Lehi City Council Meeting
Agenda
December 14, 2021

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Recycling Technology Pilot Program Update

   2.2. Finance Report

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Financial Audit Report

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 November 16, 2021 City Council Meeting
   111621CC.pdf

4.2. Approve Purchase Orders
PO Index.pdf
PO 7044.pdf
PO 7045.pdf
PO 7051- Lighting.pdf

4.3. Approve Surplus Items
Surplus.docx

4.4. Approve the 2022 City Council Meeting Schedule
2022 Meeting Schedule.pdf

4.5. Consideration of Resolution #2021-64, approving an Annexation Agreement for the Neldon and Jewel Bullock Annexation.
Res 2021-64.docx
Bullock_AnnexAgreement_12.09.2021.docx

4.6. Consideration of Ordinance #65-2021, approving the Neldon and Jewel Bullock Annexation, 1.33-acres of property located at 578 West 2100 with A-1 Agriculture zoning.
CC Staff Report Neldon and Jewel Bullock Annexation 11.16.21.docx
Neldon and Jewel Bullock Annexation DRC 03.03.21.docx
Bullock Annexation narrative.pdf
Ord 65-2021.docx
Applicant's request for compensation with signatures.pdf
Bullock Annexation Plat.pdf
Applicant's statement of harm.pdf
Bullock Annexation Staff Compensation Proposal.docx
Bullock Annexation Water Dedication Requirement.pdf
Bullock Annexation-Aerial Map.pdf
Bullock Annexation-General Plan Map.pdf
Irrigation Information shared by applicant.pdf
Bullock Annexation-Zoning Map.pdf

Regular Agenda

5. Budget Amendment
a. Public Hearing
b. Consideration of Resolution #2021-68, amending the Lehi City budget for FY2022.
Res 2021-68.docx
Budget Adjustment #1.pdf

6. Consideration of Concept approval for the Thanksgiving Station concept, proposing new land uses for a mixed-used development including approximately 5,300 new residential units

within the Thanksgiving Point Area Plan located at Executive Parkway and Ashton Boulevard.
Petitioner: Slopes Residential
Thanksgiving Station Concept - aerial map.pdf
Thanksgiving Station Concept - general plan map.pdf
Thanksgiving Station Concept - zoning map.pdf
Thanksgiving Station narrative.pdf
Thanksgiving Station Concept 04.14.21 narrative, plans.pdf
TG Station Final Traffic Study PPT - Community Meeting June 30 2021.pdf
Thanksgiving Station Concept - public feedback - newspaper clipping.pdf
Thanksgiving Station Concept DRC 04.14.21.docx
CC Staff Report Thanksgiving Station Concept 12.14.21 revised.docx

7. Consideration of Final subdivision approval for the Bridal Creek Estates Plat B, a 5-lot residential subdivision located at 385 South 1100 West.
Petitioner: DanielÂ Purtschertâ€™
CC Staff Report Bridal Creek Estates B Final Subdivision 12.14.21.docx
Bridal Creek Estates Plat B Final DRC 11.10.21.docx
Bridal Creek Estates B aerial.pdf
Bridal Creek Estates B General Plan.pdf
Bridal Creek Estates B zoning.pdf
Bridal Creek Estates B Final Subdivision 11.10.21 plans.pdf

8. Consideration of Final subdivision approval for the Gardner Point Phase 4, a 114-lot residential development located at 1350 North 3600 West.
Petitioner: Edge Homes
CC Staff Report Gardner Point Phase 4 Final Subdivision 12.14.21.docx
Gardner Point Phase 4 Final Subdivision DRC 12.01.21.docx
Gardner Point Ph. 4 - Plans 11.16.21.pdf
Gardner Point Ph. 4 - Landscape Plans 11.16.21.pdf
Gardner Point Phase 4 Final Subdivision - general plan map.pdf
Gardner Point Phase 4 Final Subdivision - zoning map.pdf
Gardner Point Phase 4 Final Subdivision - aerial map.pdf

9. Municipal Boundary Adjustment with Draper City
a. Public Hearing
b. Consideration of Ordinance #69-2021, a municipal boundary adjustment between Lehi City and Draper City on 163.03 acres of property located at approximately 4600 North and 1200 East with TH-5 zoning.

Petitioner: DR Horton
CC Staff Report - Draper Boundary Line Adjustment 12.14.21.docx
Draper BLA DRC 09.22.21.docx

Ord 69-2021.docx
Lehi-Draper BLA Aerial Map.pdf
Lehi-Draper BLA General Plan Map.pdf
Lehi-Draper BLA Zoning Map.pdf
Micron Area Lehi-Draper Boundary Adjustment Plat.pdf
Narrative - Draper Annexation.pdf

10. Consideration of a Plat Amendment to the Cold Spring Ranch HD5, amending the location of a townhome building and a trail easement located at Lucerne Drive and 900 North.
Petitioner: DR Horton
CC Staff Report Cold Spring Ranch HD5 Subdivision Plat Amendment 12.14.21.docx
Cold Spring Ranch HD5 Plat Amendment DRC 11.17.21 2.docx
Cold Spring Ranch HD5 Plat Amendment - narrative.pdf
Cold Spring Ranch HD5 Plat Amendment - plat.pdf
Cold Spring Ranch HD5 Plat Amendment Map - aerial.pdf
Cold Spring Ranch HD5 Plat Amendment Map - general plan.pdf
Cold Spring Ranch HD5 Plat Amendment Map - zoning.pdf

11. Consideration of Ordinance #70-2021, the Garden Park zone change, changing the zoning from A-1 (agriculture) to R-1-Flex (residential) on 1.50 acres located at 515 South 100 West.
Petitioner: Adam Albrecht
CC Staff Report Garden Park Zone Change 12.14.21.docx
Garden Park Zone change DRC 10.27.21.docx
Ord 70-2021.docx
Garden Park aerial.pdf
Garden Park General Plan.pdf
Garden Park zoning.pdf
Garden Park Narrative.pdf
500 S Center Street Zone Change 10.27.21 application, narrative.pdf

12. Consideration of Concept approval for the Garden Park concept, a 4-lot residential subdivision located at 515 South 100 West.
Petitioner: Adam Albrecht
CC Staff Report Garden Park Subdivision Concept 12.14.21.docx
Garden Park Subdivision Concept DRC 10.27.21.docx
Garden Park aerial.pdf
Garden Park General Plan.pdf
Garden Park zoning.pdf
Garden Park Narrative.pdf
Garden Park Concept 500 S Center 10.27.21.pdf

13. Consideration of Concept approval for the Lehi Pointe Phase 4 concept, a 125-unit residential condominium and townhome development on approximately 14.5 acres located at 3450

North Digital Drive in a Commercial zone.
Petitioner: Howland Partners
CC Staff Report Lehi Pointe 4 Concept 12.14.21.docx
Lehi Pointe Phase 4 Concept DRC 11.10.21.docx
Lehi Pointe Phase 4 original narrative.pdf
Original Concept DRC Reviewed.pdf
Lehi Pointe Phase 4 Updated Narrative 11.30.21.pdf
Lehi Pointe Concept Updated 11.30.21.pdf
Lehi Pointe 4 elevation renderings.pdf
Aerial.pdf
Zoning.pdf
General Plan.pdf

14. Consideration of Resolution #2021-71, approving a Development Agreement between Lehi Pointe LLC and Lehi City.
Res 2021-71.docx
Development Agreement-Howland West (12.07.2021).docx

15. Consideration of Resolution #2021-72, approving a Development Agreement between Sanctuary at Lehi LLC, the SNF at the Ridge LC, Lehi Pointe LLC, and Lehi City.
Petitioner: Lehi City
Res 2021-72.docx
SALT - East Project Development Agreement (12.07.21).docx

16. Consideration of Ordinance #71-2021, the Sanctuary zone change, changing 9.4 acres from Commercial to TOD located at 2601 West Slipstream Avenue.
Petitioner: Salt Development
CC Staff Report Sanctuary Zone Change 12.14.21.docx
Ord 71-2021.docx
Sanctuary Zone Change DRC 08.25.21.docx
Sanctuary Zone Change - narrative.pdf
Sanctuary Zone Change.pdf
Aerial.pdf
General Plan.pdf
Zoning.pdf

17. Consideration of Concept approval for the Sanctuary Concept Plan including retail and 527 apartment units located at 2601 West Slipstream Avenue in a proposed TOD zone.
Petitioner: Salt Development
CC Staff Report Sanctuary Concept 12.14.21.docx
Sanctuary Concept DRC 08.11.21.docx
Sanctuary Concept - narrative.pdf
Sanctuary Concept - plans.pdf

Sanctuary Concept - renderings.pdf
Aerial.pdf
General Plan.pdf
Zoning.pdf

18. Consideration of Ordinance #58-2021, approving a comprehensive update to the Land Use Element of the General Plan including the land use map and text.
    Petitioner: Lehi City
    CC Staff Report General Plan Land Use Update 10.12.21.docx
    Land Use Element Update DRC 09.15.21.docx
    Ord 58-2021.docx
    Lehi General Plan Land Use, Densities, and Changes Maps.pdf
    Lehi_draft10.7.2021small.pdf
    Lehi_draft05262020update-appendices.pdf
    Engage Lehi Feedback on General Plan.pdf
    Map_6.pdf
    Map_8.pdf
    General Plan Pop. with ADU's #'s-Spreadsheet.pdf

19. Consideration of Resolution #2021-66, authorizing the City of Lehi to participate in settlements with distributors and Janssen to abate the opioid epidemic.
    Res 2021-66.docx
    Settlement Agreement.pdf

20. Consideration of Resolution #2021-67, adopting voter participation areas.
    Petitioner: Lehi City
    Res 2021-67.docx
    Lehi.jpg

21. Consideration of Resolution #2021-69, appointing Board Members to the Lehi City Planning Commission.
    Res 2021-69.docx

22. Consideration of Resolution #2021-70, appointing members to the Tri-City Golf Course Governing Body (Fox Hollow Golf Course)
    Res 2021-70.docx

23. Consideration of Resolution #2021-73, approving a settlement agreement and release of claims with AT&T Corporation.
    Petitioner: Lehi City
    Res 2021-73.docx
    AT&T Agreement.docx

24. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2254.
- This agenda has been properly posted and a copy provided to the local news media.

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Recycling Technology Pilot Program Update

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Finance Report

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Financial Audit Report

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the November 16, 2021 City Council Meeting

Suggested Action:

Attachments:

111621CC.pdf

LEHI CITY

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **November 16, 2021,** 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
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; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 6:30 p.m.

1. Welcome and Invocation

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

2. Presentations and Reports

2.1 Glass Recycling Discussion

Jason Utgaard, with Momentum Recycling explained the glass recycling program to the Council and introduced different options. He said that they would like to paint a mural on the dumpster size containers for beatification and to attract attention. He said that the city could also supply smaller pods in key locations. This allows for a smaller footprint with more flexibility for service hours and location. He stated that they also have a program where residents can pay to participate with their own container.

2.2 Update on Recycling Technology Pilot Project.

This was postposed to the next Council meeting.

2.3 Fire Department ISO Rating

Chief Craft reported that the Fire Department improved their rating which may benefit residents and businesses with a lower insurance rate.

2.4 PARC Tax Update

Dean Lundell, Finance Director, reported that the Council will need to adopt an Ordinance that needs to be sent to the Utah Tax Commission. They will be able to start collecting the new tax in April. He also stated that the city will maintain the same tax rate for residents on their utility bill, so the PARC tax will not affect utilities. However, the city will need to make up that different with the Tax Commission.

3. Agenda Questions

Mayor Johnson wanted to review some of the demands from Jewel Bullock for her annexation application. He said the City staff has made some fair recommendations, but she is requesting more.

4. Administrative Report

Jason Walker, City Administrator, gave an update on the current vaccine mandate, but noted that things may change.

Steve Marchbanks reported that generally he doesn't agree with dedicating park impact fees to specific areas, but that if a developer is willing to do a dollar-for-dollar match, then it would be worth consideration.

5. Mayor and Council Reports

The Council reported on the various committees they serve on.

The Council recessed at approximately 6:50 p.m.
The meeting reconvened 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. Councilor Albrecht led the Pledge.

2. Presentations and Reports

2.1 Legacy Center Volunteer Recognition

This item was postponed to a future meeting.

3. 20 Minute Citizen Input

Trace Hunter expressed concerns with parking along 1200 East and inquired if there could be a solution. Mayor Johnson stated that the Police Department will look into it.

4. Consent Agenda

4.1) Approve Minutes from the October 26, 2021 City Council Meeting.

4.2) Approve Purchase Orders

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

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

5. Consideration of Ordinance #66-2021, dissolving the Millpond Redevelopment Project Area.

DRAFT

Marlin Eldred, Economic Development Director, stated that the time has expired on this Redevelopment Area, so he would recommend closing it. He said that it was established in 1996 and they were able to utilize the project for storm drain and road improvements.

Motion: Councilor Koivisto moved to approve Ordinance #66-2021, dissolving the Millpond Redevelopment Project Area. Council Southwick seconded the motion.

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

6. Consideration of Resolution #2021-62, a Resolution of the Board of Canvassers Certifying the Official Canvassers' Report of the November 2, 2021 General Municipal Elections for Lehi City.

Motion: Councilor Condie moved to approve Resolution #2021-62, a Resolution of the Board of Canvassers Certifying the Official Canvassers' Report of the November 2, 2021 General Municipal Elections for Lehi City, as it was distributed at the meeting. Councilor Southwick seconded the motion.

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

7. Consideration of Ordinance #60-2021, Enacting the Parks, Arts, Recreation, and Culture Sales and Use Tax ("PARC Tax")

Motion: Councilor Hancock moved to approve Ordinance #60-2021, Enacting the Parks, Arts, Recreation, and Culture Sales and Use Tax ("PARC Tax"). Councilor Southwick seconded the motion.

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

8. Consideration of Preliminary subdivision approval for the Cold Spring Ranch HD3, a 55-unit residential development located at approximately 4000 West Orinda Drive in a Planned Community zone.

A representative from DR Horton noted that the approval is for 49 units, not 55.

Motion: Councilor Southwick moved to grant Preliminary subdivision approval for the Cold Spring Ranch HD3, a 49-unit residential development located at approximately 4000 West Orinda Drive in a Planned Community zone; including any Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

9. Consideration of the Micron East Annexation of 111.51-acres located at 1800 East 4800 North with TH-5 zoning.

a. Public Hearing

There were no public comments.

b. Consideration of Resolution #2021-65, approving an annexation agreement.

Motion: Councilor Condie moved to approve Resolution #2021-65, approving an annexation agreement. Councilor Hancock seconded the motion.

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

c. Consideration of Ordinance #68-2021, approving the Micron East Annexation, with TH-5 zoning.

Motion: Councilor Southwick moved to approve Ordinance #68-2021, approving the Micron East Annexation, with TH-5 zoning; including any Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

10. Consideration of Ordinance #61-2021, approving the Lehi Brownstones zone change located at 396 North 500 West, changing the zoning from R-2 (medium density residential) to R-3 (high density residential) on .42 acres.

Mark Hampton was the applicant.

Motion: Councilor Southwick moved to approve Ordinance #61-2021, approving the Lehi Brownstones zone change located at 396 North 500 West, changing the zoning from R-2 (medium density residential) to R-3 (high density residential) on .42 acres; including any Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

11. Consideration of Concept approval for the River Point Concept, a 499-unit residential development located at 1100 North 3600 West.

Brandon Watson was representing the applicant. He stated that Edge is willing to match the park impact fees that Lehi dedicates to this project.

Motion: Councilor Southwick moved to grant Concept approval for the River Point Concept, a 499-unit residential development located at 1100 North 3600 West; including any Development Review Committee comments and Planning Commission Comments. Councilor Hancock seconded the motion.

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

12. Consideration of Final subdivision approval for the Sanctuary Commercial Subdivision amending Lot 2 of the Lehi Botanical Subdivision into two commercial lots.

Nicolas Stock, with Salt Development, showed the Council their concept for a TOD that will be submitted at a later date.

Motion: Councilor Condie moved to grant Final subdivision approval for the Sanctuary Commercial Subdivision amending Lot 2 of the Lehi Botanical Subdivision into two commercial lots. Councilor Koivisto seconded the motion.

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

13. Consideration of Final subdivision approval for the Quick Quack 1200 West Subdivision located at 2550 North 1200 West in a Commercial zone.

Motion: Councilor Southwick moved to grant Final subdivision approval for the Quick Quack 1200 West Subdivision located at 2550 North 1200 West in a Commercial zone. Commissioner Condie seconded the motion.

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

14. Consideration of Resolution #2021-63, approving a development agreement for the Lehi Terrace development located at approximately 1200 West 2900 North.

Russ Wilson was representing Symphony Homes.

Motion: Councilor Southwick moved to approve Resolution #2021-63, approving a development agreement for the Lehi Terrace development located at approximately 1200 West 2900 North; noting the approximate zip code correction and include that the driveways be 20 feet in length. Councilor Hancock seconded the motion.

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

15. Consideration of Ordinance #64-2021 approving the Lehi Terrace zone change on 8.44-acres of property changing the zoning from TH-5 (transitional holding) to R-2 (medium density residential) located at approximately 1200 West 2900 North.

Motion: Councilor Condie moved to approve Ordinance #64-2021 approving the Lehi Terrace zone change on 8.44-acres of property changing the zoning from TH-5 (transitional holding) to R-2 (medium density residential) located at approximately 1200 West 2900 North; including any Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

16. Consideration of Concept approval for the Farm House Lane Concept, a 5-lot residential development located at 2300 West 1200 North.

Cody Warren was representing the applicant.

Motion: Councilor Hancock moved to grant Concept approval for the Farm House Lane Concept, a 5-lot residential development located at 2300 West 1200 North; including any Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

17. Consideration of Ordinance #67-2021, approving the Hardman West Zone Change, amending the zoning of the property at 4700 West 2100 North from Commercial to Heavy Commercial.

Howard Cook was representing the applicant.

Motion: Councilor Southwick moved to approve Ordinance #67-2021, approving the Hardman West Zone Change, amending the zoning of the property at 4700 West 2100 North from Commercial to Heavy Commercial; including any Development Review Committee comments and Planning Commission Comments. Councilor Condie seconded the motion.

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

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

a. Public Hearing

Jewel Bullock was the applicant. She stated that her irrigation water was cut off nearly 20 years ago and suffered damages because of it. She would like to annex into the city under with exceptions to help remedy her losses.

Mr. Mansfield stated that he supports Ms. Bullock's requests.

Michael Morgan stated that the canal was an open irrigation ditch and that water access was blocked by to a nearby development.

Anna stated that she would like to see the property annexed under the conditions that she's requesting.

Carolyn Lucas supports Ms. Bullock.

There was discussion regarding what should be included in the agreement. It was decided to table the item and direct staff to gather more information and negotiate the terms of the agreement.

b. Consideration of Resolution #2021-64, approving an annexation agreement.

Motion: Councilor Koivisto moved to table this item to the December meeting and direct staff to iron out more the details of Ms. Bullock's requests.

Council Hancock suggested including in the motion that staff provide a value to some of the costs associated with the requests, including the cost of water share assessments, and understanding what the water rights entail.

Amended Motion: Councilor Koivisto agreed to add Councilor Hancock's comments to the motion. The Motion was seconded by Councilor Southwick.

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

c. Consideration of Ordinance #65-2021, approving the Neldon and Jewel Bullock Annexation, with A-1 Agriculture zoning.

Motion: Councilor Hancock moved to table the annexation. Councilor Koivisto seconded the motion.

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

19. Consideration of Ordinance #62-2021, approving the Beck's Landing zone change on 10.48 acres of property changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture) located at 1080 North 2300 West.

Matthew Jorgenson was representing the applicant

Motion: Councilor Condie moved to approve Ordinance #62-2021, approving the Beck's Landing zone change on 10.48 acres of property changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture) located at 1080 North 2300 West. Commissioner Koivisto seconded the motion.

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

20. Consideration of Concept approval for the Beck's Landing concept, a 16-lot residential subdivision project located at 1080 North 2300 West.

Motion: Councilor Southwick moved to grant Concept approval for the Beck's Landing concept, a 16-lot residential subdivision project located at 1080 North 2300 West.; including any Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

21. Consideration of Ordinance #63-2021, approving a Development Code amendment to Chapters 1-10 of the Lehi City Development Code.

Motion: Councilor Condie moved to approve Ordinance #63-2021, approving a Development Code amendment to Chapters 1-10 of the Lehi City Development Code; including any Development Review Committee comments and Planning Commission Comments. Councilor Hancock seconded the motion.

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

22. Adjournment

With no further business to come before the City Council at this time, Councilor Koivisto moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:48 p.m.

Approved: December 14, 2021 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

PO 7044.pdf

PO 7045.pdf

PO 7051- Lighting.pdf

LEHI CITY
CITY COUNCIL AGENDA
December 14, 2021

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Mountainland Supply	Pressurized Irrigation Supplies	$158,873.12	Inventory
Stuart C Irby Co	Power Inventory Supplies	$281,904.00	Inventory
Vehicle Lighting Solutions	Lighting for Police Vehicles	$195,700.00	

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7044

32675

ISSUED TO: MOUNTAINLAND SUPPLY CO.
P.O. BOX 127

OREM UT 84059-0127

SHIP TO: IRRIGATION
2538 NORTH 300 WEST
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 11/30/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	402.00	SENSUS PURP 1 IPERL 10.75LL 1G2 WIRE 6FT TRPL RECLAIM	229.25	92,158.78	55-50-58-100
0	405.00	SENSUS 520 m SINGLE PORT SMPT RADIO	164.73	66,714.34	55-50-58-100

TOTAL 158,873.12

Authorized By:

Department Head

City Council Approval Date *

Jason Walker

Mayor or City Administrator

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

LEHI CITY PURCHASE REQUISITION REQUEST

Supplier

Name Mountainland Supply Company
Street PO Box 127
City Orem **State** Utah
Zip 84059 **Telephone** 801-224-6050

Vendor 32675

Date November 23, 2021

Dean Lundell

Pressurized Irrigation — **Requesting Department**

55-50-58-100 — **Department Account Numbers**

Department Head Signature

	Unit		Price	Total
402		Sensus Purp 1 IPERL 10.75LL 1G	$ 229.251	$ 92,158.78
405		Sensus 520 M Single Port SMPT Radio	$ 164.727	$ 66,714.34
		Quote # S104416765		
				$ 158,873.12

Justification: Meters needed for new construction. Need
to get these ordered now due to the current long lead time
between the time an order is put in and delivery.

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

MOUNTAINLAND
SUPPLY COMPANY

MLOR MOUNTAINLAND SUPPLY
1505 West 130 South
Orem, UT 84058
Phone 801-224-6050
Fax 801-224-6058

Quotation

EXPIRATION DATE	QUOTE NUMBER
12/23/2021	S104416765

MLOR MOUNTAINLAND SUPPLY
1505 West 130 South
Orem, UT 84058
Phone 801-224-6050
Fax 801-224-6058

PAGE NO.
1 of 1

QUOTE TO:

LEHI CITY CORPORATION
153 NORTH 100 EAST
P O BOX 255
LEHI, UT 84043

SHIP TO:

LEHI WATER SHOP
2538 NORTH 300 WEST
LEHI, UT 84043

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON
10789	NEW CONSTRUCTION		ZACH BLACKBURN

WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
JOSE DIAZ		NET 30TH	11/23/2021	No

ORDER QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
	SHIPPING INSTRUCTIONS **ALL METERS & RADIOS CURRENTLY HAVE VERY EXTENDED LEAD TIMES**		
402ea	SENSUS PURP 1 IPERL 10.75LL 1G 2-WIRE 6FT TRPL RECLAIM 1GAL CONFIG# I4S1GBXR	229.251/ea	92158.78
405ea	SENSUS 520M SINGLE PORT SMPT RADIO PIT-SET WITH TRPL TOUCHCOUPLER INTERVAL DATA	164.727/ea	66714.34

Bid Total does not include tax or freight. All prices herein supercede all prior quotes and are subject to change without prior notice.
No guarantee is made as to the accuracy of the quantities listed.
*** NOTE- All Special Order Material is Non-Returnable ***

Due to the impact of COVID-19 supply chain interruptions, trucking shortages, and resulting price increases, this pricing is based on material in stock at time of quotation. Please verify all quantities and part numbers prior to placing your order.

Subtotal	158873.12
S&H Charges	0.00
Amount Due	158873.12

Printed By: ZBLACKBU on 11/23/2021 9:26:11 AM MST

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7045

590589

ISSUED TO: STUART C IRBY CO.
P.O. BOX 843959

DALLAS TX 75284

SHIP TO: POWER
560 W GLEN CARTER DRIVE
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 11/30/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	300.00	TB-20-B-50-3-HS-T300 ROUND TAPERED DIRECT BURIAL, COMP	424.00	127,200.00	53-1415
0	24.00	MB30-F-50-(S4)-1-HS-PC-MH ROUND TAPERED DIRECT BURIAL C	975.00	23,400.00	53-1415
0	24.00	MB30-F-50-(S4)-3-HS-PC-MH ROUND TAPERED DIRECT BURIAL C	975.00	23,400.00	53-1415
0	36.00	MB35-F-50-(S4)-1-HS-PC-MH ROUND TAPERED DIRECT BURIAL C	1,215.00	43,740.00	53-1415
0	24.00	MB35-F-50-(S4)-3-HS-PC-MH ROUND TAPERED DIRECT BURIAL C	1,215.00	29,160.00	53-1415
0	60.00	S4-00 4' MAST ARM UNPAINTED	144.00	8,640.00	53-1415
0	48.00	S4-00 4' MAST ARM BLACK	197.00	9,456.00	53-1415
0	24.00	S6-00 6' MAST ARM UNPAINTED	181.00	4,344.00	53-1415
0	24.00	S6-00 6' MAST ARM BLACK	234.00	5,616.00	53-1415
0	12.00	S8-00 8' MAST ARM UNPAINTED	244.00	2,928.00	53-1415
0	12.00	S8-00 8' MAST ARM BLACK	335.00	4,020.00	53-1415

TOTAL 281,904.00

Authorized By:

Department Head

Jason Walker
Mayor or City Administrator

City Council Approval Date *

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

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.	**Vender #**	
	Street	PO BOX 843959	**Date**	11/16/2021
	City	DALLAS	**State**	TX
	Zip	75284	**Phone**	801-724-3000

Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
300		TB-20-B-50-3-HS-T300 ROUND TAPERED, DIRECT	$424.00	$127,200.00
		BURIAL, COMPOSITE POLE, BLACK FINISH		
		STANDARD HANDHOLE, 3" TENON		
24		MB30-F-50-(S4)-1-HS-PC-MH ROUND TAPERED	$975.00	$23,400.00
		DIRECT BURIAL COMPOSITE POLES, PREDRILLED		
		FOR 4' MAST ARM, GRAY FINISH STANDARD		
		HANDHOLE, CAPPED, MOUNTING		
24		MB30-F-50-(S4)-3-HS-PC-MH ROUND TAPERED	$975.00	$23,400.00
		DIRECT BURIAL COMPOSITE POLES, PREDRILLED		
		FOR 4' MAST ARM, BLACK FINISH STANDARD		
		HANDHOLE, CAPPED, MOUNTING		
36		MB35-F-50-(S4)-1-HS-PC-MH ROUND TAPERED	$1,215.00	$43,740.00
		DIRECT BURIAL COMPOSITE POLES, PREDRILLED		
		FOR 4' MAST ARM, GRAY FINISH STANDARD		
		HANDHOLE, CAPPED, MOUNTING		
24		MB35-F-50-(S4)-3-HS-PC-MH ROUND TAPERED	$1,215.00	$29,160.00
		DIRECT BURIAL COMPOSITE POLES, PREDRILLED		
		FOR 4' MAST ARM, BLACK FINISH STANDARD		
		HANDHOLE, CAPPED, MOUNTING		
60		S4-00 4' MAST ARM UNPAINTED	$144.00	$8,640.00
48		S4-00 4' MAST ARM BLACK	$197.00	$9,456.00
24		S6-00 6' MAST ARM UNPAINTED	$181.00	$4,344.00
24		S6-00 6' MAST ARM BLACK	$234.00	$5,616.00
12		S8-00 8' MAST ARM UNPAINTED	$244.00	$2,928.00
12		S8-00 8' MAST ARM BLACK	$335.00	$4,020.00
				$281,904.00

Justification:	Price Determination	
SEE ATT.	Verbal Quote	
	Informal Bid	
	Written Bid	*
	State Bid	
	Other	

CMT
A valmont BRAND

irby
A Sonepar Company

DATE OF QUOTE: 10/26/2021 QUOTE NUMBER: **A10202021CS-1**

AGENCY INFO: Irby **REQUESTER:** LARISA

JOB NAME: LEHI CITY

QTY.	NOM MT. HT	SHAFT LENGTH	CAT NUM.	DESCRIPTION	PRICE EA.
300	15	20	TB20-X-50-3-HS-T300	round tapered, direct burial, composite pole, black finish, standard handhole, 3" tenon	$424.00
✓24	25	30	MB30-F-50-(S4)-1-HS-PC-MH	round tapered, direct burial composite poles, predrilled for 4' mast arm, gray finish, standard handhole, capped, mounting	$975.00
✓24	25	30	MB30-F-50-(S4)-3-HS-PC-MH	round tapered, direct burial composite poles, predrilled for 4' mast arm, black finish, standard handhole, capped, mounting	$975.00
✓36	30	35	MB35-F-50-(S4)-1-HS-PC-MH	round tapered, direct burial composite poles, predrilled for 4' mast arm, gray finish, standard handhole, capped, mounting	$1,1215.00
✓24	30	35	MB35-F-50-(S4)-3-HS-PC-MH	round tapered, direct burial composite poles, predrilled for 4' mast arm, black finish, standard handhole, capped, mounting	$1,1215.00
✓60			S4-00	4' mast arm, unpainted	$144.00

VALID UNTIL: 30 DAYS

TERMS: NET 30 DAYS

FREIGHT TERMS: ALLOWED @ $6K

SPECIAL NOTES:

NOTE: FREIGHT TERMS ARE FOB FACTORY

CURRENT LEAD TIME: 12-14 WEEK LEAD TIME

NOTE: LEAD TIME SUBJECT TO CHANGE

Thank you for the opportunity to quote and please contact me @ 803-625-3131 Or By Fax @ 803-625-4722 for further assistance.

AF-Amy Felix Ext: 122 *Commercial Sales Group*

PLEASE INCLUDE QUOTE NUMBER WHEN ENTERING ORDER

DATE OF QUOTE: 10/26/2021 QUOTE NUMBER: **A10202021CS-1**

AGENCY INFO: 1170-CARLSON SALES, INC. **REQUESTER:** LARISA

JOB NAME: LEHI CITY

✓48	S4-03	4' mast arm, black finish	$197.00
✓24	S6-00	6' mast arm, unpainted	$181.00
✓24	S6-03	6' mast arm, black finish	$234.00
✓12	S8-00	8' mast arm, unpainted	$244.00
✓12	S8-03	8' mast arm, black finish	$335.00

TOTAL: $281,904.00

VALID UNTIL: 30 DAYS

TERMS: NET 30 DAYS

FREIGHT TERMS: ALLOWED @ $6K

SPECIAL NOTES:

NOTE: FREIGHT TERMS ARE FOB FACTORY

CURRENT LEAD TIME: 12-14 WEEK LEAD TIME

NOTE: LEAD TIME SUBJECT TO CHANGE

Thank you for the opportunity to quote and please contact me @ 803-625-3131 Or By Fax @ 803-625-4722 for further assistance.

AF-Amy Felix Ext: 122 *Commercial Sales Group*

ANIXTER

QUOTE

3130 SOUTH 1030 WEST SUITE 2
SALT LAKE CITY, UT 84119
Phone: (801) 288-2831
Fax: 801.288.2837

ORDERED BY	QUOTE DATE	QUOTE NO.
KENNY	10/29/21	5112581-00
P.O. DATE	**P.O. NUMBER**	**PAGE NO.**
10/29/21	CMT QUOTE	1 of 2
SALES REP	**TAKEN BY**	**FREIGHT OUT**
WRIS	WJDG	NO

CUST #: 6001692

BILL TO: LEHI CITY
153 NORTH 100 EAST
LEHI, UT 84043

SHIP TO: LEHI CITY POWER
POWER DEPT WAREHOUSE
560 WEST GLEN CARTER BLVD
LEHI, UT 84043-3670

INSTRUCTIONS	SHIP POINT	VIA	SHIPPED	TERMS
ATTN: KENNY	Anixter - wSlc/3304	Frt Allowed		Net 30

LINE NO.	PRODUCT AND DESCRIPTION	ORDERED	BO	SHIPPED	UM	PRICE		NET AMOUNT
1	TB20-X-50-3-HS-T300 20 FOOT POLE BLACK ********** round tapered, direct burial, composite pole, black finish, standard handhole, 3" tenon nom height 15ft shaft length 20ft LEAD TIME 12-14 WEEKS ARO **********	300		300	each	426.00		127800.00
2	MB30-F-50-(S4)1HSPCMH 30FOOT POLE GRAY ********** round tapered, direct burial composite poles, predrilled for 4' mast arm, gray finish, standard handhole, capped, mounting NOM MT. HT 25FT SHAFT LENGTH 30FT LEAD TIME 12-14 WEEKS ARO **********	24		24	each	982.00		23568.00
3	MB30F50(S4)1HSPCMH 30 FOOT POLE BLACK ********** round tapered, direct burial composite poles, predrilled for 4' mast arm, black finish, standard handhole, capped, mounting NOM MT HT 25 SHAFT LENGTH 30 LEAD TIME 12-14 WEEKS ARO. **********	24		24	each	981.00		23544.00
4	MB35F50(S4)-HSPCMH 35 FOOT POLE GRAY ********** round tapered, direct burial composite poles, predrilled for 4' mast arm, gray finish, standard handhole, capped, mounting NOM MT HT 30 FEET SHAFT LENGTH 35 FEET LEAD TIME 12-14 WEEKS ARO **********	36		36	each	1221.00		43956.00
5	MB35F50(S4)3HSPCMH 35 FOOT POLE BLACK ********** round tapered, direct burial composite poles, predrilled for 4' mast arm, black finish, standard handhole, capped,	24		24	each	1221.00		29304.00

Continued

All sales are subject to the Anixter Terms & Conditions of Sale found at www.anixter.com/termsandconditions. Product safety data sheets may be found on the same website.

The impacts of COVID-19 cannot be reasonably determined at this time. This quote/proposal does not account for any potential adverse impacts COVID-19 may have on Anixter's performance or obligations herein. In the event of any delays or adverse impacts, Anixter reserves the right for an equitable adjustment of the delivery schedule and prices herein to offset the effects of COVID-19 delays, without fault or penalty of any kind.

3130 SOUTH 1030 WEST SUITE 2
SALT LAKE CITY, UT 84119
Phone: (801) 288-2831
Fax: 801.288.2837

QUOTE

ORDERED BY	QUOTE DATE	QUOTE NO.
KENNY	10/29/21	5112581-00
P.O. DATE	P.O. NUMBER	PAGE NO.
10/29/21	CMT QUOTE	2 of 2
SALES REP	TAKEN BY	FREIGHT OUT
WRIS	WJDG	NO

CUST #: 6001692

BILL TO: LEHI CITY
153 NORTH 100 EAST
LEHI, UT 84043

SHIP TO: LEHI CITY POWER
POWER DEPT WAREHOUSE
560 WEST GLEN CARTER BLVD
LEHI, UT 84043-3670

INSTRUCTIONS	SHIP POINT	VIA	SHIPPED	TERMS
ATTN: KENNY	Anixter - wSlc/3304	Frt Allowed		Net 30

LINE NO.	PRODUCT AND DESCRIPTION	ORDERED	BO	SHIPPED	UM	PRICE		NET AMOUNT
	mounting NOM MT HT 30 FEET SHAFT LENGTH 35 FEET LEAD TIME 12-14 WEEKS ARO **********							
6	S4-00 4 FT MAST ARM ALUMINUM UNPAINTED ********** LEAD TIME 12-14 WEEKS ARO **********	60		60	each	145.00		8700.00
7	S4-03 4 FT MAST ARM BLACK FINISH ********** LEAD TIME 12-14 WEEKS ARO **********	48		48	each	199.00		9552.00
8	S6-00 6 FT MAST ARM ALUMINUM UNPAINTED ********** LEAD TIME 12-14 WEEKS ARO **********	24		24	each	182.00		4368.00
9	S6-03 6 FT MAST ARM BLACK FINISH ********** LEAD TIME 12-14 WEEKS ARO **********	24		24	each	235.00		5640.00
10	S8-00 8 FT MAST ARM ALUMINUM UNPAINTED ********** LEAD TIME 12-14 WEEKS ARO **********	12		12	each	246.00		2952.00
11	S8-03 8 FT MAST ARM BLACK FINISH	12		12	each	337.00		4044.00
11	Lines Total	Qty Shipped Total		588			Total Invoice Total	283428.00 283428.00

Last Page

All sales are subject to the Anixter Terms & Conditions of Sale found at www.anixter.com/termsandconditions. Product safety data sheets may be found on the same website.

The impacts of COVID-19 cannot be reasonably determined at this time. This quote/proposal does not account for any potential adverse impacts COVID-19 may have on Anixter's performance or obligations herein. In the event of any delays or adverse impacts, Anixter reserves the right for an equitable adjustment of the delivery schedule and prices herein to offset the effects of COVID-19 delays, without fault or penalty of any kind.

Date: Oct 25, 2021 Quote: LGU21-10854-1

Quote

LGU LIGHTING & CONTROLS

LGU Lighting & Controls
12272 South 800 East, Suite C
Draper UT 84020
Phone: (801) 281-2329
Fax:
From: Mark Ashby
Quoter Ph: (801) 598-0444
Email: mark@lightinggrouputah.com

Project **Lehi City Composite Pole & Arm Quote**
Location Lehi UT
Quote LGU21-10854-1

To: Joe Rhodes
Irby
5225 W 2400 South
Salt Lake City UT 84123
Phone: (801) 724-3060
EMail: Jrhoades@irby.com

For
Bid Date Oct 21, 2021
Expires Nov 10, 2021

Remarks:
Quotation subject to approval

QTY	Type	MFG	Part
300		CMT	TB20-B-50-3-HS-T300 (BLACK) 20' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, BLACK FINISH, STANDARD HANDHOLE, 3" TENON
24		CMT	MB30-F-50-(DRILLED FOR S4)-1-HS-PC-MH (LIGHT GRAY FINISH) 30' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, LIGHT GRAY FINISH, STANDARD HANDHOLE, POLE CAP, MOUNTING HARDWARE
24		CMT	MB30-F-50-(DRILLED FOR S4)-3-HS-PC-MH (BLACK FINISH) 30' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, BLACK FINISH, STANDARD HANDHOLE, POLE CAP, MOUNTING HARDWARE
36		CMT	MB35-F-50-(DRILLED FOR S4)-1-HS-PC-MH (LIGHT GRAY FINISH) 35' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, LIGHT GRAY FINISH, STANDARD HANDHOLE, POLE CAP, MOUNTING HARDWARE
24		CMT	MB35-F-50-(DRILLED FOR S4)-3-HS-PC-MH (BLACK FINISH) 35' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, BLACK FINISH, STANDARD HANDHOLE, POLE CAP, MOUNTING HARDWARE
60		CMT	S4-00 (MAST ARM-UNPAINTED) 4' MAST ARM-UNPAINTED
48		CMT	S4-03 (BLACK FINISH) 4' MAST ARM-BLACK FINISH
24		CMT	S6-00 (MAST ARM-UNPAINTED) 6' MAST ARM-UNPAINTED
24		CMT	S6-03 (BLACK FINISH) 6' MAST ARM-BLACK FINISH
12		CMT	S8-00 (MAST ARM-UNPAINTED) 8' MAST ARM-UNPAINTED
12		CMT	S8-03 (BLACK FINISH) 8' MAST ARM-BLACK FINISH

LGU LIGHTING & CONTROLS

LGU Lighting & Controls
12272 South 800 East, Suite C
Draper UT 84020
Phone: (801) 281-2329
Fax:
From: Mark Ashby
Quoter Ph: (801) 598-0444
Email: mark@lightinggrouputah.com

Project **Lehi City Composite Pole & Arm Quote**
Location Lehi UT
Quote LGU21-10854-1

QTY	Type	MFG	Part
Note			**QUOTATION SUBJECT TO APPROVAL**
Note			**LEAD TIME IS 12-14 WEEKS**

Total: **$369,500.00**

Notes:
Quote subject to approval
Lead time is 12-14 weeks

Terms and conditions of sale:
Terms:
* Manufacturer's standard freight terms and conditions apply, unless otherwise noted.
* Quote is based on standard factory specifications only, unless otherwise noted.
* Lamps not included unless otherwise noted.
* The items covered by this quote represents our interpretation of the information provided to us.
* If actual Item(s) differ from quoted item(s), we reserve the right to revise or revoke this quote.
*Quotation is void if changed.
*Prices may be subject to Tariff related increases without notice.

Mfg Terms:		Freight Allowance	Minimum Order
CMT	CMT Poles	Freight Allowed	

Date: Oct 21, 2021 Quote: LGU21-10854-1

Quote

LGU LIGHTING & CONTROLS

LGU Lighting & Controls
12272 South 800 East, Suite C
Draper UT 84020
Phone: (801) 281-2329
Fax:
From: Mark Ashby
Quoter Ph: (801) 598-0444
Email: mark@lightinggrouputah.com

Project **Lehi City Composite Pole & Arm Quote**
Location Lehi UT
Quote LGU21-10854-1

To: Judd Green
Anixter -WSGU/2060
3884 S. RIVER RD
St George UT 84790
Phone: (801) 290-1121
EMail: judd.green@anixter.com

For
Bid Date Oct 21, 2021
Expires Nov 10, 2021

Remarks:
Quotation subject to approval

QTY	Type	MFG	Part
300		CMT	TB20-B-50-3-HS-T300 (BLACK) 20' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, BLACK FINISH, STANDARD HANDHOLE, 3" TENON
24		CMT	MB30-F-50-(DRILLED FOR S4)-1-HS-PC-MH (LIGHT GRAY FINISH) 30' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, LIGHT GRAY FINISH, STANDARD HANDHOLE, POLE CAP, MOUNTING HARDWARE
24		CMT	MB30-F-50-(DRILLED FOR S4)-3-HS-PC-MH (BLACK FINISH) 30' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, BLACK FINISH, STANDARD HANDHOLE, POLE CAP, MOUNTING HARDWARE
36		CMT	MB35-F-50-(DRILLED FOR S4)-1-HS-PC-MH (LIGHT GRAY FINISH) 35' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, LIGHT GRAY FINISH, STANDARD HANDHOLE, POLE CAP, MOUNTING HARDWARE
24		CMT	MB35-F-50-(DRILLED FOR S4)-3-HS-PC-MH (BLACK FINISH) 35' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, BLACK FINISH, STANDARD HANDHOLE, POLE CAP, MOUNTING HARDWARE
60		CMT	S4-00 (MAST ARM-UNPAINTED) 4' MAST ARM-UNPAINTED
48		CMT	S4-03 (BLACK FINISH) 4' MAST ARM-BLACK FINISH
24		CMT	S6-00 (MAST ARM-UNPAINTED) 6' MAST ARM-UNPAINTED
24		CMT	S6-03 (BLACK FINISH) 6' MAST ARM-BLACK FINISH
12		CMT	S8-00 (MAST ARM-UNPAINTED) 8' MAST ARM-UNPAINTED
12		CMT	S8-03 (BLACK FINISH) 8' MAST ARM-BLACK FINISH

LGU LIGHTING & CONTROLS

LGU Lighting & Controls
12272 South 800 East, Suite C
Draper UT 84020
Phone: (801) 281-2329
Fax:
From: Mark Ashby
Quoter Ph: (801) 598-0444
Email: mark@lightinggrouputah.com

Project **Lehi City Composite Pole & Arm Quote**
Location Lehi UT
Quote LGU21-10854-1

QTY	Type	MFG	Part
Note			**QUOTATION SUBJECT TO APPROVAL**
Note			**LEAD TIME IS 12-14 WEEKS**

Total:
$374,995.00

Notes:
Quote subject to approval
Lead time is 12-14 weeks

Terms and conditions of sale:
Terms:
* Manufacturer's standard freight terms and conditions apply, unless otherwise noted.
* Quote is based on standard factory specifications only, unless otherwise noted.
* Lamps not included unless otherwise noted.
* The items covered by this quote represents our interpretation of the information provided to us.
* If actual Item(s) differ from quoted item(s), we reserve the right to revise or revoke this quote.
*Quotation is void if changed.
*Prices may be subject to Tariff related increases without notice.

