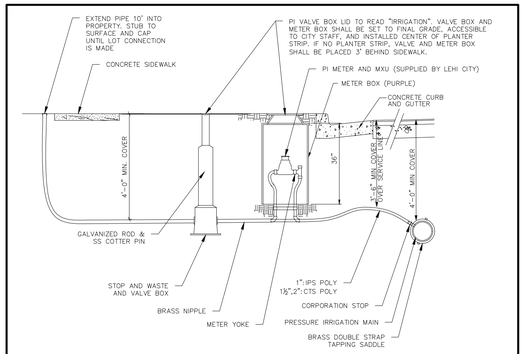



GENERAL NOTES:

1. 10"–0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'–0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C–800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.

STANDARD DETAIL
CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER–6

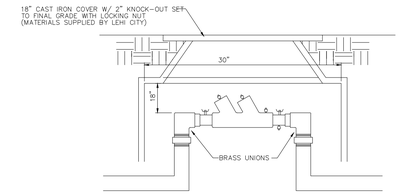



GENERAL NOTES

1. 10"–0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'–0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C–800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

STANDARD DETAIL
PRESSURE IRRIGATION SERVICE CONNECTION

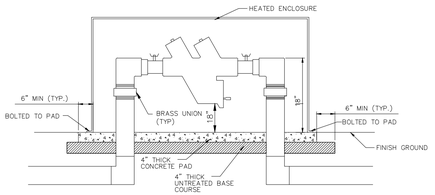
LEHI CITY STANDARD DRAWINGS WATER–8




DOUBLE CHECK BACKFLOW PREVENTER

NOTES:

1. MUST BE INSTALLED IN A 30" METER BOX.
2. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C–800 NO LEAD RULE.
3. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.
4. DOUBLE CHECK BACKFLOW PREVENTOR INSTALLED IN A VAULT MUST BE TESTABLE AND MAINTAINABLE FROM THE TOP POSITION.



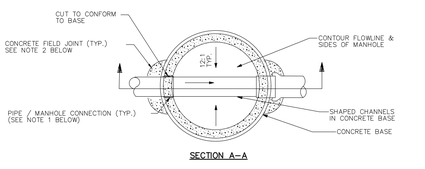

REDUCED PRESSURE BACKFLOW PREVENTER

NOTES:

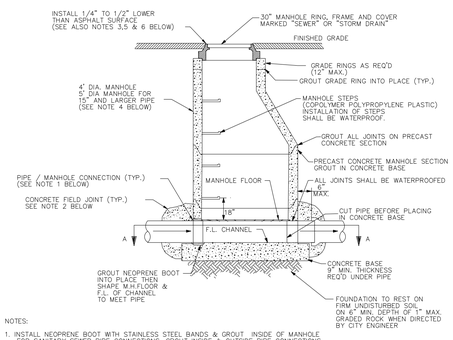
1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C–800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO –30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW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

STANDARD DETAIL
BACKFLOW PREVENTION

LEHI CITY STANDARD DRAWINGS WATER–13




SECTION A–A

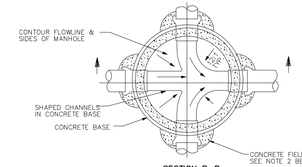



NOTES:

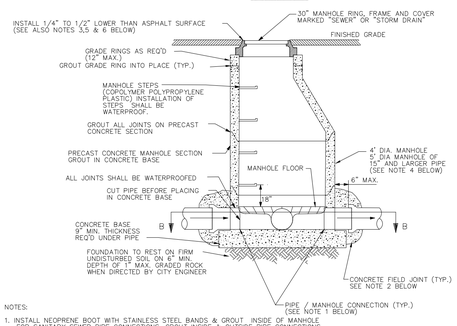
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE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

STANDARD DETAIL
LINE MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–1




SECTION B–B




NOTES:

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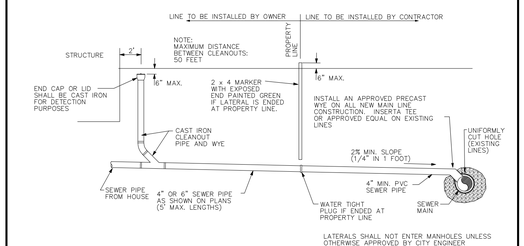
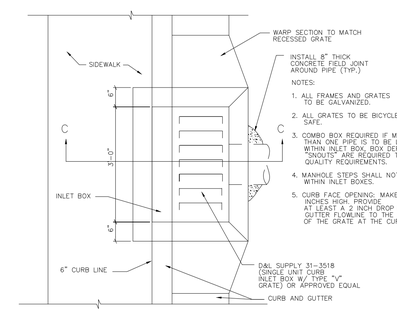
STANDARD DETAIL
JUNCTION MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–2

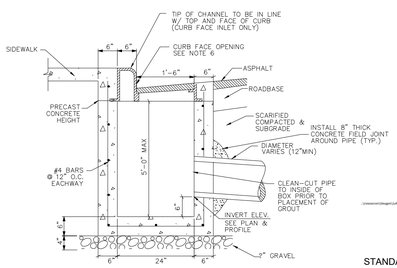



STANDARD DETAIL
SEWER LATERAL DETAIL

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–6




PLAN VIEW




SECTION C

STANDARD DETAIL
INLET BOX

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–8


ENSIGN
THE STANDARD IN ENGINEERING

**CEDAR CITY**
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

**SALT LAKE CITY**
Phone: 801.255.0529

**TOOELE**
Phone: 435.843.3590

**LAYTON**
Phone: 801.547.1100

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**


FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-494-0150

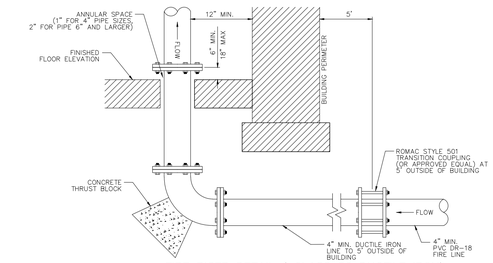
# GARDNER POINT PHASE 7
# A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

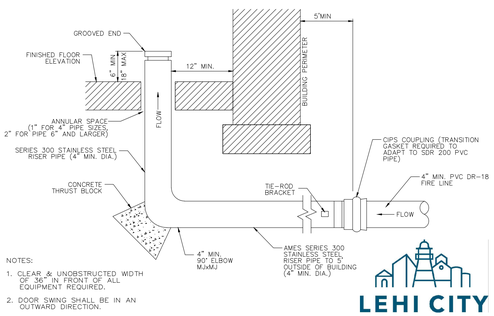
## DETAILS

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069S | 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

C-602




FIRE RISER DETAIL ( CLASS 50 DUCTILE IRON)




NOTES:

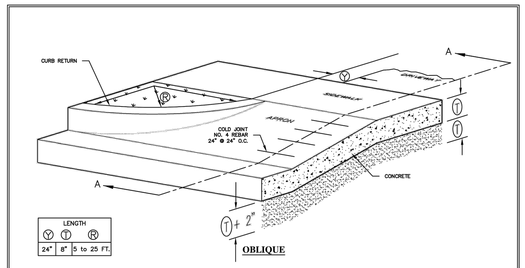
1. CLEAR & UNOBSTRUCTED WIDTH OF 36" IN FRONT OF ALL EQUIPMENT REQUIRED.
2. DOOR SWING SHALL BE IN AN OUTWARD DIRECTION.

UNDERGROUND FIRE RISER DETAIL
( STAINLESS STEEL)

LEHI CITY

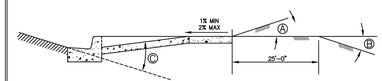
STANDARD DETAIL
TYPICAL
FIRE RISER
DETAILS

LEHI CITY STANDARD DRAWINGS WATER-11



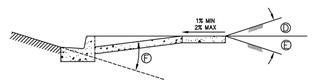

| LENGTH | | |
|---|---|---|
| Y | T | R |
| 24" | 8" | 5 to 25 FT. |

OBLIQUE




| BREAK OVER ANGLE (MAXIMUM) | | |
|---|---|---|
| A | B | C |
| 6% | 8% | 10% |

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS




| LENGTH | | |
|---|---|---|
| D | E | F |
| 6% | 8% | 10% |

SECTION A-A - TYPICAL DRIVEWAY APPROACH

**NOTES**

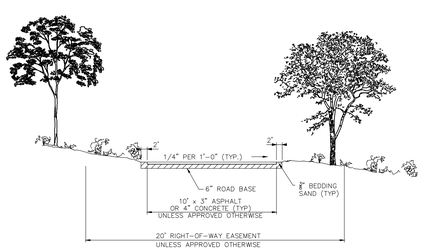
1. EDGE CONCRETE WITH 1/2" RADIUS EDGING TOOL.
2. PLACE 1/2" EXPANSION JOINT BETWEEN DRIVEWAY APRON AND CURB AND IN THE DRIVEWAY CENTERLINE IF "W" IS GREATER THAN 20'. FILLER MATERIAL SHALL BE FULL DEPTH OF CONCRETE PLUS 1", WITH TOP SET FLUSH WITH TOP OF CONCRETE.
3. USE UNTREATED ROADBASE UNDER CURB, GUTTER AND SIDEWALK. COMPACT TO 95% OF THE MAXIMUM DRY DENSITY.
4. ALL CONCRETE SLABS WITH A LENGTH/WIDTH RATIO GREATER THAN 2:1 SHALL HAVE CONTRACTION JOINTS INSTALLED AS REQUIRED TO STAY WITHIN 2:1 RATIO.
5. BACK EDGE OF SIDEWALK TO BE SET AT AN ELEVATION 1.5% HIGHER THAN THE TOP BACK OF CURB (2% MAX).
6. SIDEWALK TO BE A MINIMUM OF 5 FEET WIDE UNLESS OTHERWISE SPECIFIED.
7. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CITY'S STANDARD SPECIFICATIONS.

**COMMERCIAL DRIVE APPROACH**

| DATE: AUGUST 2017 | REVISIONS | | | |
|---|---|---|---|---|
| | REVISION | DATE | BY | COMMENTS |
| DRAWING NAME: ST-4B | 1 | 01.11.19 | JBP | ADDED SECTION VIEWS AND TABLES |
| DRAWN BY: RPM | | | | |
| CHECKED / APPROVED | | | | |

SARATOGA SPRINGS CITY
1307 N. COMMERCE DR.
REDI, SARATOGA SPRINGS, UTAH 84045
PH (801) 766-9793
FAX 801-766-9794

STANDARD DETAILS
STREET STANDARDS
**ST-4B**




NOTES:

1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.
2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.
3. SLOPE TRAIL AS NECESSARY TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.
4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.
5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTON.

LEHI CITY

STANDARD DETAIL
Bicycle / Pedestrian
Shared Use Trail

LEHI CITY STANDARD DRAWINGS TRAIL-1


ENSIGN
THE STANDARD IN ENGINEERING

**CEDAR CITY**
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

**SALT LAKE CITY**
Phone: 801.255.0529

**TOOELE**
Phone: 435.843.3590

**LAYTON**
Phone: 801.547.1100

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

*FOR:*
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
*CONTACT:*
JED STEWART
PHONE: 801-494-0150


# GARDNER POINT PHASE 7
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## DETAILS

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069S | 5/31/22 |
| DRAWN BY | CHECKED BY |
| C.D. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**C-603**

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

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

**BENCHMARK**

NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

## SCOPE OF WORK:

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

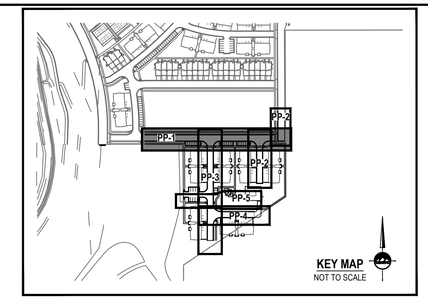
1. INSTALL 8" C-900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. INSTALL 1-1/2" CTS POLY CULINARY WATER SERVICE FROM MAIN TO 1-1/2" METER AND 2" POLY SERVICE FROM METER TO BUILDING PER LEHI CITY STANDARDS & SPECS.
5. INSTALL 3/4" CULINARY SERVICE CONNECTION WITH METER PER LEHI CITY STANDARD DETAIL WATER-6.
6. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
7. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN. SLOPE W/ CLEAN OUTS. 100' O.C. (TYP).
8. INSTALL 6" C-900 SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MIN. PER LEHI CITY STANDARDS AND SPECIFICATIONS
9. INSTALL 4" C-900 DR-18 PVC FIRE SERVICE WATER LINE PER LEHI CITY STDS WITH 8"x4" TEE, 4" GATE VALVE FLANGED TO TEE, AND TEMPORARY 2" BLOWOFF VALVE TO END LINE.
10. INSTALL CULINARY WATER AND PRESSURIZED IRRIGATION LOOP, SOLID DUCTILE IRON W/ FLANGED SPOOLS. NO MECHANICAL JOINTS.
11. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WATER-3. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
12. INSTALL 2" CTS PURPLE POLY IRRIGATION METER PER LEHI CITY STANDARD DRAWINGS WATER-8.
13. INSTALL 12" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.

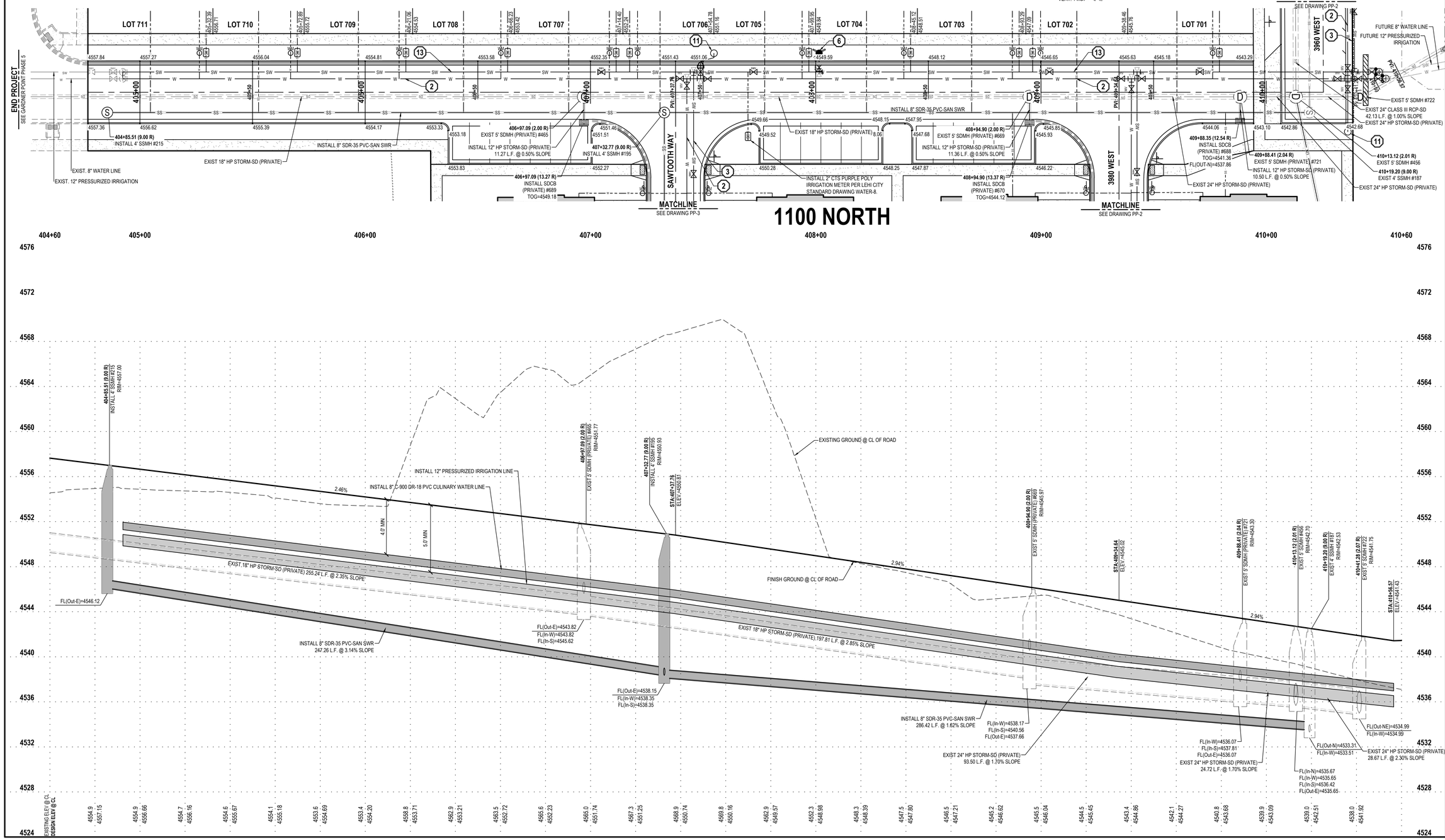
NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.




**ENSIGN**
THE STANDARD IN ENGINEERING

**CEDAR CITY**
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE**
**1100 NORTH**

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**PP-1**

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**BENCHMARK**

NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

## SCOPE OF WORK:

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NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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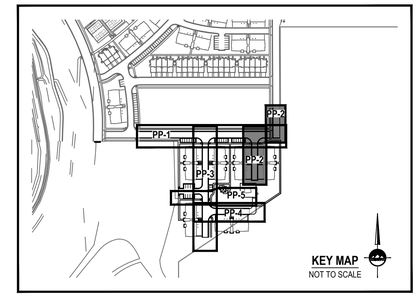


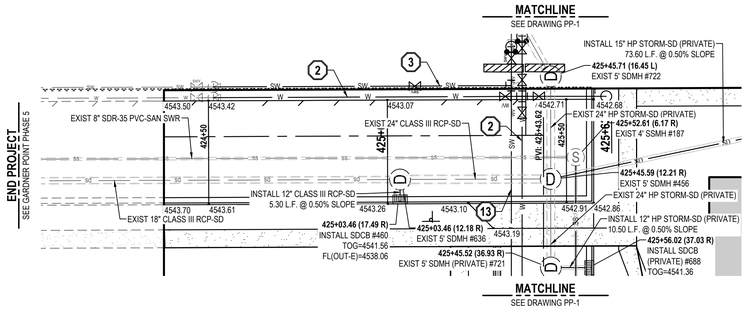


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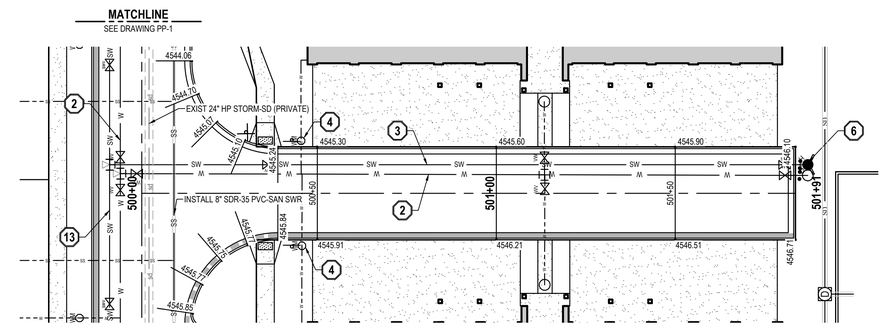


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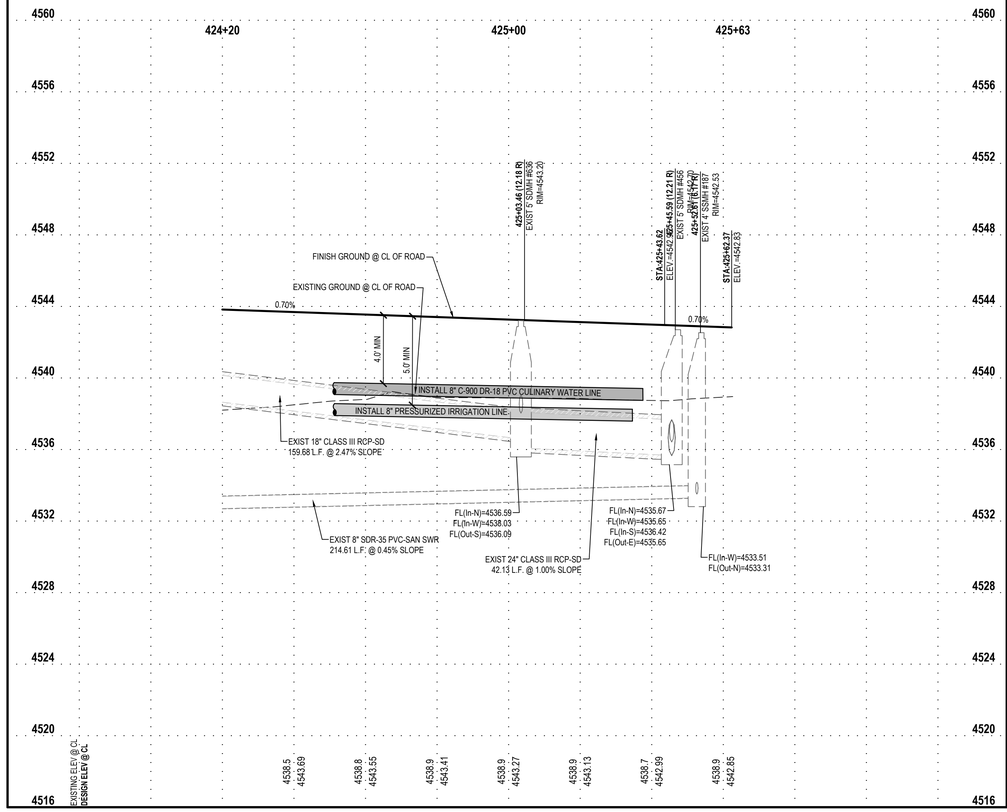


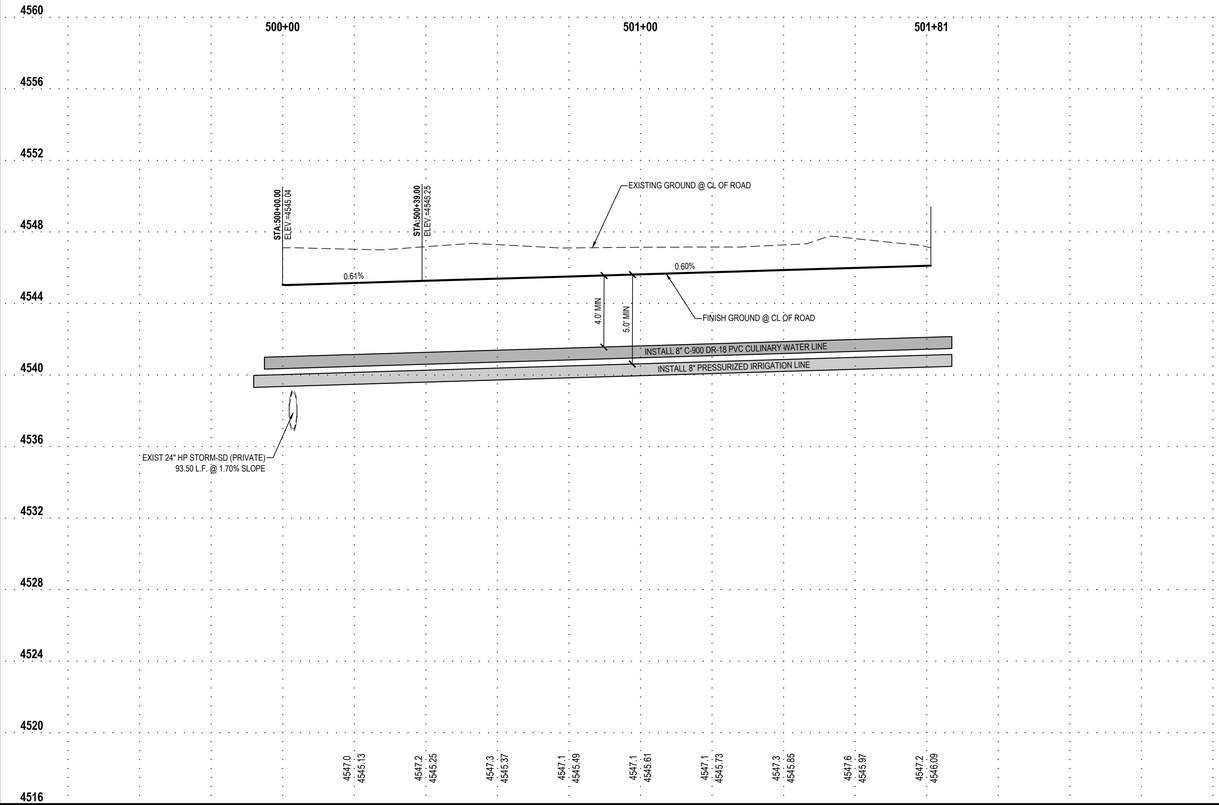



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*CONTACT:*
JED STEWART
PHONE: 801-494-0150


# GARDNER POINT PHASE 7
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE**
**3960 WEST AND 3980 WEST**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069S | 5/31/22 |
| DRAWN BY | CHECKED BY |
| C.D. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**PP-2**

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

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**BENCHMARK**

NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

## SCOPE OF WORK:

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

1. INSTALL 6" C-900 DR-18 PVC CULINARY WATER LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
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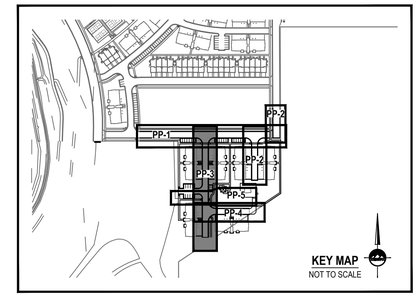


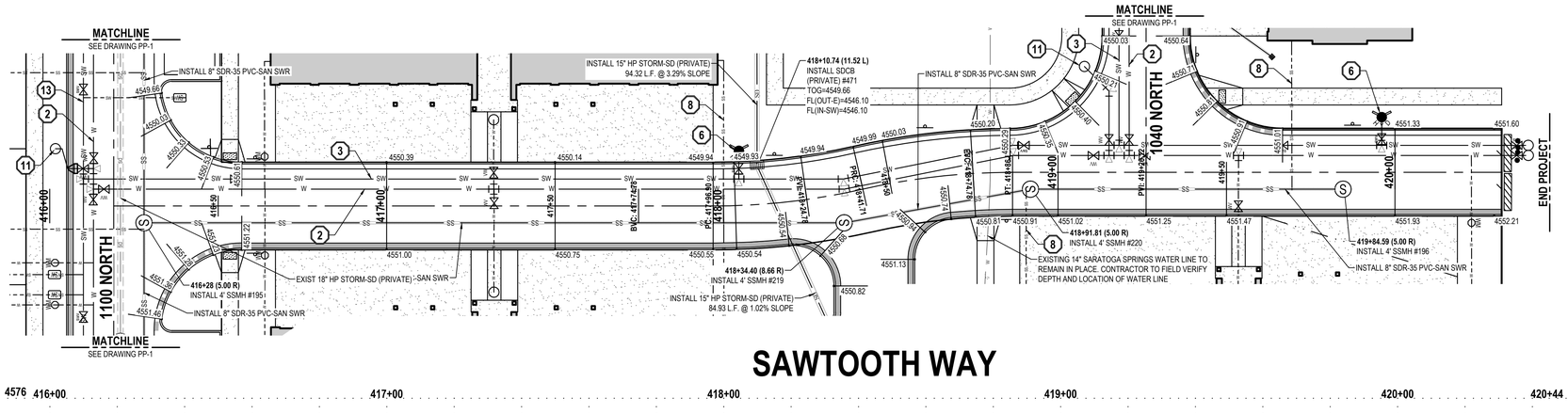


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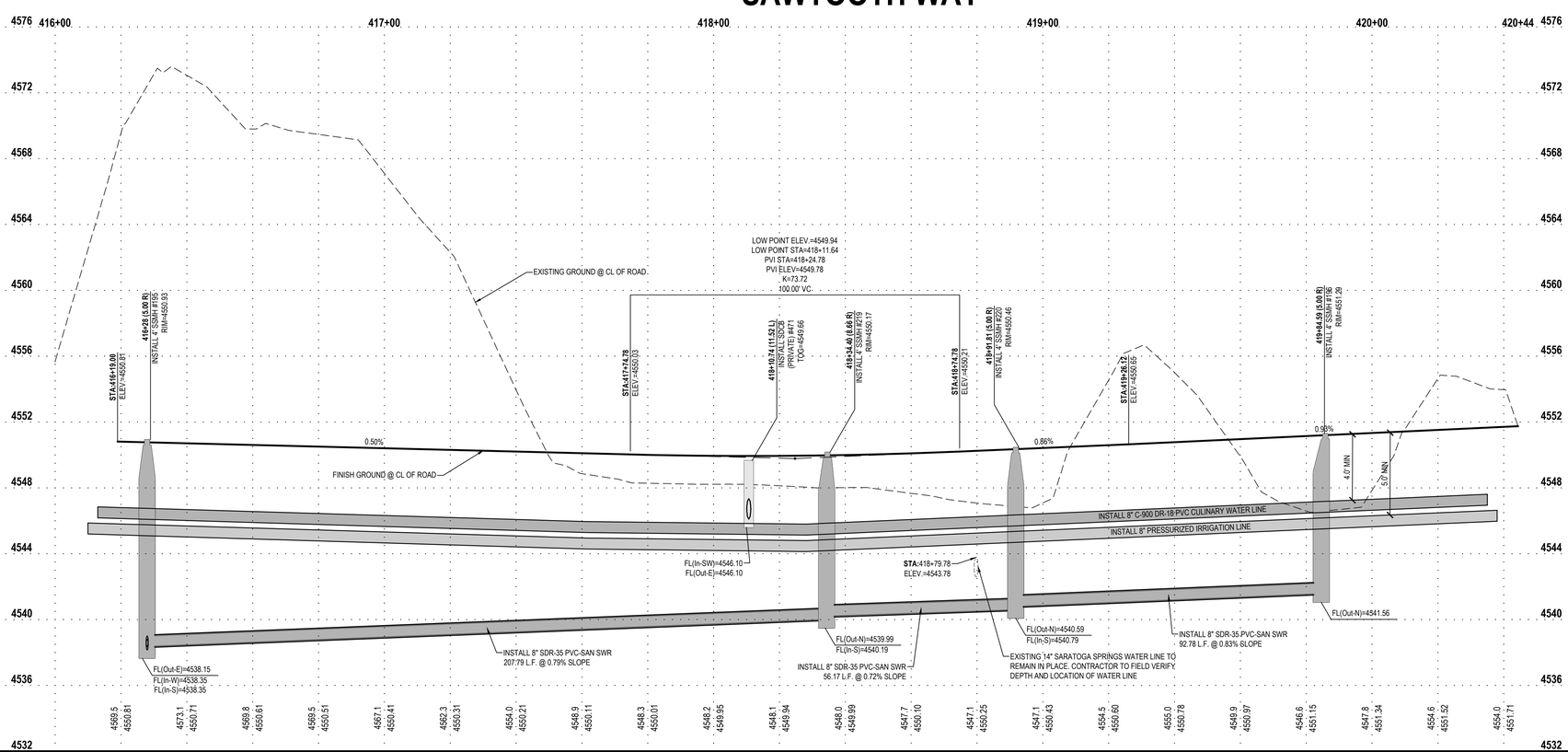



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PHONE: 801-494-0150


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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE**
**SAWTOOTH WAY**

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

# PP-3

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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

## SCOPE OF WORK:

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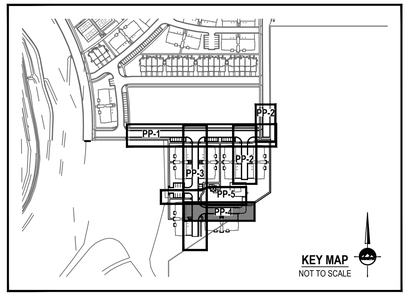


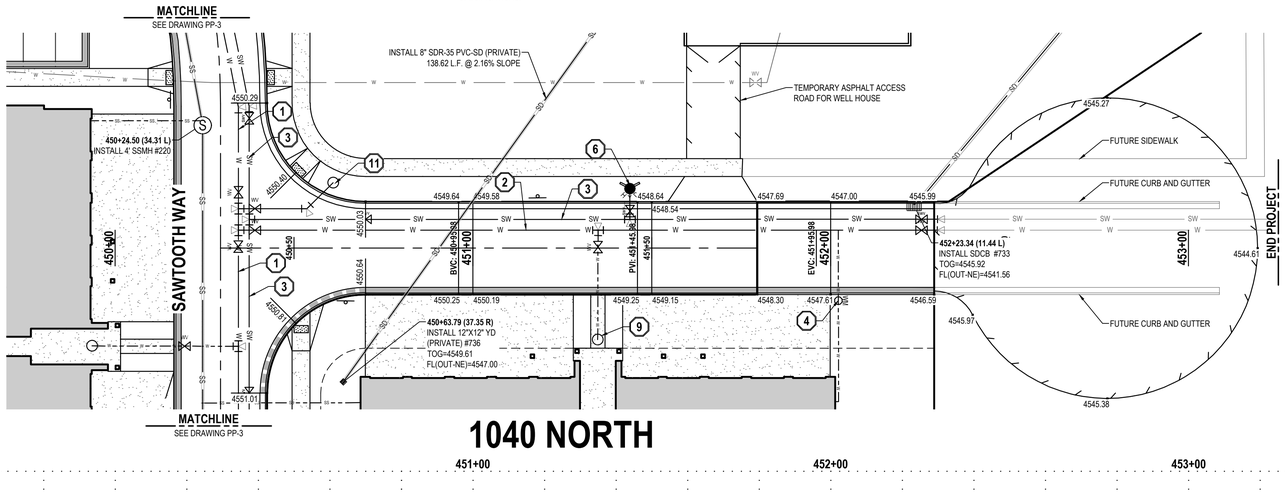


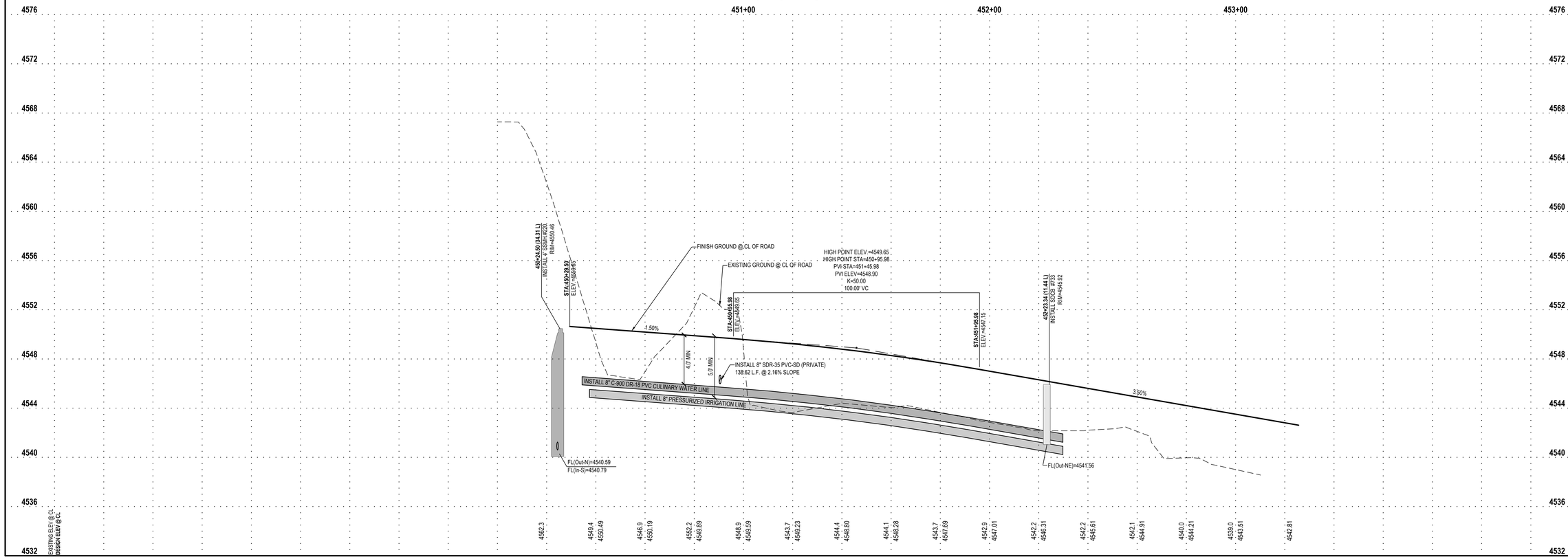



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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE**
**1040 NORTH**

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**PP-4**

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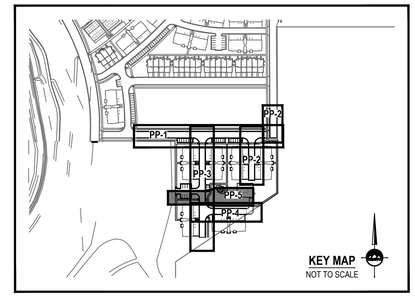


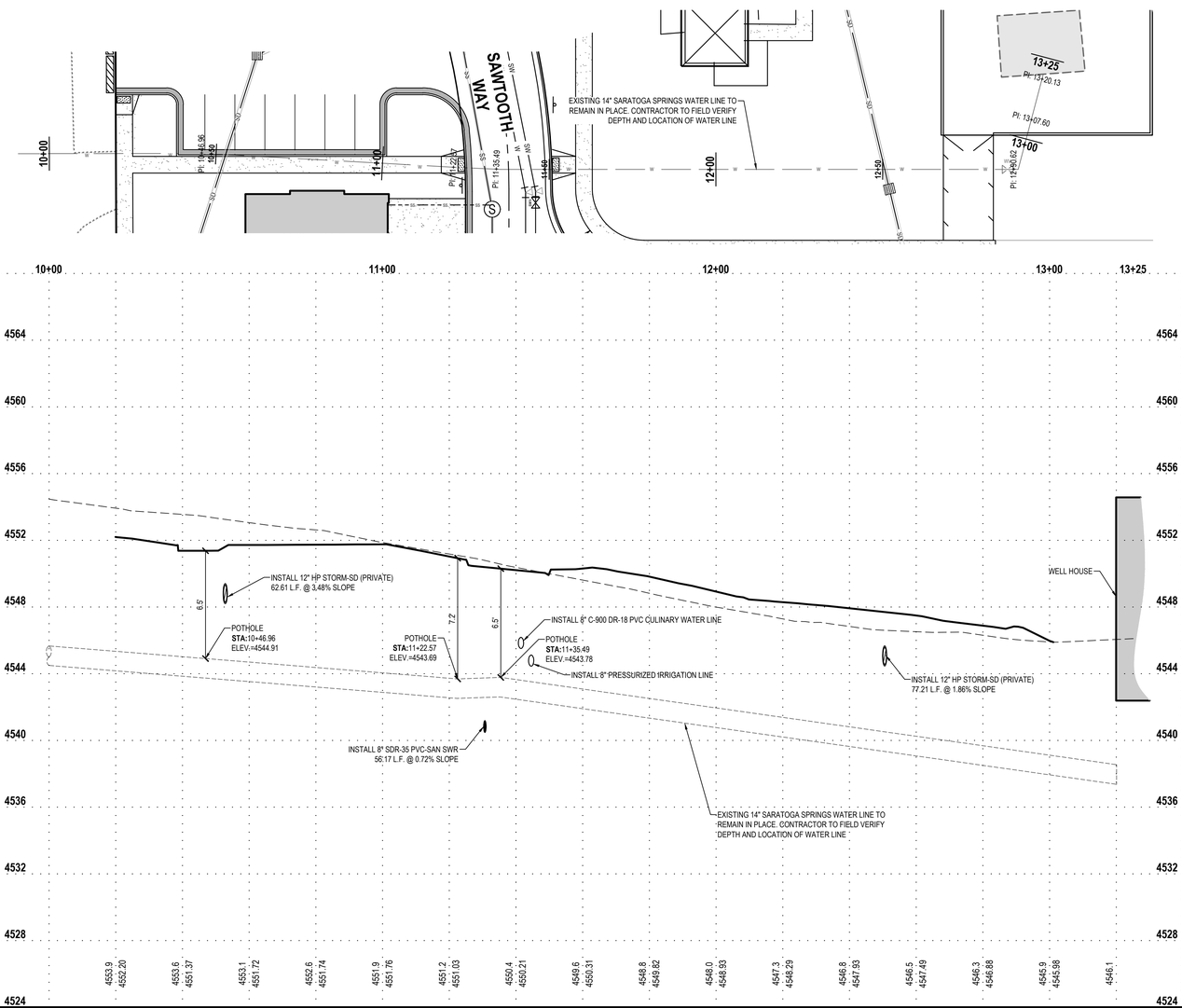



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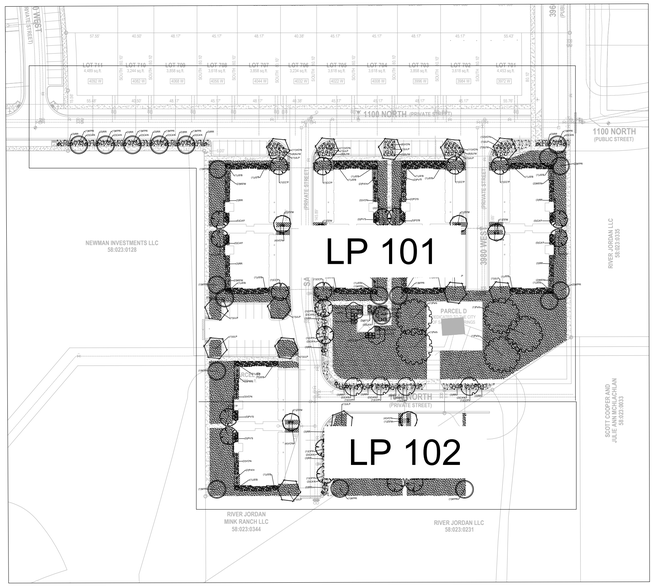
REGISTERED PROFESSIONAL ENGINEER
05/31/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE WATERLINE**

| | |
|---|---|
| PROJECT NUMBER 8069S | PRINT DATE 5/31/22 |
| DRAWN BY C.D. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**PP-5**




## LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

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

1.1 SUMMARY

1.2 SITE CONDITIONS

1.3 PERMITS

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

1.5 FINAL INSPECTION

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

1.7 WARRANTY

1.2 SITE CONDITIONS

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

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 WARRANTY

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

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

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

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

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

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

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

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

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

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

PART III - EXECUTION

3.1 GRADING

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

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

3.2 TURF GRADING

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

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

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

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

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

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

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

3.4 TURF - SOD LAYING

A. FERTILIZATION: FERTILIZE PER SOD FARM RECOMMENDATIONS.

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

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

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

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

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

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

END OF SECTION

**TOTAL**
**LANDSCAPED AREA:** 49,316 SQ FT
LAWN AREA: 38,295 SQ FT
50% PLANTER BED AREA: 4,754 SQ FT
IRRIGATED AREA = 43,049 SQ FT
**EXISTING TREE PRESERVATION:** *NO EXISTING TREES ON SITE

## 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.

*****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 GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

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

GRADING AND DRAINAGE REQUIREMENTS

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

LANDSCAPING REQUIREMENTS

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

FENCING REQUIREMENTS

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

## PLANT SCHEDULE PHASE 7

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | ATP | 2 | Acer truncatum x platanoides `JFS-KW187` TM<br>Urban Sunset Maple | 2" Cal |
| | CO'P | 4 | Celtis occidentalis `Prairie Sentinel`<br>Prairie Sentinel Hackberry | 2" Cal |
| | CPP | 22 | Crataegus phaenopyrum `Princeton Sentry`<br>Washington Princeton Sentry Hawthorn | 2" Cal |
| | M'PR | 20 | Malus x `Prairie Rose`<br>Prairie Rose Crabapple | 2" Cal |
| | PA'B | 5 | Platanus x acerifolia `Bloodgood`<br>London Plane Tree | 2" Cal |
| | ULP | 13 | Ulmus parvifolia<br>Lacebark Elm | 2" Cal |
| | ZS'M | 6 | Zelkova serrata `Musashino`<br>Sawleaf Zelkova | 2" Cal |

| EVERGREEN TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | JS'B | 23 | Juniperus Scopulorum `Blue Arrow`<br>Blue Arrow Juniper | 6` MIN. |

| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | BT'C | 4 | Berberis thunbergii `Crimson Pygmy`<br>Crimson Pygmy Barberry | 5 gal |
| | PO'S | 4 | Physocarpus opulifolius `Seward` TM<br>Summer Wine Seward Ninebark | 5 gal |
| | RR | 74 | Rosa x `Radrazz` TM<br>Knock Out Shrub Rose | 2 gal |
| | SJ'W | 36 | Spiraea japonica `Walbuma`<br>Magic Carpet Spirea | 5 gal |
| | VO'N | 97 | Viburnum opulus `Nanum`<br>Dwarf European Viburnum | 5 gal |

| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | CA'K | 61 | Calamagrostis x acutiflora `Karl Foerster`<br>Feather Reed Grass | 1 gal |
| | FG'B | 10 | Festuca glauca `Casca11`<br>Beyond Blue Fescue | 1 gal |
| | MS'M | 12 | Miscanthus sinensis `Morning Light`<br>Eulalia Grass | 1 gal |
| | PV'S | 36 | Panicum virgatum `Shenandoah`<br>Shenandoah Switch Grass | 1 gal |
| | PA'H | 8 | Pennisetum alopecuroides `Hameln`<br>Hameln Fountain Grass | 1 gal |

## REFERENCE NOTES SCHEDULE PHASE

| SYMBOL | 1 LANDSCAPE DESCRIPTION | QTY |
|---|---|---|
| 1-01 | SODDED LAWN AREA<br>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.<br>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. | 38,295 sf |
| 1-02 | 1" STONE MULCH:<br>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.<br>ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. | 5,637 sf |
| 1-03 | WOOD MULCH:<br>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.<br>ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. | 620 sf |
| 1-05 | 2"-4" STONE MULCH:<br>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.<br>ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. | 4,753 sf |

**ONE TREE PER MULTI-FAMILY UNIT: PHASE 7**
11 SINGLE FAMILY
60 CONDO UNITS

TREES REQUIRED: 60
TREES PROVIDED: 37 DECIDUOUS TREES: 23 EVERGREEN
STREET TREES PROVIDED:

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 05-24-2022 | UT20036 |

| 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

0' 40' 80' 160' 320'
GRAPHIC SCALE: 1" = 80'

PROJECT INFORMATION

# GARDNER POINT: PH 7
1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGEhomes
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

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

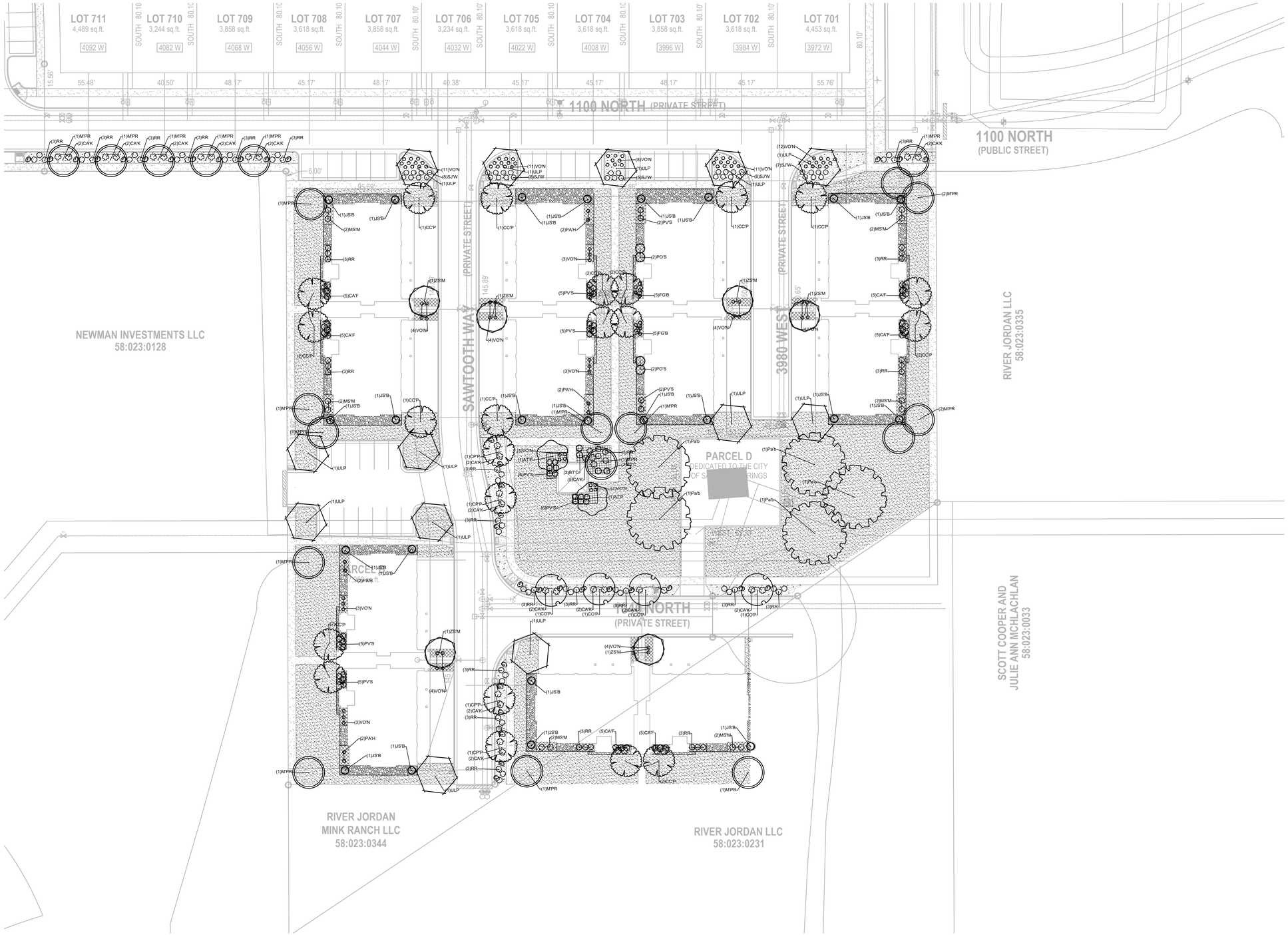
LICENSE STAMP

CERTIFIED LANDSCAPE ARCHITECT
CHRIS ANGSETH
STATE OF UTAH

| DRAWING INFO | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | TM |
| PLOT DATE: | 5/23/2022 |

LANDSCAPE PLAN

LP-100




| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 05-24-2022 | UT20036 |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
| 2 | | |
| 3 | | |
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| 7 | | |

**PLAN INFORMATION**

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

N

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

**PROJECT INFORMATION**

# GARDNER POINT: PH 7

1500 NORTH 3830 WEST
LEHI, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

**LANDSCAPE ARCHITECT / PLANNER**

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

**LICENSE STAMP**

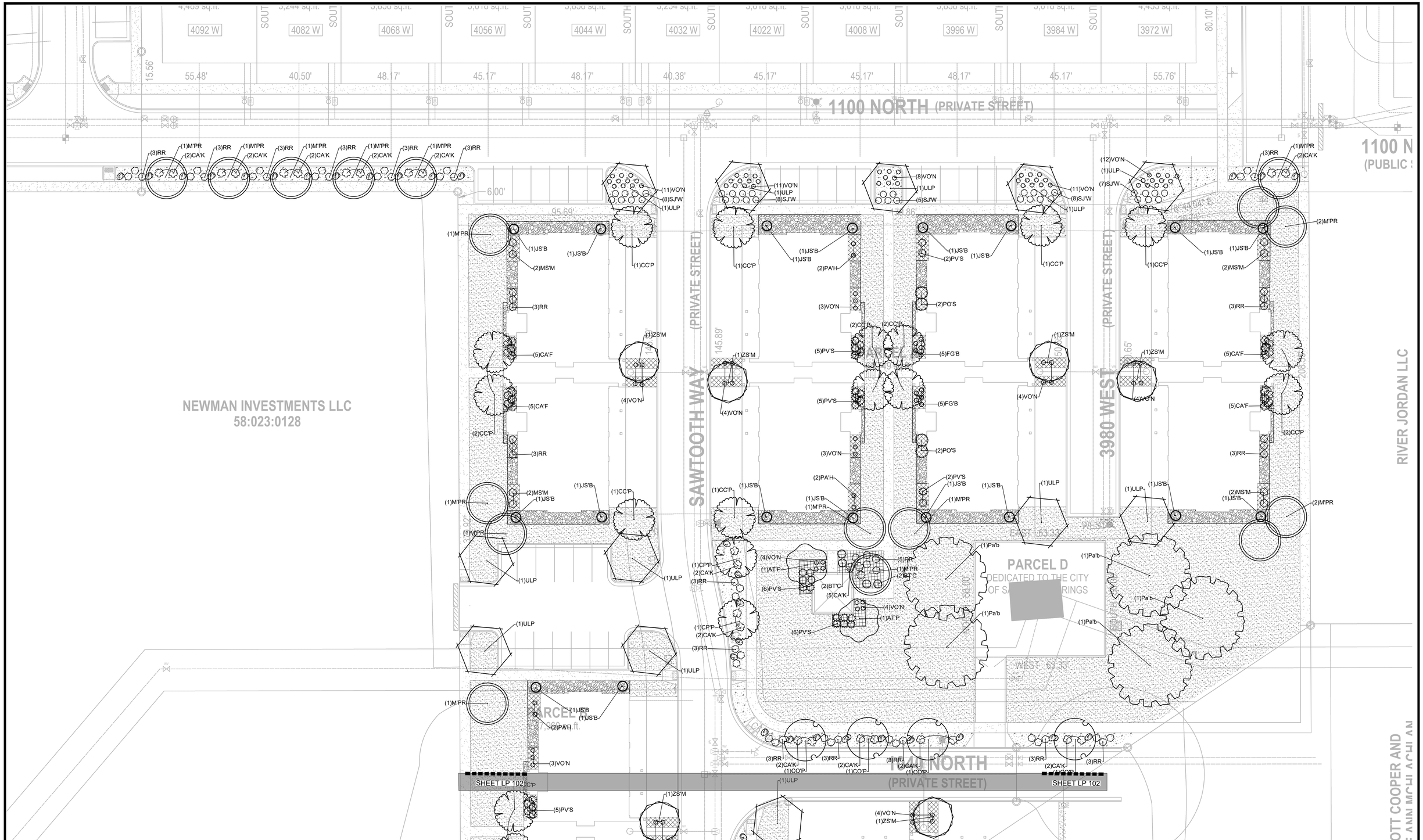
LICENSED LANDSCAPE ARCHITECT
ERIK N. ARCHIBALD
8128121-5301
05/24/2022
LICENSE NO.
STATE OF UTAH

**DRAWING INFO**

| | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | TM |
| PLOT DATE: | 5/23/2022 |

**LANDSCAPE PLAN**

LP-OVERALL




| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 05-24-2022 | UT20036 |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
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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**

# GARDNER POINT: PH 7

1500 NORTH 3830 WEST
LEHI, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

**LANDSCAPE ARCHITECT / PLANNER**

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

**LICENSE STAMP**

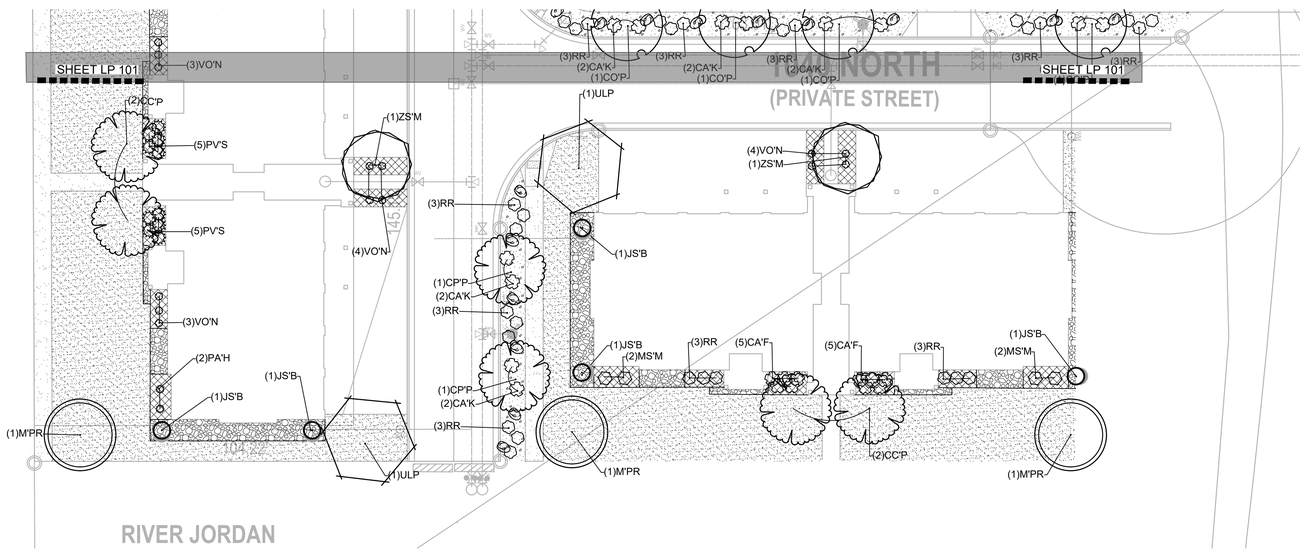
LICENSED LANDSCAPE ARCHITECT
JORDAN ARGYRIOU
8128121-5301
05/24/2022
STATE OF UTAH

**DRAWING INFO**

| | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | TM |
| PLOT DATE: | 5/23/2022 |

**LANDSCAPE PLAN**

LP-101




# PLANT SCHEDULE PHASE 7

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | AT'P | 2 | Acer truncatum x platanoides `JFS-KW187` TM<br>Urban Sunset Maple | 2" Cal |
| | CO'P | 4 | Celtis occidentalis `Prairie Sentinel`<br>Prairie Sentinel Hackberry | 2" Cal |
| | CP'P | 22 | Crataegus phaenopyrum `Princeton Sentry`<br>Washington Princeton Sentry Hawthorn | 2" Cal |
| | M'PR | 20 | Malus x `Prairie Rose`<br>Prairie Rose Crabapple | 2" Cal |
| | PA'B | 5 | Platanus x acerifolia `Bloodgood`<br>London Plane Tree | 2" Cal |
| | ULP | 13 | Ulmus parvifolia<br>Lacebark Elm | 2" Cal |
| | ZS'M | 6 | Zelkova serrata `Musashino`<br>Sawleaf Zelkova | 2" Cal |

| EVERGREEN TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | JS'B | 23 | Juniperus Scopulorum `Blue Arrow`<br>Blue Arrow Juniper | 6` MIN. |

| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | BT'C | 4 | Berberis thunbergii `Crimson Pygmy`<br>Crimson Pygmy Barberry | 5 gal |
| | PO'S | 4 | Physocarpus opulifolius `Seward` TM<br>Summer Wine Seward Ninebark | 5 gal |
| | RR | 74 | Rosa x `Radrazz` TM<br>Knock Out Shrub Rose | 2 gal |
| | SJ'W | 36 | Spiraea japonica `Walbuma`<br>Magic Carpet Spirea | 5 gal |
| | VO'N | 97 | Viburnum opulus `Nanum`<br>Dwarf European Viburnum | 5 gal |

| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | CA'K | 61 | Calamagrostis x acutiflora `Karl Foerster`<br>Feather Reed Grass | 1 gal |
| | FG'B | 10 | Festuca glauca `Cascad11`<br>Beyond Blue Fescue | 1 gal |
| | MS'M | 12 | Miscanthus sinensis `Morning Light`<br>Eulalia Grass | 1 gal |
| | PV'S | 36 | Panicum virgatum `Shenandoah`<br>Shenandoah Switch Grass | 1 gal |
| | PA'H | 8 | Pennisetum alopecuroides `Hameln`<br>Hameln Fountain Grass | 1 gal |

# REFERENCE NOTES SCHEDULE PHASE

| SYMBOL | 1 LANDSCAPE DESCRIPTION | QTY |
|---|---|---|
| 1-01 | SODDED LAWN AREA.<br>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.<br>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. | 38,295 sf |
| 1-02 | 1" STONE MULCH:<br>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.<br>ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. | 5,637 sf |
| 1-03 | WOOD MULCH:<br>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.<br>ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. | 620 sf |
| 1-05 | 2"-4" STONE MULCH:<br>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.<br>ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. | 4,753 sf |

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 05-24-2022 | UT20036 |

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

**PLAN INFORMATION**

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

N

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

**PROJECT INFORMATION**

# GARDNER POINT: PH 7

1500 NORTH 3830 WEST
LEHI, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

**LANDSCAPE ARCHITECT / PLANNER**

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

**LICENSE STAMP**

LICENSED LANDSCAPE ARCHITECT
JESSE A. ANDERSEN
8128121-5301
05/24/2022
JESSE A. ANDERSEN
STATE OF UTAH

**DRAWING INFO**

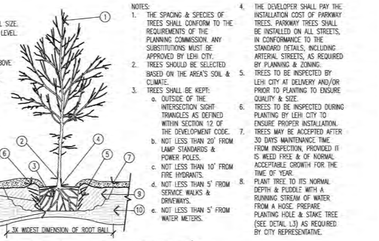
| | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | TM |
| PLOT DATE: | 5/23/2022 |

**LANDSCAPE PLAN**

LP-102

1. CENTRAL LEADER
2. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE. TREE SHALL BE A MINIMUM 2" CALIPER, MEASURED **20"** ABOVE GROUND LEVEL.
3. ROOT BALL, MODIFIED AS REQUIRED.
4. TOP OF ROOT BALL SHALL BE AT GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE. ANY TREE PLANTED TOO DEEP WILL NOT BE ACCEPTED.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE THE BACKFILL.
6. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE SURROUNDING THE PERIPHERY OF THE ROOT BALL.
7. 4" MULCH LAYER. NO MORE THAN 1" MULCH TO COVER ROOT BALL.
8. FINISHED GRADE
9. DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
10. EXISTING SOIL
11. REMOVE CONTAINERS, WIRE, BASKETS, ETC. PRIOR TO PLANTING. COMPLETELY REMOVE TWINE & BURLAP FROM B&B STOCK.
12. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.

NOTES:
1. THE SPACING & SPECIES OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING COMMISSION. ANY SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY.
2. TREES SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
3. TREES SHALL BE KEPT:
   a. OUTSIDE OF THE INTERSECTION SIGHT TRIANGLES AS DEFINED WITHIN SECTION 12 OF THE DEVELOPMENT CODE.
   b. NOT LESS THAN 20' FROM LAMP STANDARDS & POWER POLES.
   c. NOT LESS THAN 10' FROM FIRE HYDRANTS.
   d. NOT LESS THAN 5' FROM SERVICE WALKS & DRIVEWAYS.
   e. NOT LESS THAN 5' FROM WATER METERS.
4. THE DEVELOPER SHALL PAY THE INSTALLATION COST OF PARKWAY TREES. PARKWAY TREES SHALL BE INSTALLED ON ALL STREETS, IN CONFORMANCE TO THE STANDARD DETAILS, INCLUDING ARTERIAL STREETS, AS REQUIRED BY PLANNING & ZONING.
5. TREES TO BE INSPECTED BY LEHI CITY AT DELIVERY AND/OR PRIOR TO PLANTING TO ENSURE QUALITY & SIZE.
6. TREES TO BE INSPECTED DURING PLANTING BY LEHI CITY TO ENSURE PROPER INSTALLATION.
7. TREES MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
8. PLANT TREE TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE. PREPARE PLANTING HOLE & STAKE TREE (SEE DETAIL L3) AS REQUIRED BY CITY REPRESENTATIVE.




L1 TREE WITH BERM (EXISTING SOIL NOT MODIFIED)
SCALE: NTS
SECTION VIEW DETAIL

MEANDERING SIDEWALK TYPICAL PLANTING PLAN

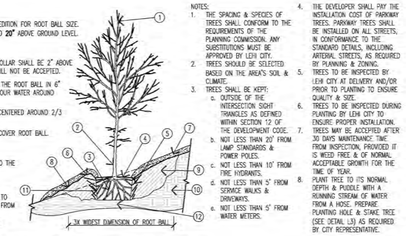
LEHI CITY
LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| | |
|---|---|
| PARKS DEPARTMENT: | |
| TYP. TREE PLANTING: | |
| SCALE: NO SCALE | |
| DATE: 11/9/2016 | |
| REVISION: | |
| REVISION DATE: | |

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

1. CENTRAL LEADER
2. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE. TREE SHALL BE A MINIMUM 2" CALIPER, MEASURED **20"** ABOVE GROUND LEVEL.
3. ROOT BALL, MODIFIED AS REQUIRED.
4. TOP OF ROOT BALL SHALL BE AT GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE. ANY TREE PLANTED TOO DEEP WILL NOT BE ACCEPTED.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE THE BACKFILL.
6. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE, CENTERED AROUND 2/3 OF THE ROOT BALL ON THE DOWNHILL SIDE.
7. 4" MULCH LAYER. NO MORE THAN 1" MULCH TO COVER ROOT BALL.
8. FINISHED GRADE
9. DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
10. EXISTING SOIL
11. REMOVE CONTAINERS, WIRE, BASKETS, ETC. PRIOR TO PLANTING. COMPLETELY REMOVE TWINE & BURLAP FROM B&B STOCK.
12. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.

NOTES:
1. THE SPACING & SPECIES OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING COMMISSION. ANY SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY.
2. TREES SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
3. TREES SHALL BE KEPT:
   a. OUTSIDE OF THE INTERSECTION SIGHT TRIANGLES AS DEFINED WITHIN SECTION 12 OF THE DEVELOPMENT CODE.
   b. NOT LESS THAN 20' FROM LAMP STANDARDS & POWER POLES.
   c. NOT LESS THAN 10' FROM FIRE HYDRANTS.
   d. NOT LESS THAN 5' FROM SERVICE WALKS & DRIVEWAYS.
   e. NOT LESS THAN 5' FROM WATER METERS.
4. THE DEVELOPER SHALL PAY THE INSTALLATION COST OF PARKWAY TREES. PARKWAY TREES SHALL BE INSTALLED ON ALL STREETS, IN CONFORMANCE TO THE STANDARD DETAILS, INCLUDING ARTERIAL STREETS, AS REQUIRED BY PLANNING & ZONING.
5. TREES TO BE INSPECTED BY LEHI CITY AT DELIVERY AND/OR PRIOR TO PLANTING TO ENSURE QUALITY & SIZE.
6. TREES TO BE INSPECTED DURING PLANTING BY LEHI CITY TO ENSURE PROPER INSTALLATION.
7. TREES MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
8. PLANT TREE TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE. PREPARE PLANTING HOLE & STAKE TREE (SEE DETAIL L3) AS REQUIRED BY CITY REPRESENTATIVE.