Mfg Terms:		Freight Allowance	Minimum Order
CMT	CMT Poles	Freight Allowed	

Date: Oct 25, 2021 Quote: SLC21-679-1

Quote

Border States Electric
898 W Fine Drive
Salt Lake City UT 84119
Phone: (801) 268-2555
Fax:
From: Andrew Porter
Quoter Ph: (801) 226-9511
email: APorter@borderstates.com

Project **Lehi City Composite Pole & Arm Quote**
Location
Quote SLC21-679-1

To:

For
Bid Date Oct 21, 2021
Expires Nov 20, 2021

QTY	Type	MFG	Part	Price	UQ	ExtPrice
300		VAL	TB20-B-50-3-HS-T300 (BLACK) 20' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, BLACK FINISH, STANDARD HANDHOLE, 3" TENON	$546.00		$163,800.00
24		VAL	MB30-F-50-(DRILLED FOR S4)-1-HS-PC-MH (LIGHT GRAY FINISH) 30' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, LIGHT GRAY FINISH, STANDARD HANDHOLE, POLE CAP, MOUNTING HARDWARE	$1,255.00		$30,120.00
24		VAL	MB30-F-50-(DRILLED FOR S4)-3-HS-PC-MH (BLACK FINISH) 30' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, BLACK FINISH, STANDARD HANDHOLE, POLE CAP, MOUNTING HARDWARE	$1,255.00		$30,120.00
36		VAL	MB35-F-50-(DRILLED FOR S4)-1-HS-PC-MH (LIGHT GRAY FINISH) 35' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, LIGHT GRAY FINISH, STANDARD HANDHOLE, POLE CAP, MOUNTING HARDWARE	$1,562.00		$56,232.00
24		VAL	MB35-F-50-(DRILLED FOR S4)-3-HS-PC-MH (BLACK FINISH) 35' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, BLACK FINISH, STANDARD HANDHOLE, POLE CAP, MOUNTING HARDWARE	$1,562.00		$37,488.00
60		VAL	S4-00 (MAST ARM-UNPAINTED) 4' MAST ARM-UNPAINTED	$187.00		$11,220.00
48		VAL	S4-03 (BLACK FINISH) 4' MAST ARM-BLACK FINISH	$249.00		$11,952.00
24		VAL	S6-00 (MAST ARM-UNPAINTED) 6' MAST ARM-UNPAINTED	$233.00		$5,592.00
24		VAL	S6-03 (BLACK FINISH) 6' MAST ARM-BLACK FINISH	$296.00		$7,104.00
12		VAL	S8-00 (MAST ARM-UNPAINTED) 8' MAST ARM-UNPAINTED	$315.00		$3,780.00
12		VAL	S8-03 (BLACK FINISH) 8' MAST ARM-BLACK FINISH	$422.00		$5,064.00
			QUOTATION SUBJECT TO APPROVAL *LEAD TIME IS 12-14 WEEKS*			
				Total:		**$362,472.00**

Terms and conditions of sale:
Subject to Border States Electric terms and conditions of sale and acceptance by an officer or Manager or Border

Border States Electric
898 W Fine Drive
Salt Lake City UT 84119
Phone: (801) 268-2555
Fax:
From: Andrew Porter
Quoter Ph: (801) 226-9511
email: APorter@borderstates.com

Project **Lehi City Composite Pole & Arm Quote**
Location
Quote SLC21-679-1

States Electric
Any offer to purchase is subject to approval of our Credit Department.
Written quotations automatically expire thirty (30) calendar days from date of issue unless terminated sooner by notice from Border States Electric (BSE). All clerical errors contained herein are subject to correction. In the event of any cost or price increases from manufacturers or other suppliers, caused by, but not limited to, currency fluctuations, raw material or labor prices, fuel or transportation cost increases, and any import tariffs, taxes, fees, or surcharges, BSE reserves the exclusive right to change its pricing at the time of shipping and will provide notice of any such change to its customers prior to costs being incurred.
No addendums are included unless specifically referred to.
Not a guaranteed bill of material if counts are shown.
All fixtures are quoted with lamps and freight unless noted otherwise.
Fluorescent fixtures are single level switched unless noted as dual level.
Anchor bolts shipped ahead are plus freight.
No spare material is included unless specifically listed on the quote.
No extended or special warranty is included. Only manufacturers standard warranty applies.
All lead-times and ship dates are ESTIMATED and subject to change without notice

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7051

54708

ISSUED TO: VEHICLE LIGHTING SOLUTIONS
668 WEST 9320 SOUTH, SUITE B

SANDY UT 84070

SHIP TO: FLEET
439 W 300 N
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 12/02/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	5.00	PATROL SUV LIGHTING	21,900.00	109,500.00	64-40-54-000
0	3.00	PATROL f150 LIGHTING	21,900.00	65,700.00	64-40-54-000
0	1.00	F150 ADMIN	5,000.00	5,000.00	64-40-54-000
0	1.00	F150 ACO	15,500.00	15,500.00	64-40-54-000

TOTAL 195,700.00

Authorized By:

Jeremy Estes
Department Head

Jason Walker
Mayor or City Administrator

City Council Approval Date *

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

Lehi City Purchase Requisition Request

Supplier	**Name**	Vehicle Lighting Solutions	**Vendor#**	
	Street		**Date**	**12/1/2021**
	City	**State**		
	Zip	**Phone**		

Dean Lundell

Fleet	64-40-54-000	Jeremy Estes
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
	5	Patrol SUV lighting	$21,900.00	$109,500.00
	3	Patrol F150 Lighting	$21,900.00	$65,700.00
		F150 Admin	$5,000.00	$5,000.00
		F150 ACO	$15,500.00	$15,500.00
		Total		$195,700.00

Justification:	Price Determination	
	Verbal Quote	
	Informal Bid	
	Written Bid	$195,700.00
	State Bid	
	Other	

Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
2/23/21	14594

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	DG	Destination	'21 Interceptor Utility

Item	Description	Qty	Unit Price	Total
	2021 Interceptor Utility Patrol Package with 1/2 Cage			
Misc Sales	Dual Color Lightbar, Controller, and Siren Speaker Package	1	2,725.00	2,725.00T
BB8DEDE	50" Liberty II Duo WCX Lightbar with Red/Blue/White Front and Sides, Red/Blue/Amber Rear	1	0.00	0.00T
STPKT#105	Lightbar Mounting Kit	1	0.00	0.00T
UHF2150-A	Headlight Flasher	1	41.89	41.89T
ETFBSSN-P	Solid State Taillight Flasher	1	44.66	44.66T
AVC23RBC	Avenger II Trio Dual Light in Red/Blue/White mounted in rear window	1	276.71	276.71T
VLS45	Universal 4 X 5 mounting bracket	1	9.95	9.95T
C399	Whelen Core Amplifier System	1	0.00	0.00T
C399K1	OBDII CanPort Installation Kit for Ford Vehicles	1	0.00	0.00T
SA315P	SA315 Series Siren Speaker	1	0.00	0.00T
SAK66D	Siren Speaker Mounting Kit for Interceptor Utility, 2020-2021 Driver Side	1	0.00	0.00T
Misc Sales	Havis Model # C-VSX-1800-INUT-PM. 18" Vehicle Specific Console with Integrated Printer Mount	1	462.94	462.94T
Misc Sales	Havis Model # C-PMX-101. Front Printer Mount for Brother Pocketjet Printer	1	117.63	117.63T
EB25-XTL-1P	2 1/2' equipment bracket for Motorola XTL2500 W5 Remote Radio	1	0.00	0.00T
EB40-CCS-1P	4' Equipment Bracket (1 Piece)	1	0.00	0.00T
VLSLP3	2' Three Way Accessory Power Plate	1	7.90	7.90T
11013	USB Power Outlet	1	15.75	15.75T
ACC12V	12V Power Outlet	2	5.50	11.00T
FP-2	2' Filler Plate	1	0.00	0.00T
Misc Sales	Havis Model # C-CUP2-1004. Self Adjusting Cup Holder	1	39.37	39.37T

Total

668 West 9320 South Suite B Sandy, UT 84070
~ Phone (801) 676-4983 Fax (801) 676-4993 ~ Toll Free (800) 748-4484

Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
2/23/21	14594

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	DG	Destination	'21 Interceptor Utility

Item	Description	Qty	Unit Price	Total
FP-15	1.5' Filler Plate	1	0.00	0.00T
EB20-WGD-1P	2' Equipment Bracket (1 piece) Fits Watchguard 4RE DVR	1	0.00	0.00T
Misc Sales	Havis Model # C-ARM-1001. Internal Mount Armrest with Lockable Storage Pocket	1	170.75	170.75T
VLSMMC	Magnetic Mic Kit	2	34.95	69.90T
VLSMCB	Mic Clip Bracket	2	8.49	16.98T
PKG-PSM-3006	Premium Passenger Side Computer Mount Package for 2021 Interceptor Utility	1	441.74	441.74T
UT-1001	Universal Rugged Cradle	1	193.50	193.50T
DS-DA-421	Screen Support	1	49.66	49.66T
L-9/12-LED	LED. Permanent Mount 12' Gooseneck. Automotive Wiring Kit	1	71.50	71.50T
VLSMCB	Map light Bracket	1	8.49	8.49T
1K0574ITU20	6VS SPT 2020 Interceptor Utility w/ Stock Seat	1	906.36	906.36T
PK0316ITU202ND	Rear Cargo Barrier with Coated Polycarbonate Partition for '21 Interceptor Utility	1	435.96	435.96T
Misc Sales	Setina Model # QK0634ITU20. Full Replacement Transport Seat with Center Pull Seat Belts	1	729.96	729.96T
Misc Sales	Setina Model # WK0595ITU20. Window Barrier Polycarbonate - INSTALL PASSENGER SIDE ONLY	1	242.76	242.76T
Misc Sales	Setina Model # DK0100ITU20. Door Panel TPO Plastic Black Installs over OEM Door Panels - INSTALL PASSENGER SIDE ONLY	1	225.96	225.96T
GK10271UHKSS...	Single Vertical Weapon System with Universal XL Lock and Handcuff Key Override for AR15	1	279.65	279.65T
Misc Sales	Setina Model # GT0536ITU20. Forward Facing Partition Mount	1	67.15	67.15T
Misc Sales	ProGard Model # PB47UINT20HD - HD Push Bumper with Cutout (3PBP472007) for ION Lighthead	1	505.47	505.47T

Total

668 West 9320 South Suite B Sandy, UT 84070
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Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
2/23/21	14594

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	DG	Destination	'21 Interceptor Utility

Item	Description	Qty	Unit Price	Total
I2J	ION DUO Series Linear LED Blue/Red, for Push Bumper	2	96.17	192.34T
ARGES2	Arges Pro Focus Remote Spotlight	1	430.11	430.11T
ARGCH1	Arges Bail Mount Control Head	1	153.40	153.40T
ARG50D	Arges Mount Kit for 2020-2021 Utility Driver Side	1	53.10	53.10T
Samlex 800	Samlex 800 Watt Modified Sine Wave Inverter	1	79.00	79.00T
Misc Sales	Watchguard 4RE/Vista Wifi Bundle with Standard DVR, HD Panoramic Front Camera, Cabin Camera, Vista Wifi Radio Base, and Smart POE Switch-1 Year Warranty	1	4,755.00	4,755.00T
Misc Sales	Vista HD Wifi Extended Wearable Camera with Magnetic Center Mount	1	995.00	995.00T
Misc Sales	Radar Interface Cable for Stalker, Y-Cable, 10'	1	75.00	75.00T
Misc Sales	MikroTik Wireless Kit	1	200.00	200.00T
Misc Sales	Evidence Library 4 for In-Car Device	1	150.00	150.00T
Misc Sales	Evidence Library 4 for Vista Combo Device	1	75.00	75.00T
Shipping/Handling	Shipping Charge from Watchguard	1	55.00	55.00T
DSR2X	DSR2X Radar with Dual Ka Band Antennas for 2021 Durango	1	3,075.00	3,075.00T
155-2211-00	Remote Display Cable	1	79.00	79.00T
Misc Sales	Window Tint, Limo Rear and Legal Front	1	300.00	300.00T
Misc Sales	Customer Supplied Radio	1	0.00	0.00T
MB8U	17' Antenna Cable with NMO Mount	1	16.82	16.82T
ETRA8063	Antenex Phantom Elite 800Mhz Blade Antenna-White	1	39.95	39.95T
VLSELBOX Kit	VLSELBOX Kit	1	149.50	149.50T
PDP-13	Power Distribution Panel	1	189.00	189.00T
J Case Power Rela...	J Case Power Relay Module.	1	37.73	37.73T
CB-150	150A Circuit Breaker	1	24.95	24.95T
VLSMCB	Circuit Breaker Bracket	1	8.49	8.49T
Installation Supplies	Installation Hardware	1	125.00	125.00T
Shop Labor-C	Installation Labor for Equipment Listed			2,470.00T

Total

668 West 9320 South Suite B Sandy, UT 84070
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Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
2/23/21	14594

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	DG	Destination	'21 Interceptor Utility

Item	Description	Qty	Unit Price	Total
	Sales Tax Exempt		0.00%	0.00

Prices good for 30 days.

Total $21,896.98

668 West 9320 South Suite B Sandy, UT 84070
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Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
2/23/21	14596

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	DG	Destination	'21 Interceptor Utility

Item	Description	Qty	Unit Price	Total
	2021 Interceptor Admin Pkg			
Misc Sales	Whelen Model # ISFW505. Front Warning Light with 5 Modules in Red/White & Blue/White for Passenger Side Windshield in 2021 Interceptor Utility	1	536.31	536.31T
TLI2D	ION T Series Super LED Red/White for Grill	1	92.63	92.63T
TLI2E	ION T Series Super LED Blue/White for Grill	1	92.63	92.63T
VLSGBTLI	Universal Mounting Bracket	2	12.95	25.90T
AVC23RBC	Avenger II Trio Dual Module Light in Red/Blue/White for Rear Window	1	276.71	276.71T
VLS45	Universal 4 X 5 mounting bracket	1	9.95	9.95T
VTX609B	Whelen Vertex Super LED Hideaway-BLUE for Reverse Lights	2	66.67	133.34T
I2J	ION DUO Series Red/Blue for Side Warning	2	96.17	192.34T
UHF2150-A	Headlight Flasher	1	41.89	41.89T
ETFBSSN-P	Solid State Taillight Flasher	1	44.66	44.66T
HHS4200	Whelen Handheld Siren and Light Control with PA	1	412.41	412.41T
SA315P	SA315 Series Siren Speaker	1	193.52	193.52T
SAK66D	Siren Speaker Mounting Kit for Interceptor Utility, 2020-2021 Driver Side	1	24.19	24.19T
PKG-PSM-3006	Premium Passenger Side Computer Mount Package for 2020 Interceptor Utility	1	441.74	441.74T
UT-1001	Universal Rugged Cradle	1	193.50	193.50T
DS-DA-421	Screen Support	1	49.66	49.66T
L-9/12-LED	LED. Permanent Mount 12' Gooseneck. Automotive Wiring Kit	1	71.50	71.50T
VLSMCB	Map Light Bracket	1	8.49	8.49T
Misc Sales	Customer Supplied Remote Radio	1	0.00	0.00T
VLSMMC	Magnetic Mic Kit	1	34.95	34.95T
EFBAD-3MP	Discrete Interior On Glass Antenna	1	49.75	49.75T

Total

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Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
2/23/21	14596

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	DG	Destination	'21 Interceptor Utility

Item	Description	Qty	Unit Price	Total
PDP-13	Power Distribution Panel	1	189.00	189.00T
CB-150	150A Circuit Breaker	1	24.95	24.95T
VLSMCB	Mounting Bracket	1	8.49	8.49T
J Case Power Rela...	J Case Power Relay Module.	1	37.73	37.73T
Installation Supplies	Installation Hardware	1	125.00	125.00T
Shop Labor-C	Installation Labor for Equipment Listed			1,430.00T
	Sales Tax Exempt		0.00%	0.00

Prices good for 30 days.

Total $4,741.24

668 West 9320 South Suite B Sandy, UT 84070
~ Phone (801) 676-4983 Fax (801) 676-4993 ~ Toll Free (800) 748-4484

Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
5/19/21	14765

Customer

Lehi City Corporation
153 North 100 East
Lehi, UT 84043-1895

Terms	Rep	FOB	Vehicle Type
Net 30	DG	Destination	'21 F150 SSV

Item	Description	Qty	Unit Price	Total
	Animal Control 2021 F150 Supercrew SSV with 6.5' Bed			
Misc Sales	Whelen Liberty II Wecanx Lightbar with Core Siren System and Speaker with Mounting Kit	1	2,835.00	2,835.00T
BB2DEDE	54" Liberty II Duo WCX Lightbar with Red/Blue/White Front and Sides, Red/Blue/Amber Rear	1	0.00	0.00T
STPKT#94	Lightbar Mounting Kit	1	0.00	0.00T
I2J	ION DUO Series Red/Blue for Push Bumper	2	96.17	192.34T
TLI2J	ION T Series Super LED Red/Blue for Under Tailgate	2	92.63	185.26T
UHF2150-A	Headlight Flasher	1	41.89	41.89T
ETFBSSN-P	Solid State Taillight Flasher	1	46.44	46.44T
C399	Whelen Core Amplifier System	1	0.00	0.00T
C399K7	OBDII CanPort Installation Kit for 2021 F150	1	0.00	0.00T
SA315P	SA315 Series Siren Speaker - Mounted in Same Location as Last Patrol F150	1	0.00	0.00T
SAK1	Siren Speaker Mounting Kit	1	0.00	0.00T
C-TMW-F150-03	Console Tunnel Mounting Plate	1	85.16	85.16T
C-3010-H	30' Enclosed console, 10' High	1	339.83	339.83T
C-PM-122	Brother PocketJet 6 and 7 Printer Mount	1	198.64	198.64T
EB25-XTL-1P	2 1/2' equipment bracket for Motorola XTL2500 W5 Remote Radio	1	0.00	0.00T
EB40-CCS-1P	4' Equipment Bracket (1 Piece)	1	0.00	0.00T
VLSLP3	2' Three Way Accessory Power Plate	1	7.90	7.90T
ACC12V	12V Power Outlet	2	5.50	11.00T
11013	USB Power Outlet	1	15.75	15.75T
C-CUP2-1001	4" Self Adjusting Dual Cupholder	1	39.37	39.37T
C-AP-0325	Console, Accessory, Box, Internal mount, 3" Mounting space, 2.5" Deep	1	30.85	30.85T
EB20-WGD-1P	2' Equipment Bracket (1 piece) Fits Watchguard 4RE DVR	1	0.00	0.00T

Total

668 West 9320 South Suite B Sandy, UT 84070
~ Phone (801) 676-4983 Fax (801) 676-4993 ~ Toll Free (800) 748-4484

Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
5/19/21	14765

Customer

Lehi City Corporation
153 North 100 East
Lehi, UT 84043-1895

Terms	Rep	FOB	Vehicle Type
Net 30	DG	Destination	'21 F150 SSV

Item	Description	Qty	Unit Price	Total
FP-1	1' Filler Plate	1	0.00	0.00T
C-ARM-102	Molded rubber armrest for side mounting with adjustable height.	2	46.26	92.52T
VLSMMC	Magnetic Mic Kit	2	34.95	69.90T
VLSMCB	Mic Clip Bracket	2	8.49	16.98T
PKG-PSM-385	2021 Ford F150 Premium Passenger Side Mount Package	1	438.68	438.68T
UT-1001	Universal Rugged Cradle	1	193.50	193.50T
DS-DA-421	Screen Support	1	71.50	71.50T
VLSMCB	Map Light Bracket	1	8.49	8.49T
Samlex 800	Samlex 800 Watt Modified Sine Wave Inverter	1	89.00	89.00T
Misc Sales	Setina Model # GK10342UHKSSCAXL. Dual T-Rail Vertical Weapon Rack with Two Universal Handcuff Style Locks and Handcuff Key Overrride	1	415.65	415.65T
Misc Sales	Setina Model # GF1092FDT21F150. Free Standing Weapon Mount for 2021 F150 SSV	1	203.15	203.15T
Misc Sales	Progard Model # PB81FT16HD - HD Push Bumper with Cutout (3PB1318-2) for ION Lighthead	1	430.10	430.10T
Misc Sales	WatchGaurd - VIS-EXT-WIF-BUN - VISTA HD WiFi and 4RE System Bundle. Includes 4RE Standard DVR Camera System with integrated 200GB automotive grade hard drive, ZSL camera, 16GB USB removable thumb drive, rear facing cabin camera, GPS, hardware, cabling and your choice of mounting bracket. It will also include the VISTA HD Wi-Fi Extended Capacity Wearable Camera with 9 hours continuous HD recording, one camera mount, 32 GB of storage, Wi-Fi docking base, Power over Ethernet Smart Switch	1	5,550.00	5,550.00T

Total

668 West 9320 South Suite B Sandy, UT 84070
~ Phone (801) 676-4983 Fax (801) 676-4993 ~ Toll Free (800) 748-4484

Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
5/19/21	14765

Customer

Lehi City Corporation
153 North 100 East
Lehi, UT 84043-1895

Terms	Rep	FOB	Vehicle Type
Net 30	DG	Destination	'21 F150 SSV

Item	Description	Qty	Unit Price	Total
Misc Sales	CAM-4RE-PAN-NHD - Additional Front Camera, 4RE, HD Panoramic	1	200.00	200.00T
Misc Sales	CAB-RIA-100-SRY - Radar Interface Cable for Stalker, Y-Cable, 10'	1	75.00	75.00T
Misc Sales	WAR-VIS-CAM-1ST - Warranty, VISTA 1st Year (Months 1-12) Included	1	0.00	0.00T
Misc Sales	KEY-EL4-DEV-004 - Evidence Library 4 Web VISTA Combo-Discount Device License Key	1	75.00	75.00T
Misc Sales	KEY-EL4-DEV-001 - Evidence Library 4 Web 4RE In-Car Device License Key	1	150.00	150.00T
Misc Sales	4RE-WRL-KIT-101 - 4RE In-Car 802.11n Wireless Kit, 5GHz (2.4)	1	200.00	200.00T
Misc Sales	Window Tint	1	365.00	365.00T
Misc Sales	Customer Supplied 2 Dog Box	1	0.00	0.00T
Misc Sales	Customer Supplied Radio	1	0.00	0.00T
MB8U	17' Antenna Cable with NMO Mount	1	16.82	16.82T
ETRA8063	Antenex Phantom Elite 800Mhz Blade Antenna-White	1	39.95	39.95T
VLSTRAY	F150 Power Distribution Plate	1	45.00	45.00T
PDP-13	Power Distribution Panel	1	189.00	189.00T
J Case Power Rela...	J Case Power Relay Module.	1	37.73	37.73T
CB-150	150A Circuit Breaker	1	24.95	24.95T
VLSMCB	Mounting Bracket	1	8.49	8.49T
80ARLY	80A 12V Power Relay.	1	47.05	47.05T
Installation Supplies	Installation Hardware	1	175.00	175.00T
Shop Labor-C	Installation Labor for Equipment Listed			2,210.00T
	Sales Tax Exempt		0.00%	0.00

Prices good for 30 days.

Total $15,467.89

668 West 9320 South Suite B Sandy, UT 84070
~ Phone (801) 676-4983 Fax (801) 676-4993 ~ Toll Free (800) 748-4484

Dean Lundell

From: Jeremy Estes
Sent: Wednesday, December 1, 2021 2:28 PM
To: Dean Lundell
Subject: RE: PO request

The camera system comes form Watch Guard. But through VLS. Watch guard in on the state contract MA2630. Let me know if you have any questions.
Thanks
Jeremy

LEHI CITY
Jeremy Estes, CPM | Fleet Manager
Email: jestes@lehi-ut.gov | **Office:** 385.201.2719 | **Fax:** 385.201.1719
439 West 300 North, Lehi, UT 84043 | Lehi City, *Pioneering Utah's Future* | lehi-ut.gov

From: Dean Lundell <dlundell@lehi-ut.gov>
Sent: Wednesday, December 1, 2021 11:28 AM
To: Jeremy Estes <jestes@lehi-ut.gov>
Subject: RE: PO request

Hi Jeremy,

I'm looking at VLS on the State contract website. I see a contract for Lightbars, Radar, and Installation. I don't see a VLS contract for the camera. Is it there and I'm not seeing it, or could it be under a different contract?

Thanks,

LEHI CITY
Dean Lundell | Finance Director
Email: dlundell@lehi-ut.gov | **Office:** 385.201.2289 | **Fax:** 385.201.1289
153 North 100 East, Lehi, UT 84043 | Lehi City, *Pioneering Utah's Future* | lehi-ut.gov

From: Jeremy Estes <jestes@lehi-ut.gov>
Sent: Tuesday, November 30, 2021 3:26 PM
To: Dean Lundell <dlundell@lehi-ut.gov>
Subject: PO request

Let me know if you have any questions.
Jeremy

LEHI CITY
Jeremy Estes, CPM | Fleet Manager
Email: jestes@lehi-ut.gov | **Office:** 385.201.2719 | **Fax:** 385.201.1719
439 West 300 North, Lehi, UT 84043 | Lehi City, *Pioneering Utah's Future* | lehi-ut.gov

Agenda Item No: 4.3

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Surplus Items

Suggested Action:

Attachments:

Surplus.docx

December 14, 2021
City Council Surplus Items
Fleet Department

W-6-2	2008	Chevy	Colorado
W-7-2	2008	Chevy	Colorado
E-1-2	2005	Ford	F-550 (Utility)
E-9-4	1999	Freightliner	Altec (Bucket)
E-2-2	2002	Ford	F-550 Bucket
P-85-3	2008	Chevrolet	Impala
PA-128		Kubota Mini X	KX161-5SS
2009	Asphalt Zipper	Asphalt Zipper	

Agenda Item No: 4.4

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve the 2022 City Council Meeting Schedule

Suggested Action:

Attachments:

2022 Meeting Schedule.pdf

Lehi City Council
2022 Meeting Schedule

1st Tuesday of each month - Work Session 4:00 p.m.

2nd and 4th Tuesday - Pre-Council 5:30 p.m., Regular Session 7:00 p.m.

Held in the Lehi City Council Chambers, located at 153 North 100 East, Lehi, Utah.

January 11, 2022 City Council
January 25, 2022 City Council
February 1, 2022 Work Session
February 8, 2022 City Council
February 22, 2022 City Council
March 1, 2022 Work Session
March 8, 2022 City Council
March 22, 2022 City Council
April 5, 2022 Work Session
April 12, 2022 City Council
April 26, 2022 City Council
May 3, 2022 Work Session
May 10, 2022 City Council
May 24, 2022 City Council
June 7, 2022 Work Session
June 14, 2022 City Council
June 28, 2022 City Council
July 5, 2022 Work Session
July 12, 2022 City Council
July 26, 2022 City Council
August 2, 2022 Work Session
August 23, 2022 City Council
September 6, 2022 Work Session
September 13, 2022 City Council
September 27, 2022 City Council
October 4, 2022 Work Session
October 11, 2022 City Council
October 25, 2022 City Council
November 1, Work Session
November 15, 2022 City Council
December 6, 2022 Work Session
December 13, 2022 City Council

This schedule is subject to change
Please see the Upcoming Events section to confirm meeting dates and times

January 4th Work Session will be canceled due to the holiday
August 9th City Council meeting will be canceled due to the Primary Election
November 8th City Council meeting will be canceled due to the General Election
November 22nd City Council meeting will be canceled due to the holiday
December 27th City Council meeting will be canceled due to the holiday

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2269.
- This notice has been properly posted and a copy provided to the local news media.

Agenda Item No: 4.5

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Consideration of Resolution #2021-64, approving an Annexation Agreement for the Neldon and Jewel Bullock Annexation.

Suggested Action:

Attachments:

Res 2021-64.docx

Bullock_AnnexAgreement_12.09.2021.docx

LEHI CITY

RESOLUTION NO: 2021-

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 14th day of December, 2021.

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 a water right dedication required as a condition of recording the annexation plat because of the A-1 zoning designation. The amount of water to be dedicated is 1 Lehi Irrigation Company Share. When water transfers do occur, they must comply with Exhibit B (attached).
5. The City will pay for the water (culinary and pressurized irrigation) and sewer utilities to be stubbed to the

property line for the existing agricultural building and the north parcel. This will allow easier connection when they develop in the future. All of the connection and impact fees for the two sets of new utility services shall be paid by the applicant at the time building permits are issued. Also, the property owner will be required to apply for and obtain building permits from the City for any new buildings or conversion of the existing agriculture building to residential from the City per our standard process.

6. The City will pay for and install the curb, gutter and sidewalk along 600 West. The applicant shall remove the existing fence to allow for the sidewalk construction, maintain any animals in a separate area during the construction process, allow the City to slope the exiting ground at the back of sidewalk into the applicants property, dedicate the small property areas that will be needed to install the sidewalk and the existing corner radius at 600 West 2100 North and reinstall the fence after the construction of the walk is complete. 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.

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

8. Upon annexation the applicant can put brick on the exterior of the agriculture building without a building permit as long as it remains an agricultural building. If upon annexation the building has been transformed or is in the process of being transformed into a residential dwelling, it will need a new building permit through the City.

9. As per Utah State Code requirements, Owners agree to work with Lehi City Power to purchase and remove any existing Rocky Mountain Power services to individual customers within the annexation area and connect them to Lehi City Power as a condition of recording the annexation plat and prior to any application for development being considered. This will be at the Owner's expense, and they are required to work with the Lehi City Power Department to provide Lehi City power to the existing customers. If purchase is needed, Lehi City Power will send a request for facility transfer to Rocky Mountain Power, and all costs for the transfer will be passed on to the owner/developer.

10. At the time of development of the property, the Owners and/or Developer will be responsible to purchase, move or remove any existing Rocky Mountain Power main lines and/or facilities affected by the development.

11. As property is developed, roadway dedication may be required to accommodate the construction of curb, gutter and sidewalk along 600 West. If roadway dedication is required to complete the 600 West improvements stated above, Owner shall provide the necessary right-of-way at no cost to the City.

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 $\frac{1}{4}$ CORNER OF SECTION 5.

EXHIBIT "B"

LEHI CITY
WATER RIGHT TRANSFER PROCEDURES

The procedures in this exhibit pertain to all transfers of water rights to Lehi City such as transfers related to annexations, zone changes, etc.

1. General Requirements. The water right dedication for an annexation is based on the zoning designation assigned at the time of annexation. Should the zone be changed subsequent to annexation, an adjustment will be made in order to conform to the water dedication schedule for the new zone. Acre-feet will be rounded up if the shares/water rights do not exactly match the required amount. Lehi Irrigation Company shares shall be used as the standard in determining the number of shares of water stock to be dedicated. Owner warrants good and marketable title to the Stock/Water Rights and warrants that Stock/Water Rights will be transferred free of all liens, encumbrances and security interests. Owner shall pay all debts, taxes, charges and assessments against said Stock/Water Rights existing as of the date that the Owner transfers Stock/Water Rights to Lehi City.

2. Irrigation Company Shares. If the irrigation shares can be used directly in the Lehi pressurized irrigation system, the shares shall be transferred into the name of Lehi City through the Irrigation company and the certificates delivered to Lehi City. If the irrigation company shares cannot be used directly in the Lehi pressurized irrigation system, the change application procedure in item #4 must be followed. When the change application is final, Owner must transfer the shares into the name of Lehi City through the Irrigation company and deliver the certificates to Lehi City.

3. Fee in Lieu of Future Assessments. Shares of stock in mutual irrigation companies are subject to payment of an annual fee to cover assessments levied by the irrigation company board of directors pursuant to Utah Code Annotated 16-4-4 et seq. If the city incurs pumping costs in order to use the irrigation water in the city system, then there shall be an additional assessment. In consideration for the City's additional obligation created herein for all future assessments levied by the irrigation company, Owner agrees to make a one-time payment to Lehi City equal to the most recent assessment levied against the shares being

transferred to the City multiplied by 15.

4. <u>Non-irrigation Company Shares.</u> The Owner must prepare, submit, pay appropriate fees and receive approval from State Engineer's Office for a Joint Change of Water for said water right to be used from an existing City source for municipal use as approved by the Lehi City Engineer. (This will allow quantification and verification of the right by the State Engineer's Office.) The decision on the change application shall be considered final when the time for filing a request for reconsideration with the Utah State Engineer's office (20 days after issuance of the Utah State Engineer's decision) and the time for filing a judicial review action in the district court (30 days after the later of the issuance of the Utah State Engineer's decision or a denial of a request for reconsideration) has run and no judicial review action has been filed. When the change application is final, Owner must:

a. Prepare warranty deed to transfer title to Lehi City

b. Record deed at the Utah County Recorder's Office

c. Transfer title to Lehi City at the State Engineer's Office

d. Deliver recorded deed to Lehi City

Agenda Item No: 4.6

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Consent Agenda

Subject:
Consideration of Ordinance #65-2021, approving the Neldon and Jewel Bullock Annexation, 1.33-acres of property located at 578 West 2100 with A-1 Agriculture zoning.

Suggested Action:

Attachments:

CC Staff Report Neldon and Jewel Bullock Annexation 11.16.21.docx

Neldon and Jewel Bullock Annexation DRC 03.03.21.docx

Bullock Annexation narrative.pdf

Ord 65-2021.docx

Applicant's request for compensation with signatures.pdf

Bullock Annexation Plat.pdf

Applicant's statement of harm.pdf

Bullock Annexation Staff Compensation Proposal.docx

Bullock Annexation Water Dedication Requirement.pdf

Bullock Annexation-Aerial Map.pdf

Bullock Annexation-General Plan Map.pdf

Irrigation Information shared by applicant.pdf

Bullock Annexation-Zoning Map.pdf

NELDON AND JEWEL BULLOCK ANNEXATION

CITY COUNCIL REPORT

Applicant	Neldon and Jewel Bullock		
Meeting Date	December 14, 2021		
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	October 12, 2021		
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. The Council previously approved a resolution of intent on this property. The Council approved the most recent resolution of intent on October 12, 2021.

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.

Staff met with the applicant to discuss compensation for perceived wrongs. Staff presented the City's offer and the applicant reviewed and accepted it. Staff's offer includes:

1. Based on the City's standard water dedication requirements, the dedication amount would be 5.79 acre feet or 2.2 Lehi Irrigation Company shares. However, per our previous discussion on July 19, 2017, we are willing to honor the commitment we made at that time that only one share of Lehi Irrigation Company water will need to be dedicated to satisfy the water dedication requirements.

2. The City will pay for the water (culinary and PI) and sewer utilities to be stubbed to the property line for the existing ag building and the north parcel. This will allow easier connection when they develop in the future. All of the connection and impact fees for the two sets of utility services will need to be paid by the applicant at the time building permits are issued. Also, the property owner will be required to apply for and obtain building permits for any new buildings or conversion of the agriculture building to residential from the City per our standard process.
3. The City will pay for and install the curb, gutter and sidewalk along 600 West. The applicant shall remove the existing fence to allow for the sidewalk construction, maintain any animals in a separate area during the construction process, allow the City to slope the exiting ground at the back of sidewalk into the applicant's property, dedicate the small property areas that will be needed to install the sidewalk and the existing corner radius at 600 West 2100 North and reinstall the fence after the construction of the walk is complete. 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.
4. The current animal rights that are allowed in the County (horses, sheep, cows, etc.) will be allowed to continue up until the time the properties with the animal rights uses are developed (ag building is converted to a garage or a home, a home is constructed on the north parcel). At that time the animal rights will revert back to those for the zone as listed in the Development Code.
5. Upon annexation the applicant can put brick on the agriculture building without a building permit as long as it remains an agricultural building. If upon annexation the building has been transformed or is in the process of being transformed into a residential dwelling, it will need a building permit.

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 motion from this meeting follow:

Motion: Commissioner Ellis moved to recommend approval to the Council for the Bullock Annexation, including all DRC comments, with the findings stated in the staff report and note that it is consistent with the General Plan. Commissioner Jackson seconded the motion. The motion passed with all in favor.

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.

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.

ORDINANCE NO: 65-2021

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 16th day of November 2021, 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 16th day of November 2021.

ATTEST

_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

Micron East Annexation Legal Description

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTIONS 22, AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING DRAPER CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TRAVERSE MOUNTAIN ANNEXATION PLAT*, LOCATED N89°52'57"E ALONG THE SECTION LINE 30.75 FEET AND SOUTH 1126.60 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING SIX (6) COURSES: N77°15'00"E 924.26 FEET; THENCE N38°15'00"E 630.96 FEET; THENCE N53°15'00"E 1310.10 FEET; THENCE N62°30'00"E 304.92 FEET; THENCE N62°15'00"E 989.34 FEET; THENCE N66°30'00"E 515.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND BOULEVARD AS DESCRIBED BY DEED ENTRY NO. 153953:2002 AND 154716:2002 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 42.42 FEET WITH A RADIUS OF 623.00 FEET THROUGH A CENTRAL ANGLE OF 3°54'05" CHORD: S1°49'45"E 42.41 FEET; THENCE S0°07'18"W 2441.30 FEET TO THE NORTH LINE OF THE EXISTING HIGHLAND CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TAYLOR, SIGGARD, BULL RIVER, IVORY HOMES ANNEXATION PLAT;* THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING TWO (2) COURSES: S89°49'52"W 1341.05 FEET; THENCE S0°02'55"W 47.43 FEET TO THE EXISTING LEHI CITY MUNICIPAL BOUNDARY AND DEFINED BY THE *MICRON ANNEXATION PLAT;* THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING FIVE (5) COURSES: S89°59'46"W 1323.50 FEET; THENCE N0°00'14"W 905.52 FEET; THENCE S38°14'46"W 630.52 FEET; THENCE S77°14'46"W 924.71 FEET; THENCE N0°02'17"W 38.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±111.51 ACRES

Under State Law 73-1-14 and 73-1-15 it is unlawful to obstruct canals or other watercourses. It is unlawful for any person to place or maintain in place any obstruction, OR CHANGE OF THE WATER FLOW by fence or otherwise, along or across or in such canal or watercourse, except as where said watercourse inflicts damage to private property, without first receiving written permission for the change and PROVIDING GATES SUFFICIENT FOR THE PASSAGE OF THE OWNER OR OWNERS OF SUCH CANAL OR WATERCOURSE. That the vested rights in the established canals and watercourse SHALL BE PROTECTED AGAINST ALL ENCROACHMENTS.

Any person violating this section 73-1-15 is guilty of a crime punishable under Section 73-2-27 and is also LIABLE FOR DAMAGES OR OTHER RELIEF AND COSTS.

We have been denied our water now for 28 years. It is our request that Lehi City

1. Waive the impact and hook up fee for a sufficient and reliable pressurized irrigation service to two properties north of the Bullock home.

2 Accept the (Ag Building) and provide a building permit to finish it as a residence, with all required permits, water and sewer hookups at the expense of Lehi City, as a result of making right what was illegally done for 28 years. Provide a second building permit to the very north property.

3. Annex full property with full animal rights A-1 and a dog kennel permit for Anna Dolegiewicz Stewart.

4. Finish the curb, gutter, and sidewalk along 600 west running along side proposed annex property.

We the citizens of Lehi, sign that we request Lehi City to make full amends with the Bullocks and their property as requested above.

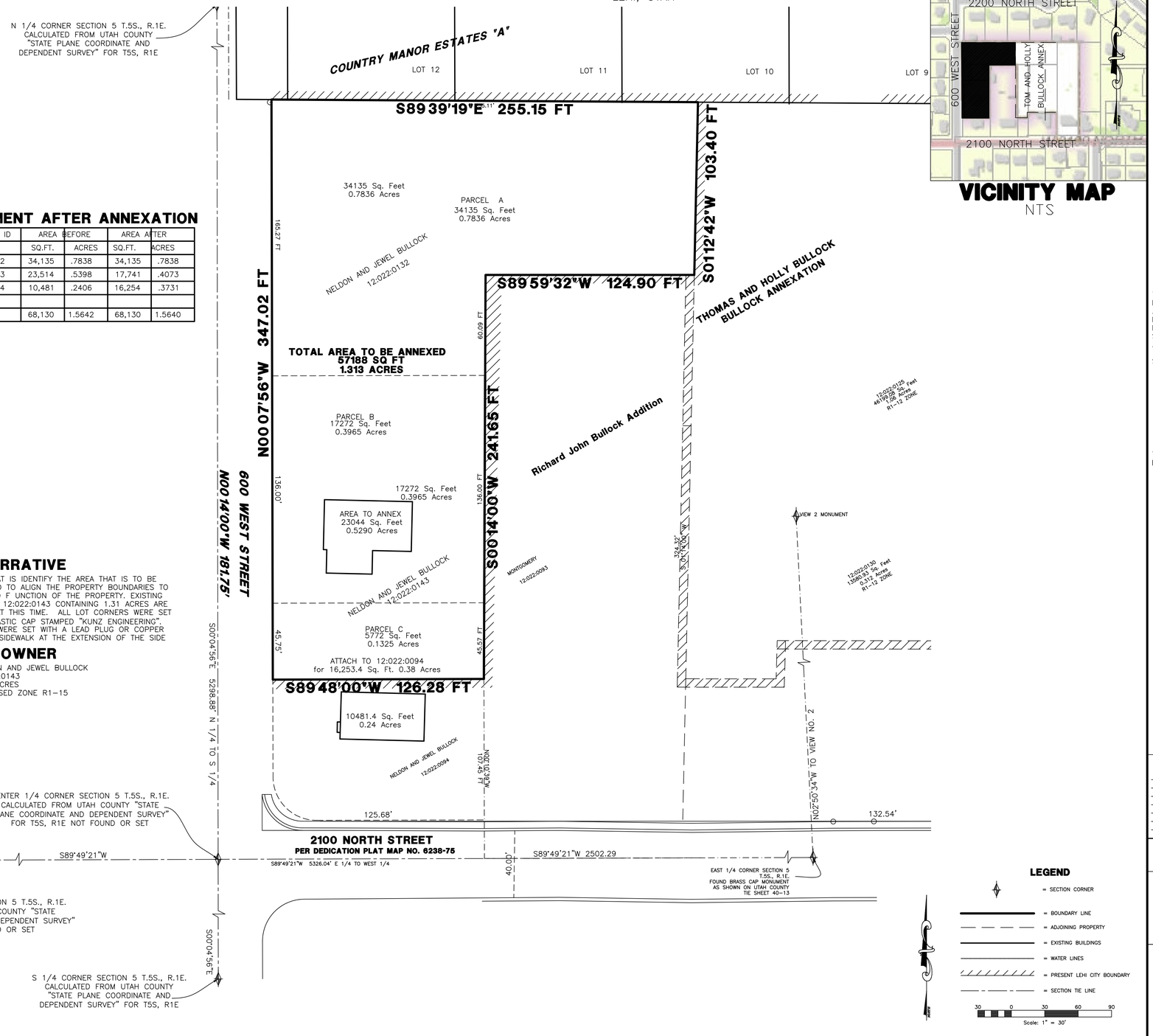
Name	Address
Holly Bullock	550 W. 2100 N. Lehi, UT. 84043
Martin L Mansfield	571 W. 2200 N. Lehi, Ut. 84043
Marlin Mansfield	571 W. 2200 N, Lehi, Utah, 84043
Rachanna Sborne	2249 N. 600 W. Lehi 84043
Michael K Bass	491 W 2200 N Lehi, UT 84043
Tyler Nalder	1250 N 1000 W Lehi Ut 84043
Erin Dastrup	1920 N 900 W Lehi UT 84043

Name	Address
Stefanie Orton	2242 N 430 W, Lehi, UT 84043
Jeremy Orton	2242 N. 430 W. Lehi UT 84043
Gina Arkell	470 W 2225 North Lehi, UT 84043
Mabe Hooley	1813 N 500 west Lehi UT 84043
Celesta Virgin	2069 N 500 W, Lehi Ut 84043
Jalyn Olsen	584 W. 2200 N. Lehi, UT 8404[illegible]
Paul Neal	582 W. 2200 Lehi, Ut. 84043
Tiffany Cox	2221 N 490 W Lehi, UT 84043
Dallin Davenport	1835 N 500 W Lehi, UT 84043
Mary Ann Davenport	1835 N 500 W Lehi, UT 84043
Angela Grantham	329 W. 2200 N. Lehi,
Jacalyn Allgaier	534 W. 2200 N. Lehi
Rosemary Christiansen	473 W. 1800 N. Lehi, Ut 84043

Heidi Liddle	144 W 3050 N Lehi
Jaclyn Hymas	2105 N 600 W. Lehi
Jenis Davis	2151 N 600 W. Lehi
Oni Davis	2151 N 600 W Lehi
[illegible]	2165N. 600 W. Lehi
[illegible]	2165 N. 600 W Lehi
Keith Bube	2203 N 600 W LEHI
Patty Beebe	2203 N 600 W Lehi
[illegible]	558 W 2100 N Lehi
Angela [illegible]	2143 N 600 W LEHI
[illegible]	264 N 100 E Lehi
Sara Talley	563 W. 2100 N Lehi UT 84043
Jason Talley	563 W. 2100 N. Lehi UT 84043
K. Bennion	2977 N 1410 W Lehi ut 84043
[illegible]	540 W 2100 LELI UT 84043
Carrie Fjelsted	2255 N 490 W Lehi, UT 84043
Kathy Bjemba	2256 N 430 W Lehi, UT 84043
Kevin Bjemba	2256 N 430 W LEHI, UT 84043
Dennis W Bellows	1792 N 340 W Lehi UT 8404[illegible]
Connie Bellows	1792 N. 340 W. Lehi Ut. 8404[illegible]
[illegible]	510 west 2100 North
Beckie Butler	582 west 2225 North

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

LEGEND

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

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

COMMENCING AT A POINT 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			

Before the 5 acre subdivision was approved, the city approving that subdivision would be responsible to make sure of any impact on the surrounding residence.

The city was fully aware of the Fox Ditch. It is marked on the plats. Before the plat for the subdivision was approved, the city would have made sure that there were sufficient gates for the passage of the owners watercourse. The city would have made sure before it ever approved the subdivision, that the vested rights in the established canals and watercourse were protected against all encroachments. The city would have seen to it that there were sufficient gates provided for the passage of the owners watercourse.

Lehi City failed to protect the rights of its people. The subdivision was approved without regard for its impact on those using that watercourse (The Fox Ditch).

James Greer - Deputy Director of Water Rights - State Water Engineer Dept. stated April 29th of this year, that before any plat was approved, the city would make sure that the water rights would have been taken care of (any easements would have been filed for).

Deputy Director, James Greer told me that the State Law 73-1-14 and 73-1-15 is still very much in effect. "It is unlawful to obstruct canals or other watercourses. It is unlawful for any person to place or maintain in place any obstruction, OR CHANGE THE WATER FLOW by fence or otherwise, along or across or in such canal or watercourse, except as where said watercourse inflicts damage to private property, without first receiving written permission for the change and PROVIDING GATES SUFFICIENT FOR THE PASSAGE OF THE OWNER OR OWNERS OF SUCH CANAL OR WATERCOURSE. That the vested rights in the established canals and watercourse shall be protected against all encroachments."

"Any person violating this section 73-1-15 is guilty of a crime punishable under Section 73-2-27 and is also LIABLE FOR DAMAGES OR OTHER RELIEF AND COSTS."

Now is the time to take the courage to rectify the wrong that was done.

1. Based on the City's standard water dedication requirements, the dedication amount would be 5.79 acre feet or 2.2 Lehi Irrigation Company shares. However, per our previous discussion on July 19, 2017, we are willing to honor the commitment we made at that time that only one share of Lehi Irrigation Company water will need to be dedicated to satisfy the water dedication requirements.
2. The City will pay for the water (culinary and PI) and sewer utilities to be stubbed to the property line for the existing ag building and the north parcel. This will allow easier connection when they develop in the future. All of the connection and impact fees for the two sets of utility services will need to be paid by the applicant at the time building permits are issued. Also, the property owner will be required to apply for and obtain building permits for any new buildings or conversion of the agriculture building to residential from the City per our standard process.
3. The City will pay for and install the curb, gutter and sidewalk along 600 West. The applicant shall remove the existing fence to allow for the sidewalk construction, maintain any animals in a separate area during the construction process, allow the City to slope the exiting ground at the back of sidewalk into the applicants property, dedicate the small property areas that will be needed to install the sidewalk and the existing corner radius at 600 West 2100 North and reinstall the fence after the construction of the walk is complete. 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.
4. The current animal rights that are allowed in the County (horses, sheep, cows, etc.) will be allowed to continue up until the time the properties with the animal rights uses are developed (ag building is converted to a garage or a home, a home is constructed on the north parcel). At that time the animal rights will revert back to those for the zone as listed in the Development Code.
5. Upon annexation the applicant can put brick on the agriculture building without a building permit as long as it remains an agricultural building. If upon annexation the building has been transformed or is in the process of being transformed into a residential dwelling, it will need a building permit.

Bullock Annexation

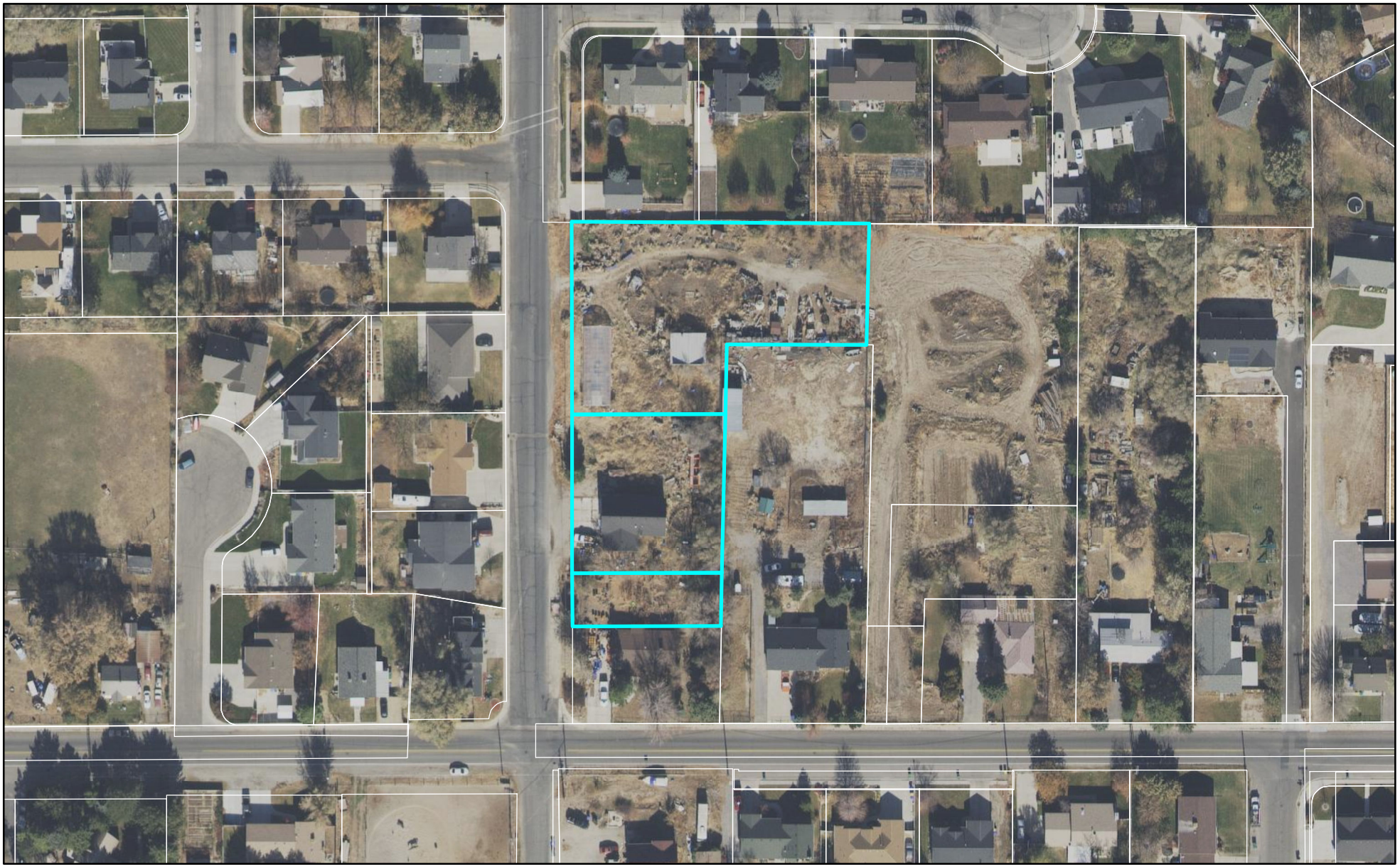
Lehi City Water Right Requirements

Date Estimate Was Prepared:	1-Apr-21
Potential Zone District Classification:	R-1-12
Acreage:	1.33
Culinary Water	
Culinary Water Rights Required Per Acre (in acre feet):	1.35
Culinary Water Required (in acre feet):	1.80
Irrigation Water	
Irrigation Water Rights Required Per Acre (in acre feet):	2.34
Irrigation Water Required (in acre feet):	3.11

Total Water Due in Acre Feet: **4.91**

Newel and Jewel Bullock Annexation

Aerial

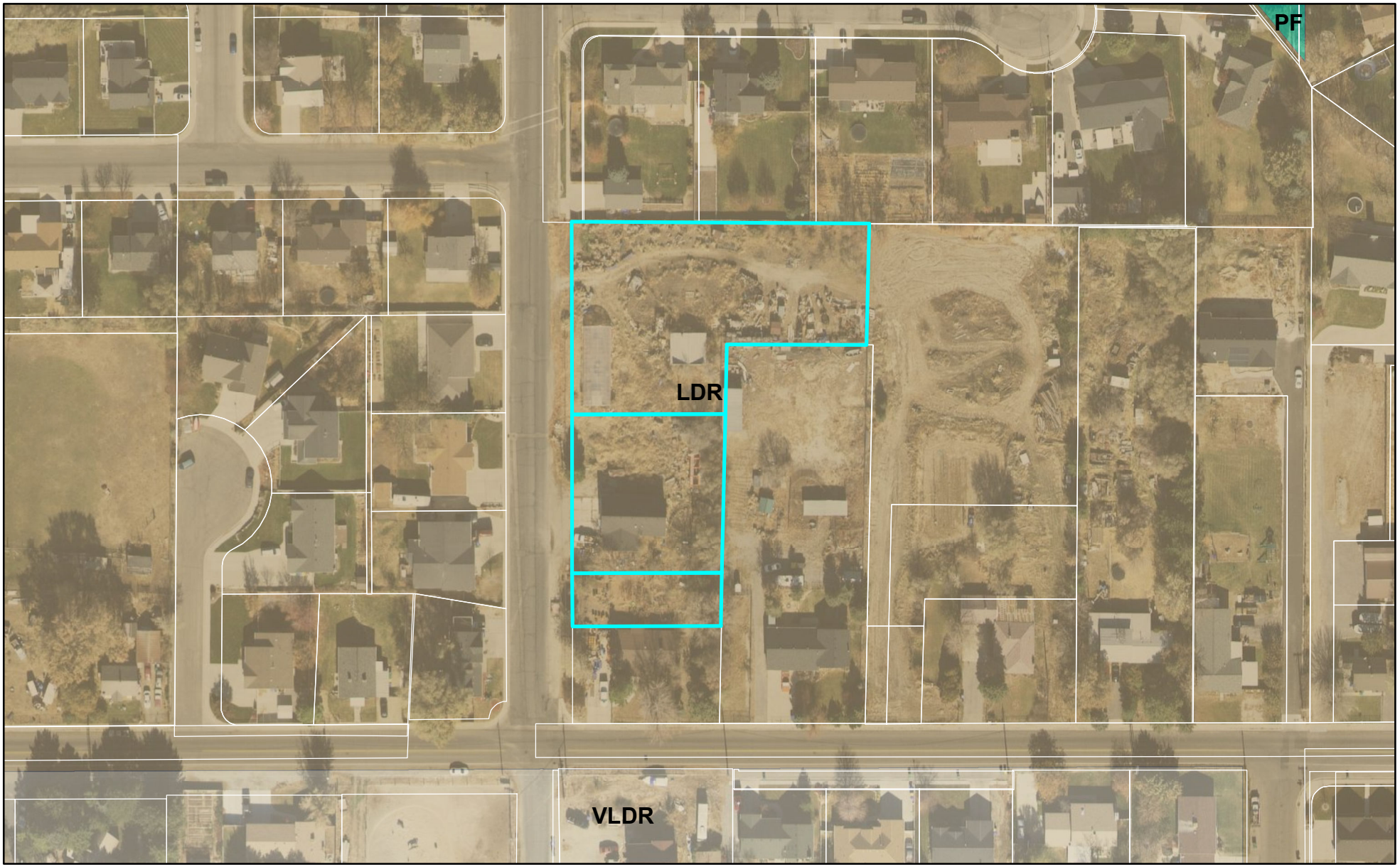


0 140 280 Feet

LEHI CITY

Newel and Jewel Bullock Annexation

General Plan



0 140 280 Feet

LEHI CITY

73-1-15. Obstructing canals or other watercourses -- Penalties.

(1) Whenever any person has a right-of-way of any established type or title for any canal or other watercourse it shall be unlawful for any person to place or maintain in place any obstruction, or change of the water flow by fence or otherwise, along or across or in such canal or watercourse, except as where said watercourse inflicts damage to private property, without first receiving written permission for the change and providing gates sufficient for the passage of the owner or owners of such canal or watercourse. That the vested rights in the established canals and watercourse shall be protected against all encroachments. That indemnifying agreements may be entered as may be just and proper by governmental agencies.

(2) Any person violating this section is guilty of a crime punishable under Section 73-2-27.

(3) Any person who commits an act defined as a crime under this section is also liable for damages or other relief and costs in a civil action to any person injured by that act.

(4) (a) A civil action under this section may be brought independent of a criminal action.

(b) Proof of the elements of a civil action under this section need only be made by a preponderance of the evidence.

Amended by Chapter 215, 2005 General Session

Download Options PDF | RTF | XML

Who represents me?

State House of

73-1-14. Interfering with waterworks or with apportioning official -- Penalty and liability.

(1) Any person, who in any way unlawfully interferes with, injures, destroys or removes any dam, head gate, weir, casing, valve, cap or other appliance for the diversion, apportionment, measurement or regulation of water, or who interferes with any person authorized to apportion water while in the discharge of his duties, is guilty of a crime punishable under Section 73-2-27.

(2) Any person who commits an act defined as a crime under this section is also liable in a civil action for damages or other relief to any person injured by that act.

(3) (a) A civil action under this section may be brought independent of a criminal action.

(b) Proof of the elements of a civil action under this section need only be made by a preponderance of the evidence.

Amended by Chapter 215, 2005 General Session

Download Options PDF | RTF | XML

Who represents me?

State Senate

House of Representatives

LEHI IRRIGATION COMPANY

P.O. Box 316
Lehi, Utah 84043
(801) 768-8730

Shelby Taylor, *President*
Stan Lewis, *V.President*
John Bushman, *Secretary*

November 10, 1997

To Whom it may concern:

Neldon Bullock and Vera Bullock have asked the Irrigation Company to write a letter explaining the situation on the Fox Ditch. The Fox Ditch does not have a outlet or headgate that can furnish water to the Bullocks. The headgate was eliminated when the new development north of their property was completed.

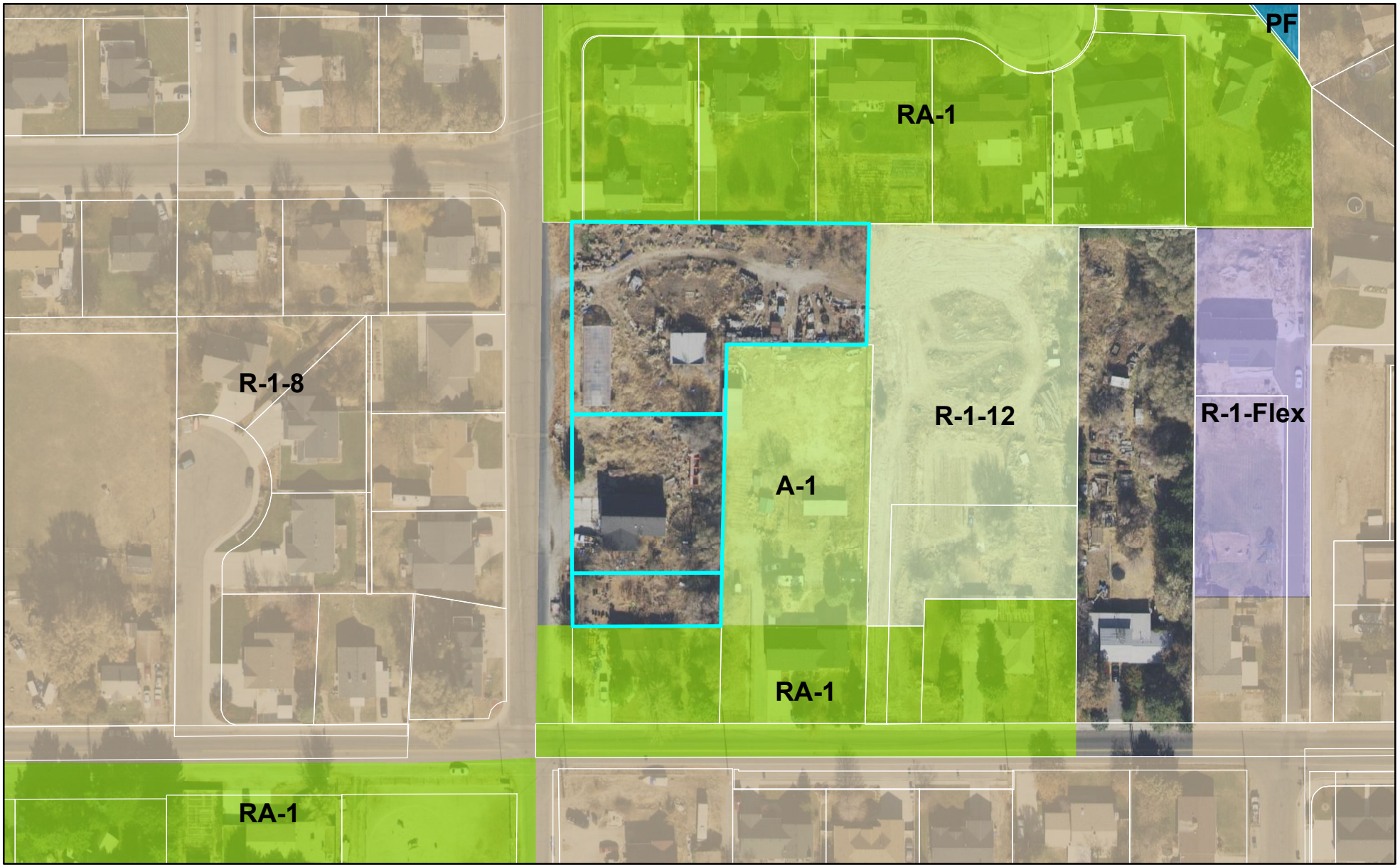
If we can be of any more help, please let us know.

Sincerely,

John K. Bushman
Secretary

Newel and Jewel Bullock Annexation

Zoning



0 140 280 Feet

LEHI CITY

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Budget Amendment
a. Public Hearing
b. Consideration of Resolution #2021-68, amending the Lehi City budget for FY2022.

Suggested Action:

Attachments:

Res 2021-68.docx

Budget Adjustment #1.pdf

RESOLUTION NO. 2021-68

A RESOLUTION AMENDING THE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2022 (JULY 1, 2021 – JUNE 30, 2022).

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

WHEREAS, for the purpose of amending the Fiscal Year 2022 Budget, a public hearing was scheduled and notice thereof published in the Daily Herald, a newspaper of general circulation in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

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

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

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

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

Section 1. Lehi City Budget. The Lehi city budget for fiscal year 2021-2022 shall be amended according to the attached detail identified as "Attachment A"

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

Approved and Adopted by the City Council of Lehi City this 14th day of December, 2021.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder



ANNUAL OPERATING AND CAPITAL BUDGET

Budget Amendment #1

FISCAL YEAR 2021-2022

Lehi City
Budget Amendment #1
Fiscal Year 2021-22
November 2021

Amendment 1a – Capital Project Carryovers

- The projects budgeted below were in progress at the end of the 2020 fiscal year. The budget needs to be carried over in order to complete the projects.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Park Impact Fees	Willow Park	600,000	100,000	700,000	Carryover
Capital Projects	Boat for Dry Creek Maintenance	0	55,000	55,000	Carryover
Park Impact Fees	Sport Park Scoreboards	0	53,000	53,000	Carryover
Capital Projects	Courthouse Fence	0	41,000	41,000	Carryover
Facilities	Legacy Rooftop Units	91,700	39,672	131,372	Carryover
Facilities	Carpeting	201,000	6,600	207,600	Carryover
Capital Projects	Nuisance Sidewalks and Trees	0	150,000	150,000	Carryover
Class C	Signal Lights	200,000	83,400	283,400	Carryover
Park Impact Fees	Monument Park	0	1,536,000	1,536,000	Carryover

Amendment 1b – Boots & Badges Fundraiser

- Boots & Badges Fundraiser brought in $5,530 from the Major Brent Taylor Leadership Legacy Foundation.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
GF – Fire	Misc Expenditures	187,330	5,530	192,860	Fundraiser

Amendment 1c – Grant for Body Armor

- Recognition of grant from Department of Justice for body armor.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
FG – Police	Equipment	80,224	9,900	90,124	Fed Grant

Amendment 1d – Police Department Pay Increases

- Due to competition for officers and market conditions, police officers were given a raise of $3/hr.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
GF – Police	Wages/Benefits	8,065,555	650,000	8,715,555	GF Reserves

Amendment 1e – Repair Legacy Center Swimming Pool Boiler

- The boiler on the outdoor pool at the Legacy Center is failing. This amendment will allow the pool to begin operations on schedule.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Legacy Center	Pool Capital	25,000	25,000	50,000	Legacy Cntr Reserves

Amendment 1f – Triumph Bridge

- Triumph Bridge

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General Capital	Triumph Bridge	50,000	299,050	349,050	CP Carryover

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Thanksgiving Station concept, proposing new land uses for a mixed-used development including approximately 5,300 new residential units within the Thanksgiving Point Area Plan located at Executive Parkway and Ashton Boulevard.

Suggested Action:

Attachments:

Thanksgiving Station Concept - aerial map.pdf

Thanksgiving Station Concept - general plan map.pdf

Thanksgiving Station Concept - zoning map.pdf

Thanksgiving Station narrative.pdf

Thanksgiving Station Concept 04.14.21 narrative, plans.pdf

TG Station Final Traffic Study PPT - Community Meeting June 30 2021.pdf

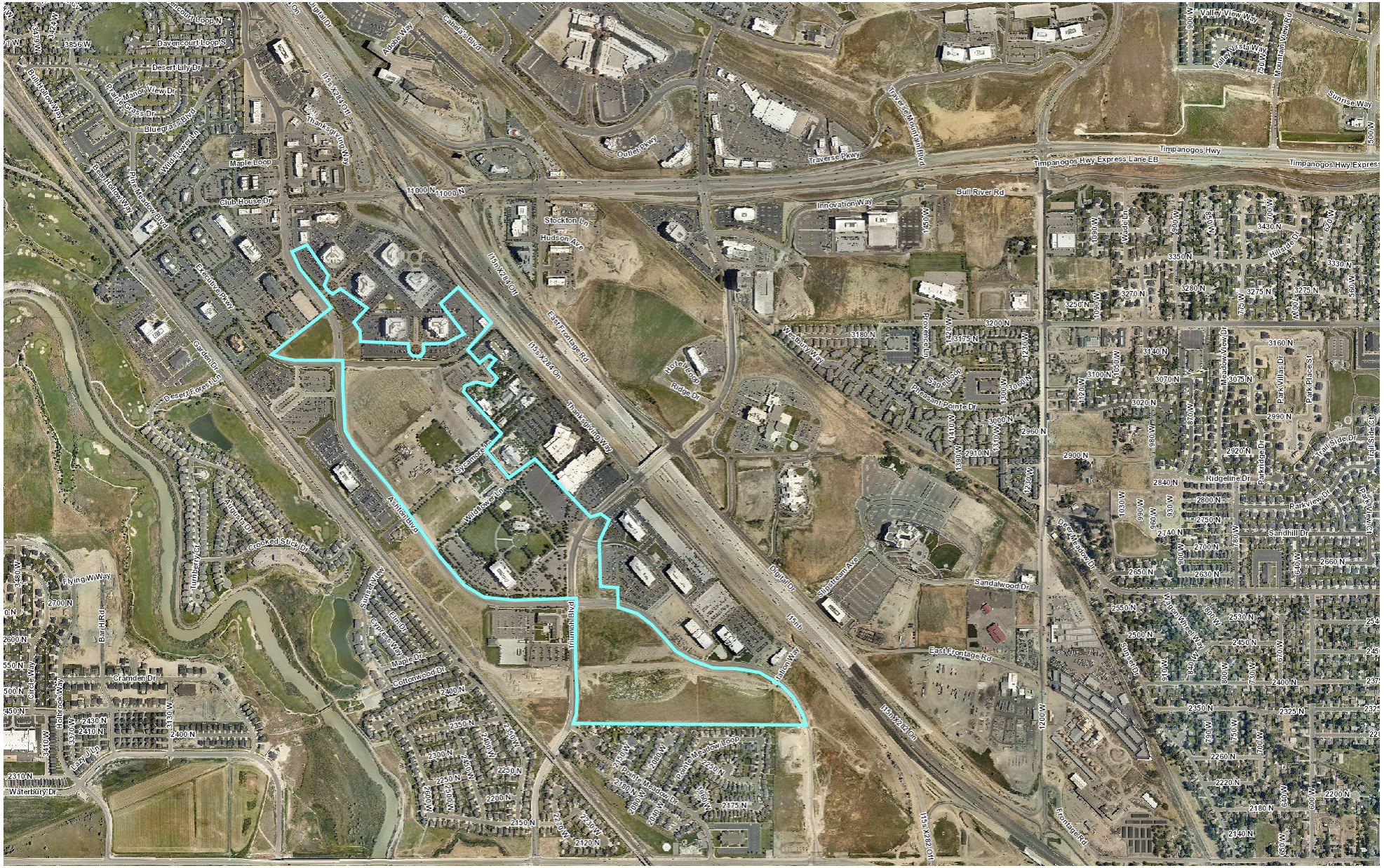
Thanksgiving Station Concept - public feedback - newspaper clipping.pdf

Thanksgiving Station Concept DRC 04.14.21.docx

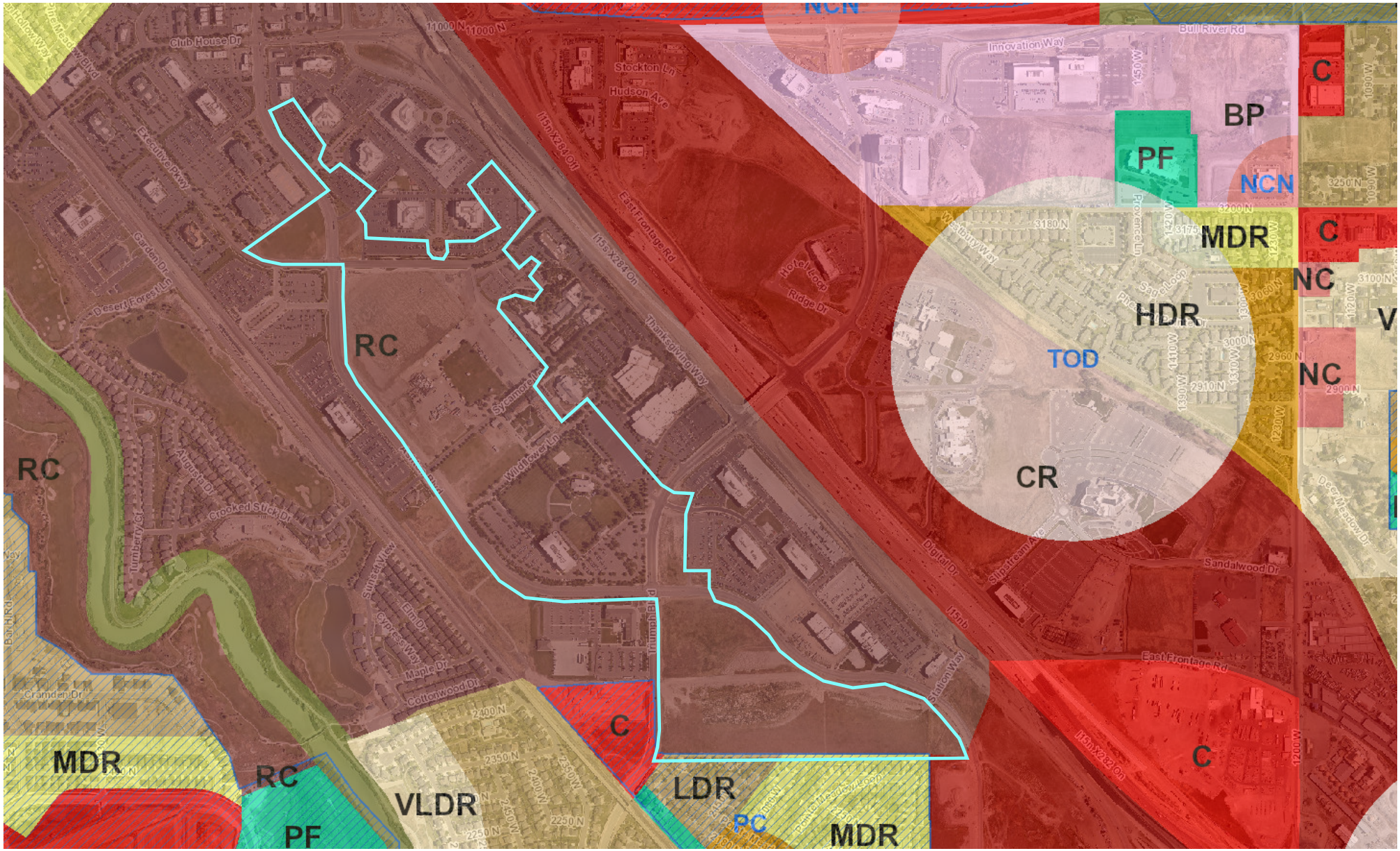
CC Staff Report Thanksgiving Station Concept 12.14.21 revised.docx

Thanksgiving Station Concept Plan

Aerial



Thanksgiving Station Concept Plan
General Plan

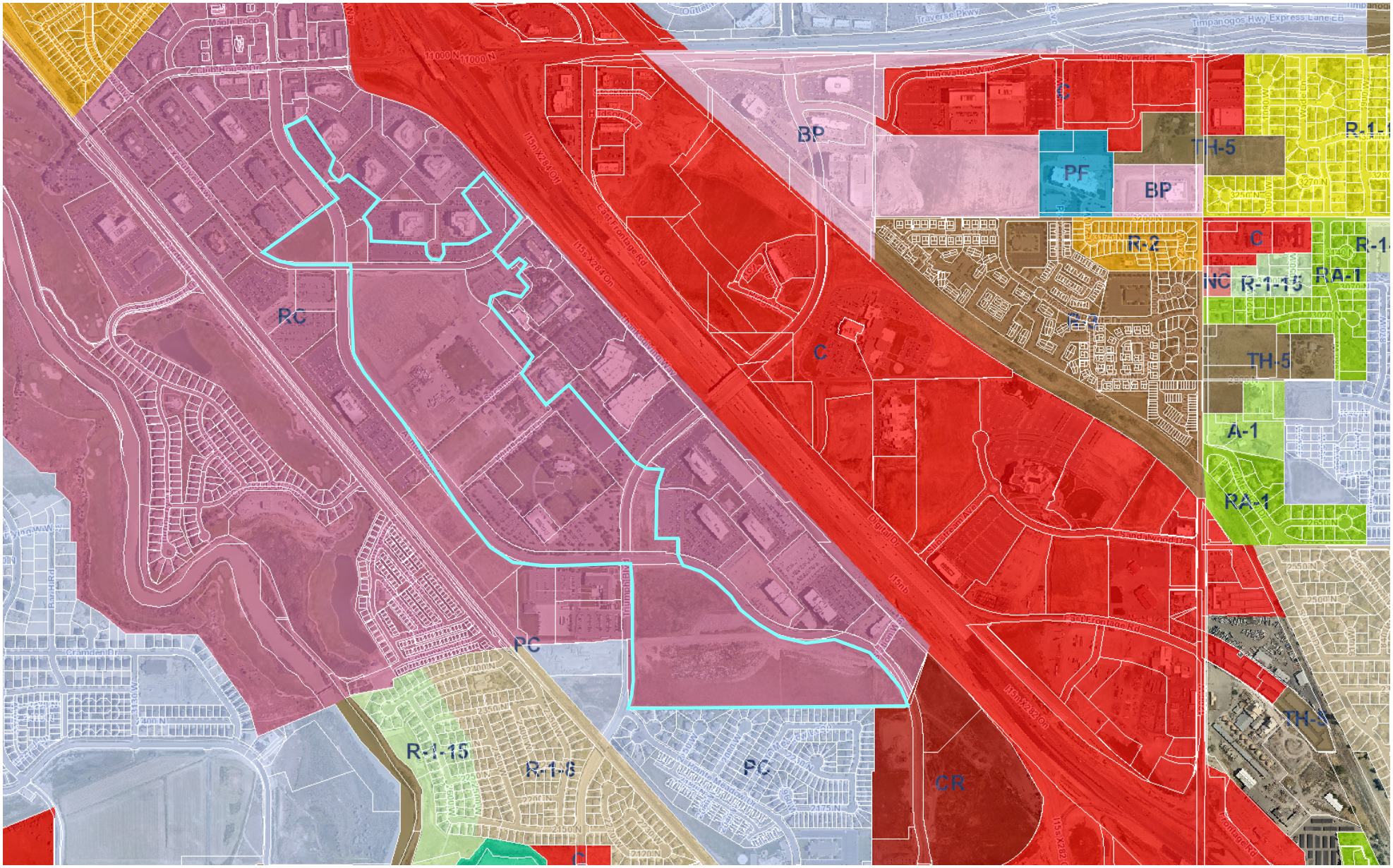


0 420 840 Feet

LEHI CITY

Thanksgiving Station Concept Plan

Zoning



0 420 840 Feet

LEHI CITY

THANKSGIVING STATION NARRATIVE – April 6, 2021

LAND USE

Thanksgiving Station is designed to become the new urban/suburban area in North Utah County. We will create a one of a kind Transit Oriented Development that is a "SMART" Community—Sustainable, Mixed Use, Attractive, Realistic & Transit Oriented (SMART). These are the communities of the future for Utah. They will help remove cars from the roads, improve air quality, reduce congestion and save water. Lehi City has one of the best positioned RAIL Stations in the country. It is one of the top 10 best locations in the western United States to create a SMART Community. No other site has the existing Employment Center as well as the regionally recognized Thanksgiving Point Institute and all the amenities it offers.

The Utah legislature recently approved SB217. This landmark legislation is a first of its kind in the country. It makes possible the creation of higher density housing (10% of overall units will be affordable) around critical transportation infrastructure such as the Lehi Frontrunner Station. Now financing the right amount of housing density is possible which allows us to create the cities of the future. Lehi City can be the first municipality in the State to take advantage of this new tool.

In order to create a sense of place and community, a critical mass of residential is necessary within the 1/3rd Mile ring around the Frontrunner Station. Studies show critical mass means a population of 7,000 to 10,000 people within that proximity. This population then supports neighborhood grocers, a diverse mix of restaurants and retail offerings. Thanksgiving Station is working with nationally recognized land use architects to create one of the top communities in Utah at the Lehi Frontrunner Station.

Ultimately, all planning areas may have varying levels of intensity and mixes of uses necessary to respond to changing economic conditions.

COMMERCIAL

Location: Primarily located at the northwest portion of the site near the Front Runner Station, near the corner of Ashton Blvd. and Triumph Blvd and along Ashton Blvd and I-15.

Intent: Allow for the potential service or restaurant retail supporting the surrounding neighborhoods.

Uses: Commercial uses allowed may include a small to medium size local grocery store, general retail, specialty retail, dining, hotels, and entertainment. Residential uses may be allowed in these zones, depending upon market conditions.

MIXED-USE RESIDENTIAL (TOD Area)

Location: Primarily located at the center of the site between Ashton Boulevard and existing Thanksgiving Point development.

Intent: Offer a range of residential unit sizes and price points in proximity to the Lehi Frontrunner Station and allow for a mix of neighborhood serving retail uses and corporate office.

Uses: The Mixed-Use Residential (TOD Area) is comprised of primarily medium and high density multifamily, corporate or professional office and neighborhood serving retail. Boutique and/or full-service hotels, office, flexible office, specialty and/or destination retail may be allowed if thoughtfully incorporated with the town center and existing Thanksgiving Point context. Higher residential densities provide an increased number of transit riders within walking distance of rail stations and provide for a lively, activated and interesting place where people will want to live and visit. Overall housing densities should generally exceed 70 units per acre gross.

MIXED-USE RESIDENTIAL (South)

Intent: Offer a range of residential unit sizes and price points and provide a buffer to the existing single family homes in the Pointe Meadow subdivision. Allow for a mix of neighborhood serving retail uses.

Location: The 40 acre parcel furthest to the South inside the current Thanksgiving Point Area Plan.

Uses: The Mixed-Use Residential planning area is comprised primarily of single family attached, medium and high density multifamily, and neighborhood serving retail. Hotels, professional office, flexible office, specialty and/or destination retail may be allowed if thoughtfully incorporated. Single family attached product (lowest density) is placed next to existing neighborhood backyards. Density gets more intense moving north toward the Ashton Blvd/Triumph intersection. Overall densities should generally be up to 35 units per acre gross.

Lehi City
Design Review Committee

April 6, 2020

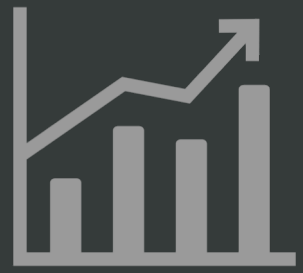
OBJECTIVE

Seek Lehi City's support to adopt the Concept Plan as the first step to building a World-Class TOD at Thanksgiving Station.

UTAH SENATE BILL 217

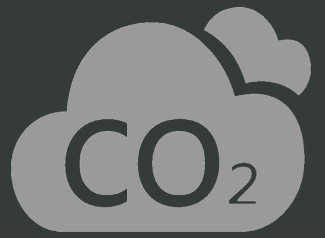
OBJECTIVE:

- Densify residential communities within the 1/3 mile ring of a FrontRunner Station.



SUSTAINABILITY – Wasatch Front's Linear Geography

- Air Pollution – take cars off the road
- Traffic – provide access to rail
- Water Conservation – minimize perpetuation of 1/3 acre SFR



Requires ALL taxing entities within the Housing and Transit Reinvestment Zone to contribute up to 80% of the Property Tax Increment generated above the base year for up to 25 years inside of a 45 year period.

. . . Build people up by building ***S.M.A.R.T. communities***

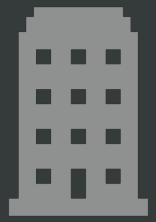
SUSTAINABLE



MIXED USE



ATTRACTIVE



REALISTIC



TRANSIT-ORIENTED



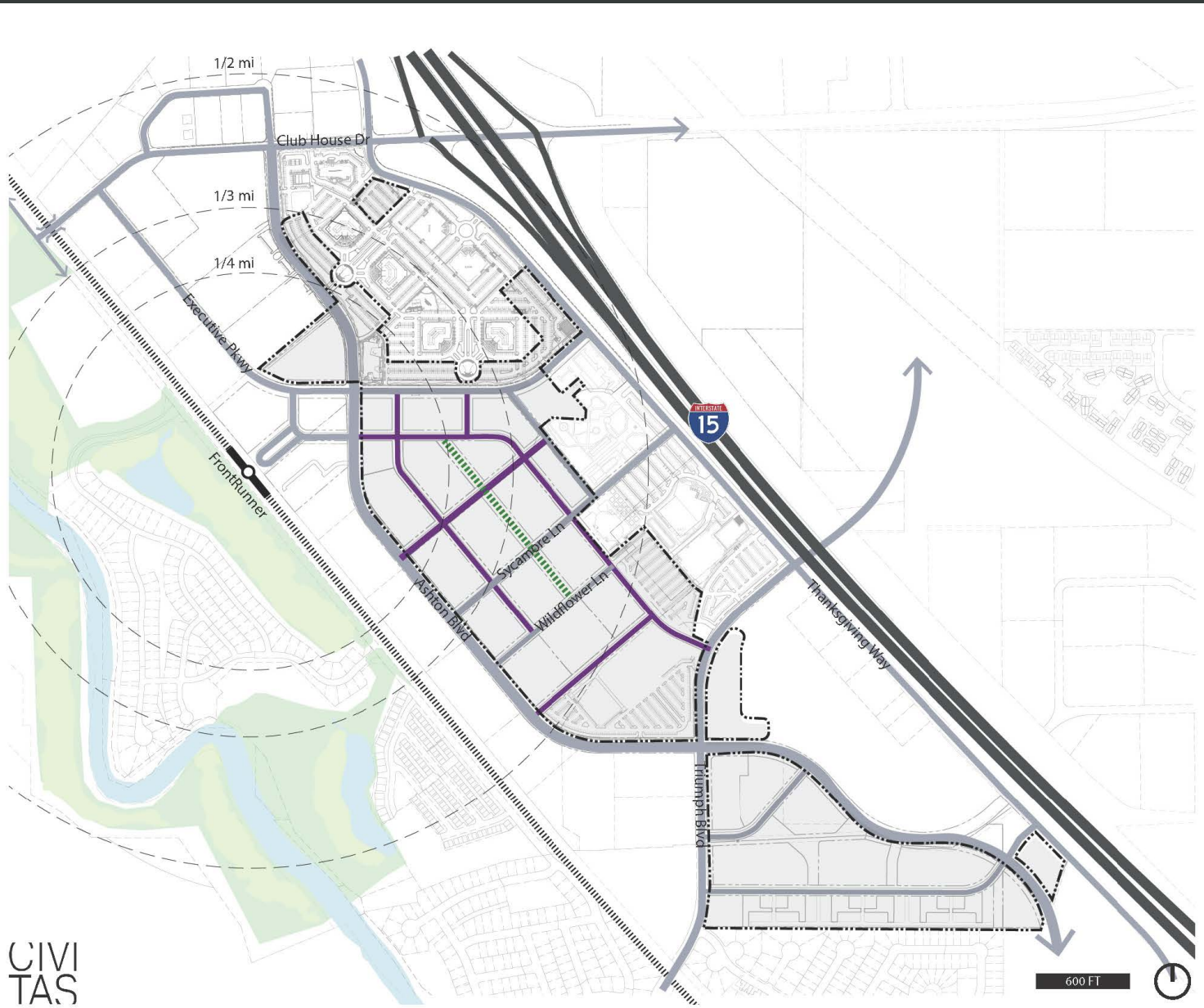


THANKSGIVING STATION

LEHI CITY DESIGN REVIEW COMMITTEE

4.6.2021

Road Network



STREETS & BLOCKS

KEY

- Proposed Road
- Proposed Pedestrian ROW
- Existing Road
- Property Boundary

CIVITAS

THANKSGIVING STATION

LEHI CITY DESIGN REVIEW COMMITTEE

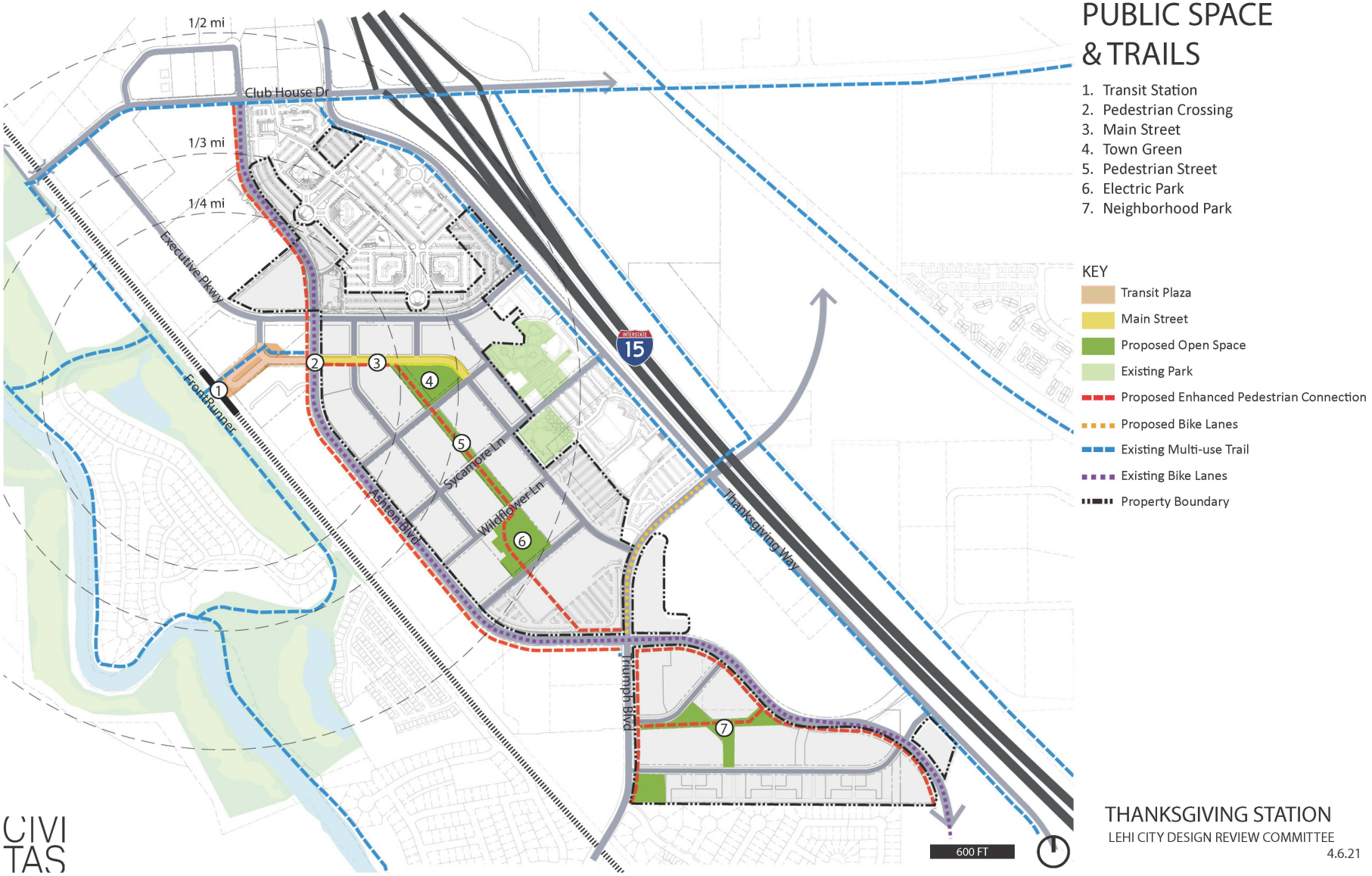
4.6.21

THANKSGIVING POINT

EST. 1999 GREER CO. TRADE MARK

STACK REAL ESTATE

Trails and Open Space



PUBLIC SPACE & TRAILS

1. Transit Station
2. Pedestrian Crossing
3. Main Street
4. Town Green
5. Pedestrian Street
6. Electric Park
7. Neighborhood Park

KEY

- Transit Plaza
- Main Street
- Proposed Open Space
- Existing Park
- Proposed Enhanced Pedestrian Connection
- Proposed Bike Lanes
- Existing Multi-use Trail
- Existing Bike Lanes
- Property Boundary

THANKSGIVING STATION
LEHI CITY DESIGN REVIEW COMMITTEE
4.6.21

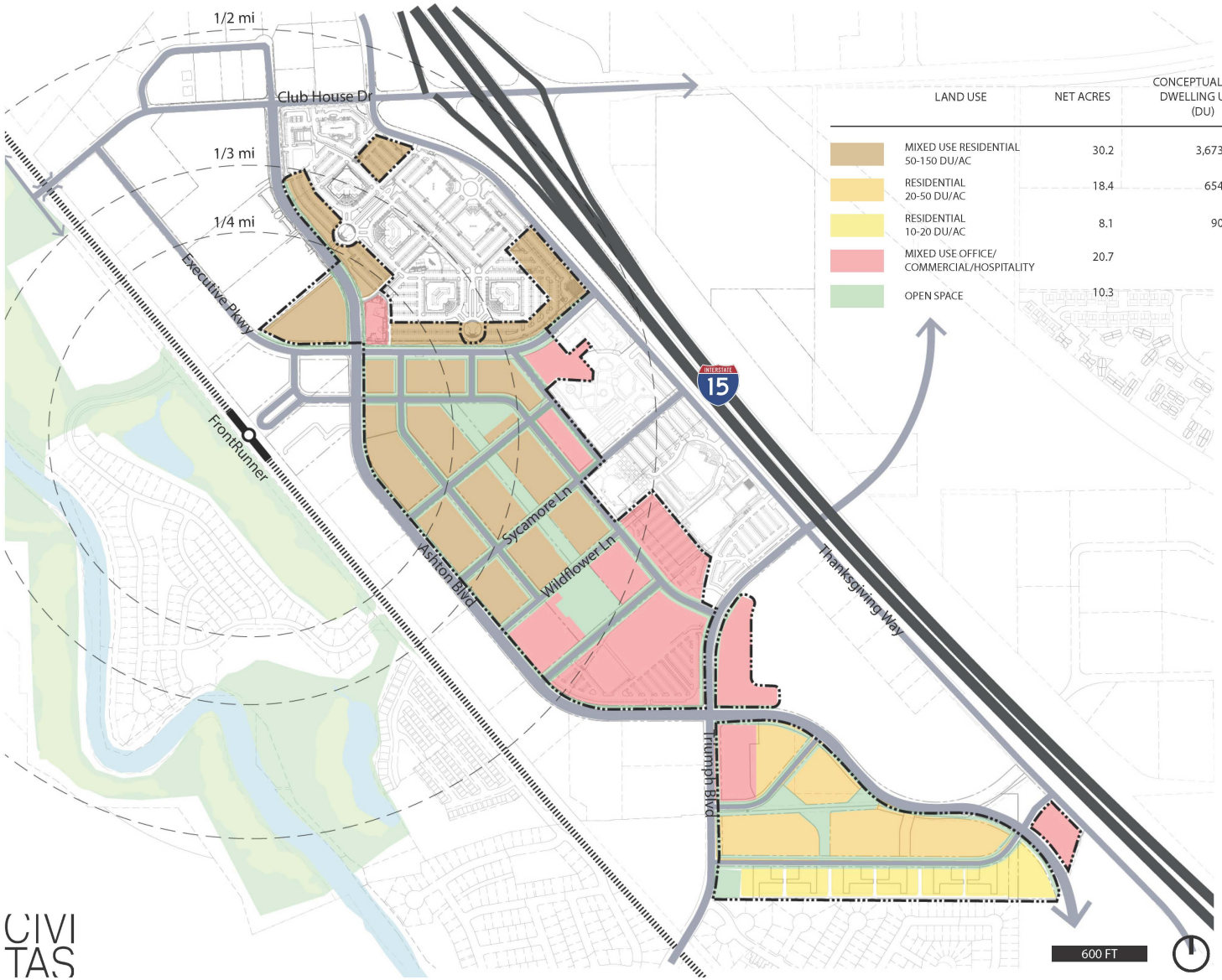
CIVI TAS

THANKSGIVING POINT

GREER CO.

STACK REAL ESTATE

Land Use Plan



LAND USE PLAN

LAND USE	NET ACRES	CONCEPTUAL PLAN DWELLING UNITS (DU)	MAXIMUM DWELLING UNIT	COMMERCIAL
MIXED USE RESIDENTIAL 50-150 DU/AC	30.2	3,673 DU	4,500 DU	
RESIDENTIAL 20-50 DU/AC	18.4	654 DU	736 DU	
RESIDENTIAL 10-20 DU/AC	8.1	90 DU	162 DU	
MIXED USE OFFICE/ COMMERCIAL/HOSPITALITY	20.7	-	-	650,000 SQ.FT.
OPEN SPACE	10.3	-	-	

NOTE: Conceptual Plan Dwelling Units based upon site plan testing and market phasing strategies. Maximum DU/AC allows for flexibilty to phase approporiate density and product over time.

THANKSGIVING STATION
LEHI CITY DESIGN REVIEW COMMITTEE
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CIVITAS

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GREER CO.

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Master Site Plan



SITE PLAN

CIVITAS

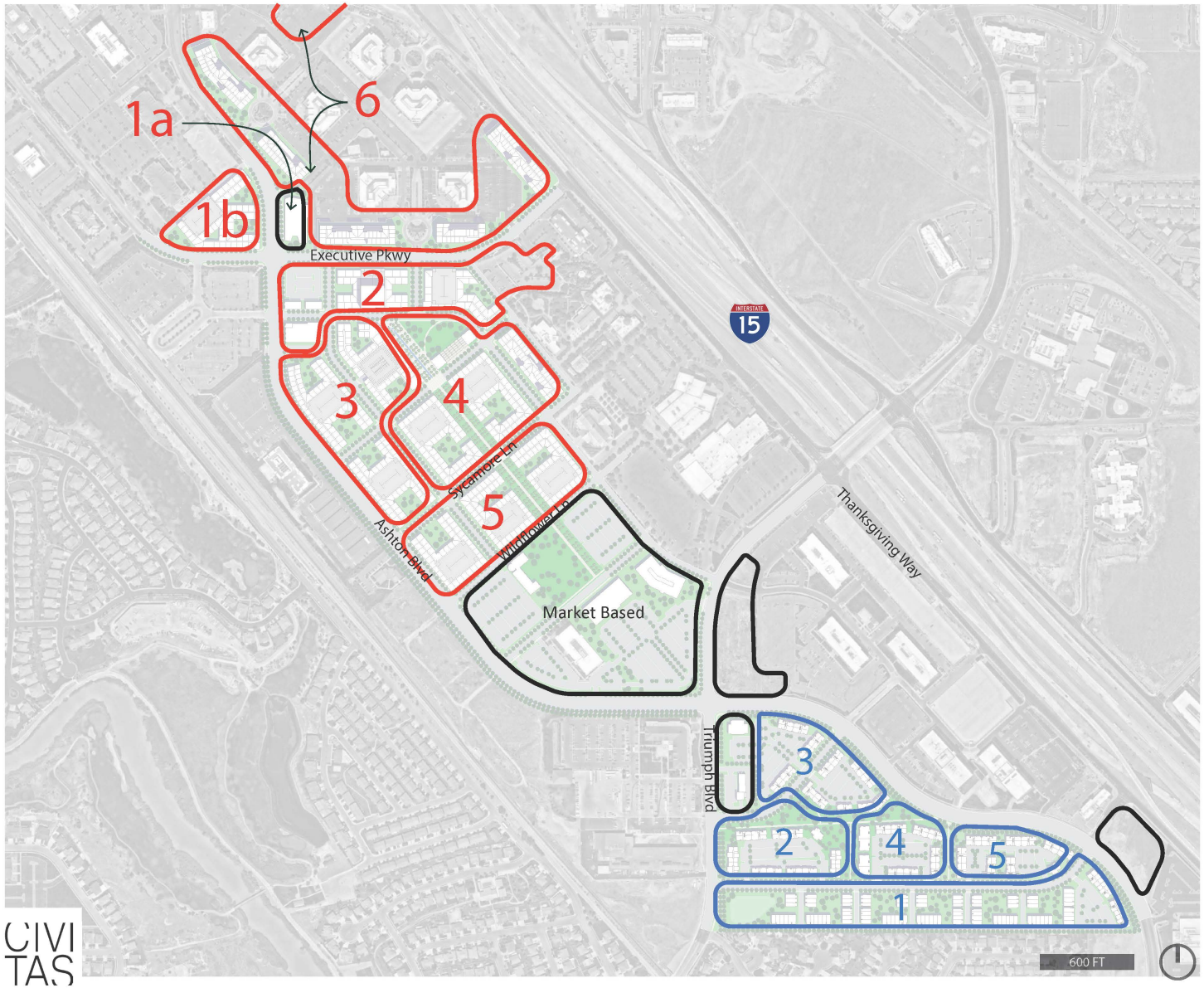
THANKSGIVING STATION
LEHI CITY DESIGN REVIEW COMMITTEE
4.6.21

THANKSGIVING POINT

GREER CO. TRADE MARK

STACK REAL ESTATE

Phasing Plan



PHASING

There are three distinct areas of the development that should be looked at on separate phasing timelines: Town Center Phasing, P-5 Neighborhood, and commercial parcels that will phase in based on market conditions.