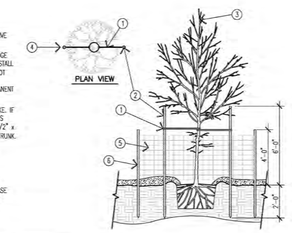

L2 TREE ON SLOPE 5% (20:1) – UNMODIFIED
SCALE: NTS
SECTION VIEW DETAIL

LEHI CITY
LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| | |
|---|---|
| PARKS DEPARTMENT: | |
| TYP. TREE PLANTING - SLOPE: | |
| SCALE: NO SCALE | |
| DATE: 11/9/2016 | |
| REVISION: | |
| REVISION DATE: | |

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

1. 12" LONG NON-ABRASIVE RUBBER TIES
2. 2, 1.1/2"-2" DIA. LODGE POLE PINE STAKES. INSTALL 2" FROM EDGE OF ROOT BALL & SHALL NOT INTERFERE WITH PERMANENT BRANCHES.
3. REMOVE NURSERY STAKE. IF CENTRAL LEADER NEEDS SUPPORT, ATTACH A 1/2" x 8' BAMBOO POLE TO TRUNK.
4. PREVAILING WIND
5. DEER FENCING
6. 6' POSTS SHALL BE INSTALLED 6' FROM BASE OF TREE TO SUPPORT DEER FENCING




NOTES:
1. STAKE ALL TREES THAT ARE DETERMINED TO REQUIRE A STAKE (CITY DISCRETION) AT THE TIME OF PLANTING.
2. PLACE TWO 1½ INCH – 2 INCH DIAMETER WOOD TREE STAKES 1 TO 2 FEET FROM THE CENTER & DRIVING STAKE 24 INCHES INTO SOLID GROUND. FASTEN THE TREE TO THE UPPER END OF THE STAKE IN AT LEAST TWO LOCATIONS USING "CINCH TIES" OR EQUIVALENT. METAL T-POSTS WILL NOT BE APPROVED AS TREE STAKES.

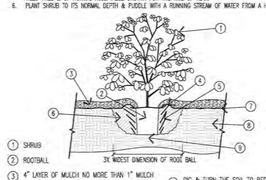
L3 TREE STAKING
SCALE: NTS
SECTION VIEW DETAIL

LEHI CITY
LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| | |
|---|---|
| PARKS DEPARTMENT: | |
| TREE STAKING: | |
| SCALE: NO SCALE | |
| DATE: 11/9/2016 | |
| REVISION: | |
| REVISION DATE: | |

C TREE w/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE

NOTES:
1. ALL SHRUBS SHALL BE A MINIMUM 5 GALLON SIZE UNLESS WRITTEN APPROVAL IS OBTAINED & VARIETY, SIZE & SPACING IS STATED.
2. ALL CONTAINERS, WIRE BASKETS, ETC., SHALL BE REMOVED FROM SHRUBS PRIOR TO PLANTING. ALL B&B STOCK SHALL HAVE THE BALING TWINE & BURLAP REMOVED.
3. ANY SHRUBS PLANTED TOO DEEP WILL NOT BE ACCEPTED. ROOT BALL SHALL BE LEVEL WITH FINISHED GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE.
4. SHRUBS SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
5. SHRUBS MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
6. PLANT SHRUB TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE.



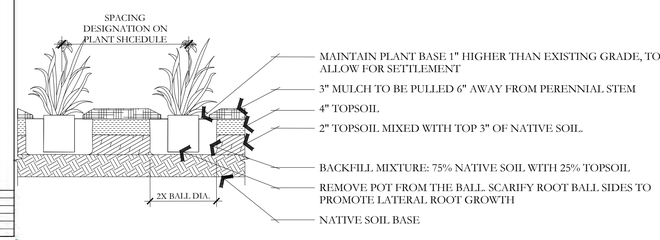

1. SHRUB
2. ROOTBALL
3. 4" LAYER OF MULCH NO MORE THAN 1" MULCH TO COVER ROOT BALL.
4. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE SURROUNDING THE PERIPHERY OF THE ROOT BALL.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE THE BACKFILL.
6. DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
7. FINISHED GRADE
8. EXISTING SOIL
9. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.

M1 SHRUB – UNMODIFIED SOIL
SCALE: NTS
SECTION DETAIL

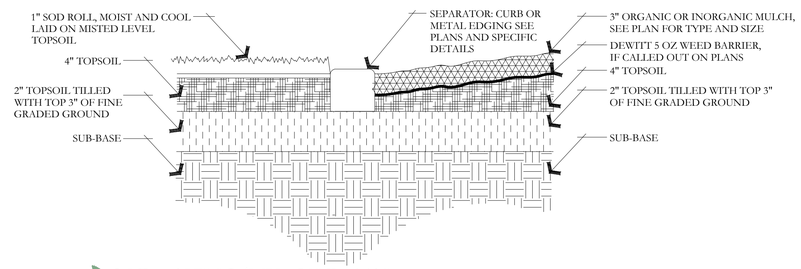
LEHI CITY
LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| | |
|---|---|
| PARKS DEPARTMENT: | |
| TYP. SHRUB PLANTING: | |
| SCALE: NO SCALE | |
| DATE: 11/9/2016 | |
| REVISION: | |
| REVISION DATE: | |

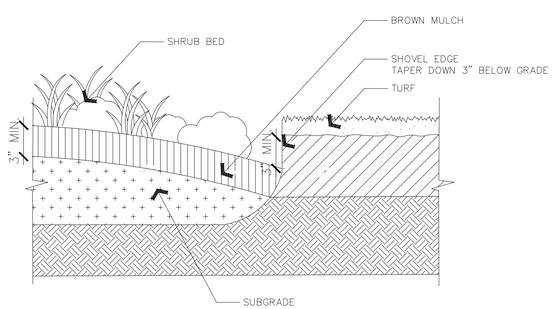
E SHRUB PLANTING DETAIL
NOT TO SCALE



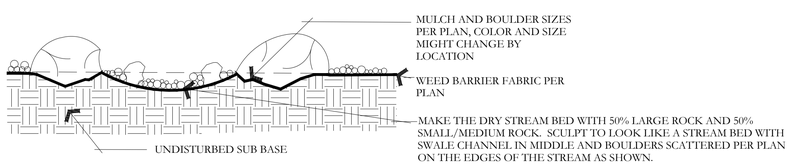

F PERENNIAL PLANTING
NOT TO SCALE
PKJ DESIGN GROUP




I SOD LAYING/MULCH DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



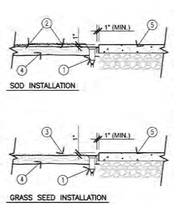

I CUT EDGE DETAIL
NOT TO SCALE
PKJ DESIGN GROUP




J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE
PKJ DESIGN GROUP

INSTALL SOD OR SEED BED 1" BELOW TOP OF ADJACENT CONCRETE, SITE ELEMENTS, AS SHOWN.

1. POP UP SPRAY HEAD
2. SOD WITH TIGHT, BEVELED JOINTS
3. GRASS SEED BED
4. AMEND SOIL AS REQUIRED BY TOPSOIL TEST REPORT
5. MONOSTRIP, CURB OR SIDEWALK




NOTES:
1. SOD MAY BE ACCEPTED 30 DAYS AFTER INSPECTION & AFTER MIN. FOUR CUTTINGS (ONCE EVERY 7 DAYS). IF SOD IMPROVEMENTS ARE NOT ACCEPTED AFTER THIS TIME PERIOD, DEVELOPER SHALL BE REQUIRED TO CONTINUE MAINTENANCE UNTIL ACCEPTED/APPROVED.
2. PREPARE LAWN AREAS AS SPECIFIED UNDER SOIL PREPARATION. SLOPE ALL AREAS TO DRAIN ACCORDING TO THE ARCHITECT'S DRAWINGS & APPROVAL FROM PUBLIC WORKS DEPARTMENT & PARKS DEPARTMENT.
3. RAKE SOD AREAS UNTIL THE SURFACE IS SMOOTH & OF UNIFORM TEXTURE PRIOR TO PLANTING THE TURF.
4. THE FINISH GRADE OF ALL SOD AREAS SHALL BE BETWEEN 0 & 1/4 INCHES BELOW THE SIDEWALK OR ADJACENT PAVEMENT AREAS.
5. SOD MUST BE INSTALLED DURING THE NORMAL GROWING SEASON. IF DORMANT SOD IS INSTALLED, IT WILL NOT BE ACCEPTED UNTIL THE FOLLOWING NORMAL GROWING SEASON.
6. LAY SOD WITH STAGGERED SEAMS.
7. AFTER SOD HAS BEEN LAID, IRRIGATE & THEN ROLL SOD WITH WATER ROLLER (50 POUND MIN. WEIGHT) TO LEVEL SOD & ENSURE POSITIVE CONTACT WITH SOIL.
8. SELECT GRASS ACCORDING TO INTENDED USE, LOCATION & MAINTENANCE REQUIREMENTS. DROUGHT TOLERANT GRASSES SHOULD BE UTILIZED WITHIN ALL TURF AREAS.
9. REDUCE THE SIZE OF WATER SENSITIVE LAWNS WITH ENLARGED BEDS & HARDSCAPES. ELIMINATE LAWN AREAS THAT ARE DIFFICULT TO IRRIGATE, INCLUDING LONG & NARROW OR SMALL, & ODD-SHAPED AREAS.
10. APPLY COMMERCIAL GRADE FERTILIZER AS PER THE FOLLOWING SPECIFICATIONS:
    a. 46-0-0 WITH DIMENSION COATED NITROGEN (PRE-EMERGENT) FROM JANUARY 1ST TO MAY 31ST AT A RATE OF 2 POUNDS PER 1,000 SQ. FT.
    b. 25-5-6 FROM JUNE 1ST TO AUGUST 31ST AT A RATE OF 4 POUNDS PER 1,000 SQ. FT.
    c. 46-0-0 (SOFT SLOW RELEASE) SULPHUR COATED UREA FROM SEPTEMBER 1ST TO DECEMBER 31ST AT A RATE OF 2 POUNDS PER 1,000 SQ. FT.

P1 SOD & SEED LAWN INSTALLATION
SCALE: NTS
SECTION VIEW DETAIL

LEHI CITY
LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

| | |
|---|---|
| PARKS DEPARTMENT | |
| TYP. SEEDED PAVEMENT RESTORATION | |
| SCALE: NO SCALE | |
| DATE: 11/9/2016 | |
| REVISION | |
| REVISION DATE: | |

L SOD LAYING DETAIL
NOT TO SCALE

| ISSUE DATE | PROJECT NUMBER |
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| 05-24-2022 | UT20036 |

| NO. | REVISION | DATE |
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| 1 | XXXX | XX-XX-XX |
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| 6 | | |
| 7 | | |

PLAN INFORMATION

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

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

PROJECT INFORMATION

# GARDNER POINT: PH 7
## 1500 NORTH 3830 WEST
## LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANDRUSH 813917-5301 LICENSE NUMBER STATE OF UTAH

DRAWING INFO

| | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | TM |
| PLOT DATE: | 5/23/2022 |

LANDSCAPE DETAILS

LP-501

# GARDNER POINT

## IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

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

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

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

1.3 DEFINITIONS

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

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

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

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

1.4 REFERENCES

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

a. ASTM-American Society for Testing and Materials

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

1.5 SUBMITTALS

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

B. Operation and Maintenance Manual:

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

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

ii. Parts list for each operating element of the system

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

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

b. Project Record Copy

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

ii. Completed Project As-Built Drawings

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

1.6 QUALITY ASSURANCE

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

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

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

D. Workmanship and Materials:

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

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

E. Contractor Qualifications:

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

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

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

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

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

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

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

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

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

1.7 DELIVERY-STORAGE-HANDLING

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

1.8 SEQUENCING

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

1.9 WARRANTY

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

1.10 OWNER'S INSTRUCTION

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

1.11 MAINTENANCE

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

a. Two quick coupler keys with hose swivels.

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

B. Provide the following services:

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

PART 2 - PRODUCTS

2.1 GENERAL NOTES

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

2.2 POINT OF CONNECTION

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

2.3 CONNECTION ASSEMBLY

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

2.4 CONTROL SYSTEM

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

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

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P707'9D .

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

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

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

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

2.9 MANIFOLDS

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

2.10 REMOTE CONTROL VALVES

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

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 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. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¼" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

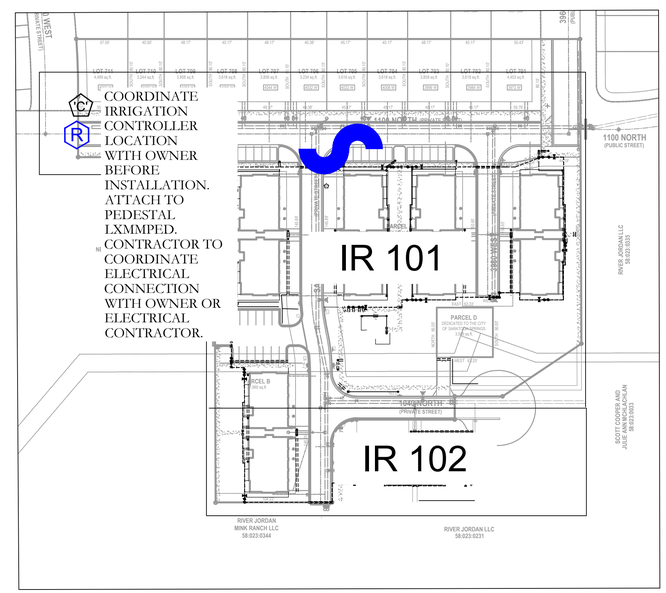
| 90 Day Establishment Period Irrigation Schedule (April, May, June) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Type | Sun | Mon | Tues | Wed | Thurs | Fri | Sat | Operating Pressure |
| Turf | Turf | 15 min | 15 min | 15 min | 15 min | 15 min | 15 min | 15 min | 30 psi |
| Shrubs | Shrubs | 25 min | 0 | 25 min | 0 | 25 min | 0 | 25 min | 40 psi |

Note: Begin irrigation 4:00 am, only 1 cycle per day.

| Regular Irrigation Schedule (see Seasonal Differential Chart) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Type | Sun | Mon | Tues | Wed | Thurs | Fri | Sat | Operating Pressure |
| Turf | Turf | 15 min | 15 min | | 15 min | | 15 min | | 30 psi |
| Shrubs | Shrubs | 45 min | | 45 min | | 45 min | | 45 min | 40 psi |

Note: Begin irrigation 4:00 am, only 1 cycle per day.

| Seasonal Differential | | | | | | | |
|---|---|---|---|---|---|---|---|
| | April | May | June | July | August | Sept. | October |
| Turf | 10 min | 10 min | 15 min | 15 min | 15 min | 10 min | 10 min |
| Shrubs | 30 min | 30 min | 45 min | 45 min | 45 min | 30 min | 30 min |




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

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 5/24/2022 | UT20036 |

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

PLAN INFORMATION

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

N

0' 40' 80' 160' 320'
GRAPHIC SCALE: 1" = 80'

PROJECT INFORMATION

# GARDNER POINT: PH 7

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

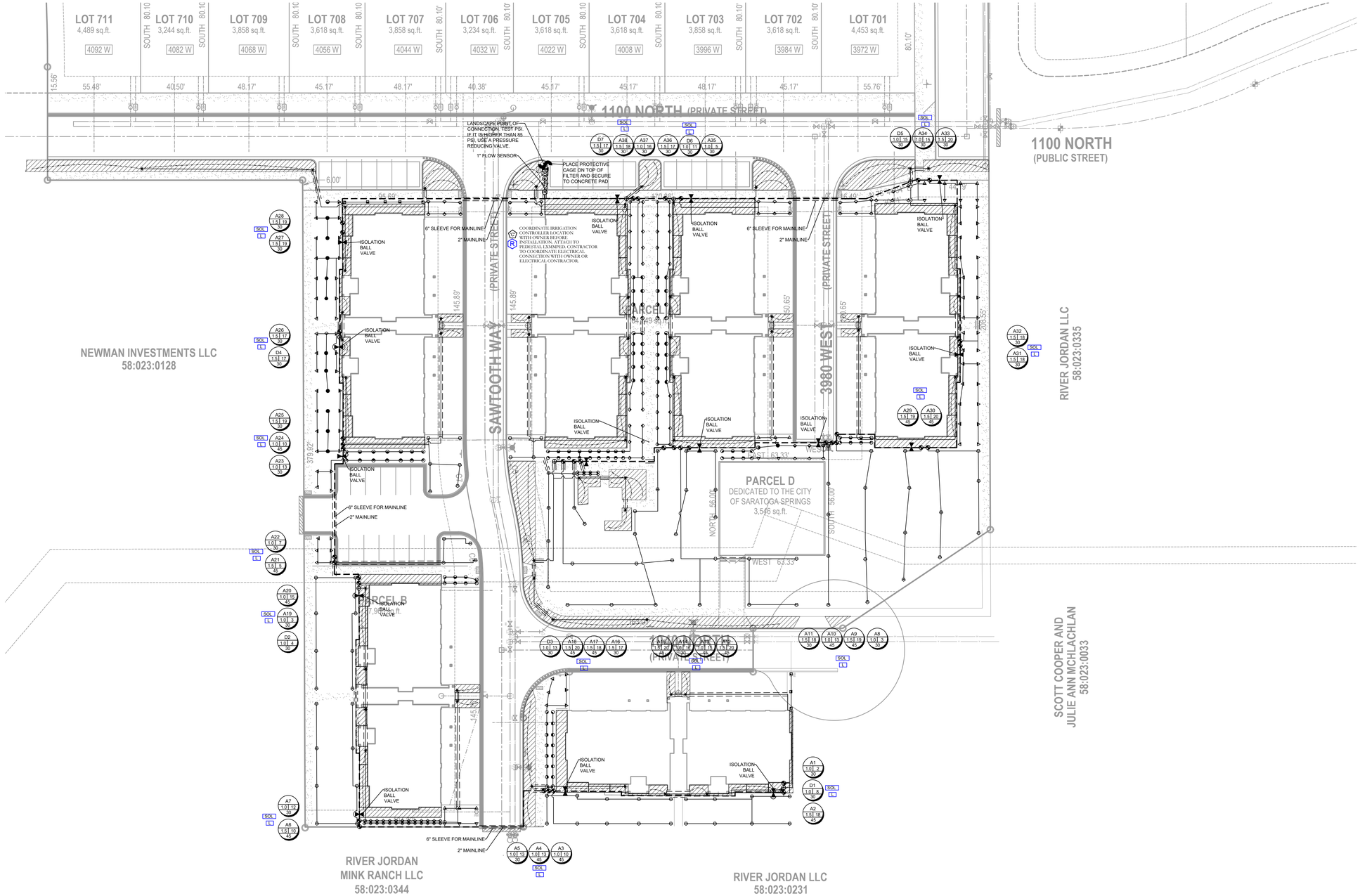
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KERRY AINSWORTH
STATE OF UTAH
05/24/2022

| DRAWING INFO | |
|---|---|
| PM: | KBA |
| DRAWN: | KBA |
| CHECKED: | JTA |
| PLOT DATE: | 5/24/2022 |

IR 100




| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 5/24/2022 | UT20036 |

| NO. | REVISION | DATE |
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**PLAN INFORMATION**

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

N

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

**PROJECT INFORMATION**

# GARDNER POINT: PH 7

## 1500 NORTH 3830 WEST
## LEHI, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

**LANDSCAPE ARCHITECT / PLANNER**

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

**LICENSE STAMP**

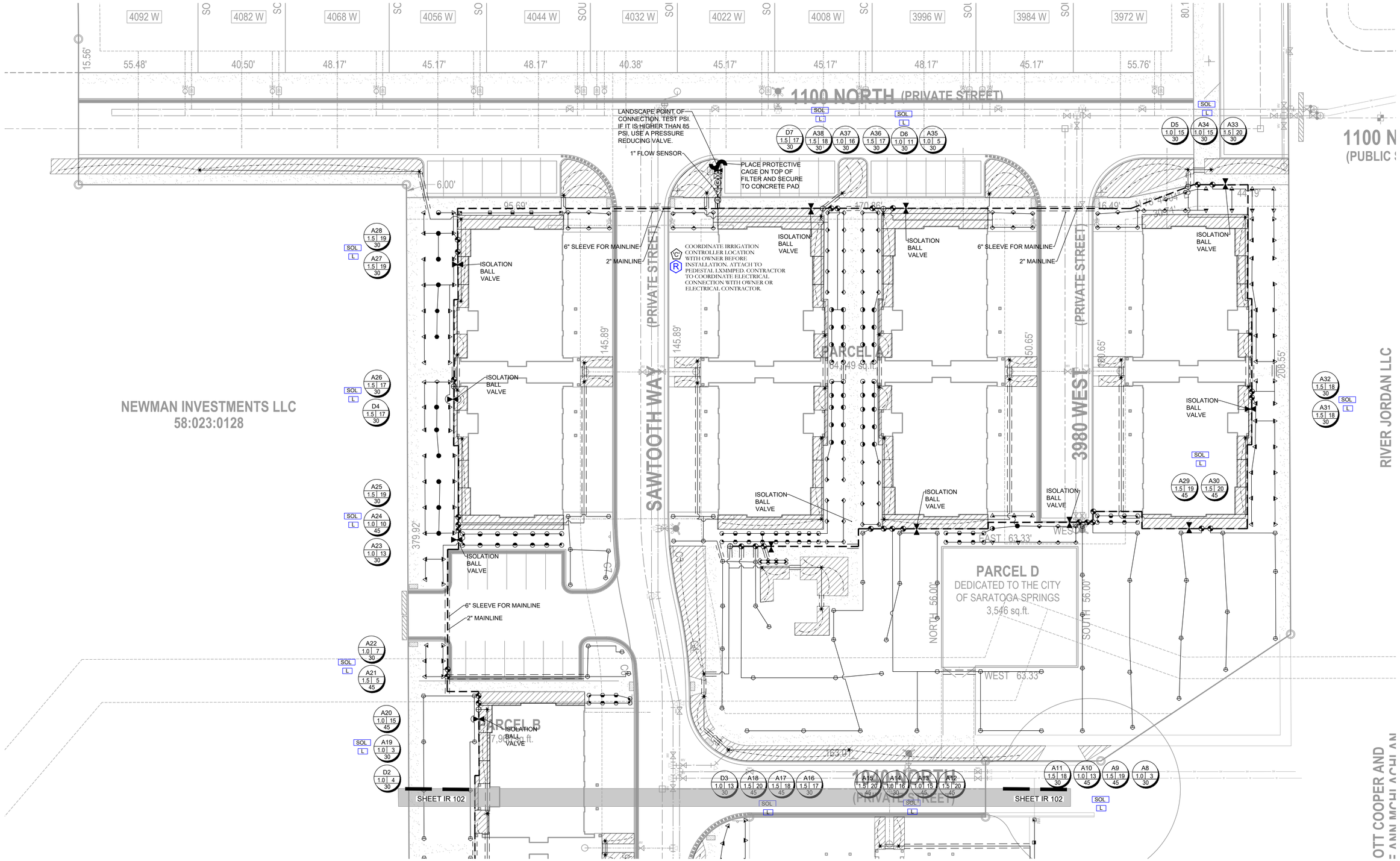
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
#12812LA-5301-1
05/24/2022
EXPIRES
STATE OF UTAH

**DRAWING INFO**

| | |
|---|---|
| PM: | KBA |
| DRAWN: | KBA |
| CHECKED: | JTA |
| PLOT DATE: | 5/24/2022 |

**IRRIGATION PLAN**

IR-OVERALL




| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 5/24/2022 | UT20036 |

| NO. | REVISION | DATE |
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| 6 | | |
| 7 | | |

**PLAN INFORMATION**

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

N

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

**PROJECT INFORMATION**

# GARDNER POINT: PH 7

1500 NORTH 3830 WEST
LEHI, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

**LANDSCAPE ARCHITECT / PLANNER**

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

**LICENSE STAMP**

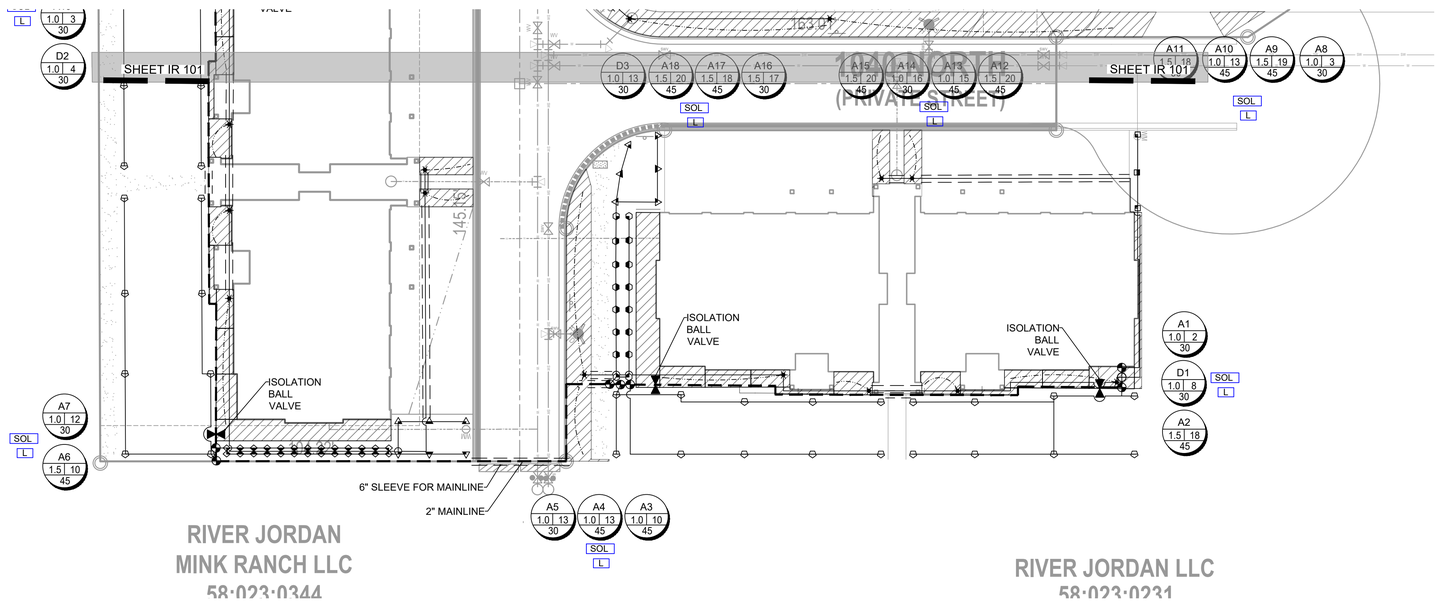
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
6128214-5301
05/24/2022
ELECTRONIC SEAL
STATE OF UTAH

**DRAWING INFO**

| | |
|---|---|
| PM: | KBA |
| DRAWN: | KBA |
| CHECKED: | JTA |
| PLOT DATE: | 5/24/2022 |

**IRRIGATION PLAN**

IR-101




## IRRIGATION LEGEND

| SYMBOL | MANUFACTURER-MODEL NUMBER |
|---|---|
| | RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI |
| | RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI |
| | RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI |
| | RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI |
| | RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI |
| | RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI |
| | RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI |
| | RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI |
| | RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI |
| | POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE |
| C | CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION. |
| R | RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE |
| | ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC. |
| | 2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON) |
| M | MASTER VALVE |
| F | FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS) |
| QC | QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. |
| SOL | SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC. |
| L | LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM.) |
| | REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL. |
| | DRIP CONTROL ZONE KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN) |
| | MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER |
| | LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART |
| | DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS |
| | DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT |
| | CLASS 200 SLEEVE PER PLAN |
| NO SYMBOL | WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM<br>14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN |

## DRIP ZONE

| TYPE | PART NUMBER | EMITTER FLOW | SPACING | MAX. LATERAL LENGTH |
|---|---|---|---|---|
| XF-SERIES | XFS-09-18 | .9 GPH | 18" | 400 FT |
| WITH COPPER SHEILD | | | | |
| TOTAL DRIP ZONE FLOW | | 20 GPM | *EACH ZONE NOT TO EXCEED 20 GPM | |
| NUMBER OF FLUSH POINTS | | 2 | DRIP ZONE TO APPLY 1/4" OF WATER | |
| *ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS | | | | |
| *NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN | | | | |

## IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

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

### VALVE ID TAG

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

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

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 5/24/2022 | UT20036 |

| NO. | REVISION | DATE |
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| 1 | | |
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PLAN INFORMATION

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

N

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

PROJECT INFORMATION

# GARDNER POINT: PH 7

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

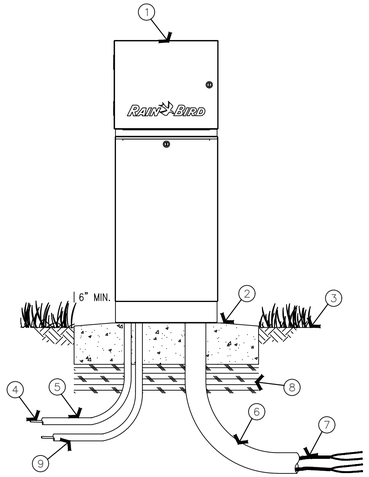
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREWS
STATE OF UTAH
05/24/2022
EXPIRES

DRAWING INFO

| | |
|---|---|
| PM: | KBA |
| DRAWN: | KBA |
| CHECKED: | JTA |
| PLOT DATE: | 5/24/2022 |

IRRIGATION PLAN

IR-102




1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

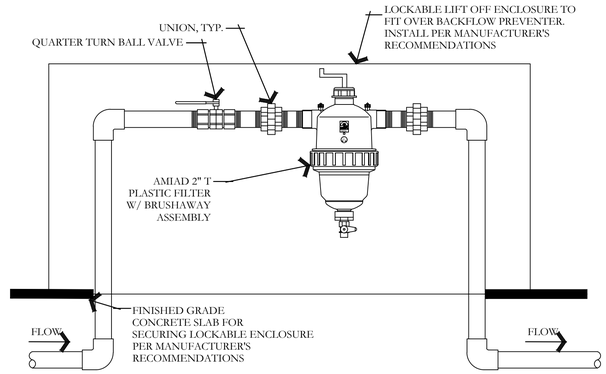
KEY SPECIFICATIONS

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

## A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL

NOT TO SCALE

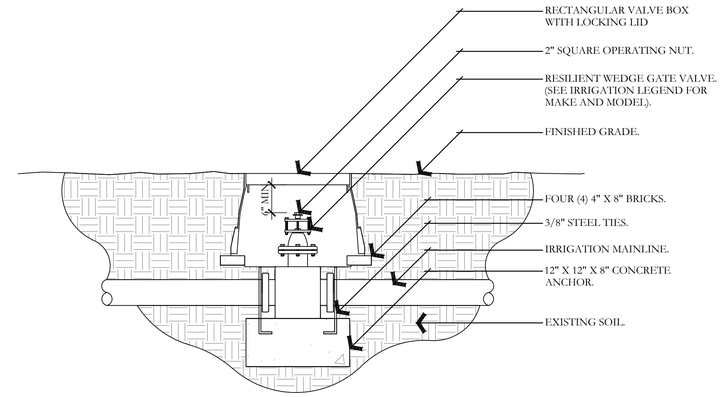
PKJ DESIGN GROUP




## B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY

NOT TO SCALE

PKJ DESIGN GROUP

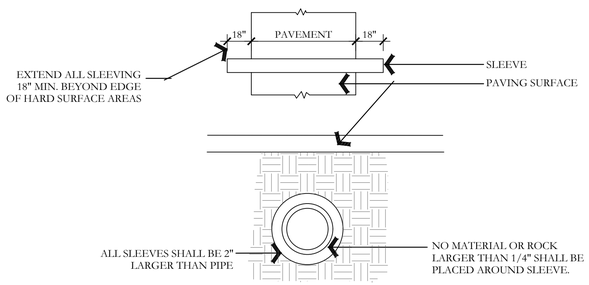



NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

## C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE

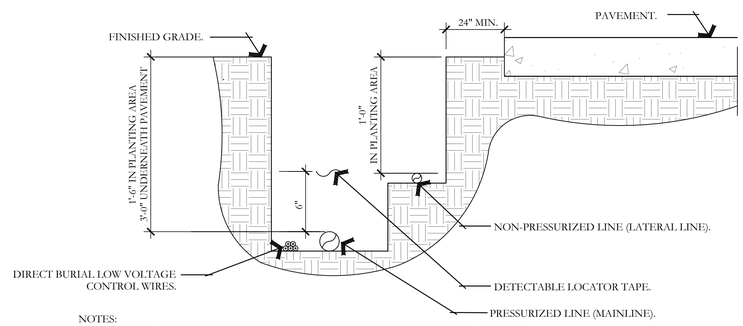
PKJ DESIGN GROUP




## D TYPICAL SLEEVING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

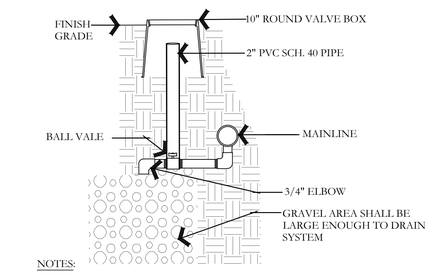



NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED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

## E IRRIGATION TRENCHING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



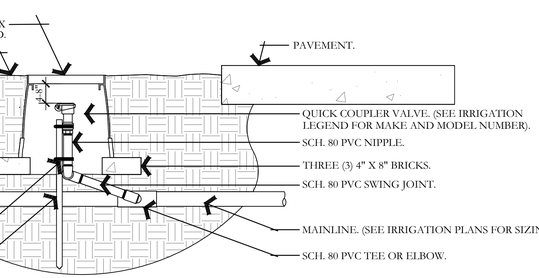

NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

## F MANUAL DRAIN DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE

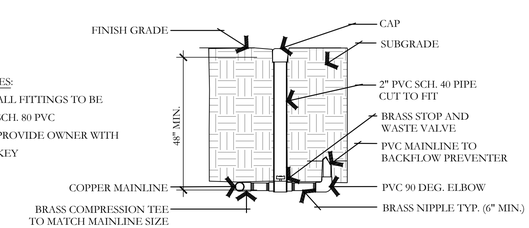



NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL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

## G QUICK COUPLER DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

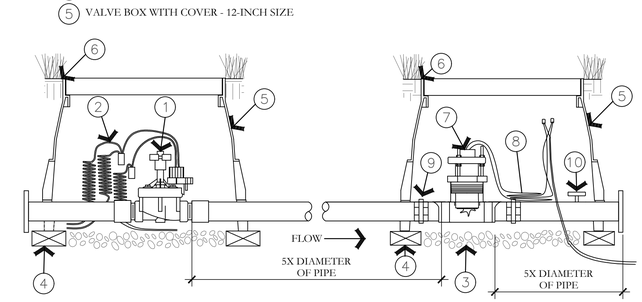



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

## H STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE

PKJ DESIGN GROUP




## I MASTER VALVE AND FLOW SENSOR DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

| ISSUE DATE | PROJECT NUMBER |
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| 5/24/2022 | UT20036 |

| NO. | REVISION | DATE |
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PLAN INFORMATION

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

PROJECT INFORMATION

# GARDNER POINT: PH 7

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

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

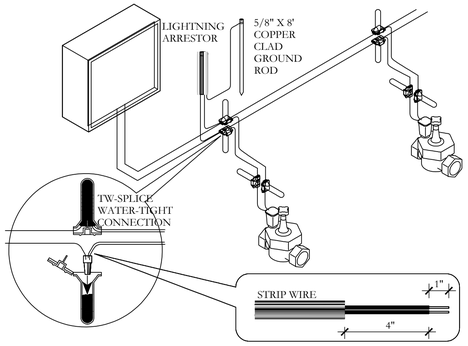
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812812-5301
08/24/2022
UTAH
STATE OF UTAH

| DRAWING INFO | |
|---|---|
| PM: | KBA |
| DRAWN: | KBA |
| CHECKED: | JTA |
| PLOT DATE: | 5/24/2022 |

IRRIGATION DETAILS

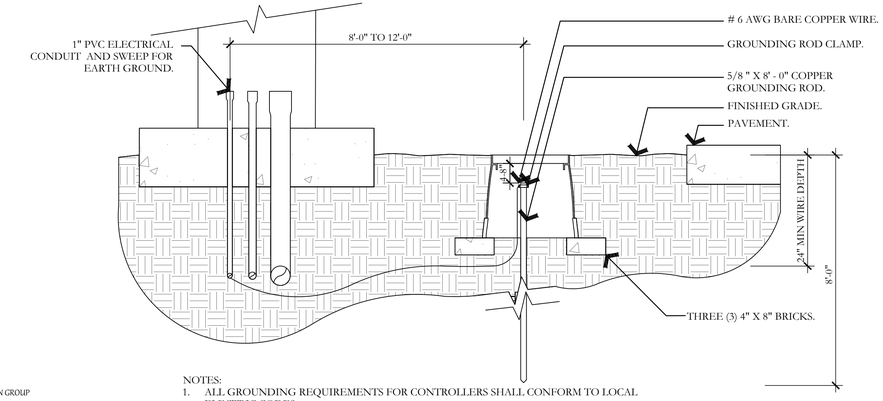
IR 501




## J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

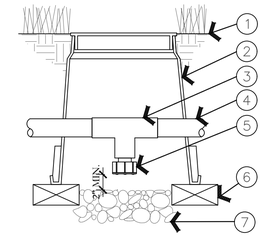



NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE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

## K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

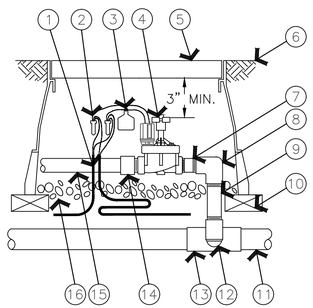



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

## L LATERAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

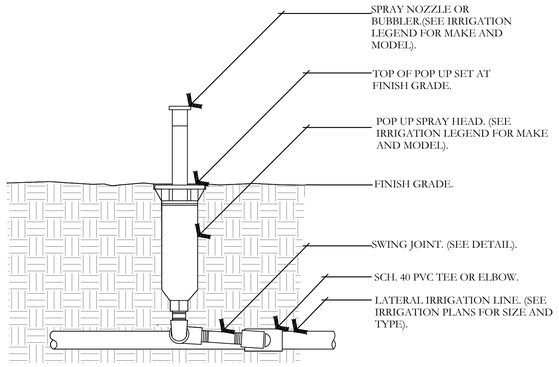



1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. 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

NOT TO SCALE

PKJ DESIGN GROUP

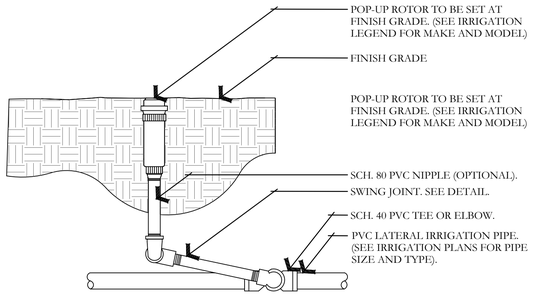



NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

## O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP




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

NOT TO SCALE

PKJ DESIGN GROUP

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 5/24/2022 | UT20036 |

| NO. | REVISION | DATE |
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| 1 | | |
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| 7 | | |

PLAN INFORMATION

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

PROJECT INFORMATION

# GARDNER POINT: PH 7

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

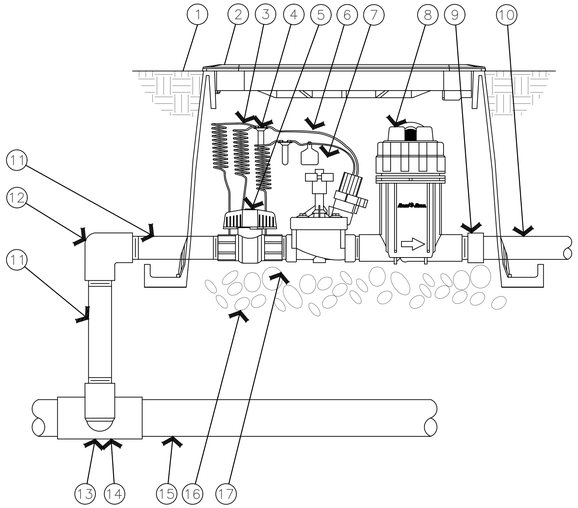
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
812812-5301
06/24/2022
ELECTRONIC SEAL
STATE OF UTAH

| | |
|---|---|
| PM: | KBA |
| DRAWN: | KBA |
| CHECKED: | JTA |
| PLOT DATE: | 5/24/2022 |

IR 502

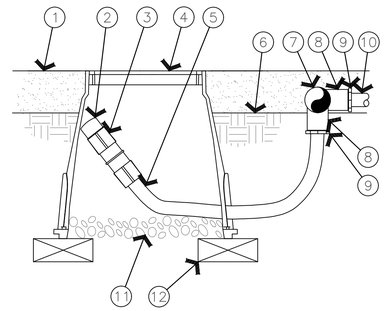


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

## P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



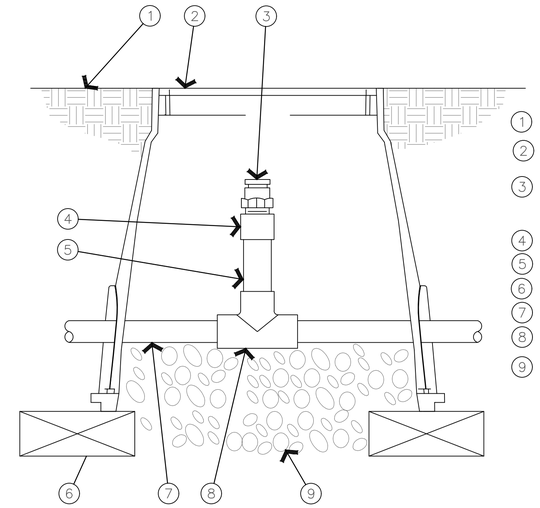
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE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

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

## Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

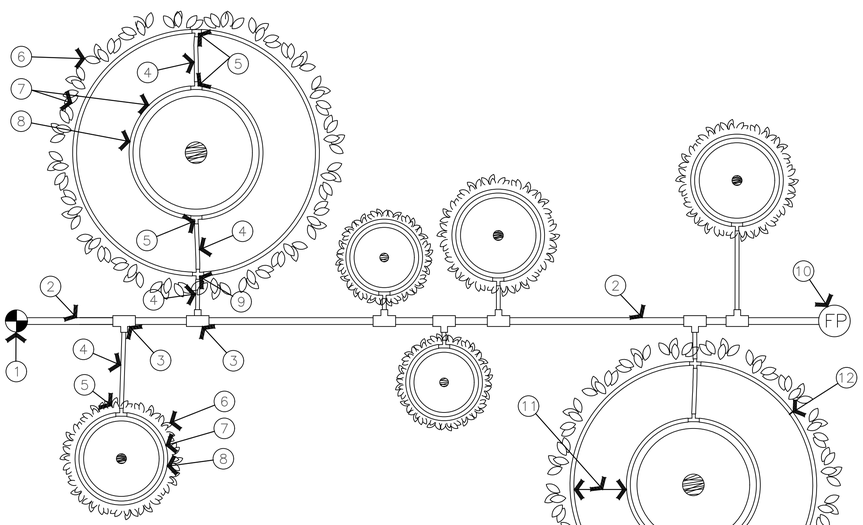


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

## R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

## S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 5/24/2022 | UT20036 |

| NO. | REVISION | DATE |
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PLAN INFORMATION

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

PROJECT INFORMATION

# GARDNER POINT: PH 7

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ARNSWORTH
8128121-5301
06/24/2022
ELECTRONIC SEAL
STATE OF UTAH

| | |
|---|---|
| PM: | KBA |
| DRAWN: | KBA |
| CHECKED: | JTA |
| PLOT DATE: | 5/24/2022 |

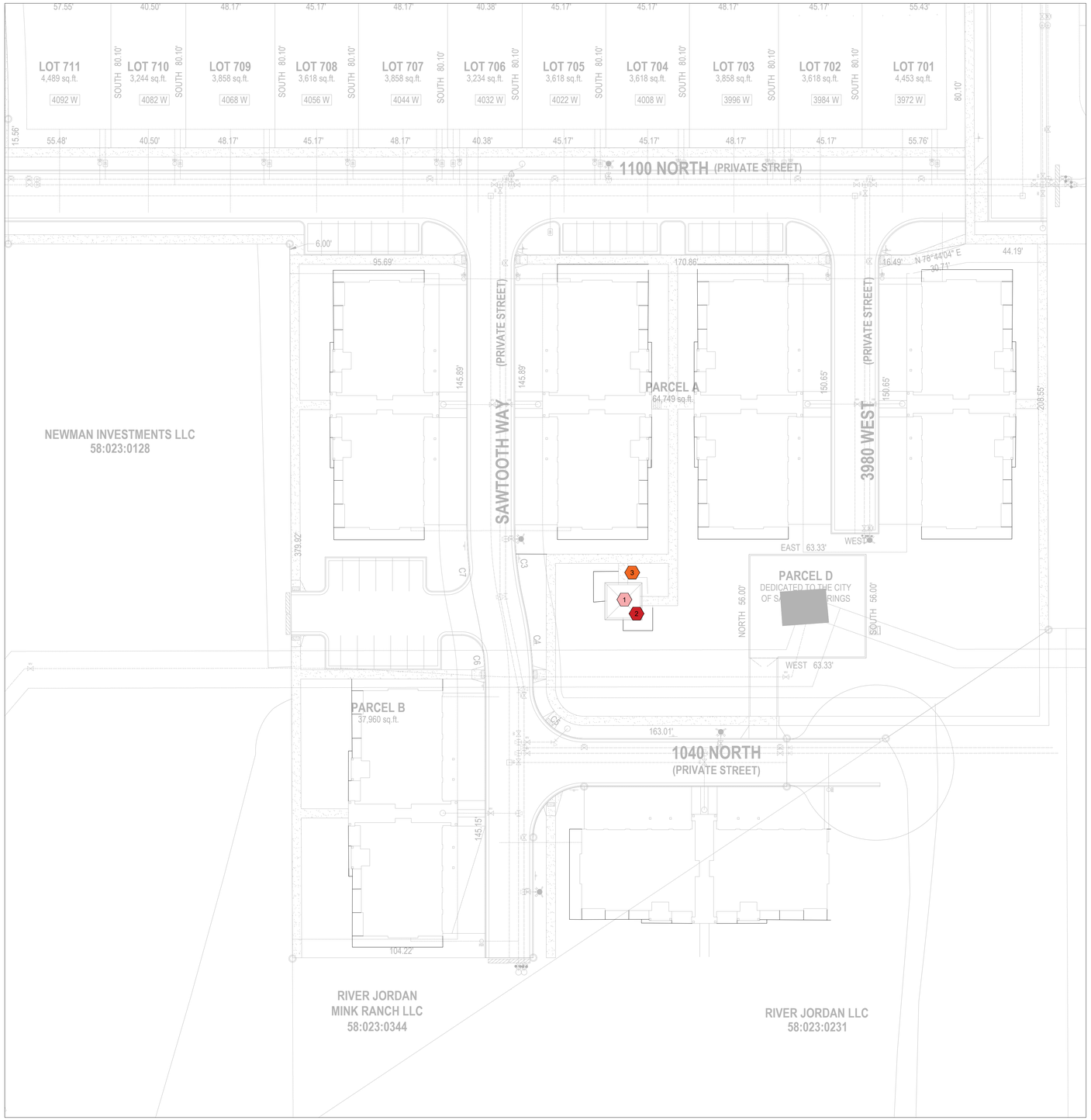
IR 503

## KEY NOTES

1. 46" SQUARE PICNIC TABLE: SG140D WABASH VALLEY

2. PAVILION: TO BE DESIGNED BY DEVELOPER

3. TRASH RECEPTACLE: LR300D WITH DOME LID




# GARDNER POINT PHASE 7

LEHI, UTAH

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

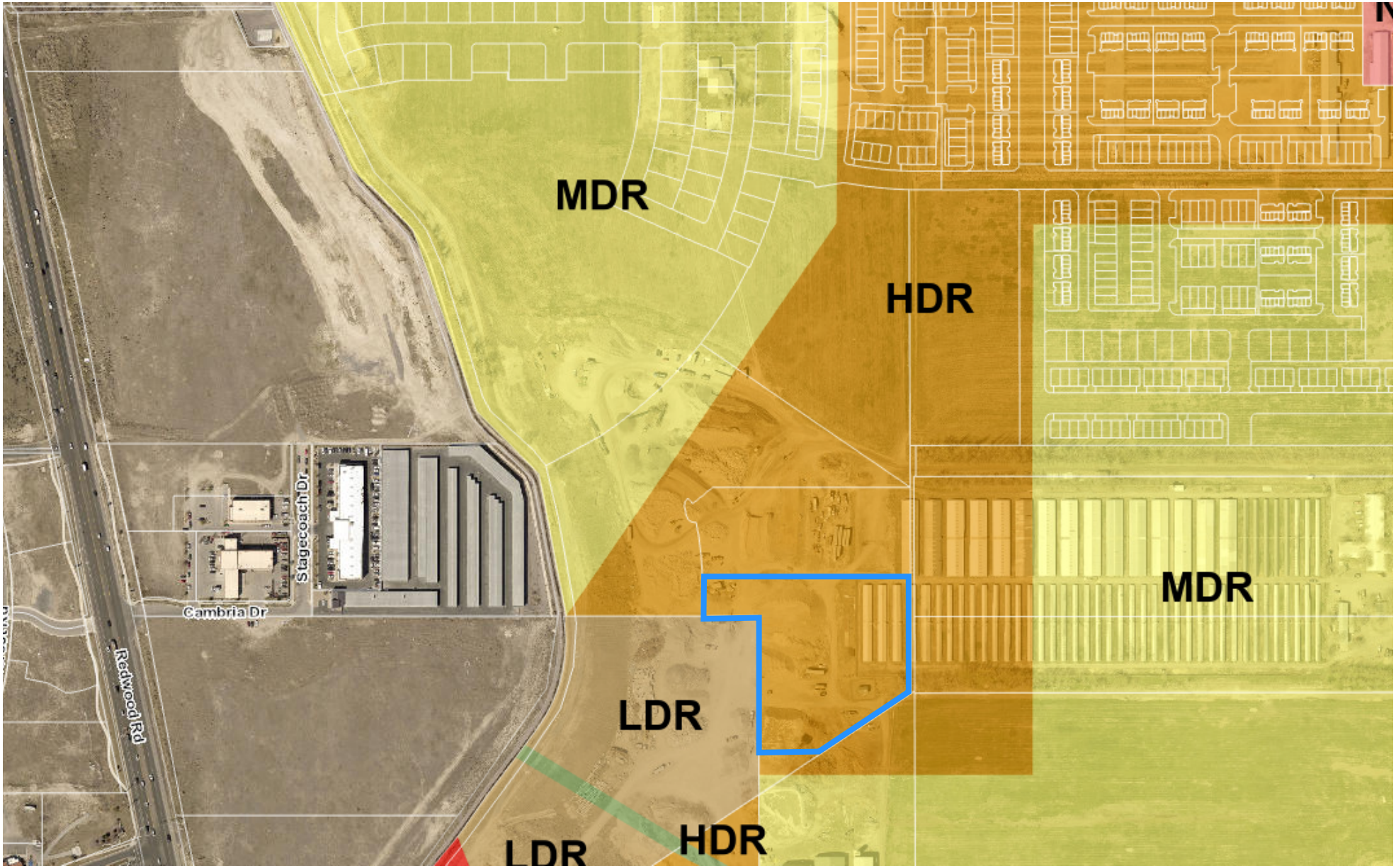
811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

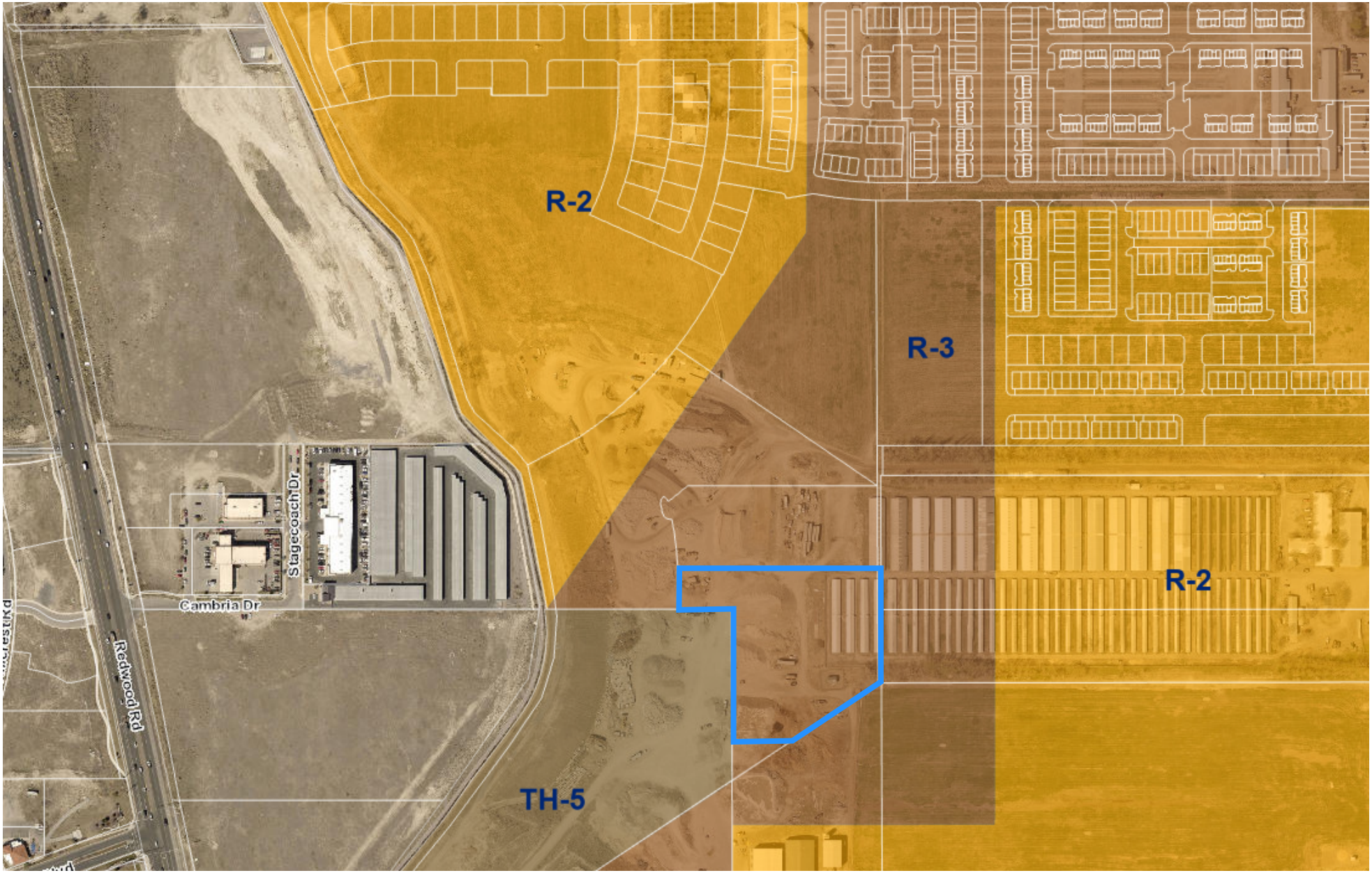
0' 30' 60' 120' 240'

GRAPHIC SCALE: 1" = 60'

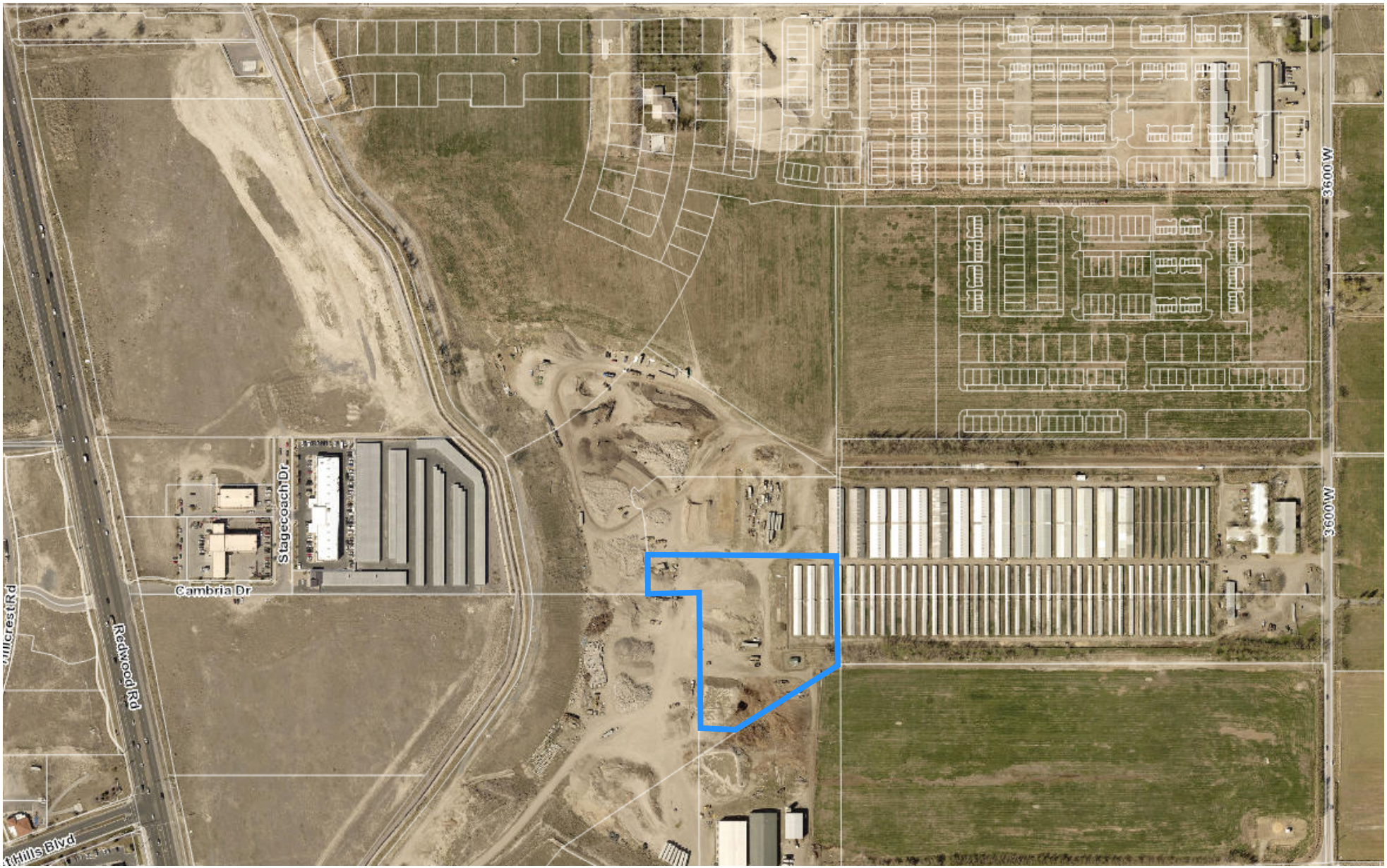
# Gardner Point Phase 7 Final Subdivision
# General Plan



# Gardner Point Phase 7 Final Subdivision Zone



# Gardner Point Phase 7 Final Subdivision
# Aerial



**Agenda Item No: 15**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Final subdivision approval for the River Point Phase 1, a 75-unit residential development located at 1200 North 3600 West.

**Suggested Action:**

**Attachments:**

CC Staff Report River Point Phase 1 Final Subdivision 07.12.22.docx

River Point Phase 1 Final Subdivision DRC 06.15.22.docx

River Point Phase 1 Final Subdivision - plans.pdf

River Point Phase 1 Final Subdivision - landscape plans.pdf

River Point Phase 1 Map - general plan.pdf

River Point Phase 1 Map - zone.pdf

River Point Phase 1 Map - aerial.pdf

# RIVER POINT PHASE 1 FINAL SUBDIVISION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Edge Homes | | |
| **Meeting Date** | July 12, 2022 | | |
| **Requested Action/Purpose** | Approval of a final subdivision | | |
| **Location** | 1200 N 3600 W | | |
| **Existing Land Use** | Undeveloped/Agriculture | | |
| **Existing Zoning** | R-1-8 (Residential), R-2 (Medium Density Residential), R-3 (High Density Residential), R-1-15 (Residential). | | |
| **General Plan Land Use Designation** | LDR (Low Density Residential), MDR (Medium Density Residential), HDR (High Density Residential), OS (Open Space), ESA (Environmentally Sensitive Areas). | | |
| **Number of Lots/Units** | 75 | | |
| **Adjacent Zoning and Land Use** | *North* | TH-5 | Undeveloped/Agriculture |
| | *South* | PC | Residential |
| | *East* | R-1-22 | Residential/Agriculture |
| | *West* | R-2 | Future Gardner Point |
| **Date of DRC Review** | June 15, 2022 | | |
| **Assigned Planner** | Sierra Pierson | | |

## REQUIRED ACTION

| | |
|---|---|
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

**Section 17.010. 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 home-owners 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 26, 2008** | A portion of this property was included in the Holbrook Annexation. |
| **January 28, 2020** | A portion of this property was included in the Saratoga Springs Boundary Line Adjustment zone change, approving R-2 (Medium Density) and R-3 (High Density) on this property. |
| **November 16, 2021** | The City Council approved the River Point Concept Plan, which a portion includes this property. |
| **April 12, 2022** | The City Council approved the River Point Phase 1 Preliminary Subdivision. |

## REPORT ANALYSIS

The applicant is requesting approval of the River Point Phase 1 Final Subdivision, a planned-unit development (PUD). Planned Unit Developments are 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 City Council approved the PUD overlay with the concept plan and preliminary subdivision. The proposed development includes townhomes, single-family homes, and open space with amenities. This

report will discuss the layout of the development and the DRC comments.

**Proposed Layout**

The proposed development is for 75 residential units and a clubhouse. The residential units include a mixture of single-family lots and rear-load townhomes. The townhomes are shown fronting the open space and 3600 West. The remainder of the property will consist of single-family homes of ranging sizes to provide variety throughout the development. Road stubs will be made to the south to connect to future development.

This phase will also provide open space with a clubhouse to meet the amenities requirements for the multi-family units. In addition to the proposed clubhouse, a pool and playground will be located within the open space. Guest parking will be provided in front of the clubhouse and near the townhomes to meet the multi-family parking requirements. This phase will also continue the master-planned trail along 3600 West.

**DRC Comments**

The DRC had 11 comments including the following:

1. Provide easement for relocated off-site storm drain.
2. On the plat, update the following:
    a. Remove the Engineer signature from the Acceptance by Legislative Body section
    b. Remove the Director-Secretary signature from the Planning Commission Approval section.

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

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code Chapter 17 regarding Planned Unit Developments.
2. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
3. The proposed subdivision conforms/does not conform with the goals and polices of the General Plan.
4. Other findings based upon information presented at the public meeting.

**River Point Phase 1 Final Subdivision**
**DRC Redline Comments**

*Edge Homes – requests final subdivision review of **River Point Phase 1**, a 75-unit residential development located at 1200 North 3600 West.*

DRC Members Present: Glade Kirkham, Greg Allred, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Brandon, Brandon, Michael
Date of Plans Reviewed: **6/7/22**
Time Start: 2:28 PM
Time End: 2:44 PM

**DRC REDLINE COMMENTS:**

**Glade – Power:**

1. Include Over-all Power Plan and Phase 1 Power Plan.

**Garion – Fire: No comment**

**Greg – Water/Sewer:**

2. Utilities are all stubbed at this intersection (sewer, water/PI, SD). You should build the intersection approach with this phase rather than a curb cut and approach with a later phase.
3. You are showing this SD line as existing on these plans, when does this line get installed ?
4. Remove this SD lateral stub from SDMH #224, (INV East) we will core the manhole and install the curb inlet when the road is widened to full width.
5. This SD structure between #213 & #214 is missing the RIM/INV label.
6. Move service laterals to lot 168 away from the mainline tees.
7. Lots 161 and 162 are both missing culinary and PI service laterals.
8. Move this PI mainline valve to the tee on 3600 West.
9. Show water and PI mains looped over the top of new SD line in 3600 West and 1100 North. Current design with tees and valves and loops @ 12' deep will not work. Tie in point to water mains may need to be shifted North

**Trent – Parks: No comments**

**Gary – Building/Inspections: No comments**

**Matt – Public Works: No comments**

**Ross – Engineering:**

10. Provide easement for relocated off-site storm drain.

**Luke- Traffic: No comments**

**Kim – Planning:**

11. On the plat, update the following:
    a. Remove the Engineer signature from the Acceptance by Legislative Body section
    b. Remove the Director-Secretary signature from the Planning Commission Approval section.

**GENERAL COMMENTS:**

1. RMP ATA required. Did you get any date info on disconnect??
2. Consider diversifying street tree variety.

**PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:**

1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.

---

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

4. Required water dedication must be completed.
5. Reimbursement Agreement for 3600 West.
6. Reimbursement Agreement will be required for master-planned trails.
7. Include surveyor's and engineer's stamps and signatures on the construction drawings.
8. Show lot addresses on the final plat (must coordinate with Planning Division).
9. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
10. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
11. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435).
12. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073. This should be the last item completed prior to scheduling a preconstruction meeting.
13. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Matthew Meier- mmeier@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
14. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
15. Address any comments or conditions from City Council approval.
16. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
17. 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 signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
7. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

**DRC GENERAL COMMENTS:**

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.