KEY

- Town Center Phasing
- P-5 Neighborhood Phasing
- Market Based Commercial

THANKSGIVING STATION

LEHI CITY DESIGN REVIEW COMMITTEE

4.6.21

CIVITAS

THANKSGIVING POINT

GREER CO.

STACK REAL ESTATE

EDU Calculations

Thanksgiving Point Areas
Equivalent Development Units Calculation Base on Per Capita of 3.85

P2 Office Park North of Executive				
studio	10%	0.5	1.93	0.19
1 bed/1bath	20%	0.5	1.93	0.39
2 bed/2bath	40%	0.75	2.89	1.16
2bed/1bath	20%	0.75	2.89	0.58
3 bed/2bath	10%	1	3.85	0.39
Equivalent Per Capita				**2.50**
P3 Thanksgiving Core				
studio	10%	0.5	1.93	0.19
1 bed/1bath	20%	0.5	1.93	0.39
2 bed/2bath	40%	0.75	2.89	1.16
2bed/1bath	20%	0.75	2.89	0.58
3 bed/2bath	10%	1	3.85	0.39
Equivalent Per Capita				**2.50**
P5-				
1 bed/1bath	10%	0.5	1.93	0.19
2 bed/2bath	20%	0.75	2.89	0.58
2bed/1bath	40%	0.75	2.89	1.16
3 bed/2bath	30%	1	3.85	1.16
Equivalent Per Capita				**3.08**

Population Breakdown

Thanksgiving Point Areas
Population Breakdown

P2 Office Park North of Executive (Per Capita 2.5)

Type	Percentage	Total Units	Population
studio	10%	109.7	211
1 bed/1bath	20%	219.4	422
2 bed/2bath	40%	438.8	1267
2bed/1bath	20%	219.4	634
3 bed/2bath	10%	109.7	422
Totals		1097	2956

P3 Thanksgiving Core (Per Capita 2.5)

studio	10%	257.6	496
1 bed/1bath	20%	515.2	992
2 bed/2bath	40%	1030.4	2975
2bed/1bath	20%	515.2	1488
3 bed/2bath	10%	257.6	992
Totals		2576	6942

P5- East of Triumph Blvd

1 bed/1bath	10%	74.4	143
2 bed/2bath	20%	148.8	430
2bed/1bath	40%	297.6	859
3 bed/2bath	30%	223.2	859
Totals		744	2292

Total Residential Populations		**4417**	**12190**

LEHI TOD (THANKSGIVING POINT) - Sewer Base Demands of Expansion Areas
updated 2021.0405

P2 Base Sewer Demands (North of Executive)

Block			Use Type			Base Sewer Demands			Total Sewer Demand	
			Residential	Retail	Office	Residential	Retail	Office	Demand	Demand
Number	Use	Acre	Units	Gross SF	Gross SF	GPM	GPM	GPM	GPM	CFS
1	TOD Residential	3.40	304			52.90			52.90	0.118
2	Climbing Gym	1.09		63,000			5.23		5.23	0.012
	TOD MU-MF	4.00	504			87.70			87.70	0.196
	TOD MU-MF	2.25	289			50.29			50.29	0.112
TOTALS		10.74	1,097		-	190.88	5.23	0.00	196.11	0.44

P3 Base Sewer Demands

Block			Use Type			Base Sewer Demands			Total Sewer Demand	
			Residential	Retail	Office	Residential	Retail	Office	Demand	Demand
Number	Use	Acre	Units	Gross SF	Gross SF	GPM	GPM	GPM	GPM	CFS
4.1	Restaurants	1.00	-	7,000			0.58		0.58	0.001
4.2	TOD MU-MF	1.94	267	12,800		46.48	1.06		47.54	0.106
5	TOD MU-MF	1.97	170	14,400	-	29.60	1.20		30.79	0.069
6.1	Grocery	0.95		20,000			1.66		1.66	0.004
6.2	TOD MU-MF	2.98	278	-		48.42			48.42	0.108
7	TOD MU-MF	2.97	296	20,000		51.44	1.66		53.10	0.119
8	Park	2.12		3,600	-		0.30		0.30	0.001
9	TOD Residential	2.83	261			45.39			45.39	0.101
10	TOD Residential	2.79	287		-	49.93			49.93	0.111
11	TOD Residential	2.75	287	9,000		49.93	0.75		50.68	0.113
12	Boutique Hotel	1.34			-					0.000
13	TOD Residential	2.20	230			40.02			40.02	0.089
14	TOD Residential	2.20	230		-	40.02			40.02	0.089
15	TOD Residential	2.20	270		-	46.98			46.98	0.105
16	Montesori	2.79			-					0.000
17	Park	2.80								0.000
18	Parking Lot	2.13								0.000
19	Office Cluster	11.78			450,000			37.35	37.35	0.083
TOTALS		49.74	2,576		450,000	448.21	7.20	37.35	492.76	1.100

P5 Base Sewer Demands (East of Triumph Blvd)

Block			Use Type			Base Sewer Demands			Total Sewer Demand	
			Residential	Retail	Office	Residential	Retail	Office	Demand	Demand
Number	Use	Acre	Units	Gross SF	Gross SF	GPM	GPM	GPM	GPM	CFS
P5-1	Commercial	2.80	-	7,000			0.58		0.58	0.001
Remainder	Residential	35.14	744			129.46			129.46	0.289
P4-20	Commercial	3.60		9,000			0.75		0.75	0.002
TOTALS		41.54	744		-	129.46	1.33	0.00	130.78	0.292

UTA Property Base Sewer Demands

Block			Use Type			Base Sewer Demands			Total Sewer Demand	
			Residential	Retail	Office	Residential	Retail	Office	Demand	Demand
Number	Use	Acre	Units	Gross SF	Gross SF	GPM	GPM	GPM	GPM	CFS
3.1	TOD Office	3.14			100,000			8.30	8.30	0.019
3.2	TOD Office	1.55			60,000			4.98	4.98	0.011
3.3	TOD Office	3.51			158,000			13.11	13.11	0.029
TOTALS		8.20	-		318,000	0.00	0.00	26.39	26.39	0.059

TOTALS		**110.22**	**4,417**	**-**	**768,000**	**768.54**	**13.76**	**63.74**	**846.05**	**1.889**

Sewer Demand

THANKSGIVING POINT

GREER CO.

STACK REAL ESTATE

LEHI TOD (THANKSGIVING POINT) - Water Base Demands of Expansion Areas
updated 2021.0405

P2 Base Water Demands (North of Executive)

Block			Use Type			Base Water Demands			Requirements	
			Residential	Retail	Office	Residential	Retail	Office	Peak Flow	Storage
Number	Use	Acre	Units	Gross SF	Gross SF	GPM	GPM	GPM	GPM	Gallons
1	TOD Residential	3.40	304			53.20			53.20	76,000
2	Climbing Gym	1.09		63,000			5.23		5.23	30,119
	TOD MU-MF	4.00	504			88.20			88.20	126,000
	TOD MU-MF	2.25	289			50.58			50.58	72,250
TOTALS		10.74	1,097	63,000	-	191.98	5.23	0.00	197.20	304,369

Based on a per capita of 2.5

P3 Base Water Demands

Block			Use Type			Base Water Demands			Requirements	
			Residential	Retail	Office	Residential	Retail	Office	Peak Flow	Storage
Number	Use	Acre	Units	Gross SF	Gross SF	GPM	GPM	GPM	GPM	Gallons
4.1	Restaurants	1.00	-	7,000			0.58		0.58	3,347
4.2	TOD MU-MF	1.94	267	12,800		46.48	1.06		47.54	66,783
5	TOD MU-MF	1.97	170	14,400	-	29.60	1.20		30.79	42,522
6.1	Grocery	0.95		20,000			1.66		1.66	9,562
6.2	TOD MU-MF	2.98	278	-		48.42			48.42	69,565
7	TOD MU-MF	2.97	296	20,000		51.44	1.66		53.10	73,913
8	Park	2.12		3,600	-		0.30		0.30	1,721
9	TOD Residential	2.83	261			45.39			45.39	65,217
10	TOD Residential	2.79	287		-	49.93			49.93	71,739
11	TOD Residential	2.75	287	9,000		49.93	0.75		50.68	71,739
12	Boutique Hotel	1.34			-					0
13	TOD Residential	2.20	230			40.02			40.02	57,500
14	TOD Residential	2.20	230		-	40.02			40.02	57,500
15	TOD Residential	2.20	270		-	46.98			46.98	67,500
16	Montesori	2.79			-					
17	Park	2.80								
18	Parking Lot	2.13								
19	Office Cluster	11.78			450,000			37.35	37.35	
TOTALS		49.74	2,576	86,800	450,000	448.21	7.20	37.35	492.76	658,607.509

Based on a per capita of 2.5

P5 Base Water Demands (East of Triumph Blvd)

Block			Use Type			Base Water Demands			Requirements	
			Residential	Retail	Office	Residential	Retail	Office	Peak Flow	Storage
Number	Use	Acre	Units	Gross SF	Gross SF	GPM	GPM	GPM	GPM	Gallons
P5-1	Commercial	2.80	-	7,000			0.58		0.58	3,347
Remainder	Residential	35.14	744			129.46			129.46	229,152
P4-20	Commercial	3.60		9,000			0.75		0.75	4,303
TOTALS		41.54	744	16,000	-	129.46	1.33	0.00	130.78	236,801.280

Based on a per capita of 3.08

UTA Property Base Water Demands

Block			Use Type			Base Water Demands			Requirements	
			Residential	Retail	Office	Residential	Retail	Office	Peak Flow	Storage
Number	Use	Acre	Units	Gross SF	Gross SF	GPM	GPM	GPM	GPM	Gallons
3.1	TOD Office	3.14			100,000			8.30	8.30	47,808
3.2	TOD Office	1.55			60,000			4.98	4.98	28,685
3.3	TOD Office	3.51			158,000			13.11	13.11	75,537
TOTALS		8.20	-		318,000	0.00	0.00	26.39	26.39	152,029.440

TOTALS		**110.22**	**4,417**	**165,800**	**768,000**	**769.64**	**13.76**	**63.74**	**847.15**	**1,351,807**

Water Demand

THANKSGIVING POINT

GREER CO.

STACK REAL ESTATE

EAST SIDE – STREET VIEW *ASHTON BLVD – EAST*





EAST SIDE – STREET VIEW *ASHTON BLVD – NORTH*





THANKSGIVING POINT

GREER CO.

STACK REAL ESTATE

Small Format Grocer







City Centre Houston, TX



Street A Precedent Imagery



Street A Precedent Imagery

Arbutus TOD Neighborhood
Vancouver, BC

- 13 Acres
- First Floor Retail
- 100+ Residential Units / Acre
- Office Space
- Access to SKY TRAIN Rail System
- Walkable, Bikeable, Green spaces
- Adjacent to Established Single Family Neighborhoods



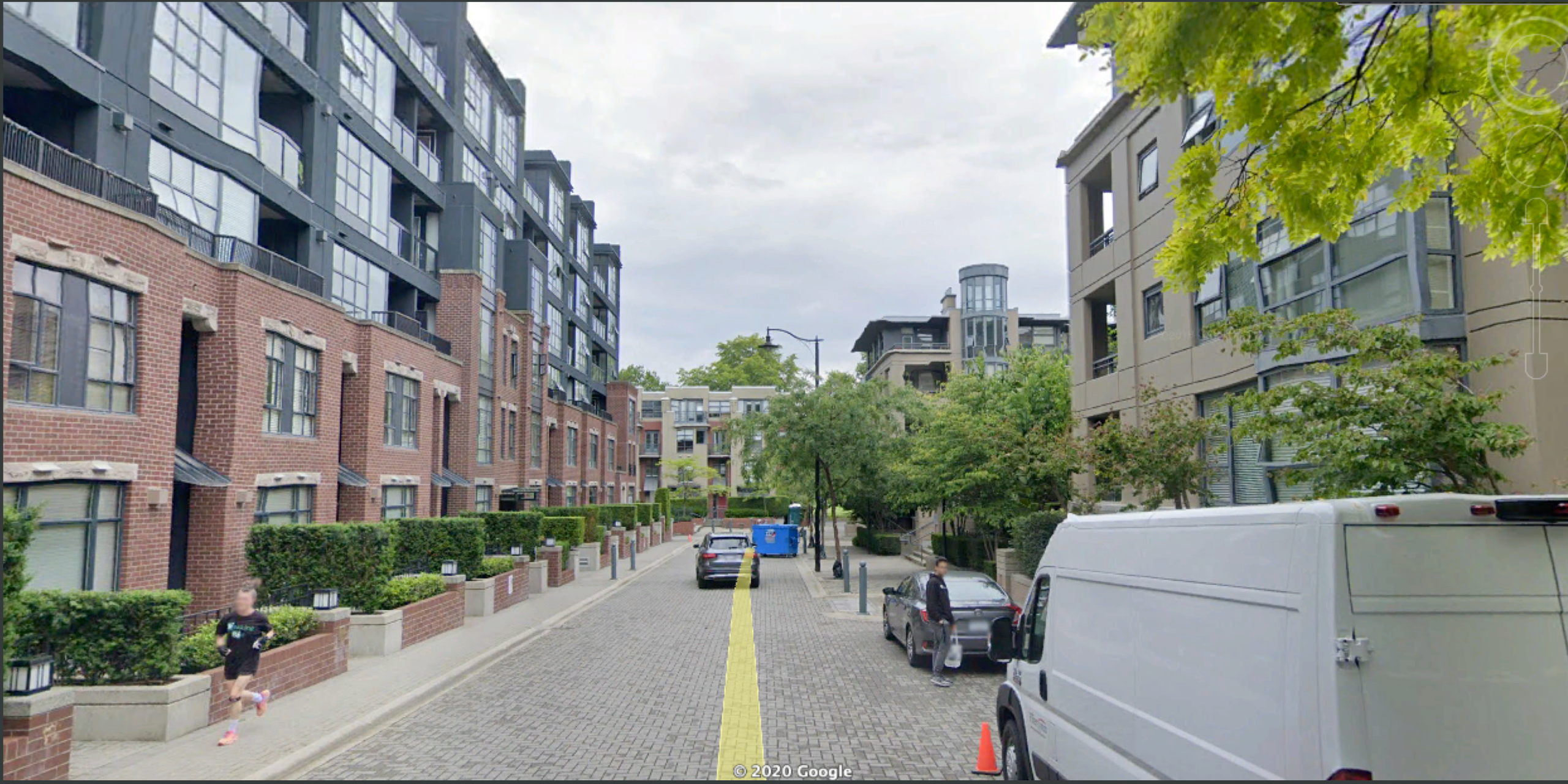
Arbutus Vancouver, BC



Arbutus Vancouver, BC



Arbutus Vancouver, BC



Arbutus Vancouver, BC



Arbutus

Vancouver, BC

Avalon – Alpharetta Georgia

- 83 Acres
- First Floor Retail
- 80+ Residential Units / Acre
- Office Space
- Access to Rail System
- Walkable, Bikeable, Green spaces
- Adjacent to Established Single Family Neighborhoods



Avalon Alpharetta, GA



Avalon Alpharetta, GA



Avalon Alpharetta, GA



Avalon Alpharetta, GA

Now five years old, Alpharetta's Avalon has changed the suburban mixed-use game

The billion-dollar destination has inspired projects near and far

By Sean Keenan | @ThatSeanKeenan | Oct 28, 2019, 1:16pm EDT

SHARE



Avalon

Alpharetta, GA

World Class TOD – Lehi Station

	Mixed Use	Within ¼ Mile of Station	Create a neighborhood identity	Foster a sense of place	Pedestrian friendly environment	Reduce auto dependency	Provide a range of housing options	Provide an alternative to traditional development
Lehi Station	✓	✓	✓	✓	✓	✓	✓	✓

THANK YOU

MAG
Expert Resources. Enriching Lives.

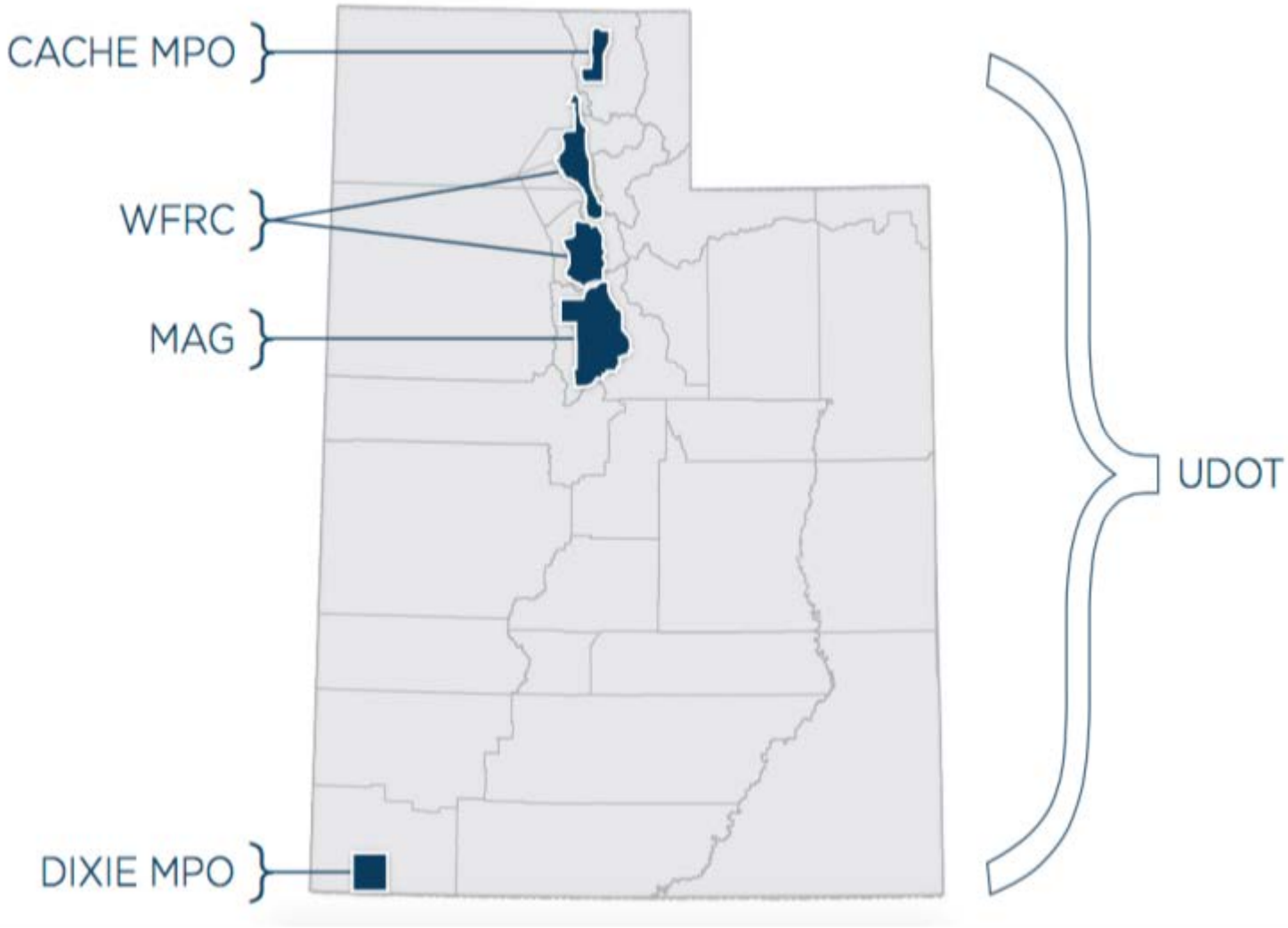
Shawn Seager, Planning Director
SSeager@Mountainland.Org
(801)824-1066

Transportation Planning 24 Cities, Utah County &

UDOT Keeping Utah Moving

UTA

Transportation Planning in Utah





Provo Area Transportation Study

Volume I -- Inventory of Existing Conditions

A Cooperative Study

by

ALPINE

AMERICAN FORK

LEHI

LINDON

MAPLETON

OREM

PAYSON

PLEASANT GROVE

PROVO

SALEM

SANTAQUIN

SPANISH FORK

SPRINGVILLE

UTAH COUNTY

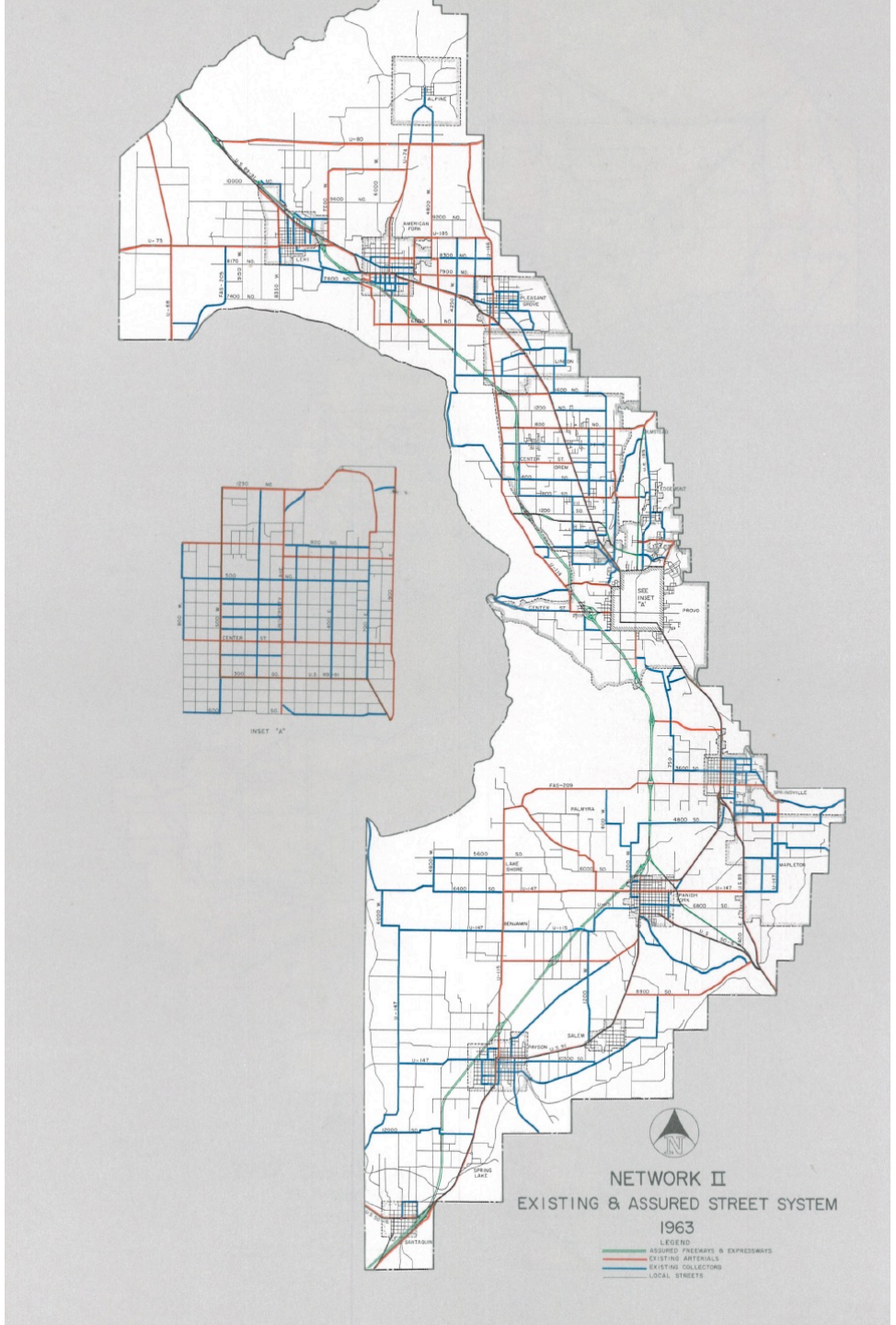
and

UTAH STATE
DEPARTMENT OF HIGHWAYS

in cooperation with
FEDERAL HIGHWAY ADMINISTRATION
BUREAU OF PUBLIC ROADS
June 1, 1967

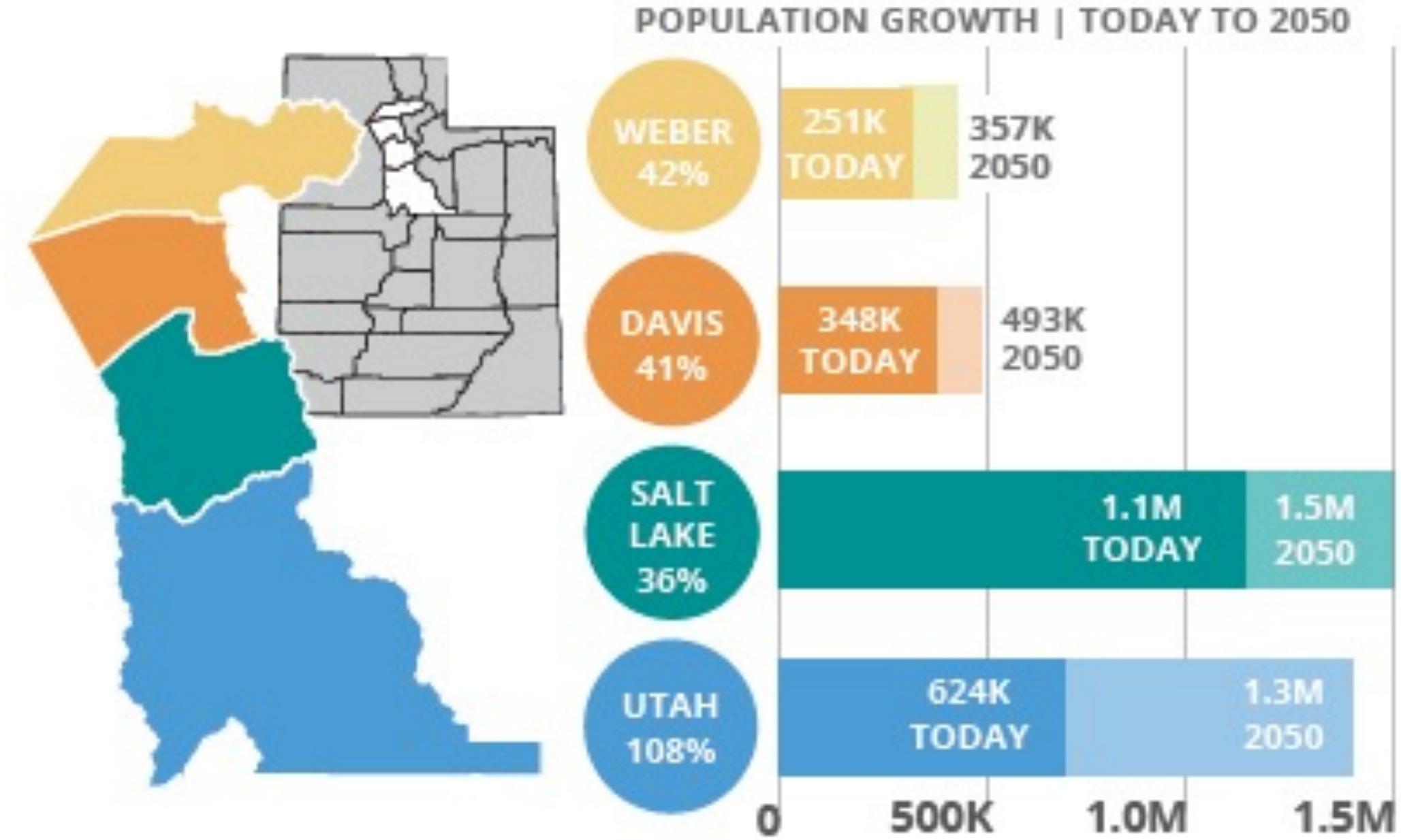
PROVO AREA
TRANSPORTATION STUDY
Volume I Inventory of Existing Conditions

Reproduction and Printing by
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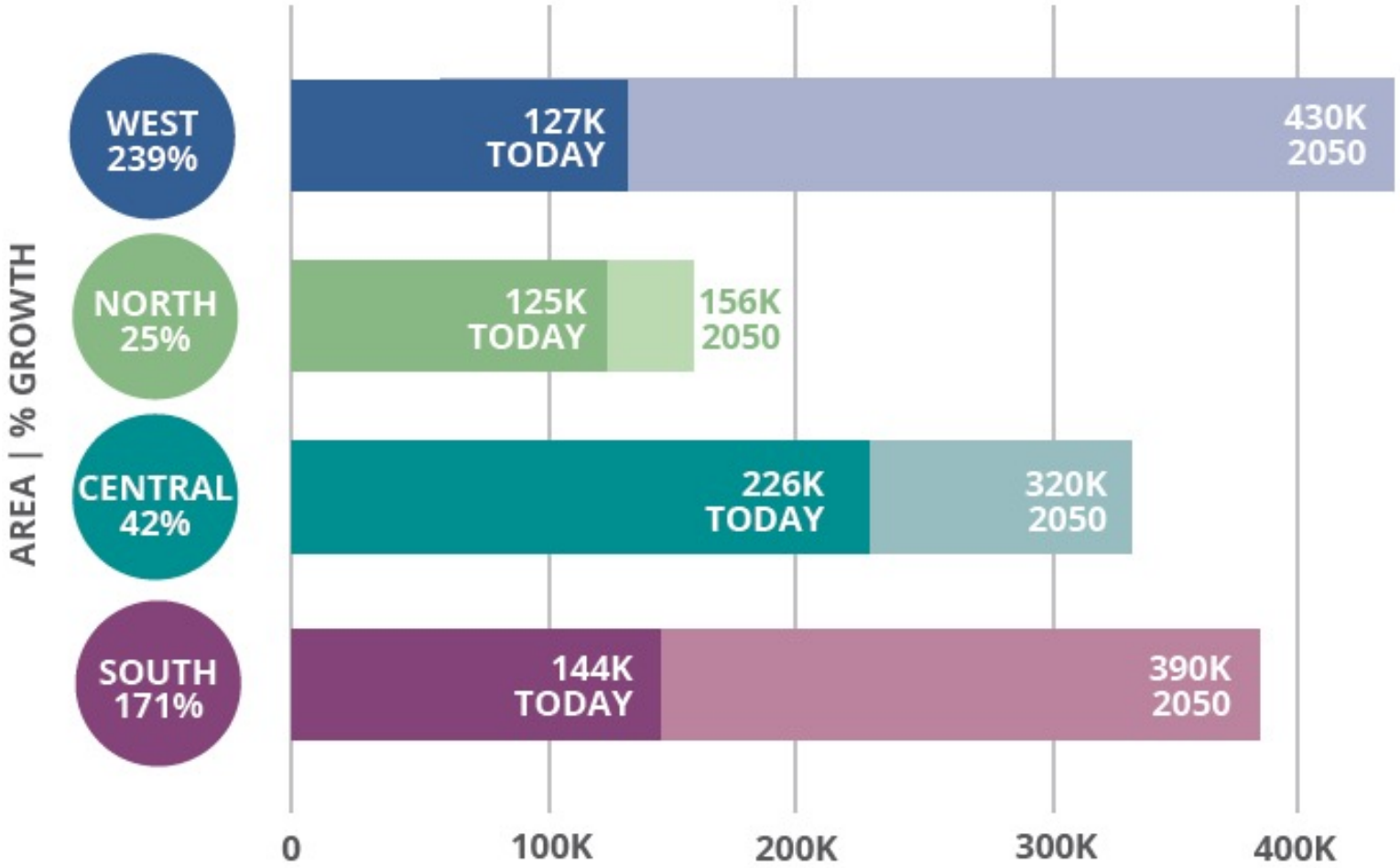

INSET "A"
NETWORK II
EXISTING & ASSURED STREET SYSTEM
1963
LEGEND
ASSURED FREEWAYS & EXPRESSWAYS
EXISTING ARTERIALS
EXISTING COLLECTORS
LOCAL STREETS

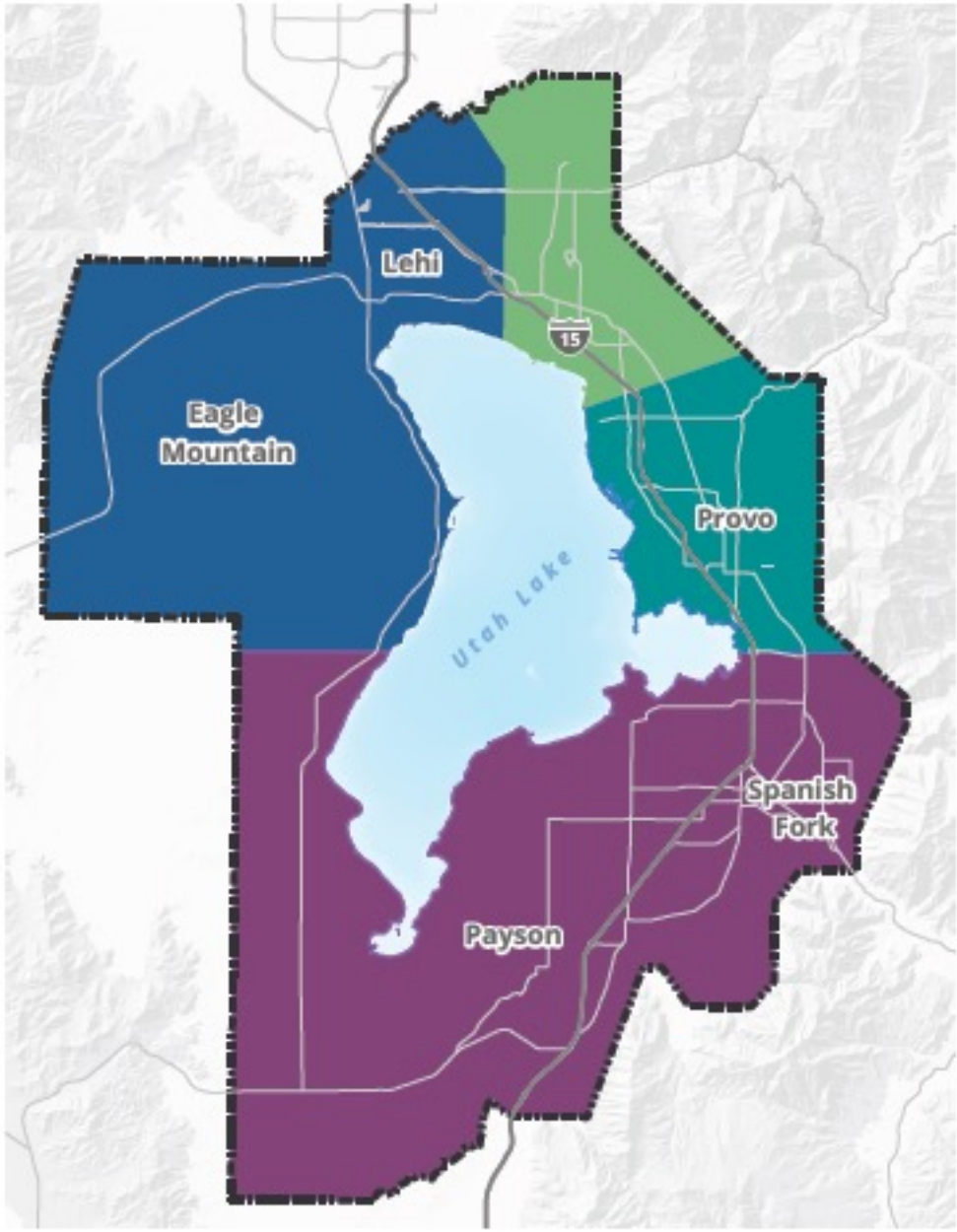

MAG
TransPlan50
MOUNTAINLAND ASSOCIATION
OF GOVERNMENTS
2019-2050 REGIONAL
TRANSPORTATION PLAN
FOR THE PROVO/OREM
URBAN AREA
PARTNERING AGENCIES
UTA | UDOT

POPULATION WASATCH FRONT COUNTIES

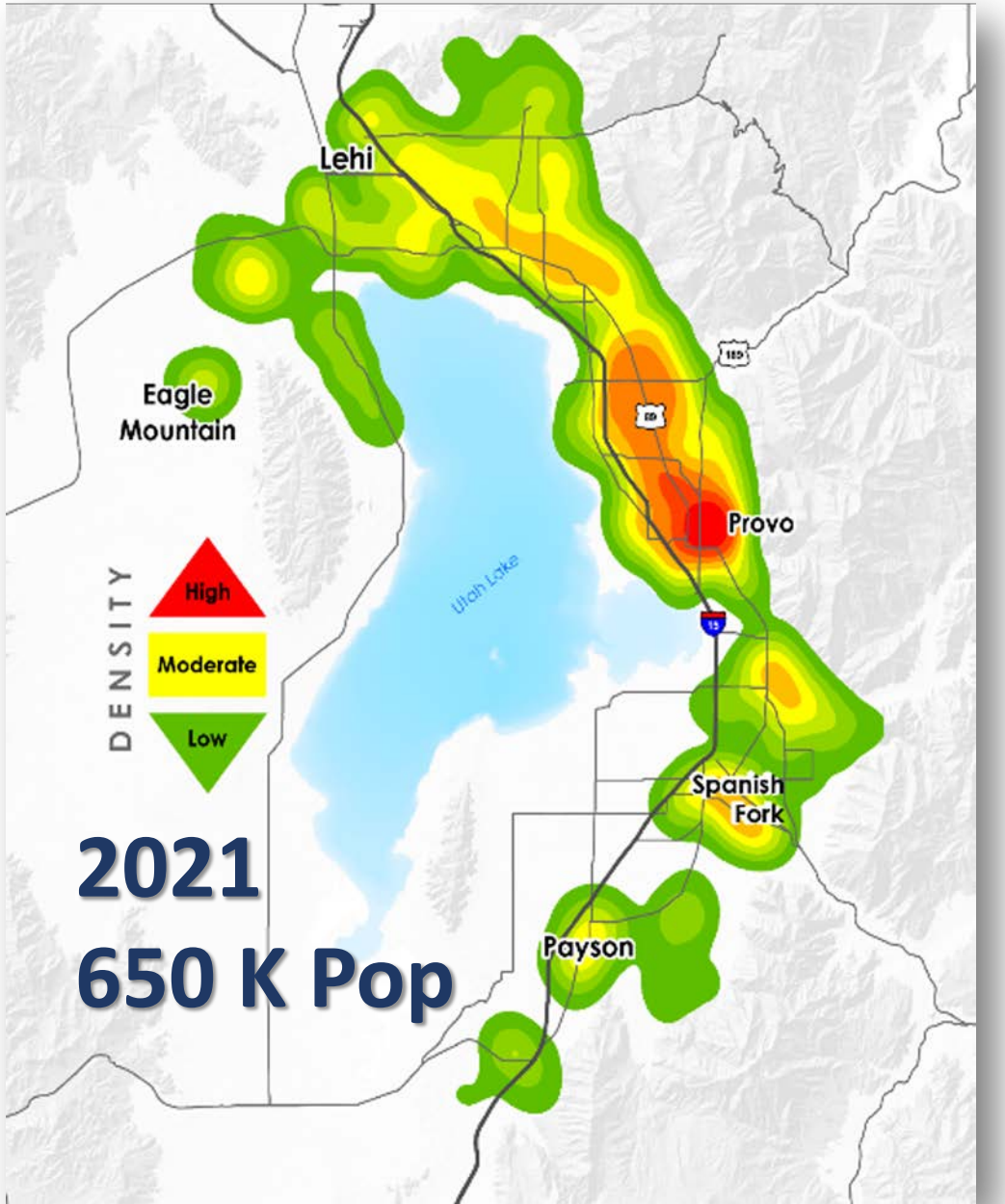


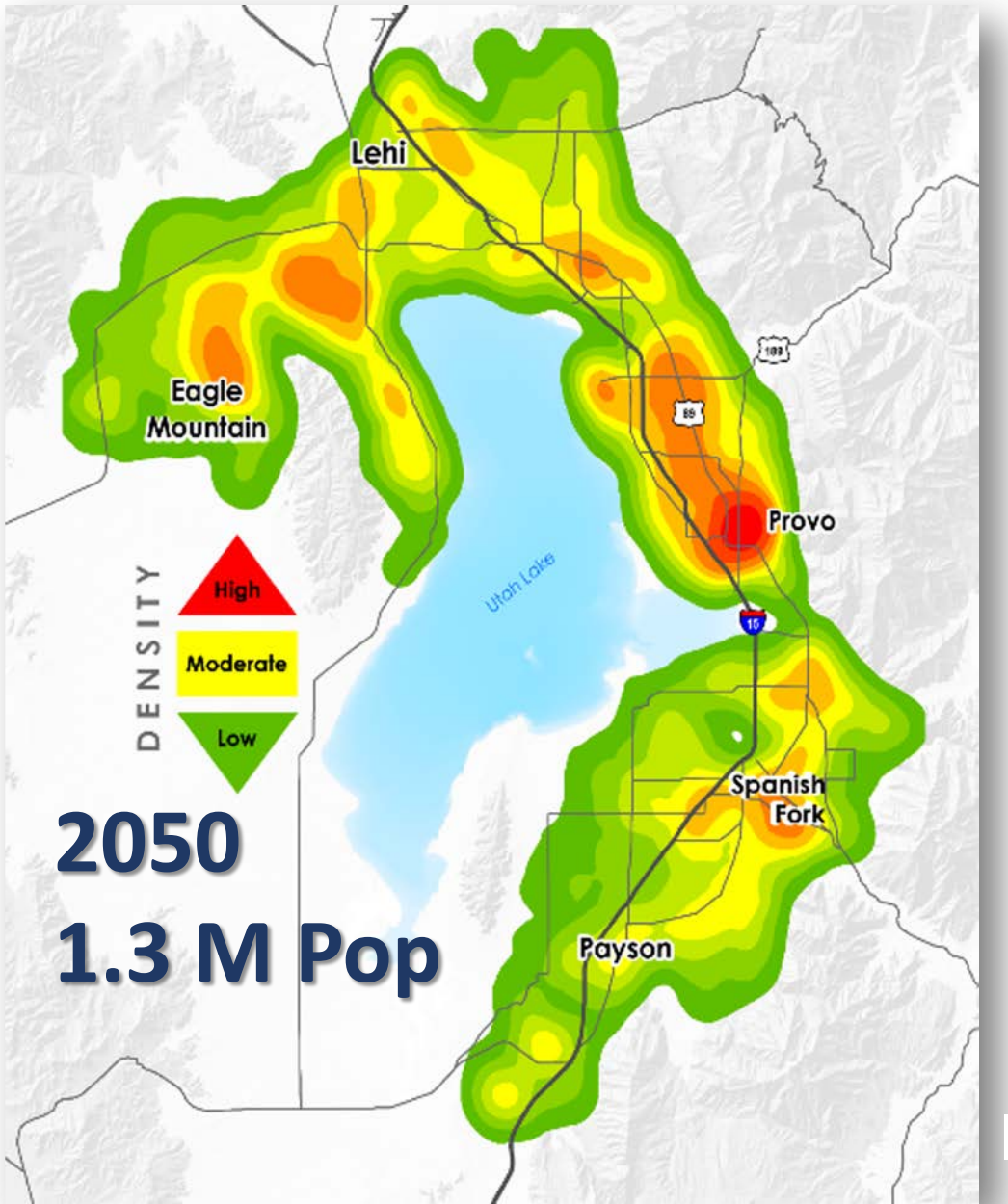
POPULATION GROWTH BY SUB-COUNTY AREA



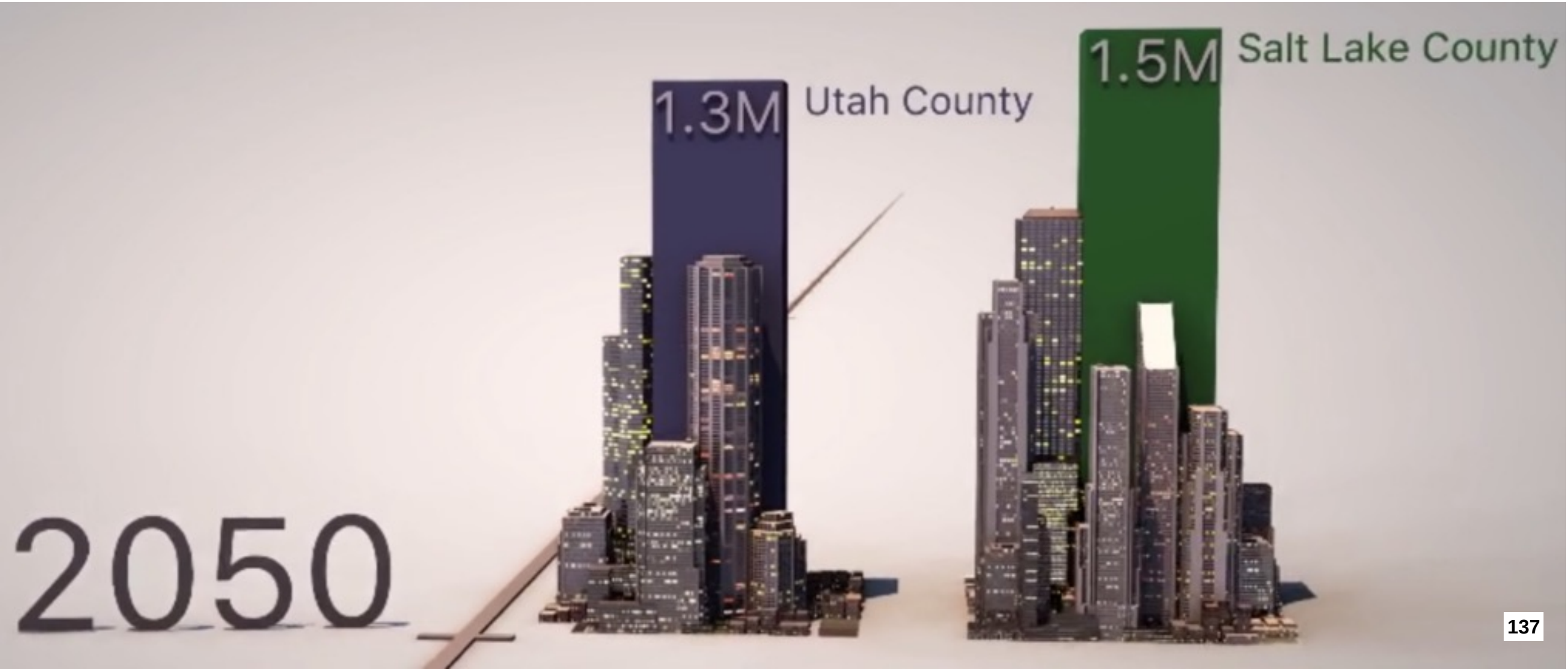


Utah County Population Growth





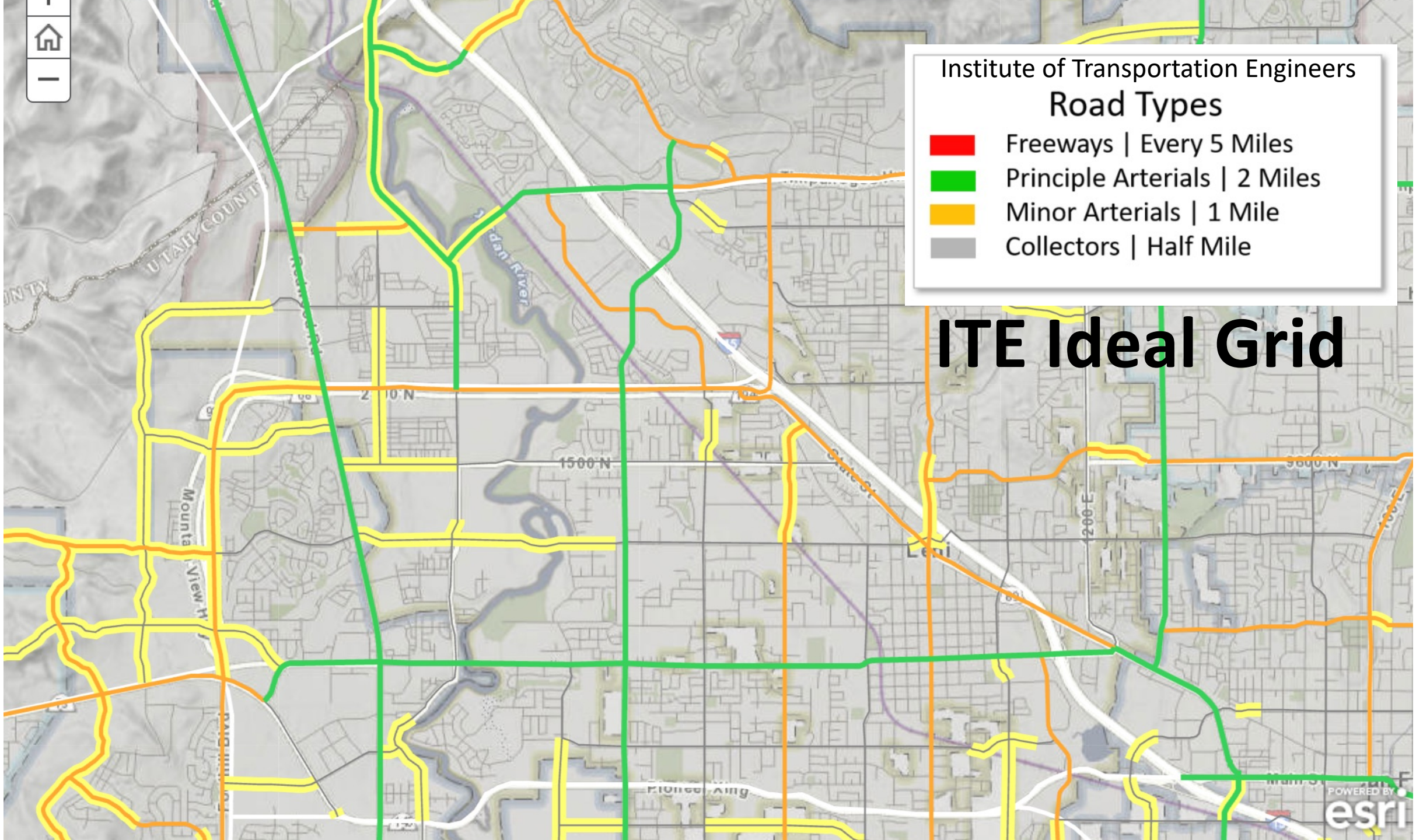
Utah County Growth



Challenge: Geographic Constraints

- Mountains
- Lake
- Rivers




Institute of Transportation Engineers
Road Types
Freeways | Every 5 Miles
Principle Arterials | 2 Miles
Minor Arterials | 1 Mile
Collectors | Half Mile
ITE Ideal Grid
1500 N
Lehi
200 E
Pioneer Xing
POWERED BY esri

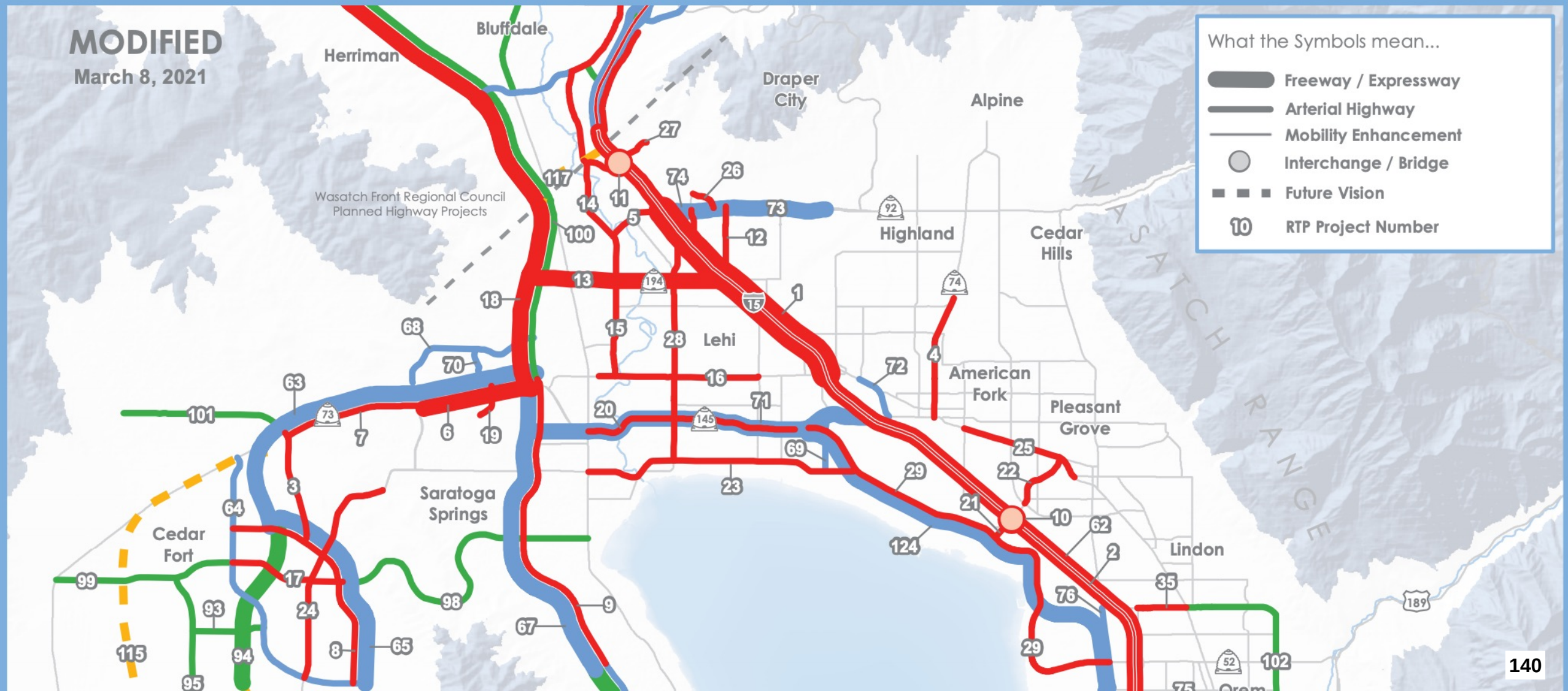
Highways

TransPlan50

Regional Transportation Plan
2019-2050 Plan for the Provo/Orem
Metropolitan Area

2019-30 Phase 1 | 2031-40 Phase 2 | 2041-50 Phase 3 | Future Vision

Modeled Need Phase of Construction



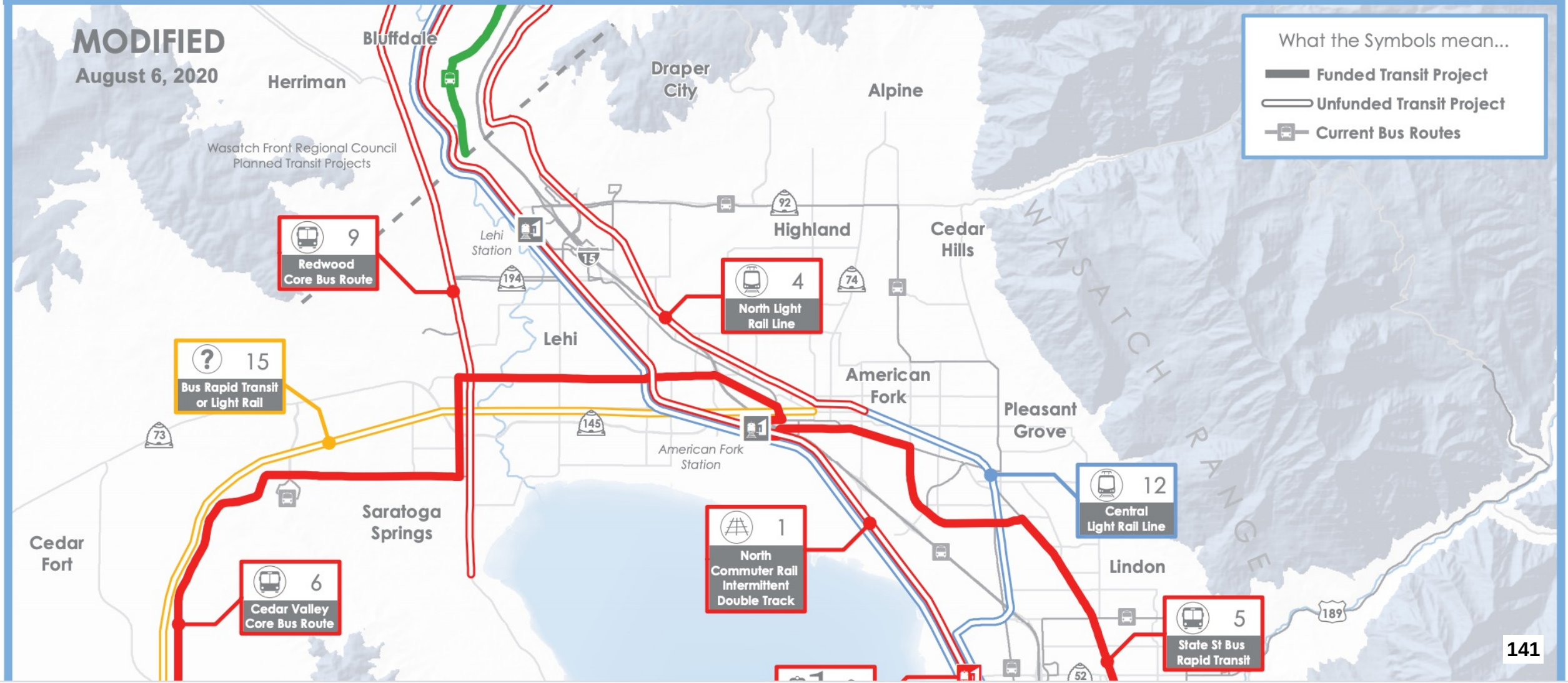
Transit

TransPlan50

Regional Transportation Plan
2019-2050 Plan for the Provo/Orem
Metropolitan Area

2019-30 Phase 1 | 2031-40 Phase 2 | 2041-50 Phase 3 | Future Vision

Modeled Need Phase of Construction

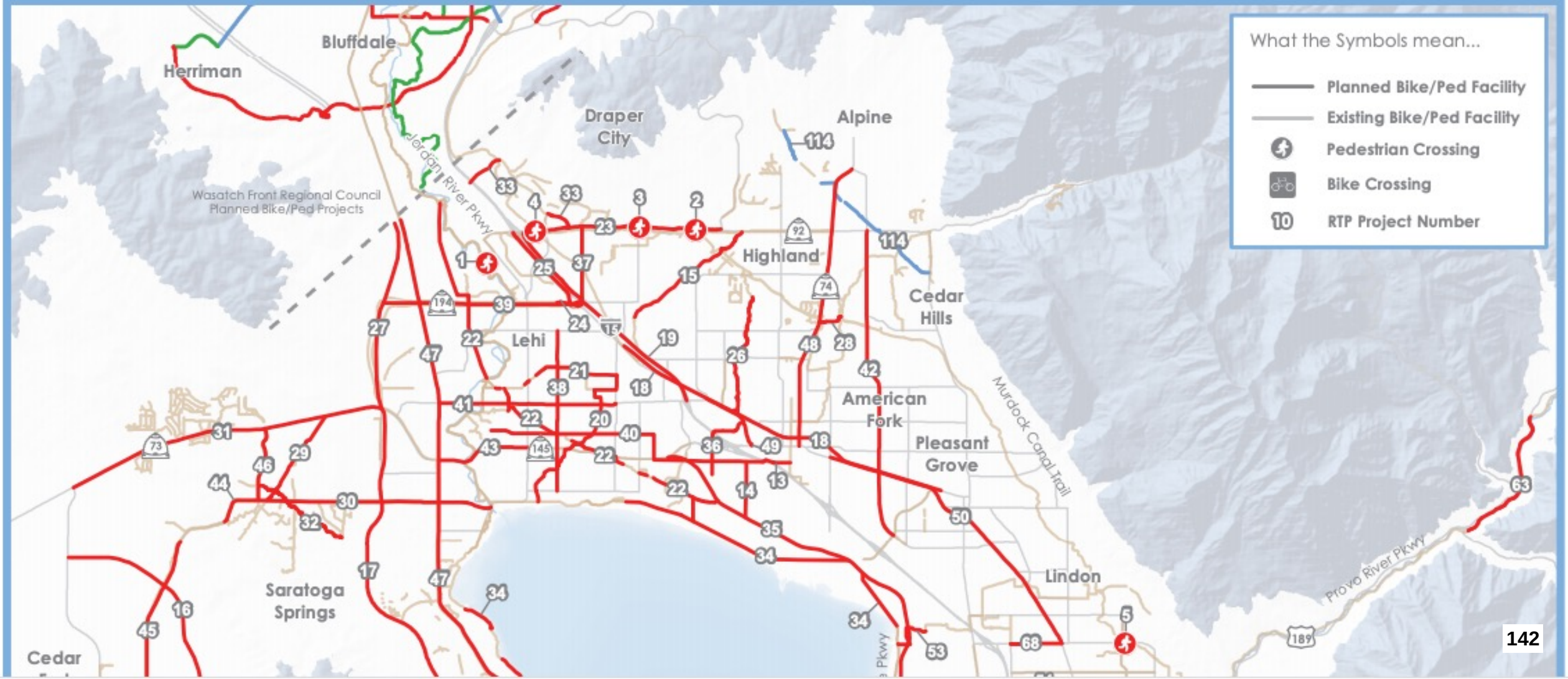


Bike/Ped

TransPlan50

Regional Transportation Plan
2019-2050 Plan for the Provo/Orem
Metropolitan Area

2019-30 Phase 1 | 2031-40 Phase 2 | 2041-50 Phase 3 | Future Vision





Thanksgiving Station

Traffic Analysis

June 30, 2021

Ryan Hales, PE, PTOE, AICP
Josh Gibbons, PE

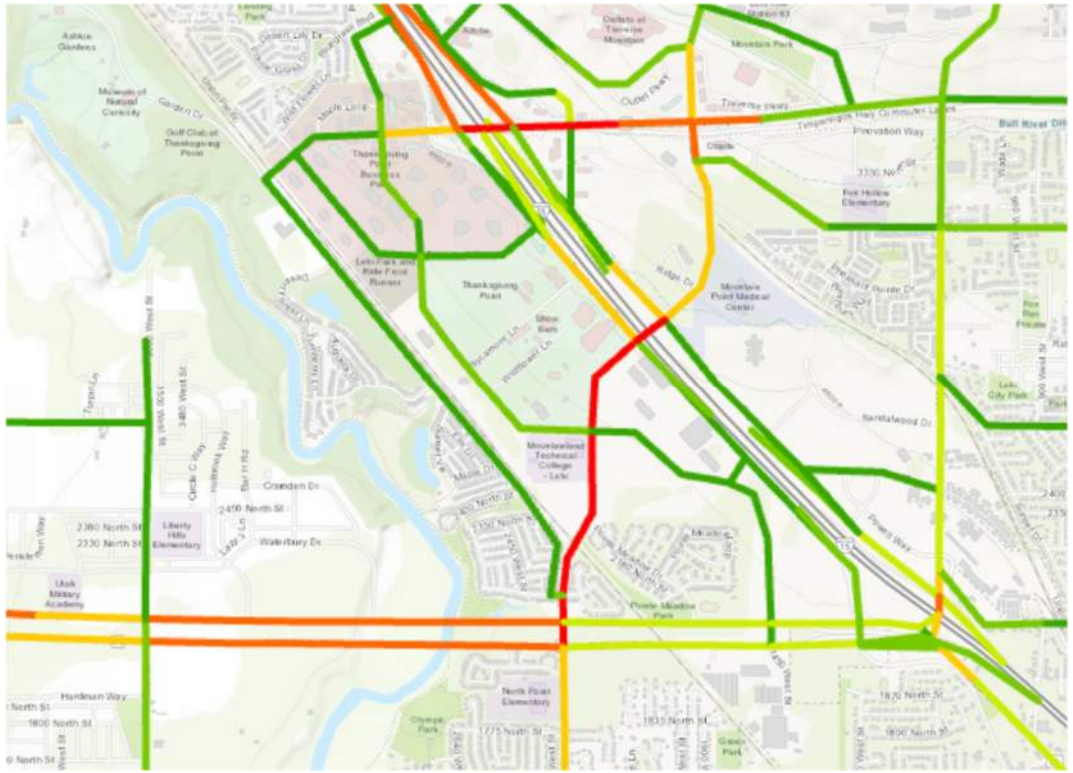
HALES ENGINEERING
innovative transportation solutions

Outline

- Analysis Tools
- Analysis Process
- Study Area
- Land Uses
- Trips (Generation, Reductions, Distribution, and Assignment)
- Travel Demand Forecasting
- Analysis: Level of Service Results and Improvements

Analysis Tools

MACRO: TRAVEL DEMAND MODEL

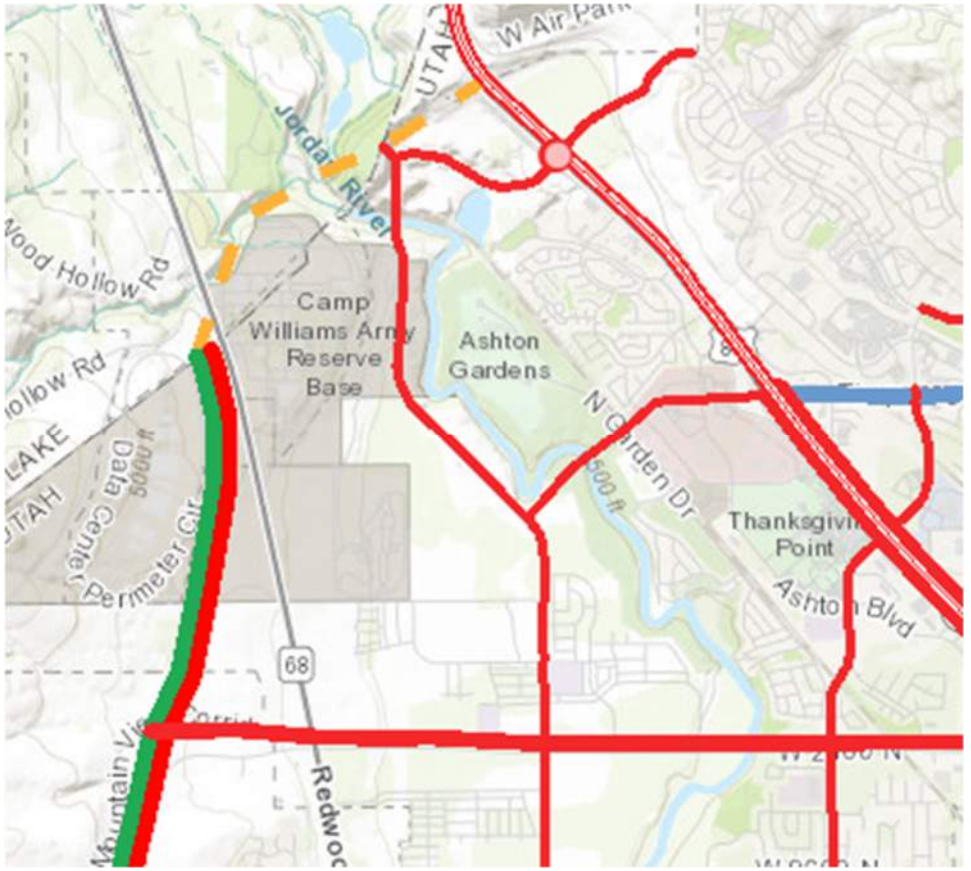


- Built by metropolitan planning organizations MAG and WFRC in coordination with cities, UDOT, and UTA to evaluate future transportation needs of entire Wasatch Front
- Inputs:
  - Roadway network (alignment, # of lanes)
  - Land use data (# of housing units, # of jobs, socioeconomic data)
- Outputs:
  - Daily traffic volumes by road segment
  - Regional travel trends
  - Origin-destination information

Analysis Tools

MACRO: TRAVEL DEMAND MODEL

- Based on the travel demand model, MAG identifies future projects that are needed in Utah County
- The current plan, TransPlan50, identifies the following projects in the study area:
  - 2030:
    - 2100 North and Mountain View Corridor Freeways
    - Widen 2300 West to 5 lanes
    - 3600 West extension to the north
    - North I-15 interchange
    - Clubhouse Drive extension
  - 2040:
    - Widen S.R. 92 commuter lanes
  - 2050:
    - Widen Mountain View Corridor freeway



Analysis Tools

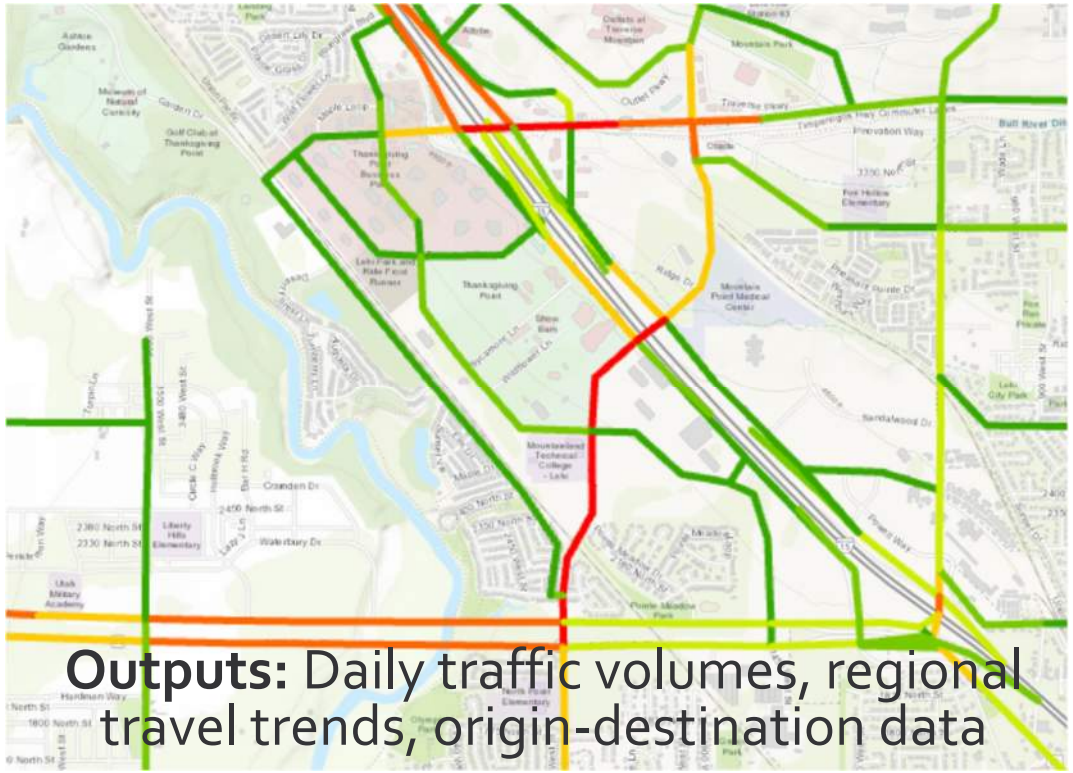
MICRO: INTERSECTION ANALYSIS



- Peak hour traffic scenario run in a simulation model to identify interaction between intersections
- Inputs:
  - Roadway system (alignment, # of lanes, turn pockets, signal timing)
  - Peak hour traffic volumes
- Outputs:
  - Delay per vehicle
  - Level of service (LOS)
  - Queueing

Analysis Tools

MACRO: TRAVEL DEMAND MODEL



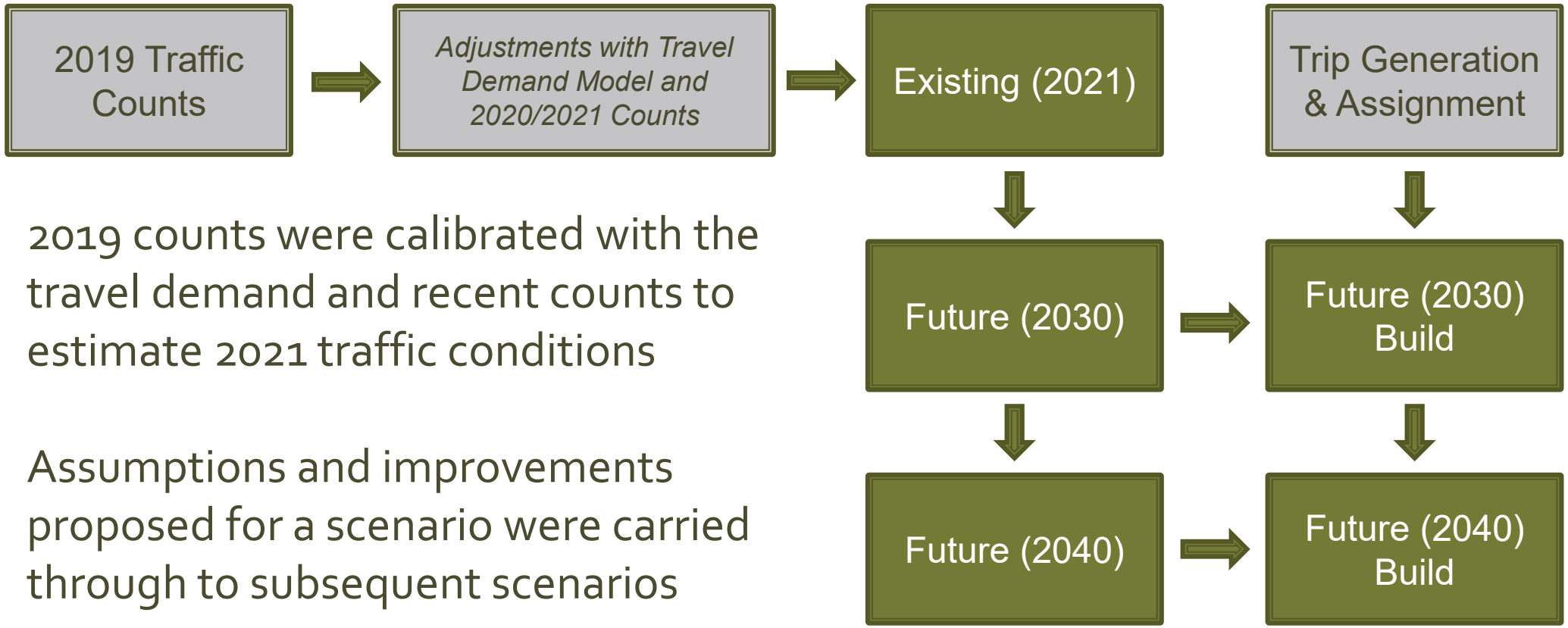
Outputs: Daily traffic volumes, regional travel trends, origin-destination data

MICRO: INTERSECTION ANALYSIS



Outputs: Delay per vehicle, level of service, queueing

Analysis Process

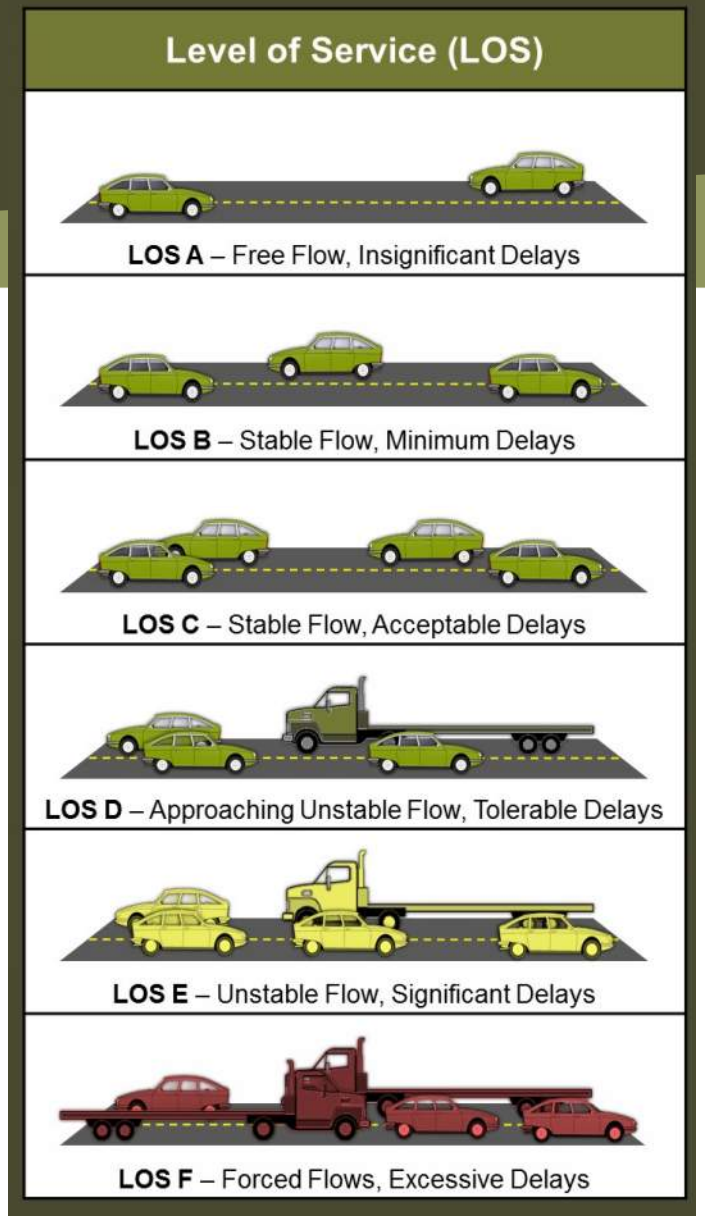


- 2019 counts were calibrated with the travel demand and recent counts to estimate 2021 traffic conditions
- Assumptions and improvements proposed for a scenario were carried through to subsequent scenarios

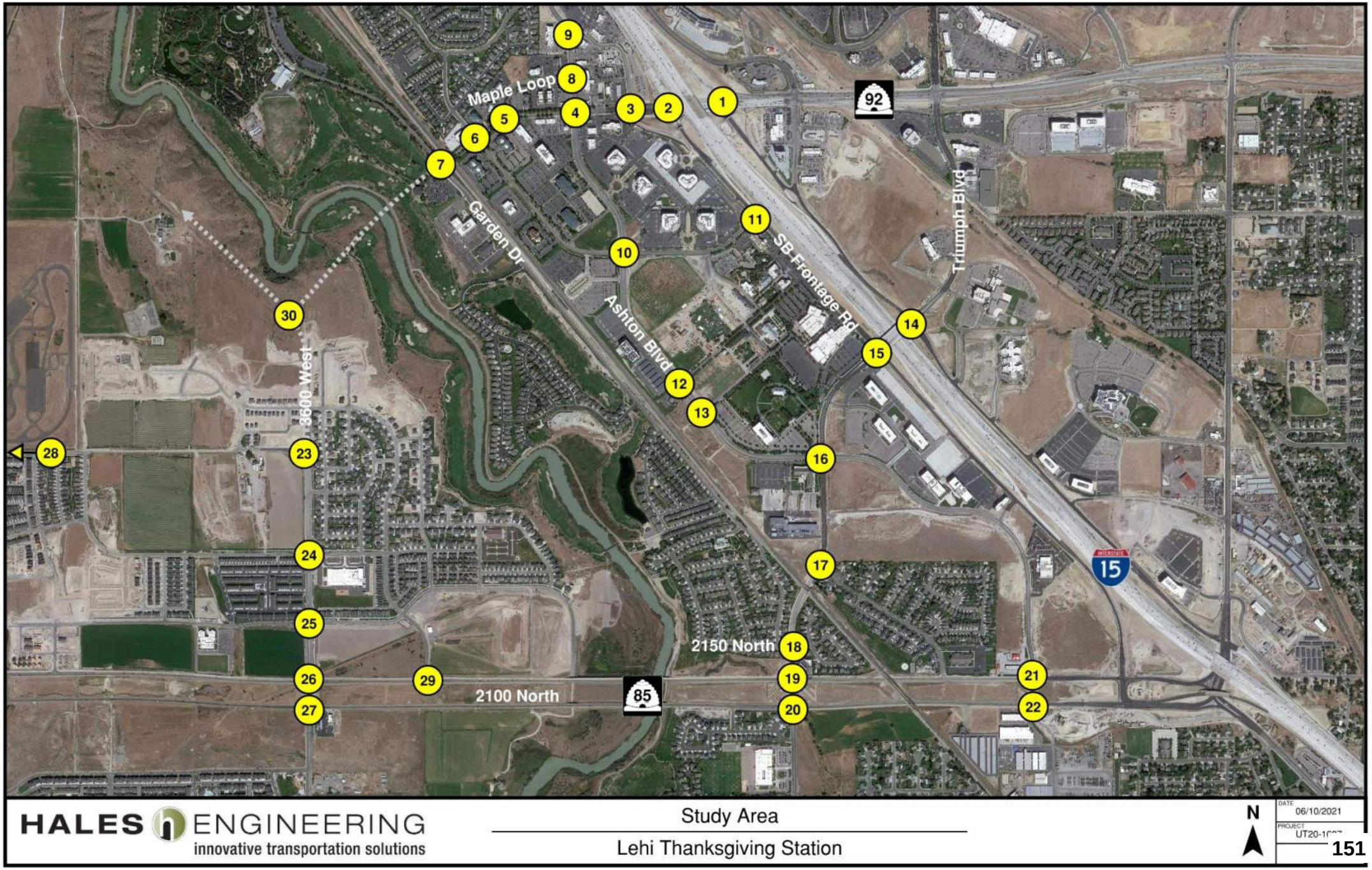
Analysis Process

Level of Service (LOS)

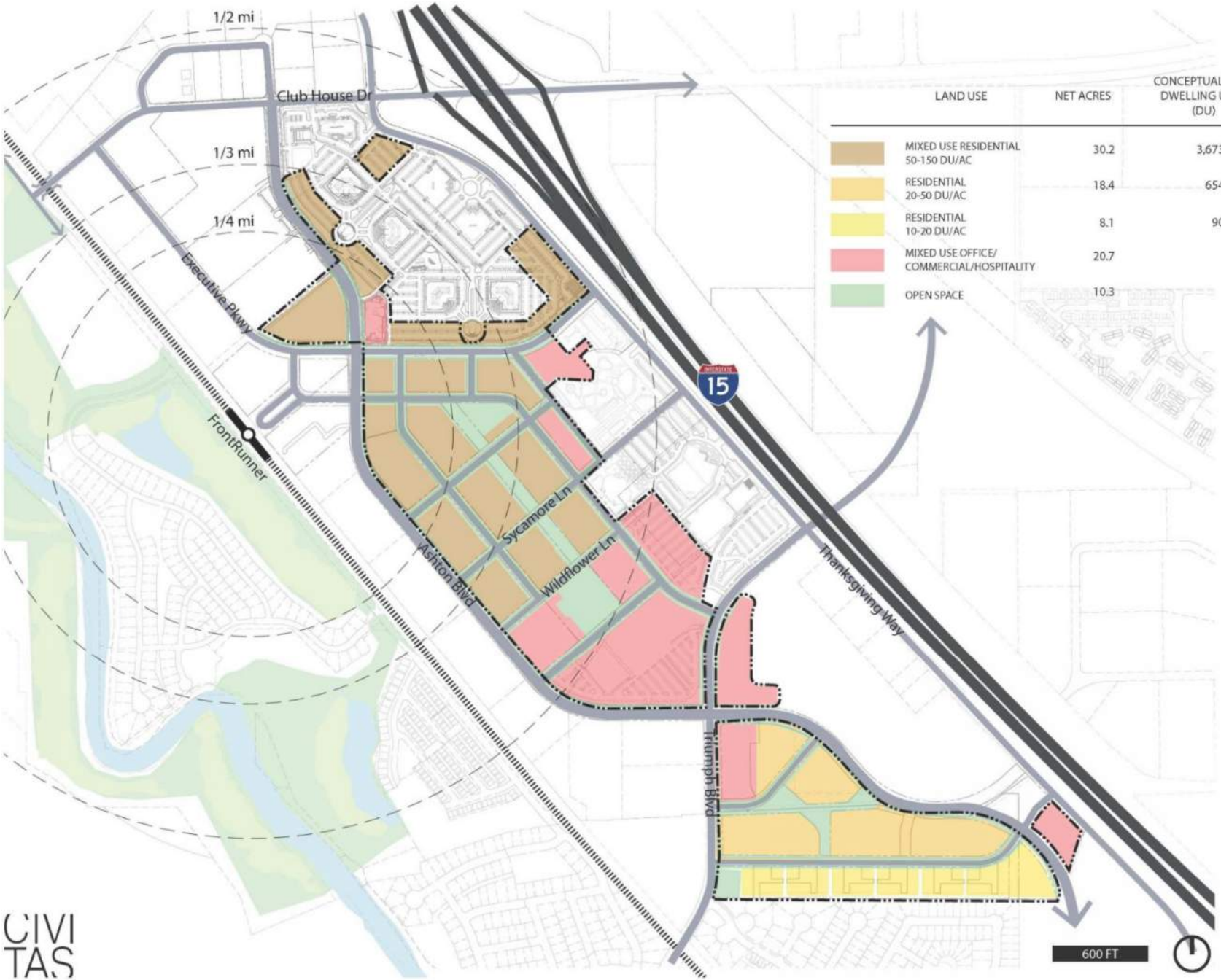
- Based on seconds of delay per vehicle
- Traffic Signal, Roundabout, All-way Stop:
  - Based on delay of **all vehicles**
- Two-way stop / one-way stop:
  - Based on delay of **worst movement** (normally left turns)
  - Even if the worst movement is a poor LOS, through traffic may be at a good LOS
- Lehi City LOS goal:
  - Arterials: LOS D or better
  - Collectors: LOS C or better



Study Area


Maple Loop
Garden Dr
Ashton Blvd
SB Frontage Rd
Triumph Blvd
3600 West
2150 North
2100 North
92
85
15
1
2
3
4
5
6
7
8
9
10
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HALES ENGINEERING
innovative transportation solutions
Study Area
Lehi Thanksgiving Station
N
DATE
06/10/2021
PROJECT
UT20-16

Land Use Plan



LAND USE PLAN

LAND USE	NET ACRES	CONCEPTUAL PLAN DWELLING UNITS (DU)	MAXIMUM DWELLING UNIT	COMMERCIAL
MIXED USE RESIDENTIAL 50-150 DU/AC	30.2	3,673 DU	4,500 DU	
RESIDENTIAL 20-50 DU/AC	18.4	654 DU	736 DU	
RESIDENTIAL 10-20 DU/AC	8.1	90 DU	162 DU	
MIXED USE OFFICE/ COMMERCIAL/HOSPITALITY	20.7	-	-	650,000 SQ.FT.
OPEN SPACE	10.3	-	-	

NOTE: Conceptual Plan Dwelling Units based upon site plan testing and market phasing strategies. Maximum DU/AC allows for flexibilty to phase approporiate density and product over time.

CIVITAS

THANKSGIVING STATION
LEHI CITY DESIGN REVIEW COMMITTEE

Land Uses and Phasing

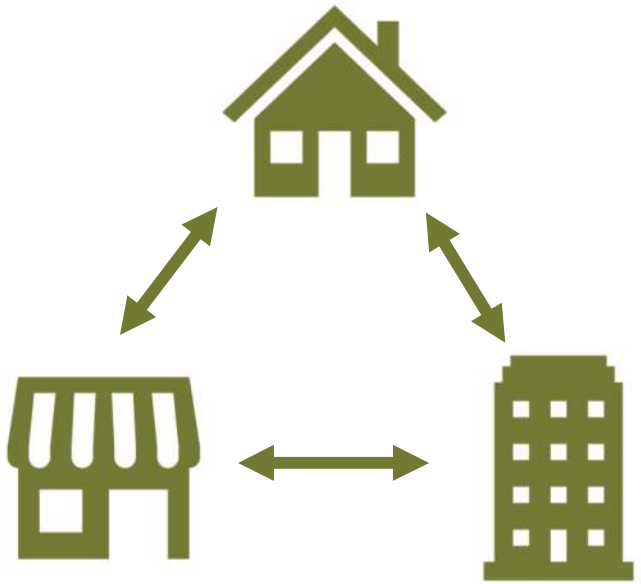
Land Use	Land Use Size	
	Phase 1 (2030)	Full-Build (2040)
Residential	2,112 dwelling units	5,398 dwelling units
Commercial	625,000 square feet	650,000 square feet

- This project would provide up to only 5% of the new multi-family units needed in Utah County by 2040 (at least 107,000 units needed)

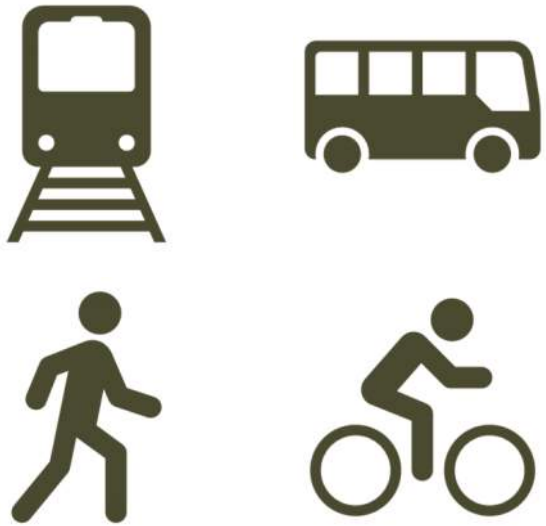


Trip Reductions

INTERNAL CAPTURE



EXTERNAL (MULTI-MODAL) REDUCTIONS



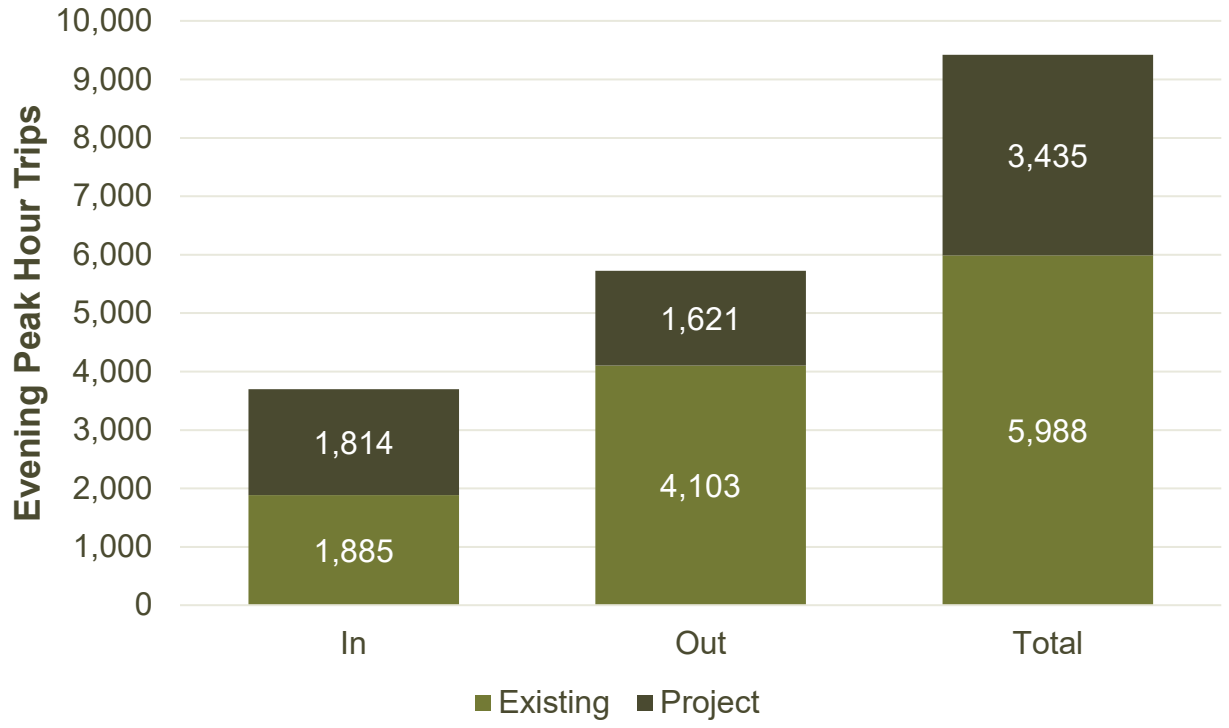
Trip Reductions

- Methodologies:
  - Institute of Transportation Engineers (ITE) Internal Capture
  - Mixed-Use Development (MXD) Methodology developed by researchers at the University of Utah

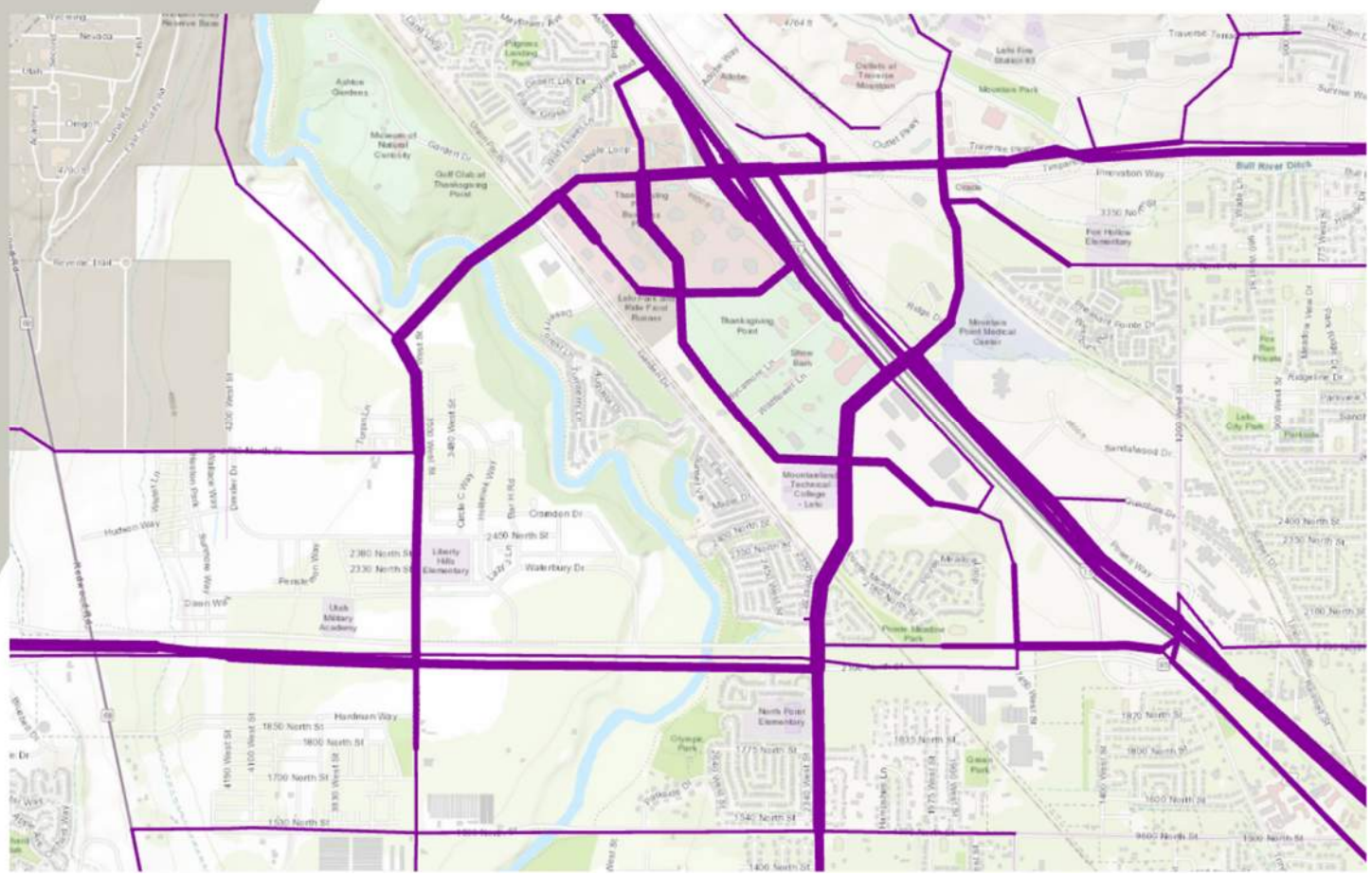
Reduction Type	Reduction
Internal Capture	20%
External (Multi-Modal) Reduction	9.5%
Combined Reduction	27.6% (compounded product)