---

**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.**

9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 12TH

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

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

**BENCHMARK**

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

ELEVATION = 4536.22

# RIVER POINT SUBDIVISION

## A RESIDENTIAL PUD SUBDIVISION

**1200 NORTH 3600 WEST**
**LEHI, UTAH**

**FOR REVIEW**
**NOT FOR CONSTRUCTION**

DATE PRINTED
June 7, 2022

INDEX OF DRAWINGS


| | | | | | |
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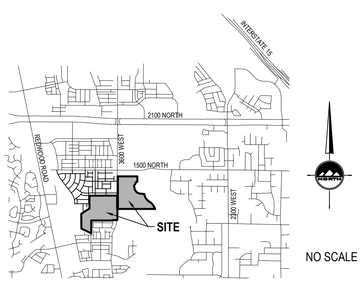
| C-001 | GENERAL NOTES | C-401 | PHASE 1 UTILITY AND HYDRANT PLAN | PP-11 | PLAN AND PROFILE OFF-SITE STORM DRAIN |
| 1 OF 2 | RIVER POINT PHASE 1 PLAT | C-402 | UTILITY PLAN | PP-12 | PLAN AND PROFILE OFF-SITE STORM DRAIN |
| 2 OF 2 | RIVER POINT PHASE 1 PLAT | C-403 | UTILITY PLAN | PP-13 | PLAN AND PROFILE OFF-SITE STORM DRAIN |
| C-100 | DEMOLITION PLAN | C-404 | OFF-SITE SEWER ROUTE | PP-14 | PLAN AND PROFILE OFF-SITE STORM DRAIN |
| C-101 | DEMOLITION PLAN | C-405 | PHASE 1 POWER PLAN | PP-15 | PLAN AND PROFILE OFF-SITE STORM DRAIN |
| C-200 | MASTER SITE PLAN | C-405A | OVERALL POWER PLAN | PP-16 | PLAN AND PROFILE 3600 WEST |
| C-200A | CIRCULATION PLAN | C-500 | EROSION CONTROL PLAN | PP-17 | PLAN AND PROFILE OFF-SITE SEWER ROUTE |
| C-201 | PHASE 1 SITE PLAN | PP-1 | PLAN AND PROFILE 1200 NORTH | PP-18 | PLAN AND PROFILE OFF-SITE SEWER ROUTE |
| C-202 | SITE PLAN | PP-2 | PLAN AND PROFILE 1230 NORTH | PP-19 | PLAN AND PROFILE OFF-SITE SEWER ROUTE |
| C-203 | SITE PLAN | PP-3 | PLAN AND PROFILE 3830 WEST | PP-20 | PLAN AND PROFILE 3900 WEST |
| C-300 | MASTER GRADING AND DRAINAGE PLAN | PP-4 | PLAN AND PROFILE 3700 WEST | PP-21 | PLAN AND PROFILE IRRIGATION PIPE |
| C-301 | PHASE 1 GRADING AND DRAINAGE PLAN | PP-5 | PLAN AND PROFILE 3660 WEST | PP-22 | PLAN AND PROFILE IRRIGATION PIPE |
| C-302 | GRADING AND DRAINAGE PLAN | PP-6 | PLAN AND PROFILE 1100 NORTH | C-600 | DETAILS |
| C-303 | GRADING AND DRAINAGE PLAN | PP-7 | PLAN AND PROFILE 1100 NORTH | C-601 | DETAILS |
| C-304 | OFF-SITE GRADING AND DRAINAGE PLAN | PP-8 | PLAN AND PROFILE 1100 NORTH | C-602 | DETAILS |
| C-305 | OFF-SITE GRADING AND DRAINAGE PLAN | PP-9 | PLAN AND PROFILE 1100 NORTH | C-603 | DETAILS |
| C-400A | OVERALL HYDRANT AND UTILITY PLAN | PP-10 | PLAN AND PROFILE OFF-SITE STORM DRAIN | | |


**NOTICE TO CONTRACTOR**

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

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

VICINITY MAP




NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LEHI CITY STANDARDS & SPECIFICATIONS.
2. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN AND POWER.
3. THE BIDDING DOCUMENT SHALL BE A SUPPORT DOCUMENT TO THE "LEHI CITY SPECIFICATIONS" AS NECESSARY. THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS SHALL GOVERN ON ALL CONSTRUCTION IMPROVEMENTS OF THIS PROJECT.
4. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
5. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
6. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION METING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER.

**NOTICE TO DEVELOPER/ CONTRACTOR**

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

**UTILITY DISCLAIMER**

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


ENSIGN
THE STANDARD IN ENGINEERING

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

**LAYTON**
Phone: 801.547.1100

**TOOELE**
Phone: 435.843.3590

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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


RIVER POINT PHASE 1
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**COVER SHEET**

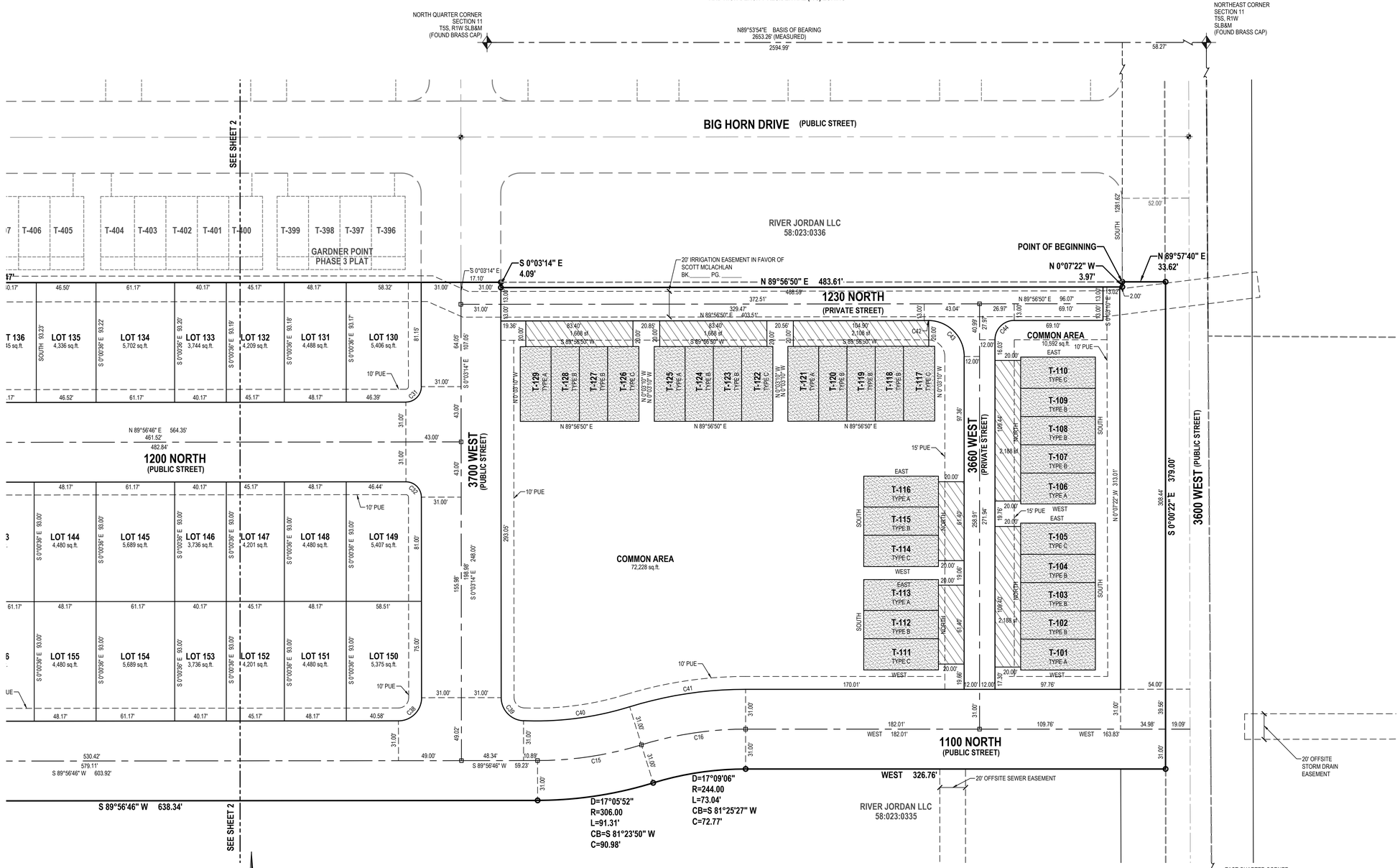
| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

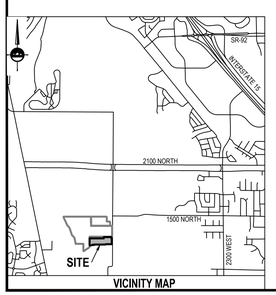
**C-000**

# RIVER POINT PHASE 1 PLAT

## RESIDENTIAL DEVELOPMENT

**LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,**
**TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN**
**LEHI CITY, UTAH COUNTY, UTAH**
**LOCATED WITHIN NEIGHBORHOOD COMMERICAL (NC)**
**AND HIGH DENSITY RESIDENTIAL (R-3) ZONING**




VICINITY MAP

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

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

NOTES
1. SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. AND DATED MAY 1, 2018.
5. ALL PROJECT AMENITIES INCLUDING CLUBHOUSE, TOT LOT, SPORT COURT, BENCHES, AND TRAILS WITHIN COMMON AREAS WILL BEGIN CONSTRUCTION AT 60% OF BUILDING PERMITS ISSUED FOR THE OVERALL PROJECT AND BE COMPLETED BY 80% OF BUILDING PERMITS ISSUED.

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

FRONT SETBACKS FROM TBC
FOR TOWNHOMES:
UNITS 101-129: 18'

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

### LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

### IRRIGATION SERVICES

| LOCATION | AREA (SQ FT) | SIZE (INCHES) |
|---|---|---|
| COMMON AREA* | 80,458 | 2 |

*GARDNER POINT PHASE 3B HAS BEEN INCLUDED IN THE IRRIGATION AREA AND PROVIDES 15,017 SQ FT OF THE AREA

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


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

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


SHEET 1 OF 2

PROJECT NUMBER : 8069T
MANAGER : BDM
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 6/7/22

### SURVEYOR'S CERTIFICATE

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

### BOUNDARY DESCRIPTION

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

Beginning at a point being South 89°53'54" West 58.27 feet and South 1,281.62 feet from the Northeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°57'40" East 33.62 feet;
thence South 00°00'22" East 379.00 feet;
thence West 326.76 feet;
thence Southwesterly 73.04 feet along the arc of a 244.00 foot radius curve to the left (center bears South and the chord bears South 81°25'27" West 72.77 feet with a central angle of 17°09'06");
thence Southwesterly 91.31 feet along the arc of a 306.00 foot radius curve to the right (center bears North 17°09'06" West and the chord bears South 81°23'50" West 90.98 feet with a central angle of 17°05'52");
thence South 89°56'46" West 638.34 feet;
thence Southwesterly 28.08 feet along the arc of a 18.00 foot radius curve to the left (center bears South 00°03'14" East and the chord bears South 45°15'18" West 25.32 feet with a central angle of 89°22'57");
thence South 78°12'33" West 69.41 feet;
thence Northwesterly 34.51 feet along the arc of a 18.00 foot radius curve to the left (center bears South 89°45'45" West and the chord bears North 55°09'52" West 29.46 feet with a central angle of 109°51'14");
thence Southwesterly 23.46 feet along the arc of a 249.00 foot radius curve to the left (center bears South 20°05'28" East and the chord bears South 67°12'37" West 23.45 feet with a central angle of 05°23'50");
thence Southwesterly 133.90 feet along the arc of a 301.00 foot radius curve to the right (center bears North 25°29'18" West and the chord bears South 77°15'21" West 132.80 feet with a central angle of 25°29'18");
thence West 42.59 feet;
thence North 00°14'11" West 456.65 feet;
thence North 89°57'40" East 915.47 feet;
thence South 00°03'14" East 4.09 feet;
thence North 89°56'50" East 483.61 feet;
thence North 00°07'22" West 3.97 feet to the point of beginning.

Contains 576,123 Square Feet or 13.226 Acres and 46 Lots and 29 Units

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

### UTILITY DEDICATION

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

### RESERVATION OF COMMON AREAS

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

### OWNER'S DEDICATION

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

**RIVER POINT PHASE 1 PLAT**

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

In witness whereof I / we have hereunto set our hand (s) this_____day of_____A.D., 20_____.

By:
Its:

### ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF )S.S.

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

NUMBER

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

### PLANNING COMMISSION APPROVAL

APPROVED THIS _____DAY OF _____A.D., 20_____, BY THE PLANNING COMMISSION.

DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

### ACCEPTANCE BY LEGISLATIVE BODY

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

*MAYOR:* _____

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


# RIVER POINT PHASE 1 PLAT

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


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

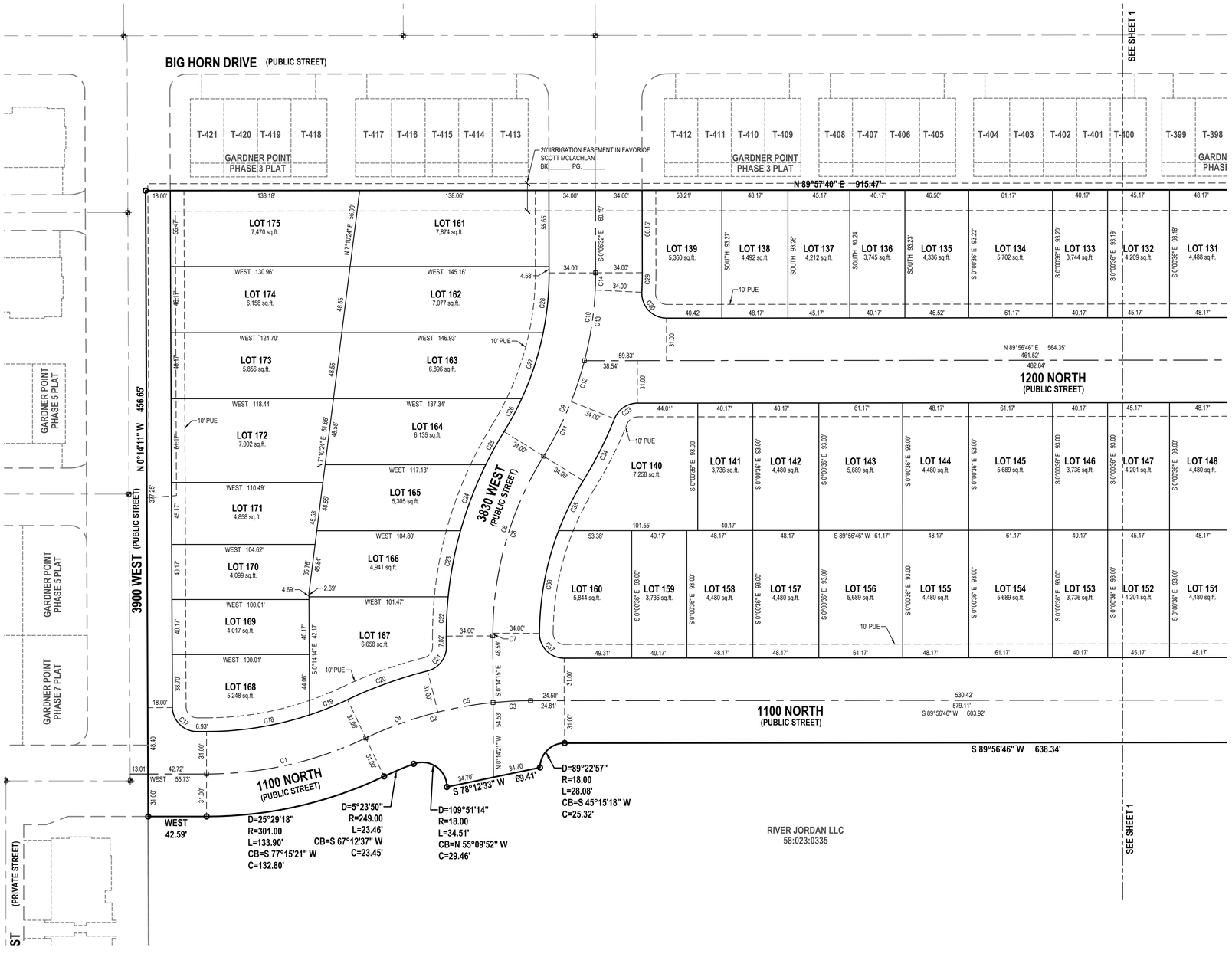
CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

# RIVER POINT PHASE 1 PLAT

**RESIDENTIAL DEVELOPMENT**

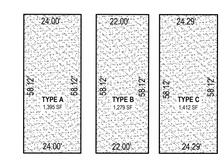
LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
LOCATED WITHIN NEIGHBORHOOD COMMERICAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 270.00' | 120.11' | 25°29'18" | N77°15'21"E | 119.12' |
| C2 | 280.00' | 96.91' | 19°49'48" | S74°25'36"W | 96.42' |
| C3 | 280.00' | 27.39' | 5°36'16" | S87°08'38"W | 27.38' |
| C4 | 280.00' | 55.98' | 11°27'19" | S70°14'22"W | 55.89' |
| C5 | 280.00' | 40.93' | 8°22'28" | S80°09'16"W | 40.89' |
| C6 | 247.00' | 138.08' | 32°01'45" | S15°46'38"W | 136.29' |
| C7 | 247.00' | 2.01' | 0°27'58" | S0°00'16"E | 2.01' |
| C8 | 247.00' | 135.99' | 31°32'45" | S16°00'06"W | 134.28' |
| C9 | 253.00' | 76.07' | 17°13'36" | N23°10'42"E | 75.78' |
| C10 | 253.00' | 64.80' | 14°40'26" | N7°13'41"E | 64.62' |
| C11 | 253.00' | 44.71' | 10°07'32" | N26°43'44"E | 44.65' |
| C12 | 253.00' | 31.36' | 7°06'04" | N18°06'56"E | 31.34' |
| C13 | 253.00' | 52.20' | 11°49'18" | N8°39'15"E | 52.11' |
| C14 | 253.00' | 12.59' | 2°51'08" | N1°19'02"E | 12.59' |
| C15 | 275.00' | 82.06' | 17°05'52" | N81°23'50"E | 81.76' |
| C16 | 275.00' | 82.32' | 17°09'06" | S81°25'27"W | 82.01' |
| C17 | 18.00' | 27.74' | 88°18'48" | S45°50'36"E | 25.08' |
| C18 | 239.00' | 76.40' | 18°18'59" | N80°50'31"E | 76.08' |
| C19 | 239.00' | 29.92' | 7°10'19" | N68°05'52"E | 29.90' |
| C20 | 311.00' | 62.18' | 11°27'19" | S70°14'22"W | 62.08' |
| C21 | 18.00' | 23.94' | 76°12'16" | N37°51'53"E | 22.21' |
| C22 | 281.00' | 28.77' | 5°52'02" | S2°41'46"W | 28.76' |
| C23 | 281.00' | 49.07' | 10°00'22" | S10°37'58"W | 49.01' |
| C24 | 281.00' | 51.64' | 10°31'42" | S20°54'00"W | 51.56' |
| C25 | 281.00' | 27.60' | 5°37'39" | S28°58'41"W | 27.59' |
| C26 | 219.00' | 27.30' | 7°08'28" | N28°13'16"E | 27.28' |
| C27 | 219.00' | 50.77' | 13°16'53" | N18°00'35"E | 50.65' |
| C28 | 219.00' | 43.87' | 11°28'40" | N5°37'49"E | 43.80' |
| C29 | 287.00' | 14.26' | 2°50'48" | N1°18'52"E | 14.26' |
| C30 | 18.00' | 29.15' | 92°46'04" | S43°39'29"E | 26.07' |
| C31 | 12.00' | 18.85' | 89°57'24" | N44°56'46"E | 16.97' |
| C32 | 12.00' | 18.85' | 90°02'38" | N45°03'14"W | 16.97' |
| C33 | 18.00' | 21.45' | 68°17'00" | S55°48'16"W | 20.20' |
| C34 | 287.00' | 50.74' | 10°07'45" | N26°43'38"E | 50.67' |
| C35 | 213.00' | 40.72' | 10°57'09" | S26°18'56"W | 40.65' |
| C36 | 213.00' | 76.62' | 20°36'38" | S10°32'02"W | 76.21' |
| C37 | 18.00' | 28.36' | 90°16'57" | S44°54'45"E | 25.52' |
| C38 | 18.00' | 28.27' | 90°00'00" | N44°56'46"E | 25.46' |
| C39 | 18.00' | 27.61' | 87°53'58" | S44°00'13"E | 24.98' |
| C40 | 244.00' | 83.73' | 19°39'42" | N82°31'00"E | 83.32' |
| C41 | 306.00' | 91.60' | 17°09'06" | S81°25'27"W | 91.26' |
| C42 | 28.00' | 0.50' | 1°00'51" | N89°32'39"W | 0.50' |
| C43 | 28.00' | 43.51' | 89°02'12" | N44°31'08"W | 39.26' |
| C44 | 15.00' | 23.55' | 89°56'58" | S44°58'25"W | 21.20' |

## LEGEND

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




TYPICAL TOWNHOUSE PAD DIMENSIONS

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

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


# RIVER POINT PHASE 1 PLAT

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


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


ENSIGN

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

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


SHEET 2 OF 2

PROJECT NUMBER : 8069T
MANAGER : BDM
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 6/7/22

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

## GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.

3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.

4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.

8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.

22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.

30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.

31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

## UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.

2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.

5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.

7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.

11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.

17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

## TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

## DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.

2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

## GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.

2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)

3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.

4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.

6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.

8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.

9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.

10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.

12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.

14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.

16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

## ABBREVIATIONS

| | |
|---|---|
| APWA | AMERICAN PUBLIC WORKS ASSOCIATION |
| AR | ACCESSIBLE ROUTE |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS |
| AWWA | AMERICAN WATER WORKS ASSOCIATION |
| BOS | BOTTOM OF STEP |
| BVC | BEGIN VERTICAL CURVE |
| C | CURVE |
| CB | CATCH BASIN |
| CF | CURB FACE OR CUBIC FEET |
| CL | CENTER LINE |
| CO | CLEAN OUT |
| COMM | COMMUNICATION |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| DIA | DIAMETER |
| DIP | DUCTILE IRON PIPE |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EOA | EDGE OF ASPHALT |
| EVC | END OF VERTICAL CURVE |
| EW | EACH WAY |
| EXIST | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE OR FLANGE |
| GB | GRADE BREAK |
| GF | GARAGE FLOOR |
| GV | GATE VALVE |
| HC | HANDICAP |
| HP | HIGH POINT |
| IRR | IRRIGATION |
| K | RATE OF VERTICAL CURVATURE |
| LD | LAND DRAIN |
| LF | LINEAR FEET |
| LP | LOW POINT |
| MEX | MATCH EXISTING |
| MH | MANHOLE |
| MJ | MECHANICAL JOINT |
| NG | NATURAL GROUND |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| OC | ON CENTER |
| OCEW | ON CENTER EACH WAY |
| OHP | OVERHEAD POWER |
| PC | POINT OF CURVATURE OR PRESSURE CLASS |
| PCC | POINT OF COMPOUND CURVATURE |
| PI | POINT OF INTERSECTION |
| PIV | POST INDICATOR VALVE |
| PL | PROPERTY LINE |
| PRC | POINT OF REVERSE CURVATURE |
| PRO | PROPOSED |
| PT | POINT OF TANGENCY |
| PVC | POINT OF VERTICAL CURVATURE |
| PVI | POINT OF VERTICAL INTERSECTION |
| PVT | POINT OF VERTICAL TANGENCY |
| R | RADIUS |
| RD | ROOF DRAIN |
| ROW | RIGHT OF WAY |
| S | SLOPE |
| SAN SWR | SANITARY SEWER |
| SD | STORM DRAIN |
| SEC | SECONDARY |
| SS | SANITARY SEWER |
| STA | STATION |
| SW | SECONDARY WATER LINE |
| TBC | TOP BACK OF CURB |
| TOG | TOP OF GRATE |
| TOA | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TOF | TOP OF FOUNDATION |
| TOW | TOP OF WALL |
| TOS | TOP OF STEP |
| TYP | TYPICAL |
| VC | VERTICAL CURVE |
| WIV | WALL INDICATOR VALVE |
| W | WATER LINE |

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

## LEGEND

| | |
|---|---|
| SECTION CORNER | EXISTING EDGE OF ASPHALT |
| EXISTING MONUMENT | PROPOSED EDGE OF ASPHALT |
| PROPOSED MONUMENT | EXISTING STRIPING |
| EXISTING REBAR AND CAP | PROPOSED STRIPING |
| SET ENSIGN REBAR AND CAP | EXISTING FENCE |
| EXISTING WATER METER | PROPOSED FENCE |
| PROPOSED WATER METER | EXISTING FLOW LINE |
| EXISTING WATER MANHOLE | PROPOSED FLOW LINE |
| PROPOSED WATER MANHOLE | GRADE BREAK |
| EXISTING WATER BOX | EXISTING STORM DRAIN LINE |
| EXISTING WATER VALVE | PROPOSED STORM DRAIN LINE |
| PROPOSED WATER VALVE | ROOF DRAIN LINE |
| EXISTING FIRE HYDRANT | CATCHMENTS |
| PROPOSED FIRE HYDRANT | HIGHWATER LINE |
| PROPOSED FIRE DEPARTMENT CONNECTION | EXISTING SANITARY SEWER |
| EXISTING SECONDARY WATER VALVE | PROPOSED SANITARY SEWER LINE |
| PROPOSED SECONDARY WATER VALVE | PROPOSED SAN. SWR. SERVICE LINE |
| EXISTING IRRIGATION BOX | EXISTING LAND DRAIN LINE |
| EXISTING IRRIGATION VALVE | PROPOSED LAND DRAIN LINE |
| PROPOSED IRRIGATION V

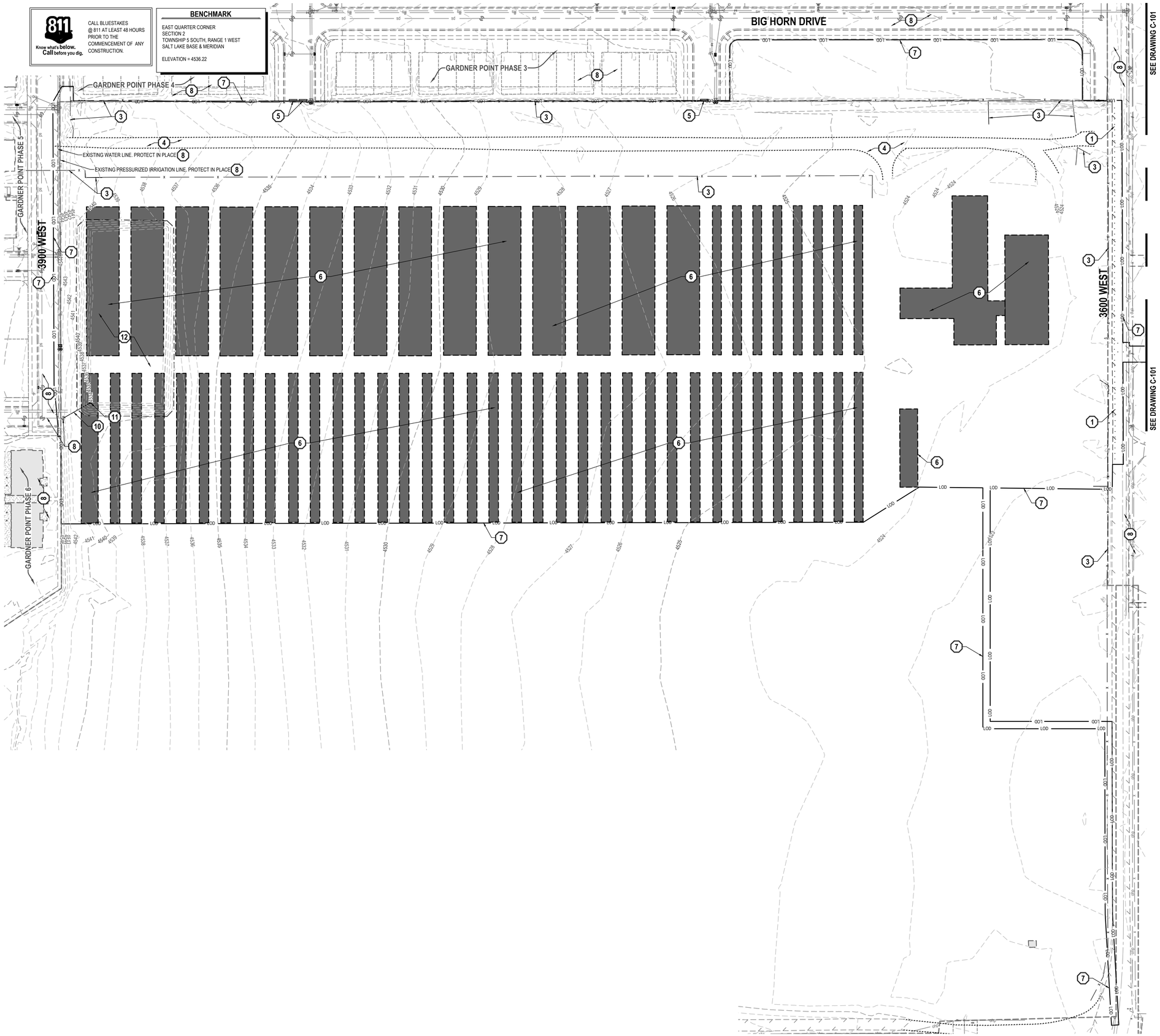
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

**BENCHMARK**

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

ELEVATION = 4536.22

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5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
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## SCOPE OF WORK:

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1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
4. REMOVE AND PROPERLY DISPOSE OF GRAVEL.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING K-RAILS.
6. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
7. PHASE 1 LIMIT OF DISTURBANCE.
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9. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN STRUCTURE.
10. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.
11. REMOVE EXISTING TRENCH.
12. REMOVE EXISTING TEMPORARY RETENTION BASIN INSTALLED DURING GARDNER POINT PHASE 5.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

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


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# RIVER POINT PHASE 2
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1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## DEMOLITION PLAN

| | |
|---|---|
| PROJECT NUMBER 8069U | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-100**

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

**BENCHMARK**

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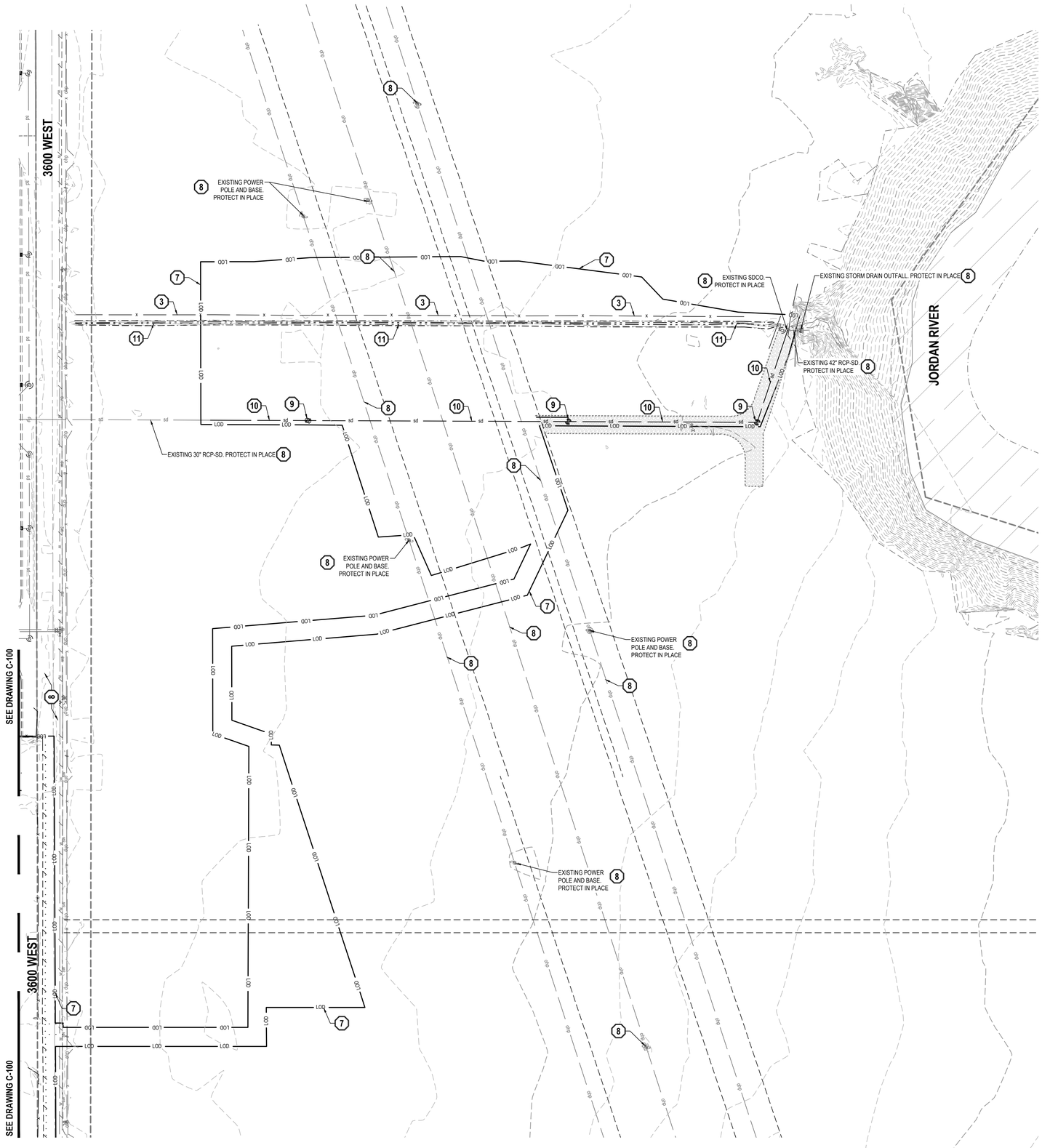
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

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HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

( IN FEET )
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DRAPER, UTAH 84020

*CONTACT:*
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PHONE: 801-494-0150

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1200 NORTH 3600 WEST
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6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## DEMOLITION PLAN

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|---|---|
| PROJECT NUMBER 8069U | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

C-101

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@ 811 AT LEAST 48 HOURS
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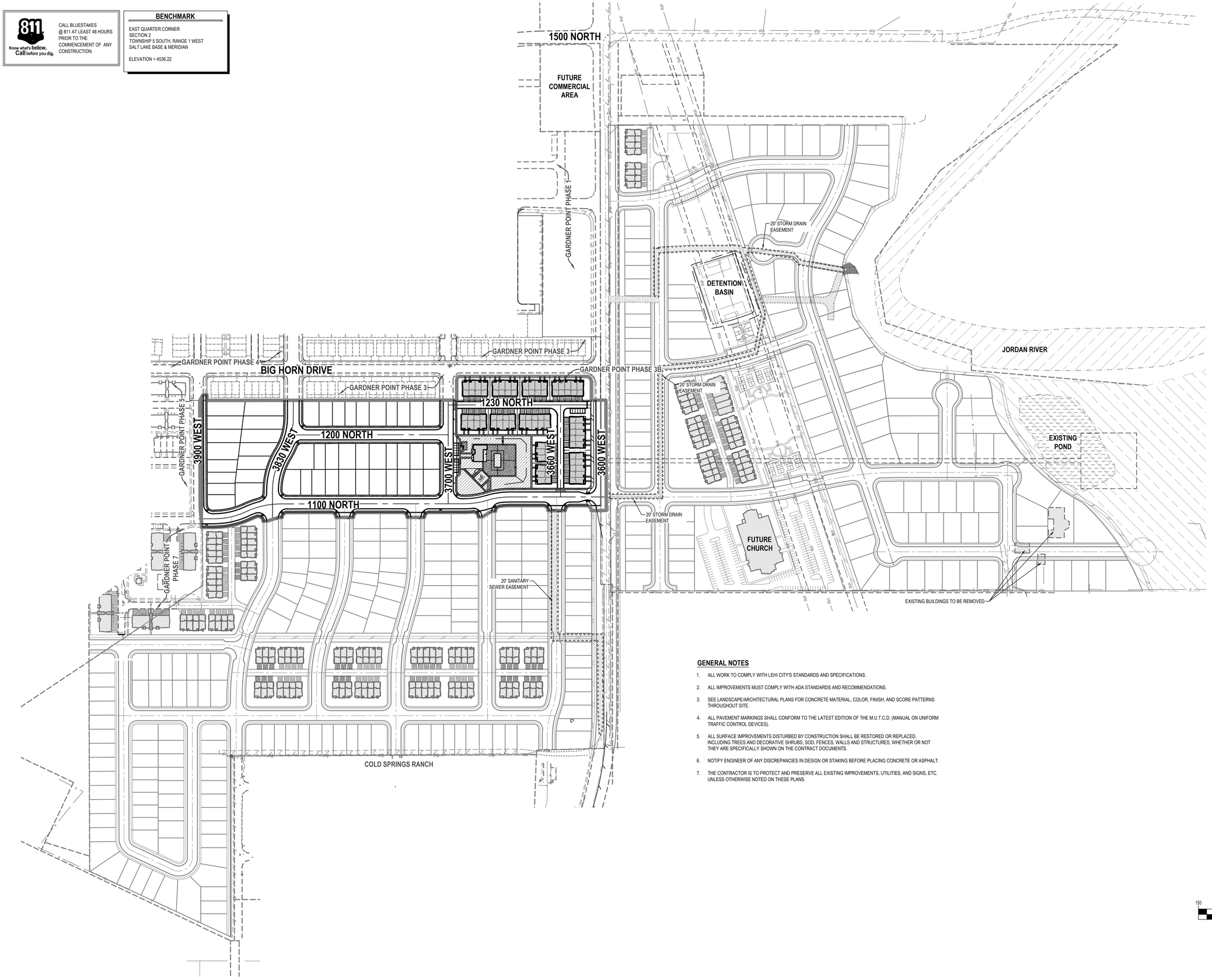
COMMENCEMENT OF ANY
CONSTRUCTION.

**BENCHMARK**

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

ELEVATION = 4536.22

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NORTH

**HORIZONTAL GRAPHIC SCALE**

150 0 75 150 300

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


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6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## MASTER SITE PLAN

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-200**

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

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**BENCHMARK**

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SECTION 2
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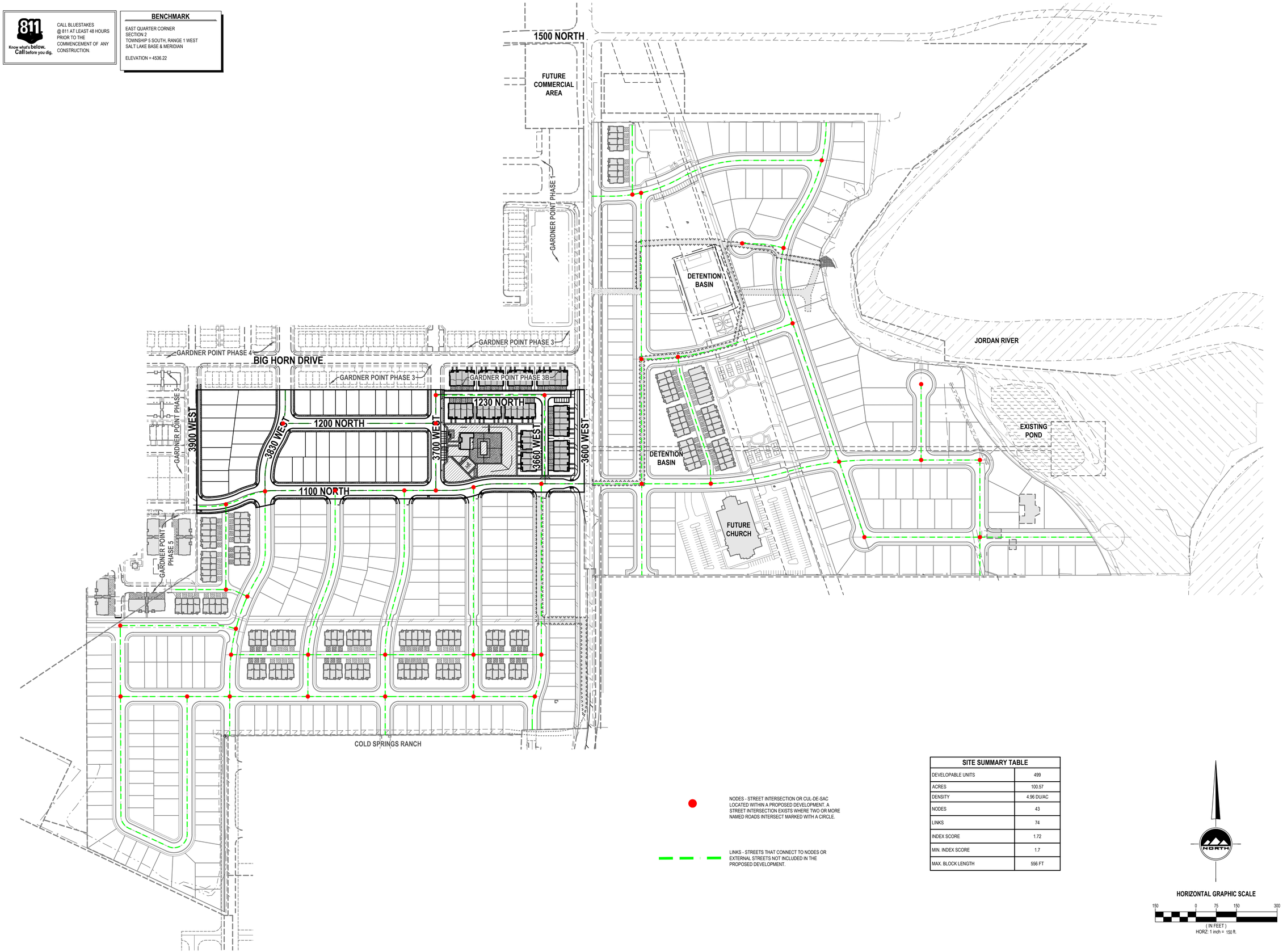
ELEVATION = 4536.22




NODES - STREET INTERSECTION OR CUL-DE-SAC LOCATED WITHIN A PROPOSED DEVELOPMENT. A STREET INTERSECTION EXISTS WHERE TWO OR MORE NAMED ROADS INTERSECT MARKED WITH A CIRCLE.

LINKS - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

| SITE SUMMARY TABLE | |
|---|---|
| DEVELOPABLE UNITS | 499 |
| ACRES | 100.57 |
| DENSITY | 4.96 DU/AC |
| NODES | 43 |
| LINKS | 74 |
| INDEX SCORE | 1.72 |
| MIN. INDEX SCORE | 1.7 |
| MAX. BLOCK LENGTH | 556 FT |

NORTH

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## CIRCULATION PLAN

| | |
|---|---|
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| PROJECT MANAGER B. MORRIS | |

**C-200A**

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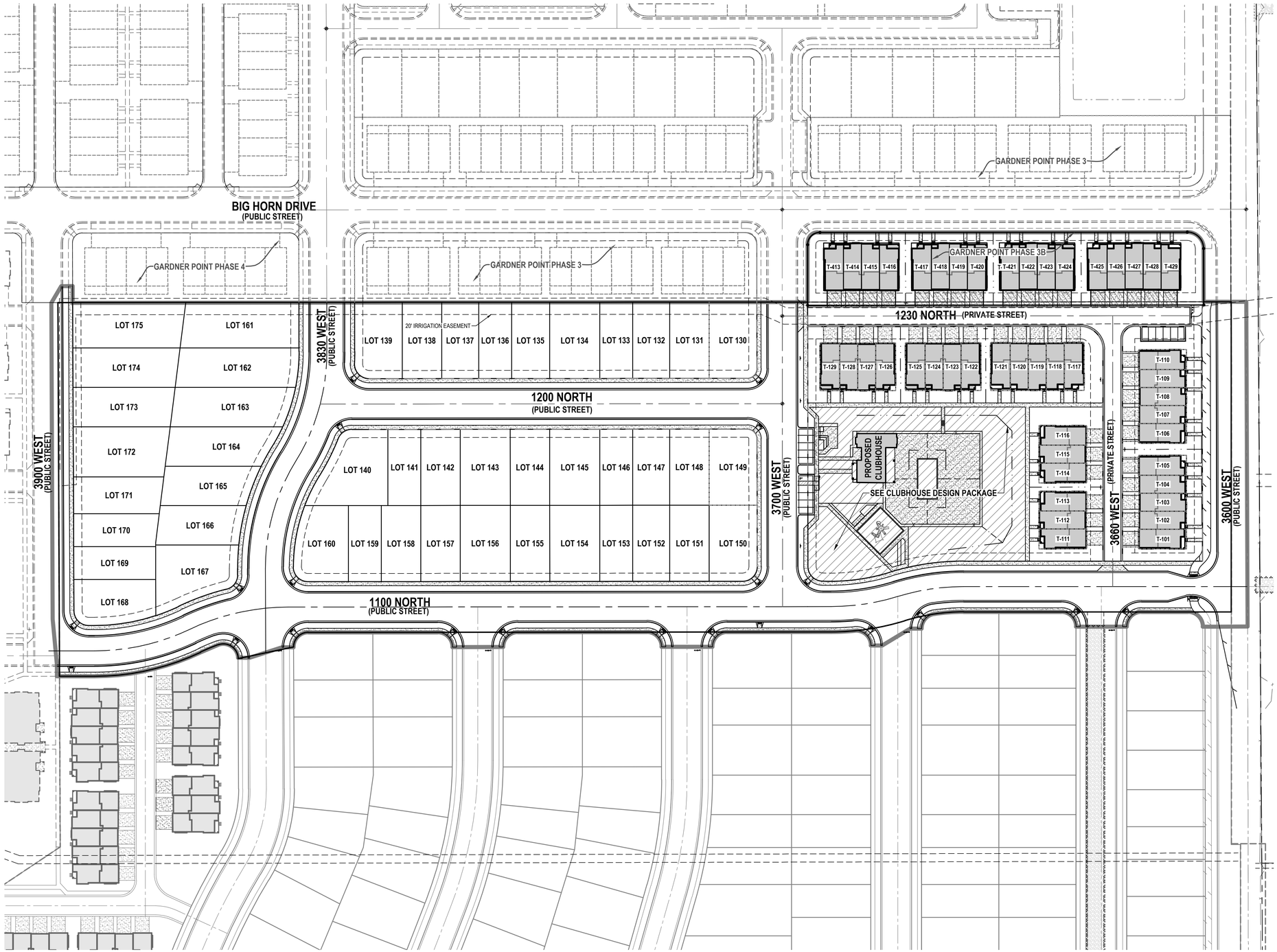


**TYPE OF DEVELOPMENT:**
**RESIDENTIAL PUD**

**UNIT COUNT**

**SINGLE FAMILY RESIDENTIAL = 46**
**TOWNHOMES = 29**
**TOTAL UNITS = 75**
**UNITS PER ACRE = 5.67**

**THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE.RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK**

| PARKING DATA TABLE | |
|---|---|
| SURFACE (GUEST) PARKING | 15 |
| HANDICAP-ACCESSIBLE STALLS | 1 |
| TOWNHOME GARAGE PARKING | 58 |
| TOWNHOME DRIVE PARKING | 58 |
| TOTAL PARKING PROVIDED | 132 |

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## PHASE 1 SITE PLAN

| | |
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| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

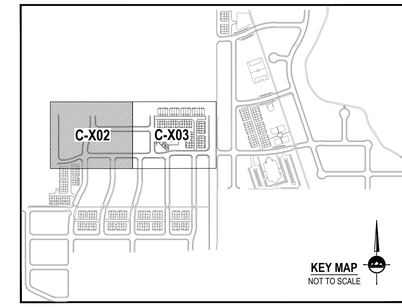
C-201

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

**BENCHMARK**

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

ELEVATION = 4536.22




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

## SCOPE OF WORK:

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

1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 6/C-600.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 7/C-600.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING RD-05.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. INSTALL 3' WATERWAY PER DETAIL 5/C-600.
6. INSTALL FLARED DRIVE APPROACH PER LEHI CITY STANDARD DRAWING RD-11.
7. EXIST EDGE OF ASPHALT.
8. ADA RAMP PER LEHI CITY STANDARD DRAWING RD-06.
9. ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TR-01. WIDTH PER PLAN
10. SITE AMENITIES. REFER TO LANDSCAPE DRAWINGS.
11. STREET SIGN. INSTALL PER M.U.T.C.D. STANDARDS WITH STREET SIGNS PER LEHI CITY STANDARDS.
12. INSTALL PROTECTIVE BOLLARD SPACED AT 2' MAX PER DETAIL 8/C-600.
13. INSTALL HIGH BACK REVERSE SLOPE CURB AND GUTTER PER LEHI CITY STANDARD DRAWING RD-05.
14. IN ORDER TO MAINTAIN ACCESSIBILITY AND REDUCE COMPLAINTS DURING CONSTRUCTION, NO PARKING SIGNS HAVE BEEN IDENTIFIED ON THE SITE PLAN. THESE TEMPORARY NO PARKING SIGNS WILL BE ALLOWED TO BE PHASED WITH THE PACE OF CONSTRUCTION AS THE DEVELOPER AND FIRE CODE OFFICIAL SEES FIT. PERMANENT PARKING SIGNAGE TO BE IDENTIFIED AND MAINTAINED BY HOA OR PROPERTY MANAGER
15. INSTALL (2) K-RAILS WITH M.U.T.C.D. SIGN OM4-2 (18" SIGN) ATTACHED TO EACH
16. INSTALL ALL WEATHER ACCESS PER LEHI CITY STANDARD DRAWING RD-14.
17. INSTALL 4' WROUGHT IRON FENCE.
18. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
19. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
20. PEDESTRIAN RAMP: 6" THICK CONCRETE WITH 6" UNTREATED BASE COURSE WITH #4 EPOXY-COATED REBAR @ 24" O.C.E.W. PER DETAIL 7/C-603. SEE GRADING AND DRAINAGE PLAN FOR ELEVATION INFORMATION.

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

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


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

LAYTON
Phone: 801.547.1100

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

# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## SITE PLAN

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

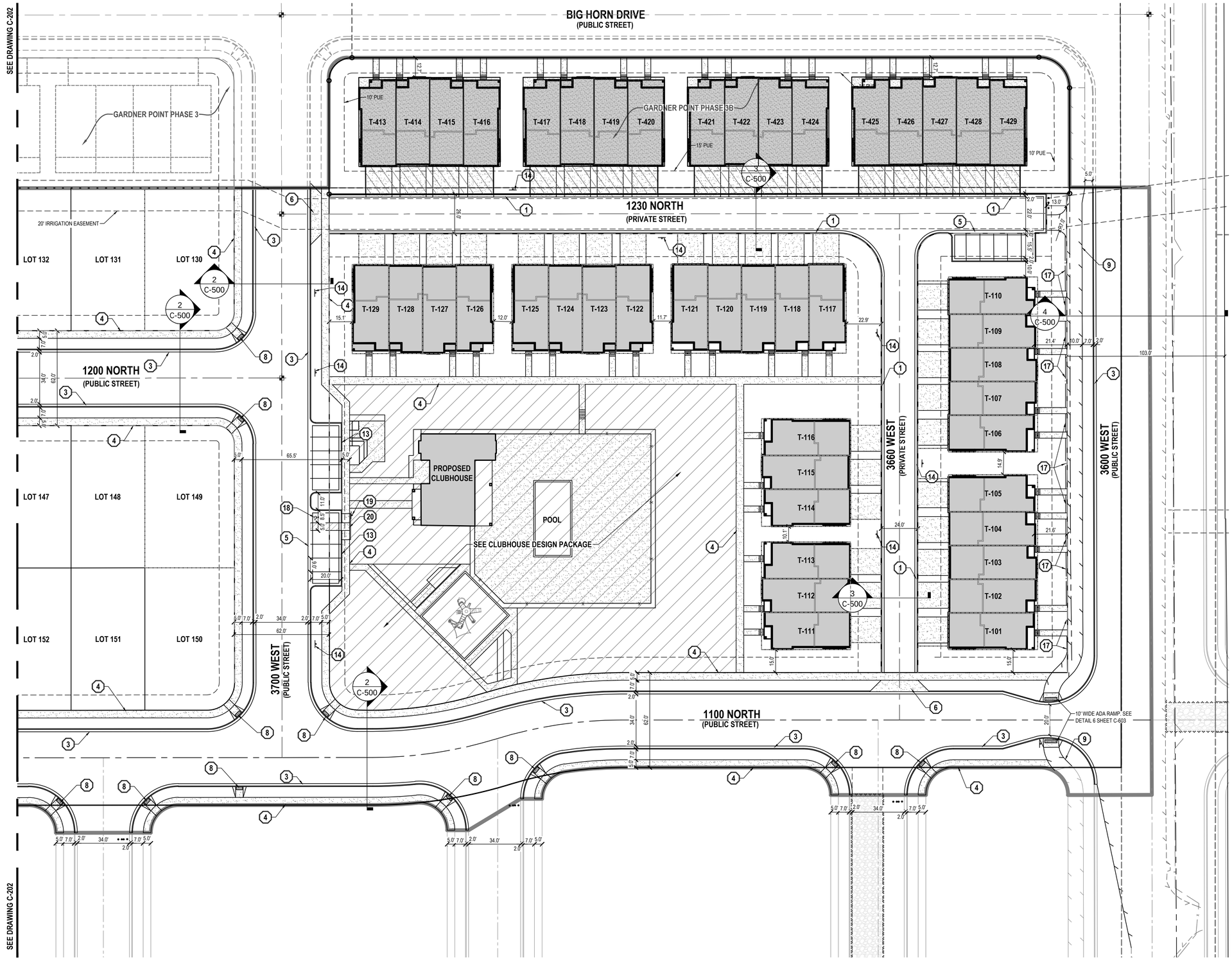
C-202

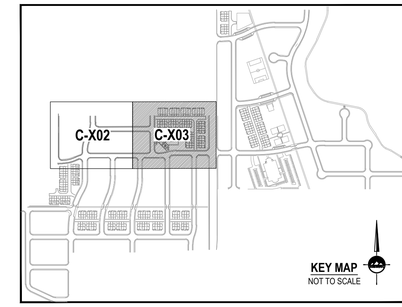
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**

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

ELEVATION = 4536.22

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**HORIZONTAL GRAPHIC SCALE**

30 0 15 30 60

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


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

# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## SITE PLAN

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069T | 6/7/22 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

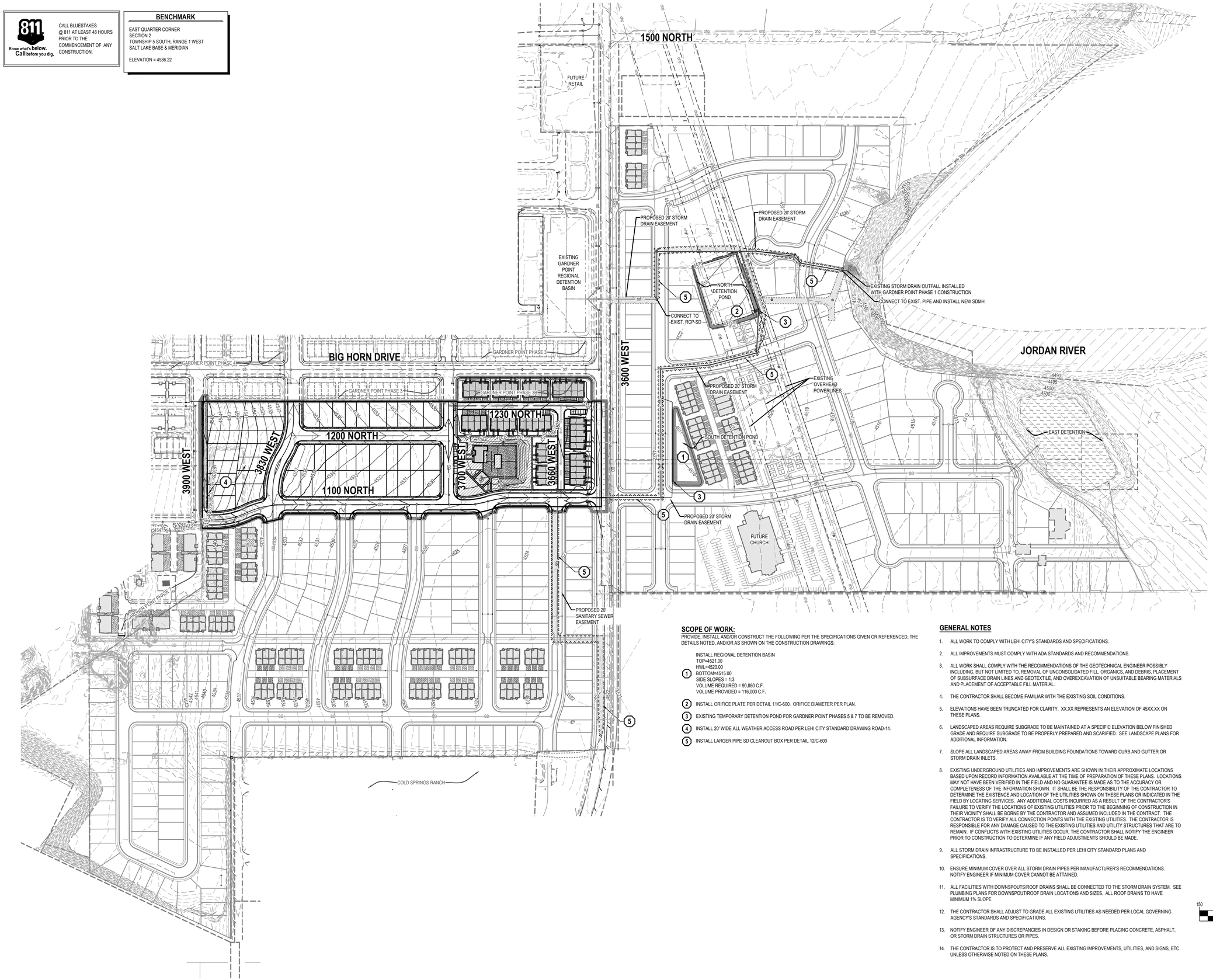
C-203

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

**BENCHMARK**

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

ELEVATION = 4536.22




## SCOPE OF WORK:

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

1. INSTALL REGIONAL DETENTION BASIN
   TOP=4521.00
   HWL=4520.00
   BOTTOM=4515.00
   SIDE SLOPES = 1:3
   VOLUME REQUIRED = 90,850 C.F.
   VOLUME PROVIDED = 116,000 C.F.
2. INSTALL ORIFICE PLATE PER DETAIL 11/C-600. ORIFICE DIAMETER PER PLAN.
3. EXISTING TEMPORARY DETENTION POND FOR GARDNER POINT PHASES 5 & 7 TO BE REMOVED.
4. INSTALL 20' WIDE ALL WEATHER ACCESS ROAD PER LEHI CITY STANDARD DRAWING ROAD-14.
5. INSTALL LARGER PIPE SD CLEANOUT BOX PER DETAIL 12/C-600

## GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 45XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER LEHI CITY STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

NORTH

**HORIZONTAL GRAPHIC SCALE**

150 0 75 150 300

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


ENSIGN
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**SALT LAKE CITY**
45 W. 10000 S., Suite 500
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*FOR:*
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020

*CONTACT:*
BRANDON PARR
PHONE: 801-494-0150

# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## MASTER GRADING AND DRAINAGE PLAN

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-300**

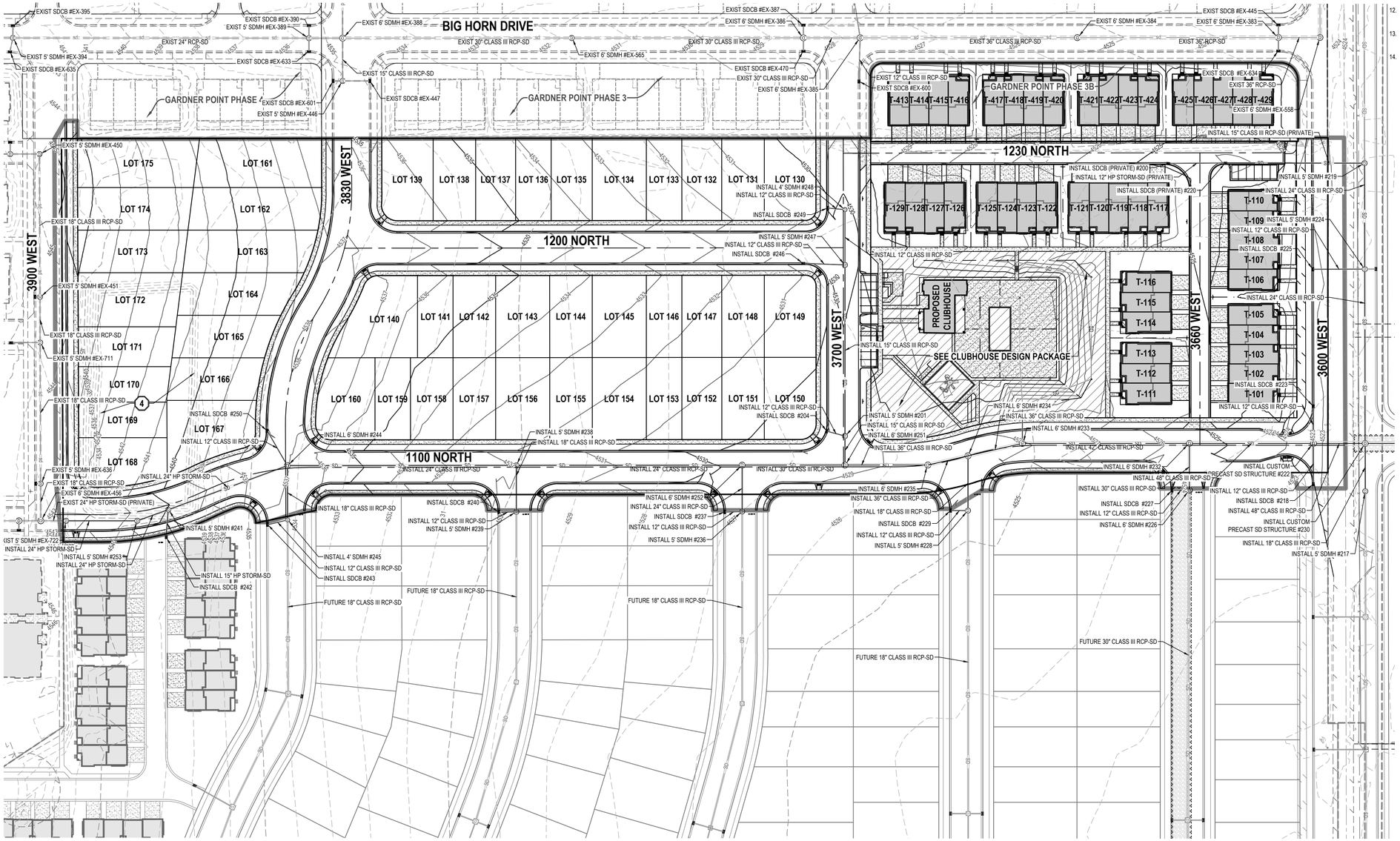
811 Know what's below. Call before you dig.

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

**BENCHMARK**

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

ELEVATION = 4536.22




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
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3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 45XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
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   TOP=4521.00
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   VOLUME PROVIDED = 116,000 C.F.
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4. INSTALL 20' WIDE ALL WEATHER ACCESS ROAD PER LEHI CITY STANDARD DRAWING ROAD-14.
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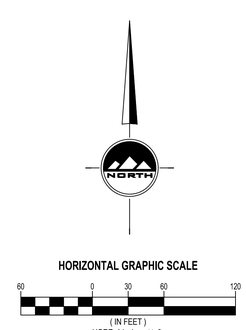



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*CONTACT:*
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# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION

1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D Morris

**PHASE 1 GRADING AND DRAINAGE PLAN**

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-301**

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

**BENCHMARK**

EAST QUARTER CORNER
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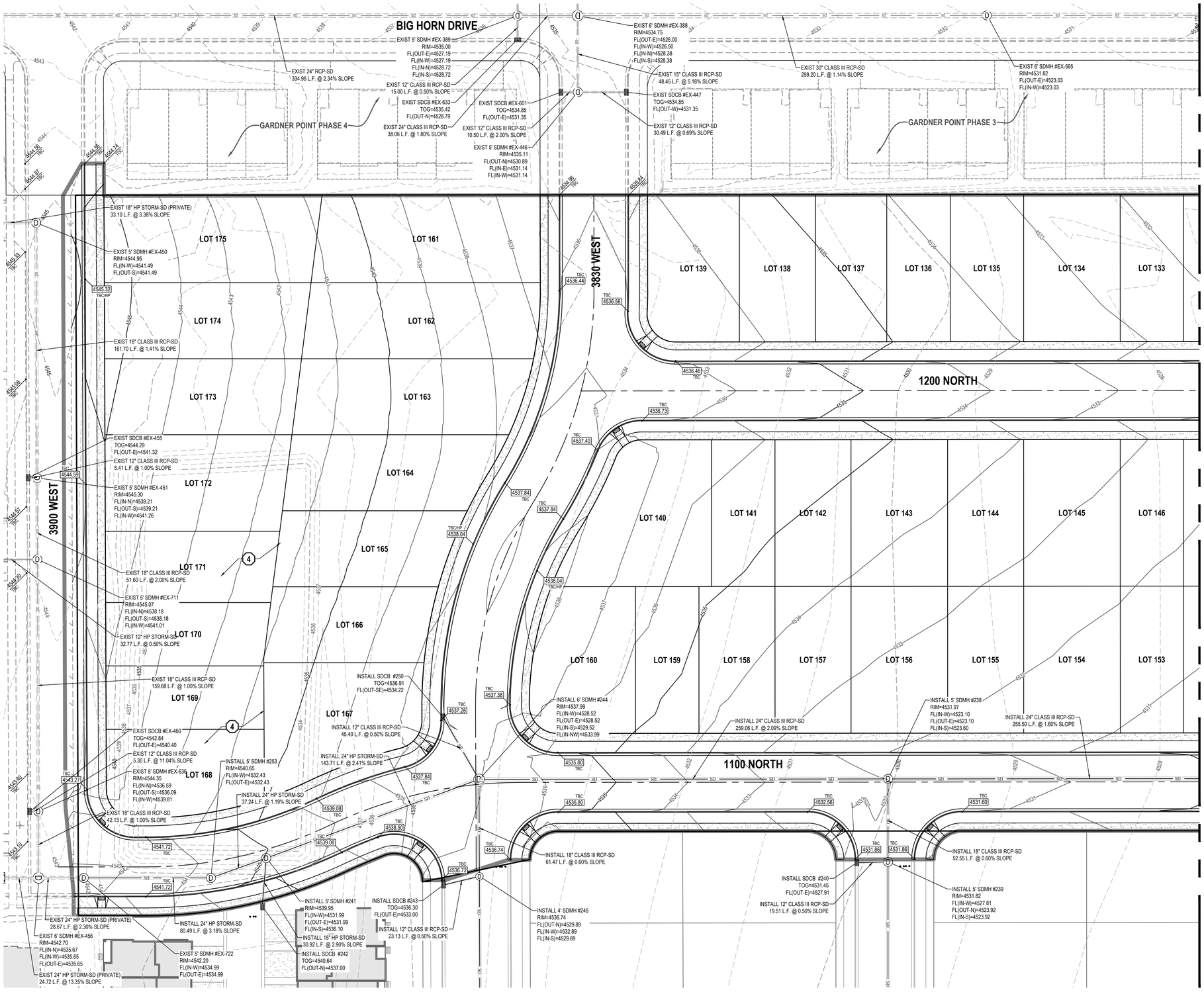
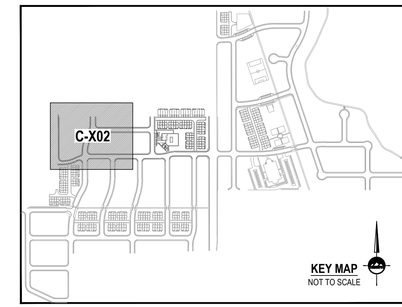
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

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7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
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9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER LEHI CITY STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

## SCOPE OF WORK:

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

(1) INSTALL REGIONAL DETENTION BASIN
TOP=4521.00
HWL=4520.00
BOTTOM=4515.00
SIDE SLOPES = 1:3
VOLUME REQUIRED = 90,850 C.F.
VOLUME PROVIDED = 116,000 C.F.