Trip Generation

- Evening peak hour trips in and out of the Thanksgiving Point area



Trip Distribution and Assignment

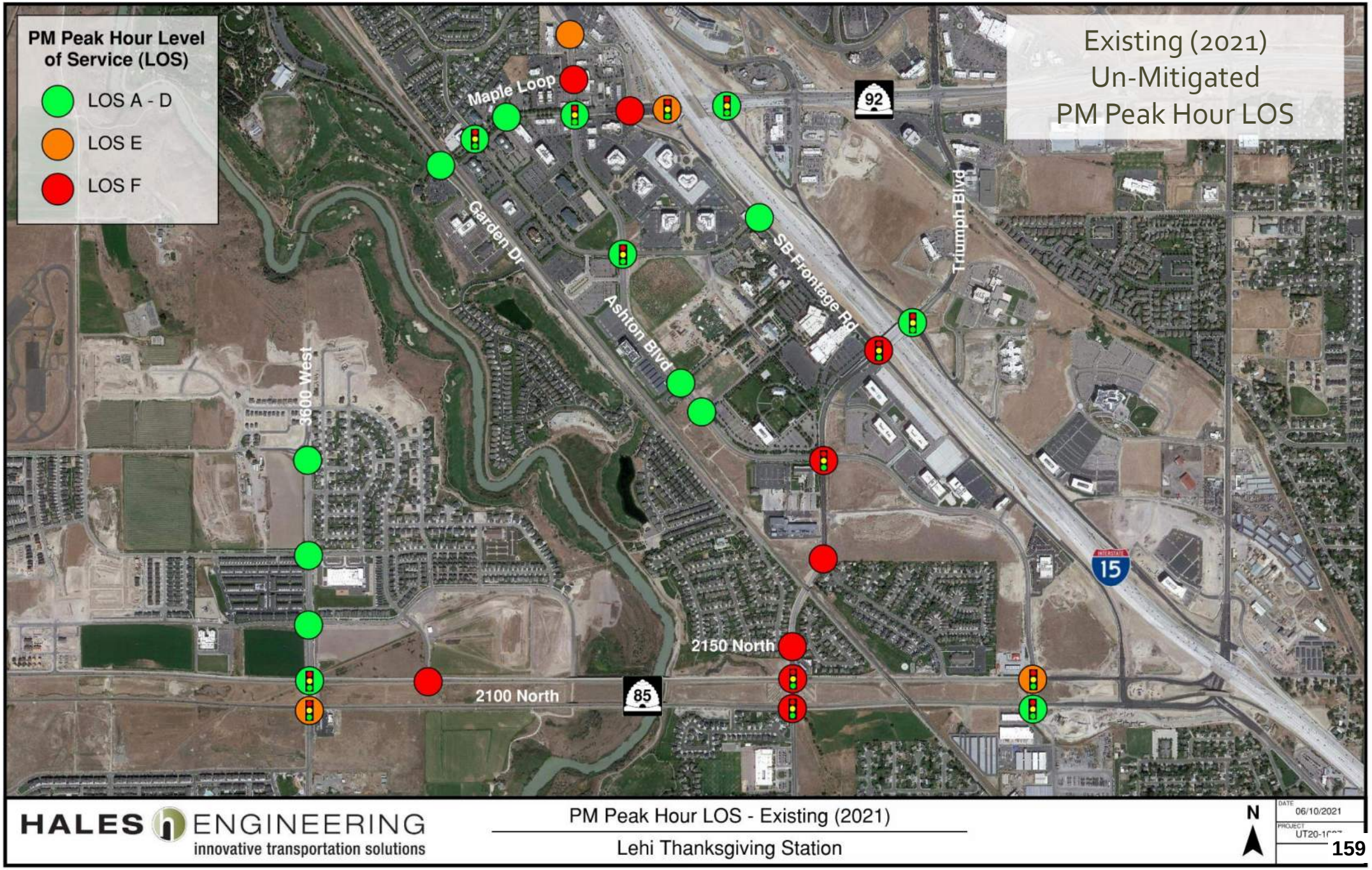


Select Link Analysis

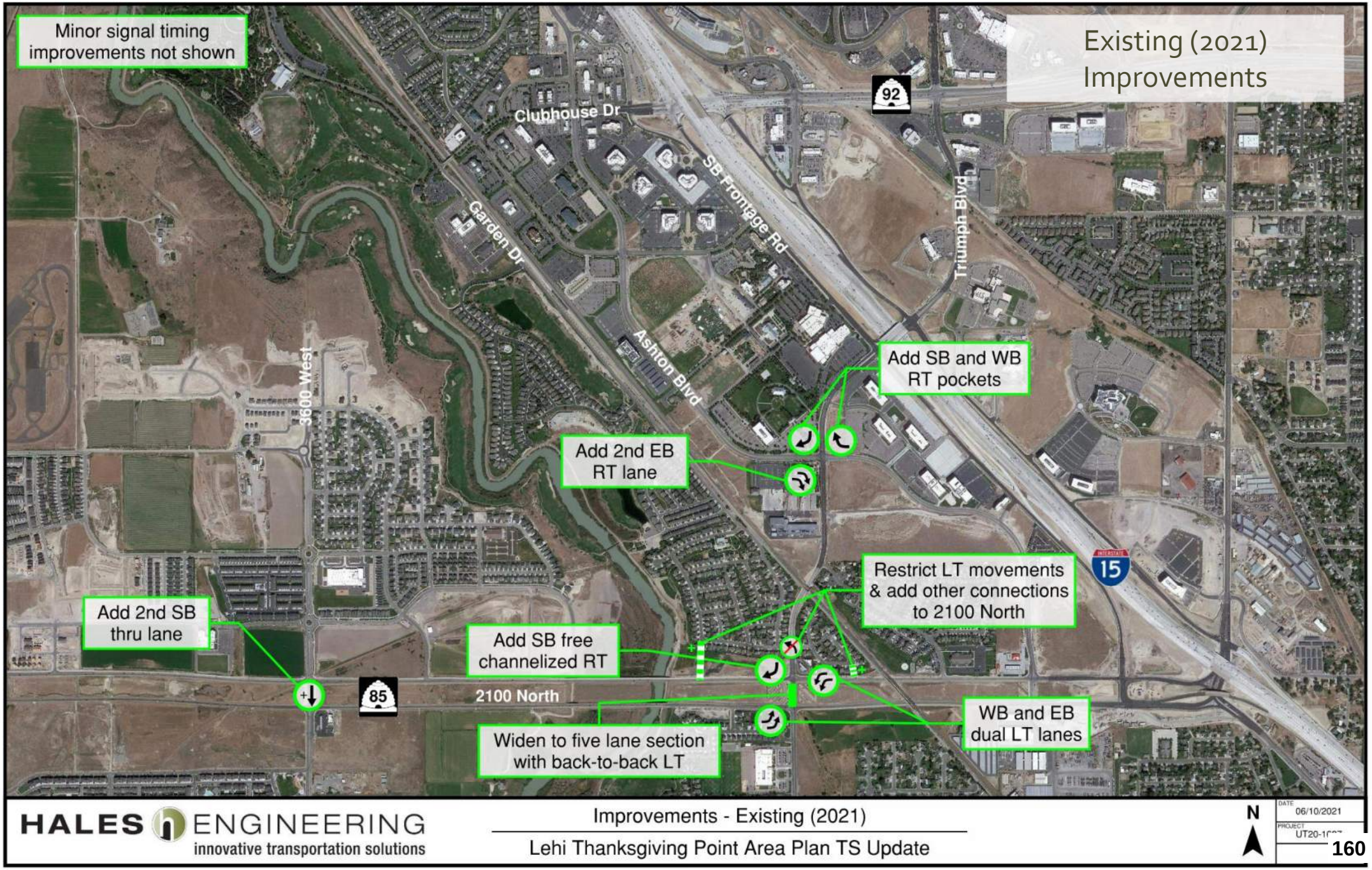
- Used travel demand model to know how vehicle trips arrive/exit the area
- Amount of traffic via routes symbolized by line thickness
- Prominent routes:
  - I-15
  - S.R. 92
  - 2100 North
  - Triumph Blvd