(2) INSTALL ORIFICE PLATE PER DETAIL 11/C-600. ORIFICE DIAMETER PER PLAN.

(3) EXISTING TEMPORARY DETENTION POND FOR GARDNER POINT PHASES 5 & 7 TO BE REMOVED.

(4) INSTALL 20' WIDE ALL WEATHER ACCESS ROAD PER LEHI CITY STANDARD DRAWING ROAD-14.

(5) INSTALL LARGER PIPE SD CLEANOUT BOX PER DETAIL 12/C-600

NORTH

**HORIZONTAL GRAPHIC SCALE**

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


ENSIGN
THE STANDARD IN ENGINEERING

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

**LAYTON**
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**TOOELE**
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Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**


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

# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## GRADING AND DRAINAGE PLAN

| | |
|---|---|
| PROJECT NUMBER 80697 | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-302**

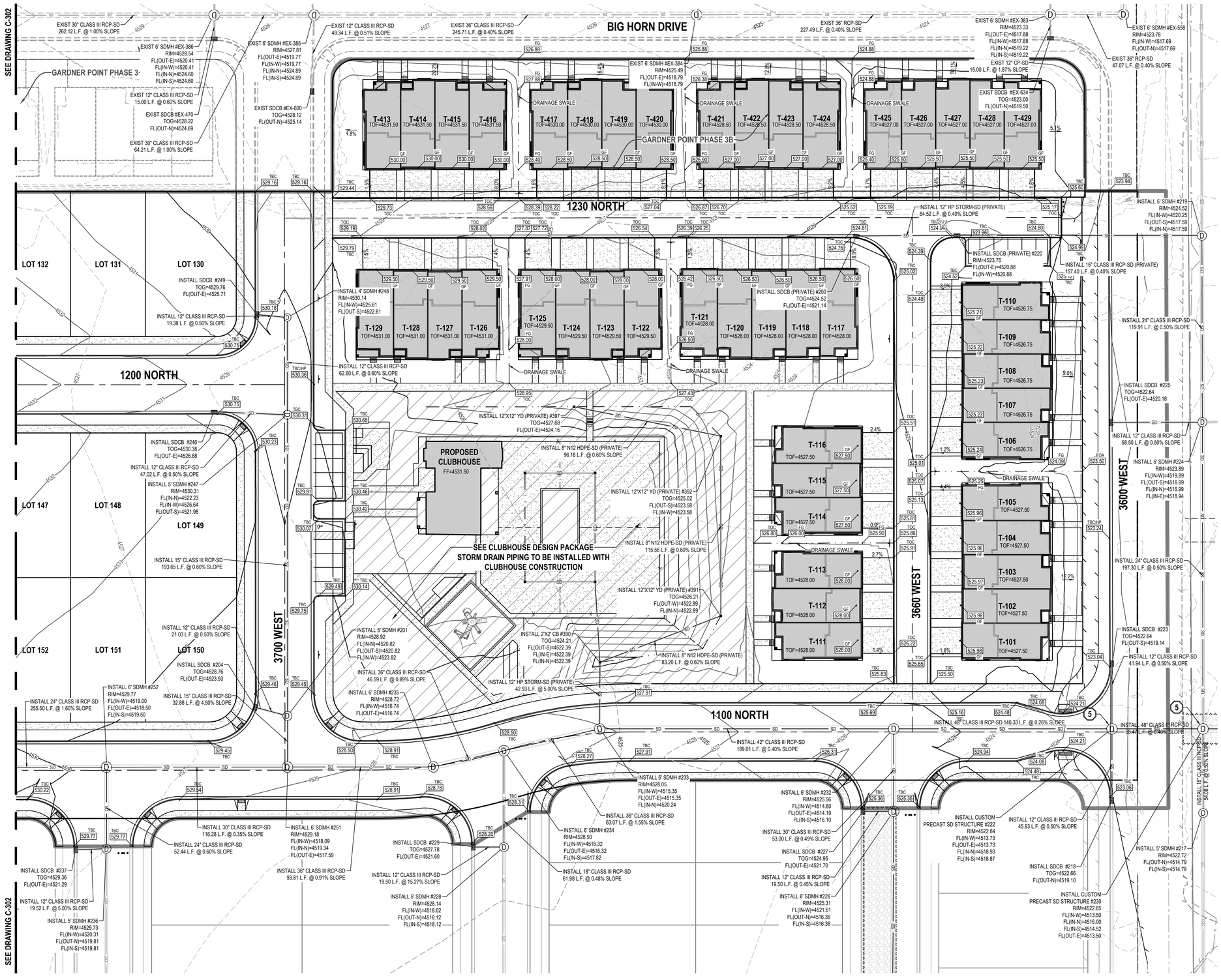
811 Know what's below. Call before you dig.

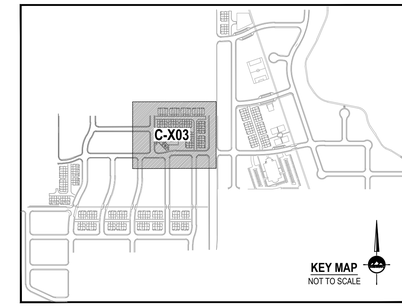
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**

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

ELEVATION = 4536.22




## GENERAL NOTES

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NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

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


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13702 S. 200 W. B12
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CONTACT:
BRANDON PARR
PHONE: 801-494-0150

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# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## GRADING AND DRAINAGE PLAN

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

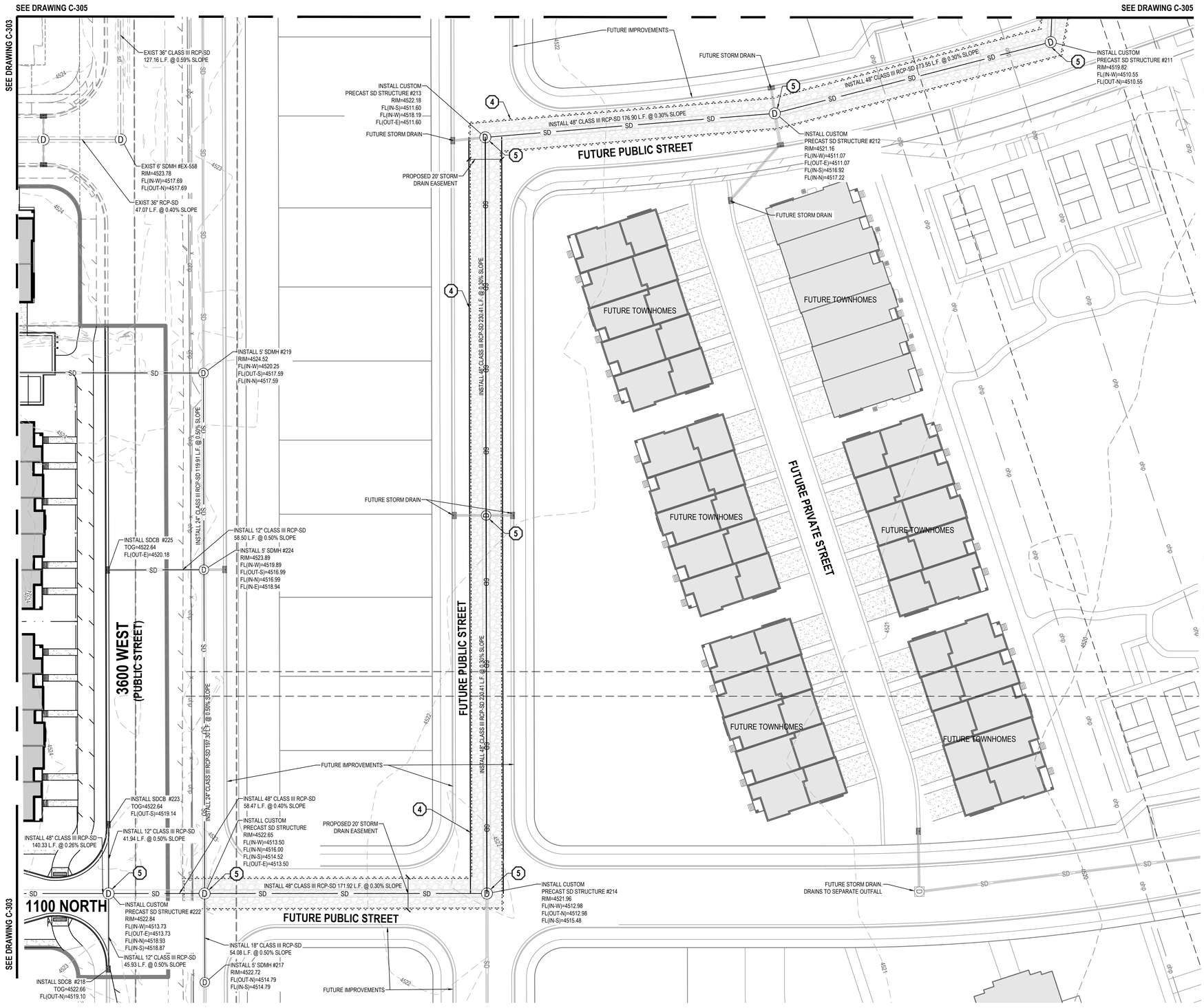
C-303

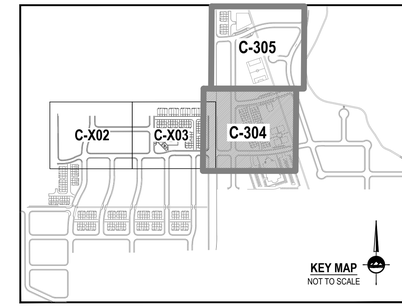
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**

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

ELEVATION = 4536.22

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

(1) INSTALL REGIONAL DETENTION BASIN
TOP=4521.00
HWL=4520.00
BOTTOM=4515.00
SIDE SLOPES = 1:3
VOLUME REQUIRED = 90,850 C.F.
VOLUME PROVIDED = 116,000 C.F.

(2) INSTALL ORIFICE PLATE PER DETAIL 11/C-600. ORIFICE DIAMETER PER PLAN.

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NORTH

**HORIZONTAL GRAPHIC SCALE**

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


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

**LAYTON**
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**TOOELE**
Phone: 435.843.3590

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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


# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## OFF-SITE GRADING AND DRAINAGE PLAN

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

C-304

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

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

**BENCHMARK**

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

ELEVATION = 4536.22

## SCOPE OF WORK:

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

1. INSTALL REGIONAL DETENTION BASIN
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   HWL=4520.00
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5. INSTALL LARGER PIPE SD CLEANOUT BOX PER DETAIL 12/C-600

## GENERAL NOTES

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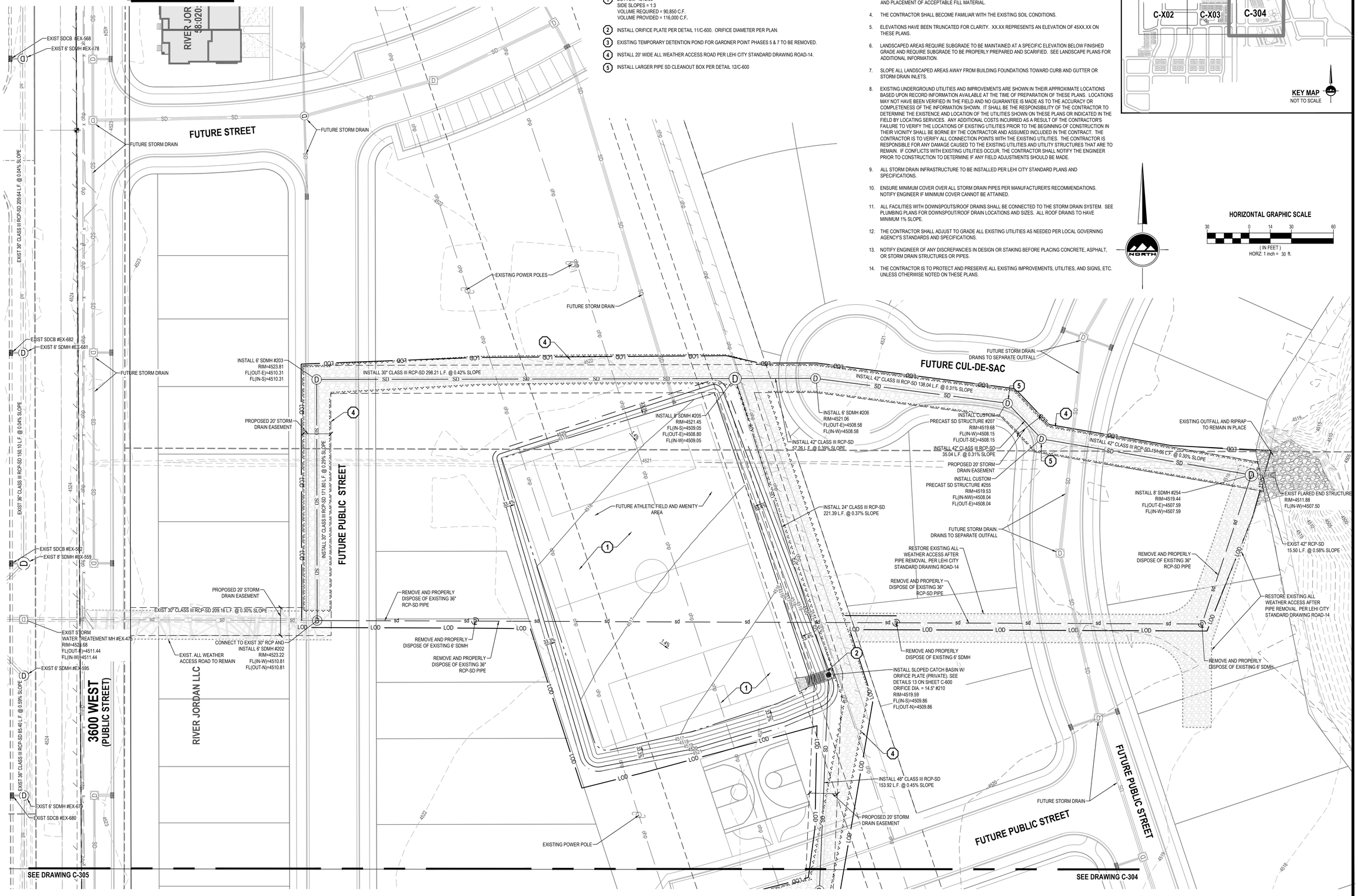


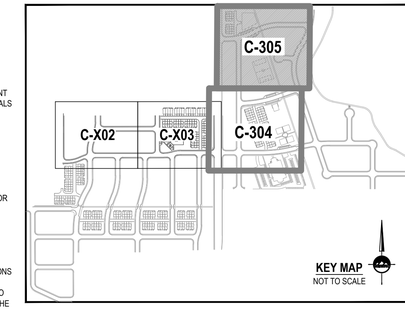


NORTH

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( IN FEET )
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# RIVER POINT PHASE 1
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LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D Morris

**OFF-SITE GRADING AND DRAINAGE PLAN**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069T | 6/7/22 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**C-305**

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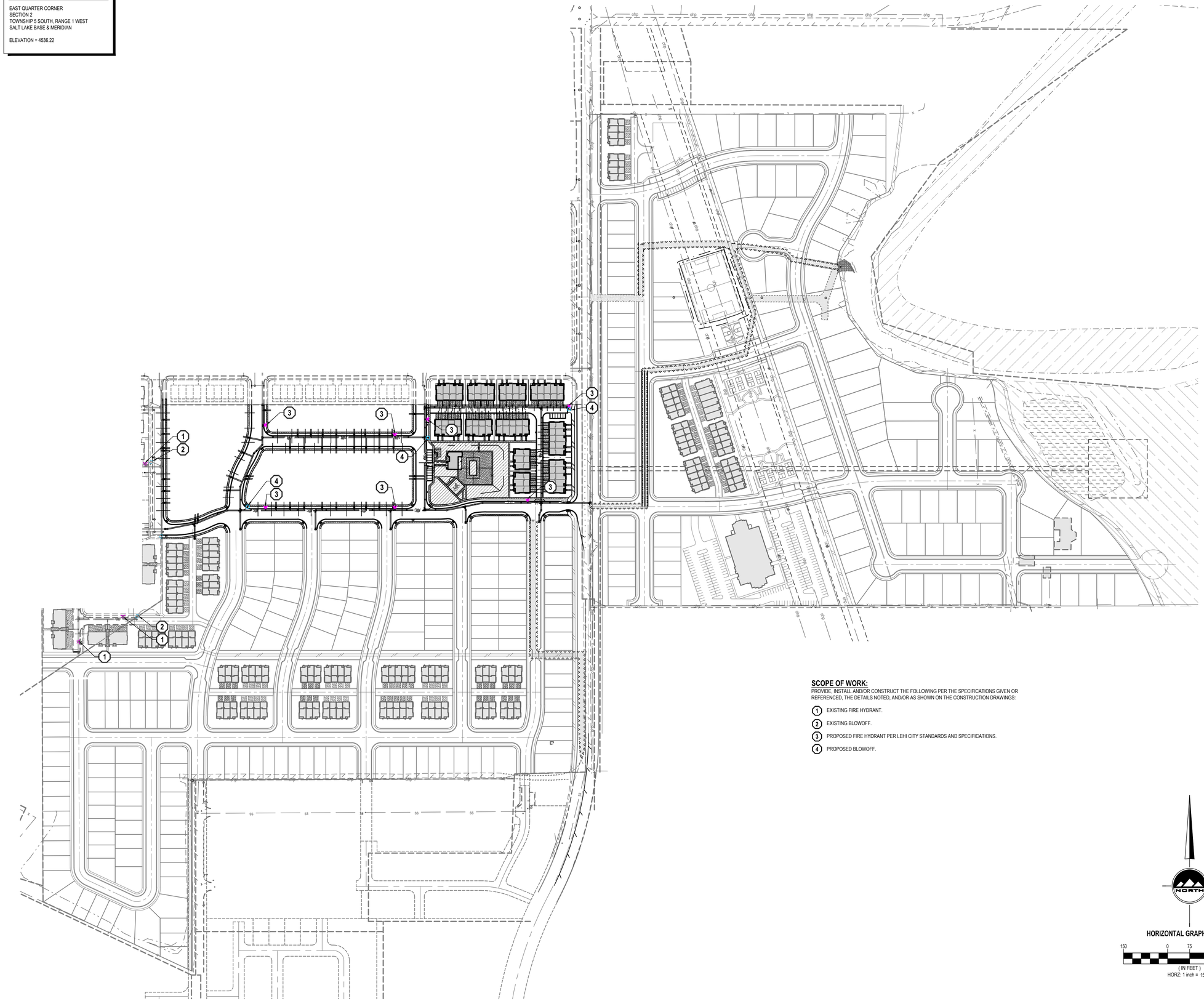
**BENCHMARK**

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

ELEVATION = 4536.22



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

1. EXISTING FIRE HYDRANT.
2. EXISTING BLOWOFF.
3. PROPOSED FIRE HYDRANT PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. PROPOSED BLOWOFF.

NORTH

**HORIZONTAL GRAPHIC SCALE**

150 0 75 150 300

( IN FEET )
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6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**OVERALL HYDRANT & UTILITY PLAN**

| | |
|---|---|
| PROJECT NUMBER 80697 | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-400A**

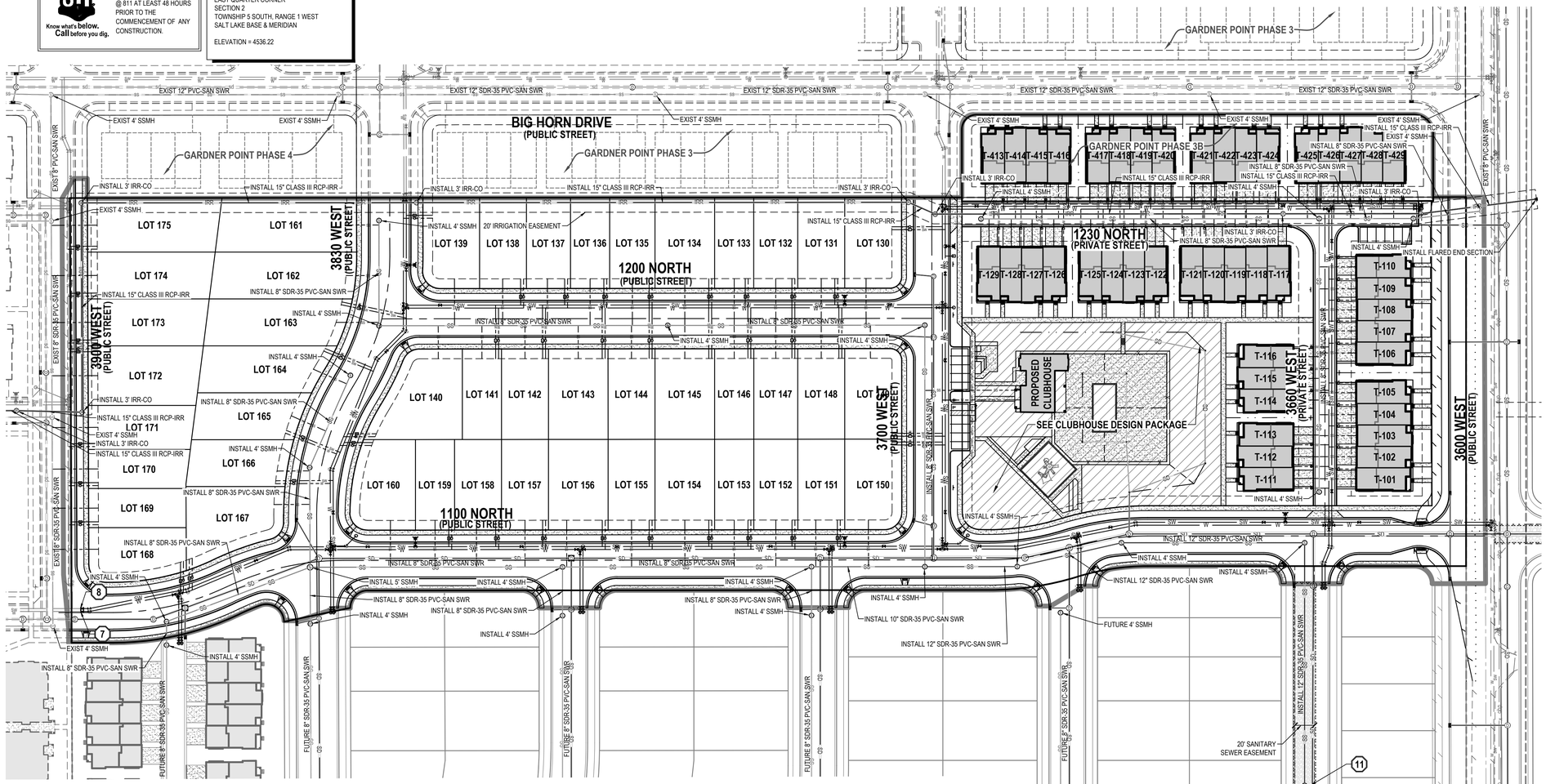
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

**BENCHMARK**

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

ELEVATION = 4536.22




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER LEHI CITY'S STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER LEHI CITY'S STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER LEHI CITY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
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12. INSTALL MEGA LUGS ON ALL MECHANICAL JOINTS (OR APPROVED EQUAL).
13. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
14. ALL FIRE HYDRANTS AND BLOWOFF VALVES SHALL HAVE A 3'-0" MIN. SEPARATION. MAINTAIN 3' OF CLEARANCE AROUND ALL FIRE HYDRANTS.
15. MANHOLES ON SLOPES GREATER THAN 5% SHALL UTILIZE THE WHIRLYGIG MANHOLE RISER SYSTEM AT INSTALLATION
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## SCOPE OF WORK:

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

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
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3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
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6. EXISTING 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE.
7. REMOVE POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION AND CONNECT TO EXISTING POTABLE WATER LINE PER LEHI CITY STANDARDS.
8. REMOVE PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS.
9. EXISTING SEWER LINE.
10. INSTALL 12" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
11. INSTALL 20' WIDE 12" THICK ALL WEATHER ACCESS ROAD PER LEHI CITY STANDARD DRAWING RD-14.
12. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
13. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WT-06.
14. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WT-08.
15. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
16. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WT-03. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
17. INSTALL 4" BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER LEHI CITY STANDARD DRAWING WT-03. MAINTAIN 3' SEPARATION EDGE TO EDGE FROM FIRE HYDRANT. PLUG, CAP, AND MARK FOR FUTURE USE.
18. INSTALL 2" PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING 8" PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.
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NORTH

**HORIZONTAL GRAPHIC SCALE**

60 0 30 60 120

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


ENSIGN
THE STANDARD IN ENGINEERING

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DRAPER, UTAH 84020

*CONTACT:*
BRANDON PARR
PHONE: 801-494-0150

# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## PHASE 1 UTILITY PLAN

| | |
|---|---|
| PROJECT NUMBER: 8069T | PRINT DATE: 6/7/22 |
| DRAWN BY: C. OESTREICH | CHECKED BY: M. BUDGE |
| PROJECT MANAGER: B. MORRIS | |

**C-401**

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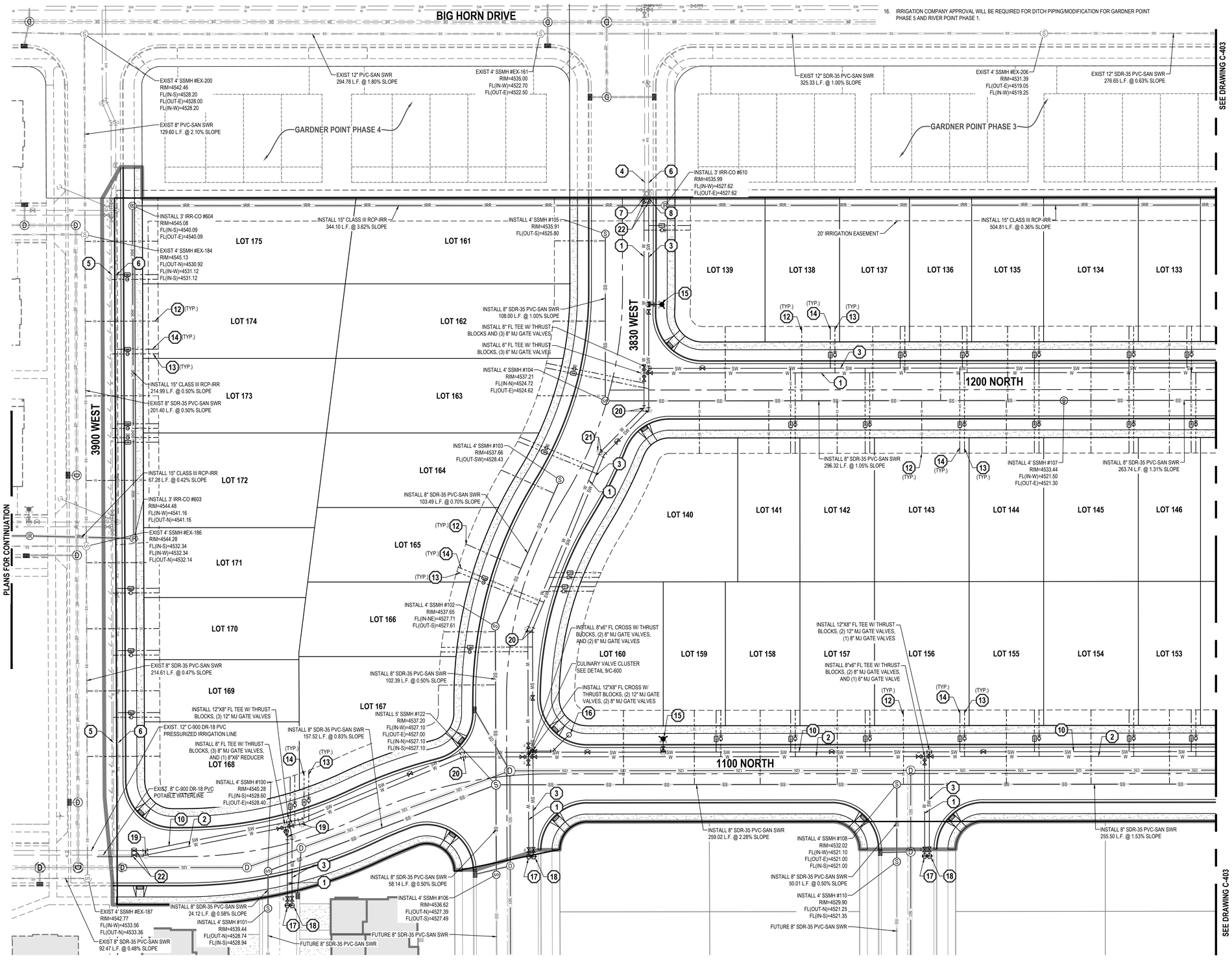


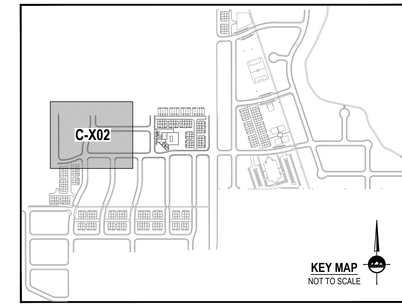


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NORTH

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30 0 15 30 60

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1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## UTILITY PLAN

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

C-402

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**BENCHMARK**

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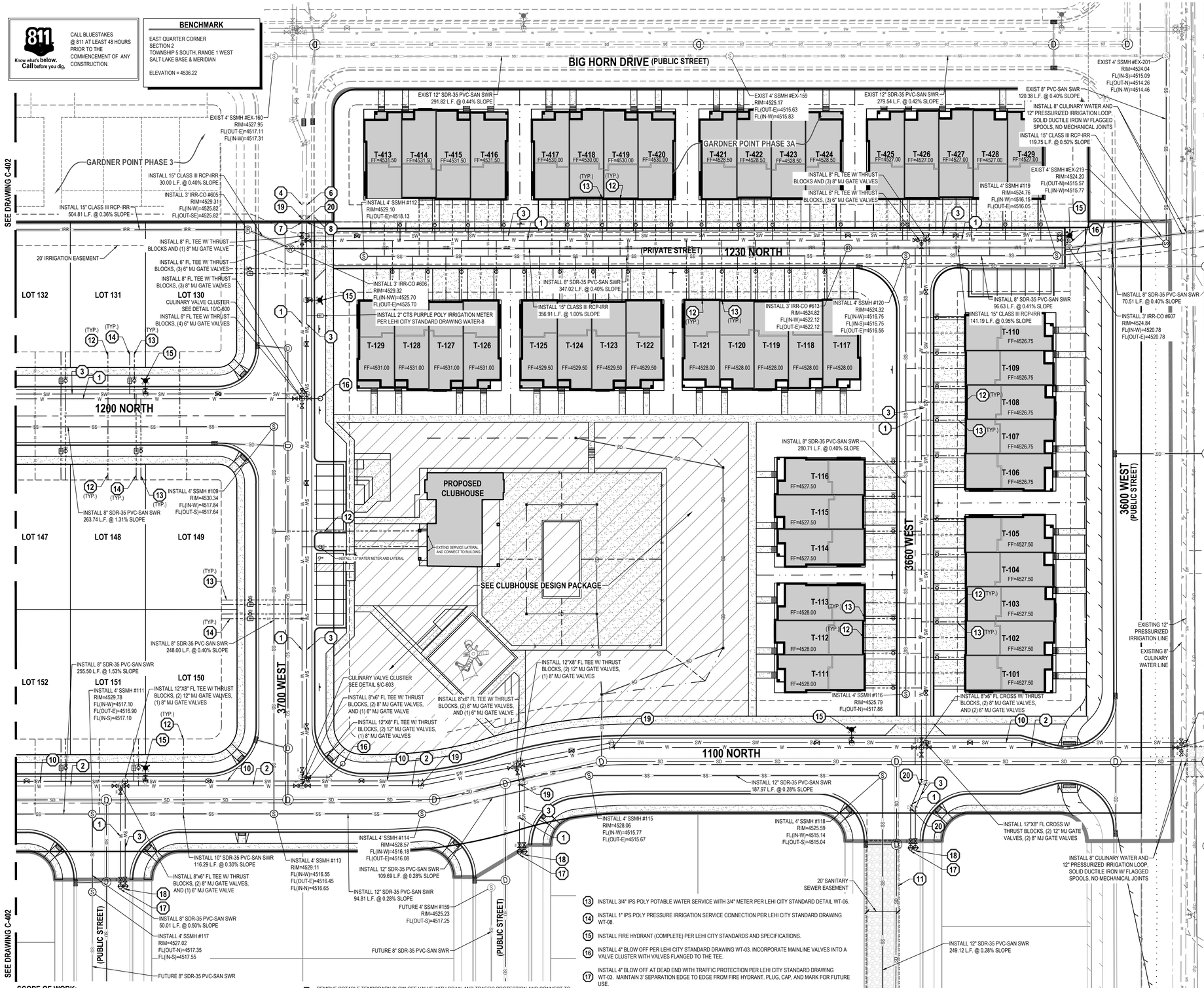


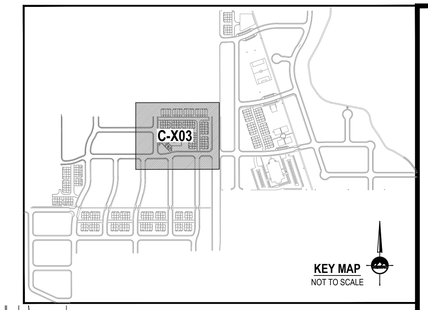


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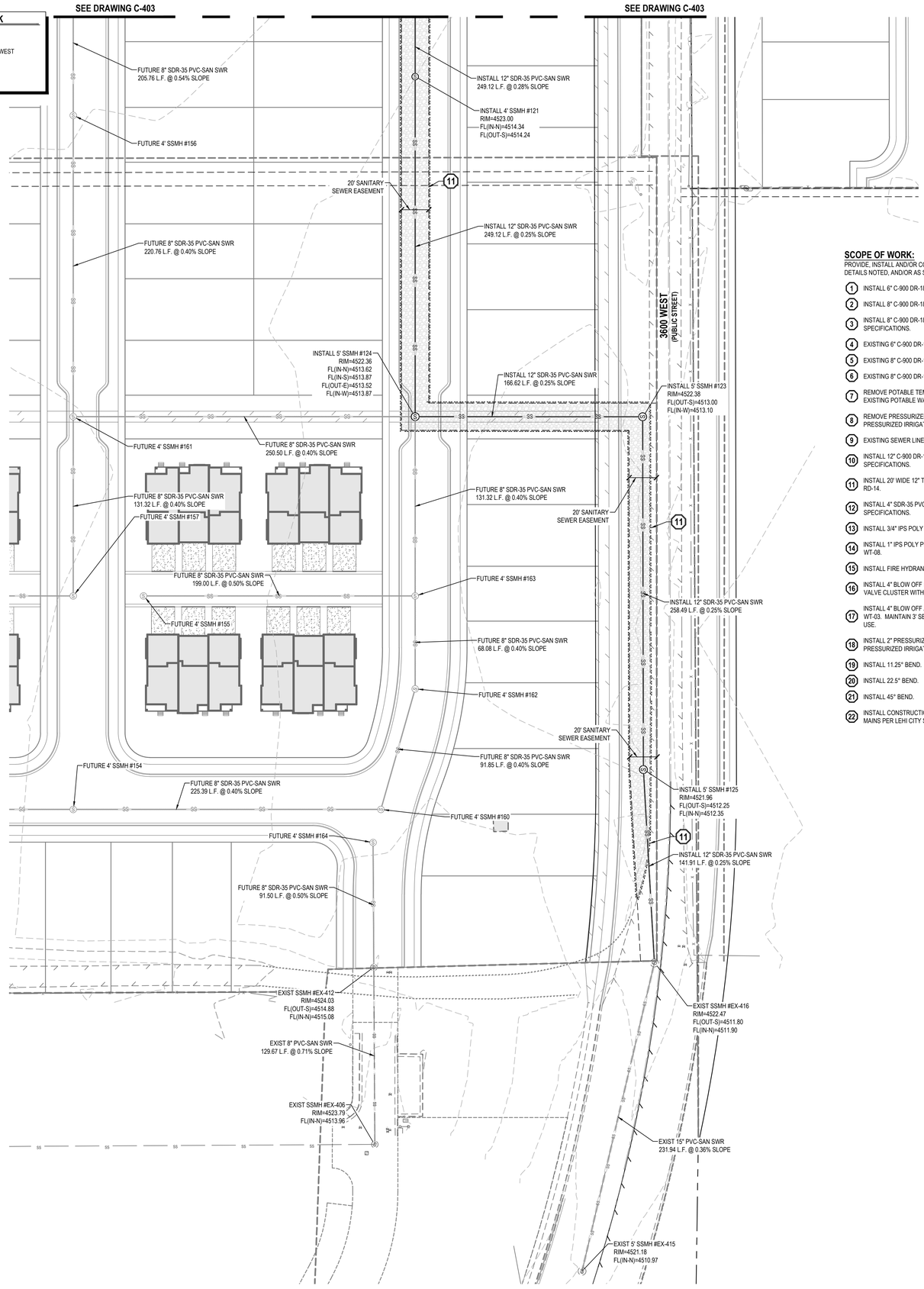


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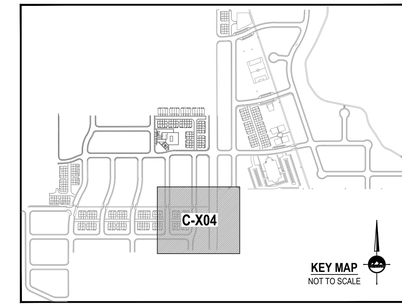
6. EXISTING 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE.
7. REMOVE POTABLE TEMPORARY BLOW OFF VALVE WITH DRAIN AND TRAFFIC PROTECTION AND CONNECT TO EXISTING POTABLE WATER LINE PER LEHI CITY STANDARDS.
8. REMOVE PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS.
9. EXISTING SEWER LINE.
10. INSTALL 12" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
11. INSTALL 20' WIDE 12" THICK ALL WEATHER ACCESS ROAD PER LEHI CITY STANDARD DRAWING RD-14.
12. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
13. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WT-06.
14. INSTALL 1" IPS POLY PRESSURE IRRIGATION SERVICE CONNECTION PER LEHI CITY STANDARD DRAWING WT-08.
15. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
16. INSTALL 4" BLOW OFF PER LEHI CITY STANDARD DRAWING WT-03. INCORPORATE MAINLINE VALVES INTO A VALVE CLUSTER WITH VALVES FLANGED TO THE TEE.
17. INSTALL 4" BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER LEHI CITY STANDARD DRAWING WT-03. MAINTAIN 3' SEPARATION EDGE TO EDGE FROM FIRE HYDRANT. PLUG, CAP, AND MARK FOR FUTURE USE.
18. INSTALL 2" PRESSURIZED IRRIGATION TEMPORARY BLOW OFF VALVE AND CONNECT TO EXISTING 8" PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS. PLUG, CAP, AND MARK FOR FUTURE USE.
19. INSTALL 11.25° BEND.
20. INSTALL 22.5° BEND.
21. INSTALL 45° BEND.
22. INSTALL CONSTRUCTION VALVE WHEN CONNECTING TO EXISTING CULINARY AND PRESSURIZED IRRIGATION MAINS PER LEHI CITY STANDARDS.




## GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER LEHI CITY'S STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER LEHI CITY'S STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER LEHI CITY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. INSTALL MEGA LUGS ON ALL MECHANICAL JOINTS (OR APPROVED EQUAL).
13. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
14. ALL FIRE HYDRANTS AND BLOWOFF VALVES SHALL HAVE A 3'-0" MIN. SEPARATION. MAINTAIN 3' OF CLEARANCE AROUND ALL FIRE HYDRANTS.
15. MANHOLES ON SLOPES GREATER THAN 5% SHALL UTILIZE THE WHIRLYGIG MANHOLE RISER SYSTEM AT INSTALLATION
16. IRRIGATION COMPANY APPROVAL WILL BE REQUIRED FOR DITCH PIPING/MODIFICATION FOR GARDNER POINT PHASE 5 AND RIVER POINT PHASE 1.

NORTH

**HORIZONTAL GRAPHIC SCALE**

40 0 20 40 80

( IN FEET )
HORZ: 1 inch = 40 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

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Phone: 435.843.3590

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Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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

*CONTACT:*
BRANDON PARR
PHONE: 801-494-0150


# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**OFF-SITE SEWER ROUTE**

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-404**

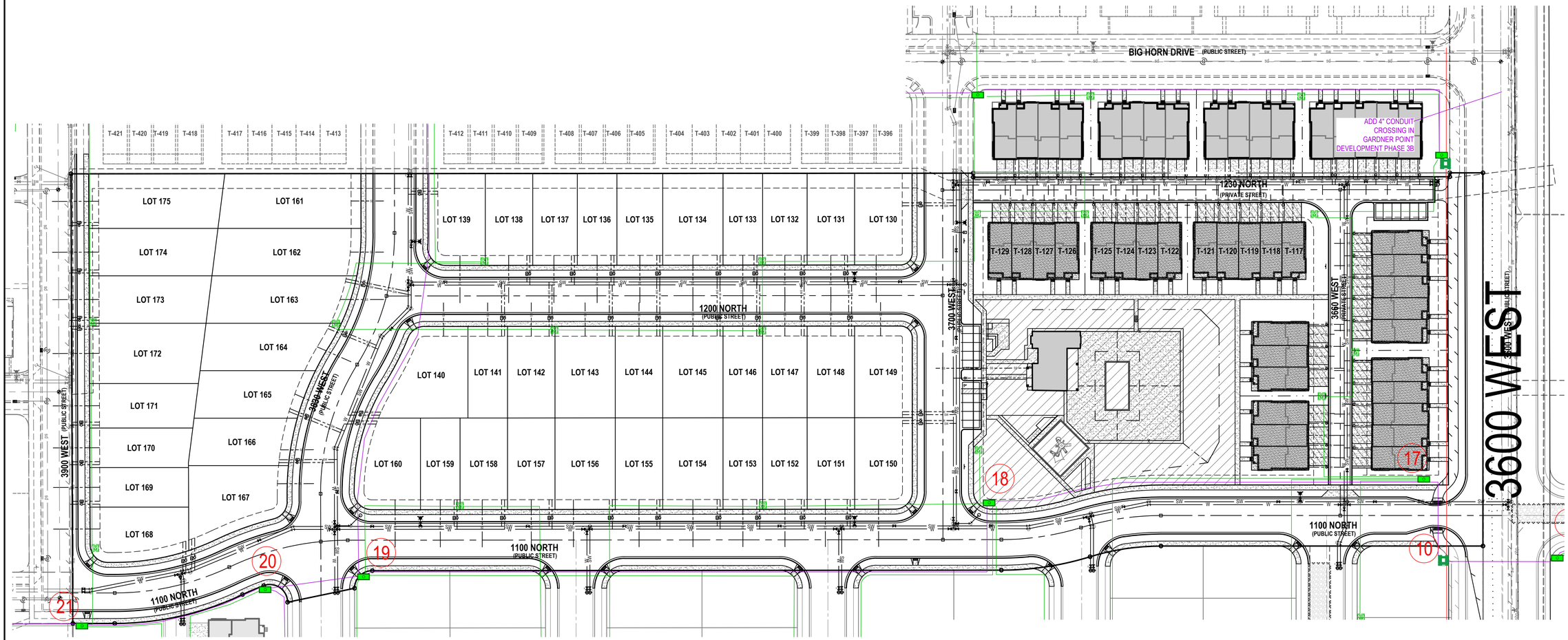
811 Know what's below. Call before you dig.

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

**BENCHMARK**

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

ELEVATION = 4536.22




LEGEND:

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

NORTH

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

( IN FEET )
HORZ: 1 inch = 150 ft.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# RIVER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PHASE 1 POWER PLAN**

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-405**

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**BENCHMARK**

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SALT LAKE BASE & MERIDIAN

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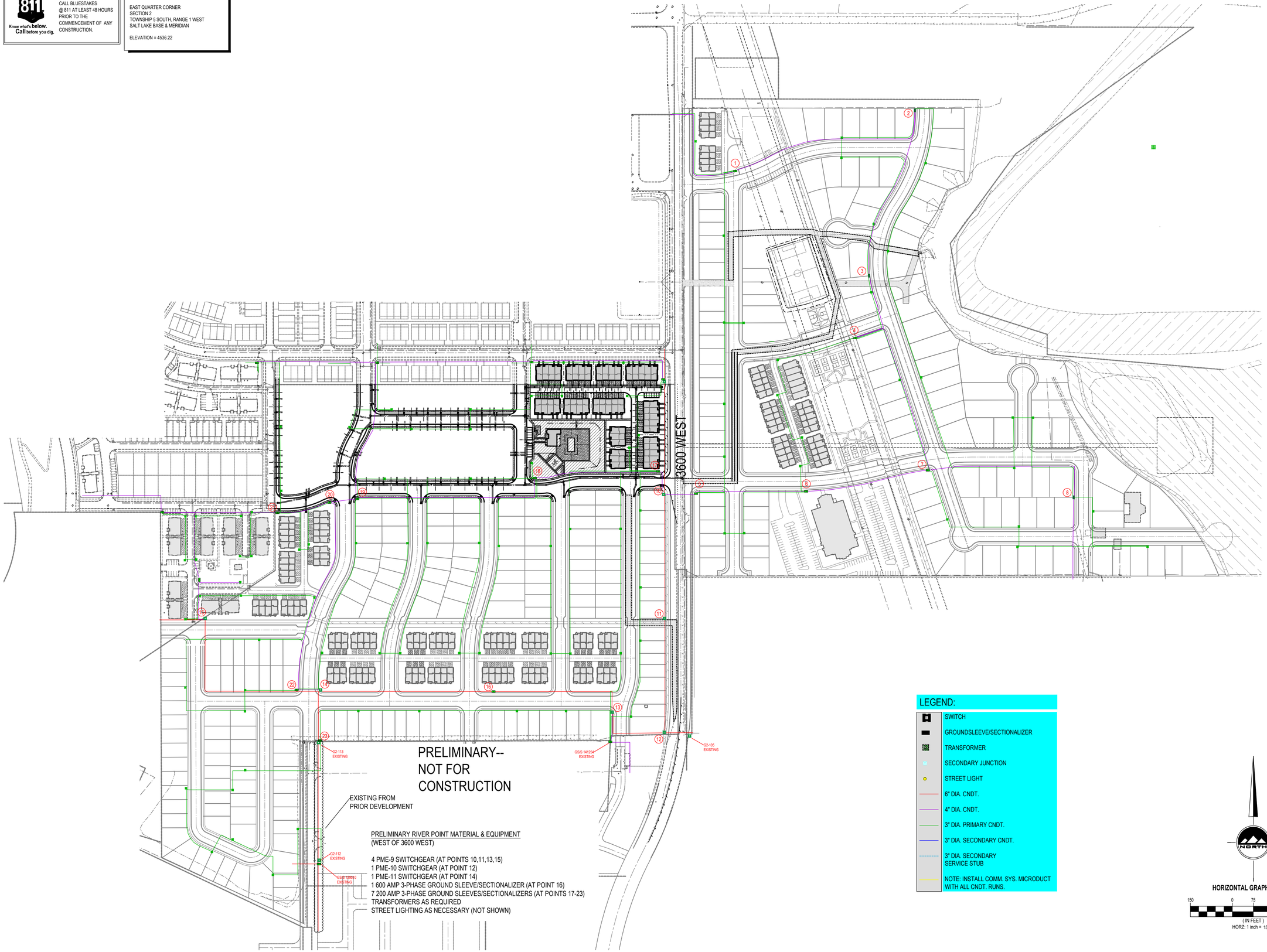



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# RIVER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**OVERALL POWER PLAN**

| | |
|---|---|
| PROJECT NUMBER 80697 | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-405A**

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

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

**BENCHMARK**

EAST QUARTER CORNER
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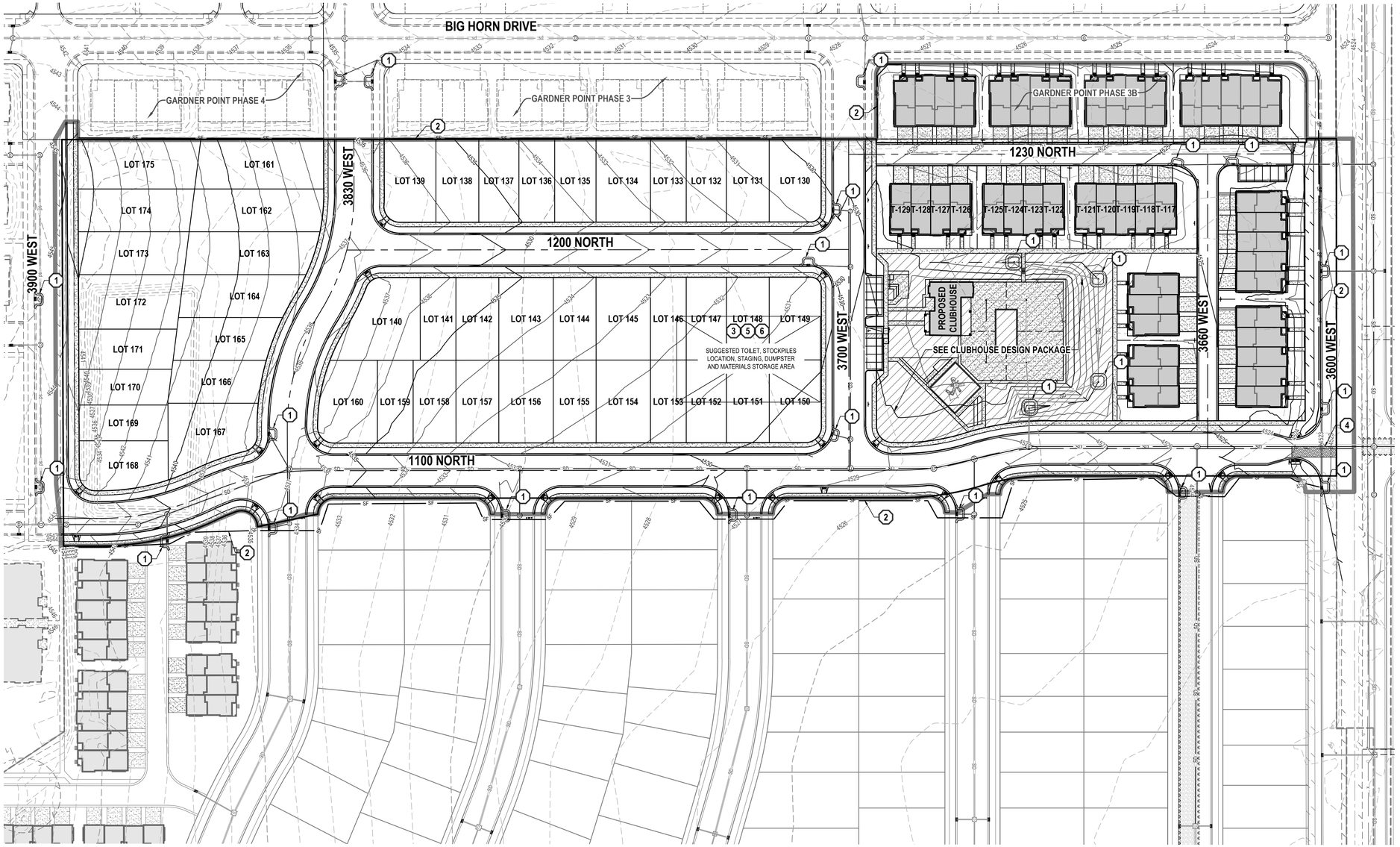


## GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

## SCOPE OF WORK:

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

1. INLET PROTECTION PER DETAIL 1/C-603.
2. SILT FENCE PER DETAIL 2/C-603.
3. PORTABLE TOILET PER DETAIL 3/C-603.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 4/C-603.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

**REVISION SCHEDULE**

| NUMBER | DATE | AUTHOR | COMPANY REPRESENTATIVE SIGNATURE |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |

NORTH

**HORIZONTAL GRAPHIC SCALE**

60 0 30 60 120

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


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Phone: 801.255.0529

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**RICHFIELD**
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*FOR:*
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020

*CONTACT:*
BRANDON PARR
PHONE: 801-494-0150

# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION

1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## EROSION CONTROL PLAN

PROJECT NUMBER: 8069T
PRINT DATE: 6/7/22
DRAWN BY: C. OESTREICH
CHECKED BY: M. BUDGE
PROJECT MANAGER: B. MORRIS

**C-500**

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

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

## BENCHMARK

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

ELEVATION = 4536.22

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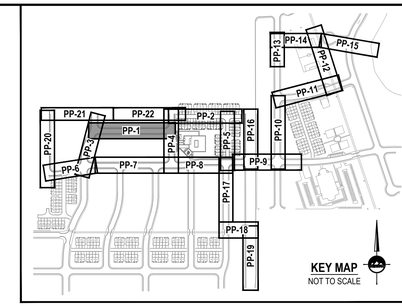
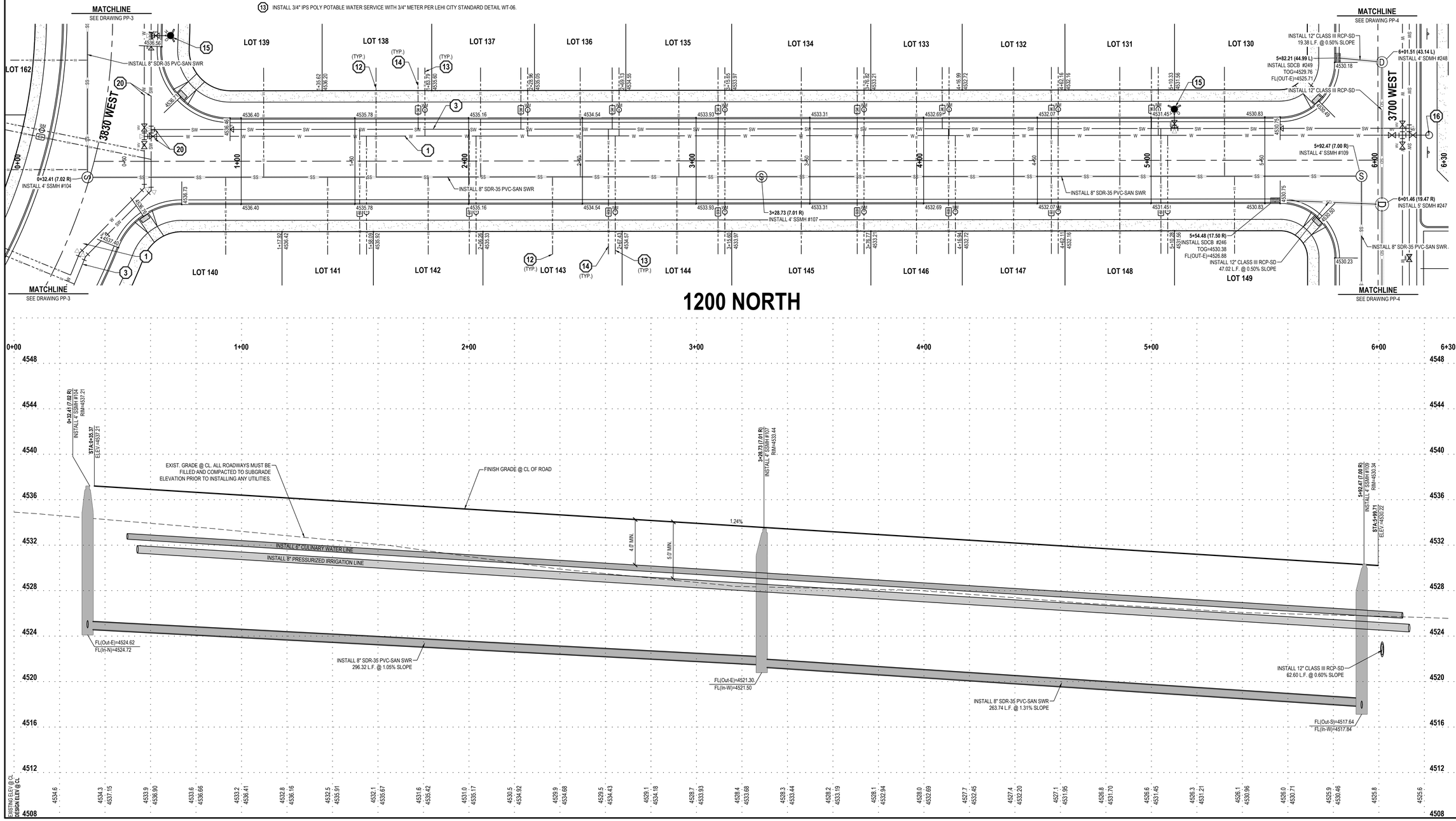
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

NORTH





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13702 S. 200 W. B12
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# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
## 1200 NORTH 3600 WEST
## LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## PLAN AND PROFILE
## 1200 NORTH

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069T | 6/7/22 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

# PP-1

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

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

## BENCHMARK

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

ELEVATION = 4536.22

## SCOPE OF WORK:

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

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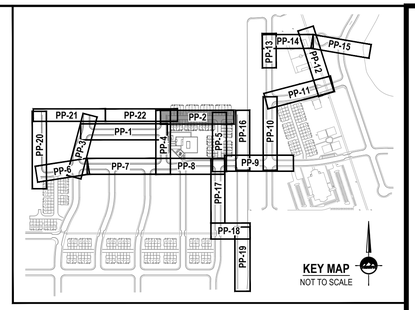
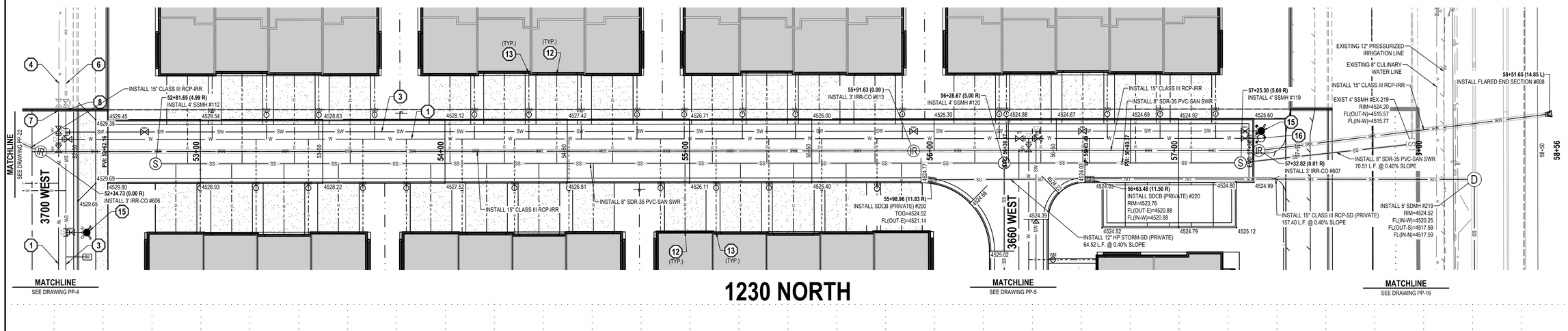
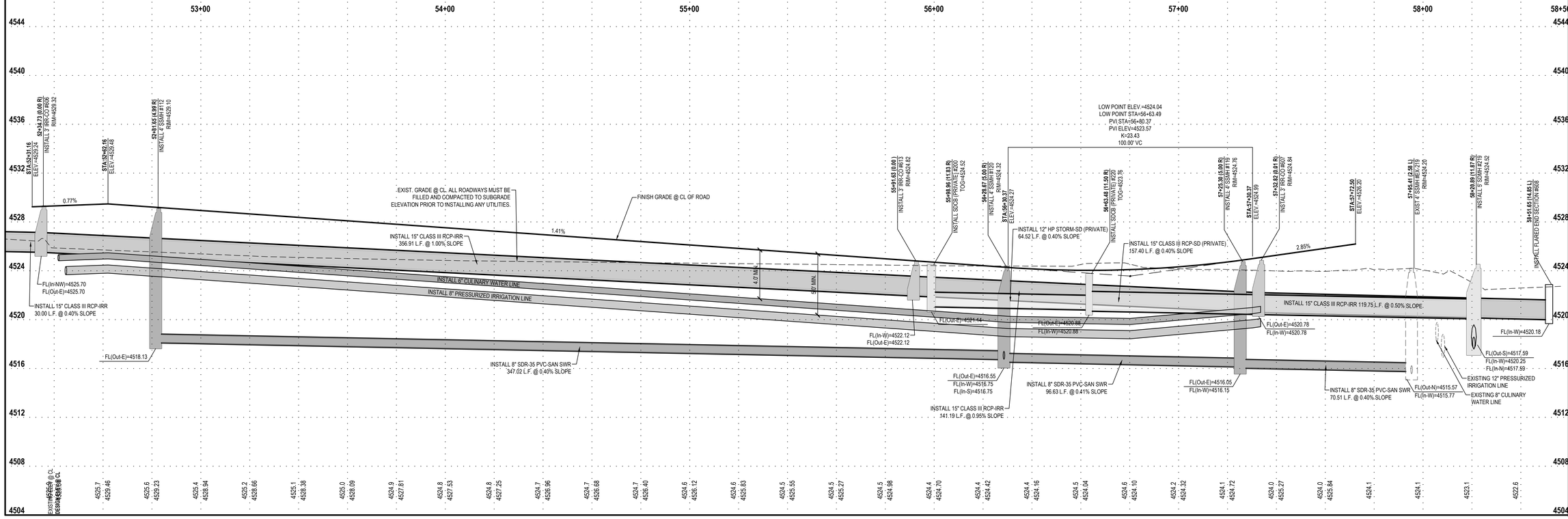
NORTH





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**TOOELE**
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**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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

*CONTACT:*
BRANDON PARR
PHONE: 801-494-0150


# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION

1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE**
**1230 NORTH**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069T | 6/7/22 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**PP-2**

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

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

**BENCHMARK**

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

ELEVATION = 4536.22

## SCOPE OF WORK:

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

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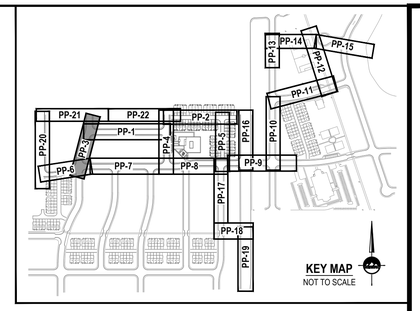
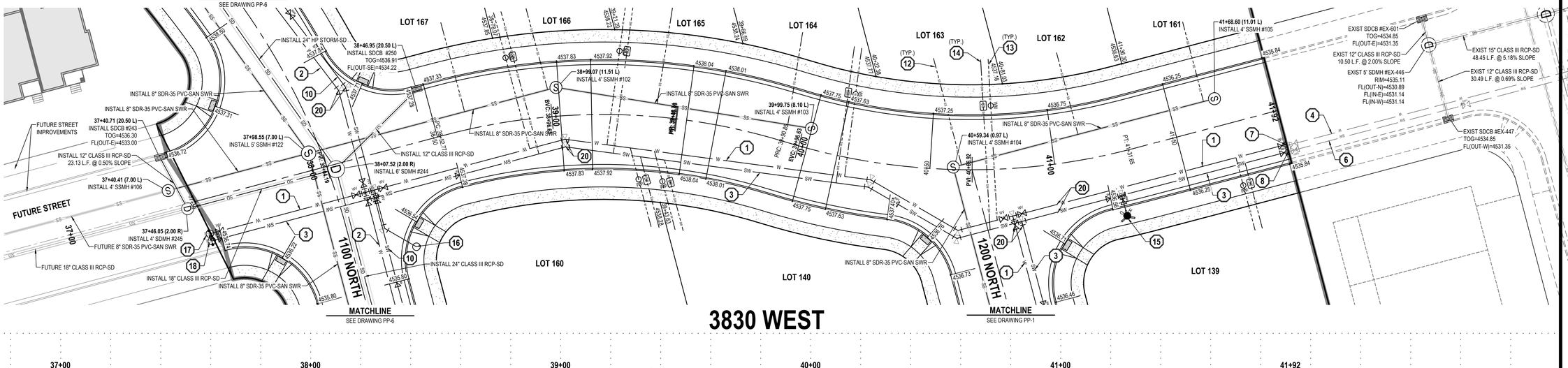


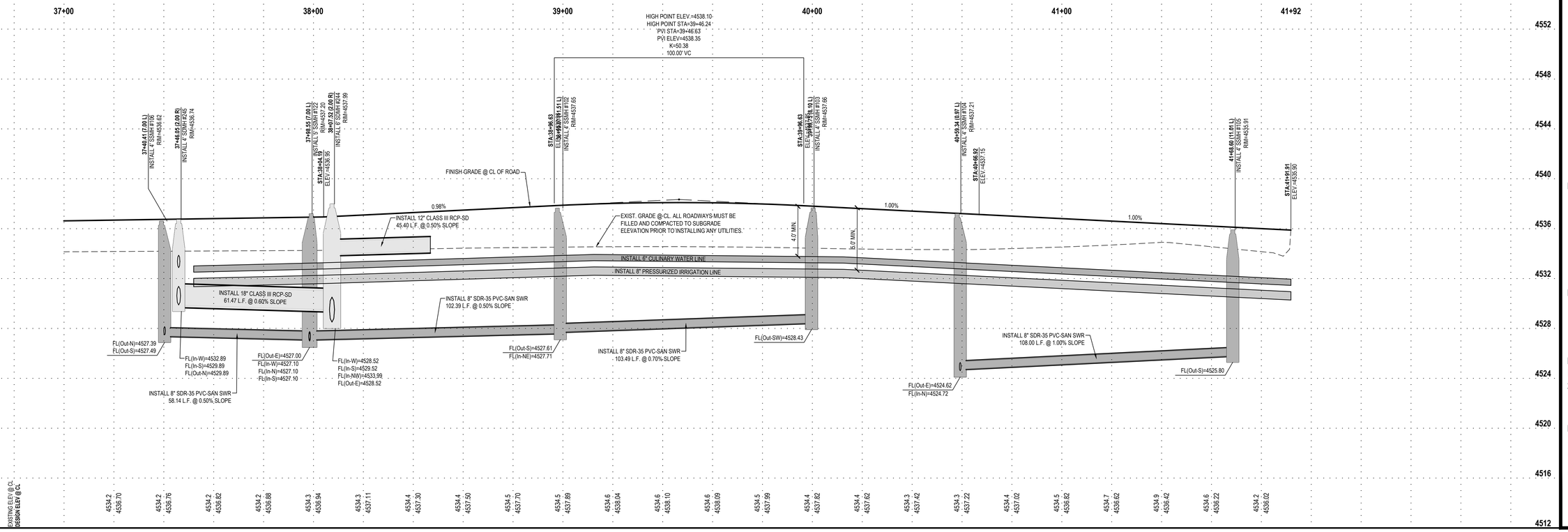

NORTH

**HORIZONTAL GRAPHIC SCALE**

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.





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PHONE: 801-494-0150


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LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
515016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE**
**3830 WEST**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069T | 6/7/22 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**PP-3**

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**BENCHMARK**

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

ELEVATION = 4536.22

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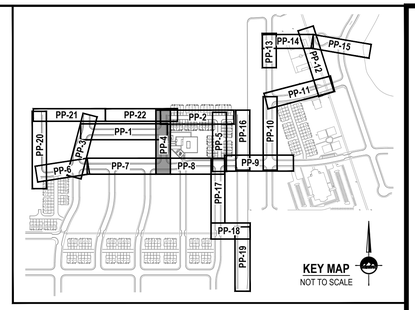


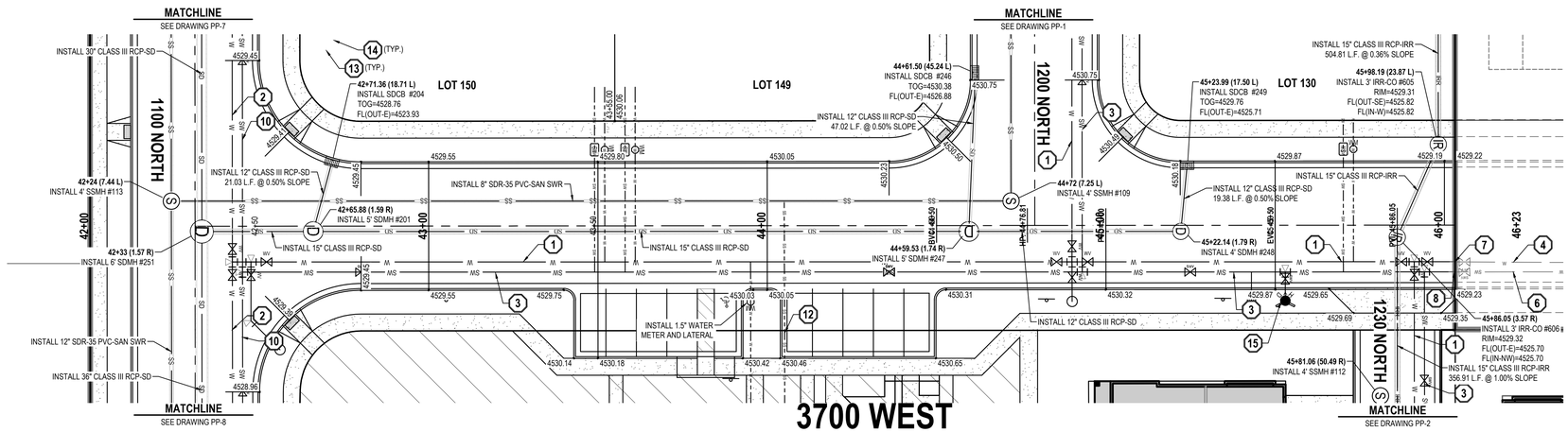


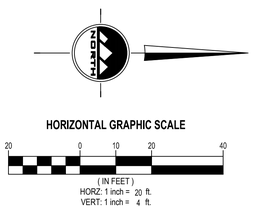


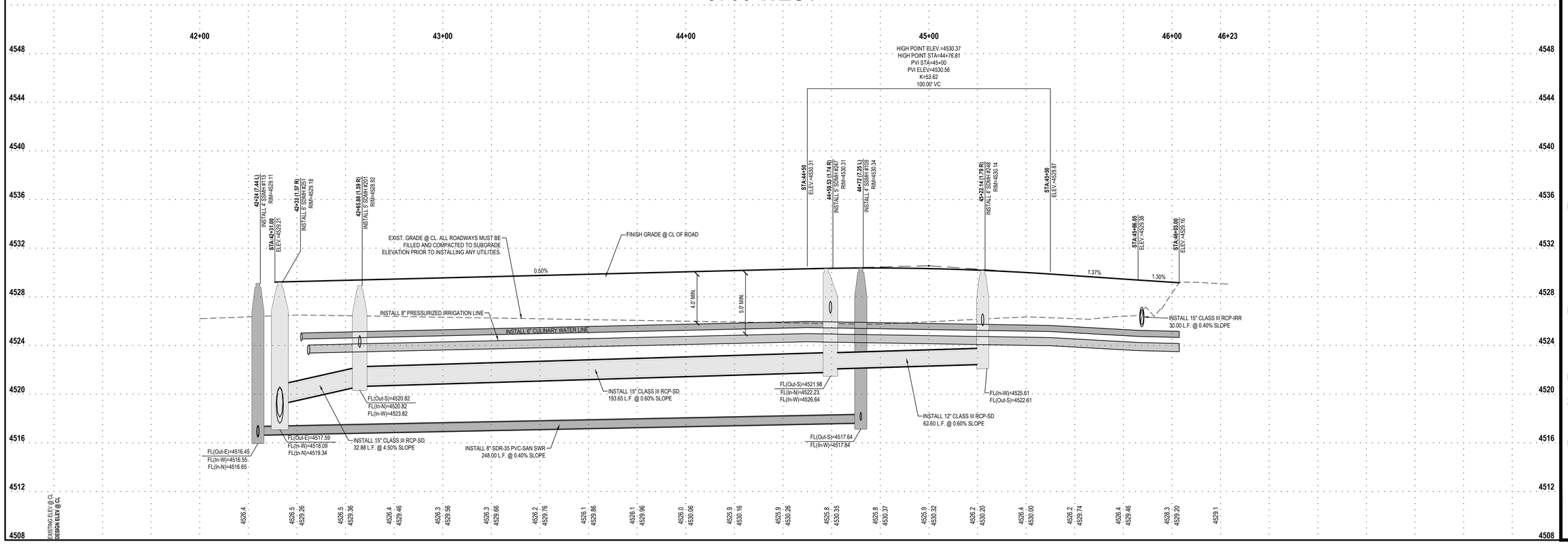



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13702 S. 200 W. B12
DRAPER, UTAH 84020

*CONTACT:*
BRANDON PARR
PHONE: 801-494-0150

# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE**
**3700 WEST**

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**PP-4**

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

**BENCHMARK**

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

ELEVATION = 4536.22

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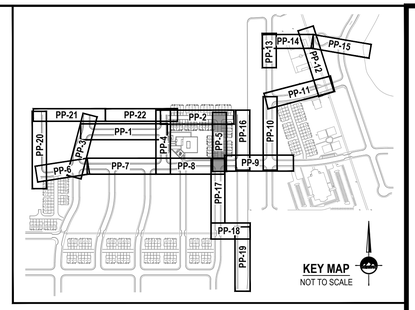


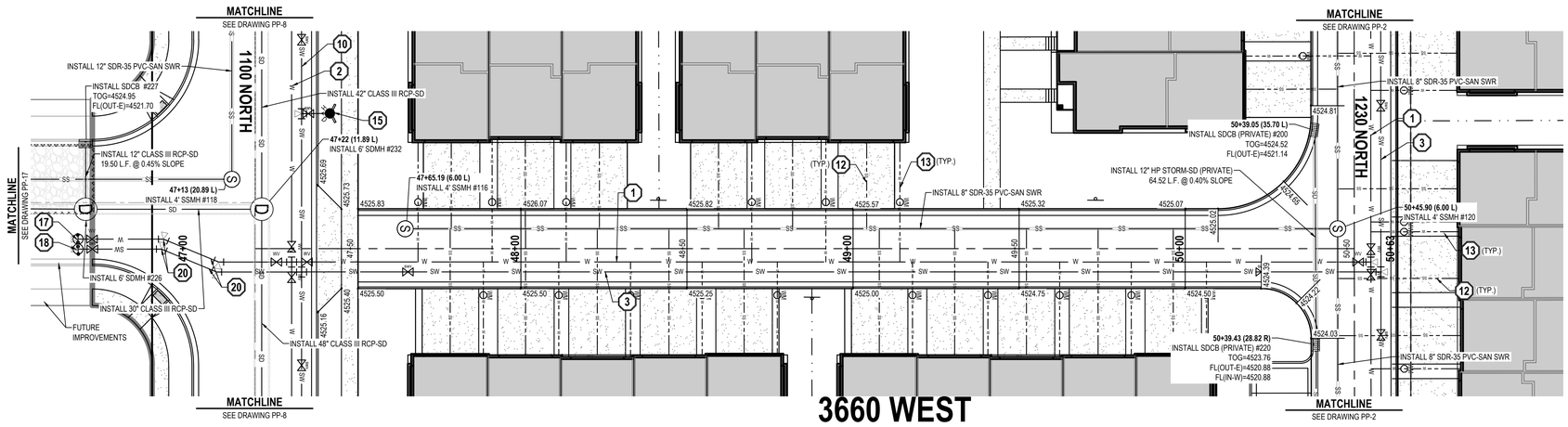


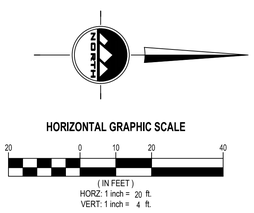


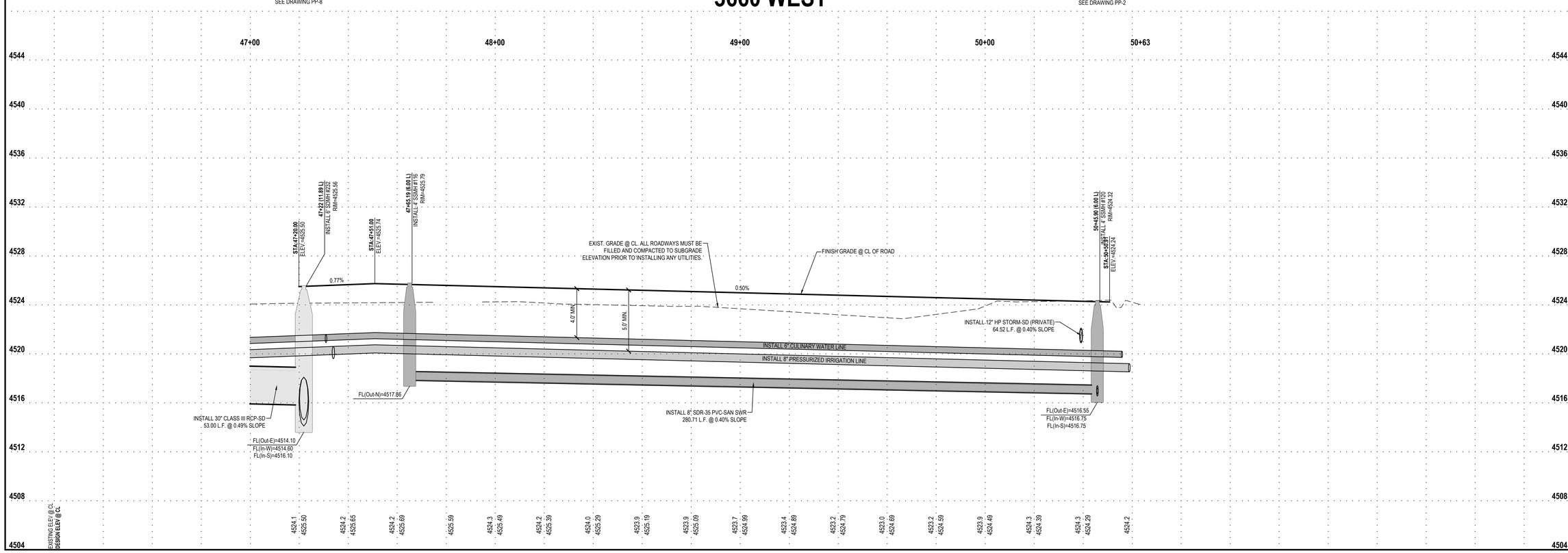



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1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## PLAN AND PROFILE
## 3660 WEST

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069T | 6/7/22 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

# PP-5

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

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**BENCHMARK**

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
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## SCOPE OF WORK:

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HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.
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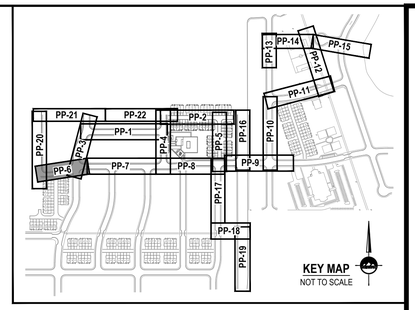
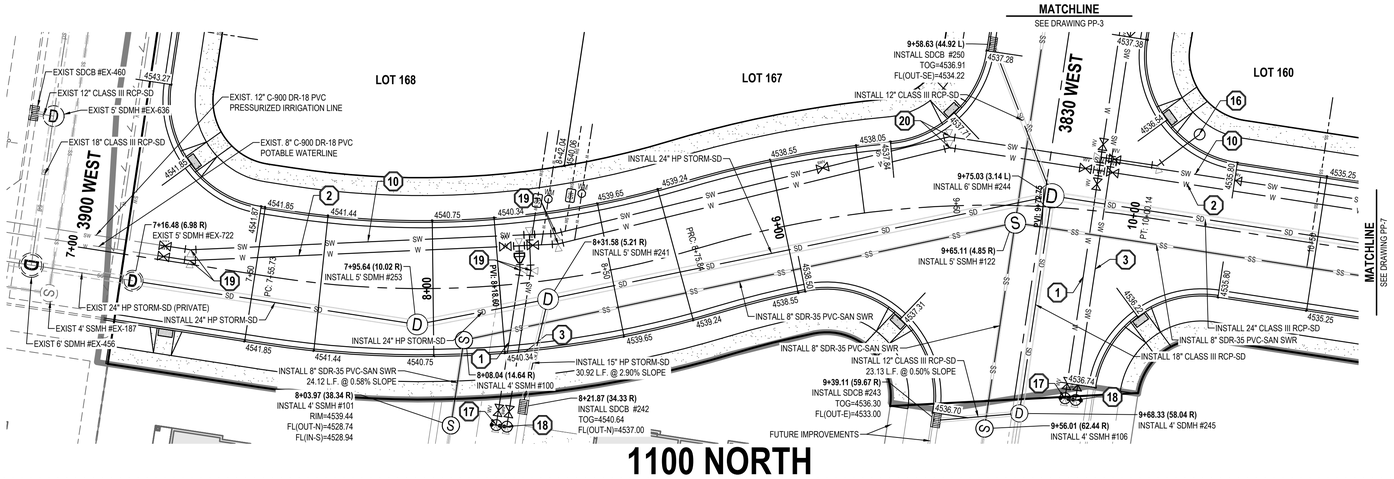
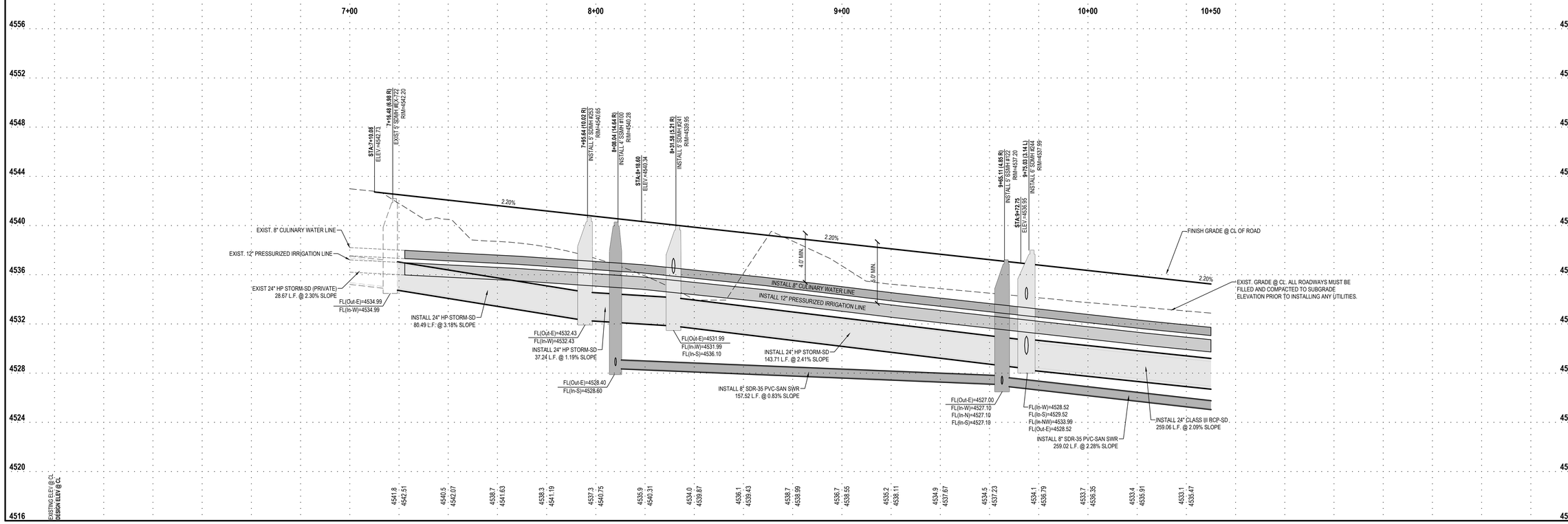
NORTH





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BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE**
**1100 NORTH**

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**PP-6**

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

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

**BENCHMARK**

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

ELEVATION = 4536.22

## SCOPE OF WORK:

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

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HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
HORZ: 1 inch = 20 ft.
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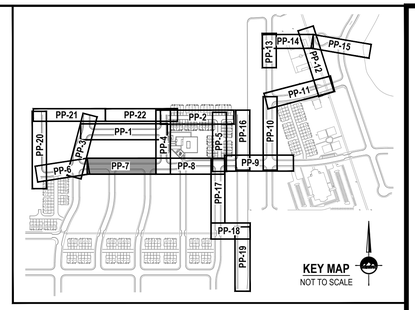
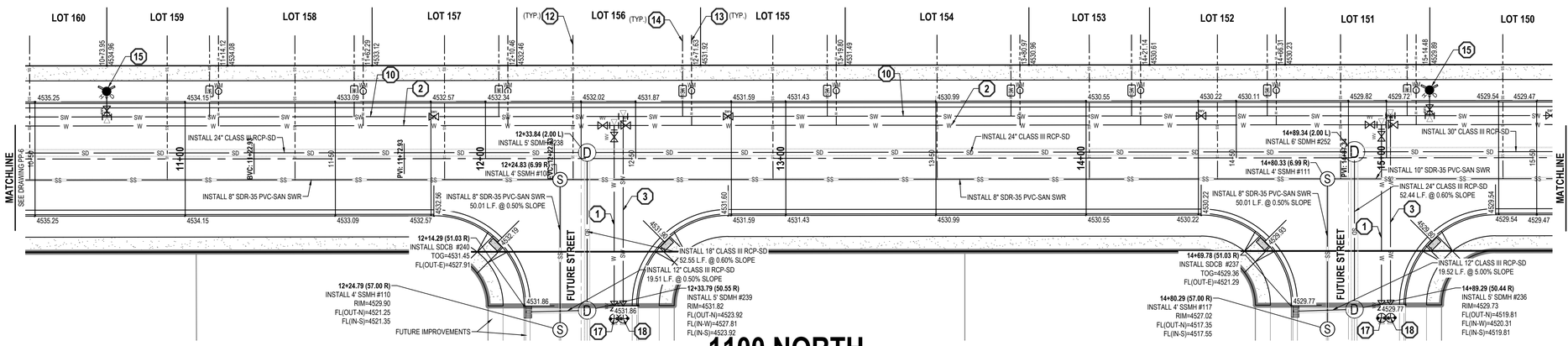
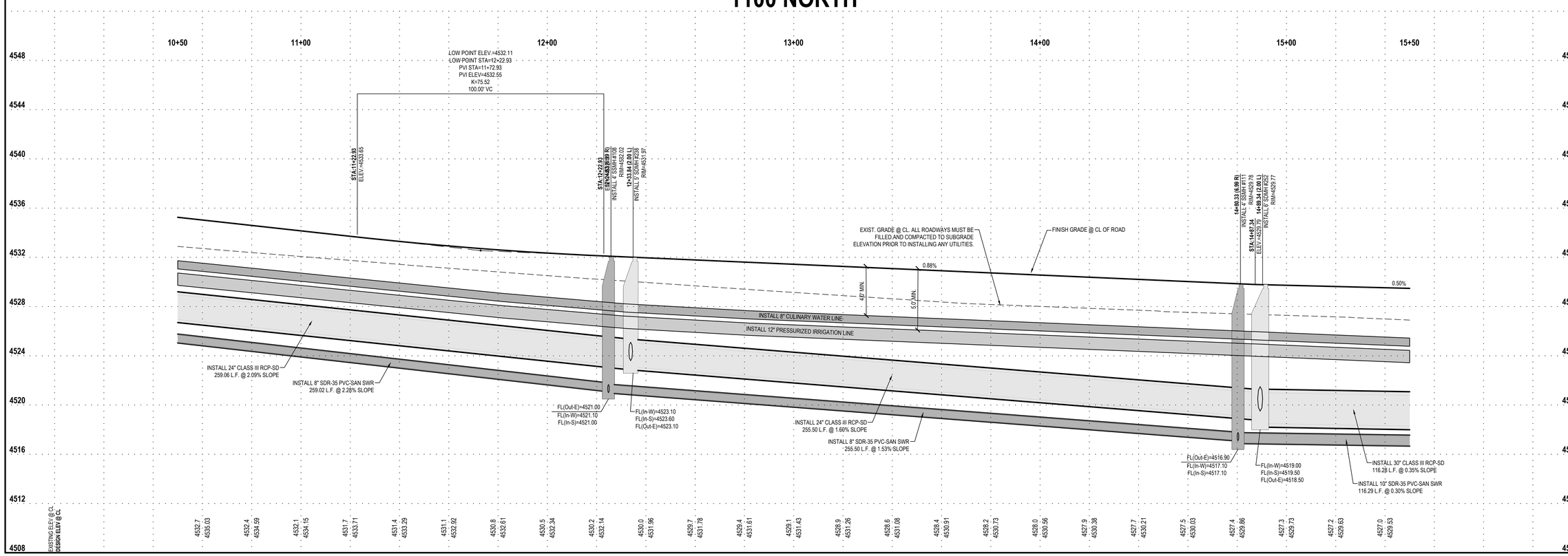
NORTH




# 1100 NORTH





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**RICHFIELD**
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13702 S. 200 W. B12
DRAPER, UTAH 84020

*CONTACT:*
BRANDON PARR
PHONE: 801-494-0150

# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
## 1200 NORTH 3600 WEST
## LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## PLAN AND PROFILE
## 1100 NORTH

| | |
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| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
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# PP-7

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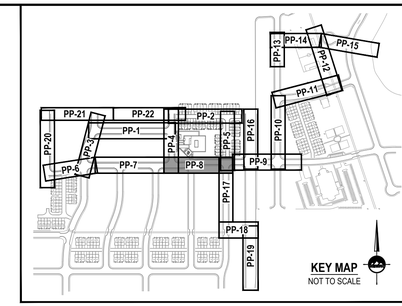


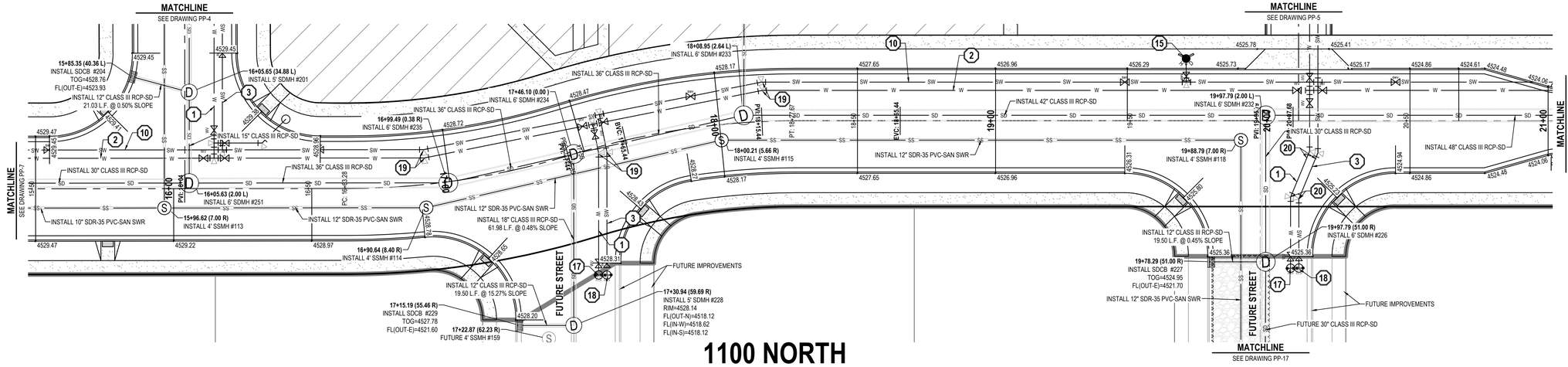


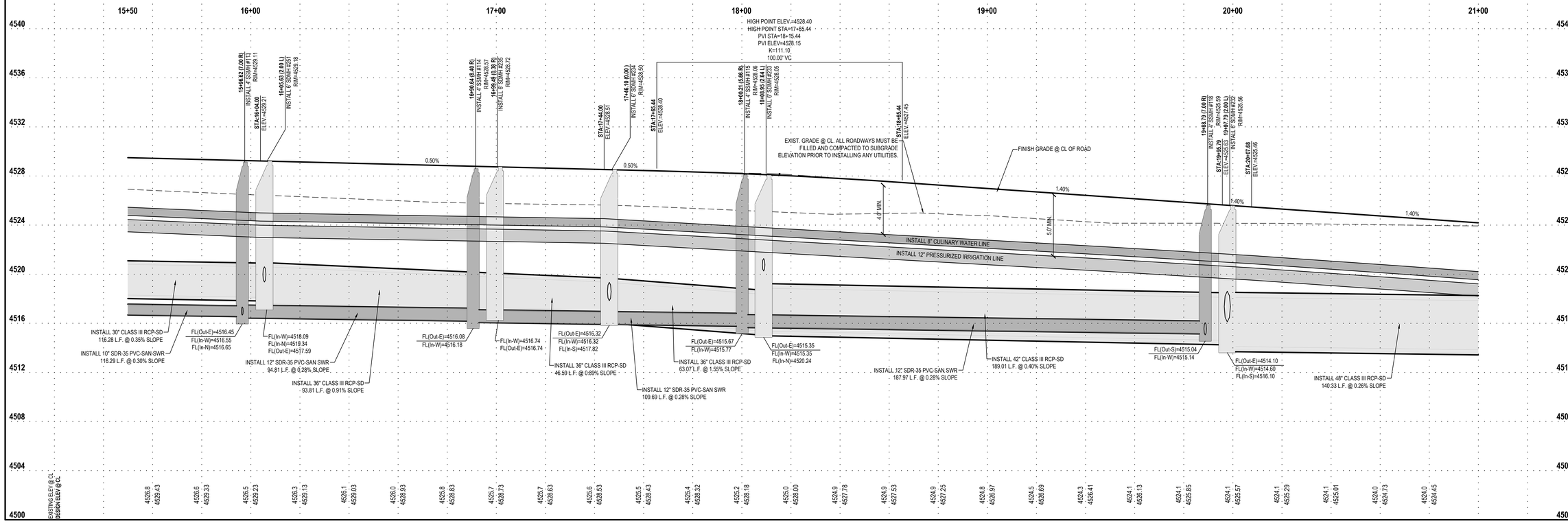



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5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## PLAN AND PROFILE
## 1100 NORTH

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069T | 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

# PP-8

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EAST QUARTER CORNER
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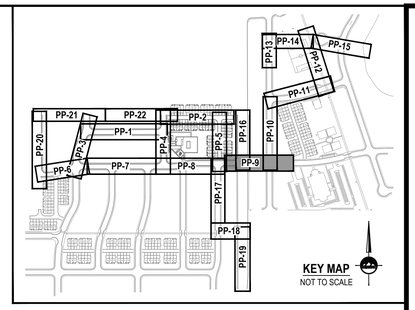


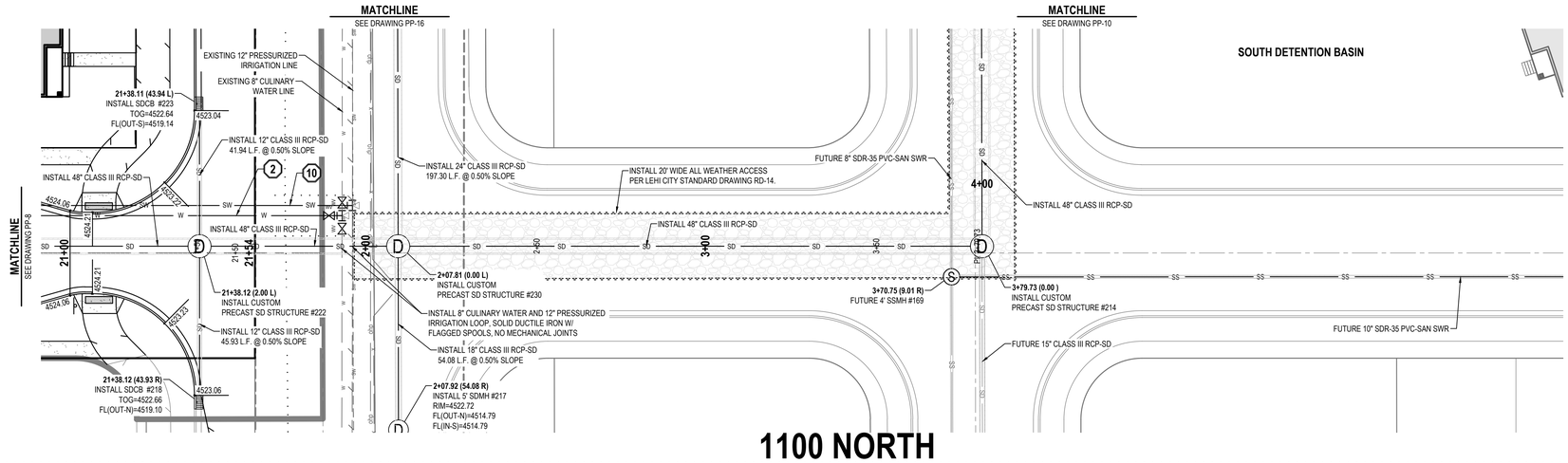


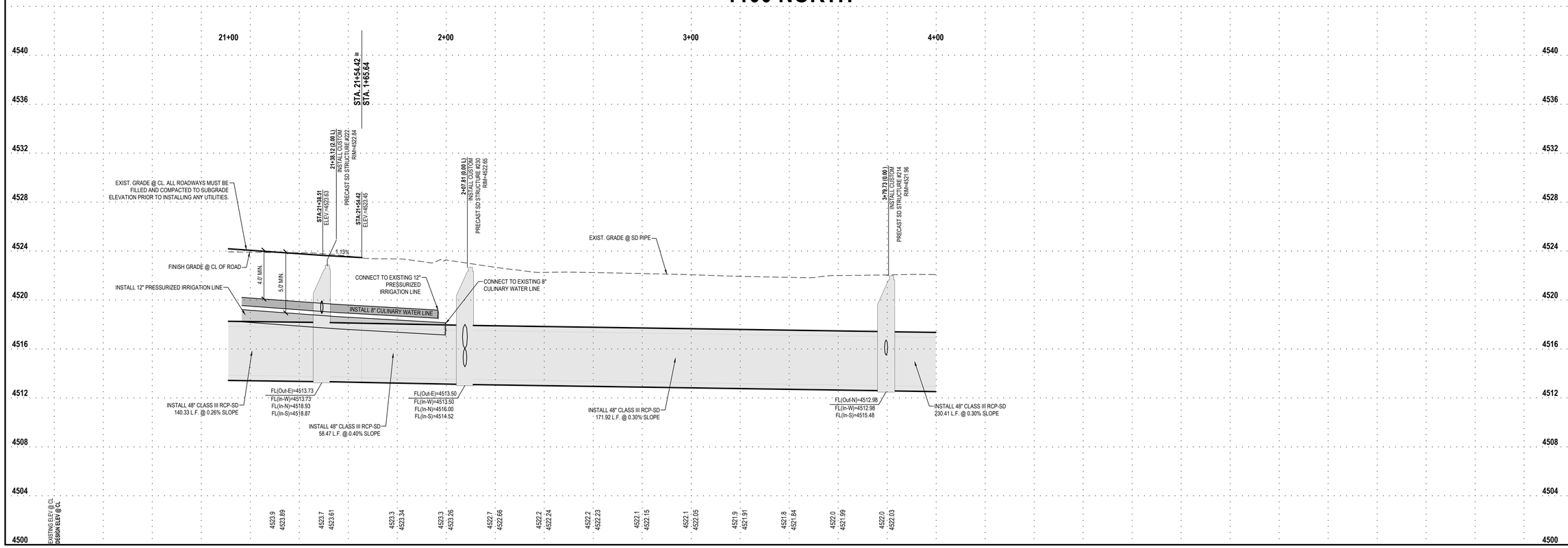



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# RIVER POINT PHASE 1
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## 1200 NORTH 3600 WEST
## LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE**
**1100 NORTH**

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**PP-9**

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NORTH

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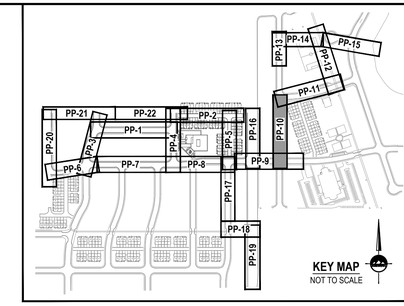
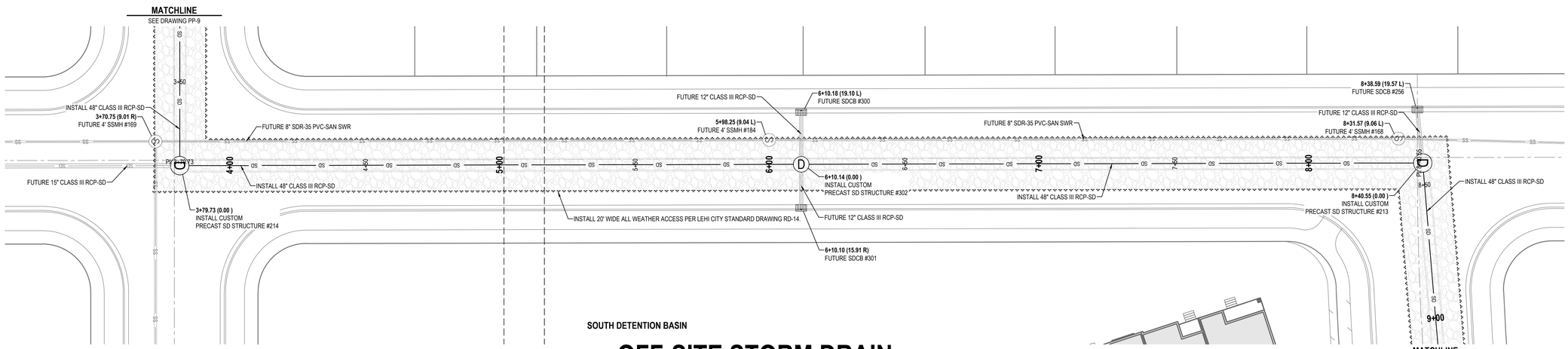
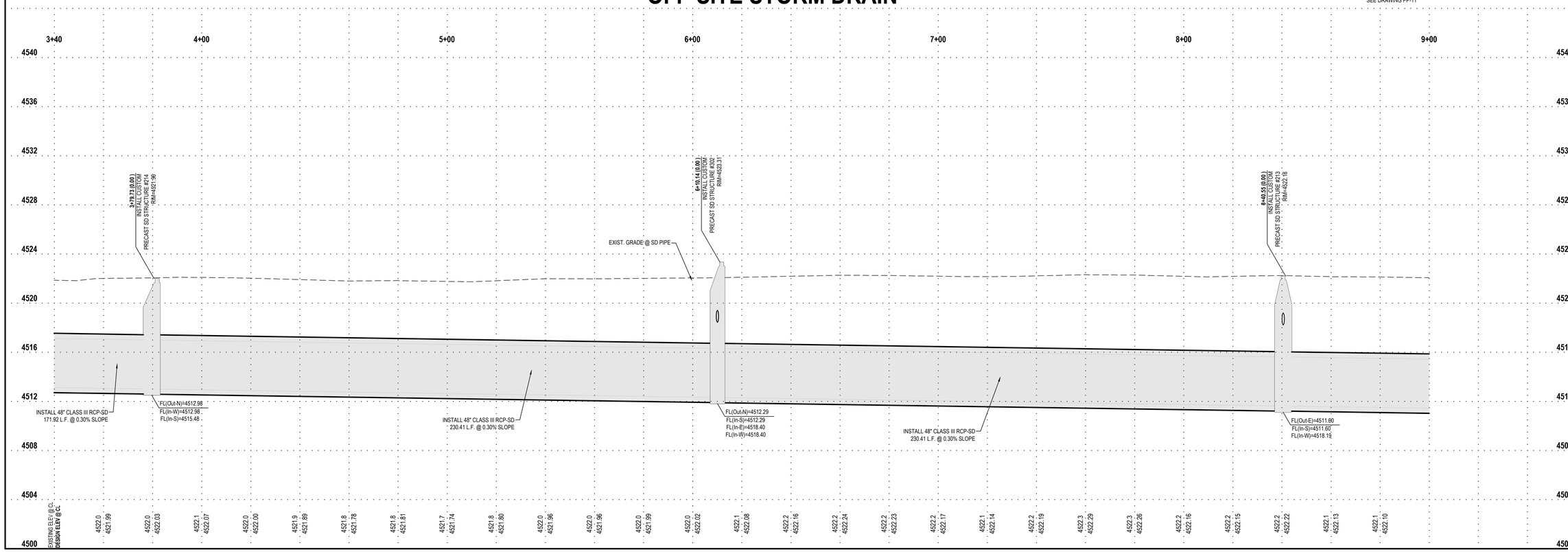



# OFF-SITE STORM DRAIN





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**PLAN AND PROFILE**
**OFF-SITE STORM DRAIN**

| | |
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| PROJECT NUMBER 80697 | PRINT DATE 6/7/22 |
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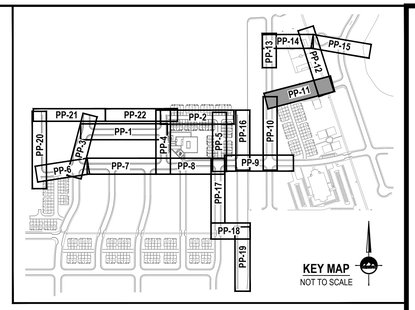
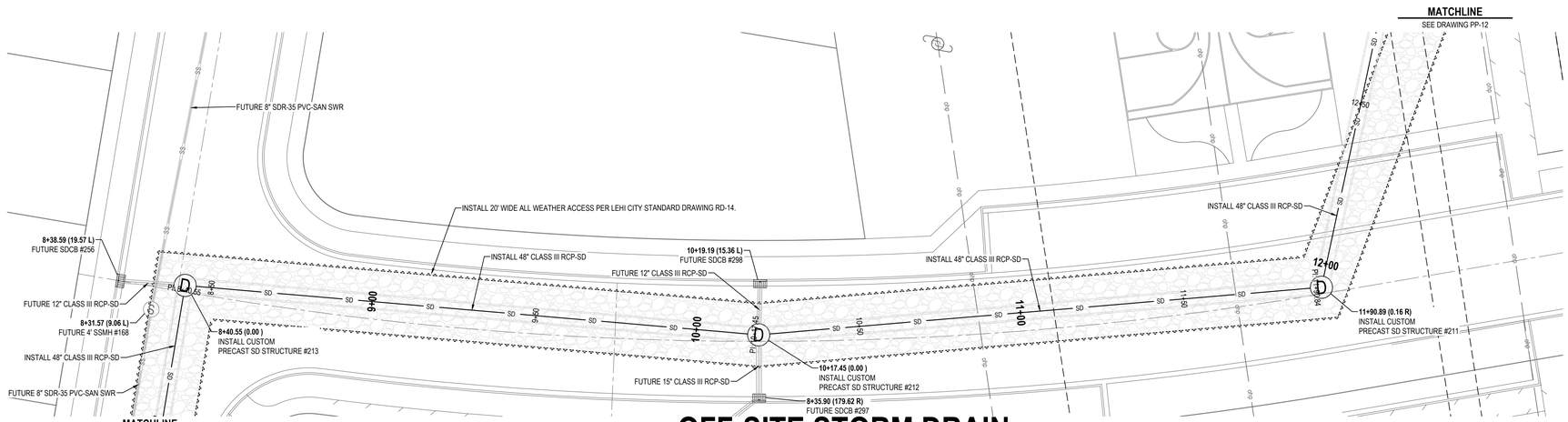
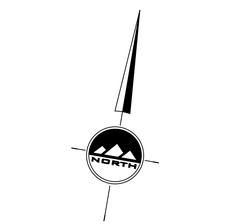



# OFF-SITE STORM DRAIN




HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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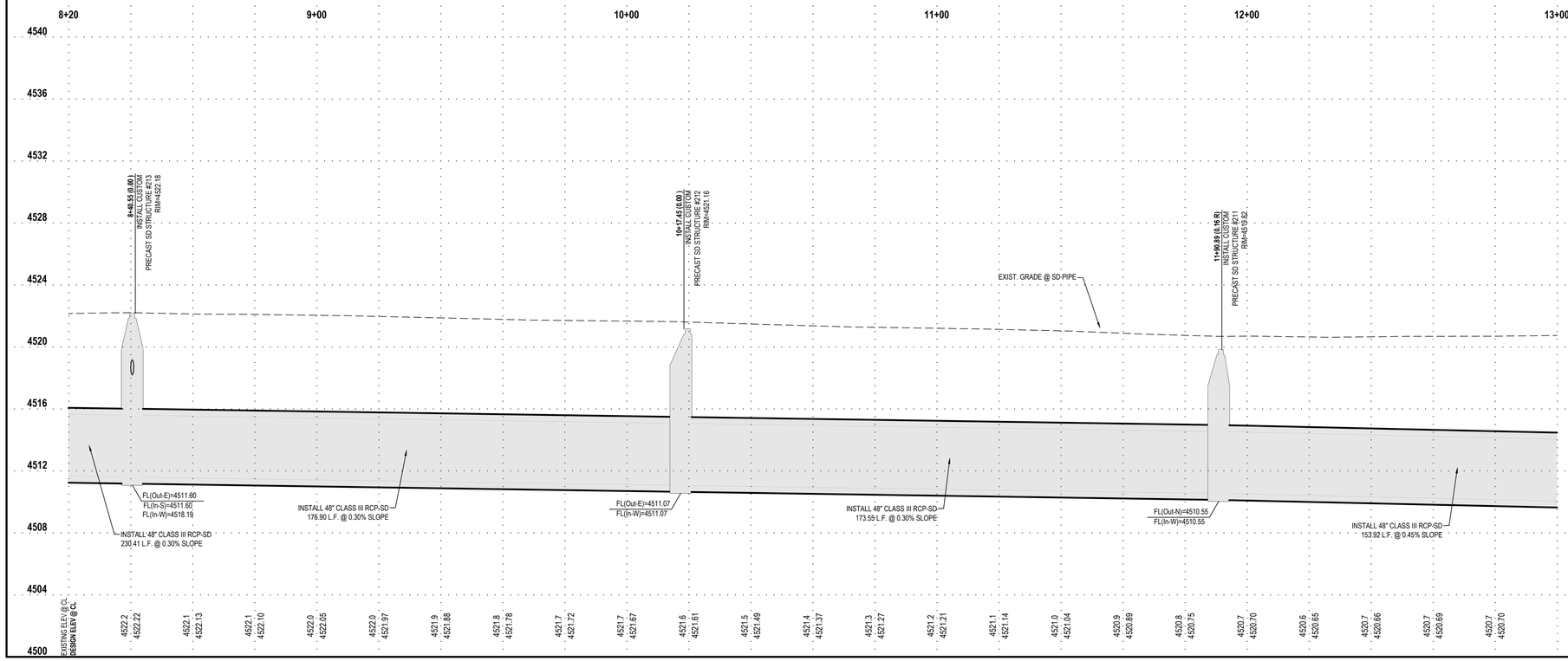



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**LAYTON**
Phone: 801.547.1100

**TOOELE**
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**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**


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

*CONTACT:*
BRANDON PARR
PHONE: 801-494-0150

# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## PLAN AND PROFILE OFF-SITE STORM DRAIN

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

# PP-11

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

Know what's below. Call before you dig.

**BENCHMARK**

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

ELEVATION = 4536.22

## SCOPE OF WORK:

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

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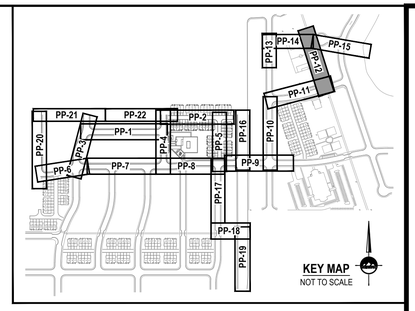
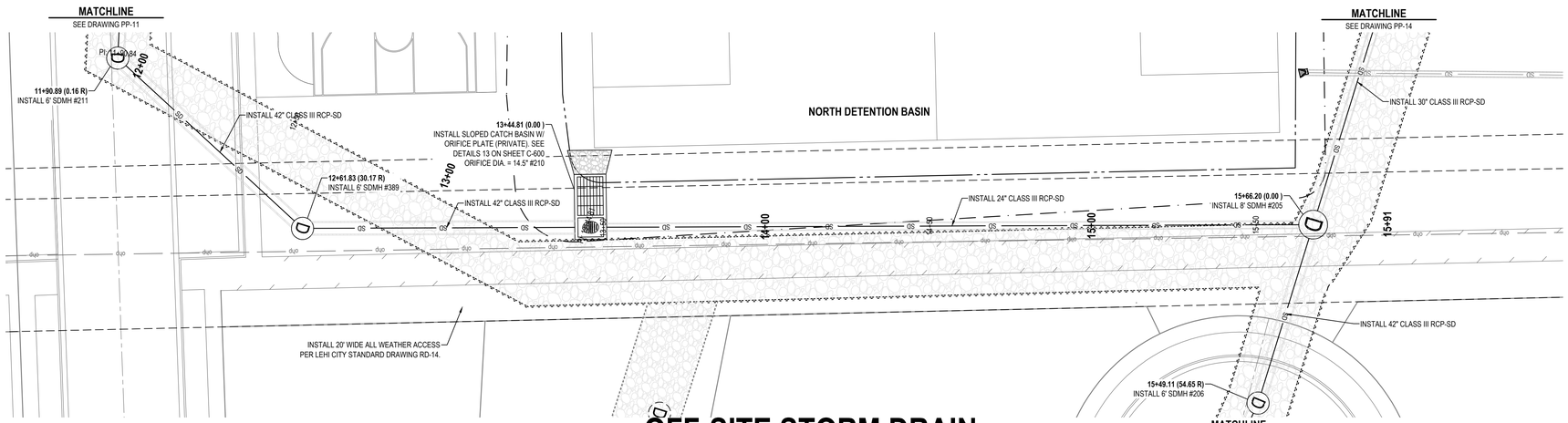
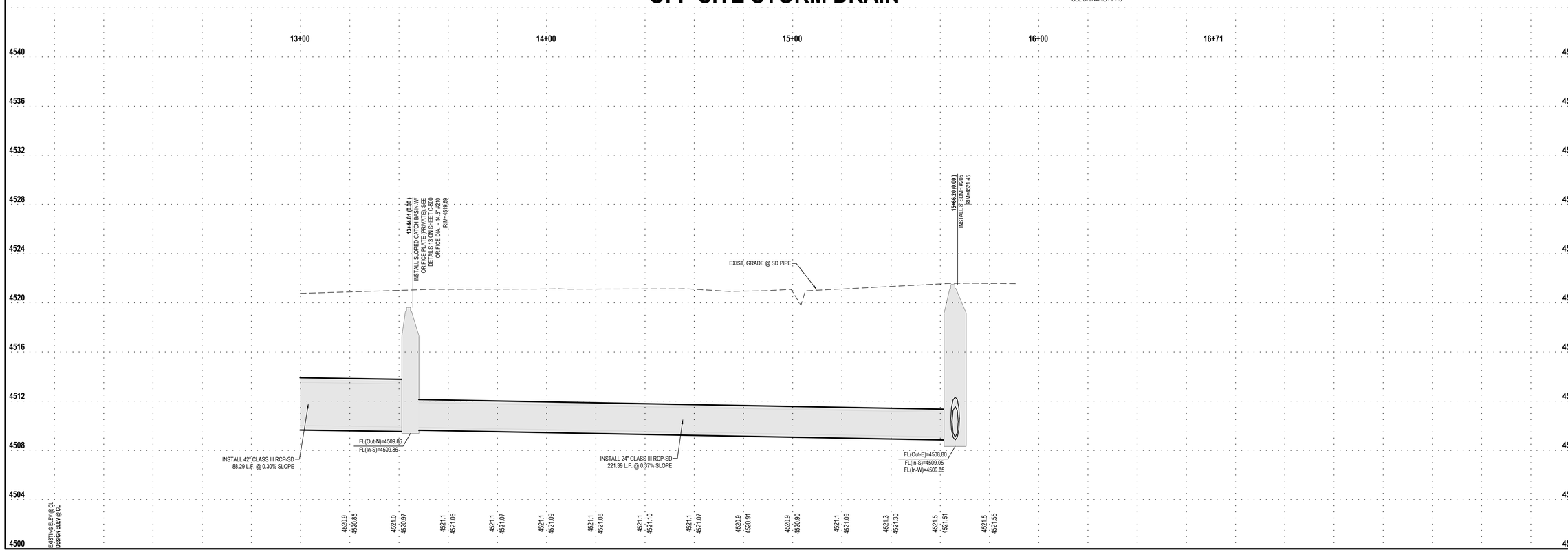



# OFF-SITE STORM DRAIN

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6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE OFF-SITE STORM DRAIN**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069T | 6/7/22 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**PP-12**

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

**BENCHMARK**

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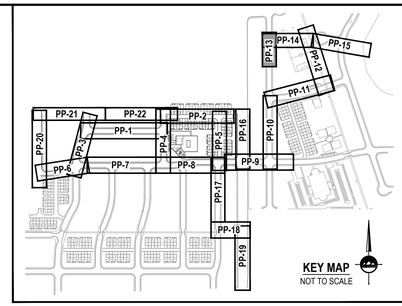
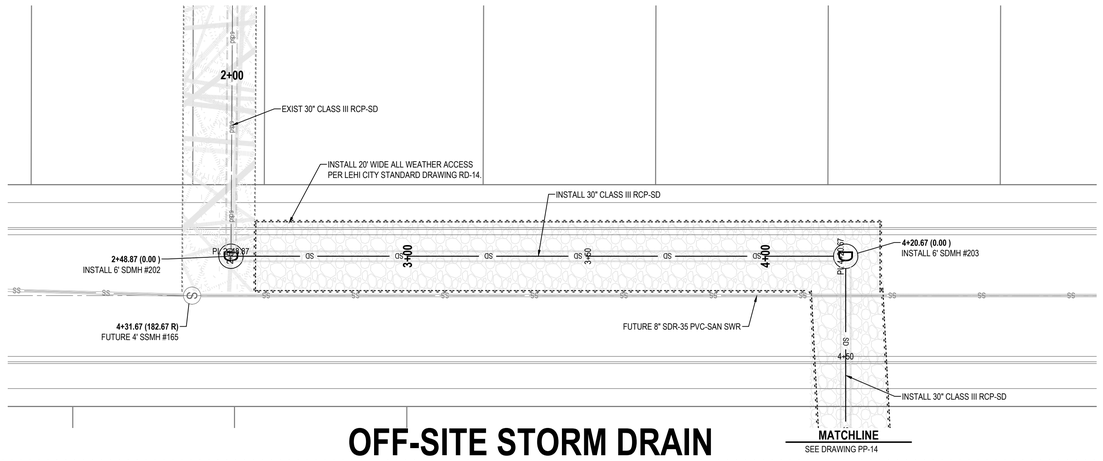
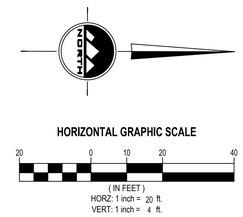
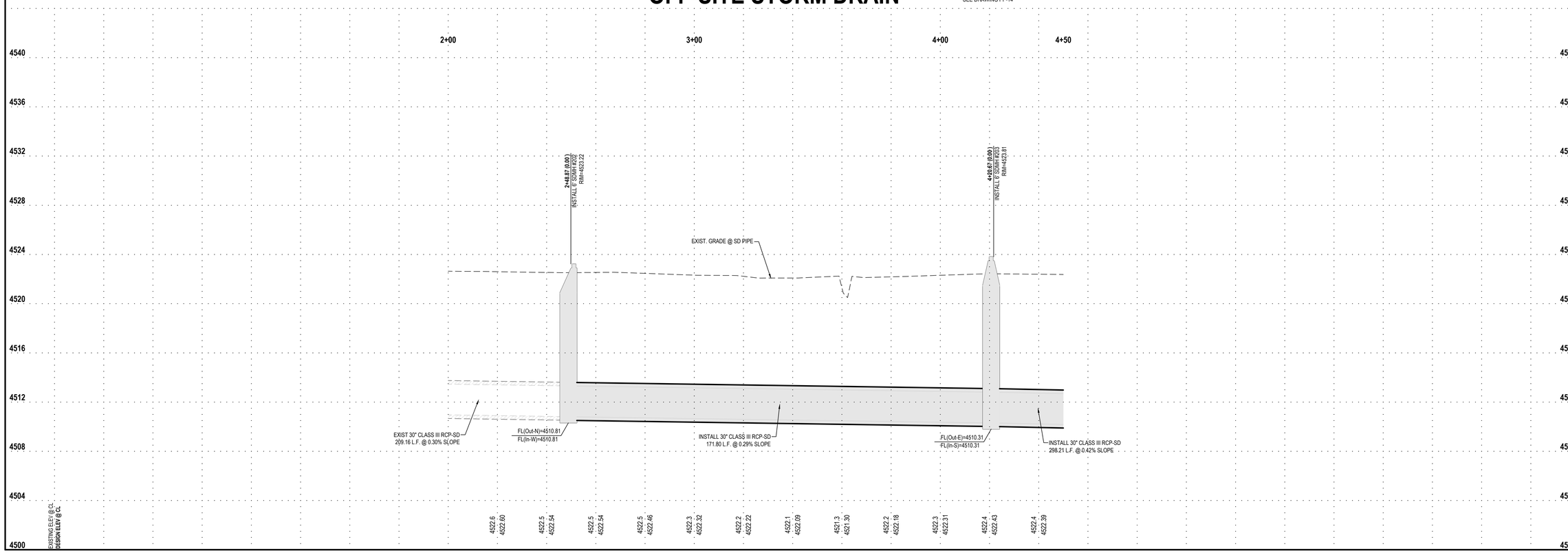



# OFF-SITE STORM DRAIN





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


# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
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REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE**
**OFF-SITE STORM DRAIN**

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**PP-13**

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**BENCHMARK**

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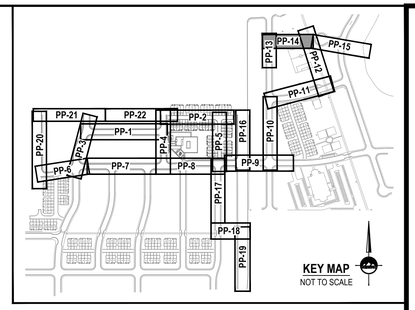
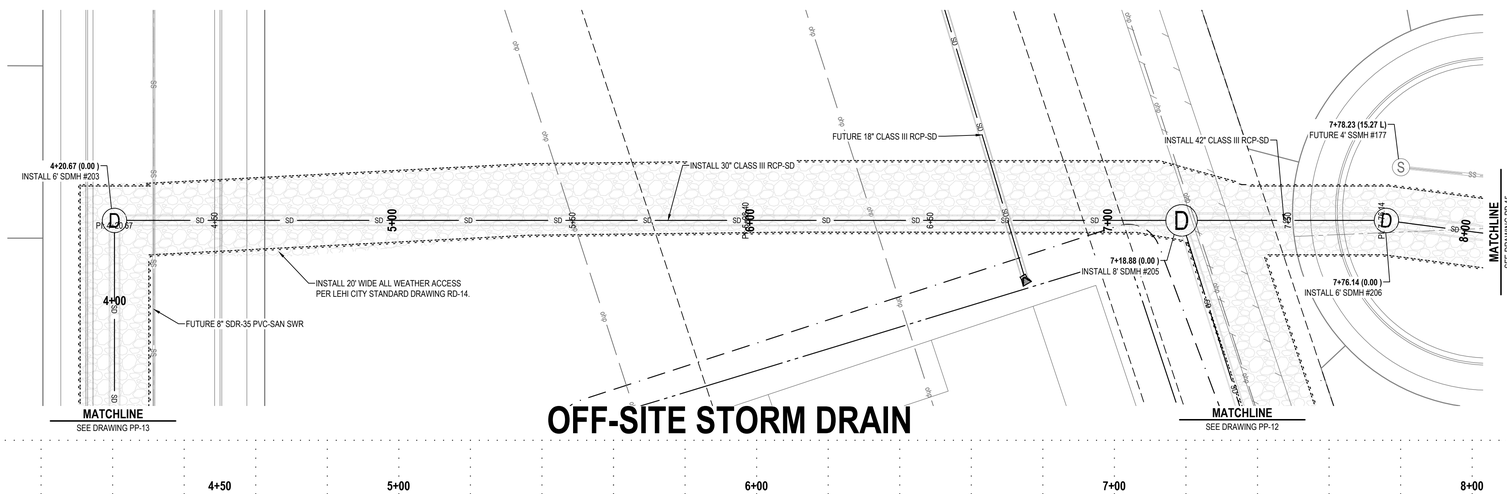
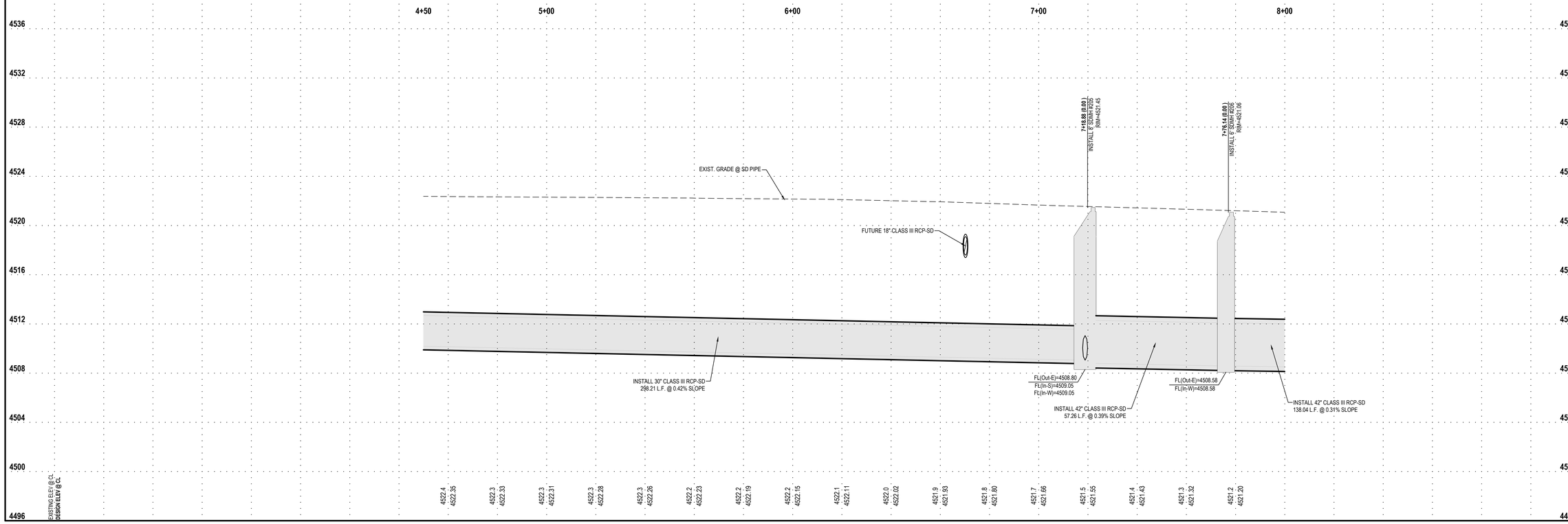
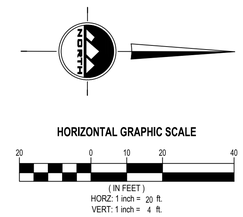



# OFF-SITE STORM DRAIN





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STATE OF UTAH

**PLAN AND PROFILE**
**OFF-SITE STORM DRAIN**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069T | 6/7/22 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**PP-14**

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## BENCHMARK

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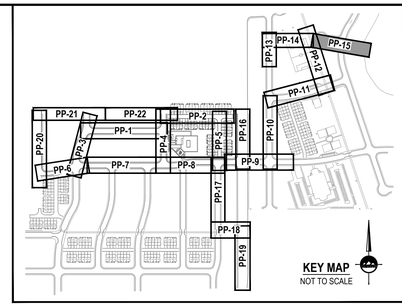
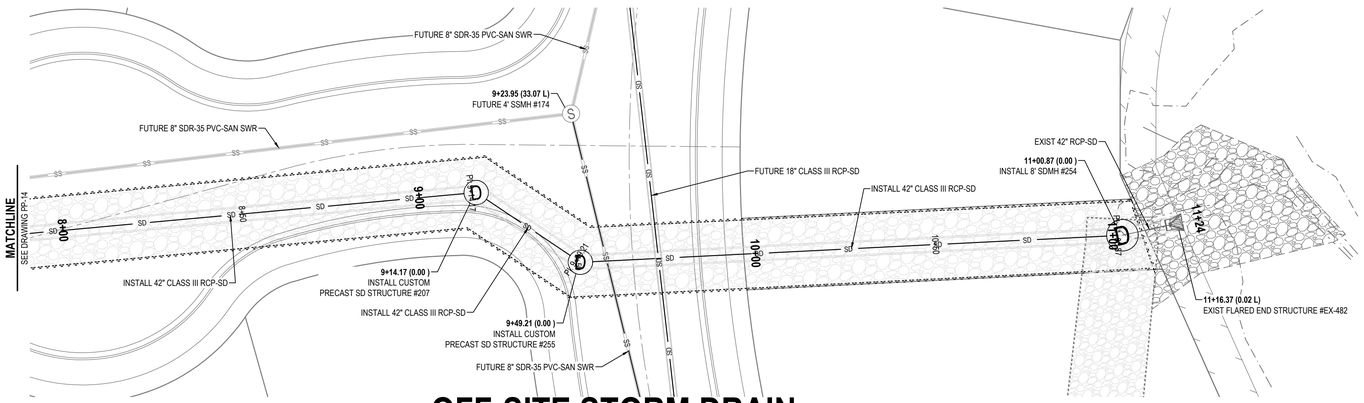
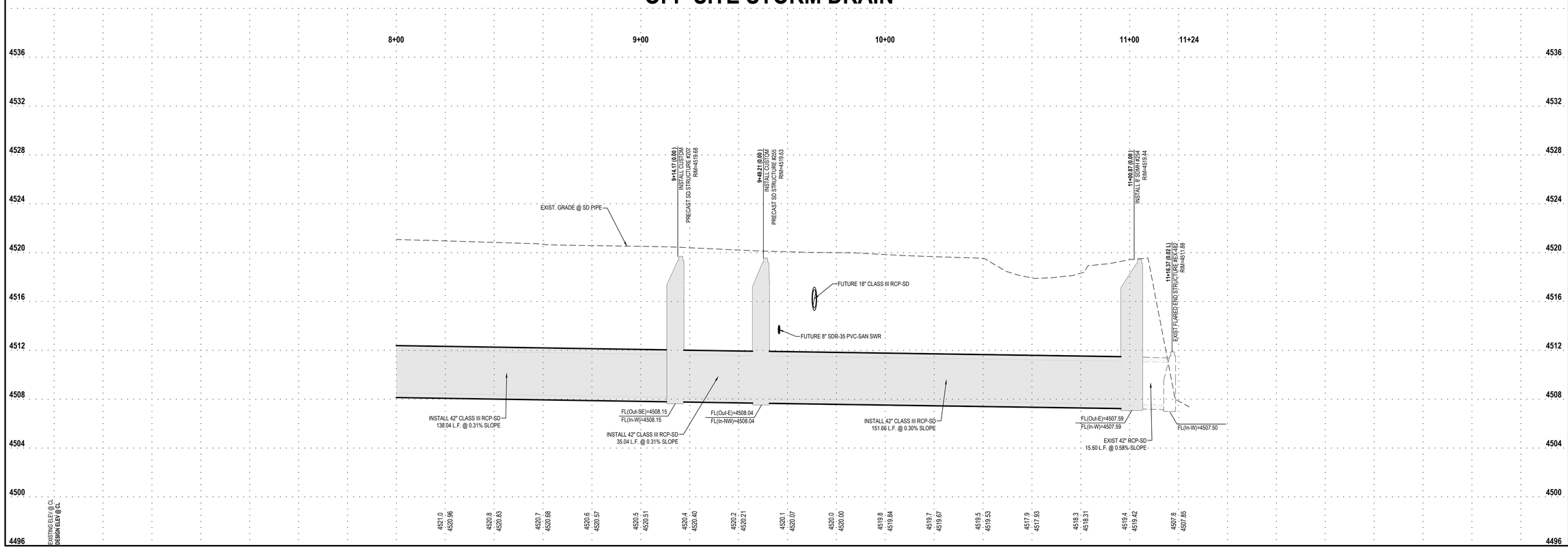
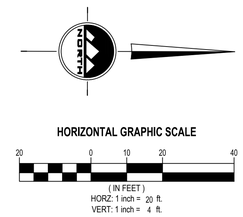