Existing (2021) Base

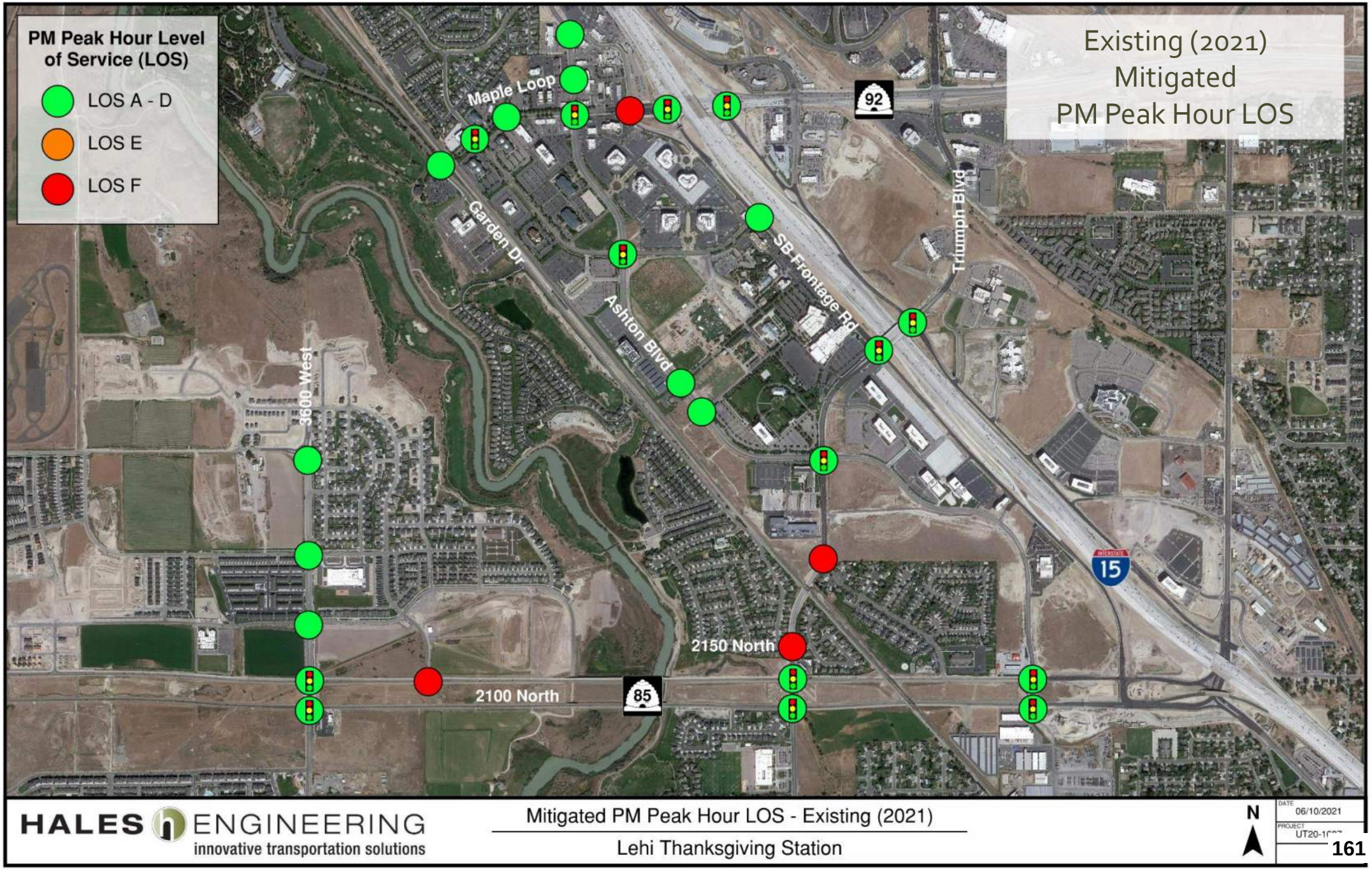
Existing (2021) Base



Existing (2021) Base

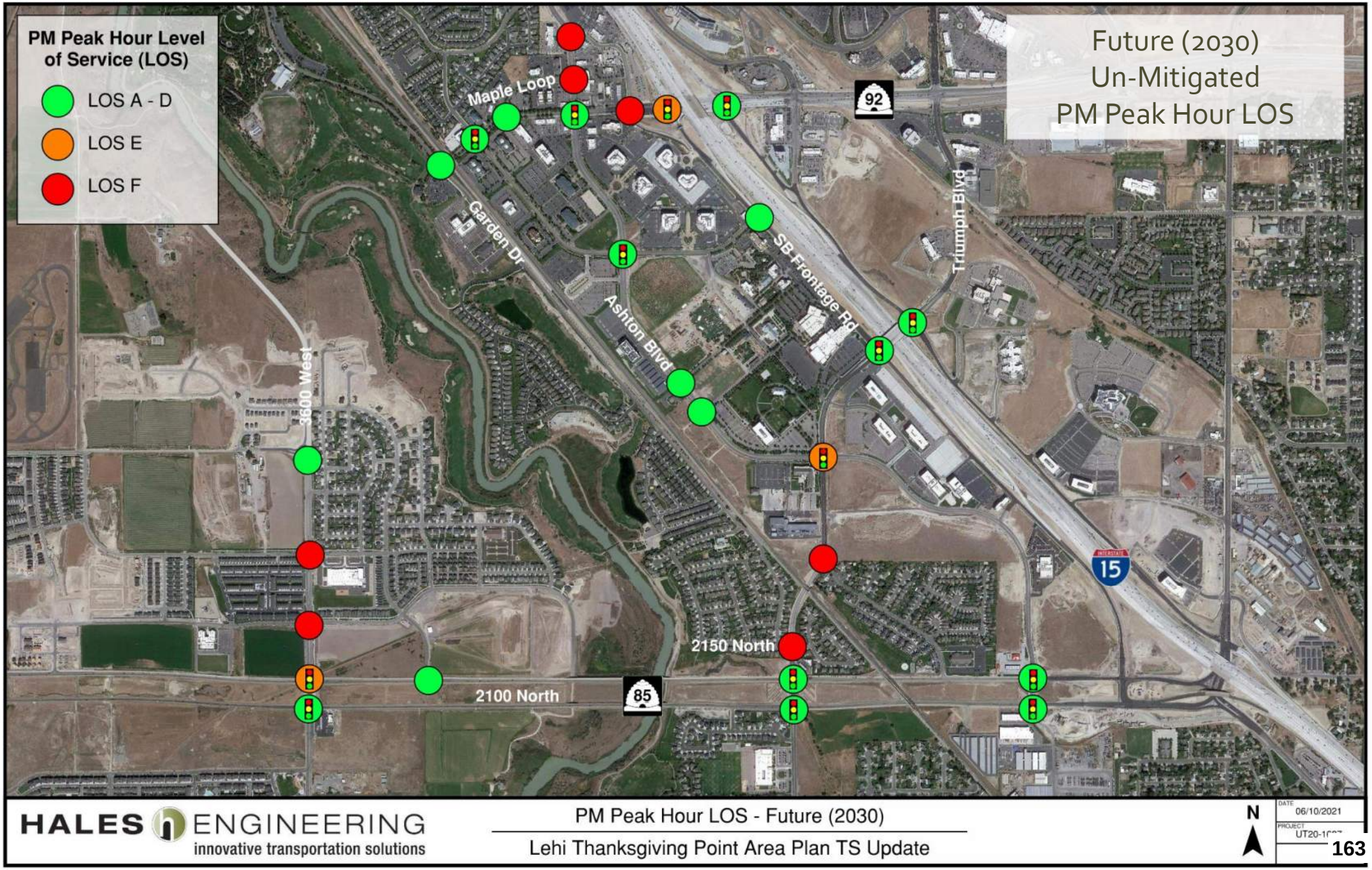


Existing (2021) Base

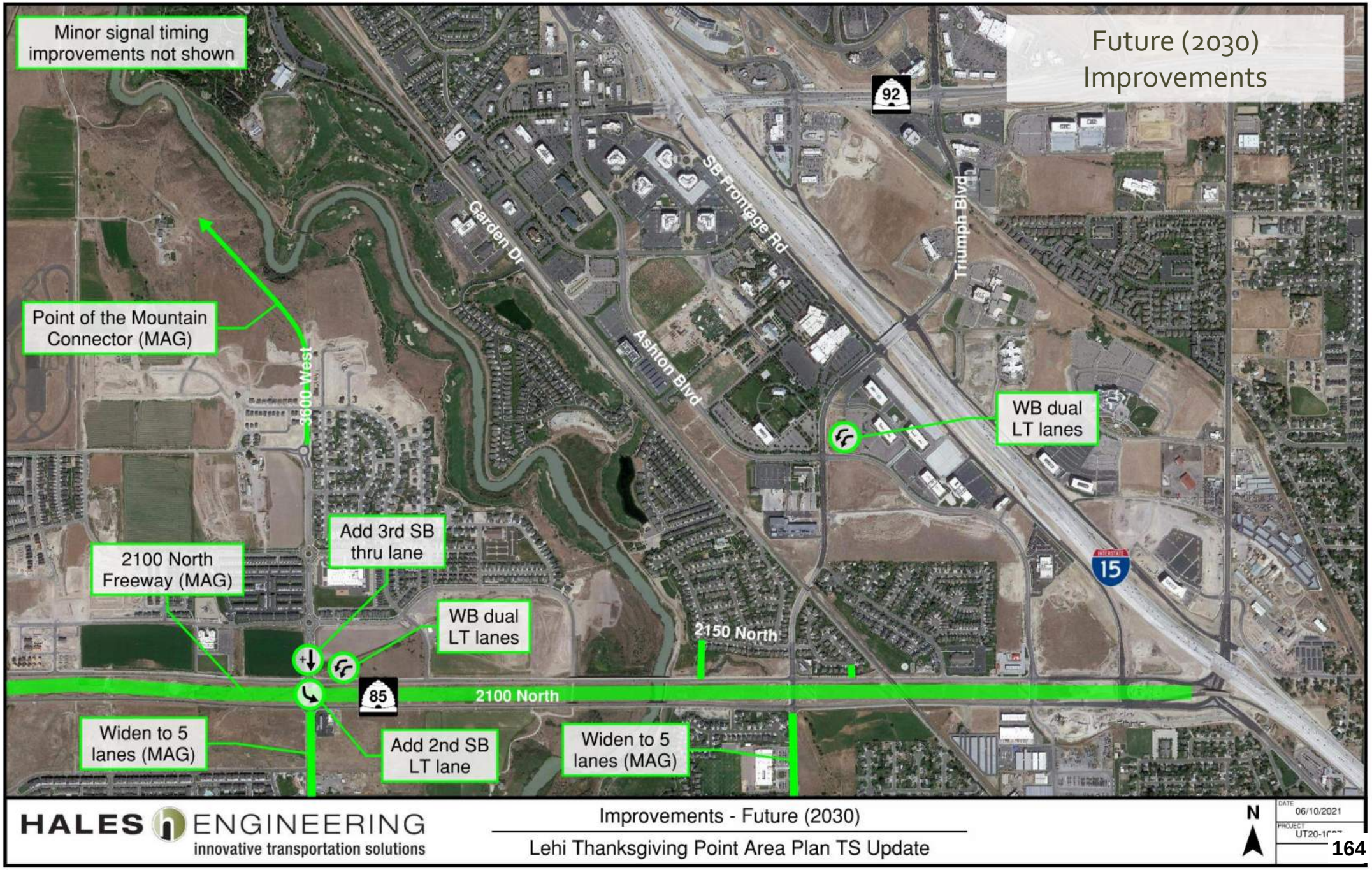


Future (2030) Base

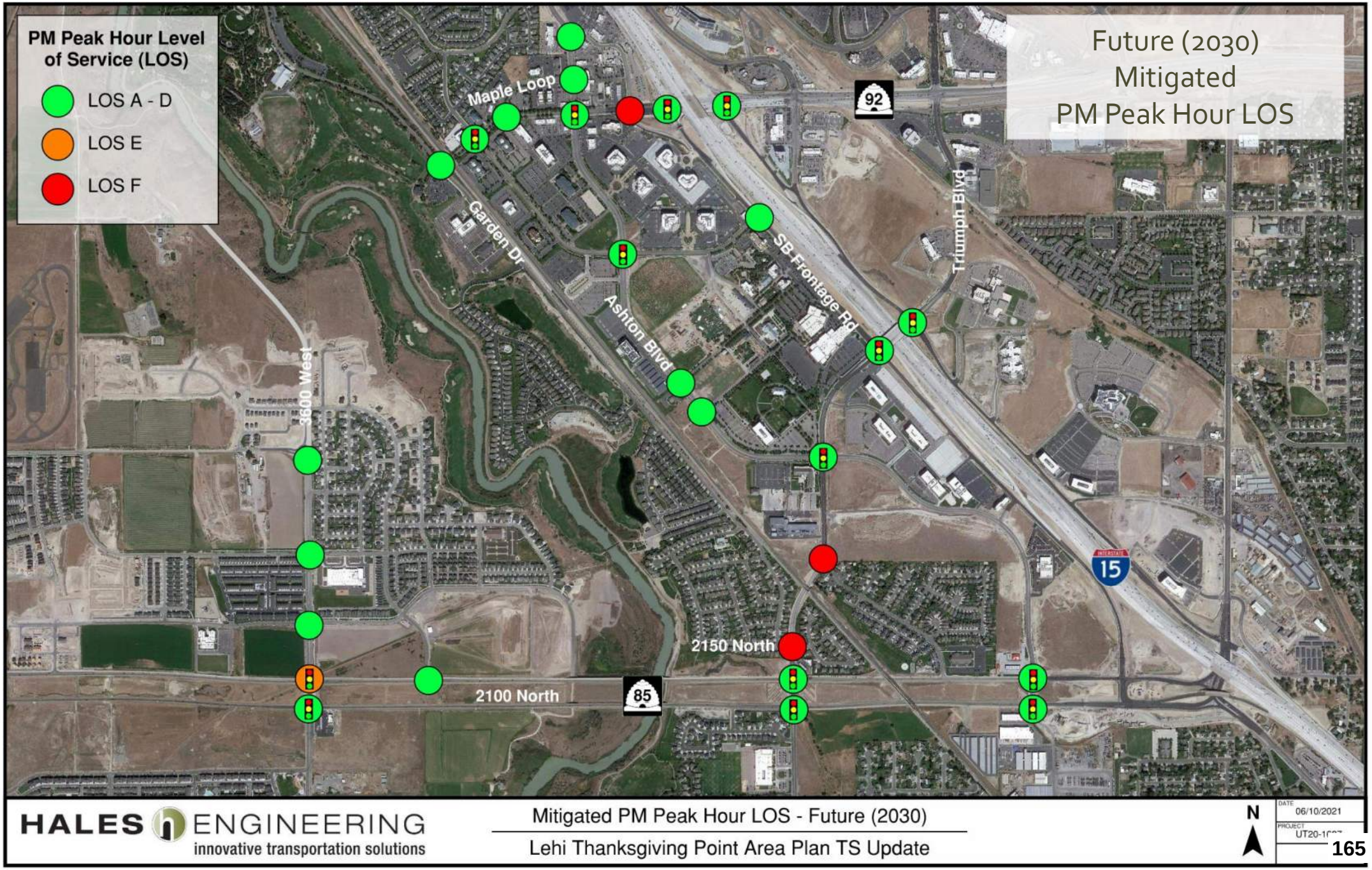
Future (2030) Base



Future (2030) Base

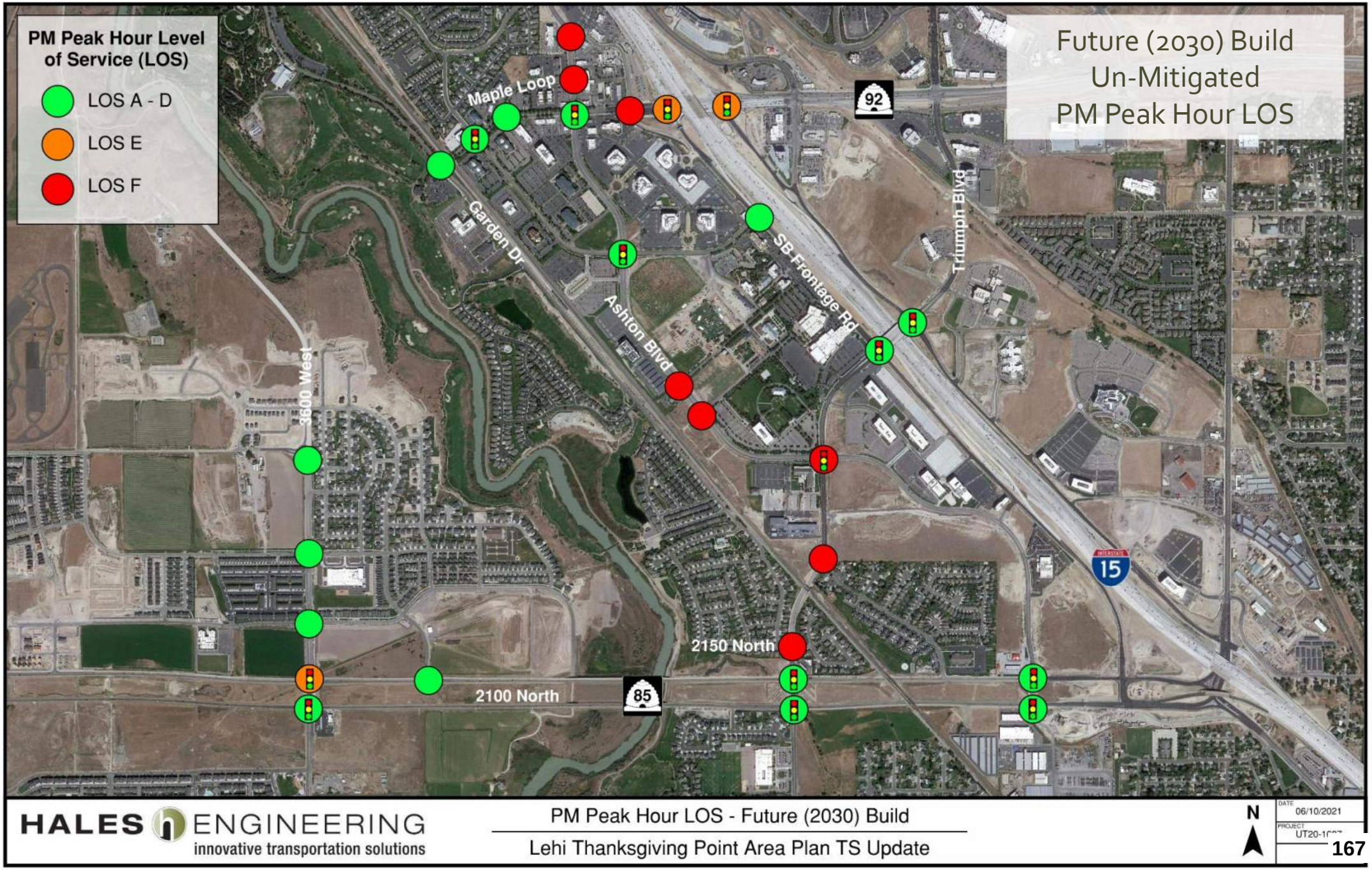


Future (2030) Base

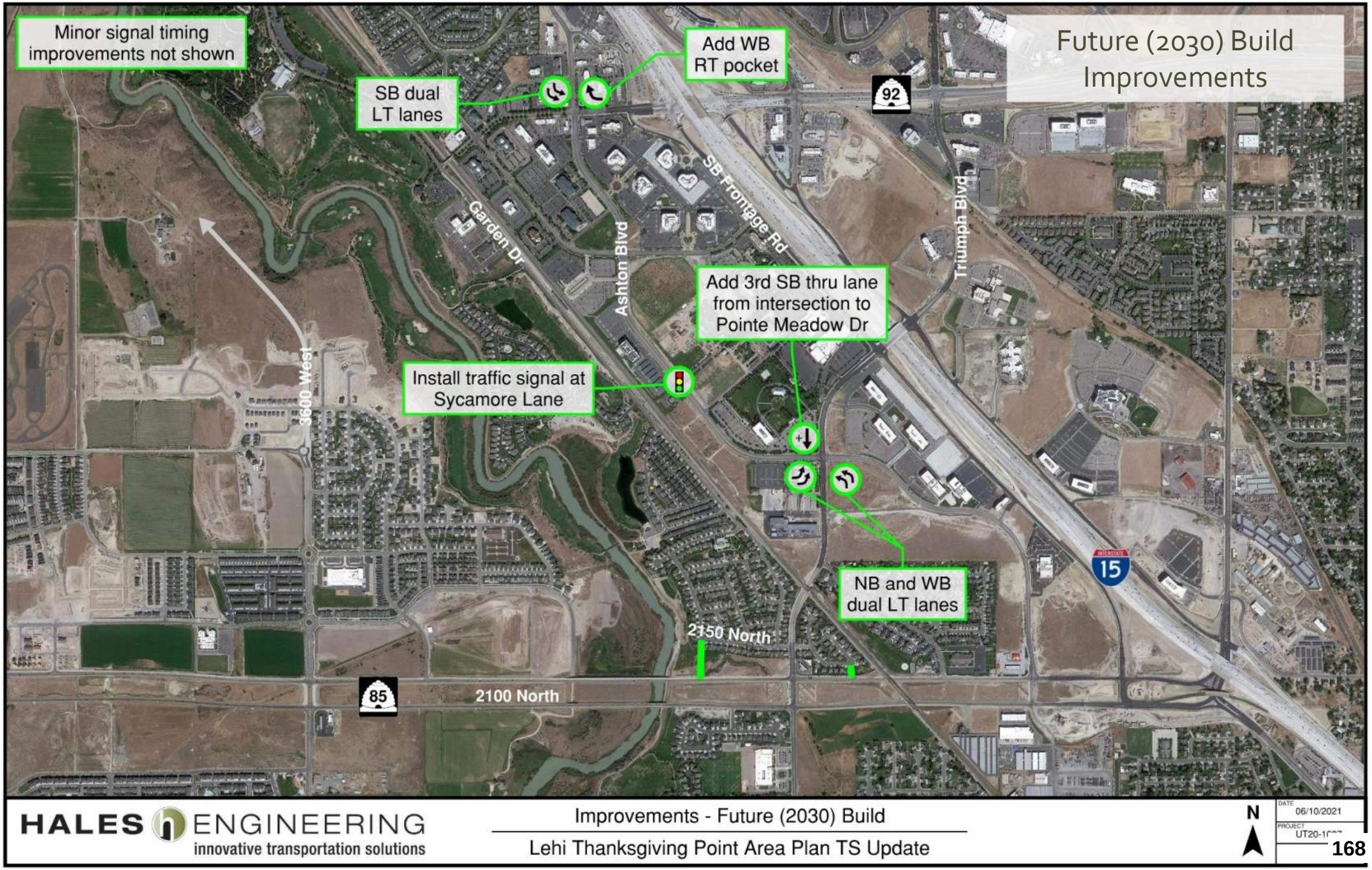


Future (2030) Build

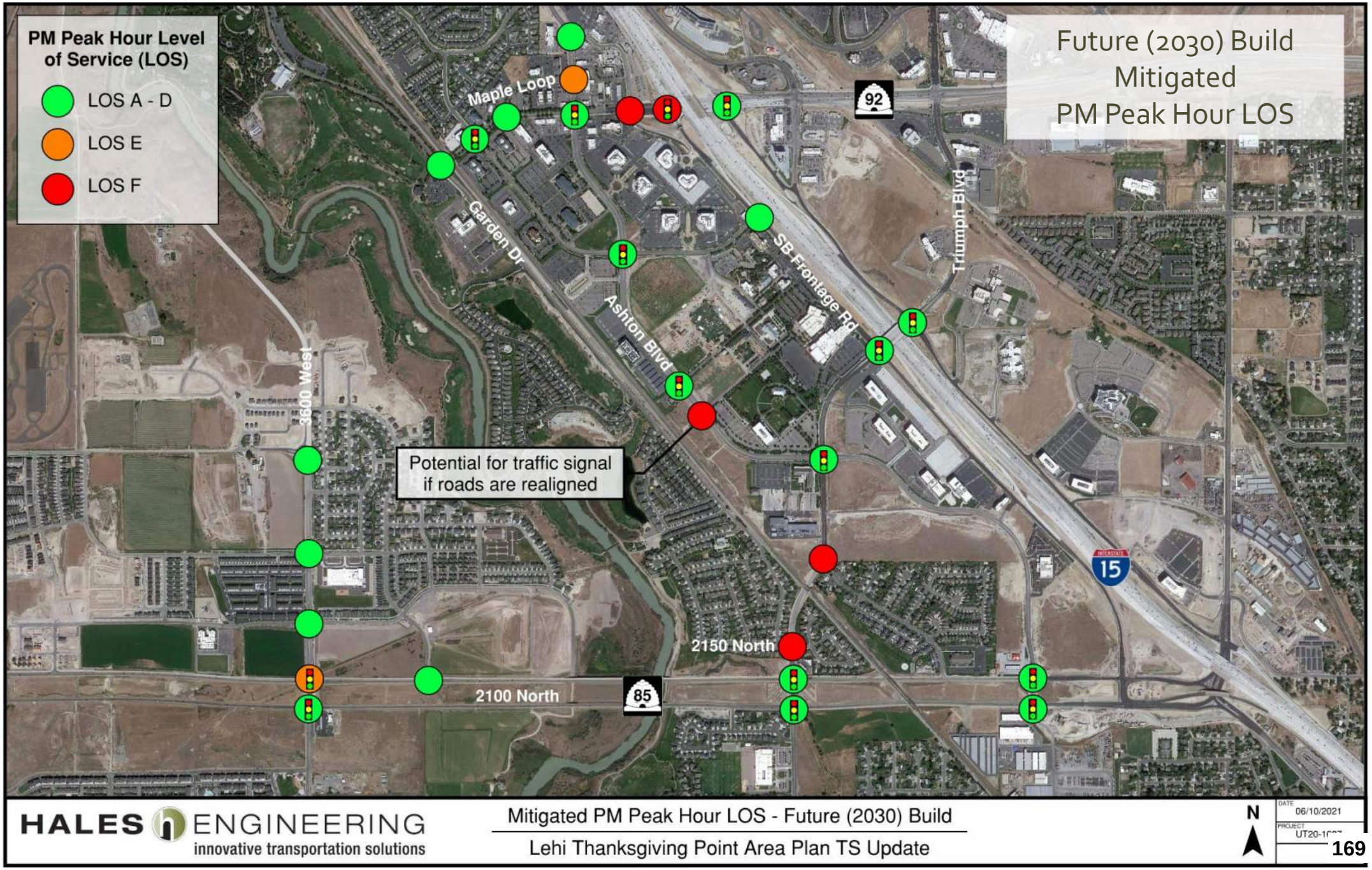
Future (2030) Build



Future (2030) Build

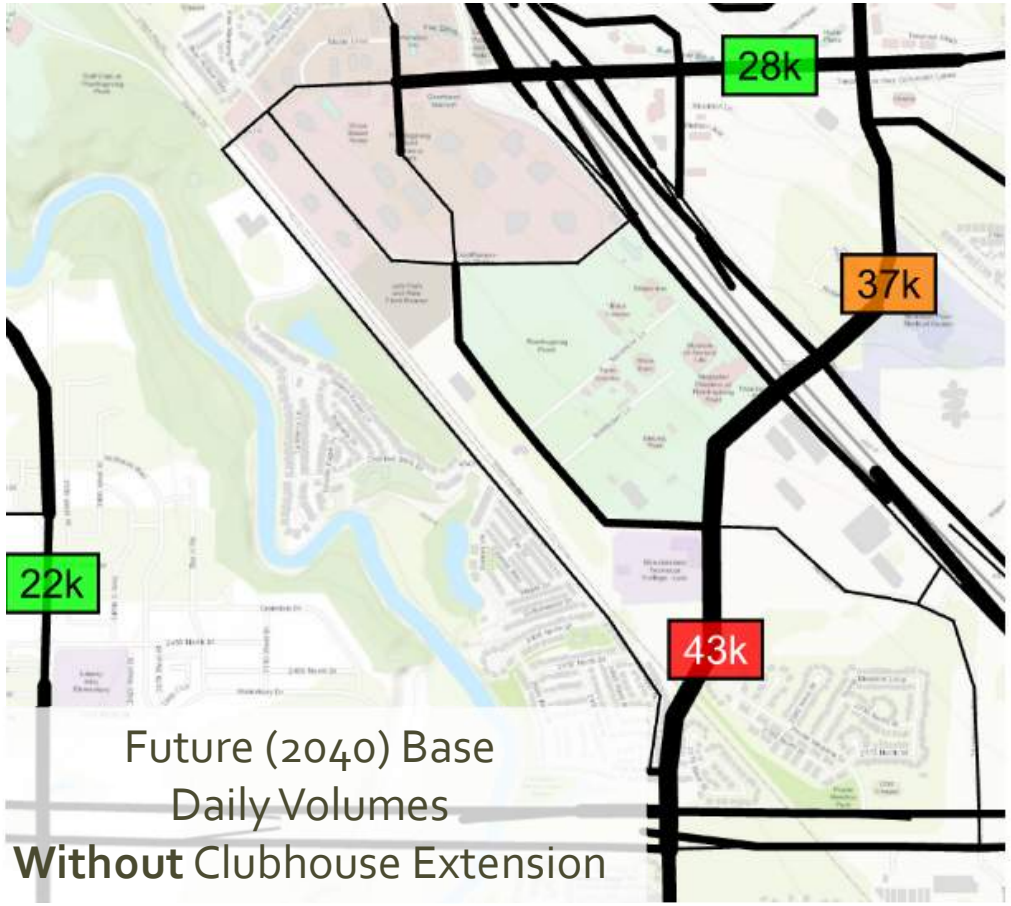


Future (2030) Build

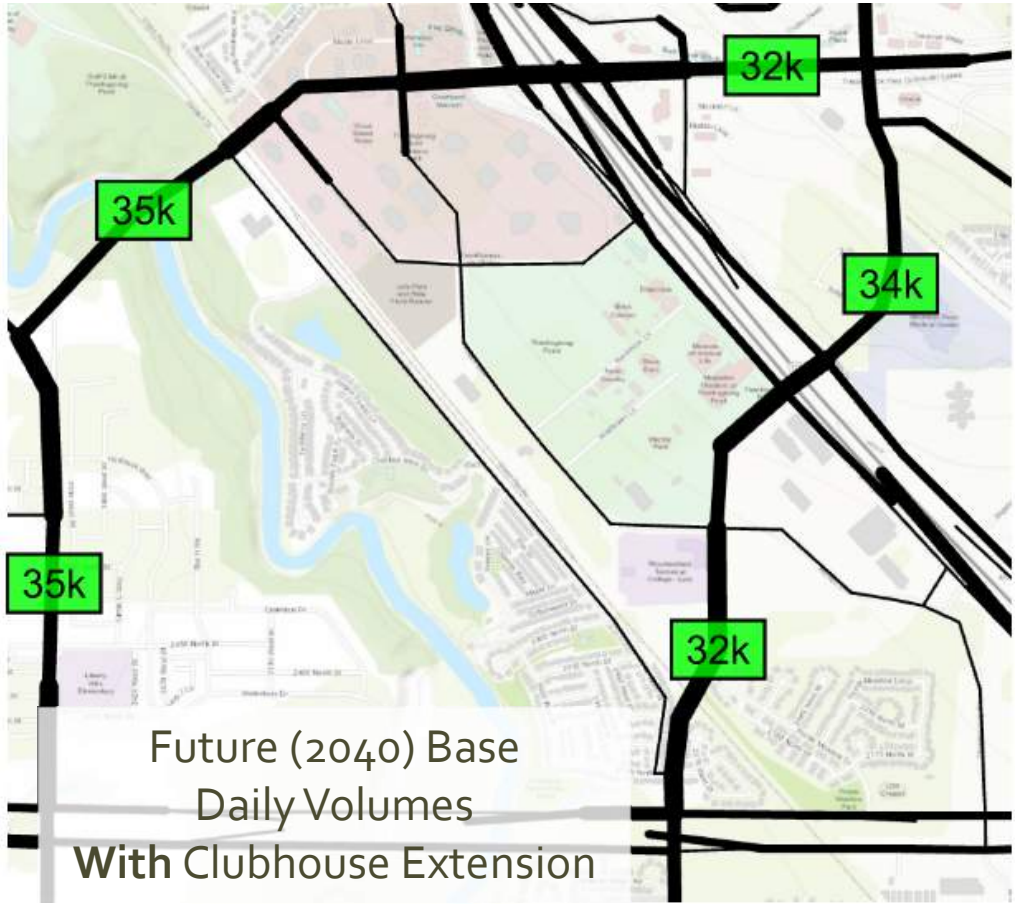


Future (2040) Base

Macro-Level Evaluation - Clubhouse Drive

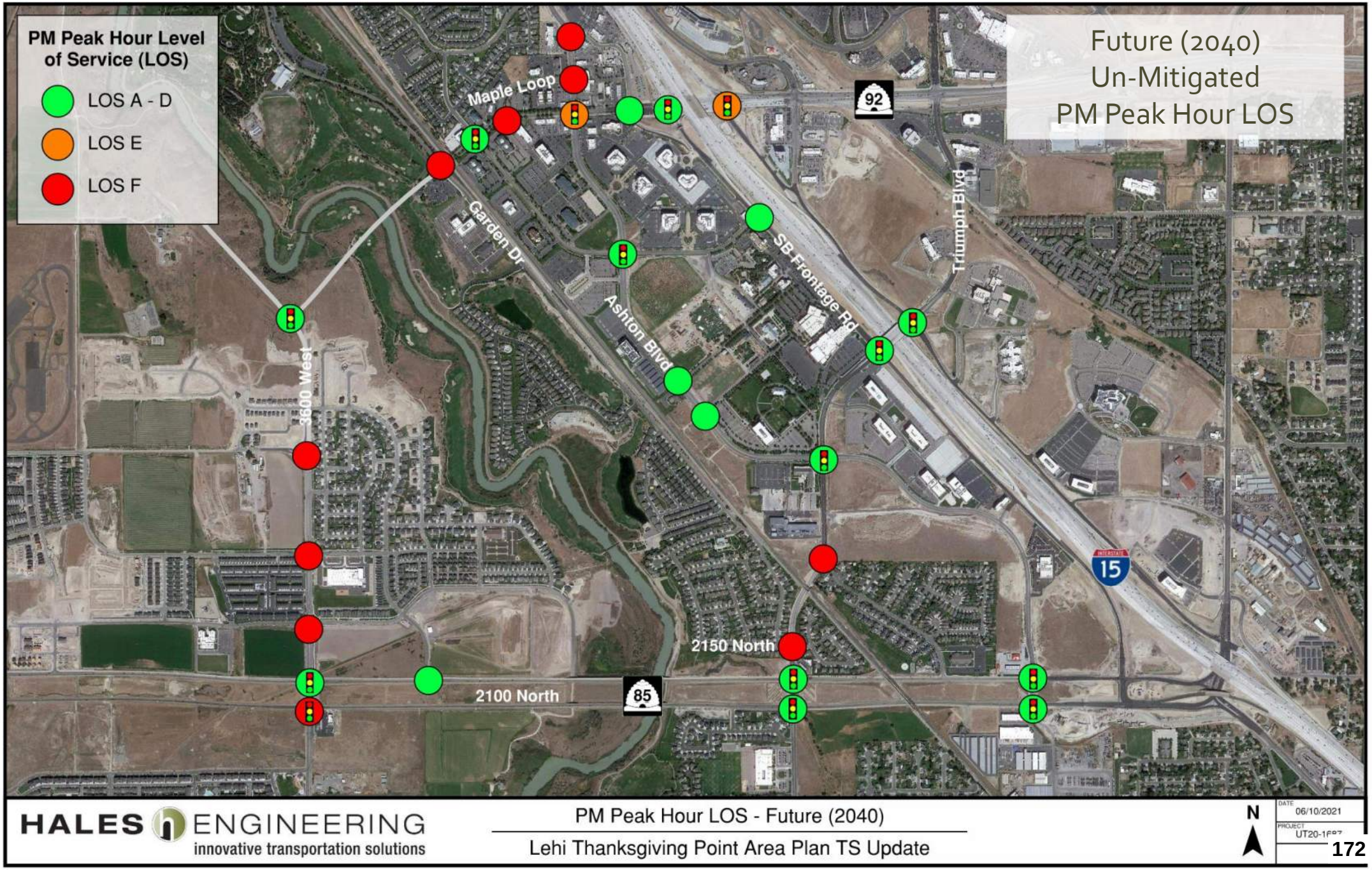


Future (2040) Base
Daily Volumes
Without Clubhouse Extension

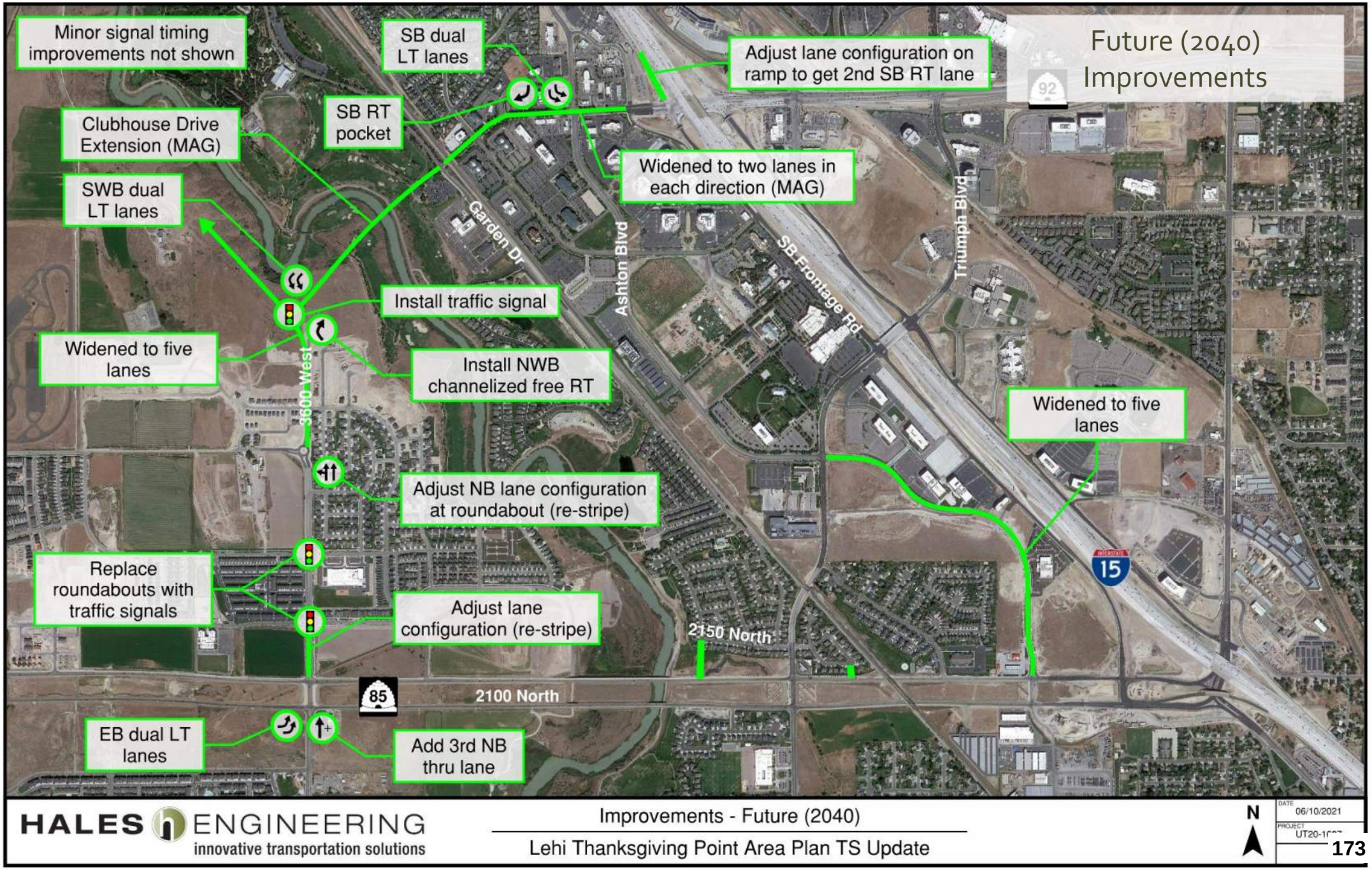


Future (2040) Base
Daily Volumes
With Clubhouse Extension

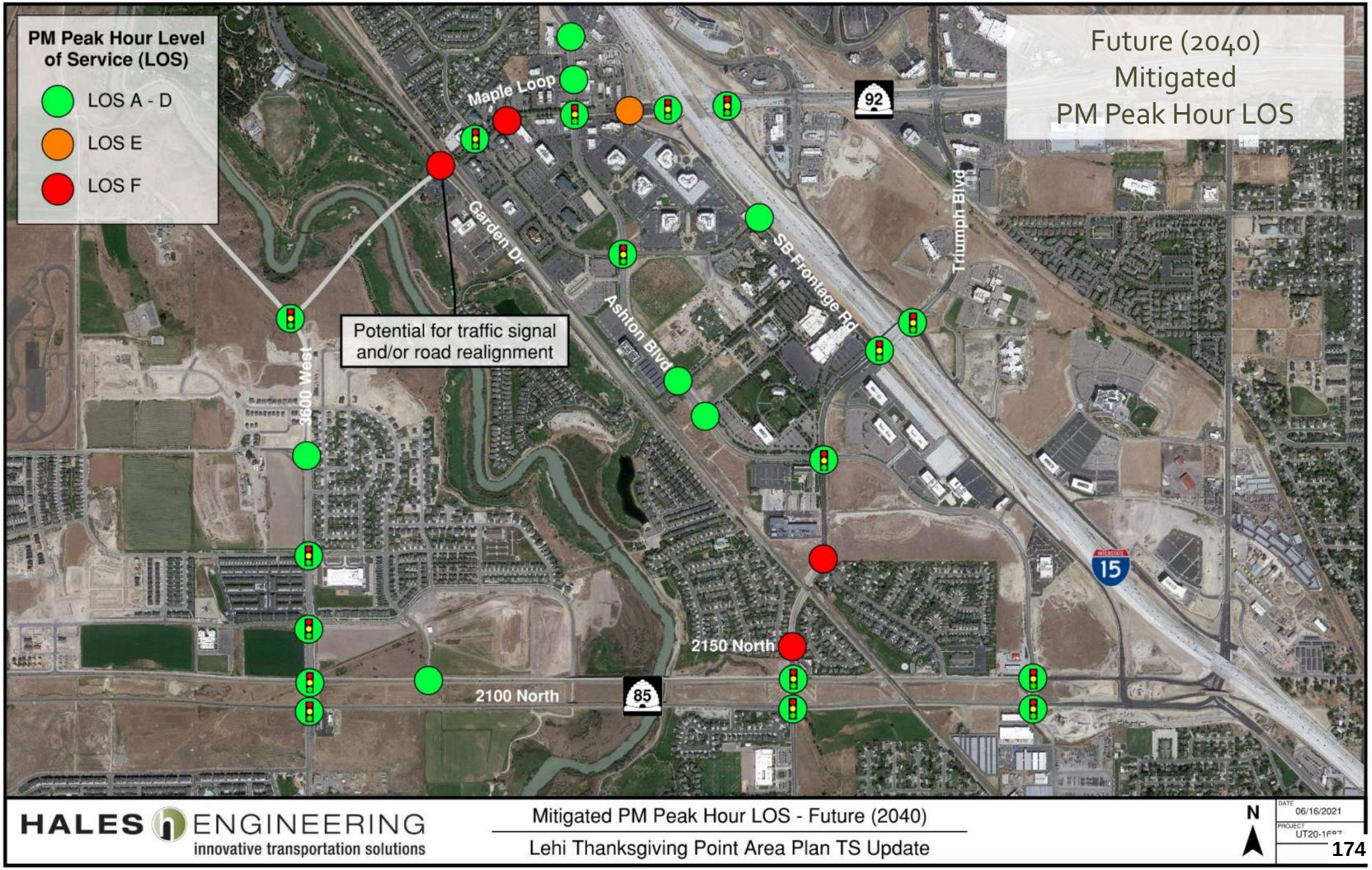
Future (2040) Base



Future (2040) Base

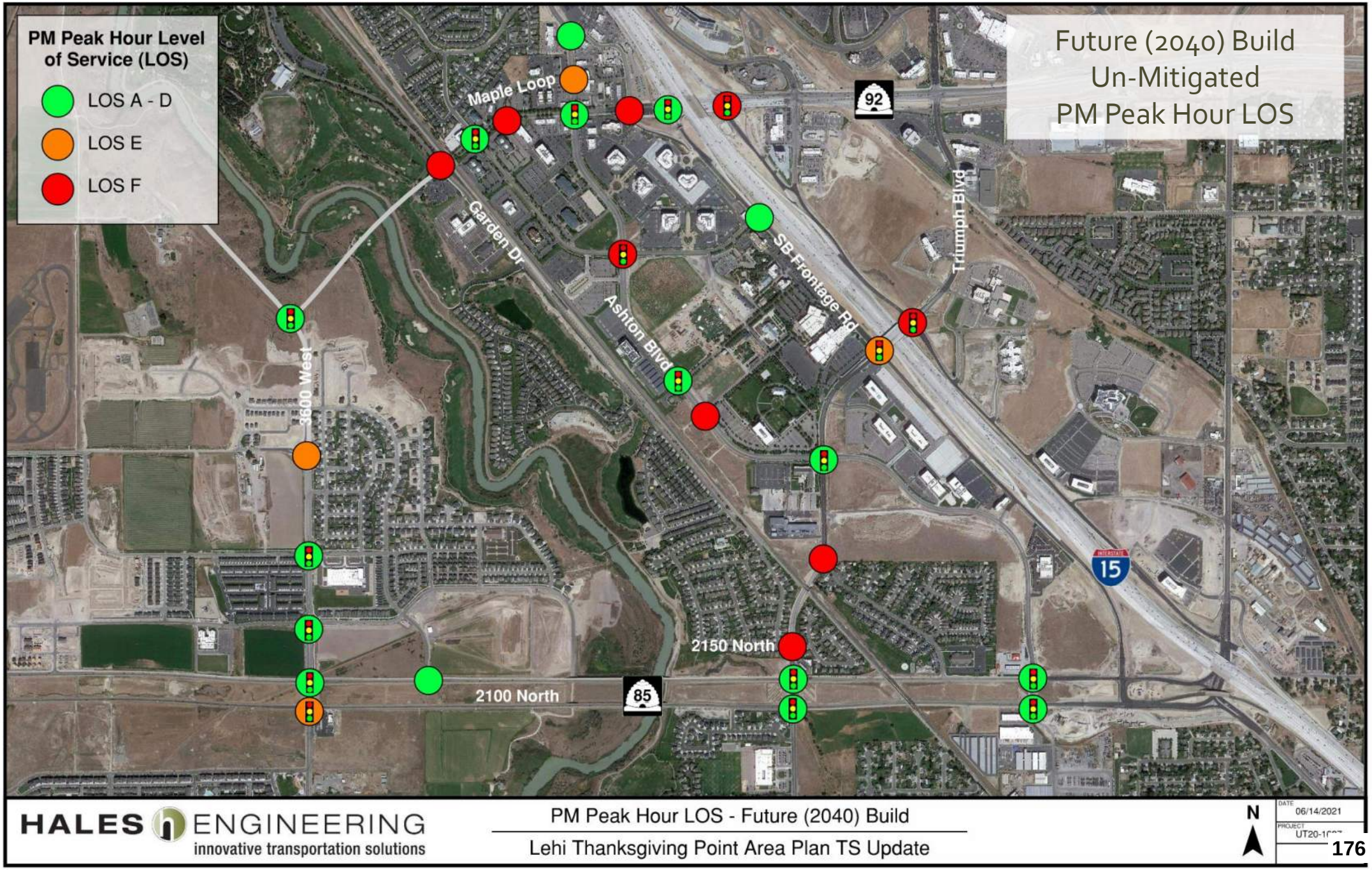


Future (2040) Base

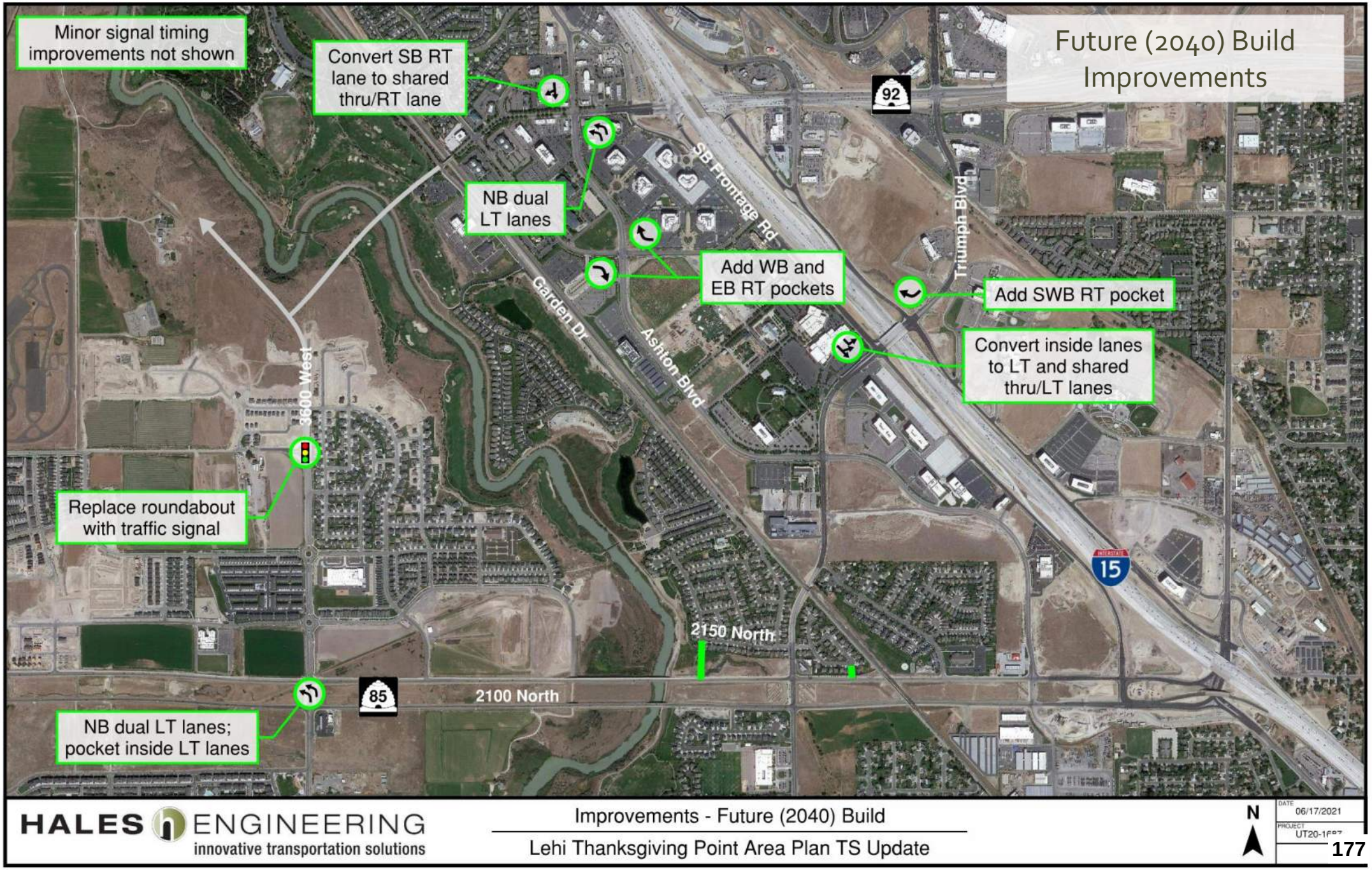


Future (2040) Build

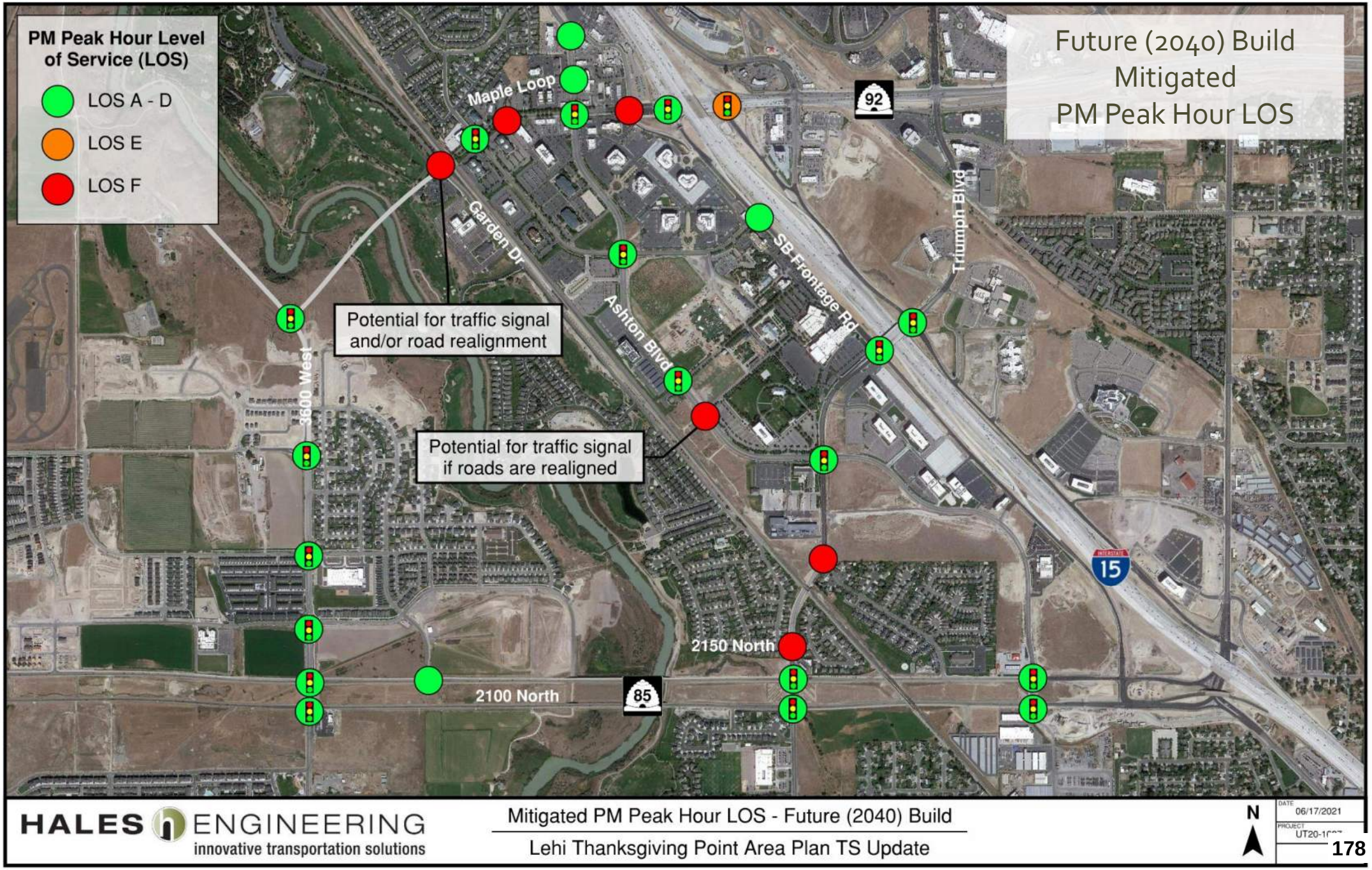
Future (2040) Build



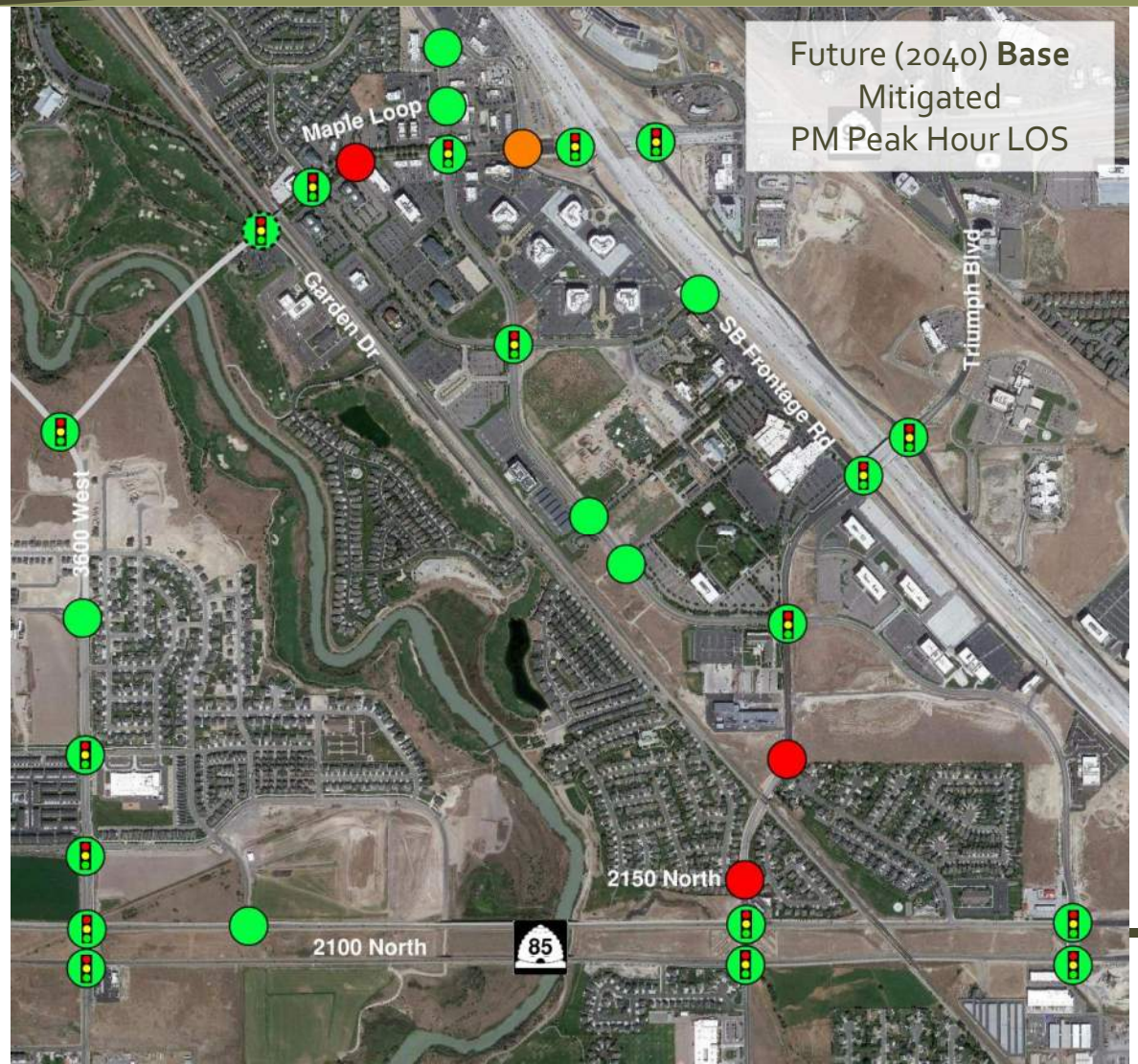
Future (2040) Build



Future (2040) Build



2040 Base and Build Comparison





Questions?



anksgiving Point Area Plan update released; velopers propose adding 5,000+ housing units

NUTS / NUTS / NUTS / INSANITY

KYLER BELTRAN
EHI FREE PRESS

-awaited update to the ving Point Area Plan has ased. The Lehi City Plan- mmission plans to review recommendations to the ncil during its meeting on , November 18.

area has had a develop- se over the last few years City Council directed City ject building applications nksgiving Point developers n updated Area Plan for ncil approval. The pause uted to traffic failures and lopment of office space to the current Area Plan. lopers, including STACK te, Greer Company and ving Point, have been at the City over current and rastructure. Both parties inually disagreed about ity would finance specific utility needs. The City and s wi with those ons.

residential units and more office and commercial space. The Council pushed back, citing utility infrastructure concerns, primarily around sewer capacity.

STACK approached the City in April of this year requesting an exception to the building pause asking for Council approval of an indoor climbing gym. The Council denied the request.

"We've been waiting for this [Area Plan update] for a long time, and we don't have many mechanisms to put any kind of pressure on this not taking forever. I wonder how many times we have to say 'please' to bringing us an updated area plan. I don't want to exacerbate the problem while we wait," said Councilwoman Paige Albrecht during the climbing gym discussion.

The Area Plan released this week proposes new housing units of slightly less than 5,300, including a range of units from studios to three-bedroom homes. The housing would bring an estimated 12,190 additional residents. Developers pro- p areas including the Cornbelly's cer fields across from the tation and remaining vacant parcels throughout the 780-acre community.

THIS IS NUTS!



Artist rendering of proposed housing in Thanksgiving Point area plan. COURTESY: LEHI CITY

The plan also includes a request for a neighborhood grocery store, 10 acres of open space, biking trails and a Main Street area concept. In the presentation, developers noted they are focused on creating a "SMART" Transit-Oriented Development (Sustainable, Mixed Use, Attractive, Realistic & Transit-Oriented).

Traffic mitigation plans proposed in the new plan include:

- Extension of Clubhouse Drive to 3600 W
- Extension of 3600 W north toward Bluffdale
- Widening Triumph Boulevard to five lanes south of 2100 N
- Widening between Clubhouse Drive and Thanksgiving Way to five lanes
- Adding a third southbound lane between Ashton Boulevard and 2100 N.

The proposal will be presented to the Planning Commission on November 18 at 7 p.m. in Council chambers. The City Council will hear the plan in a future meeting.

Thanksgiving Station Concept
DRC Redline Comments

*Slopes Residential LLC – requests review of the **Thanksgiving Station concept plan**, proposing new land uses to the Thanksgiving Point area plan located at Executive Parkway and Ashton Boulevard.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Andrew Bybee, McKay Christensen, Mike Washburn, Tony Trane, Nathan Ricks
Date of Plans Reviewed: 03/30/21
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:

Glade – Power:

1. Major power infrastructure increases will be required for the proposed zoning. There is insufficient information provided to do a more detailed study/cost estimate than the one previously provided by the Power Department.
2. I don't know what to review in the pictures of other places, built by someone else.
3. What I see in the concept plan view does not provide for enough space to accomplish any of the amenities shown in the pictures. – You are also shrinking Electric Park.
4. Include cross-river transportation to bring in Ivory-Boyer-Edge population to support retail-commercial. (Since IBE aren't going to build any.) You have the Triumph bridge to pull from SR-92/Traverse Mountain.
5. Consider Apartments constructed on top of and/or around multi-level PT-parking to free up space for amenities depicted.

Garion – Fire:

6. The infrastructure for the added water demand for each phase will be required to be completed before the initiation of that phase.

Greg – Water/Sewer:

7. Comments regarding utilities, sizes, spacing, and locations will require an actual concept plan showing roads with required utilities.
8. Utilities in this area will likely require upgrades to accommodate any additional density

Trent – Parks: No comments

Gary – Building/Inspections:

9. Wildflower Ln is already used in Lehi, rename street.

JD – Streets:

10. Show roads and widths through the project. Also label private verse public.

Ross – Engineering:

11. Through the general plan update process, staff and city council have considered 1,000 additional units in the Thanksgiving Point area plan.
12. **Pressure Irrigation**
    Pressure irrigation needs may be similar to what is already planned. The developer will need to address any changes with an area plan amendment.
13. **Culinary Water Right**
    The Developer will need to acquire water rights for the proposed additional density. The developer will need to provide details on where that amount of water rights can be acquired and how it will be delivered with an area plan amendment.
14. **Culinary Water Source and Storage**
    The developer will need to provide culinary water storage for the additional density. The developer will need to show where that can be located and how the water will be delivered to the site in the area plan amendment.
15. **Sewer**
    Current master planned sewer is at capacity under the proposed general plan (including 1,000 proposed units at Thanksgiving Point). Developer will need to show how to convey the added sewer from the development throughout the area plan amendment process.
16. **Roads**

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.

The traffic study as submitted does not match the current proposal. The developer will need to correctly model and show the added traffic and provide detail on how they will accommodate the added traffic demand.

17. **Storm Water**
    Show how the new development will meet current state standards by retaining the 80th percentile storm.
18. Specify order of phasing between Town Center and Neighborhood
19. Final amount of approved units will need to be evaluated and approved with an area plan amendment.

Luke – Traffic:

20. There are major problems with the Synchro models associated with the traffic impact study. These results should not be trusted. I will work with Hales engineering to correct the issues and produce new results.
21. This is only 540 ft from the existing Executive Pkwy signal. Ideally the minimum spacing is 1320 ft.

Kim – Planning:

22. To put this request in perspective, this project would be 0.92 times the size of Traverse Mountain (5,812 units), 4.1 times the size of Cold Spring Ranch (1,308 units), and 2.1 times the size of Holbrook Farms (2,550 units). The residential density taken as an overall average would be 49.5 units per acre (5,398 units on 109 acres).
23. The City Council should be aware that with the proposed 5,398 units, this would increase the City's total build-out population to approximately 14K above what the Council had decided in a previous meeting on the General Plan.
24. The proposed mixed use areas must follow the TOD design standards found in Chapter 38 of the Development Code including: sidewalks, public spaces, street furniture, open space, bike infrastructure, etc. Context specific standards may be addressed through the area plan amendment. Recommend that the TOD area have at least 20% open space with additional connecting greenways and a larger central gathering space than what is showing on the proposed Concept Plan.
25. Use of the financial tools created by SB217 would be a legislative decision by the City Council on whether or not they are willing to utilize those tools.
26. Recommend a smaller TOD area with only the 1,000 units that Staff has allocated in our Master Plans for this area. They should be focused directly adjacent to the Frontrunner station. Once those units are built out, additional density could be proposed assuming the 1,000 units have been successfully integrated.
27. The residential density should be focused within the 1/2 mile radius from the transit station. The 900 units on the south end will not contribute significantly in supporting transit oriented development because that area is too far away from the station.
28. Need to establish triggers for infrastructure improvements, open spaces, and commercial development. The area plan would need to specify these triggers and phasing of the commercial areas to ensure that commercial & retail is integrated into the development as the residential units are built (vs. waiting until the end).
29. The overall phasing should start with the Town Center area first since the P-5 Neighborhood is not directly related to the TOD development.
30. Ensure coordination with other property owners in the area (including UTA). Redevelopment of the UTA parking lot should be considered as it is the main area for transit-oriented development.
31. Recommend units that can provide some options for families such as 3-4 bedroom apartments/condos and townhomes.
32. The traffic study is based on 3,068 residential units on the east side of the tracks, which doesn't match the 5,398 units proposed. Need to update the study to match the proposed density. Also in the traffic study narrative and modeling, remove the proposed density on the west side of the tracks since it's not part of the proposed concept plan.
33. All buildings must be oriented to the street, with no parking between the building and the road (there is a building in the south commercial area that's shown with parking in front of the building).
34. There is a pocket of residential shown on the Land Use Plan (far north end, in Thanksgiving Park) that is not shown on the Master Site Plan.
35. Ensuring good local bike and pedestrian connectivity throughout the development and to the existing regional facilities is critical for a successful TOD. See the Bluebeam PDF for suggested bike infrastructure locations to ensure local transportation needs are met without inducing too much additional vehicular traffic. In a TOD, bike and pedestrian facilities should be separated. In more suburban areas, shared use trails don't get enough foot traffic to necessitate separating users. Suggest considering design and facility types for each segment as provided by Planning.
36. In speaking with UTA, the proposed BRT line connection will likely displace the existing Ashton Blvd bike lanes. Provide separated bike lanes with separate sidewalks behind the curbs to prevent the need to rip out all the existing Ashton Blvd curbs.
37. We can get creative with a two-way protected bike lane along Executive Way within the existing ROW area.

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.

38. The Bike/Ped master plan currently shows trails along Executive Way and Ashton Blvd north of Executive - recommend updating the plan with the suggestions included in this concept review.
39. To ensure safe and connected walkability, additional crossings will be required to cross Ashton Blvd, preferably at future traffic signal locations. Provide an idea of where future signals will be located. In order to have safer pedestrian crossings, crossing islands should be included at all intersections and crossing locations; intersections may need to be flared to accommodate this and to maintain left turn lanes. See Bluebeam pdf for suggested safe bike and pedestrian crossing locations (with green circles). Final determination of locations would need to be analyzed based on traffic and future potential signal locations. Future BRT connection would likely include a center landscaped median that can help assist street crossings for bikes and pedestrians.
40. Recommend considering other mobility options and infrastructure including bike share, pickup and drop-off locations for Uber/potential autonomous transit, garbage and housekeeping areas, and delivery routes/drop-off locations.

GENERAL COMMENT:

1. Schools, pre-schools, personal services, medical offices, and other uses should be considered in this plan to serve employees and future residents. Any sort of charter school with a regional draw would be good to locate within walking distance of the rail station.

THIS ITEM WILL BE SCHEUDLED FOR PLANNING COMMISSION ON MAY 13TH

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

THANKSGIVING STATION CONCEPT
CITY COUNCIL REPORT

Applicant	Slopes Residential LLC		
Meeting Date	December 14, 2021		
Requested Action/Purpose	Public hearing and approval of a proposed concept plan		
Decision Type	Administrative/Legislative		
Location	Executive Parkway and Ashton Boulevard		
Project Area	Approximately 146.5 acres		
Existing Zoning	Resort Community (RC)		
General Plan Land Use Designation	Resort Community (RC)		
Adjacent Zoning and Land Use	*North*	RC	Thanksgiving Park and Thanksgiving Point Business Park Subdivisions
	South	ESA, VLDR, LDR, PC	Jordan River, Cranberry Farms Subdivision, Pointe Meadows Subdivision
	East	C	I-15 Freeway
	West	RC	Thanksgiving Point Golf Course, Jordan River, Thanksgiving Village Subdivision
Date of DRC Review	April 14, 2021		
Date of Planning Commission Meeting	November 18, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final Approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

December 26, 1995 A portion of this property was included in the Thanksgiving Point annexation.

February 28, 1996 A portion of this property was included in the H. Keith Bushman annexation.

March 19, 1998 A portion of this property was included in the Keith Bushman annexation.

December 14, 1999 The Thanksgiving Point Area Plan was approved by Planning Commission.

February 8, 2001	The Thanksgiving Point Area Plan was amended and approved by Planning Commission to extend the areas covered in the plan.
May 23, 2002	The Thanksgiving Point Area Plan was amended and approved by Planning Commission to conform to requirements of the Resort Community zone.
July 10, 2003	The Thanksgiving Point Area Plan was amended and approved by Planning Commission to allow residential development within the plan.

EXECUTIVE SUMMARY

The proposed Thanksgiving Point Concept includes 5,398 units over approximately 146.5 acres. The report analysis detailed below identifies several concerns regarding traffic and the magnitude of the requested density. The analysis of the traffic study concluded that this development would contaminate and compound traffic for the rest of the City. The proposed development will have a significant negative impact on traffic flow and intersection performance within the entire northwest quadrant of Lehi. This concept will require the construction and/or reconstruction of many intersections and roadways which are beyond the funding capabilities of Lehi City and UDOT (2100 North Freeway, a new I-15 interchange and connecting roadways, Clubhouse Drive extension through the golf course, eight new traffic signals, etc.).

Staff agrees that the Thanksgiving Point Frontrunner Station is a good location for transit oriented development. Staff has already proposed that up to 1,000 residential units be included in the City's long range plans for that location. Staff also believes that good design is paramount to creating a quality TOD project, and that the design must be what drives the project. In Staff's opinion, this proposal is not a true TOD because it does not meet the design requirements found in the Lehi City Development Code Chapter 38 for Transit Oriented Developments. Also, with the scale of the proposed project (5,398 units) the existing type of transit (commuter rail – low frequency) may only provide limited regional auto trip reductions. Bus rapid transit for this area is currently being studied, but it's still early in the process to determine what additional benefits it would provide for regional auto trip reduction. Furthermore, if approved, the requested density of 5,398 units would result in a population increase significantly above what was previously discussed by the City Council. Finally, during discussions about areas of growth, the City Council stated the goal of having other TODs and Centers strategically located throughout the city. This goal would need to be reconsidered to make up for the increased density allocated in Thanksgiving Point. These ideas and more will be expounded upon in the report analysis.

REPORT ANALYSIS

This concept plan is the first step in a proposed amendment to the Thanksgiving Point area plan to allow additional housing in the plan. The concept plan provides a general overview of the proposed future development of the property. If this concept is approved, other amendments will also follow including the allowed uses table, land uses, utilities, transportation, and other regulations needed for the future development of the area. This report will discuss the following:

1. **Chapter 38 Development Code Requirements**
2. **Density**
3. **Land Use**
4. **TOD Examples Analysis**
5. **Transit**
6. **Housing and Transit Reinvestment Zone**
7. **Power Facilities**
8. **Fire Facilities**

9. **Culinary Water Facilities**
10. **Sewer Water Facilities**
11. **Culinary Water Rights**
12. **Traffic Study Review**
13. **DRC Comments**

Lehi City Development Code Chapter 38 – Transit Oriented Development

Staff has completed an analysis of the proposed concept plan to the TOD requirements in the Development Code (Chapter 38) and found numerous requirements that are not in compliance. Here is a list of Code items the concept plan does not meet:

Section 38.010. Purpose and Intent

- Create self-sustaining, walkable neighborhoods in which residents may walk or bike to work, shopping, and recreational opportunities.
- Require a complementary mix of land uses, including moderate and/or high density residential, horizontally or vertically, within a half mile walking distance of transit stations to increase transit ridership;
- Create a human-scale environment to encourage walking, bicycling and transit use, and to limit traffic congestion and automobile dependence;
- Provide a range of housing options for people of different income levels and at different stages of life.

Section 38.020. TOD Zoning Description

- Residential uses shall employ a variety of housing types and unit sizes (ie. Condos, apartments, townhomes) and shall be pedestrian-oriented neighborhoods, designed in a manner as to encourage walkability and transit uses.
- The highest densities should be centered adjacent to transit stops. Open spaces should be designed to enhance the pedestrian experience and enable the use of public transit opportunities. The incorporation of one or two of these elements does not make a TOD; the combination of all of these elements is necessary for a TOD.

Section 38.030. Minimum Eligibility Requirements.

- In order to achieve the purposes of this Chapter, the establishment of a TOD requires that the site must be Within one half mile walking or biking distance of an existing or future transit station along a rail line.

Section 38.060. Required Open Space

- A minimum of 10 percent of the total gross acreage in a TOD shall be developed as open space, as defined in Chapter 36, Definitions, of this Code. The site is approximately 146.5 acres and only has 10.3 acres of open space (it should be at least 14.6 acres).

Section 38.070. Design Standards.

- The front façade of all principal buildings shall face onto the street, and shall not be oriented towards a parking lot or parking structure. Site has a car wash that does not meet this requirement.
- Parking lots shall not be located along street frontages, but at the rear of lots and screened from street view with berming, landscaping, buildings, or other screening features.
- Traffic Calming. Traffic calming is intended to slow or reduce motor-vehicle traffic in order to improve pedestrian safety. TODs shall provide traffic calming measures, including but not limited to bulb-outs, chokers, and pedestrian refuges.
- Bike Facilities. Bike facilities shall be provided in all TODs to ensure safe and convenient local transportation options. Bike infrastructure shall interconnect all buildings within a TOD and provide connectivity to the regional bike and trails network. Bike infrastructure proposed within a TOD shall be developed and designed based on the design speed and volume of a street.

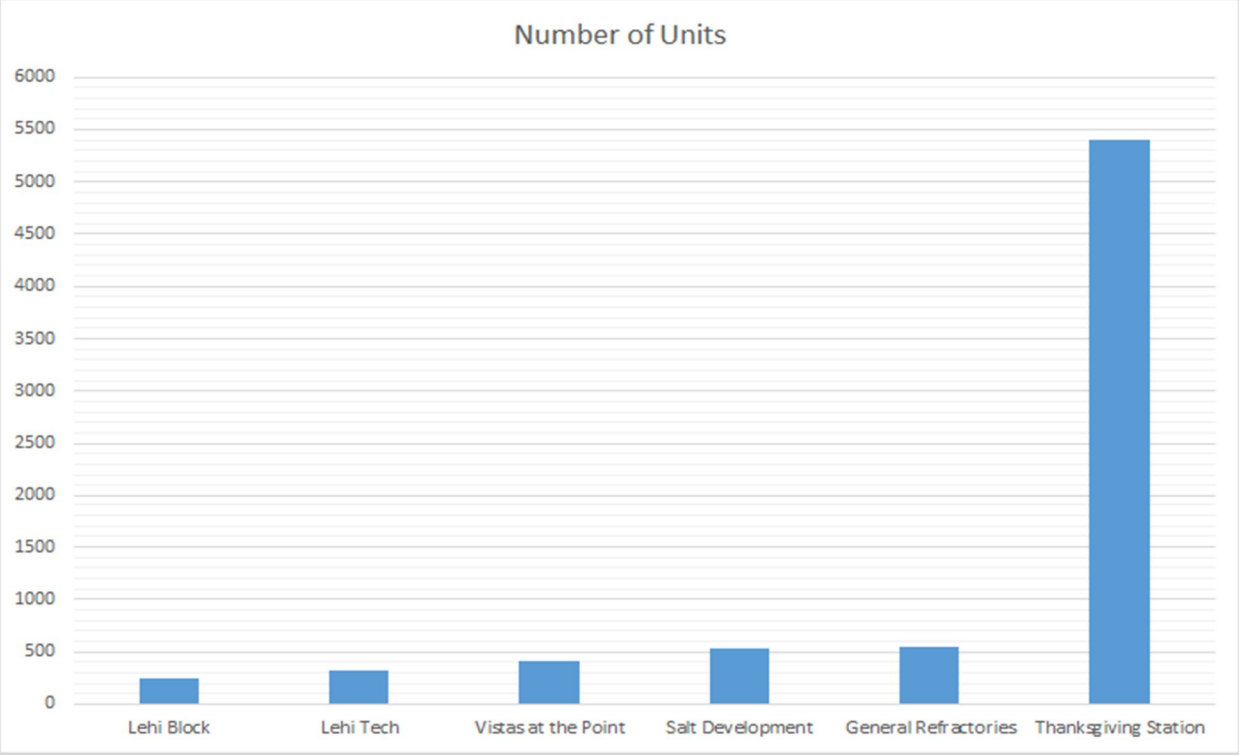
- Medians. Street medians are encouraged for all major collector and arterial rights-of-way. Medians serve to improve the aesthetic quality of the area, provide traffic calming, and create pedestrian refuges for street crossings as well as a mid-block resting place for street crossings. Medians should be a minimum of six feet wide at intersections and crosswalks and a minimum of three feet wide at other portions of the road.
- Pedestrian Circulation. Convenient and safe pedestrian circulation systems shall be provided to minimize pedestrian-auto conflict and shall be provided continuously throughout each TOD.
- Primary Pedestrian Corridor. A primary pedestrian corridor shall be developed through a TOD to collect pedestrians and direct them to the transit station. The corridor shall include a minimum 10-foot wide walkway constructed of concrete or brick pavers. The corridor must be visible from adjacent buildings, parking areas, and the transit station.
- Raised Walkways. Where practical, pedestrian walkways shall be raised above grade of streets, drives, parking lots, and other paved areas. Where pedestrian walkways cannot be raised, they shall be constructed of a material differing in texture, material, or color.
- Continuous Sidewalks and Bike Facilities. Flared drive approaches that ramp up to the sidewalk and bike path level or other raised crossing shall be used where local private streets, alleys, driveways, commercial accesses, and any other private access crosses a sidewalk, trail, protected bike lane, or other bike path. Private streets may ramp down after crossing sidewalks and bike facilities.

Section 38.080. Parking requirements

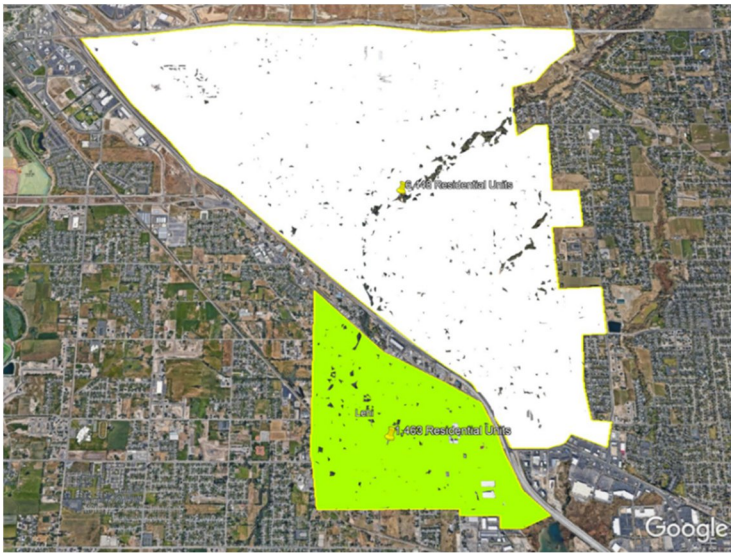
- All parking lots shall be located behind or on the side of buildings. Parking and maneuvering areas shall not be located between the primary entrance to a building and the abutting street, unless its purpose is to provide a direct life-safety function. If parking is located on the side of the building, rather than at the rear, screening and buffering shall be provided to minimize the visual impact.
- For all residential structures within a TOD, the physical and visual presence of garages and parking structures shall be minimized. Multi-family developments that include a parking structure must conceal the structure behind or be wrapped around by the primary residential structure

Density

It is important that the City Council understand the scale of the Thanksgiving Point concept plan in relation to the other approved or planned TOD sites throughout the City. In the DRC comments, it was noted that the proposed concept is 0.92 times the size of Traverse Mountain (5,812 units), 4.1 times the size of Cold Spring Ranch (1,308 units), and 2.1 times the size of Holbrook Farms (2,550 units).



As an additional way to illustrate the scale of the proposed project, here is an analysis of the number of residential units in the downtown area (shown in green as 1,463 units) and east Lehi (shown in white as 6,448 units). As you will note from the map (below), the proposed 5,400 residential units would be roughly 5 times the number of units in the downtown area, and just smaller than all of the residential units located in east Lehi.

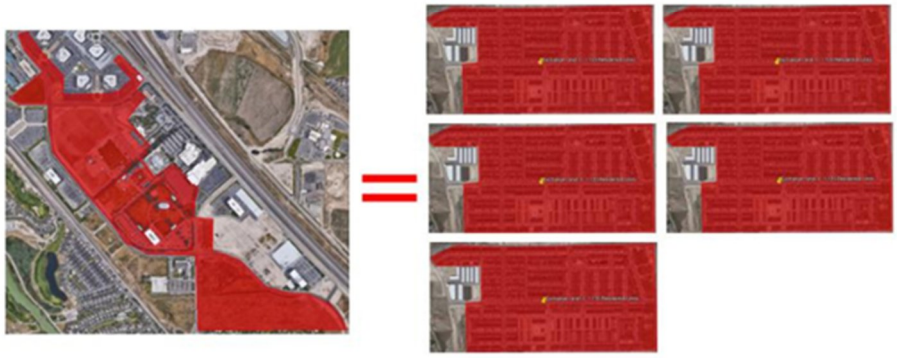


We ran a similar analysis using the Exchange development (both Phases I and II) in west Lehi. Thanksgiving Point's proposed 5,400 units would be roughly equivalent to 5 times the number of units in the Exchange (see map below).



If the City Council was willing to entertain such a large increase in the number of units in our TOD areas, it may be better to distribute them more evenly throughout the City, to create multiple centers of activity and better support future transit on the east side of the freeway.

As another comparison of scale to other projects, it's worth noting that The Point development that is being planned on the former State prison site is approximately 7,400 units. However, the 7,400 units on the former prison site would be planned over a much larger property that is approximately 600 acres in size.



In addition to Lehi examples, the following is a graph showing a comparison of TODs across the nation in comparison to the proposed 5,400 units in the Thanksgiving Point concept. The table includes information on grocery stores, transit infrastructure, and total units. The table conveys the difference between transit-oriented development and transit-adjacent development. This is reflected in the Mode Share column of the table. The green text indicates higher-performing use of alternative modes while the red text indicates under-performing mode splits.

Reid Ewing Study TODs	Transit Mode	Gross Area (acres)	Total Residential Units	Gross Residential Density (du/ac)	Number of Grocery Stores*	Mode Share (Data provided by case studies) Walk	Bike	Bus	Rail	Auto	Other
Redmond, WA	Bus	2.5	323	129.0	-	18.9%	1.7%	13.0%	NA	64.9%	1.5%
Redmond, WA - Total Area	Bus	255.0	5,299	20.8	8						
Rhode Island Row, Washington D.C.	Rail/Bus	6.0	276	46.0	-	16.6%	0.3%	9.3%	27.2%	42.5%	4.0%
Fruitvale Village, San Leandro, CA	Rail/Bus	3.4	48	14.0	1	28.3%	4.3%	15.2%	26.1%	23.0%	3.1%
Englewood, CO	Rail/Bus	30.0	450	15.0	1	19.2%	3.8%	3.3%	13.6%	59.7%	0.2%
Wilshire/Vermont, Los Angeles, CA	Rail/Bus	3.2	448	140.0	-	27.4%	2.2%	21.1%	20.1%	25.9%	4.3%
Orenco Station, Hillsboro, OR	Rail/Bus	60.0	1,944	32.4	1	45.8%	2.5%	3.9%	16.0%	31.4%	0.4%
Station Park, Farmington, UT	Rail/Bus	184.7	843	32.4	1	3.6%	1.2%	1.4%	4.1%	89.0%	0.6%
Other TODs											
Fireclay, Murray, UT	Rail/Bus	37.2	1,267	34.1	-						
Hardware, Salt Lake, UT (400 W North Temple)	Rail/Bus	25.3	1,186	46.9	1						
Plaza Saltillo, Austin, TX	Rail/Bus	38.2	1,995	52.3	3						
South End, Charlotte, NC	Rail/Bus	152.5	7,104	46.6	2						
Bloomington, MN	Rail/Bus	45.3	1,060	23.4	-						
Linda Vista, San Diego, CA	Rail/Bus	8.3	207	25.1	-						
Rio Vista, San Diego, CA	Rail/Bus	14.4	1,020	71.0	-						
MLK TOD, Austin, TX	Rail/Bus	42.0	1,308	31.1	-						
Crestview TOD, Austin, TX	Rail/Bus	61.0	1,448	23.7	-						
Mueller District, Austin, TX	Bus	93.8	2,487	26.5	2						
Bethesda, MD	Rail/Bus	292.0	12,763	43.7	9						
Thanksgiving Point Stack Proposal	**Rail/Bus**	**148.6**	**5,398**	**36.3**	**TBD**						
	Averages	**75.2**	**2,344**	**31.2**							

*Grocery stores vary in size

Land Use

The proposed concept plan shows a mix of different land uses on approximately 146.5-acres near the Thanksgiving Point Frontrunner Station. These land uses include residential, commercial, office, mixed-use, and parks/open space. The concept plan shows an overall density of 5,398 dwelling units. The plan indicates that the units will be built over a series of phases and at a variety of density levels.