# OFF-SITE STORM DRAIN





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

# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## PLAN AND PROFILE OFF-SITE STORM DRAIN

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

# PP-15

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

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

**BENCHMARK**

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

ELEVATION = 4536.22

## SCOPE OF WORK:

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17. INSTALL 4" BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER LEHI CITY STANDARD DRAWING WT-03. MAINTAIN 3' SEPARATION EDGE TO EDGE FROM FIRE HYDRANT. PLUG, CAP, AND MARK FOR FUTURE USE.
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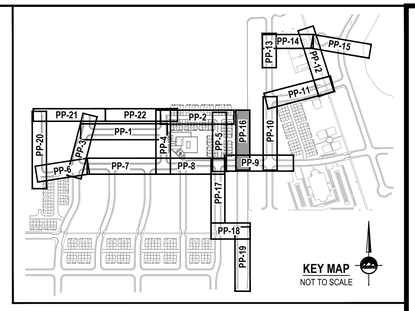


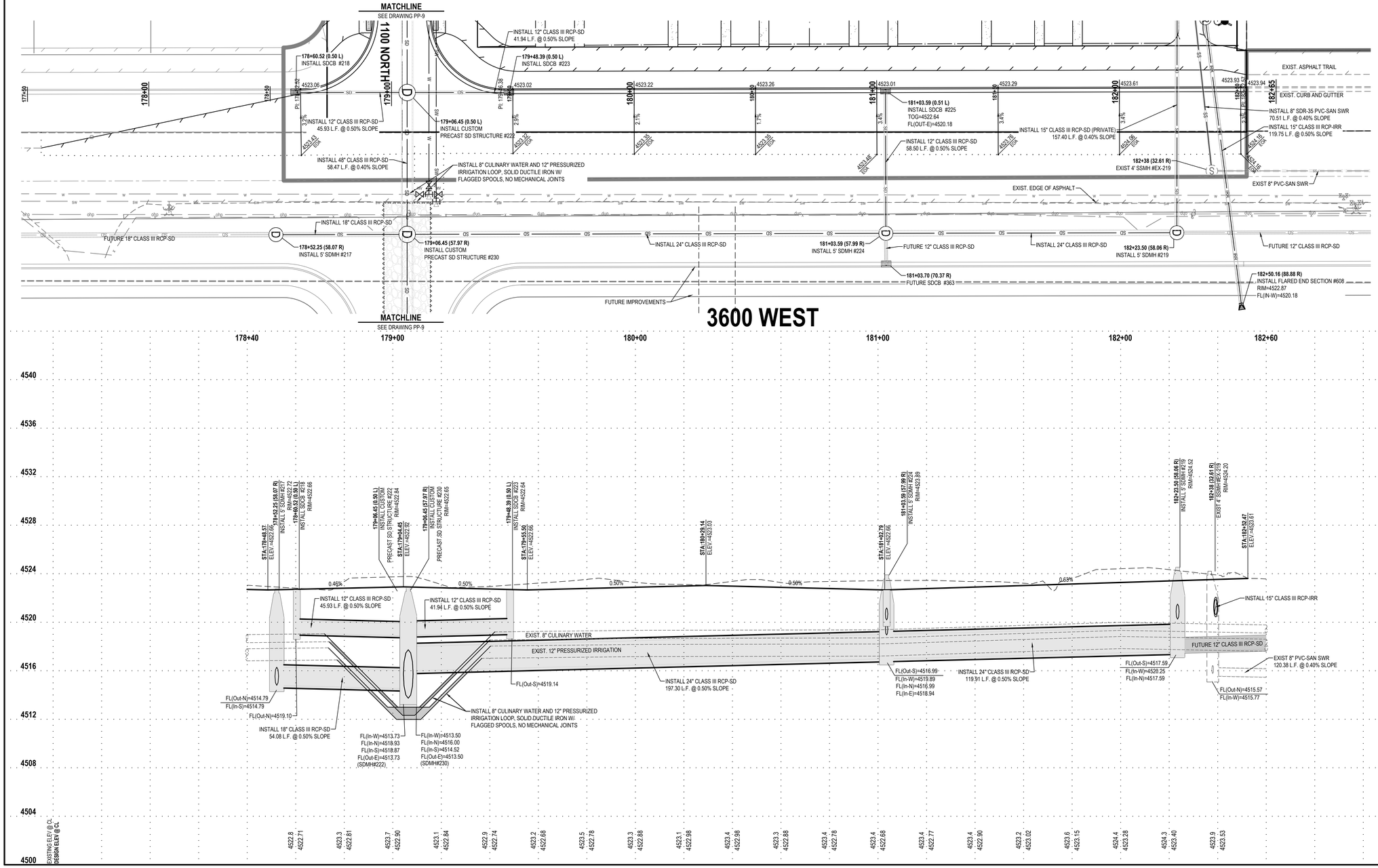


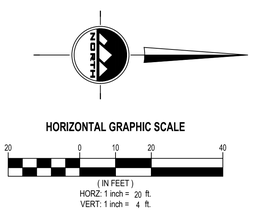



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6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE**
**3600 WEST**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069T | 6/7/22 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**PP-16**

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

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**BENCHMARK**

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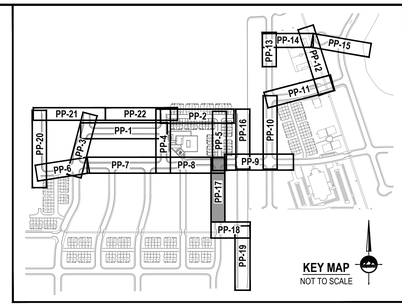
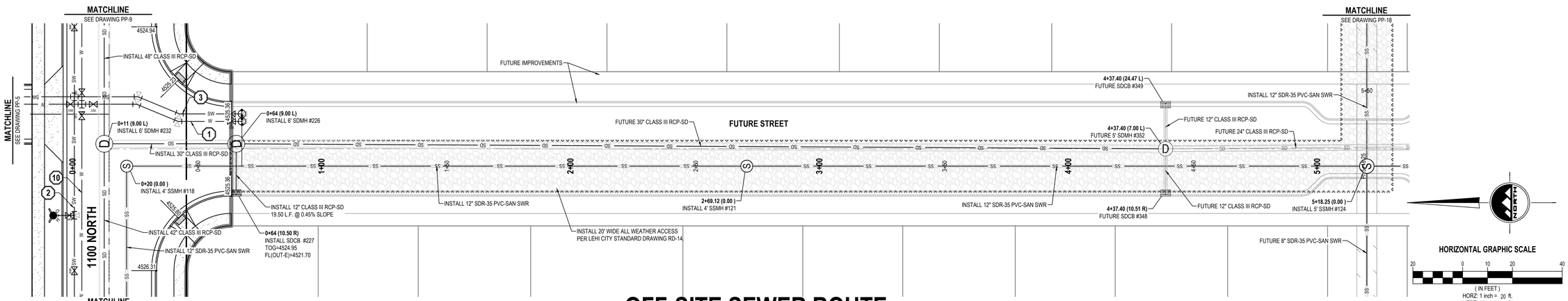
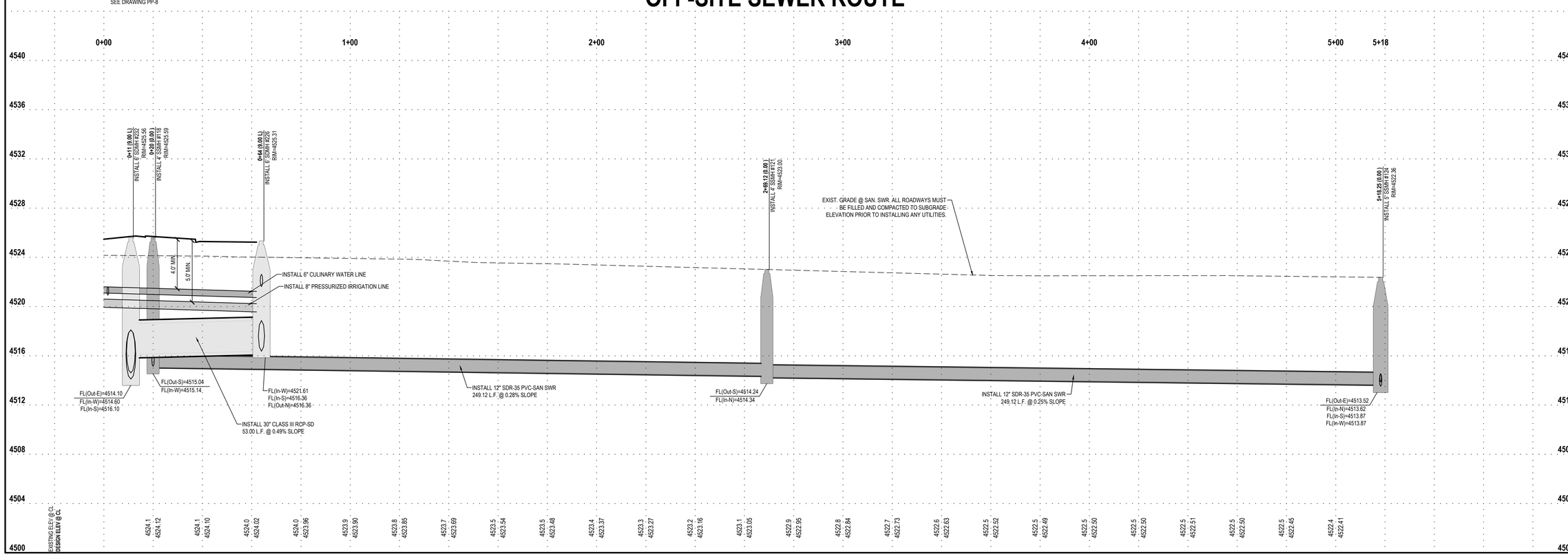



# OFF-SITE SEWER ROUTE





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*CONTACT:*
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# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
## 1200 NORTH 3600 WEST
## LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE**
**OFF-SITE SEWER ROUTE**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069T | 6/7/22 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**PP-17**

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**BENCHMARK**

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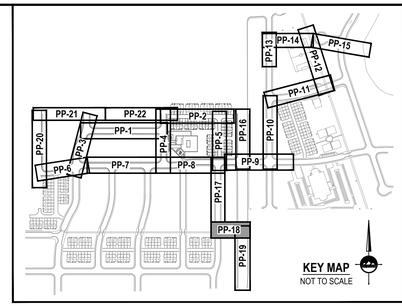
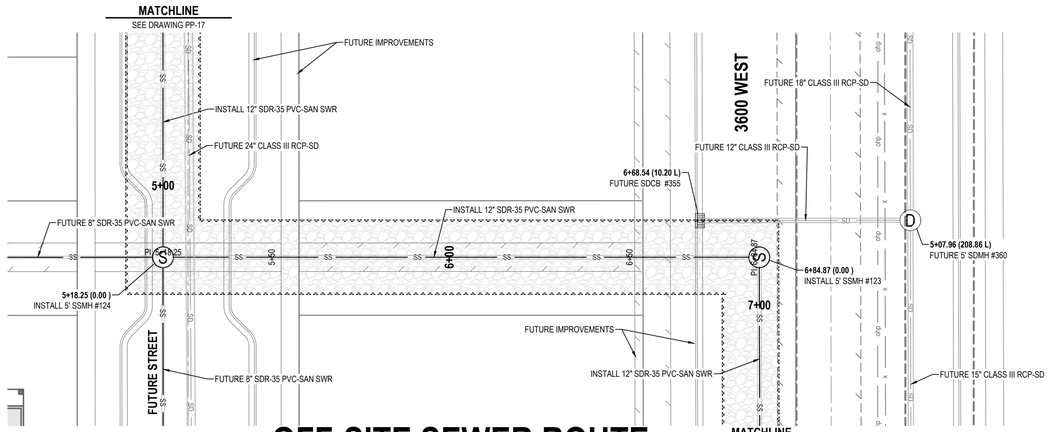
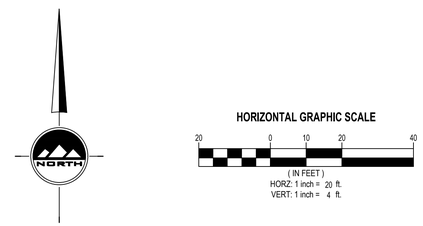
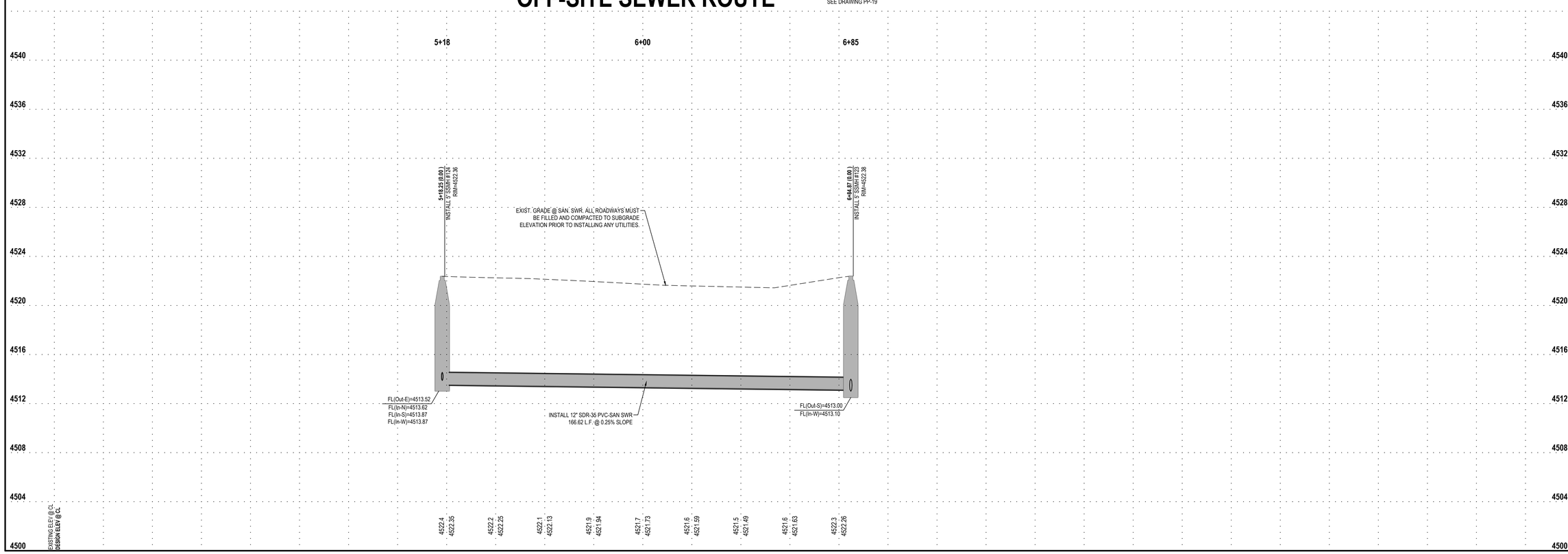



# OFF-SITE SEWER ROUTE





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**PLAN AND PROFILE**
**OFF-SITE SEWER ROUTE**

| PROJECT NUMBER | PRINT DATE |
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| 8069T | 6/7/22 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**PP-18**

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**BENCHMARK**

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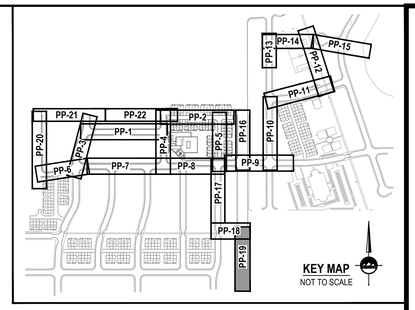


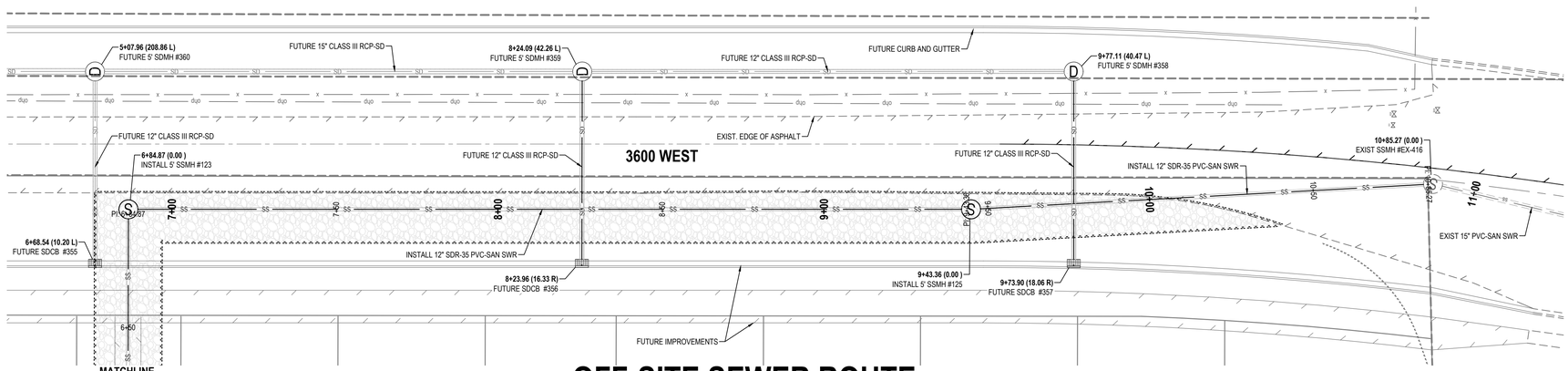


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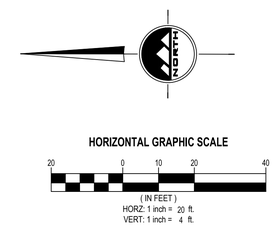


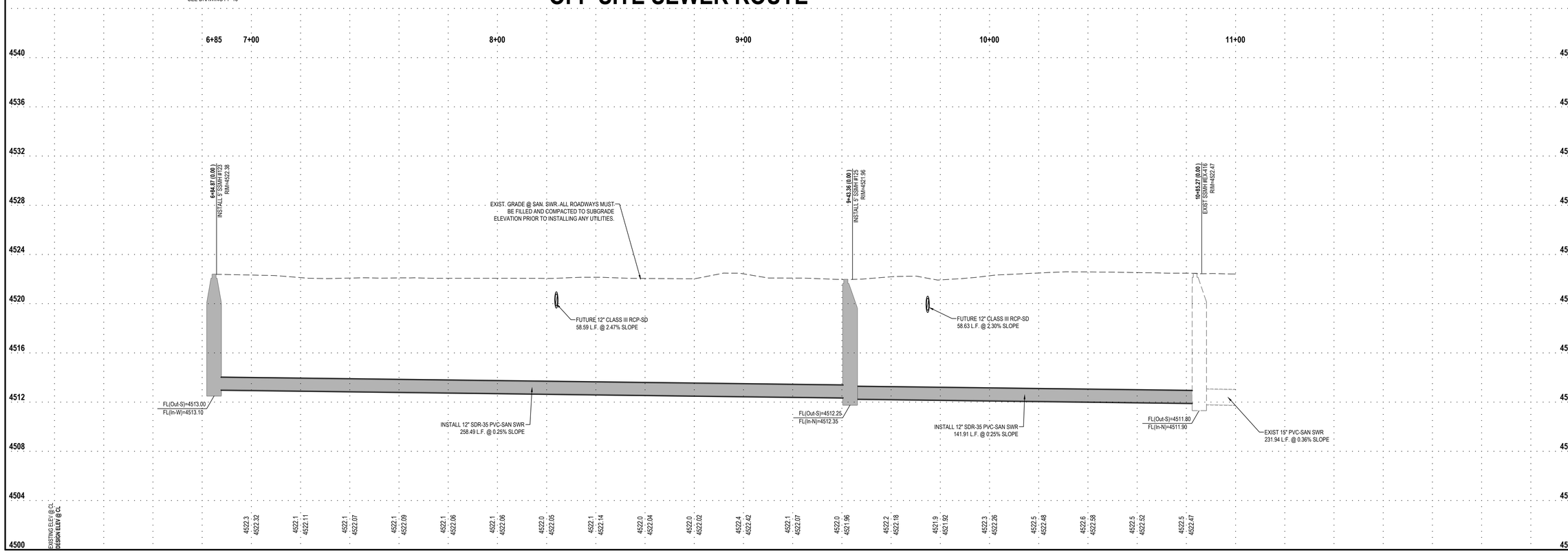



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| PROJECT MANAGER | |
| B. MORRIS | |

**PP-19**

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

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

**BENCHMARK**

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

ELEVATION = 4536.22

## SCOPE OF WORK:

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

1. INSTALL 6" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. INSTALL 8" C-900 DR-18 PVC POTABLE WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. EXISTING 6" C-900 DR-18 PVC POTABLE WATERLINE.
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9. EXISTING SEWER LINE.
10. INSTALL 12" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
11. INSTALL 20' WIDE 12" THICK ALL WEATHER ACCESS ROAD PER LEHI CITY STANDARD DRAWING RD-14.
12. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
13. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER LEHI CITY STANDARD DETAIL WT-06.
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15. INSTALL FIRE HYDRANT (COMPLETE) PER LEHI CITY STANDARDS AND SPECIFICATIONS.
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17. INSTALL 4" BLOW OFF AT DEAD END WITH TRAFFIC PROTECTION PER LEHI CITY STANDARD DRAWING WT-03. MAINTAIN 3' SEPARATION EDGE TO EDGE FROM FIRE HYDRANT. PLUG, CAP, AND MARK FOR FUTURE USE.
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19. INSTALL 11.25° BEND.
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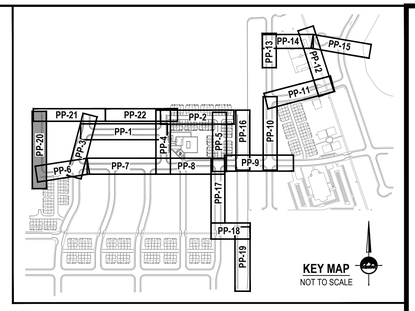
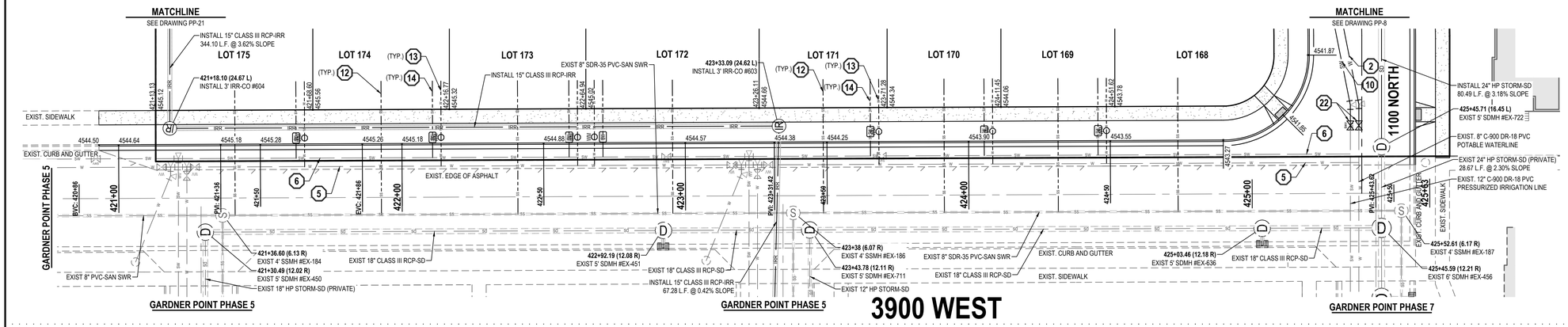
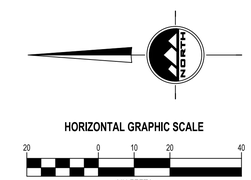
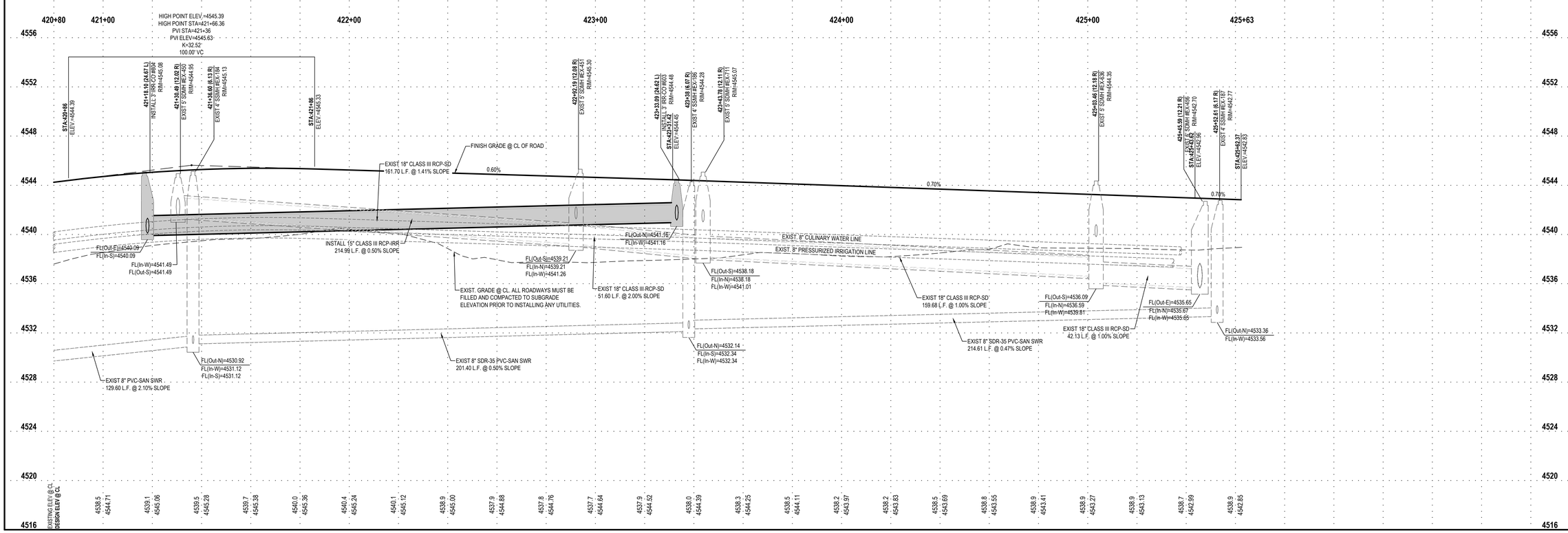
22. INSTALL CONSTRUCTION VALVE WHEN CONNECTING TO EXISTING CULINARY AND PRESSURIZED IRRIGATION MAINS PER LEHI CITY STANDARDS.





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


# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
## 1200 NORTH 3600 WEST
## LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE**
**3900 WEST**

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**PP-20**

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

**BENCHMARK**

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

ELEVATION = 4536.22

## SCOPE OF WORK:

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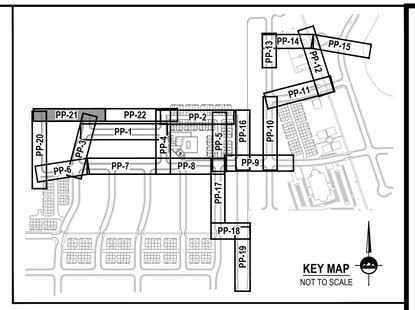
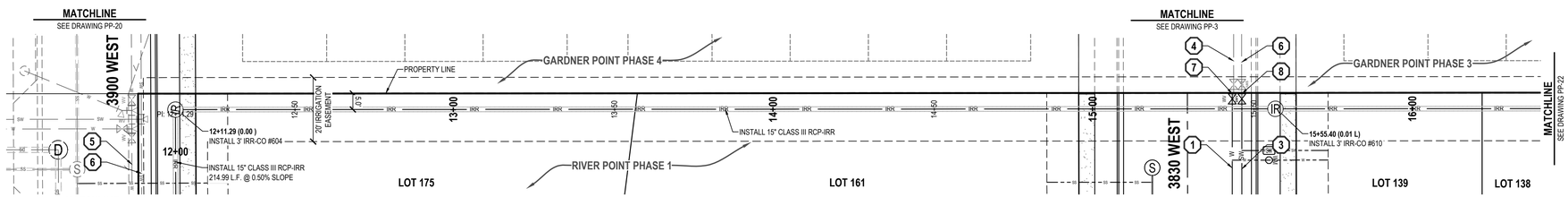
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

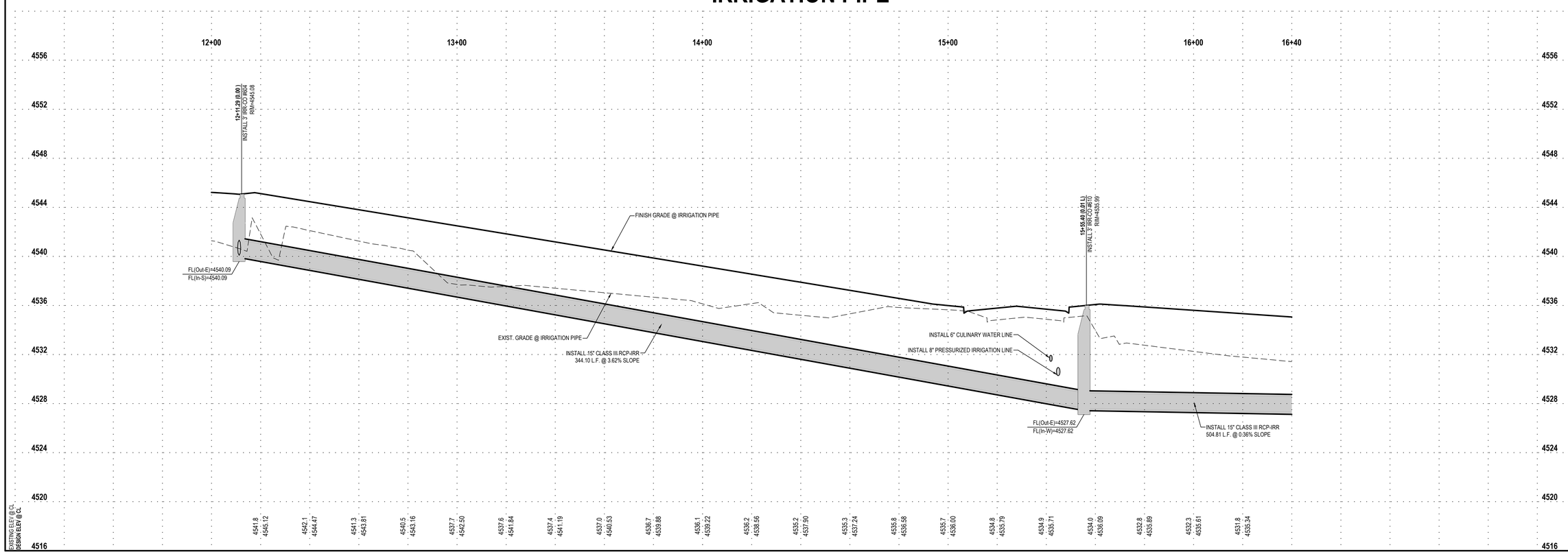
( IN FEET )
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

NORTH




# IRRIGATION PIPE





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# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE IRRIGATION PIPE**

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**PP-21**

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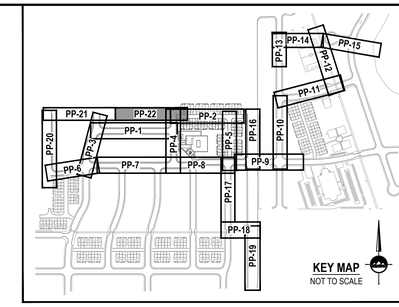
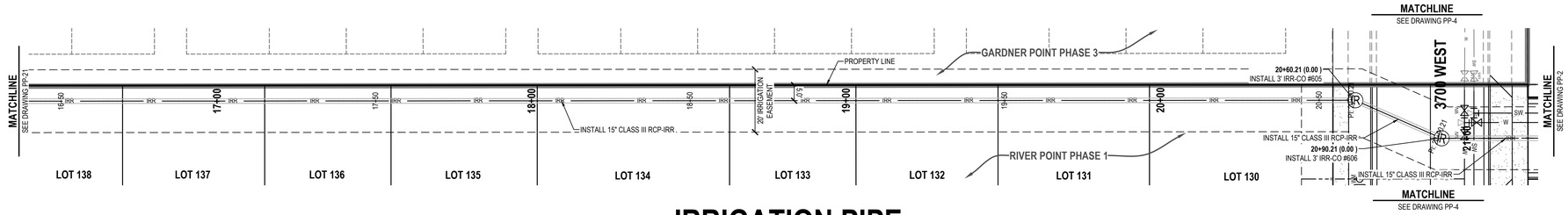
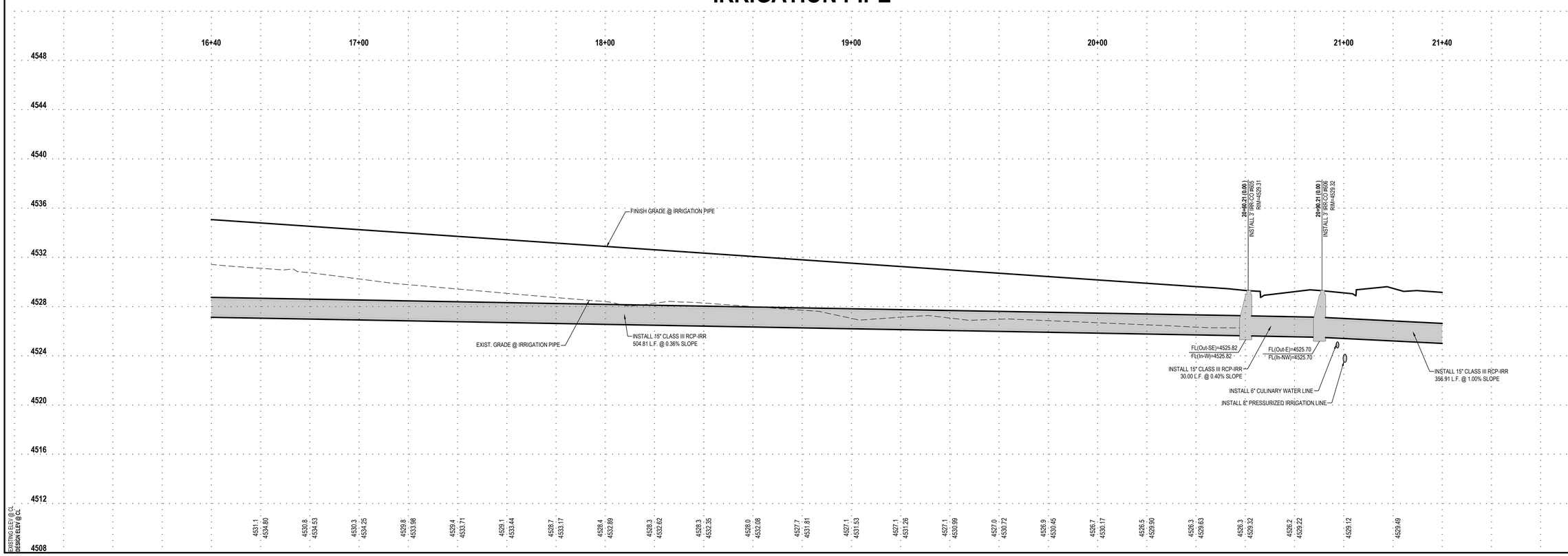



# IRRIGATION PIPE





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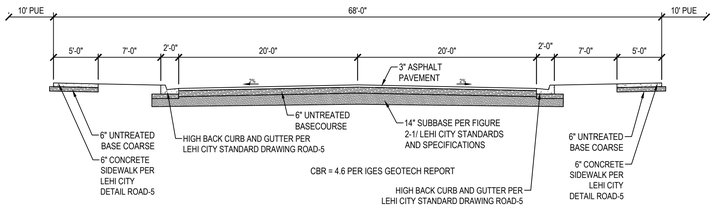
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**PLAN AND PROFILE IRRIGATION PIPE**

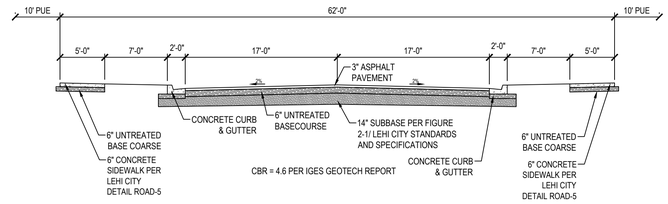
| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069T | 6/7/22 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**PP-22**



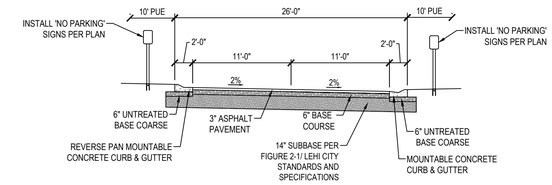

1 68' PUBLIC STREET CROSS SECTION

SCALE: NONE



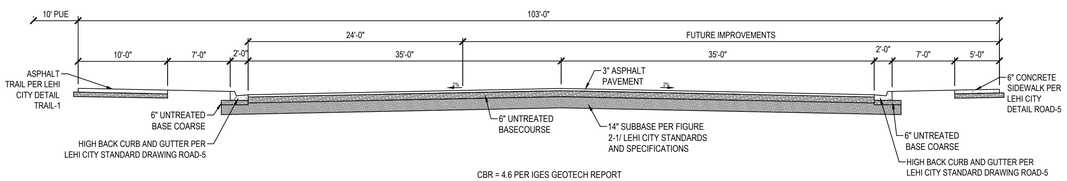

2 62' PUBLIC STREET CROSS SECTION

SCALE: NONE



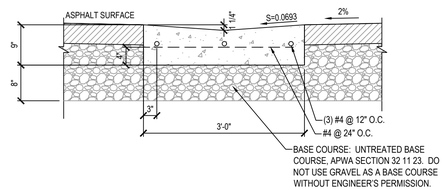

3 26' ROAD CROSS SECTION (NO PARKING)

SCALE: NONE




4 103' PUBLIC STREET CROSS SECTION

SCALE: NONE




**NOTE:**

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

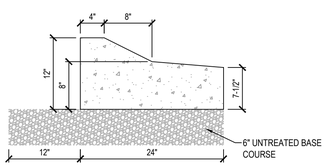
5 3' WATERWAY

SCALE: NONE




6 24" MOUNTABLE CURB AND GUTTER

SCALE: NONE




**NOTE:**

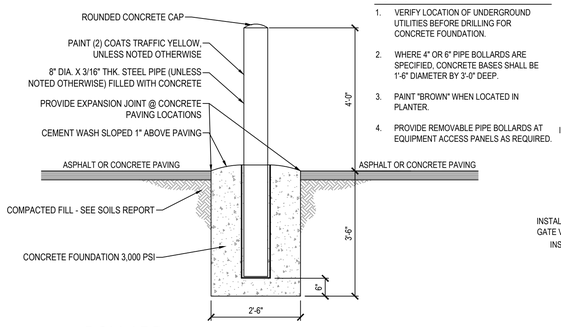
1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

7 24" MOUNTABLE REVERSE PAN CURB AND GUTTER

SCALE: NONE

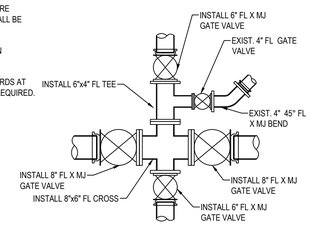
**NOTES**

1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.




8 BOLLARD

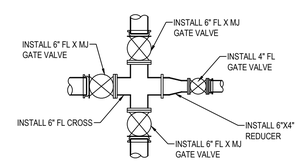
SCALE: NONE




**3830 WEST AND 1100 NORTH**

9 VALVE CLUSTER

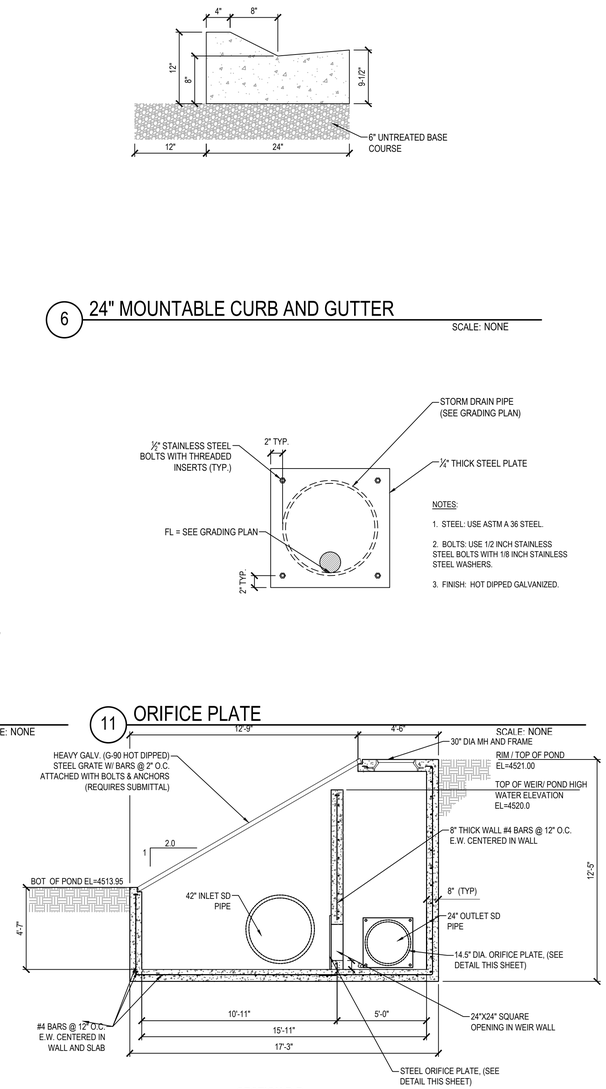
SCALE: NONE



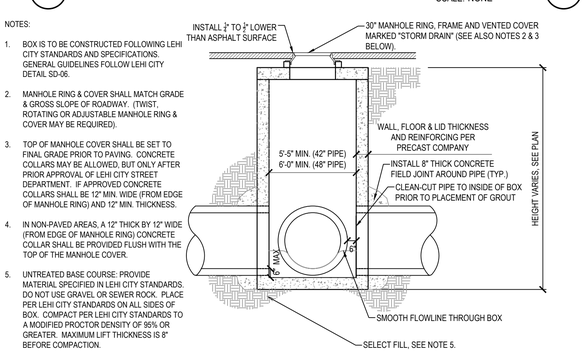

**3700 WEST AND 1200 NORTH**

10 VALVE CLUSTER

SCALE: NONE




11 ORIFICE PLATE

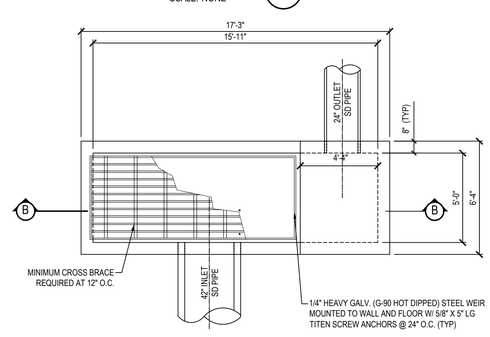



NOTES:

1. BOX IS TO BE CONSTRUCTED FOLLOWING LEHI CITY STANDARDS AND SPECIFICATIONS. GENERAL GUIDELINES FOLLOW LEHI CITY DETAIL SD-06.
2. MANHOLE RING & COVER SHALL MATCH GRADE & GROSS SLOPE OF ROADWAY. (TWIST, ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
3. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
4. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.
5. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN LEHI CITY STANDARDS. DO NOT USE GRAVEL OR SEWER ROCK. PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.

12 LARGER SD PIPE CLEANOUT BOX

SCALE: NONE




**PLAN VIEW**

13 POND SLOPED INLET STRUCTURE #210

SCALE: NONE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DRAPER, UTAH 84020
*CONTACT:*
BRANDON PARR
PHONE: 801-494-0150

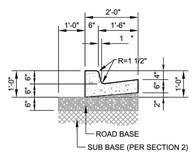
# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D Morris

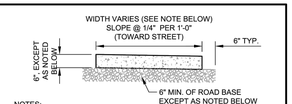
**DETAILS**

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-600**



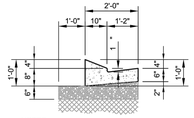

**HIGH BACK CURB & GUTTER**

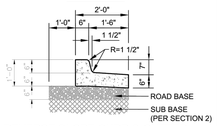



NOTES:

1. 5' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER.
   5' SIDEWALK WIDTH AGAINST CURB & GUTTER.
   6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK THICKNESS MAY BE 5" AND ROAD BASE THICKNESS 4" OUTSIDE OF SUBDIVISIONS IN AREA WITH NO ACCESSES AS APPROVED BY THE REVIEWING DEPARTMENTS.

**SIDEWALK**



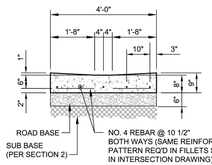




**REVERSE SLOPE CURB & GUTTER**

NOTES:

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

**MODIFIED CURB & GUTTER (MOUNTABLE TYPE)**




**4' DRAIN GUTTER**

GENERAL NOTES:

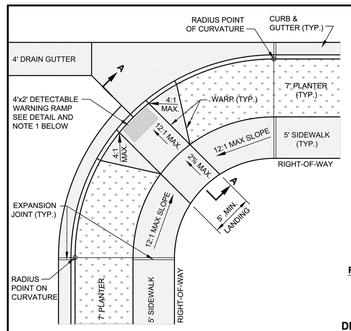
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS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

LEHI CITY

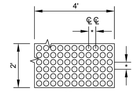
LEHI CITY STANDARD DETAIL

**CURB, GUTTER AND SIDEWALK**

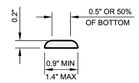
**RD-05** DATE: JANUARY 2022




**PLAN VIEW**



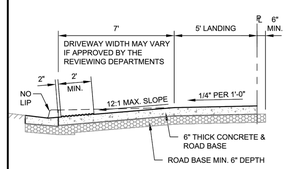

**DETECTABLE RAMP DETAIL**



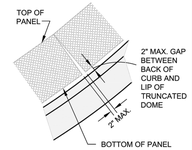

**RAISED TRUNCATED DOME DETAIL**

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

**DETECTABLE WARNING DETAILS**




**SECTION A-A**




**DETECTABLE WARNING SURFACE PANEL GAP DETAIL**

GENERAL NOTES:

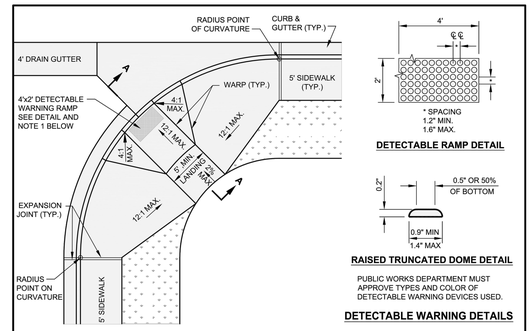
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

LEHI CITY

LEHI CITY STANDARD DETAIL

**ADA RAMP PLANTER STRIP (AT INTERSECTION)**

**RD-06** DATE: JANUARY 2022




**PLAN VIEW**



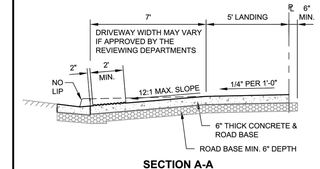

**DETECTABLE RAMP DETAIL**



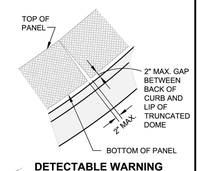

**RAISED TRUNCATED DOME DETAIL**

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

**DETECTABLE WARNING DETAILS**




**SECTION A-A**




**DETECTABLE WARNING SURFACE PANEL GAP DETAIL**

GENERAL NOTES:

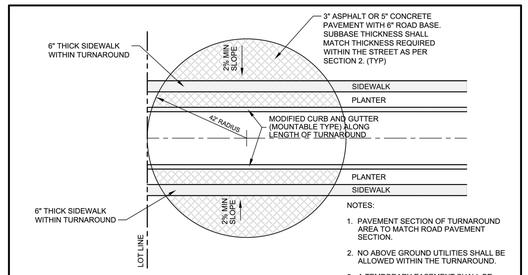
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

LEHI CITY

LEHI CITY STANDARD DETAIL

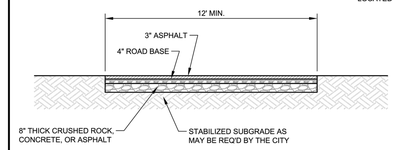
**ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (AT INTERSECTION)**

**RD-07** DATE: JANUARY 2022

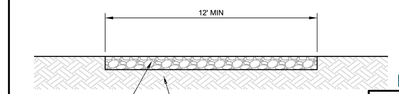



NOTES:

1. PAVEMENT SECTION OF TURNAROUND AREA TO MATCH ROAD PAVEMENT SECTION.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4. NO PARKING SIGNS REQUIRED. 3 SIGNS LOCATED AS PER FIRE MARSHAL REVIEW.




**MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE**



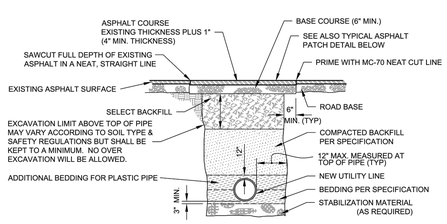

**ALL WEATHER ACCESS**

LEHI CITY

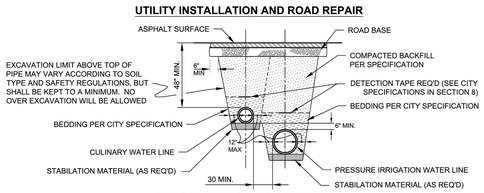
LEHI CITY STANDARD DETAIL

**TEMPORARY TURNAROUND AND ACCESS ROADS**

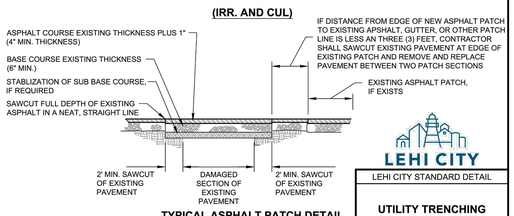
**RD-14** DATE: JANUARY 2022




**UTILITY INSTALLATION AND ROAD REPAIR**




**TYPICAL DUAL PIPE INSTALLATION (IRR. AND CUL)**



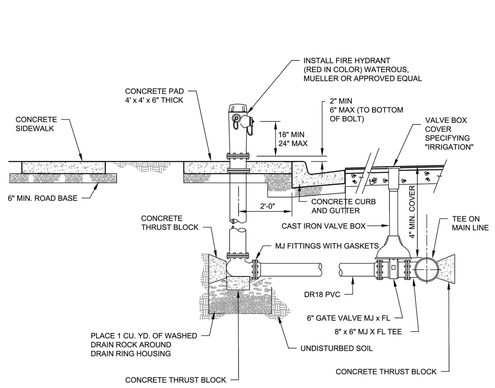

**TYPICAL ASPHALT PATCH DETAIL**

LEHI CITY

LEHI CITY STANDARD DETAIL

**UTILITY TRENCHING**

**WT-01** DATE: JANUARY 2022




**FIRE HYDRANT WITH VALVE**

NOTES:

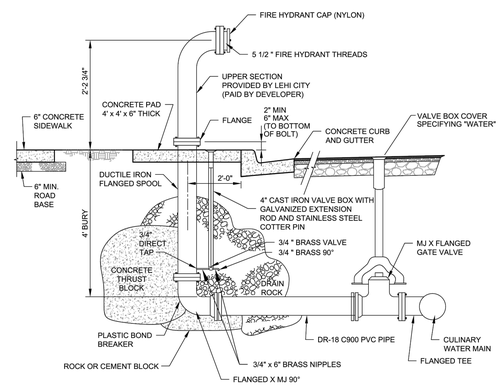
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.
5. STEAMER OUTLET SHALL FACE THE ROAD.

LEHI CITY

LEHI CITY STANDARD DETAIL

**FIRE HYDRANT**

**WT-02** DATE: JANUARY 2022




NOTE:

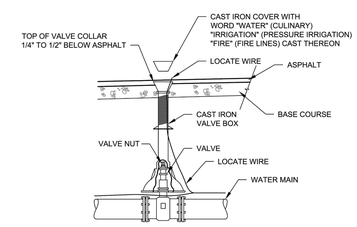
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE BLOW-OFF TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL BLOW-OFFS.
5. BLOWOFF TOP, ADAPTOR, AND CAP TO BE SUPPLIED BY LEHI CITY WATER DEPARTMENT.

LEHI CITY

LEHI CITY STANDARD DETAIL

**BLOW-OFF**

**WT-03** DATE: JANUARY 2022




NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 6" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

LEHI CITY STANDARD DETAIL

**VALVE BOX**

**WT-04** DATE: JANUARY 2022


ENSIGN
THE STANDARD IN ENGINEERING

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

**LAYTON**
Phone: 801.547.1100

**TOOELE**
Phone: 435.843.3590

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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

*CONTACT:*
BRANDON PARR
PHONE: 801-494-0150


# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

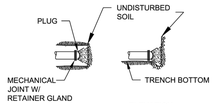
REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## DETAILS

| | |
|---|---|
| PROJECT NUMBER: 8069T | PRINT DATE: 6/7/22 |
| DRAWN BY: C. OESTREICH | CHECKED BY: M. BUDGE |
| PROJECT MANAGER: B. MORRIS | |

**C-601**

THRUST BLOCK TYPICAL




PLAN ELEVATION

PLUG DETAIL

| SIZE | BENDS 90° | BENDS 45° | BENDS 22 1/2° | BENDS 11 1/4° | TEES * | GATE VALVES | DEAD ENDS | CROSS W/ 1 BRANCH PLUGGED | CROSS W/ 2 BRANCH PLUGGED |
|---|---|---|---|---|---|---|---|---|---|
| 3 | 1.0 | 0.6 | 0.3 | 0 | 0.7 | 0.5 | 0.7 | 0.7 | 0.7 |
| 4 | 1.8 | 1.0 | 0.5 | 0 | 1.3 | 0.9 | 1.3 | 1.3 | 1.3 |
| 6 | 4.0 | 2.2 | 1.1 | 0 | 2.8 | 1.7 | 2.8 | 2.8 | 2.8 |
| 8 | 7.1 | 3.9 | 2.0 | 1.0 | 5.0 | 2.4 | 5.0 | 5.0 | 5.0 |
| 10 | 11.1 | 6.0 | 3.1 | 1.6 | 7.8 | 4.2 | 7.8 | 7.8 | 7.8 |
| 12 | 16.0 | 8.6 | 4.4 | 2.2 | 11.3 | 7.3 | 11.3 | 11.3 | 11.3 |
| 14 | 21.7 | 11.8 | 6.0 | 3.0 | 15.4 | 11.0 | 15.4 | 15.4 | 15.4 |
| 15 | 25.0 | 13.5 | 7.0 | 3.5 | 17.6 | SIZE IS BASED ON LOCAL CONDITIONS | 17.6 | 17.6 | 17.6 |
| 16 | 28.6 | 15.3 | 8.0 | 4.0 | 20.0 | | 20.0 | 20.0 | 20.0 |
| 18 | 36.0 | 19.4 | 10.0 | 5.0 | 25.4 | | 25.4 | 25.4 | 25.4 |
| 20 | 44.2 | 24.0 | 12.2 | 6.1 | 31.4 | | 31.4 | 31.4 | 31.4 |
| 21 | 49.0 | 26.5 | 13.5 | 6.8 | 34.6 | | 34.6 | 34.6 | 34.6 |
| 22 | 54.0 | 29.0 | 14.8 | 7.4 | 38.0 | | 38.0 | 38.0 | 38.0 |
| 24 | 64.0 | 34.5 | 17.7 | 8.8 | 45.0 | | 45.0 | 45.0 | 45.0 |
| 30 | 100.0 | 54.0 | 27.6 | 13.8 | 71.0 | | 71.0 | 71.0 | 71.0 |
| 36 | 144.0 | 78.0 | 40.0 | 20. | 102.0 | | 102.0 | 102.0 | 102.0 |

* SIZE IS BRANCH SIZE

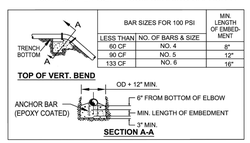
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

FIRE HYDRANT CROSS TEE TEE (PLUGGED) ELBOW

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.




| BAR SIZES FOR 100 PSI | | MIN. LENGTH OF EMBEDMENT |
|---|---|---|
| LESS THAN 60 CF | NO. OF BARS & SIZE: NO. 4 | 8" |
| 90 CF | NO. 5 | 12" |
| 133 CF | NO. 6 | 16" |

TOP OF VERT. BEND

SECTION A-A

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE}}{100}$

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

| SIZE | BENDS 45° | BENDS 22 1/2° | BENDS 11 1/2° |
|---|---|---|---|
| 3 | 3.7 | 1.8 | 1.4 |
| 4 | 6.5 | 3.3 | 1.7 |
| 6 | 14.6 | 7.5 | 3.7 |
| 8 | 26.0 | 13.2 | 6.6 |
| 10 | 40.5 | 20.7 | 10.3 |
| 12 | 58.5 | 30.0 | 14.8 |
| 14 | 79.5 | 40.7 | 20.2 |
| 15 | 91.0 | 46.6 | 23.2 |
| 16 | 104.0 | 53.0 | 26.5 |
| 18 | SPECIAL DESIGN REQUIRED | 67.3 | 33.4 |
| 20 | | 83.0 | 41.0 |
| 21 | | | 45.5 |
| 22 | | | 50.0 |
| 24 | | | 59.5 |
| 30 | | | |
| 36 | | | |

NOTES:

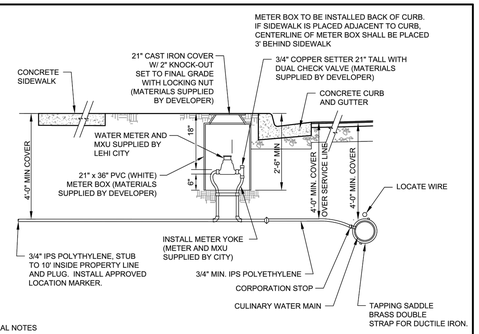
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.
4. POST MIX OR SAC-CRETE IS NOT ALLOWED FOR THRUST BLOCKS.

LEHI CITY

LEHI CITY STANDARD DETAIL

**THRUST BLOCKING**

WT-05 DATE: JANUARY 2022




GENERAL NOTES

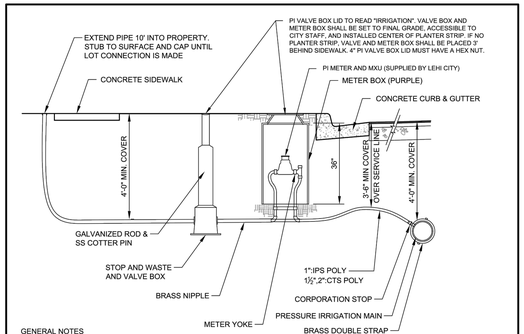
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.
12. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

LEHI CITY

LEHI CITY STANDARD DETAIL

**CULINARY SERVICE CONNECTION**

WT-06 DATE: JANUARY 2022




GENERAL NOTES

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

| PARTS LIST | | | |
|---|---|---|---|
| PART NAME | METER SIZE 1" METER | 1 1/2" METER | 2" METER |
| SETTER | FORD VB-76-15W-11-44 | FORD VB876-15-11-66 | FORD VBB77-15-11-77 |
| NIPPLE | 1X12 BRASS | 1-1/2X12 BRASS | 2X12 BRASS |
| STOP AND WASTE | FORD BC-11-444-5W-1 | FORD B11-666W-NL 1 1/2 | Ford B11-777W-NL 2 |
| RING | D&L L-2244 | D&L L-2242 | |
| RING ADAPTER | NA | L-2336 30 CI MTR ADPT RING | |
| LID | DFW12AUT-5MW-T-IRRIG-LID PURPLE | | |
| METER INSULATOR | 4x28 FOAM | 4x30 FOAM | |
| VALVE BOX | 9 IRD CAST IRON W/ HEX NUT | | |
| BASE | NA | NA | M-9094-01 |
| ROD | M-9080 W/COTTER DISN DXT KEY | | |
| METER BOX | SIGMA RMP-212436-PTR | SIGMA RMP- 203036-PTR | |
| SERVICE LINE | 1" IPS POLY | 1 1/2" CTS POLY | 2" CTS POLY |

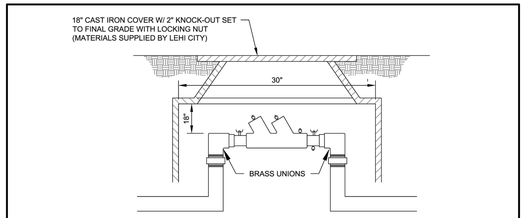
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

LEHI CITY STANDARD DETAIL

**PRESSURE IRRIGATION SERVICE CONNECTION**

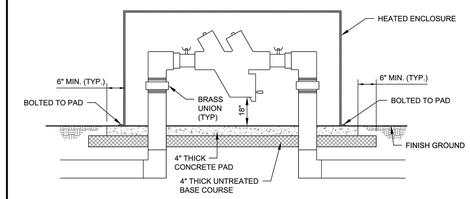
WT-08 DATE: JANUARY 2022




## DOUBLE CHECK BACKFLOW PREVENTER

NOTES:

1. MUST BE INSTALLED IN A 30" METER BOX.
2. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
3. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.
4. DOUBLE CHECK BACKFLOW PREVENTOR INSTALLED IN A VAULT MUST BE TESTABLE AND MAINTAINABLE FROM THE TOP POSITION.




## REDUCED PRESSURE BACKFLOW PREVENTER

NOTES:

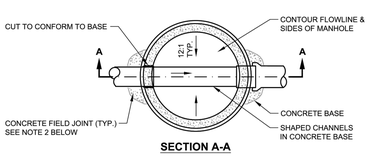
1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO -30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW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

LEHI CITY

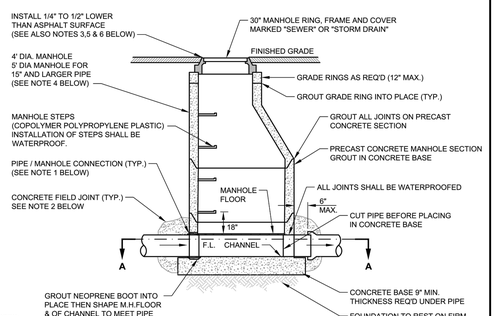
LEHI CITY STANDARD DETAIL

**BACKFLOW PREVENTION**

WT-13 DATE: JANUARY 2022




SECTION A-A




NOTES:

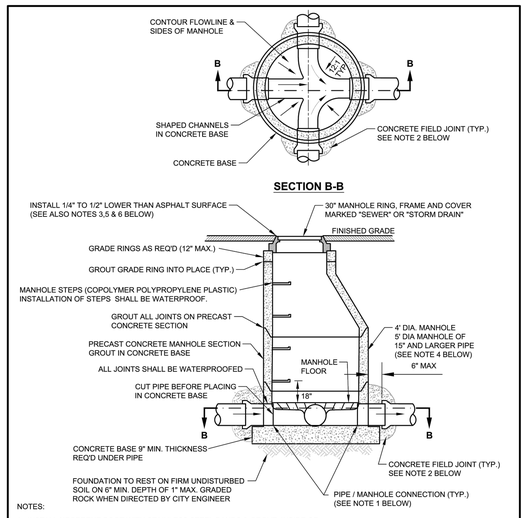
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE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

LEHI CITY

LEHI CITY STANDARD DETAIL

**LINE MANHOLE (SEWER & STORM DRAIN)**

SD-01 DATE: JANUARY 2022




SECTION B-B



NOTES:

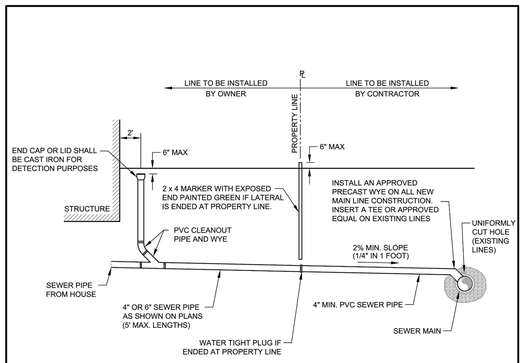
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE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

LEHI CITY

LEHI CITY STANDARD DETAIL

**JUNCTION MANHOLE (SEWER & STORM DRAIN)**

SD-02 DATE: JANUARY 2022




NOTES:

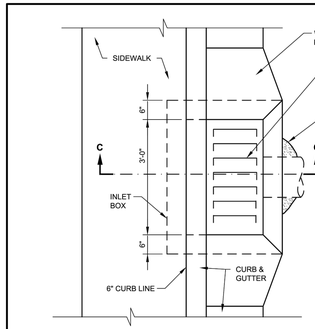
1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET
2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

LEHI CITY STANDARD DETAIL

**SEWER LATERAL**

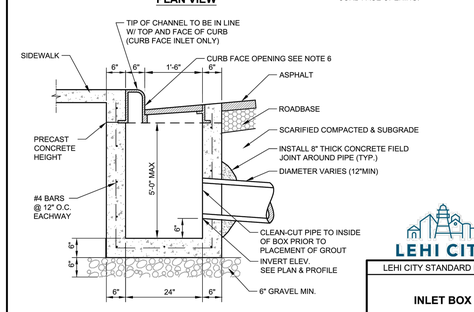
SD-05 DATE: JANUARY 2022




PLAN VIEW

NOTES:

1. ALL FRAMES AND GRATES TO BE GALVANIZED.
2. ALL GRATES TO BE BICYCLE SAFE.
3. COMBO BOX REQUIRED IF MORE THAN ONE PIPE IS TO BE LOCATED WITHIN INLET BOX, BOX DEPTH EXCEEDS 5', OR IF "SNOUTS" ARE REQUIRED TO MEET STORM WATER QUALITY REQUIREMENTS.
4. MANHOLE STEPS SHALL NOT BE PLACED WITHIN INLET BOXES.
5. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.




SECTION C

LEHI CITY

LEHI CITY STANDARD DETAIL

**INLET BOX**

SD-07 DATE: JANUARY 2022


ENSIGN
THE STANDARD IN ENGINEERING

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

**LAYTON**
Phone: 801.547.1100

**TOOELE**
Phone: 435.843.3590

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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

*CONTACT:*
BRANDON PARR
PHONE: 801-494-0150

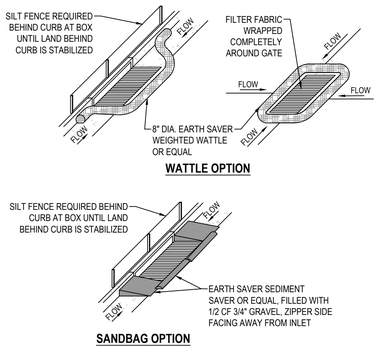

# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

**DETAILS**

| | |
|---|---|
| PROJECT NUMBER 8069T | PRINT DATE 6/7/22 |
| DRAWN BY C. OESTREICH | CHECKED BY M. BUDGE |
| PROJECT MANAGER B. MORRIS | |

**C-602**

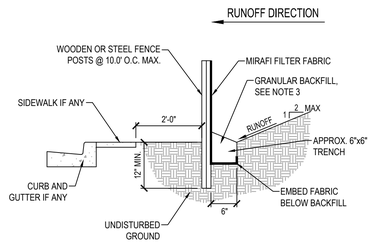



NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT. TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

## 1 SAG INLET PROTECTION

SCALE: NONE

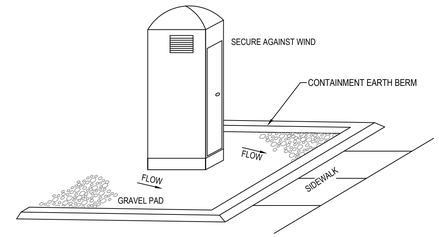



**NOTES:**

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

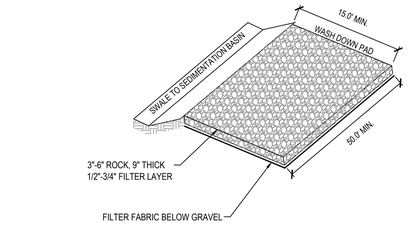
## 2 TEMPORARY SILT FENCE

SCALE: NONE




## 3 PORTABLE TOILET

SCALE: NONE

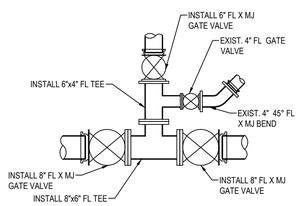



**NOTE:**

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

## 4 STABILIZED CONSTRUCTION ENTRANCE

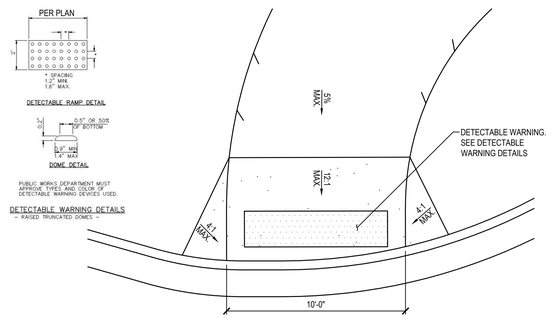
SCALE: NONE




**3700 WEST AND 1100 NORTH**

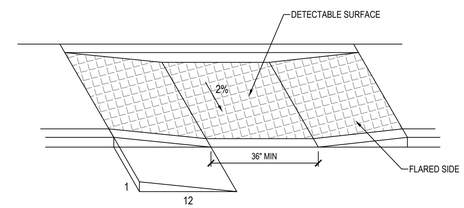
## 5 VALVE CLUSTER

SCALE: NONE



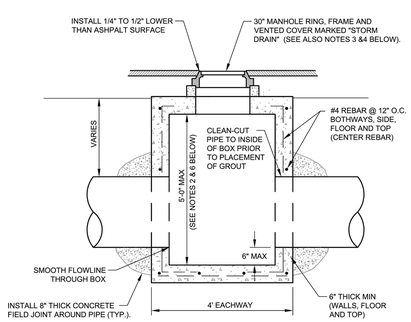

## 6 ADA RAMP

SCALE: NONE




## 7 ACCESIBLE RAMP (ONSITE)

SCALE: NONE




NOTES:

1. AN ENGINEERED PRECAST BOX MAY BE ALLOWED AS APPROVED BY THE CITY
2. FOR DEPTHS NOT TO EXCEED 5', OTHERWISE USE STANDARD LINE OR JUNCTION MANHOLE
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. (TWIST, ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. VENTED RING, COVER & BOX SHALL BE CAPABLE OF SUPPORTING TRAFFIC LOADS. RING & COVER MAY BE SUBSTITUTED WITH A GRATED LID WHEN OUTSIDE OF PAVED ROADWAY AREAS (AS APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR), BUT SHALL ALSO BE CAPABLE OF SUPPORTING TRAFFIC LOADS.
5. 3'X3' I.D. CLEANOUT BOX MAY BE REQUIRED IF MORE THAN ONE PIPE ENTERS / EXITS BOX.
6. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENT. CLEAN OUT BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDELINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHIND "SNOUT" HOODS.

LEHI CITY

LEHI CITY STANDARD DETAIL

**DRAIN CLEAN-OUT BOX**

**SD-06** DATE: JANUARY 2022


ENSIGN
THE STANDARD IN ENGINEERING

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

**LAYTON**
Phone: 801.547.1100

**TOOELE**
Phone: 435.843.3590

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
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**WWW.ENSIGNENG.COM**


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

# RIVER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
6/7/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

## DETAILS

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069T | 6/7/22 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M. BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**C-603**

# 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. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5
b. EC (electrical conductivity): < 2.0 mmhos per centimeter
c. SAR (sodium absorption ration): < 3.0
d. % OM (percent organic matter): >1%
e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.
b. Portland Cement (see concrete spec. below for type)
c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

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

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

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

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

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

# LANDSCAPE NOTES

INSTALLATION

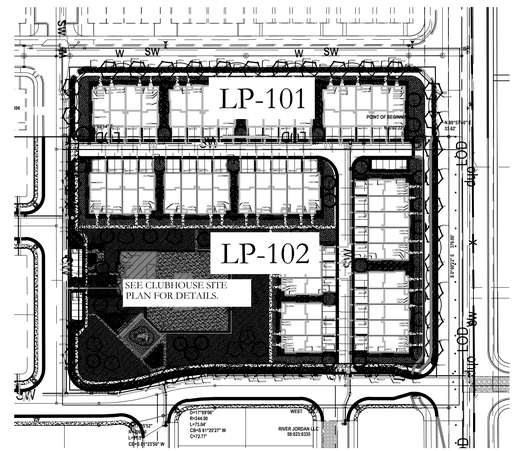
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER




# SHEET INDEX


LP-101

LP-102


# PLANT LEGEND

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | AR'R | 2 | Acer rubrum 'Redpointe' Redpointe Maple | 2" Cal |
| | AT'P | 68 | Acer truncatum x platanoides 'JFS-KW187' TM Urban Sunset Maple | 2" Cal |
| | GB'P | 45 | Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko | 2" Cal |
| | M'PR | 28 | Malus x 'Prairie Rose' Prairie Rose Crabapple | 2" Cal |
| | ULP | 81 | Ulmus parvifolia Lacebark Elm | 2" Cal |
| | ZS'M | 11 | Zelkova serrata 'Musashino' Sawleaf Zelkova | 2" Cal |
| | ZM | 12 | Zelkova serrata 'Musashino' Sawleaf Zelkova | 2" Cal |

| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CON'T |
|---|---|---|---|---|
| | BT'C | 64 | Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry | 5 gal |
| | CS'K | 60 | Cornus sericea 'Kelseyi' Kelseyi Dogwood | 5 gal |
| | EA'C | 29 | Euonymus alatus 'Compactus' Compact Burning Bush | 5 gal |
| | JS'B | 68 | Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper | 5 gal |
| | PO'S | 25 | Physocarpus opulifolius 'Seward' TM Summer Wine Seward Ninebark | 5 gal |
| | RF'R | 2 | Rhamnus frangula 'Fine Line' Fine Line Buckthorn | 5 gal |
| | SJ'W | 88 | Spiraea japonica 'Walbuma' Magic Carpet Spirea | 5 gal |
| | VO'N | 470 | Viburnum opulus 'Nanum' Dwarf European Viburnum | 5 gal |

| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | Rf'r | 36 | Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn | 5 gal |
| | Ra'g | 192 | Ribes odoratum Golden Currant | 5 gal |

| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | BS'S | 548 | Buxus sempervirens 'Suffruticosa' Suffruticosa Common Boxwood | 5 gal |

| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | CA'K | 939 | Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass | 1 gal |
| | MS'M | 12 | Miscanthus sinensis 'Morning Light' Eulalia Grass | 1 gal |
| | PV'S | 345 | Panicum virgatum 'Shenandoah' Shenandoah Switch Grass | 1 gal |
| | PA'H | 99 | Pennisetum alopecuroides 'Hameln' Hamcln Fountain Grass | 1 gal |

# SITE MATERIALS LEGEND

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 1-01 | SODDED LAWN AREA<br>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.<br>ALL LAWN AREAS SHALL BE IRRIGATED WITH 125% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. | 144,207 sf |
| 1-02 | WOOD MULCH<br>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.<br>ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. ONLY CHOCOLATE BROWN BARK MULCH LANDSCAPE CONTRACTOR CAN USE A DIFFERENT MANUFACTURER AND VARIETY. ALL BARK MULCH IN ENTIRE DEVELOPMENT MUST BE THE SAME IN ALL PHASES.<br>SAMPLES ARE REQUIRED TO BE SUBMITTED TO PROJECT MANAGER, EDGE HOMES. ALL MULCH MUST BE APPROVED PRIOR TO INSTALLATIONS. | 540 sf |
| 1-03 | LARGE SIZE DECORATIVE ROCK AREAS:<br>LARGE SIZE DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4"). TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.<br>ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.<br>ONLY 2"-4" DIAMETER ROCK LANDSCAPE CONTRACTOR CAN USE A DIFFERENT MANUFACTURER AND VARIETY. THESE MUST BE 2"-4" DIAMETER NO LARGER AND GRAY IN COLOR. ALL STONE IN ENTIRE DEVELOPMENT MUST BE THE SAME IN ALL PHASES.<br>SAMPLES ARE REQUIRED TO BE SUBMITTED TO PROJECT MANAGER, EDGE HOMES. ALL ROCK MUST BE APPROVED PRIOR TO INSTALLATIONS. | 43,034 sf |
| 1-05 | SMALL SIZE DECORATIVE ROCK AREAS:<br>SMALL SIZE DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH THREE QUARTER INCH (3/4") COTTONWOOD FRACTURED STONE GRAVEL ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF THREE INCHES (3") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.<br>ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.<br>ONLY 3/4" DIAMETER ROCK LANDSCAPE CONTRACTOR CAN USE A DIFFERENT MANUFACTURER AND VARIETY. THESE MUST BE 3/4" DIAMETER NO LARGER AND MATCH COTTONWOOD FRACTURED STONE ROCK IN COLOR. ALL STONE IN ENTIRE DEVELOPMENT MUST BE THE SAME IN ALL PHASES.<br>SAMPLES ARE REQUIRED TO BE SUBMITTED TO PROJECT MANAGER, EDGE HOMES. ALL ROCK MUST BE APPROVED PRIOR TO INSTALLATIONS. | 43,034 sf |
| 1-13 | PLAYGROUND SURFACE. SOF FALL ENGINEERED WOOD. | 173.33 cy |

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 6/7/2022 | UT21146 |

| NO. | REVISION | DATE |
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PLAN INFORMATION

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

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

PROJECT INFORMATION

# RIVER POINT: PH 1
## LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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

LANDSCAPE ARCHITECT / PLANNER


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


LICENSE STAMP

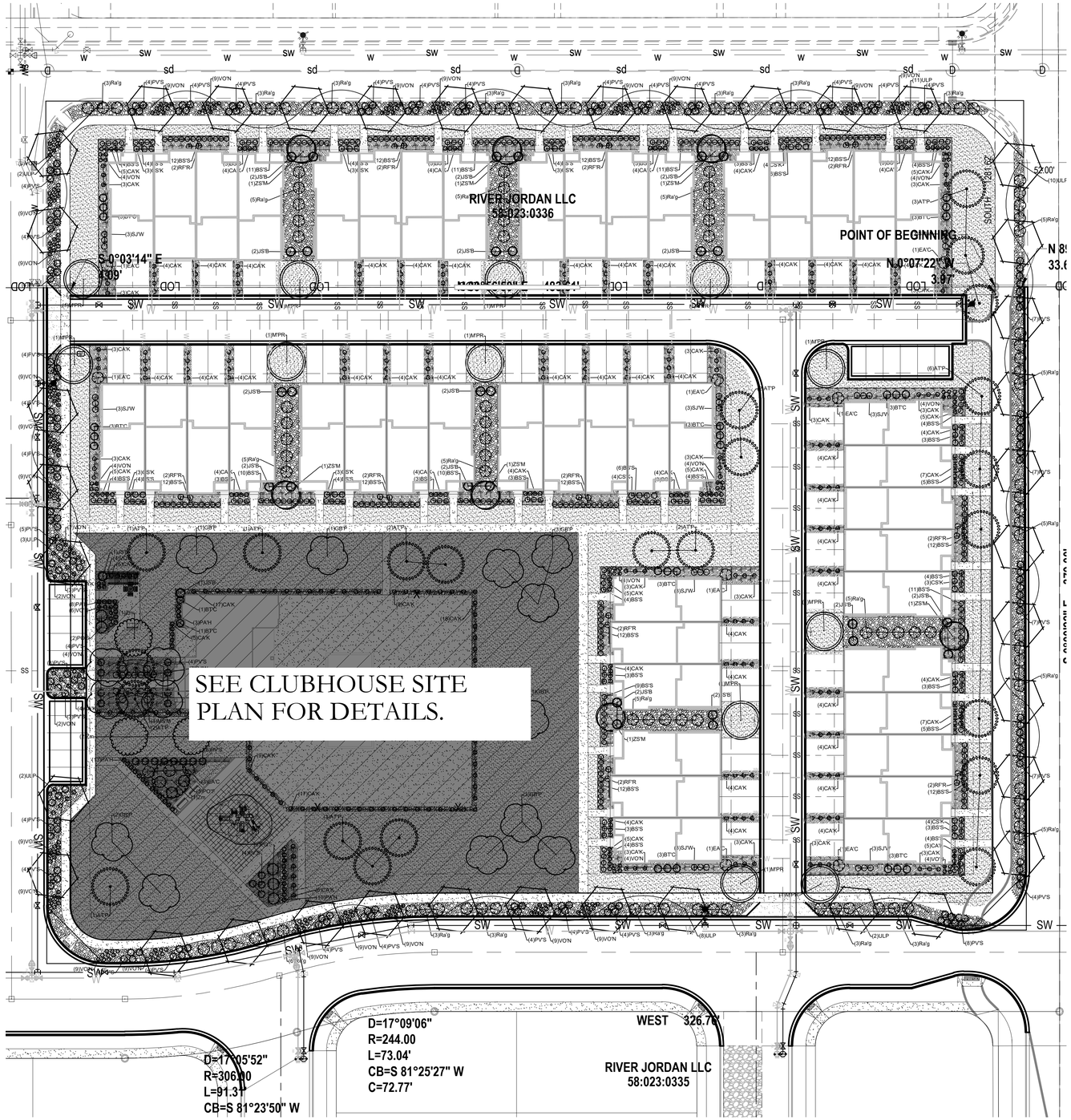
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8/28/12 - 5301 06/07/2022 STATE OF UTAH

DRAWING INFO

| | |
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | JMA |
| PLOT DATE: | 6/7/2022 |

LANDSCAPE PLAN COVER

LP-100




## PLANT LEGEND

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | AR'R | 2 | Acer rubrum 'Redpointe'<br>Redpointe Maple | 2" Cal |
| | AT'P | 68 | Acer truncatum x platanoides 'JFS-KW187' TM<br>Urban Sunset Maple | 2" Cal |
| | GB'P | 45 | Ginkgo biloba 'Princeton Sentry'<br>Princeton Sentry Gingko | 2" Cal |
| | M'PR | 28 | Malus x 'Prairie Rose'<br>Prairie Rose Crabapple | 2" Cal |
| | ULP | 81 | Ulmus parvifolia<br>Lacebark Elm | 2" Cal |
| | ZS'M | 11 | Zelkova serrata 'Musashino'<br>Sawleaf Zelkova | 2" Cal |
| | ZM | 12 | Zelkova serrata 'Musashino'<br>Sawleaf Zelkova | 2" Cal |

| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | BT'C | 64 | Berberis thunbergii 'Crimson Pygmy'<br>Crimson Pygmy Barberry | 5 gal |
| | CS'K | 60 | Cornus sericea 'Kelseyi'<br>Kelseyi Dogwood | 5 gal |
| | EA'C | 29 | Euonymus alatus 'Compactus'<br>Compact Burning Bush | 5 gal |
| | JS'B | 68 | Juniperus Scopulorum 'Blue Arrow'<br>Blue Arrow Juniper | 5 gal |
| | PO'S | 25 | Physocarpus opulifolius 'Seward' TM<br>Summer Wine Seward Ninebark | 5 gal |
| | RF'R | 2 | Rhamnus frangula 'Fine Line'<br>Fine Line Buckthorn | 5 gal |
| | SJ'W | 88 | Spiraea japonica 'Walbuma'<br>Magic Carpet Spirea | 5 gal |
| | VO'N | 470 | Viburnum opulus 'Nanum'<br>Dwarf European Viburnum | 5 gal |

| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | Rf'r | 36 | Rhamnus frangula 'Ron Williams' Fine Line<br>Fine Line Buckthorn | 5 gal |
| | Ra'g | 192 | Ribes odoratum<br>Golden Currant | 5 gal |

| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | BS'S | 548 | Buxus sempervirens 'Suffruticosa'<br>Suffruticosa Common Boxwood | 5 gal |

| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---|---|---|---|---|
| | CA'K | 939 | Calamagrostis x acutiflora 'Karl Foerster'<br>Feather Reed Grass | 1 gal |
| | MS'M | 12 | Miscanthus sinensis 'Morning Light'<br>Eulalia Grass | 1 gal |
| | PV'S | 345 | Panicum virgatum 'Shenandoah'<br>Shenandoah Switch Grass | 1 gal |
| | PA'H | 99 | Pennisetum alopecuroides 'Hameln'<br>Hameln Fountain Grass | 1 gal |

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| 6/7/2022 | UT21146 |

| NO. | REVISION | DATE |
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PLAN INFORMATION

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

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

# RIVER POINT: PH 1
## LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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

LANDSCAPE ARCHITECT / PLANNER

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

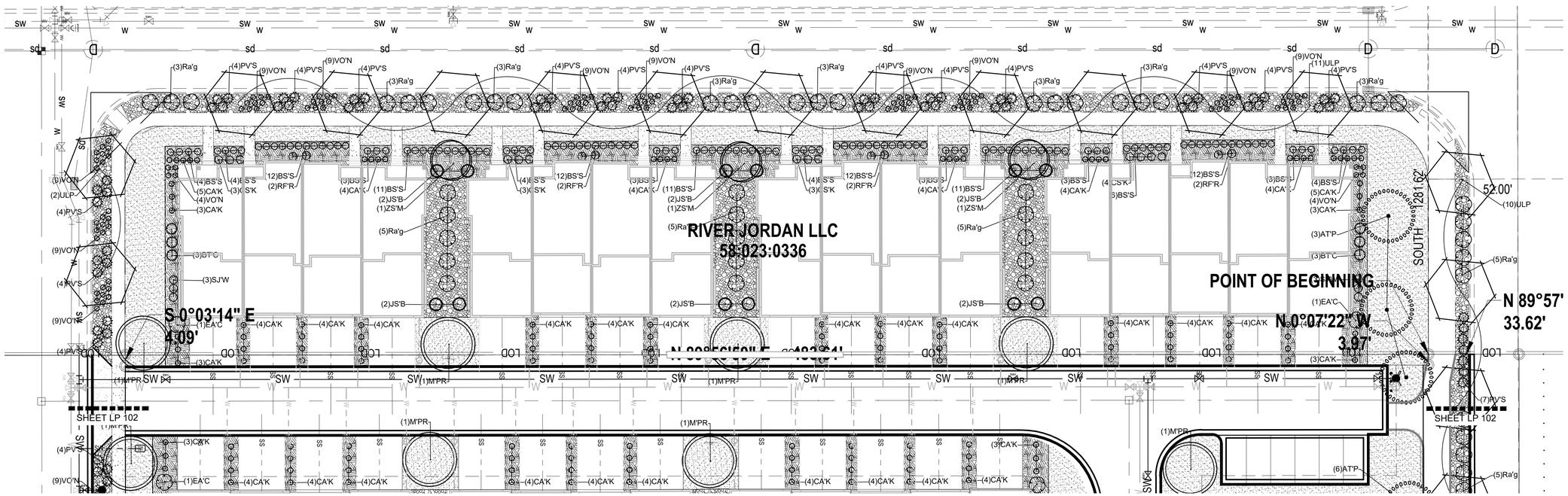
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128127-5301 06/07/2022 STATE OF UTAH

| DRAWING INFO | |
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | JMA |
| PLOT DATE: | 6/7/2022 |

LANDSCAPE PLAN OVERA

LP-O

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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

# RIVER POINT: PH 1
## LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ALAN NORTH
8128121-5301
06/07/2022
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

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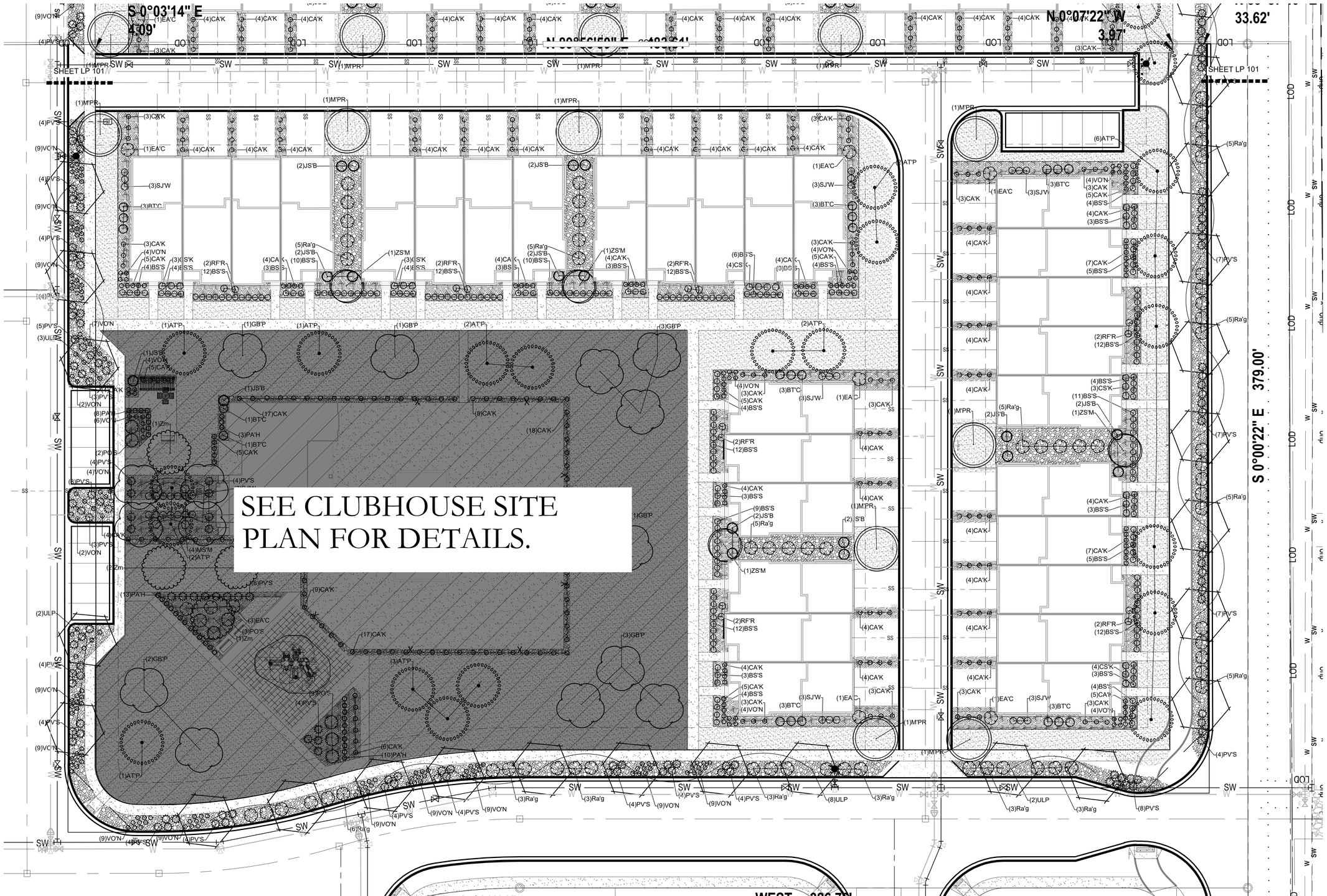
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | JMA |
| PLOT DATE: | 6/7/2022 |

LANDSCAPE PLAN

LP-101




| ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION | PROJECT INFORMATION | DEVELOPER / PROPERTY OWNER / CLIENT | LANDSCAPE ARCHITECT / PLANNER | LICENSE STAMP | DRAWING INFO |
|---|---|---|---|---|---|---|---|
| 6/7/2022 | UT21146 | | | | | | |

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N

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

# RIVER POINT: PH 1
## LEHI, UTAH

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

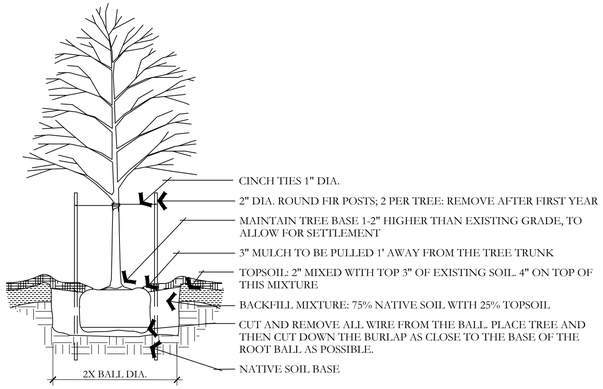
PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT
JEREMY ARNSWORTH
8128121-5301
06/07/2022
ELECTRONIC SEAL
STATE OF UTAH

LANDSCAPE PLAN

| DRAWING INFO | |
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | JMA |
| PLOT DATE: | 6/7/2022 |

LP-102




## A DECIDUOUS TREE PLANTING

NOT TO SCALE

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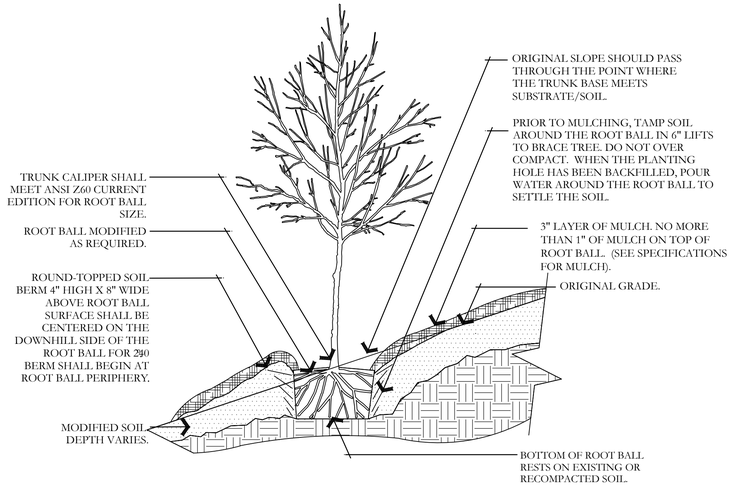
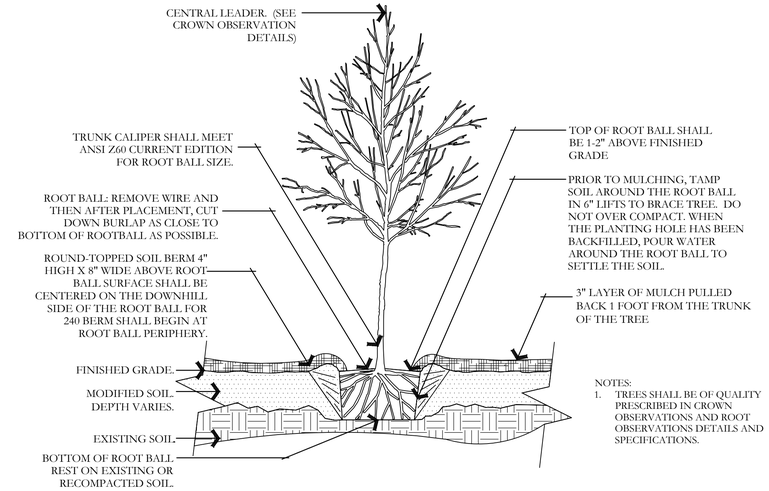



## B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

PKJ DESIGN GROUP

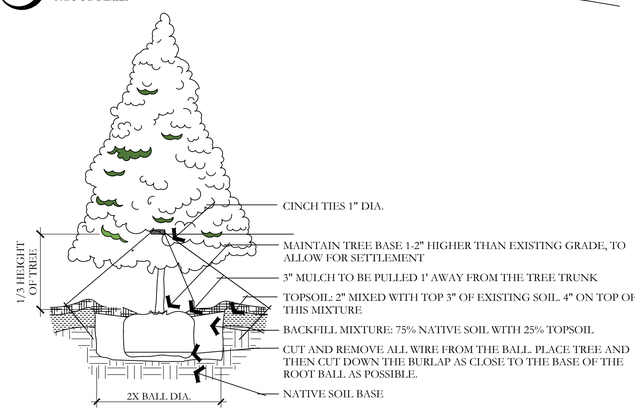



NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

## C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

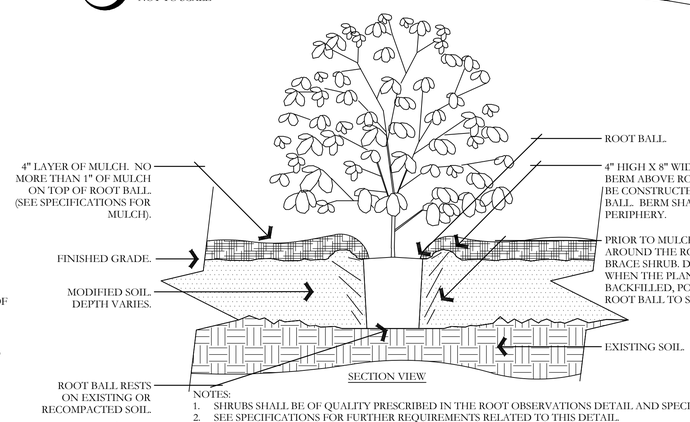
PKJ DESIGN GROUP




## D EVERGREEN TREE PLANTING

NOT TO SCALE

PKJ DESIGN GROUP

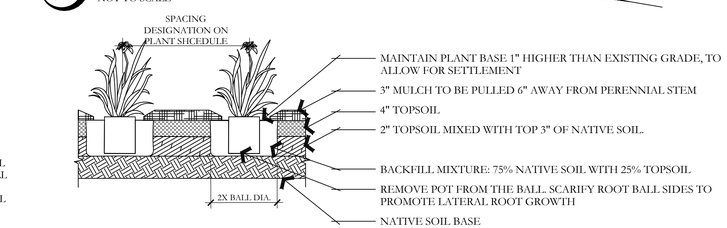



NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

## E SHRUB - MODIFIED SOIL

NOT TO SCALE

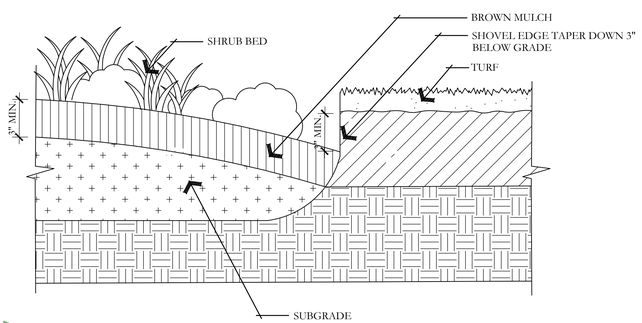
PKJ DESIGN GROUP




## F PERENNIAL PLANTING

NOT TO SCALE

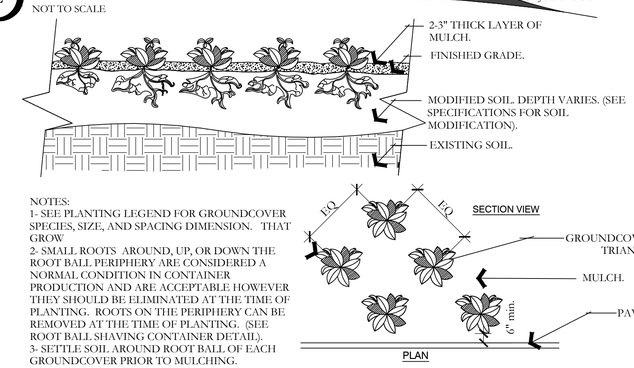
PKJ DESIGN GROUP




## D CUT EDGE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

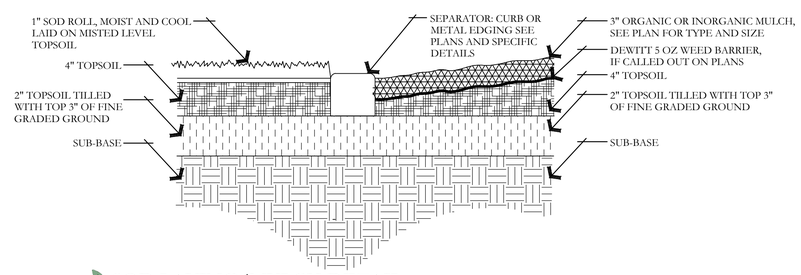



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE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

## H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

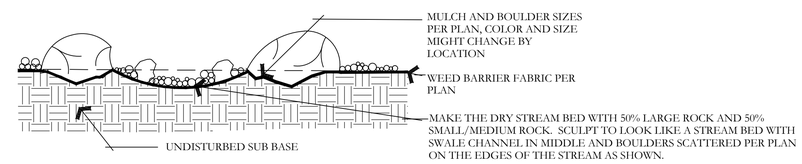
PKJ DESIGN GROUP




## I SOD LAYING/MULCH DETAIL

NOT TO SCALE

PKJ DESIGN GROUP




## J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

| ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION |
|---|---|---|
| 6/7/2022 | UT21146 | |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
| 2 | | |
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PROJECT INFORMATION

# RIVER POINT: PH 1
## LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
06/07/2022
LICENSE SEAL
STATE OF UTAH

| DRAWING INFO | |
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | JMA |
| PLOT DATE: | 6/7/2022 |

LANDSCAPE DETAILS

LP-501

# RIVER POINT

## LEHI, UTAH

## IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

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

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

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

1.3 DEFINITIONS

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

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

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

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

1.4 REFERENCES

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

a. ASTM-American Society for Testing and Materials

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

1.5 SUBMITTALS

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

B. Operation and Maintenance Manual:

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

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

ii. Parts list for each operating element of the system

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

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

b. Project Record Copy

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

ii. Completed Project As-Built Drawings

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

1.6 QUALITY ASSURANCE

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

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

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

D. Workmanship and Materials:

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

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

E. Contractor Qualifications:

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

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

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

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

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

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

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

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

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

1.7 DELIVERY-STORAGE-HANDLING

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

1.8 SEQUENCING

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

1.9 WARRANTY

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

1.10 OWNER'S INSTRUCTION

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

1.11 MAINTENANCE

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

a. Two quick coupler keys with hose swivels.

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

B. Provide the following services:

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

PART 2 - PRODUCTS

2.1 GENERAL NOTES

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

2.2 POINT OF CONNECTION

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

2.3 CONNECTION ASSEMBLY

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

2.4 CONTROL SYSTEM

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

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

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be Sj 40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

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

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

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

2.9 MANIFOLDS

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

2.10 REMOTE CONTROL VALVES

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

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

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

2.14 Spray Sprinklers

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

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Palling 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 VTI-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

**90 Day Establishment Period Irrigation Schedule (April, May, June)**

| | Type | Sun | Mon | Tues | Wed | Thurs | Fri | Sat | Operating Pressure |
|---|---|---|---|---|---|---|---|---|---|
| Turf | Turf | 15 min | 15 min | 15 min | 15 min | 15 min | 15 min | 15 min | 30 psi |
| Shrubs | Shrubs | 25 min | 0 | 25 min | 0 | 25 min | 0 | 25 min | 40 psi |

Note: Begin irrigation 4:00 am, only 1 cycle per day.

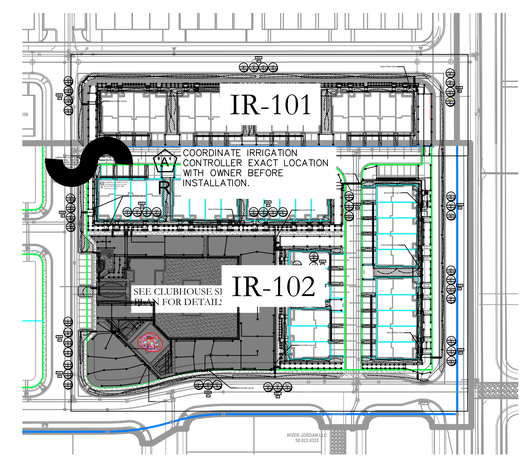
**Regular Irrigation Schedule (see Seasonal Differential Chart)**

| | Type | Sun | Mon | Tues | Wed | Thurs | Fri | Sat | Operating Pressure |
|---|---|---|---|---|---|---|---|---|---|
| Turf | Turf | 15 min | 15 min | | 15 min | | 15 min | | 30 psi |
| Shrubs | Shrubs | 45 min | | 45 min | | 45 min | | 45 min | 40 psi |

Note: Begin irrigation 4:00 am, only 1 cycle per day.

**Seasonal Differential**

| | April | May | June | July | August | Sept. | October |
|---|---|---|---|---|---|---|---|
| Turf | 10 min | 10 min | 15 min | 15 min | 15 min | 10 min | 10 min |
| Shrubs | 30 min | 30 min | 45 min | 45 min | 45 min | 30 min | 30 min |




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

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 6/7/2022 | UT21146 |

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

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

N

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

PROJECT INFORMATION

RIVER POINT: PH 1
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

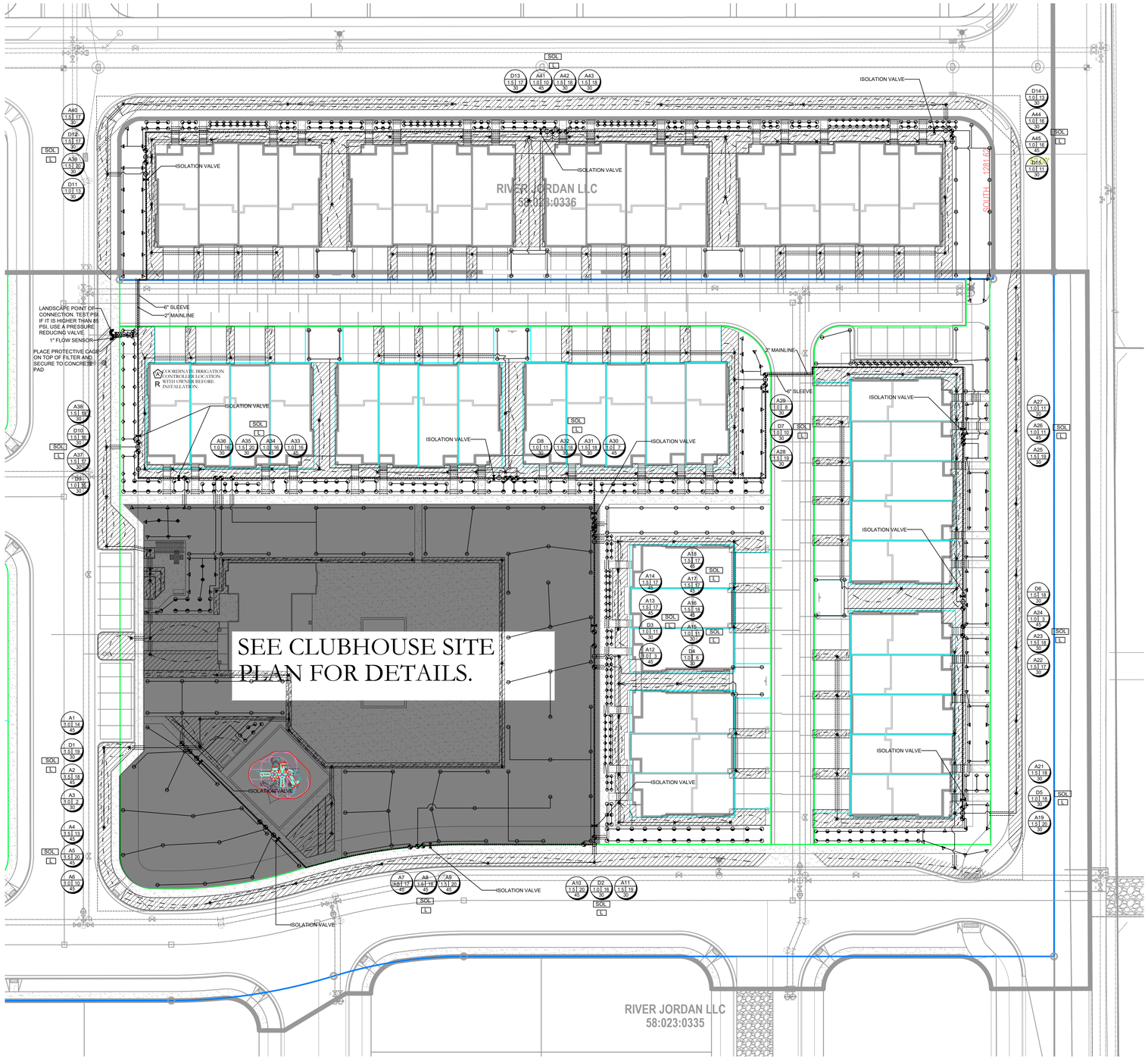
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8132812-5301
06/07/2022
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 6/7/2022

IRRIGATION PLAN COVER

IR-100




## IRRIGATION LEGEND

| SYMBOL | MANUFACTURER-MODEL NUMBER |
|---|---|
| | RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI |
| | RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI |
| | RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI |
| | RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI |
| | RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI |
| | RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI |
| | RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI |
| | RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI |
| | RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI |
| | POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE |
| A | CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION. |
| R | RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE |
| | ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC. |
| | 2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (150 MICRON) |
| M | MASTER VALVE |
| F | FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS) |
| QR | QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. |
| SOL | SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC. |
| L | LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM.) |
| | REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL. |
| | DRIP CONTROL ZONE KIT: RAINBIRD XCZ1001IVM- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN) |
| | MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER |
| | LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART |
| | DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS |
| | DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT |
| | CLASS 200 SLEEVE PER PLAN |
| NO SYMBOL | WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM<br>14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN |

## DRIP ZONE

| TYPE | PART NUMBER | EMITTER FLOW | SPACING | MAX. LATERAL LENGTH |
|---|---|---|---|---|
| XF SERIES | XFS-09-18 WITH COPPER SHEILD | .9 GPH | 18" | 400 FT |
| TOTAL DRIP ZONE FLOW | | 20 GPM | *EACH ZONE NOT TO EXCEED 20 GPM | |
| NUMBER OF FLUSH POINTS | | 2 | DRIP ZONE TO APPLY 1/4" OF WATER | |
| *ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS | | | | |
| *NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN | | | | |

## IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

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

### VALVE ID TAG

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

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

| ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION | PROJECT INFORMATION | DEVELOPER / PROPERTY OWNER / CLIENT | LANDSCAPE ARCHITECT / PLANNER | LICENSE STAMP | DRAWING INFO |
|---|---|---|---|---|---|---|---|
| 6/7/2022 | UT21146 | | | | | | |

| NO. | REVISION | DATE |
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| 1 | XXXX | XX-XX-XX |
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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

# RIVER POINT: PH 1
## LEHI, UTAH

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

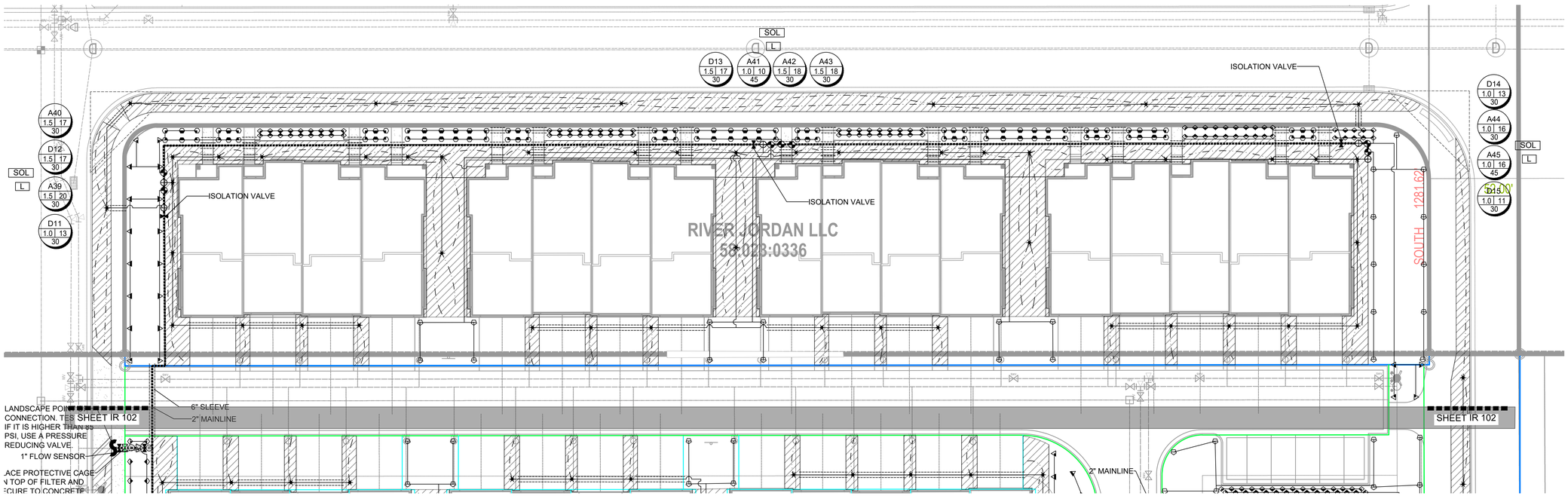
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
5128127-5301
06/07/2022
UTAH
STATE OF UTAH

| DRAWING INFO | |
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | JMA |
| PLOT DATE: | 6/7/2022 |

IRRIGATION PLAN OVERALL

IR-O

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| 1 | XXXX | XX-XX-XX |
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| 7 | | |

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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N

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

PROJECT INFORMATION

# RIVER POINT: PH 1
## LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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LANDSCAPE ARCHITECT / PLANNER

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www.pkjdesigngroup.com

LICENSE STAMP

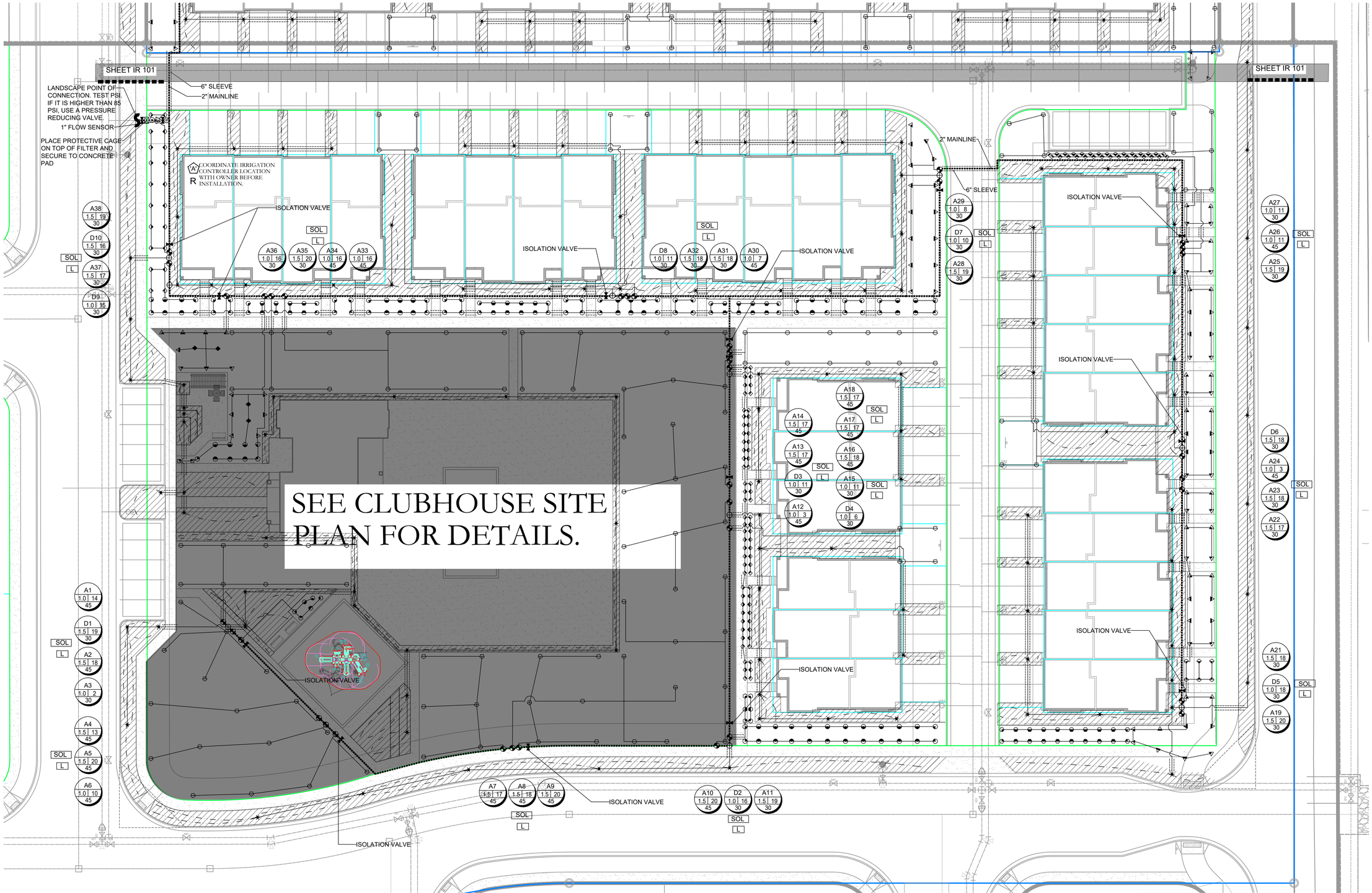
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
06/07/2022
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

| | |
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | JMA |
| PLOT DATE: | 6/7/2022 |

IRRIGATION PLAN

IR-101




| ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION | PROJECT INFORMATION | DEVELOPER / PROPERTY OWNER / CLIENT | LANDSCAPE ARCHITECT / PLANNER | LICENSE STAMP | DRAWING INFO |
|---|---|---|---|---|---|---|---|
| 6/7/2022 | UT21146 | | | | | | PM: JTA |
| | | | | | | | DRAWN: ACP |
| | | | | | | | CHECKED: JMA |
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

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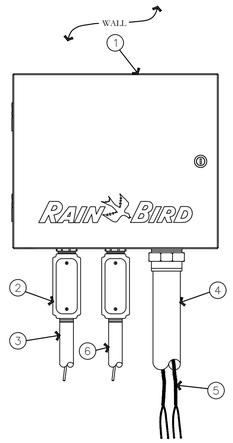
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 06/07/2022 ELECTRONIC SEAL STATE OF UTAH

IRRIGATION PLAN

IR-102



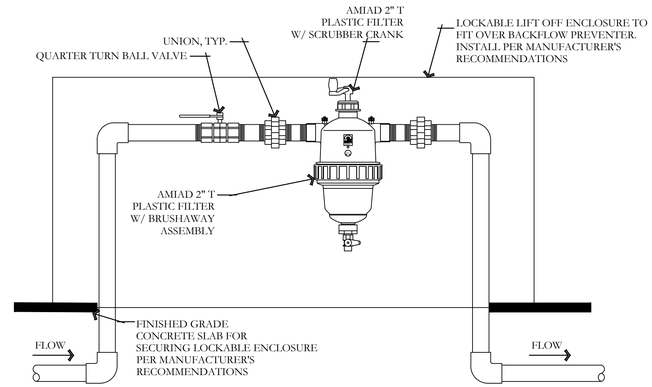

1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE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

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

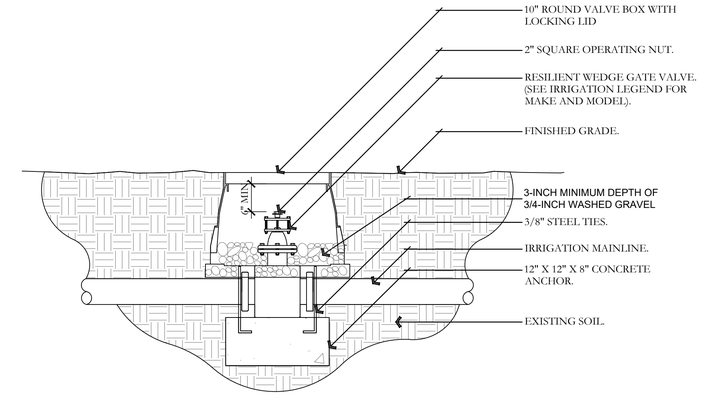
KEY SPECIFICATIONS

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

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

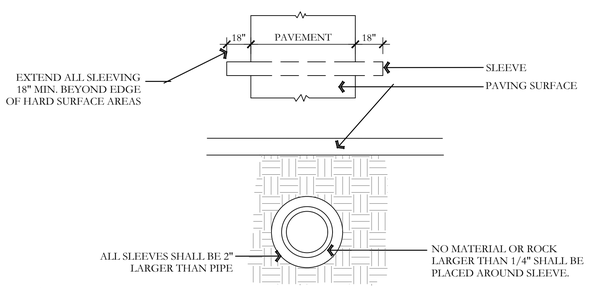



## B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
NOT TO SCALE
PKJ DESIGN GROUP

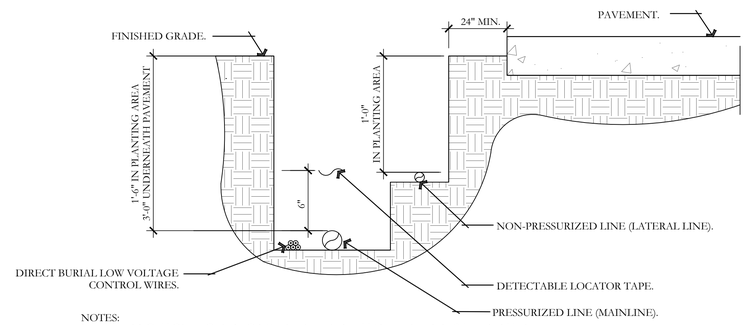



NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

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

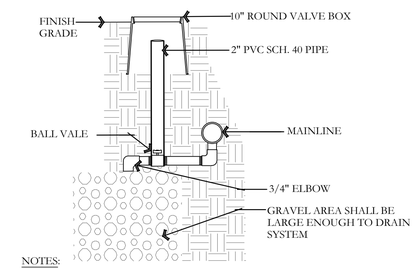



## D TYPICAL SLEEVING DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



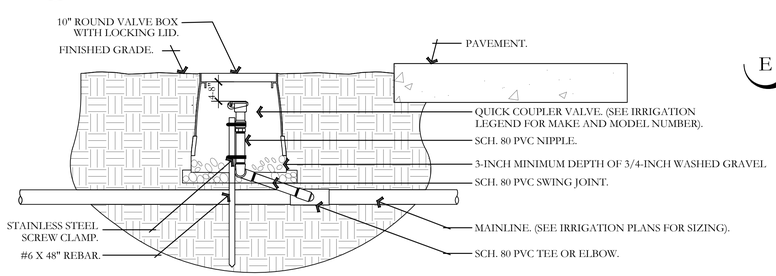

NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED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

## E IRRIGATION TRENCHING DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



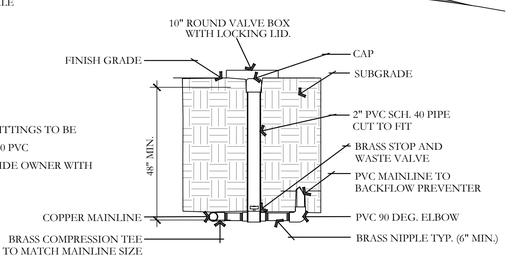

NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

## F MANUAL DRAIN DETAIL
NOT TO SCALE
PKJ DESIGN GROUP




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

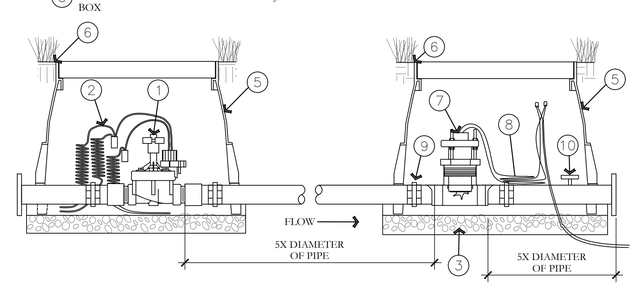
## G QUICK COUPLER DETAIL
NOT TO SCALE
PKJ DESIGN GROUP




NOTES:
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

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE




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

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 6/7/2022 | UT21146 |

| NO. | REVISION | DATE |
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PLAN INFORMATION

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1-800-662-4111
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PROJECT INFORMATION

# RIVER POINT: PH 1
## LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

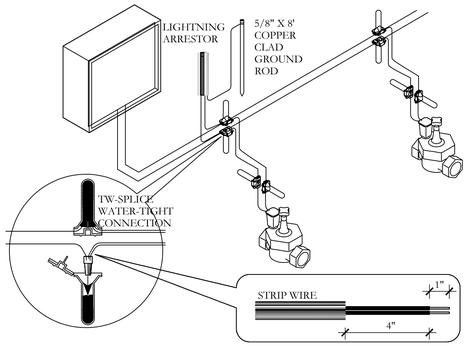
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128127-5301
06/07/2022
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

| | |
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | JMA |
| PLOT DATE: | 6/7/2022 |

IRRIGATION DETAILS

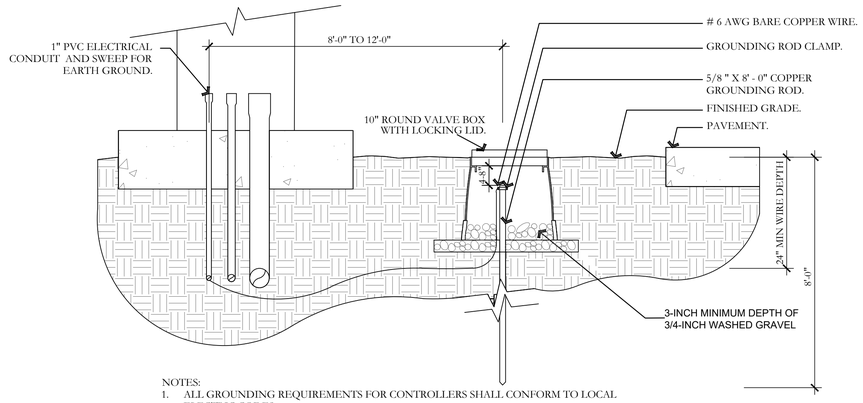
IR-501




## J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

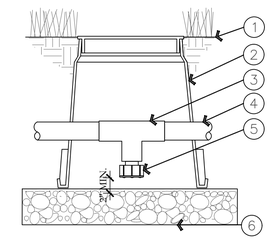



NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE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

## K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

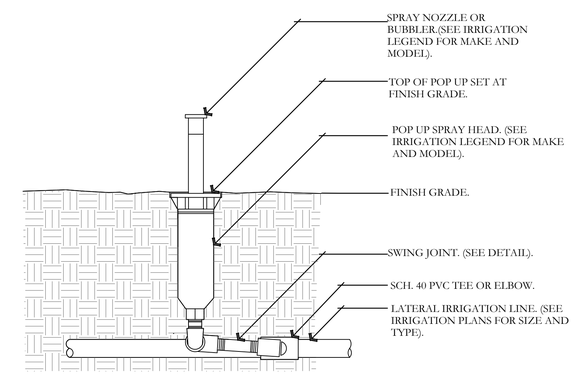



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

## L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

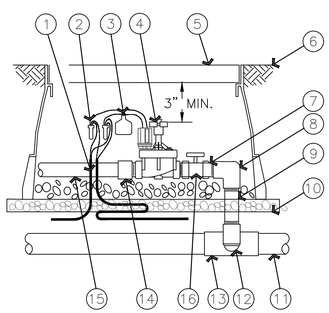



NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

## O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

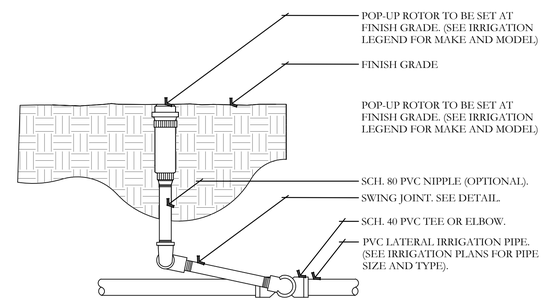



1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

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

NOT TO SCALE

PKJ DESIGN GROUP




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

## N ROTOR HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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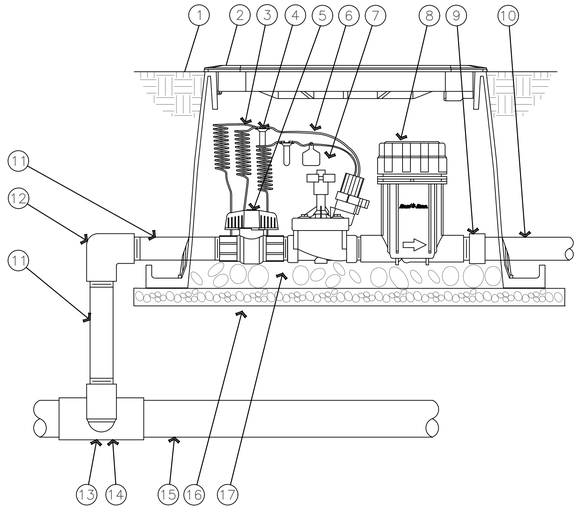
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDWORTH
8128121-5301
06/07/2022
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

| | |
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | JMA |
| PLOT DATE: | 6/7/2022 |

IRRIGATION DETAILS

IR-502

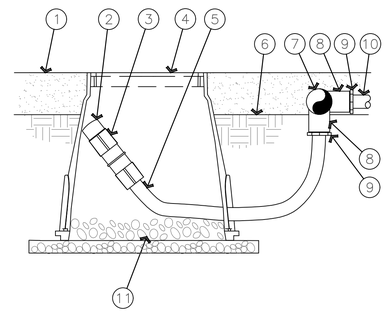



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

## P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



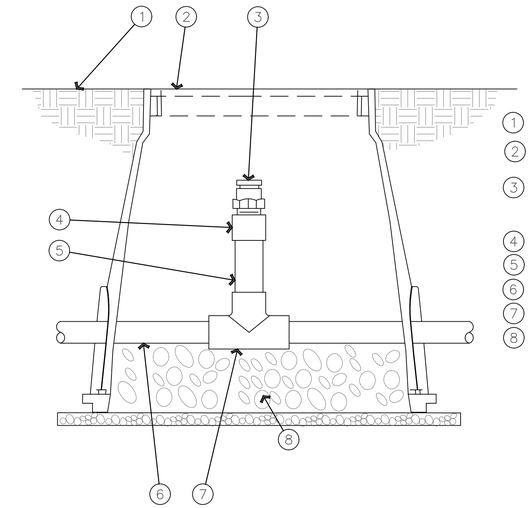

1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE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

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

## Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

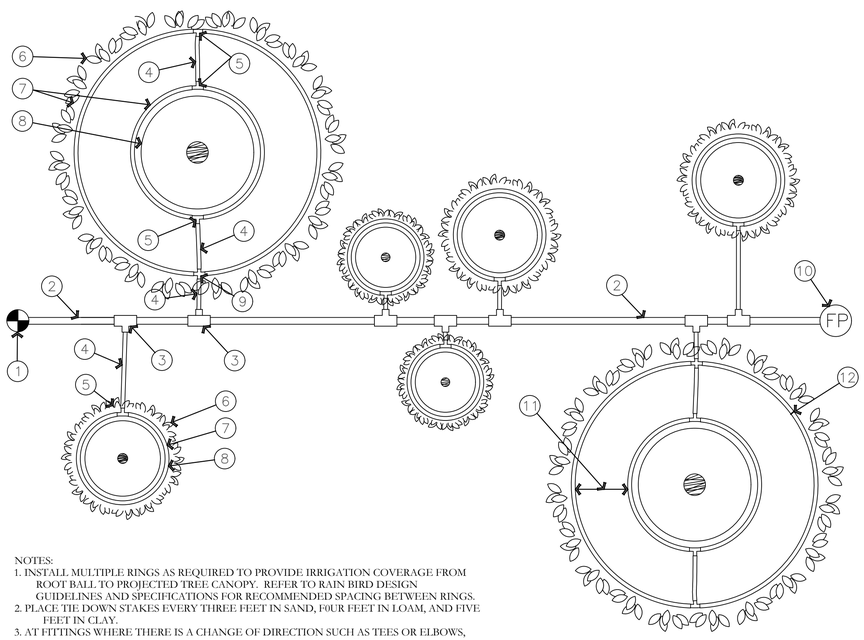



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

## R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP




1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, F0UR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

## S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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06/07/2022
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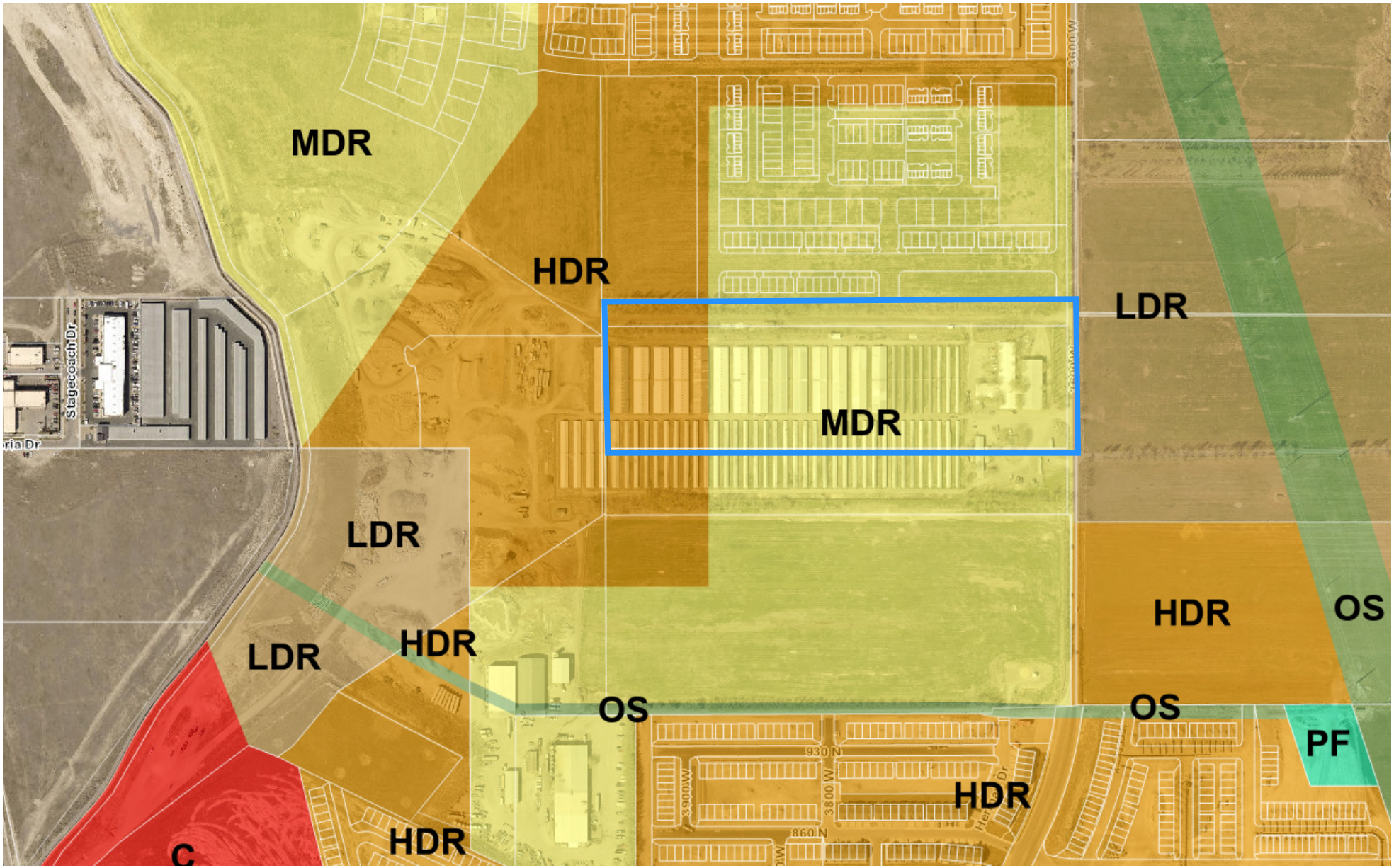
DRAWING INFO

| | |
|---|---|
| PM: | JTA |
| DRAWN: | ACP |
| CHECKED: | JMA |
| PLOT DATE: | 6/7/2022 |

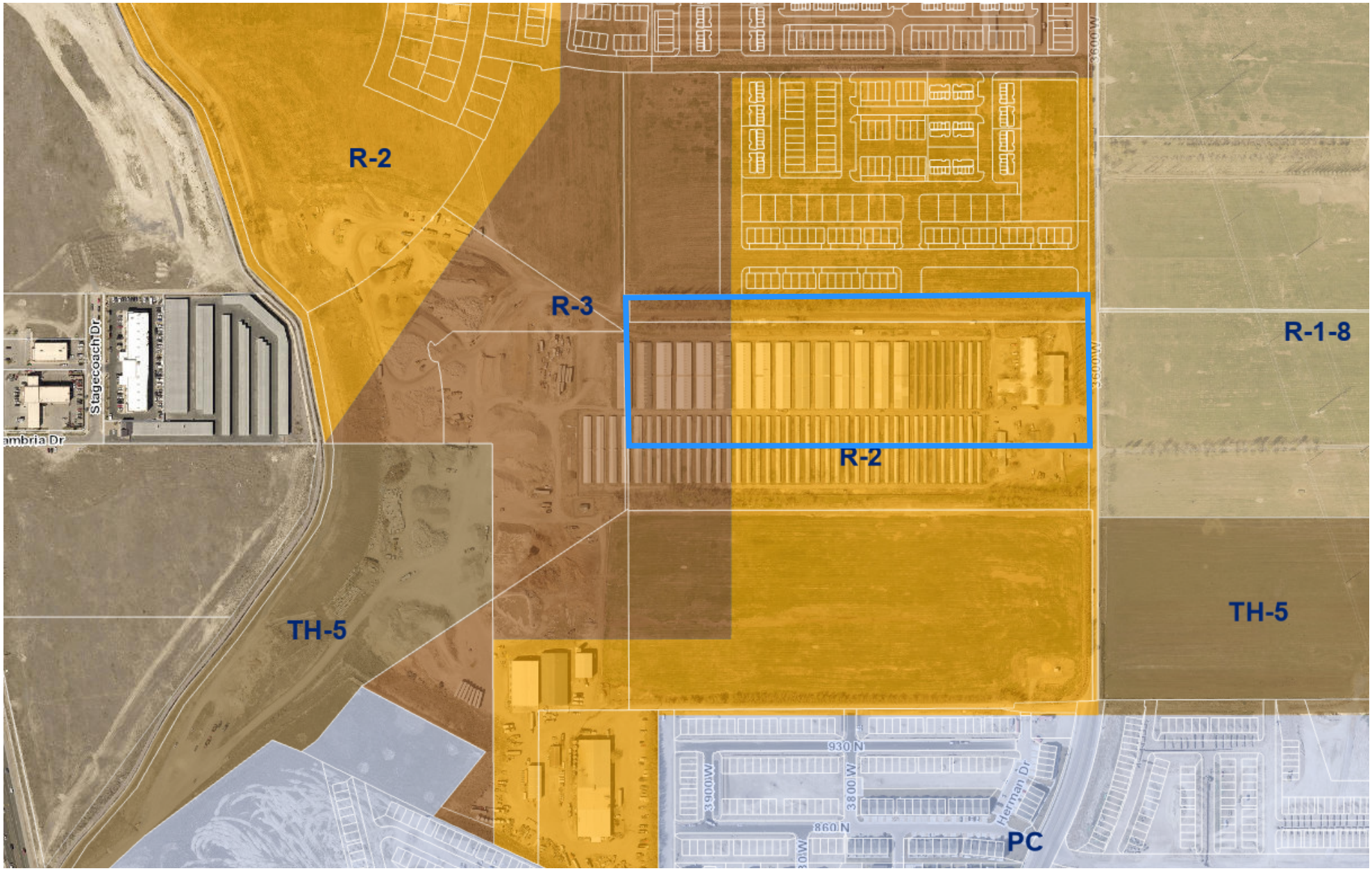
IRRIGATION DETAILS

IR-503

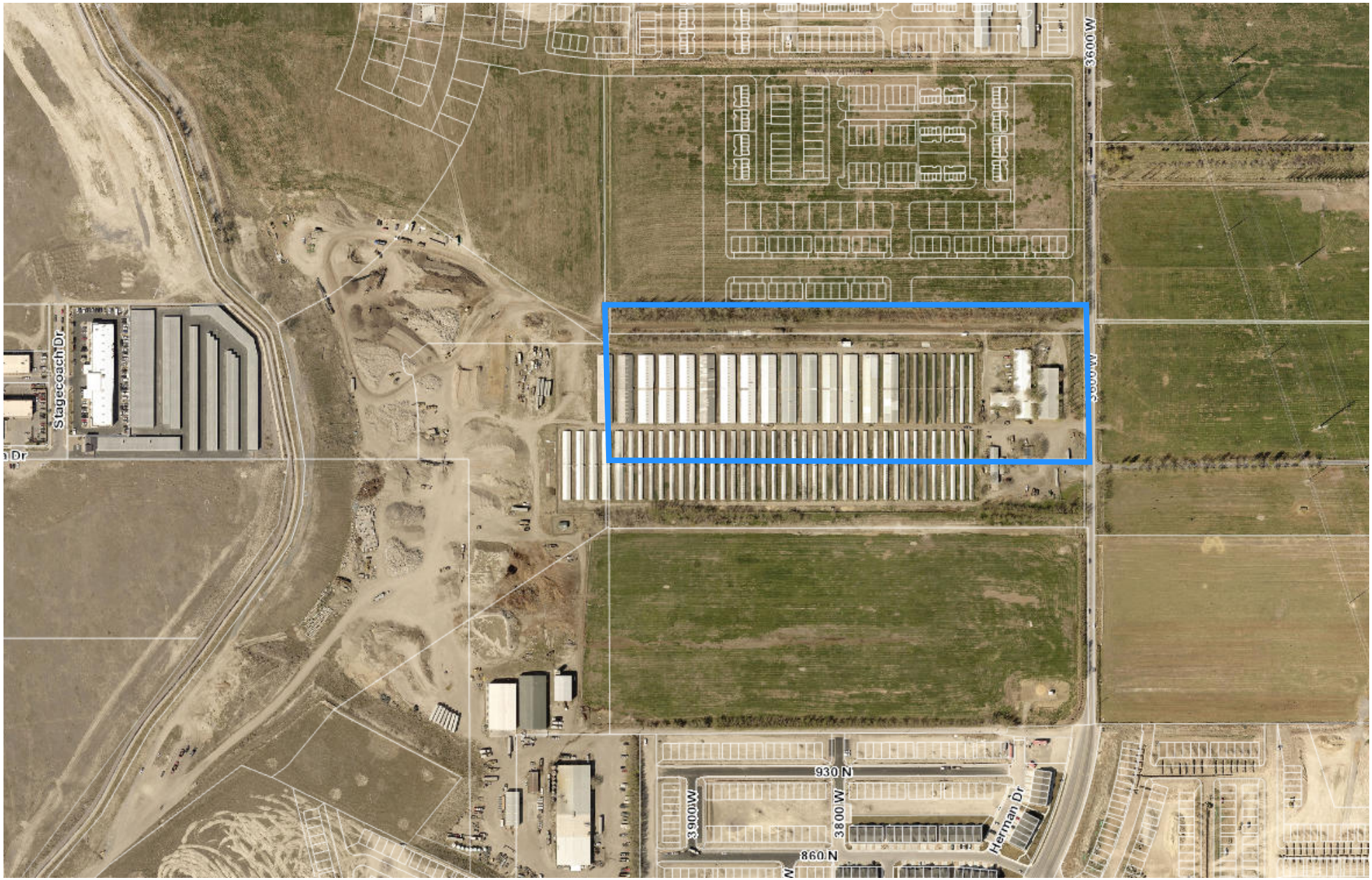
# River Point Phase 1 Final Subdivision General Plan



# River Point Phase 1 Final Subdivision Zone



# River Point Phase 1 Final Subdivision
## Aerial



**Agenda Item No: 16**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Final subdivision approval for the Lehi Holbrook Church Subdivision, a one-lot commercial subdivision located at approximately 4001 West Waterbury Drive.

**Suggested Action:**

**Attachments:**

CC Staff Report Lehi Holbrook Church Subdivision 07.12.22.docx

Holbrook Church Subdivision DRC 06.22.22.docx

Lehi Holbrook Church Subdivision - 06.22.22 - plat.pdf

Lehi Holbrook Church Subdivision Map - general plan.pdf

Lehi Holbrook Church Subdivision Map - zone.pdf

Lehi Holbrook Church Subdivision Map - aerial.pdf

# LEHI HOLBROOK CHURCH SUBDIVISION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Mike Davey | | |
| **Meeting Date** | July 12, 2022 | | |
| **Requested Action/Purpose** | Approval of a final subdivision | | |
| **Location** | 4001 West Waterbury Drive | | |
| **Existing Land Use** | Undeveloped/Agricultural | | |
| **Existing Zoning** | C (Commercial) | | |
| **General Plan Land Use Designation** | C-H (Heavy Commercial) | | |
| **Number of Lots/Units** | 1 | | |
| **Adjacent Zoning and Land Use** | *North* | PC | Residential |
| | *South* | C-H | Undeveloped |
| | *East* | P-C | Utah Military Academy |
| | *West* | P-C | Residential |
| **Date of DRC Review** | June 22, 2022 | | |
| **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.

## REPORT ANALYSIS

The applicant is requesting approval of the Lehi Holbrook Church Subdivision located at 4001 West Waterbury Drive in an existing Commercial zone. The proposed one-lot subdivision will divide the property to service a future church building. The plat includes the future right-of-way dedication, easements, and legal description for the property. All improvements will be included with the future site plan application. The proposed subdivision meets the requirements of the commercial zone.

The DRC reviewed the proposed subdivision and had four redline comments including the following:
1. Cross access easement – label on plat for both sides
2. Change name to “Lewis Farms Church Subdivision” to match the site plan

3. Remove "City Council Member", "Engineer", and "Planner" signature blocks from the plat. Remove water and sewer authority signature block. Change "Planning Commission Chairman" to "chair"; remove "men" from owner's dedication. Use Lehi standard plat template and these issues will be resolved.

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

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
2. Other findings based upon information presented at the public meeting.

**Lehi Holbrook Church Subdivision**
**DRC Redline Comments**

*Mike Davey – requests final subdivision review of **Lehi Holbrook Church Subdivision**, a one-lot commercial subdivision located at approximately 4001 West Waterbury Drive.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: **6/14/22**
Time Start: 1:53 PM
Time End: 2:01 PM

**DRC REDLINE COMMENTS:**
**Glade – Power: No comments**
**Garion – Fire: No comments**
**Greg – Water/Sewer:**
1. In favor of Lehi City

**Trent – Parks: No comments**
**Gary – Building/Inspections: No comments**
**Matt – Public Works: No comments**
**Ross – Engineering:**
2. Cross access easement – label on plat for both sides
3. Change name to "Lewis Farms Church Subdivision" to match the site plan

**Luke- Traffic: No comments**
**Kim – Planning:**
4. Remove "City Council Member", "Engineer", and "Planner" signature blocks from the plat. Remove water and sewer authority signature block. Change "Planning Commission Chairman" to "chair"; remove "men" from owner's dedication. Use Lehi standard plat template and these issues will be resolved.

**PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:**
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement Agreement for the widening of Waterbury Drive.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Show lot addresses on the final plat (must coordinate with Planning Division).
7. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435).
9. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073. This should be the last item completed prior to scheduling a preconstruction meeting.
10. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Matthew Meier- mmeier@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
11. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.

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**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.**

12. Address any comments or conditions from City Council approval.
13. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
14. 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. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

**DRC GENERAL COMMENTS:**

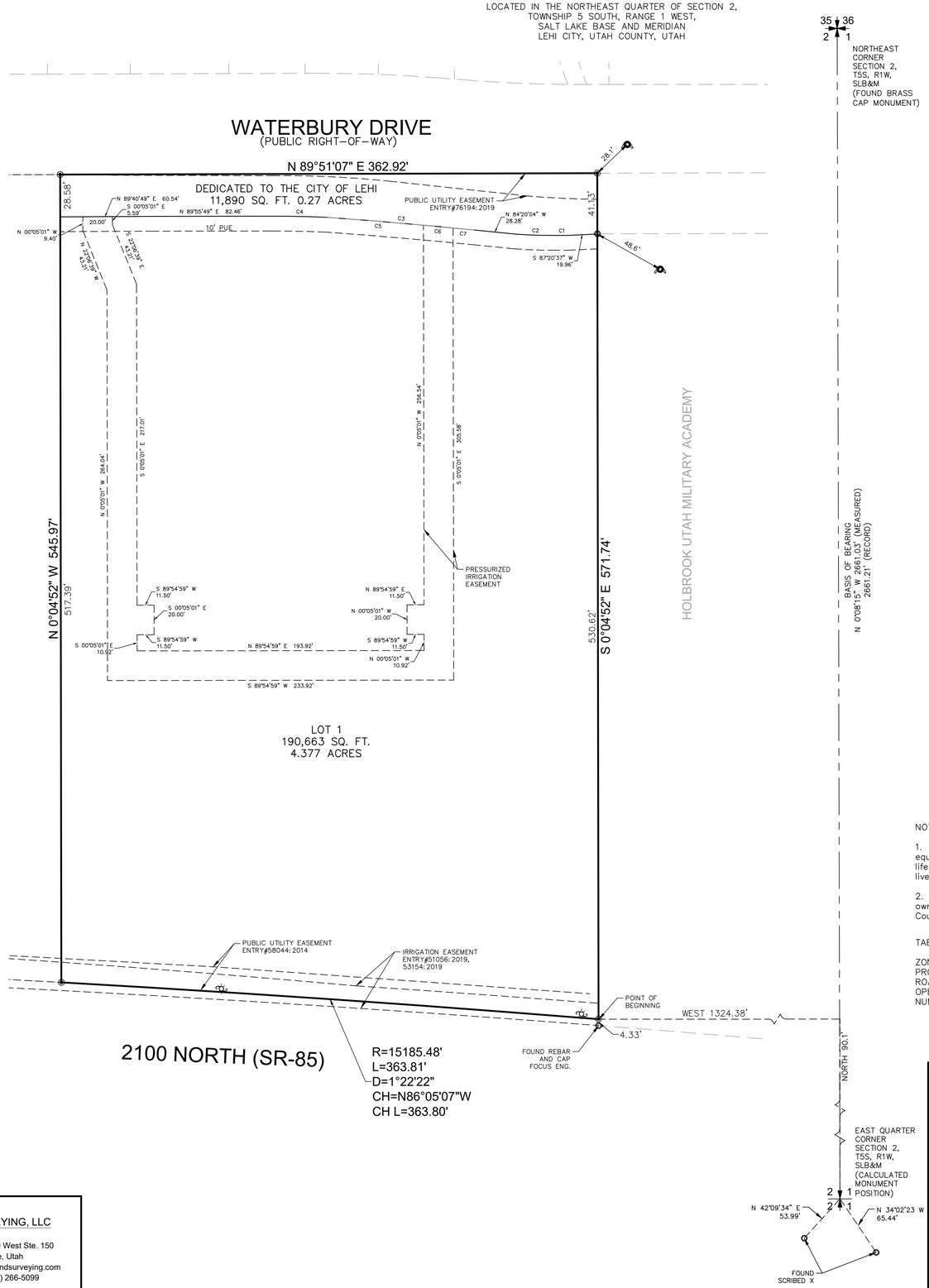
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of 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.

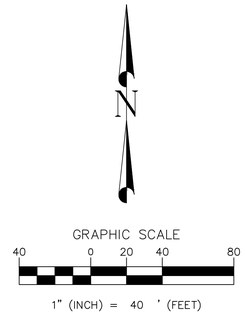
THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 12TH

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

# LEHI HOLBROOK CHURCH SUBDIVISION

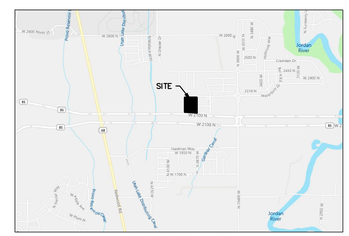
LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH




## LEGEND

- Section Line
- Center Line
- Boundary Line
- Easement Line
- Street Monument
- Quarter Section Corner
- Section Corner Monument
- Lot Corner
- Existing Fire Hydrant
- Existing Street Light/Power Pole




VICINITY MAP
NO SCALE

NOTES:

1. This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.

2. Permanent detention facility to be owned and maintained by the owners of this property not to be altered without approval by Lehi City Council and City Engineer

TABULATIONS:

| | |
|---|---|
| ZONE: | PC |
| PROPERTY AREA: | 4.65 ACRES |
| ROAD AREA: | 0.27 ACRES |
| OPEN SAPCE AREA: | 0.00 ACRES |
| NUMBER OF LOTS: | 1 |

## BASIS OF BEARING

North 0°08'15" West between the found brass cap monument at the Northeast Corner and calculated monument position from the found scribed X's for the East Quarter Corner Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

## FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE _____X_____
AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY
PANEL MAP #_____4995170105 B_____ EFFECTIVE ___JULY 17, 2002____.

## WATER AND SEWER AUTHORITY

APPROVED THIS _____ DAY OF
_____, 20__, BY THE WATER AND SEWER AUTHORITY.

_____
PUBLIC WORKS DIRECTOR

## SURVEYOR'S CERTIFICATE

In accordance with Section 10-9A-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 5152762 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act.

I further certify that on behalf of Diamond Land Surveying, LLC, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 of Utah Code, and have verify all measurements, shown and have subdivided said property into lots and streets hereafter to be known as LEHI HOLBROOK CHURCH SUBDIVISION and have placed monuments as represented on the plat.

## BOUNDARY DESCRIPTION

A parcel of land located in the Northeast quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian more particularly described as follows;

Beginning at a point North 90.10 feet and West 1324.38 feet from the East quarter corner of said Section 2, said being also North 0°04'52" West 4.33 feet from the southwest corner of Holbrook Utah Military Academy Subdivision as recorded in the Office of the Utah County Recorder as Entry#10597:2018 and running;

Thence 363.81 feet along the arc of a 15185.48 foot radius curve to the left through a central angle of 01°22'22" (Long Chord Bears North 86°05'07" West 363.80 feet); Thence North 0°04'52" West 545.97 feet; Thence North 89°51'07" East 362.92 feet to the northwest corner of said Holbrook Utah Military Academy Subdivision; Thence South 0°04'52" East 571.74 feet along the west line of Holbrook Utah Military Academy Subdivision to the point of beginning.

TOTAL AREA: 202,553 SQ. FT. 4.650 ACRES
NUMBER OF LOTS CREATED: 1

## OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat

**LEHI HOLBROOK CHURCH SUBDIVISION**

and do hereby dedicate for perpetual use of the public all, street right-of-ways, lots and easements as shown on this plat as intended for Public use. Owners hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

_____ Signature
_____ Company
_____ Date
_____ Title
_____ Print Name

## ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES _____ _____

_____
NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC SEAL

## APPROVAL BY LEGISLATIVE BODY

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

| | |
|---|---|
| MAYOR | CITY COUNCIL MEMBER |
| CITY COUNCIL MEMBER | CITY COUNCIL MEMBER |
| CITY COUNCIL MEMBER | CITY COUNCIL MEMBER |
| CITY ENGINEER | ATTEST: _____ CLERK – RECORDER (SEE SEAL BELOW) |

## PLANNING COMMISSION APPROVAL

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

| | |
|---|---|
| PLANNER | PLANNING COMMISSION CHAIRMAN |


# LEHI HOLBROOK CHURCH SUBDIVISION

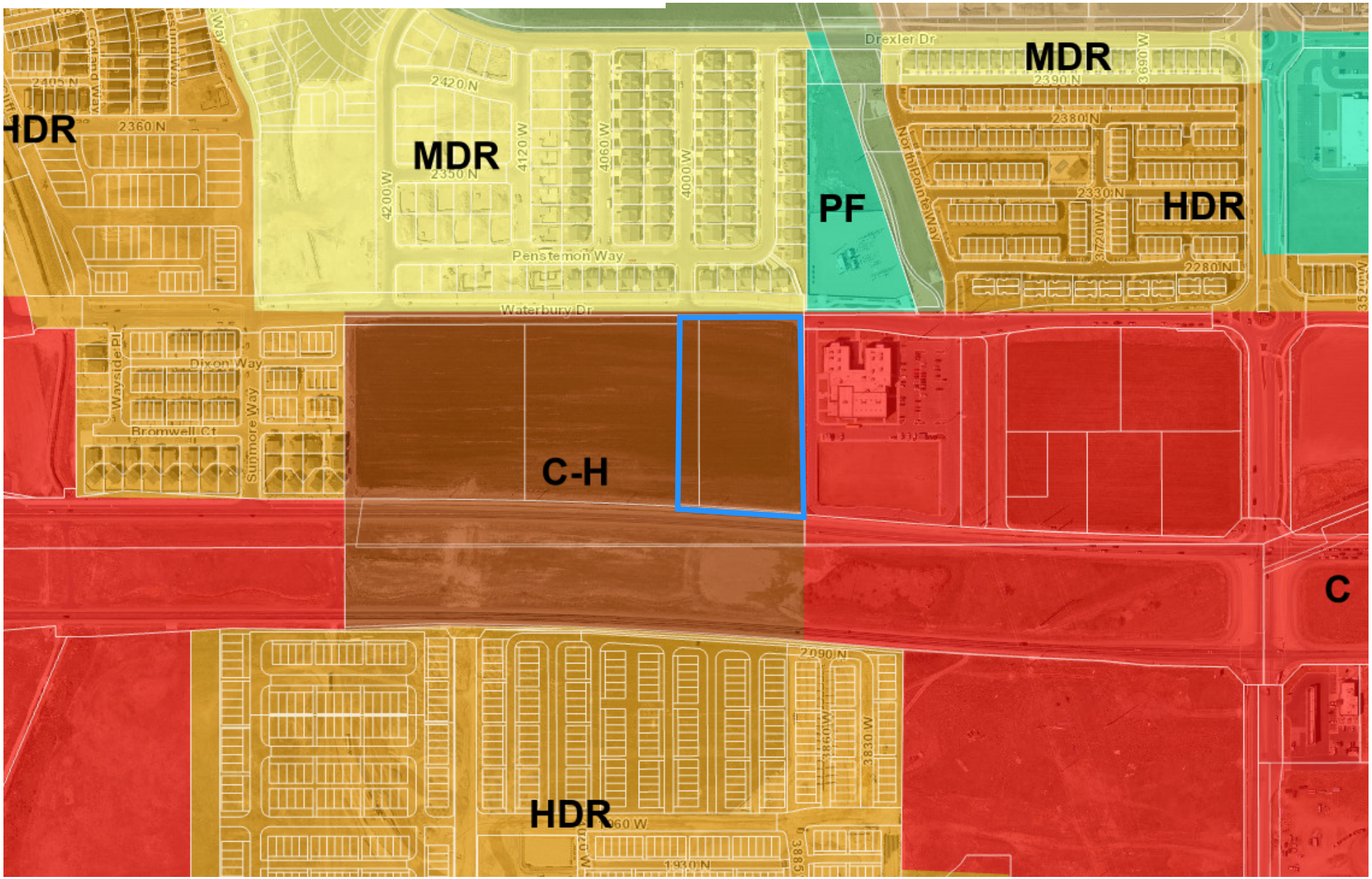
LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH


SHEET 1 OF 1

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK RECORDER SEAL |
|---|---|---|---|
| LICENSED PROFESSIONAL LAND SURVEYOR 6/8/22 No. 5152762 NATHAN B. WEBER STATE OF UTAH | | | |

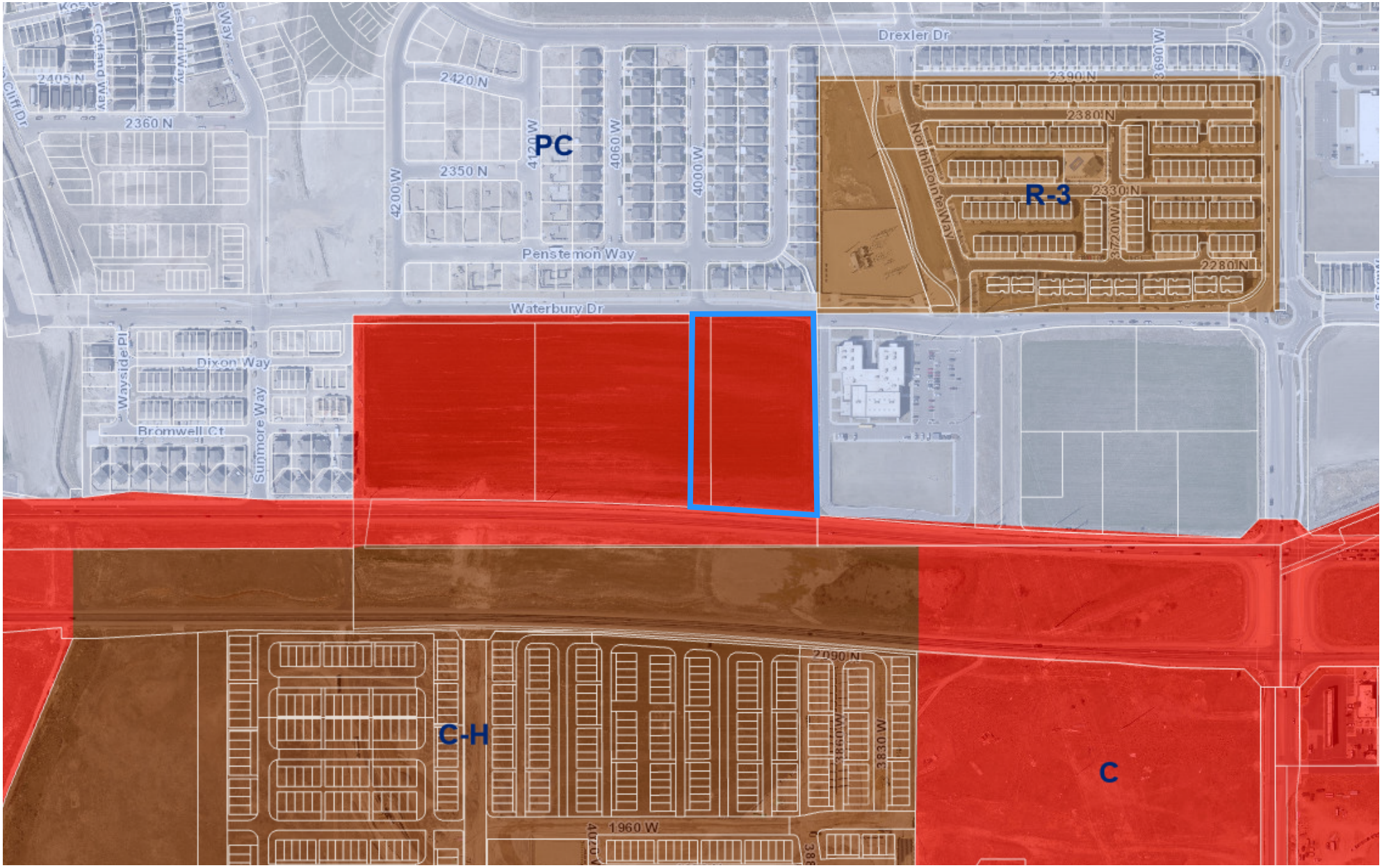

DIAMOND LAND SURVEYING, LLC
6891 South 700 West Ste. 150
Midvale, Utah
office@diamondlandsurveying.com
Phone (801) 266-5099

# Lehi Holbrook Church Subdivision
# General Plan

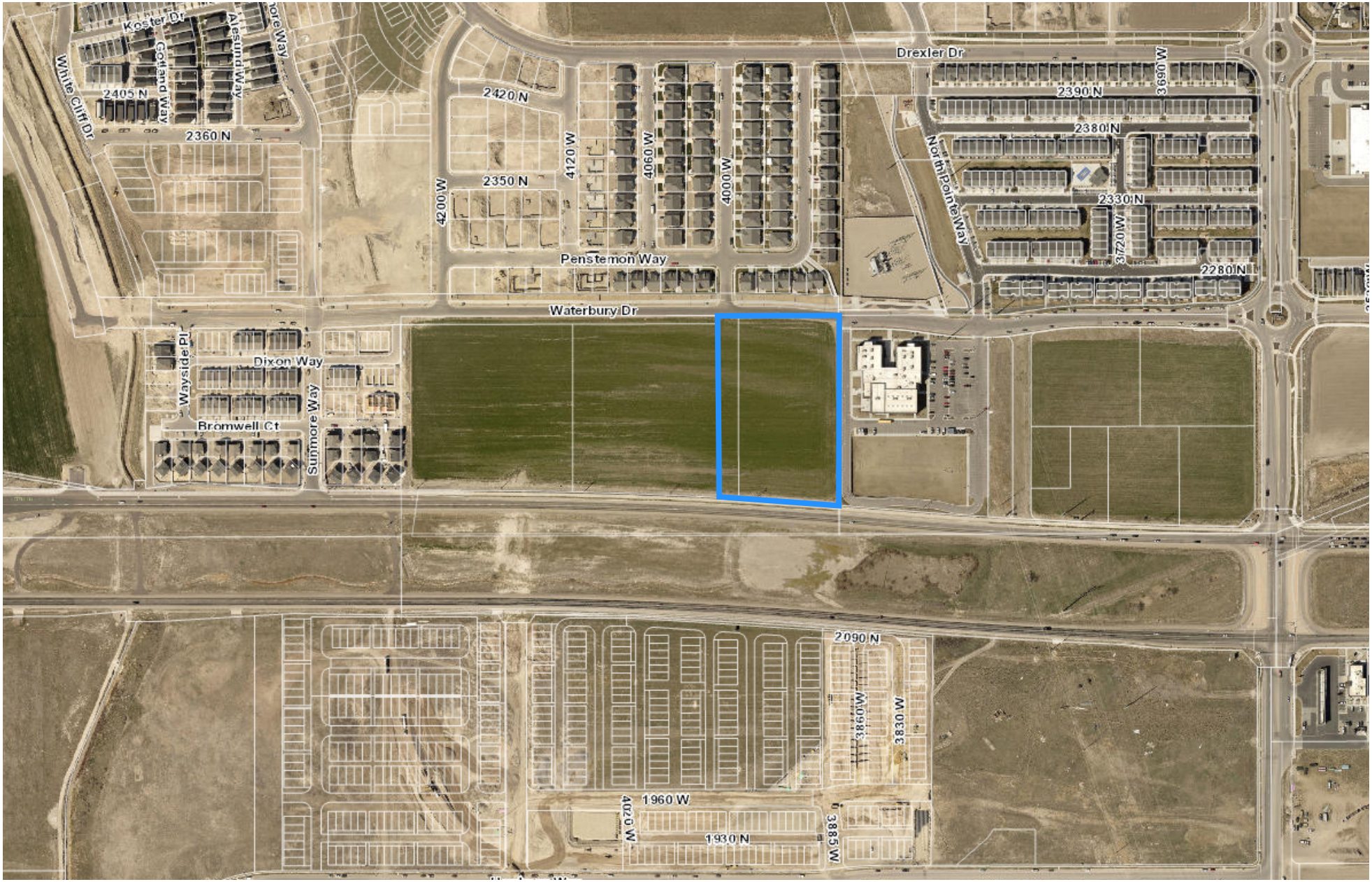



LEHI CITY

# Lehi Holbrook Church Subdivision
# Zone



# Lehi Holbrook Church Subdivision
# Aerial



**Agenda Item No: 17**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration Ordinance #34-2022, a Development Code Amendment to Chapter 23 Signs, changing the approval process for civic institutional signs.

**Suggested Action:**

**Attachments:**

CC Staff Report Ch 23 Signs Development Code Amendment 07.12.22.docx

Ch. 23 Development Code amendment DRC 05.18.22.docx

Ord 34-2022.docx

Ch 23 Civic Institution Code Amendment Text 05.18.22.pdf

# CHAPTER 23 SIGNS DEVELOPMENT CODE AMENDMENT

## CITY COUNCIL REPORT

| | |
|---|---|
| **Applicant** | Lehi City |
| **Meeting Date** | July 12, 2022 |
| **Requested Action/Purpose** | Approval of a proposed amendment to the Lehi City Development Code |
| **Date of DRC Review** | May 18, 2022 |
| **Date of Planning Commission Review** | June 9, 2022 |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Review and recommendation |
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 04.060. Criteria for Approval.**
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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

**Section 23.030. Definitions.**

A. "Civic Institution" means a government, church, school, hospital, mass transit company, and public utility company.

## REPORT ANALYSIS

Lehi City requests approval of a Development Code amendment to Chapter 23, Signs, clarifying the sign approvals that are required to go to Planning Commission.

The amendment clarifies that civic institutional signs for entities such as schools or churches do not go to Planning Commission solely for being a civic institutional sign. However, they are still required to go to Planning Commission as a conditional use if they are pylon signs, marquees, or have more than 50 square feet of electronic display.

The Planning Division, acting as the Zoning Administrator, will be responsible for review and approval of civic institutional signs that do not meet those specific requirements necessitating a conditional use permit.

The DRC had no comments on the proposed Development Code amendment.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on June 9, 2022. The minutes and motion from this meeting are as follows:

**2.3) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 23 Signs, changing the approval process for civic institutional signs.**
Brittney Harris presented information on the agenda item.

Commissioner Nielsen opened and closed the public hearing.

**Motion:** Commissioner Ellis moved to send a positive recommendation of **Lehi City's request for review of a Development Code Amendment to Chapter 23 Signs, changing the approval process for civic institutional signs;** including findings stated in the report. Commissioner Everett seconded.

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

**Ch. 23 Development Code Amendment**
**DRC Redline Comments**

*Lehi City- requests review of a Development Code Amendment to Chapter 23, Signs clarifying that the only civic institutional sign that goes to Planning Commission is a pylon sign.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: **5/11/22**
Time Start: 2:51 pm
Time End: 2:52 pm

**DRC REDLINE COMMENTS:**
**Glade – Power: No comments**
**Garion – Fire: No comments**
**Greg – Water/Sewer: No comments**
**Trent – Parks: No comments**
**Gary – Building/Inspections: No comments**
**Matt – Public Works: No comments**
**Ross – Engineering: No comments**
**Luke- Traffic: No comments**
**Kim – Planning: No comments**

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 9, 2022.

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

**ORDINANCE NO: 34-2022**

# AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 23, SIGNS

WHEREAS, it has become necessary to amend Chapter 23 of the Lehi City Development Code, updating and clarifying sign regulations for civic signs; and

WHEREAS, this amendment seeks to clarify that only specific requirements necessitate a conditional use permit for a civic institutional sign; and

WHEREAS, following a public hearing on June 9, 2022, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on July 12, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of June 9, 2022, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 23 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 23 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 12th day of July, 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

viii. suspended signs;

ix. temporary signs over two square feet;

x. wall signs; and

xi. wayfinding on-premises signs.

b. Signs Approved by the Planning Commission. The following signs may be approved by the Planning Commission as a conditional use provided that a complete sign permit application has been submitted and reviewed by the Reviewing Departments and the signs meet the requirements of this chapter:

~~i. civic institutional signs;~~

~~ii.~~i. electronic display signs larger than fifty square feet;

~~iii.~~ii. marquees; and

~~iv.~~iii. pylon signs.

c. Each sign application shall be reviewed by the Planning Division to ensure compliance with this chapter prior to its submission to the Zoning Administrator or Reviewing Departments and Planning Commission for approval. The Zoning Administrator may require any sign be reviewed and approved by the Reviewing Departments and Planning Commission prior to issuance of a sign permit.

## Section 23.090. Regulations for Permanent Signs. *(Amended 03/31/20)*

A. Awning and Canopy Signs. Signs painted, printed, or sewn on the surface of awning material or on canopies shall be allowed provided:

i. awnings are placed at street level only;

ii. sign copy on a canopy does not exceed 15% of the canopy face;

iii. all illumination and lighting is shielded and directed toward the ground; and

iv. the sign area is calculated as part of the allowable building wall sign area.

B. Civic Institutional Signs. On-premises wall signs, monument signs, and pylons owned by civic institutions shall be allowed as set forth in this chapter. Pylon sign design shall be approved by the Planning

Commission as a conditional use subject to the design requirements for pylon signs as set forth in this chapter, except the maximum pylon sign height shall be 25 feet in residential or agricultural zoning districts.

C. Electronic Display Signs.

1. Electronic display signs shall be allowed only as part of a monument sign, canopy, marquee, civic institutional sign, pylon sign, or conversion of an existing billboard or off-premises sign. Except for billboard or off-premise sign conversions, the electronic message display area shall not exceed 50% of the total allowed sign area and, if an on-premises sign, shall not exceed 50 square feet.

2. The Zoning Administrator may approve EDSs if the EDS:

   a. is fifty square feet or less;

   b. is part of a monument sign, pylon sign, or canopy sign;

   c. remains static; and

   d. conforms to the illumination requirements set forth in this section.

3. The Planning Commission shall review and approve all EDSs not identified in subsection 23.090.C.2.

**Agenda Item No: 18**

# City Council Agenda Item Report

Meeting Date: July 12, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Ordinance #38-2022, a Development Code amendment to Chapter 26 and ADU Restrictions Map, revising areas where accessory dwelling units are not allowed.

**Suggested Action:**

**Attachments:**

CC Staff Report ADU Restricted AReas Development Code Amendment 07.12.22.docx

ADU Restricted Areas Code Amendment DRC 03.30.22.docx

Ord 38-2022.docx

Ch26AccessoryUses - ADU Restrictions 03.24.22.pdf

ADU_Restricted Map REVISED.pdf

# CHAPTER 26 DEVELOPMENT CODE AMENDMENT
# ADU RESTRICTED AREAS MAP
## CITY COUNCIL REPORT

| | |
|---|---|
| **Applicant** | Lehi City |
| **Meeting Date** | July 12, 2022 |
| **Requested Action/Purpose** | Approval of a proposed amendment to the Lehi City Development Code |
| **Date of DRC Review** | March 30, 2022 |
| **Date of Planning Commission Review** | April 14, 2022 |
| **REQUIRED ACTION** | |
| **Planning Commission** | Review and recommendation |
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 04.060. Criteria for Approval.**
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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

## APPLICABLE STATE CODE REGULATIONS

**10-9a-530. Internal accessory dwelling units.**

(4) A municipality may:

(f) prohibit the creation of an internal accessory dwelling unit within a zoning district covering an area that is equivalent to:

(i) 25% or less of the total area in the municipality that is zoned primarily for residential use;

https://le.utah.gov/xcode/Title10/Chapter9a/10-9a-S530.html

## REPORT ANALYSIS

Lehi City requests approval of a Development Code Amendment to Chapter 26, Accessory Uses revising the areas where accessory dwelling units are not allowed.

The State Legislature approved changes to the State Code that limited municipality's ability to restrict ADUs to only 25 percent of the residentially zoned areas. The City Council approved a Development Code Amendment last year to comply with this requirement. It restricted ADUs only in Planned Communities. However, in reanalyzing the area through GIS (geographic information systems), Staff realized we still had restricted it in more than the allowed 25 percent. As a result of this change, Lehi City proposes an ADU Restricted Areas Map be added to Chapter 26 that aligns with the State requirements.

As shown on the map, restricted areas include, but are not limited to, several Planned Communities such as Traverse Mountain, Ivory Ridge, Holbrook Farms, the Exchange, and Cold Spring Ranch.

On May 10, 2022, the City Council tabled this item and requested that staff review the map to more closely look at The Crossings neighborhood and other areas that could be restricted. Staff has updated the map to address these concerns and the updated map is included in the packet.

The DRC had one comment about assuring that the east side of the future Skye Area Plan be included on the map. Minor adjustments may be needed to maintain the 25% allowance if this area is incorporated.

Please consider the DRC comment in any motion.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Code Amendment is/is not in compliance with the State Code Requirement.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on April 14, 2022. The minutes and motion from this meeting are as follows:

**2.15 Public hearing and recommendation of Lehi City's request for review of amendments to the Lehi City Development Code, revising areas where accessory dwelling units are not allowed.**
Jacob Curtis presented information on this item.

The Commissioners asked questions about the location. Kim Struthers explained that the Planned Communities are the most constrained infrastructure and so those areas were selected to not allow ADUs. Commissioner Nielsen asked about maximizing room capacity in houses. Ross Dinsdale explained that the utility capacity is calculated based on average household size, not number of bedrooms.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

Commissioner Carlson recommended not implementing the restricted areas map until the City reaches a certain amount of ADUs.

**Motion:** Commissioner Newall moved to recommend approval to the City Council for Lehi City's request for review of amendments to the Lehi City Development Code, revising areas where accessory dwelling units are not allowed; including all DRC comments. With the findings that the proposed Development Code Amendment is in compliance with the State Code Requirement, the proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. Commissioner Eyre seconded

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

**ADU Restricted Areas Development Code Amendment**
**DRC Redline Comments**

*Lehi City – requests review of amendments to the Lehi City Development Code revising areas where accessory dwelling units are not allowed.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Jacob Curtis
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 3/22/22
Time Start: 5:00 pm
Time End: 5:03 pm

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments
**Garion – Fire:** No comments
**Greg – Water/Sewer:** No comments
**Trent – Parks:** No comments
**Gary – Building/Inspections:** No comments
**Matt – Public Works:** No comments
**Ross – Engineering:**
1. Make sure east side of Skye area plan is included.

**Luke- Traffic:** No comments
**Kim – Planning:** No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 14, 2022.

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

**ORDINANCE NO: 38-2022**

# AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 26, DETACHED ACCESSORY DWELLING UNITS

WHEREAS, it has become necessary to amend Chapter 26 of the Lehi City Development Code, providing a map showing restricted areas for accessory dwelling units, and

WHEREAS, this amendment seeks to bring Lehi City into conformity with the recently approved changes to the State Code; and

WHEREAS, following a public hearing on April 14, 2022, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on July 12, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of April 14, 2022, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 26 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 26 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 38 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 12th day of July, 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

# CHAPTER 26

# ACCESSORY USES, BUILDINGS AND STRUCTURES

Section 26.010. Purpose.
Section 26.020. General Requirements.
Section 26.030. Internal Accessory Dwelling Units
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Section 26.060. Maximum Coverage of Accessory Buildings.
Section 26.070. Maximum Height of Accessory Buildings.
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Section 26.090. Handicapped Access.
Section 26.100. Accessory Uses.
Section 26.110. Portable Storage Container Shed Conversions.

## Section 26.010. Purpose.

This Chapter identifies the requirements and general provisions, applicable in all zoning districts, for accessory uses, buildings and structures which are incidental and subordinate to the principal use and which are located on the same lot.

Accessory uses, buildings and structures, incidental and subordinate to an established and authorized use as defined in Chapter 39, may be approved by the Zoning Administrator, provided that such accessory use, building and structure conform to the requirements of this Chapter. Approval of an accessory use, building or structure may be reviewed and approved concurrently with the review and approval of the principal use or as an independent review and approval following the establishment of the principal use.

## Section 26.020. General Requirements.

*(Amended 11/18/08; 01/12/21)*

In addition to the use limitations and other regulations for the zoning district in which the accessory use, building or structure is proposed, no accessory use, building or structure shall be allowed unless it complies with the following requirements:

A. All accessory use(s), building(s) or structure(s) shall be incidental and subordinate to the principal use or structure in area, extent, and purpose.

B. An accessory use, building or structure shall be under the same ownership or control as the principal use or structure.

C. No accessory use, building or structure shall be established or constructed before the principal use is in operation or the structure is under construction in accordance with the requirements of this Code.

D. No signage shall be approved or maintained in connection with an accessory use or structure.

E. An accessory detached garage may be allowed to have an accessory dwelling unit subject to the conditions listed in Section 26.030 and Section 26.040.

F. Agricultural buildings used for agricultural purposes only, such as barns, silos, bins, and farm machinery sheds in the TH-5, A-5, A-1 and RA-1 Agricultural zoning districts shall not be considered accessory buildings. Such buildings are principal agricultural buildings and shall comply with the bulk and intensity requirements of the zoning district they are located in.

## Section 26.030. Internal Accessory Dwelling Units. *(New 08/28/18; amended 03/26/19; 06/11/19; 12/08/20; 9/14/21)*

One Accessory Dwelling Unit (ADU) may be allowed in an owner-occupied single-family detached home after obtaining all required permits and approvals. Any person constructing or causing the construction of an ADU shall first obtain a permit from the Planning Division. As long as the unit is rented and in use, an active ADU license is required, and the ADU shall meet the following:

A. Owner Occupancy Required. The owner of the primary residence shall live in the dwelling in which the ADU was created. The owner shall sign an affidavit therein stating that the primary dwelling will be owner occupied. This affidavit shall be recorded against the property and is required for all owners of the property who operate an accessory dwelling unit.

B. Appearance. The ADU shall not alter the appearance of the structure as a single-family residence. The structure shall not show external evidence of occupancy by more than one family.

C. Parking. ADUs shall provide one off-street parking stall. The parking stall shall be separate from, and not in tandem with the required parking for the primary dwelling. The minimum stall size is 9x20

feet. A lighted walkway must connect from the parking area to the entrance of the ADU. Parking areas shall be constructed of an appropriate material as set forth in Section 37.070(B)(4).

D. Zoning. ADUs shall only be allowed in single-family detached residential homes. ADUs shall not be allowed in any areas identifed on the ADU Restricted Areas Map~~Planned Communities~~.

E. Lot Size. The lot for a single-family home with an ADU shall be a minimum of 6,000 square feet in size.

F. Building Division Approval. In addition to the approval required from the Planning Division, all ADUs shall be required to obtain a building permit from the Building Division and shall conform to all applicable standards in the City's adopted building codes. The applicant shall obtain all necessary building permits and pay all applicable fees, including impact fees, prior to constructing the ADU.

G. Both an Accessory Dwelling Unit and a Short-Term Rental permit may be obtained; however, only one of these uses may be active at a time. Only one accessory dwelling unit shall be in service at any given time per single-family dwelling lot.

**Section 26.040. Detached Accessory Dwelling Units.** *(Amended 07/27/21; 01/11/22)*

1. All accessory buildings with an accessory dwelling unit require:
   (a) A minimum 22,000 square foot lot size
   (b) Only one accessory dwelling unit is allowed per lot, meaning an ADU cannot be approved in the main structure and in a detached building.
   (c) All lighting shall comply with Section 12.110.
   (d) A separate address (assigned by the City) is required to be displayed in a size and location that is clearly visible from the street
   (e) All utility services shall be connected to the primary dwelling.
   (f) Adequate all-weather access shall be provided for emergency service vehicles and utilities.
   (g) The accessory dwelling must meet all other requirements of Section 26.030 for Accessory Dwelling Units.

2. New build construction will be a permitted use if it meets the following requirements:
   (a) must meet the side and rear yard setbacks of the zone.
   (b) The height of the accessory building shall be no greater than the primary structure to a maximum of 35 feet.
   (c) The dwelling portion of the accessory building must be at least 300 square feet and attached (either above or on the rear or side) to at least a 12x20 foot one-car garage.
   (d) Review of a new build ADU will be done by the Reviewing Departments to determine adequate access, utilities, address location, and other design features.

3. Conversion of an existing accessory building (permitted prior to 2021) into an ADU requires a Conditional Use Permit
   (a) The dwelling portion of the accessory building must be at least 300 square feet and does not require a garage
   (b) The dwelling portion of the building must have a minimum setback of 5 feet from the property line.
   (c) If the building is built within the required setback for the zone no windows can be on the side(s) of the structure within the required setback.
   (d) The conditional use approval will include review by the Reviewing Departments to determine adequate access, utilities, address location, and other design features.

**Section 26.050. Location of Accessory Buildings.** *(Amended 10/25/05; 7/10/07; 05/08/18)*

A. Front Yards. All accessory buildings and structures are prohibited in any required front yard area.

B. Side Yards. The location of all accessory buildings and structures shall be as follows:

1. Agriculture, Residential, Mixed Use and Planned Community Districts.
   (a) All accessory buildings and structures shall maintain the side yard required for the principal building, except that accessory buildings and structures located either at least six (6) feet to the rear of the principal building or have a minimum 10 foot setback from the principal building may have a minimum side yard of sixteen (16) inches, provided the accessory building or structure complies with the requirements of the

International Building Code and International Fire Code.
(b) Accessory buildings and structures shall not be located closer than 12 feet to a dwelling on an adjacent lot or property and shall not be located within any required utility easement(s).

2. Other Districts.
(a) Accessory buildings and structures may be built to the side lot line in the Commercial (C), Technology and Manufacturing (T-M), Business Park (BP), Light Industrial (LI), Historical/Industrial (HI) and Industrial (I) districts provided the building and structure complies with all applicable requirements of the International Building Code, the International Fire Code and is not located within any required utility easement(s) and is not subject to the requirements of Section 12-080(A)(2) of this Code.

3. Corner Lots.
(a) Notwithstanding Section 26.030 (B) (1) and Section 26.030 (B) (2) all accessory buildings and structures shall maintain the minimum corner side yard required for the principal building as identified in Table 05-040-A, Table 05-040-B and Table 05-040-C.

C. Rear Yards. The location of accessory buildings and structures shall be as follows:

1. Agriculture, Residential, Mixed Use and Planned Community Districts.
(a) Accessory buildings and structures shall maintain the rear yard requirements for the principle structure as identified in Table 05-040-A, but may be located within sixteen (16) inches of the rear property line provided that the accessory building or structure is not subject to the requirements of Section 12-080 of this Code and it meets all the applicable requirements of the International Building Code and the International Fire Code; except that accessory buildings and structures located in the rear yards of corner lots, located adjacent to the side yard of an adjacent lot shall not be closer than ten (10) feet to the rear property line and is not located within any required utility easement(s).

2. Other Districts.
(a) Accessory buildings and structures may be built to the rear lot line in the Commercial (C), Technology and Manufacturing (T-M), Business Park (BP), Light Industrial (LI), Historical/Industrial (HI) and Industrial (I) districts provided the building or structure is not subject to the requirements of Section 12-080 of this Code and it complies with all applicable requirements of the International Building Code and the International Fire Code and is not located within any required utility easement(s).

## Section 26.060. Maximum Coverage of Accessory Buildings and Structures.

No accessory building(s) or structure(s) shall cover more than 30% of the rear yard of any lot or parcel as identified in Table 05-040-A, Table 05-040-B and Table 05-040-C, consistent with the requirements of Section 12-020(G) of this Code.

## Section 26.070. Maximum Height of Accessory Buildings and Structures.

*(Amended 11/18/08; 07/27/21; 01/11/22)*

A. All accessory buildings and structures shall be limited to one story except where the property is greater than 22,000 square feet or an accessory dwelling unit has been approved.

B. The maximum height of an accessory building shall be according to the following table:

| Zone District Classification | Max. bld. Height |
|---|---|
| TH-5, A-5, A-1, RA-1(>22,000 sq. ft.), R-1-22 | Match the primary home with 35 foot maximum |
| RA-1 (< 22,000 sq. ft.), R-1-15, R-1-12, R-1-10, R-1-8, R-2, R-2.5, R-3, MU, PC, RC, all other non-residential zones. | 24 ft. |
| Detached Accessory Dwelling Units (with 22,000 square foot lot) | Match the primary home with 35 foot maximum |

## Section 26.080. Architectural Considerations.

*(New 11/18/08)*

Exterior building materials including roofing and architectural designs and colors used for accessory buildings and structures shall be comparable to, or

architecturally harmonious with, the existing main residential structure.

## Section 26.090. Handicapped Access.

*(Amended 11/28/06)*

Uncovered handicapped access ramps are required to comply with the provisions of Section 12-020(E)(1). Covered handicapped ramps or any other covered facilities for handicapped access that encroach into required setback and yard areas may be authorized by the Planning Commission as a Conditional Use by following the requirements and procedures of Chapter 9.

## Section 26.100. Accessory Uses.

*(Amended 10/14/03)*

Tennis courts are required to maintain a minimum setback from side and rear property lines of fifteen feet and must not be located within any required utility easements. Swimming pools are required to maintain a minimum setback from side and rear property lines of four feet as identified in Section 12.020(E)(2) and must not be located within any required utility easements.

## Section 26.110. Portable Storage Container Shed Conversions

*(New 06/09/20)*

Portable storage containers shall not be allowed on a permanent basis in any residential zoning district unless the storage container has been converted into a shed.

The conversion of a portable storage container into a shed shall meet the following criteria:

A. The portable storage container shed shall be placed on a residential lot:

1. 20-foot or smaller storage container conversions shall be allowed on R-1-10, R-1-12, R-1-15, R-1-22, RA-1, A-1, A-5, and TH-5 zones.

2. Storage containers conversions larger than 20-foot shall be allowed in R-1-22, RA-1, A-1, A-5, and TH-5 zones.

3. All lots with storage container conversions shall have at least 10,000 square foot lot size.

B. The portable storage container shed shall be covered in one of the following building materials: hardy board, brick, board and batten, stone, fiber cement siding, wood, glass, or as otherwise approved by the Zoning Administrator or designee.

1. The materials used on the portable storage container shed shall be of comparable material to the existing main residential structure.

C. The portable storage container shed shall include a roof feature.

1. Roofs may be pitched or flat. If a flat roof is used, it must have at least a four-degree angle.

2. The roof shall be built from similar materials to that of the existing main residential structure's roof.

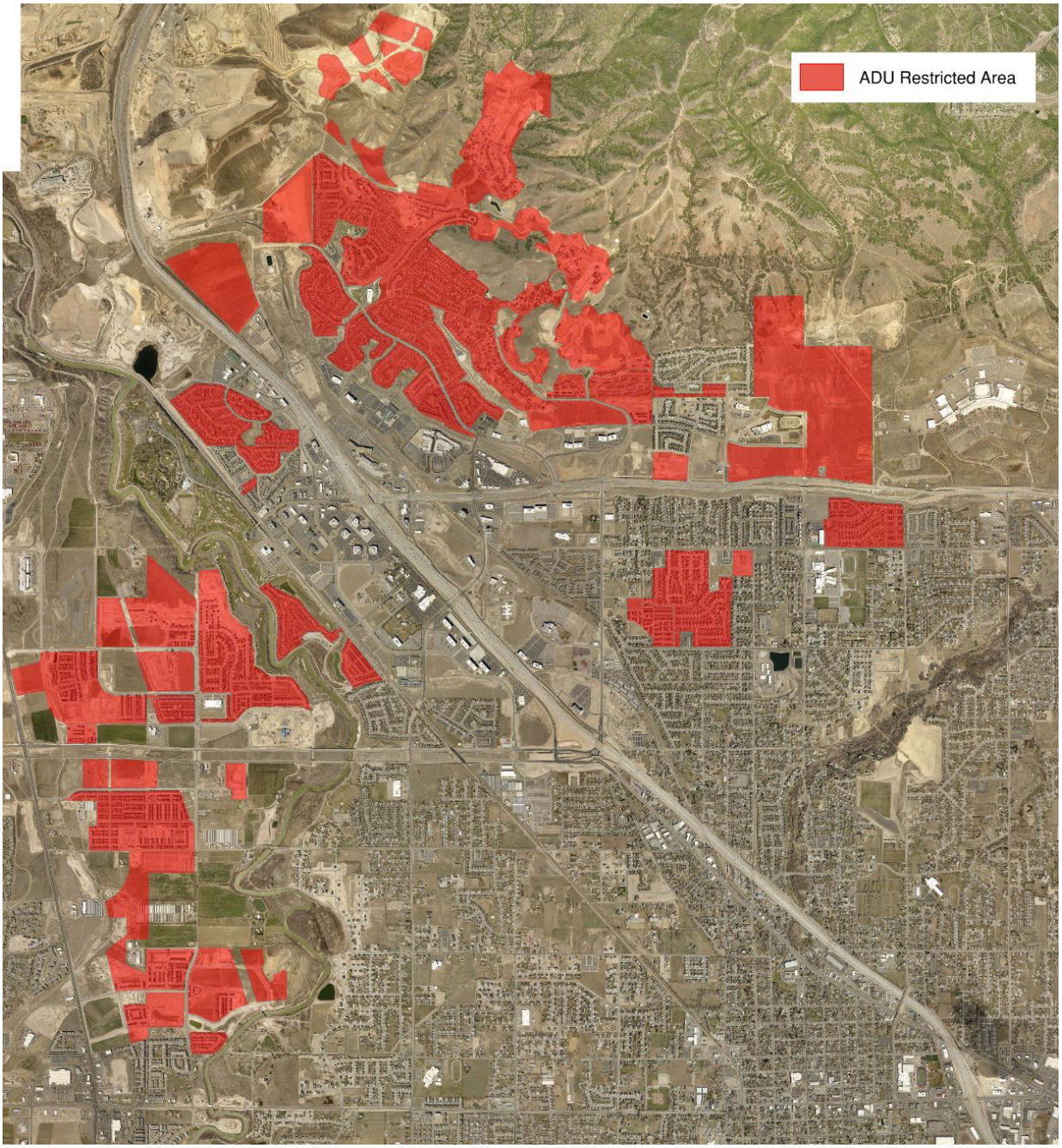
D. The portable storage container shed shall meet all other accessory structure requirements of this code, including placement and height.

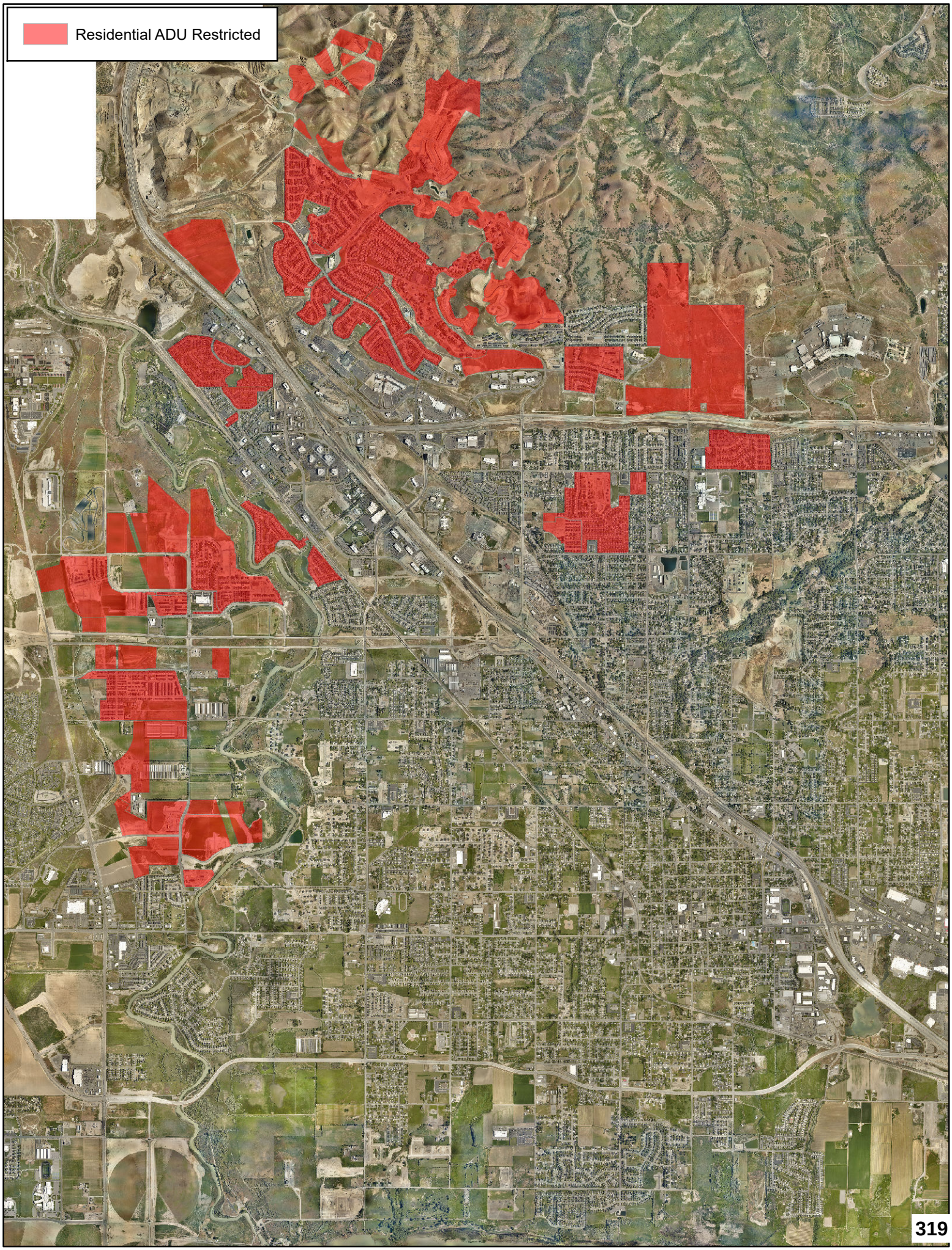
E. Plans for the portable storage container shed shall be submitted to the Planning Division for review and approval by the Zoning Administrator or designee. Plans shall include a list of building materials, colors, proposed location of the shed, and a drawing or model of the converted portable storage container shed.

F. The portable storage container shed shall be approved by the Zoning Administrator or designee prior to the portable storage container being stored on site and converted into a shed. When the conversion is complete, an inspection shall take place to ensure compliance with this code.

**MAP 26.010**

**ADU Restricted Areas Map**




Residential ADU Restricted