If entitled to the 5,400 units up front, the overall design of the TOD would need to be determined with the Area Plan. If specific and significant design elements are not agreed upon, achieving the unit number will drive the design of the development. In order to create an efficient and effective TOD, the critical components of a TOD will need to drive the design including architecture, scale of buildings, unit type mixture, pedestrian and bike connectivity, open space, and transportation.



Existing conditions around the UTA Frontrunner station.



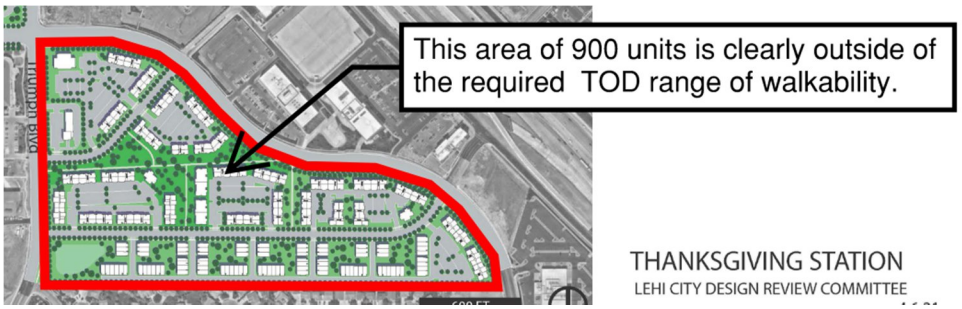
Proposed scale of the northern portion of the project in relation to the Frontrunner Station

The layout of the concept plan shows higher density residential uses nearest the Frontrunner Station with lower densities being located farther away. The properties nearest the Frontrunner Station are largely proposed to be mixed use residential. The mixed use residential is proposed to have density ranging from 50-150 dwelling units per acre.

The land uses change to mixed use office, commercial, and hospitality uses farther away from the station. One of these uses would be a grocery store. The applicant has stated that in order to secure a grocer for the development they will need the requested number of units. City Staff researched other Utah towns and TODs (see TOD summary table) and found that grocers have come to cities and TODs with populations smaller than the increase that would ensue from Thanksgiving Point. The table below includes information on the population of these cities and the size of the stores. Some of these cities do have a large influx of tourists to support the grocery store, but others on this list are normal cities, with small populations, that depend on a local grocer. Staff recognizes that in the case of Lehi, there are other grocery stores that will compete with this location for population and buyers.

Town	Population	Grocery Store Name	Grocery Store Size
Altamont	225	Upper Country Market	6,438 sq. ft.
Junction	253	Junction General Store	3,024 sq. ft.
Hanksville	270	Bull Mountain Market	5,126 sq. ft.
Garden City	442	Mikes Market	40,000 sq. ft.
Tropic	485	Clarke's Country Market	12,135 sq. ft.
Loa	524	Royal's Food Town	19,739 sq. ft.
Fort Duchesne	594	Ute Plaza Supermarket	18,970 sq. ft.
Circleville	617	Stans Merc	4,706 sq. ft.
Eureka	669	Taylor's General Store	7,227 sq. ft.
Newton	780	Newton Market	2,642 sq ft
Milford	1,394	Sunshine Market	16,645 sq. ft.
Enterprise	1,711	Carter's Market	9,281 sq. ft.
Lewiston	1,766	Julie's Marketplace	7,147 sq. ft.
Panguitch	1,785	Joe's Main Street Market	8,300 sq. ft.
Duchesne	1,830	Al's Food Town	23,287 sq. ft.
Huntington	2,129	Hometown Market	16,653 sq. ft.
Monroe	2,493	GG's Marketplace	20,199 sq. ft.
Filmore	2,544	Filmore Market	20,197 sq. ft.
Salina	2,660	Barrett's Foodtown	15,196 sq. ft.
Gunnison	3,434	Gunnison Market	33,166 sq ft

Finally, the southern portion of the proposed development is proposed to be residential with a density ranging from 10-50 dwelling units per acre. In Chapter 38 of the Development Code, TODs are required to be located within half a mile walking distance from a transit station. In the proposed development, the 900 units on the southern portion of the concept are outside of that range. In addition, they are separated from the rest of the TOD by large arterial roads, which would drastically reduce the walkability in the area (see figure below).

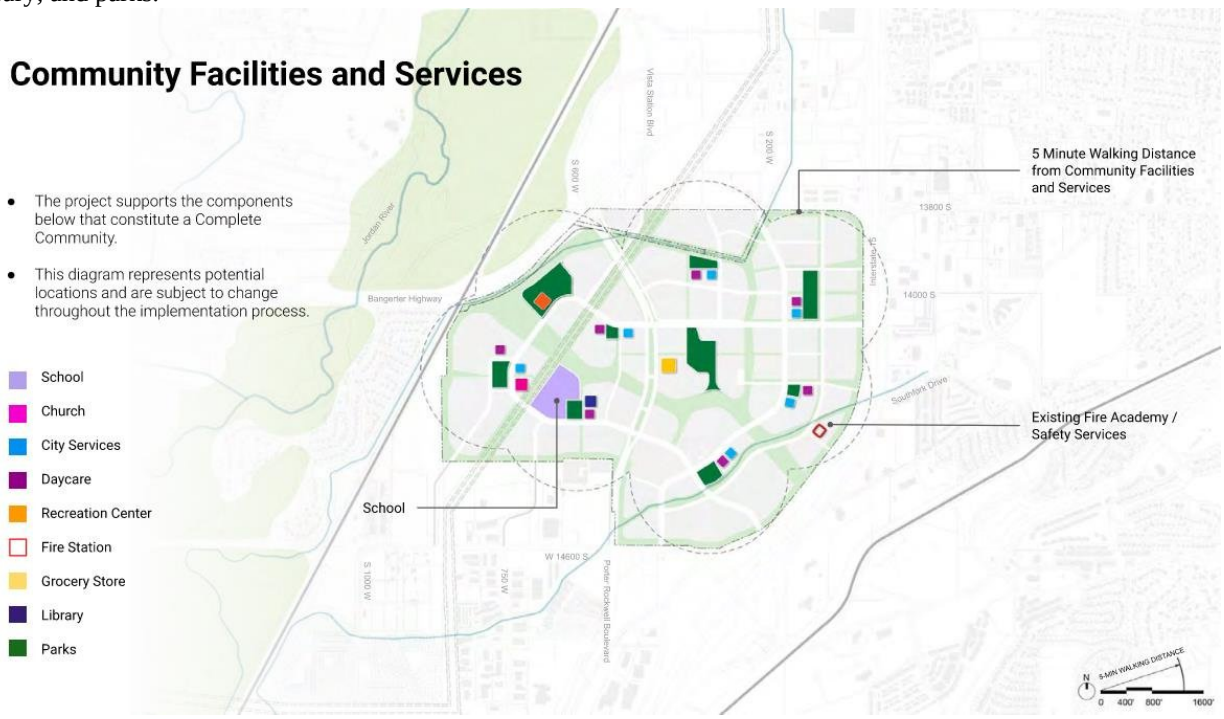




The concept plan also has sections for phasing, utilities, trails and open space, and a basic layout for future roads. The transportation network includes new roads, bike lanes, and pedestrian connections. The development also shows an open space area in the center of the development that would provide trails and access from one end of the development to the other for pedestrians and bicyclists, but also reduces the footprint of Electric Park.

The proposed concept plan included in the packet is lacking when it concerns community facilities and services. There is one elementary school (Montessori) shown, but the plan lacks a clear vision regarding public community gathering places (indoor and outdoor) for clubs, religions, and organizations so that people do not have to drive or travel to other areas of the city to participate in their communities.

For comparison, The Point development for the prison site clearly shows these important community facilities and services. It shows a school, church, city services, daycares, recreation center, fire station, grocery store, library, and parks.

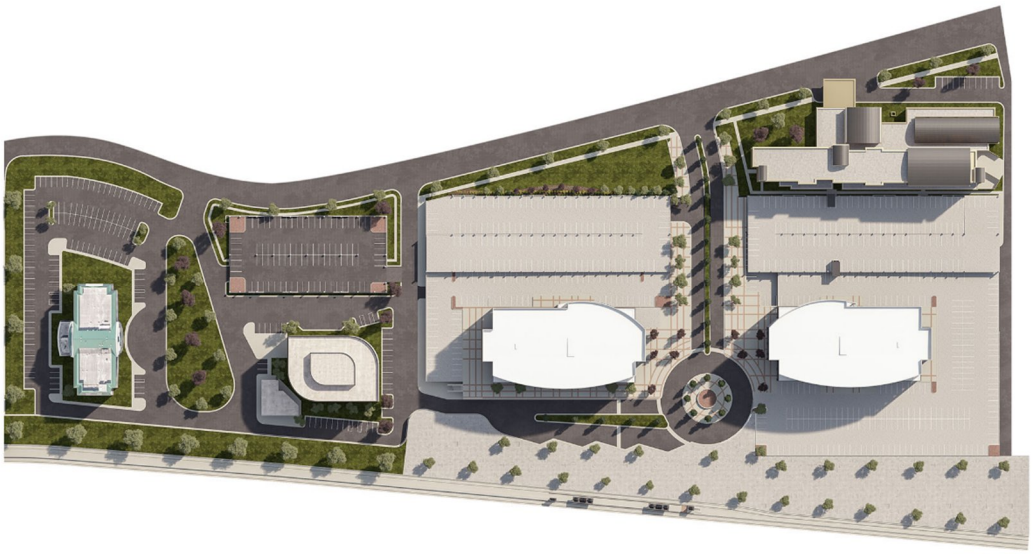


TOD Examples Analysis

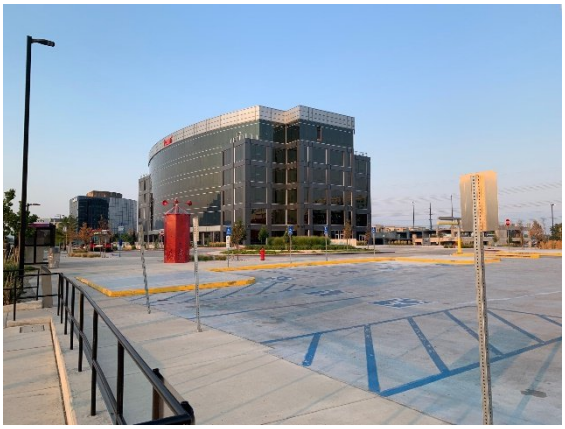
As part of our land use analysis, we explored the example projects that were submitted as part of the concept plan materials by the applicant. The Avalon project in Alpharetta, Georga had a bus line for the transit component, but was primarily a suburban mixed-use center. Along with retail, entertainment, and hotel uses, there were two different apartment projects with differing styles of units as well as townhome units with varying styles and designs. There were 800 total residential units (526 apartments and 274 townhomes), so it did not compare in scale with Thanksgiving Point's proposed 5,400 units, but it did illustrate the importance of providing a variety of housing types.

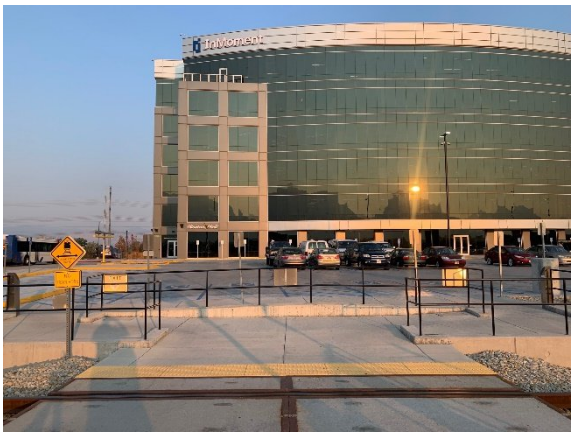
We also looked at Stack Real Estate's existing SoJo Station development in South Jordan, Utah. Their website describes the project as "The perfect combination of suburban location and the urban experience. At Sojo Station you can literally step off the train and walk into your office. With bus access every 10 minutes and platform access to Frontrunner, SoJo Station is redefining the Class A Office transit-oriented development experience in UT."

From our analysis, the development consists primarily of traditional auto-oriented office and hotel with surface parking and the large office buildings surrounded by parking structures and no interconnecting sidewalks between the north and south portions of the site. This development would not be allowed under our TOD standards which require greater attention to walkability, pedestrian amenities, etc. Here is a copy of that plan and a Google Earth image:









Transit

While the proposed concept is located in close proximity to existing transit, the current transit options are limited. The Frontrunner commuter rail primarily functions to transport people from Utah County to Salt Lake County or vice versa. The current Frontrunner service is not frequent as it only comes every half hour at peak times and every hour at off-peak times. It is the freeway of transit with few stops and not useful for local trips. UTA also provides four bus lines that utilize Lehi Station with the 806, 807, 850, and 871 routes. However, the stops are infrequent and provide limited service to commercial and offices. Currently, there is no bus-rapid transit which is best suited for more local trips. Without additional transit infrastructure in the area, the reduction of cars for transit use will be limited.

Transit is most viable when alternative modes exist to bridge the gap between the first and last mile or getting to the station or the destination. Oftentimes this gap in the system is met with scooters, bikes, or simply walking. The City does have an agreement with Lime Scooters in the area. The area does need more designated trails and pathways for connecting to the station or stops. It is critical that a safe and well-connected network of protected bike lanes and paths be included in all TODs. To put this need in perspective, a quarter of all the miles ridden by bike in the Netherlands (known for being one of the most bike friendly countries in the world) is to access transit service. This is the reason Chapter 38 of the Development Code includes strong requirements for protected bike lanes, trails, and traffic calming to be included in any TOD proposal in Lehi.

Housing and Transit Reinvestment Zone (HTRZ)

The Housing and Transit Reinvestment Zone (HTRZ) is a product of Utah State Senate Bill 217. The intention of the zone is to assist in the creation of Transit Oriented Developments (TODs) around existing Frontrunner Stations. The bill states that "a municipality may only propose a housing and transit reinvestment zone that does not exceed a 1/3-mile radius of a commuter rail station. This 1/3-mile area may not have a total area of more than 125 acres." For the proposed project, only approximately one third of the property included in the development would be able to be included in the HTRZ.

Bill 217 lists the methods the HTRZ funds can be used for, which include:

- Income targeted housing costs
- Structured parking within the HTRZ
- Enhanced development costs
- Horizontal construction costs
- Vertical construction costs
- Land purchase costs within the housing and transit reinvestment zone
- Costs of the municipality to create and administer the HTRZ, which may not exceed one percent of the total HTRZ funds, plus the costs to complete the gap analysis previously described

The applicant has indicated that they intend to use the funds for structured parking within the development. The funds could also be put towards transportation infrastructure (including active transportation costs), vertical construction costs, or landscaping to achieve a more enhanced development. The City Council will need to decide, if these funds are received, what the funds are best suited be put towards.

Power Facilities

The Power Department has stated that this new number of units would require a new substation and approximately a mile of off-site transmission. The construction of a new substation will require acquiring property for the facility, the construction of the substation, and additional infrastructure to get into Thanksgiving Point.

Fire Facilities

The Fire Marshal noted that a new fire station would be needed to service the proposed units and mitigate risk. The current concept does not indicate a location for this type of facility. The construction of a new fire station would require acquiring property for the facility, the construction of the building, and the staffing of the new station.

Culinary Water Facilities

To serve 5,400 units in Thanksgiving Point, a new **2.2 million gallon** culinary water tank will be needed. This tank needs to be placed at an elevation of 4,762 feet. The majority of property at this elevation is developed, UDOT property, NSA property, Camp Williams property, or too far from the most likely source.

For 5,400 units, a source of **3,000 gallons per minute** is needed. Currently the only potential source that could provide that flow is the Central Utah Water Conservancy District Water Development Project or CWP. The main connection points for the CWP are along Pioneer Crossing and Redwood Road. The property available for a new tank at the correct elevation is within the Mountain View Corridor or is in Camp Williams. There is also some open property along Digital Drive at the point of the mountain at the correct elevation. That location is not ideal because of the distance to the sources at Pioneer Crossing and Redwood Road. We have an existing tank along Digital Drive that does not fill completely because of the distance to the source. To add another source in that area would be difficult because we have already drilled two wells that have not been suitable for drinking water. In addition, the current wells in that area are able to provide 1,000 – 2,000 gpm. Much less that what is required.

The CWP source is unavailable every fall for two weeks because of maintenance. A backup source is required to cover that time frame. As has been stated, there is not a well available that can provide an extra 3,000 gpm to cover that time frame. The water would need to be stored for the 14 days that the CWP was off for maintenance. That would require storage of **30.2 million gallons** of water. That volume would encompass the area of two football fields at 35 feet high.

Upwards of 6 miles of new pipe would be needed to transfer water from the CWP source along Redwood Road or Pioneer Crossing to the new tank and from the tank to the proposed units.

Sewer Facilities

1,000 units can be accommodated in the existing sewer system. An additional 4,400 units will require a new 24-inch sewer line to be installed from Thanksgiving Point to the 54-inch Timpanogos Special Service District sewer line in 1900 South, approximately 18,000 feet long.

Culinary Water Rights

It appears that the Development will require approximately 2,430 acre-feet of culinary water rights. Their recent request for a Change Application would indicate that they may have contracted for about 113 acre-feet. If this is the case, there is a need for another 2,317 acre-feet. The only current known source for this water is CWP from CUWCD. Assuming the Area Plan may be adopted in the next fiscal year, the CWP contract for water would be **$27 million**. Then the mandatory yearly cost to Lehi City starting in 2024-2025 would be about **$1,400,000**. The Developer **must** pay the yearly cost for all units that are not built after the fiscal year 2024-2025.

Lehi City residents will be paying for the Development's yearly cost for the water if the developer is not required to pay these annual CWP water maintenance costs.

Traffic Study Review

Below is a summary of findings after review of the traffic study:

- The proposed development will create at least a 57% increase in PM peak hour traffic adding 3,400 trips to the existing 6,000 for a total of nearly 9,400 trips.
- The proposed development will require half a billion dollars in regional improvements, most of which are outside the City's control to determine funding/timing, etc.
- The proposed development will require 40 significant improvements among every intersection in the area including 8 new traffic signals with costs reaching multiple millions of additional dollars.
- Funding of the roadway requirements related to this proposed development with City/MAG funds would tie up Lehi City's transportation funding for the next two decades, neglecting the traffic needs of other parts of the City.
- The proposed development will create very large intersections which will discourage walking and biking. The assumed reductions in trips assumed for the TOD are likely to go away compounding traffic problems.

PM Peak Hour Trips Generated

There has been a lot of messaging that this TOD will REDUCE traffic. This statement is simply false. It is true that traffic within TOD areas is typically somewhat less than if the same number of units were developed within a high density development at an isolated location. The current Slope TOD Concept trip generation is shown in Table 1. If all the land uses were isolated and away from transit it would generate 4,746 PM peak hour trips. Reductions for internal capture (those persons expected to stay within the area as part of their normal work, shopping, recreational activities, transit, and external walking & biking) gets the total PM peak hour trips down to 3,435 PM peak hour trips.

Table 1 Slope TOD Concept Trip Generation

Total	4,746	
TOD/Mixed Use Reductions	-664	15% Internal Capture
	-242	5% Transit
	-403	7% External Walk/Bike
Total Reduction	-1311	27%
New Total	3,435	

The reductions are based on research of other TOD developments done by Dr. Reid Ewing at the University of Utah. Some TODs have higher reductions, and some have lower. With Hale's Engineering we chose what we believed was a conservative reduction.

Hales Engineering evaluated existing land uses within the Thanksgiving Point area and determined that they generate 5,988 PM peak hour trips. Figure 1 shows the trips generated if it was limited to the proposed general plan of 1000 units which results in a 10% increase in PM peak trips. It also shows the current Slope TOD Concept which adds 3,435 trips which results in a 57% increase in PM peak traffic.

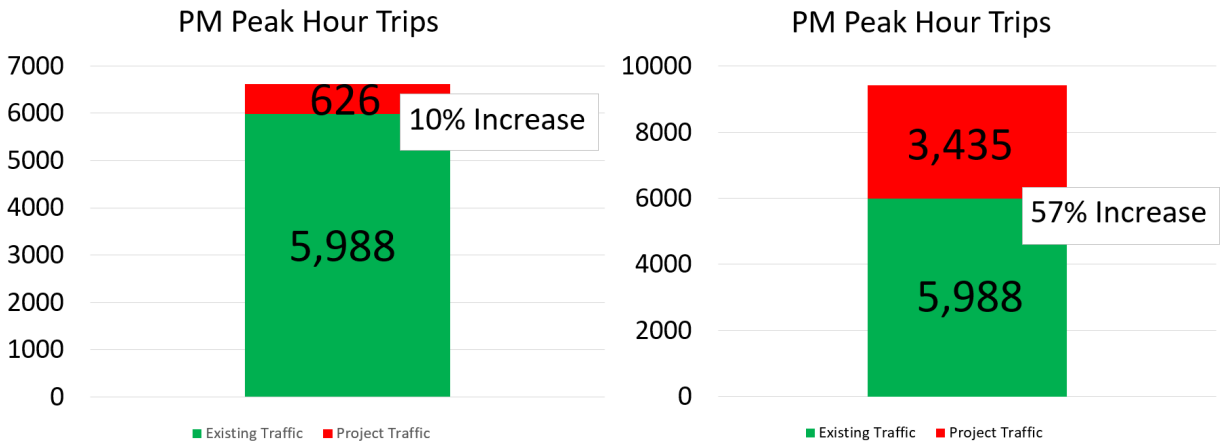


Figure 1 Existing PM Peak Hour Trips with Project Traffic Increases for 1000 Units and 5398 Units

Can we make this much more traffic work? How many of the required transportation improvements are in the city's control? How many are controlled by the developer? What will these improvements look like? The answers to these questions are in the following sections.

Regional Transportation Improvements

The current Slope TOD Concept traffic study relies on half a billion dollars ($580,000,000 according to the MAG Transplan50) in regional transportation improvements (as listed below). Some were assumed within this study to be in place by 2030 and others by the year 2040. It is important to note that the time frame for the expected traffic infrastructure improvements proposed as part of the Slopes TOD Concept do not match UDOT's proposed time frames.

Roadway improvements proposed within Slope study to be completed by 2030

- ***UDOT***
    - ***2100 N Freeway*** ($300M) **–** Projected UDOT time frame for completion of this project is 2035-2040
    - ***North Interchange I-15 (Traverse Mtn Blvd) w/frontage road system*** ($147M) – Projected UDOT time frame for completion of this project is 2035-2040
- ***Lehi City***
    - ***3600 W extension to the north Interchange and into Salt Lake County*** ($33M) – there would need to be significant development and a new interchange for this to make sense.
    - ***3600 W Widen to 5-lanes (Main St to Clubhouse Dr) - ($16M)***

Roadway improvements proposed within Slope study to be completed by 2040

- ***Lehi City***
    - ***Club House Dr extension (bridge over Jordan River, Club House to 3600 W)*** - ($30M) Note: This MAG funding was applied for by Lehi in 2018, but was ultimately denied due to extreme public opposition and Thanksgiving Point being unwilling to donate the property needed for the construction of the project.
    - **Ashton Blvd (Triumph Blvd to 2100 N)** ($5M) – widened to 5 lanes.

Note: Additional analysis has been completed since the traffic study presented as part of the Slopes study indicating that the most impactful roadway improvement is the Club House Drive extension. This extension would need to be the first major roadway improvement required as part of the development.

There are many regional roadways within Lehi City for which Lehi plans to seek funding assistance from MAG. Lehi competes with other cities within Utah County for this MAG funding (approx. $100M) every two years. None of the transportation projects proposed on the list above are being applied for within this 2022 funding cycle, so the next opportunity to request these funds would be within the 2024 funding cycle. If Lehi chooses to apply for MAG funding for the projects being proposed as part of the Slope TOD Concept, it would have to be over multiple funding cycles, which could cause Lehi to neglect the transportation improvements needed in other areas of the City.

When we raised this concern Hales Engineering completed an analysis that resulted in a spreadsheet that answers the question "How much development can occur before each regional improvement is in place?" The answers are:

- 600 units could be constructed without the need for major transportation improvements.
- 1,200 more units could be constructed after the Club House Dr. roadway extension is in place.
- 1,500 more units could be constructed after the 2100 N freeway is in place.
- Major roadway improvements required for the remaining 2,100 units will require additional analysis.

Figure 2 provides a screenshot of every Lehi City roadways impacted by at least 100 daily trips to/from the full build of the Slope TOD Concept. This paints the picture of the regional impact of the Slope TOD Concept. The traffic generated by this TOD Concept will greatly impact traffic operations throughout the entire northwest Lehi area and regionally across northern Utah County.

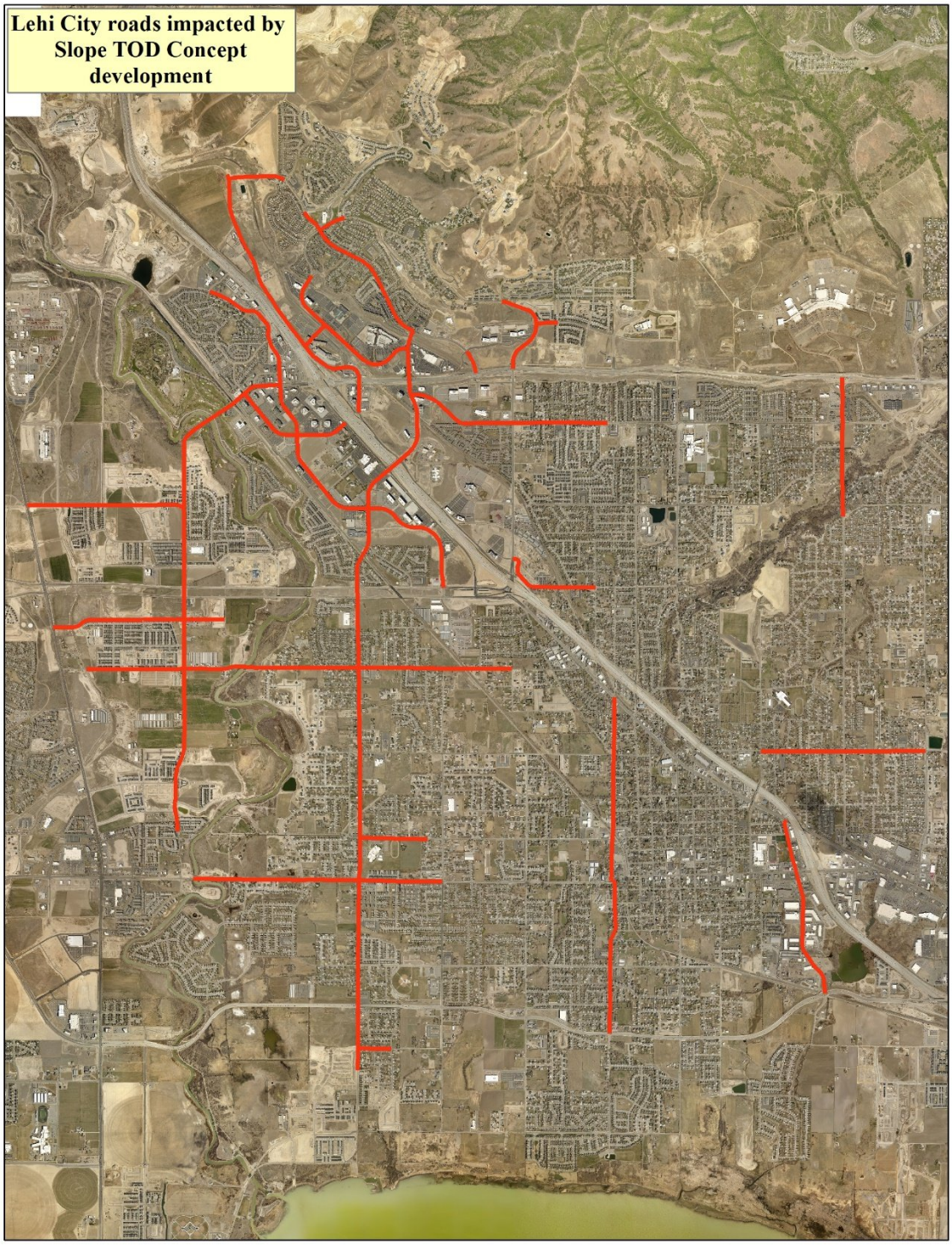


Figure 2 Select Link Analysis of 2040 Full Build, Trips Exiting the Project Area

Intersection Improvements

The Hales Engineering traffic study identified 40 intersection improvements including 8 new traffic signals. Some will be more costly than others but the right-of-way and infrastructure costs for these improvements total to the millions of dollars.

Figure 3 and Figure 4 show how these improvements would change the configurations of the Club House Dr./Ashton Blvd. and the Triumph Blvd./Ashton Blvd intersections. These exhibits show the existing lanes on the left and Slope TOD Concept full build-out on the right. The number of lanes on each leg of the intersections is indicated in blue. Lanes increase by up to 3 additional lanes with both intersections having 8-lane legs.

Research indicates that many lanes of traffic affect perceived walkability. Intersections of this size may negate trip reductions shown in Table 1 above adding even more vehicle trips onto the roadway network.

A smaller TOD would result in less intersection improvements leaving the number of additional lanes smaller, resulting in a more walkable area. This would lead to a better chance of this TOD being successful.

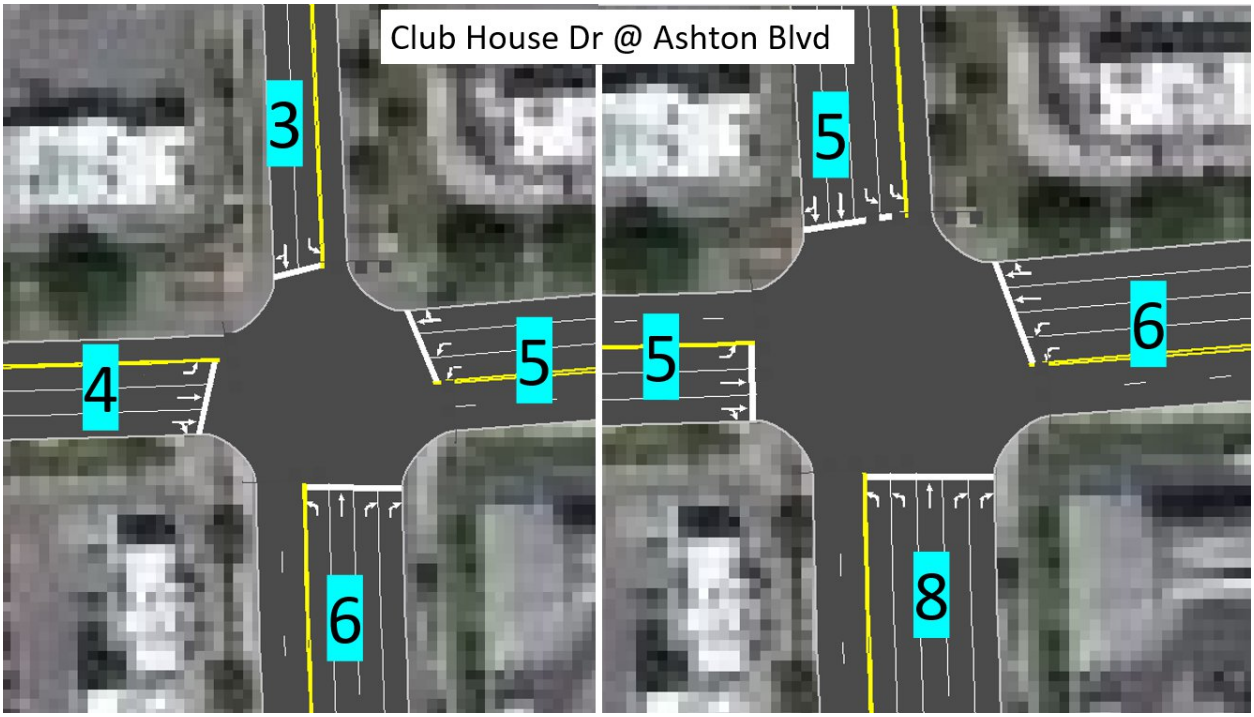


Figure 3 Lanes at Club House Dr @ Ashton Blvd – Existing on the Left and Slope TOD Concept Full Build on the Right

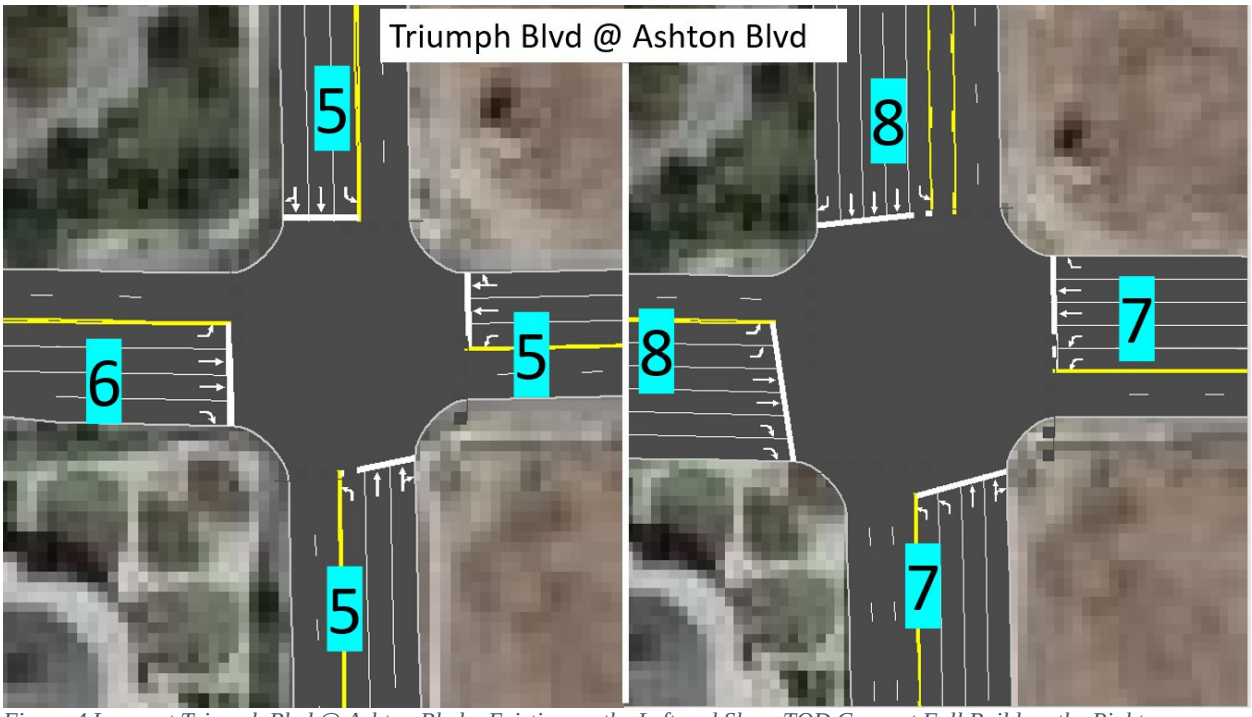


Figure 4 Lanes at Triumph Blvd @ Ashton Blvd – Existing on the Left and Slope TOD Concept Full Build on the Right

The Hale's Engineering traffic study defines any intersection operating at a Level of Service (LOS) D or better as being acceptable and shows almost all intersections in green. However, if we break-out the actual A, B, C, and D designations and compare them to the 2040 Full Build analysis, we find that most of the intersections will operate at a worse LOS than they do currently, despite all of the regional and intersection improvements (as shown in red in Figure 5 below with the corresponding LOS letter).

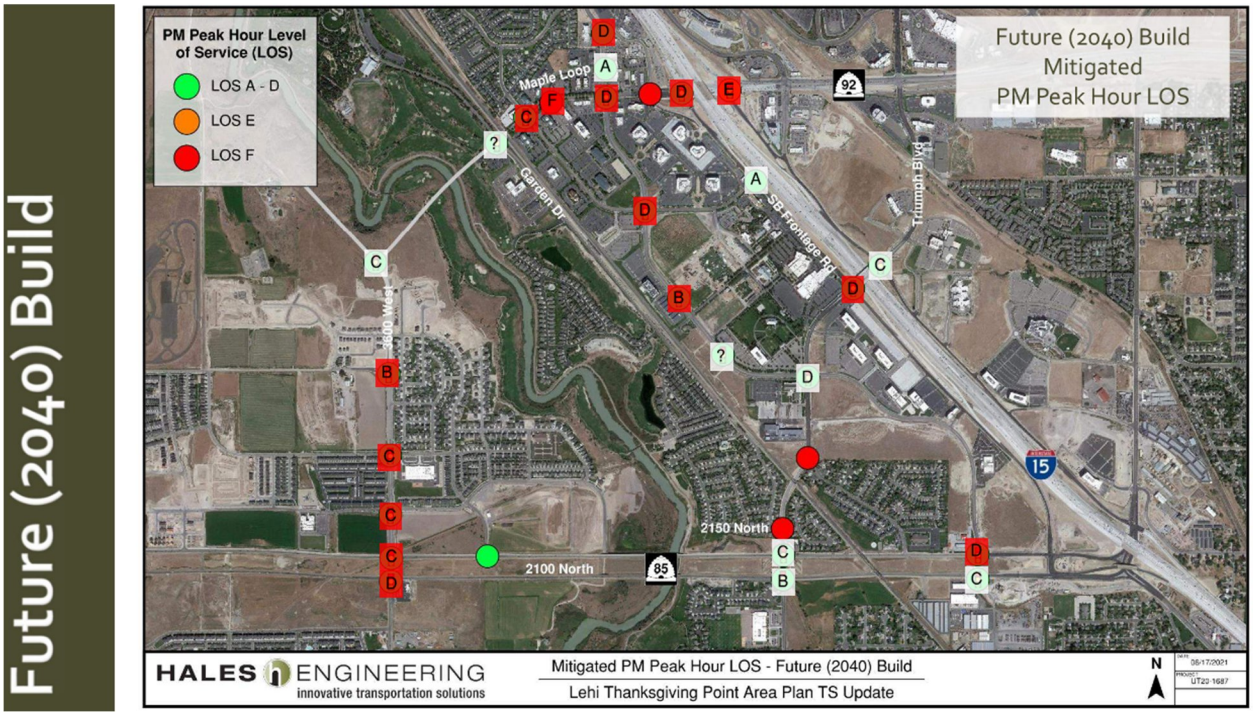


Figure 5 Intersections that Decrease in LOS in 2040 Full Build Despite Regional and Intersection Improvements

DRC Comments

The DRC had 40 comments including the following:

1. **Recommend a smaller TOD area with only the 1,000 units that Staff has allocated in our Master Plans for this area. They should be focused directly adjacent to the Frontrunner station. Once those units are built out, additional density could be proposed assuming the 1,000 units have been successfully integrated.**
2. To put this request in perspective, this project would be 0.92 times the size of Traverse Mountain (5,812 units), 4.1 times the size of Cold Spring Ranch (1,308 units), and 2.1 times the size of Holbrook Farms (2,550 units). The residential density taken as an overall average would be 49.5 units per acre (5,398 units on 109 acres).
3. The City Council should be aware that with the proposed 5,398 units, this would increase the City's total build-out population to approximately 14K above what the Council had decided in a previous meeting on the General Plan.
4. The proposed mixed-use areas must follow the TOD design standards found in Chapter 38 of the Development Code including: sidewalks, public spaces, street furniture, open space, bike infrastructure, etc. Context specific standards may be addressed through the area plan amendment. Recommend that the TOD area have at least 20% open space with additional connecting greenways and a larger central gathering space than what is showing on the proposed Concept Plan.
5. Use of the financial tools created by SB217 would be a legislative decision by the City Council on whether or not they are willing to utilize those tools.
6. The residential density should be focused within the 1/2-mile radius from the transit station. The 900 units on the south end will not contribute significantly in supporting transit-oriented development because that area is too far away from the station.
7. **Pressure Irrigation**
   Pressure irrigation needs may be similar to what is already planned. The developer will need to address any changes with an area plan amendment.
8. **Culinary Water Right**
   The Developer will need to acquire water rights for the proposed additional density. The developer will need to provide details on where that amount of water rights can be acquired and how it will be delivered with an area plan amendment.
9. **Culinary Water Source and Storage**
   The developer will need to provide culinary water storage for the additional density. The developer will need to show where that can be located and how the water will be delivered to the site in the area plan amendment.
10. **Sewer**
    Current master planned sewer is at capacity under the proposed general plan (including 1,000 proposed units at Thanksgiving Point). Developer will need to show how to convey the added sewer from the development throughout the area plan amendment process.
11. **Roads**
    The traffic study as submitted does not match the current proposal. The developer will need to correctly model and show the added traffic and provide detail on how they will accommodate the added traffic demand.
12. **Storm Water**
    Show how the new development will meet current state standards by retaining the 80th percentile storm.

Please include all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to deny or table the proposed concept plan. Any motion should include findings. Possible findings include:

1. The proposed concept does not meet numerous requirements for TOD developments found in Chapter 38 of the Lehi City Development Code as listed in this report.
2. The scale of the proposed concept exceeds the need for residential density in the area. The allocation of densities in all TODs should be more equally distributed to maintain sustainable centers that are dispersed throughout the City and can support transit facilities.
3. The proposed concept lacks safe, connected, and comfortable active transportation facilities (walking and cycling) that is critical for a successful transit-oriented development.
4. The proposed concept lacks diversity of housing products.
5. The proposed concept does not allow allocate density to the UTA station.
6. The lack of planning with other entities including the school district, UTA
7. The proposed area does not have finalized plans for local transit (bus-rapid transit).
8. The proposed concept does not conform to the goals and policies of the General Plan.
9. The proposed concept shows more density than allocated in the City's current Utility and Land Use Master Plans for the area.
10. Other findings based upon information presented at the public meeting.

DRC AND PLANNING COMMISSION RECOMMENDATIONS

Development Review Committee

The DRC reviewed the proposed concept plan on April 14, 2021 with additional discussion on December 8, 2021**.** The DRC had numerous concerns with the concept plan (see DRC Comment sheet for full list), and they unanimously recommended denial. The DRC consists of key individuals/representatives from the following Departments: Power, Fire, Water (culinary, PI), Chief Building Official, Storm Drain, Streets, Engineering, Planning.

Planning Commission

The Planning Commission reviewed the proposed concept plan on November 18, 2021. The minutes and motion from this meeting are as follows:

3.4) Public hearing and recommendation of Slopes Residential's request for review of the Thanksgiving Station concept, proposing new land uses for a mixed-used development including approximately 5,300 new residential units within the Thanksgiving Point Area Plan located at Executive Parkway and Ashton Boulevard.
Brittney Harris presented information on the agenda item.

Commissioner Eyre asked how many units were currently built. Kim Struthers stated there are no units of the 109 acres as of right now. The Commissioners stated they would like a total number of units for the entirety of the Thanksgiving Point area. Kim Struthers clarified how the value of the units are being measured and counted by the City. Commissioner Ellis asked Kim to explain Senate Bill 217 which allows for HTRZ in the area. Commissioner Nielsen asked Luke Seegmiller about the traffic study that Hales Engineering conducted. Luke updated the Commissioners with UDOTS improvement plan which has been programmed up to the year 2029. Luke discussed the regional improvement that includes UDOT and stated 2100 North is estimated to be updated between 2035 – 2040,

the North interchange that runs between Traverse Mtn Blvd which would include an extension of the frontage road system with the timeframe of 2035 – 2040, the Clubhouse Drive extension, where MAG funding was previously awarded, but not utilized, and the 3600 West extension to the north which would tie in with the North interchange. Luke asked Chairman Nielsen to include Hales Engineering study spreadsheet as a threshold base. Commissioner Nielsen asked if the infrastructure could support the development. Brad Kenison briefed the Commissioners on the infrastructure and how there can be some difficulties in determining the requested information without a determinate number. Brad recommended the Commissioners listen to the developer and the public and forward a number of units to the Council so Staff can have an accurate number to make better determination. Commissioner Ellis asked how those improvements are paid for. Brad stated impact fees cover the majority of those improvements. Commissioner Nielsen asked if the area was TOD. Brittney Harris stated it could be added as a TOD. Kim Struthers stated he wanted to make it clear there is a draft general plan that has not been adopted yet where some analysis has been conducted. Kim wanted to make is whatever density is or is not approved some property is reserved for UTA development.

The applicant, Nathan Ricks with STACK Real Estate and Gardner Real Estate, acting as Slopes Residential, and Chris Perezo with (inaudible). Nathan and Chris gave a Power Point presentation on the proposal. Nathan discussed the lack of affordable housing and the transportation issues the City is facing. Chris discussed the advantages and visions of the concept plan and transportation benefits of the TOD. McKay Christensen, CEO of Thanksgiving Point, also talked about the concept and benefit of the development. He expressed the improvement and help it would bring to Thanksgiving Point. John Bankhead with Gardner Company they would be happy to comply with recommendations and work in phases.

Commissioner Nielsen opened the public hearing.

Senator Jake Anderegg stated he supports the plan and was not there to discuss specifics of the plan, but the reality of the growth the City is exhibiting. Several communities have areas that are feeling the impact and stated transportation investment funds are being spent and studies are being done. Affordable housing isn't sustainable right now. Home values will not be impacted like they used to be and the studies that have been completed show so. Senator Anderegg is thrilled with the needs that will be addressed in five to ten years on how the development will help the community. Density doesn't mean affordable housing, but when implementable properly, can be beneficial for affordable housing. He stated there are aspects that are great about the project.

(inaudible) stated he has lived in a TOD before and has seen them work and fail, and the reason they fail is because there isn't enough schooling or church space. He thinks there needs to be a fire department and that the development is falling short of its goals.

Jared Asbury stated STACK created the overdevelopment near Thanksgiving Point. He expressed the certain zoning fails if the development is approved. He feels the development should be driven by the City, not the development. He stated the amenities aren't available for the development.

Larry LaCroix stated 1,000 units would mean approximately 1,500 vehicles coming into the area. When 5,400 unit are allowed into the area, approximately 8,000 vehicles are coming into the area. He stated about 3% of that new population would be riding Trax. He would like to focus on bringing people into the resort community, instead of driving the people out of the area.

Rudabaugh stated there is no trust with the developer and understands the Commissioners don't have complete control over that. He stated he understands that we need to build TOD, but we aren't prepared and are essentially going backwards if the concept is approved. He also stated this is the Senator that approved HB 82. The biggest problem is trusting people to do it right and have plans in place.

Jared Watson stated he has an interesting perspective on TOD and where they fail and where they are successful. Unless you have the transportation infrastructure in place it will be a nightmare with that amount on density.

Rowland Brown stated he was reading the section of the packet with the traffic study that was conducted by Hales

Engineering. He stated the developer and CEO of Thanksgiving Point need be held accountable. He stated reality dictates the time of day when he can and cannot come home and that is not okay.

JoAnn Thomas stated she hoped she is considered as voicing her own opinion and would like to keep open space and quality of life. She stated at one time the Ashton's had a vision and she feels they and those around he would like to keep that vision and that would dramatically affect her.

Lorie Gilbert stated five years ago a Skate Park was built in her neighborhood and considers it a unique feature. Lorie stated Thanksgiving Point is a unique feature and feels if the area is developed, we will lose what makes Lehi unique.

Cynthia Glover stated when she moved to Thanksgiving Point it was a dairy farm and would always remain a partial dairy farm, and there is still a little farm, but not what was promised. She stated this is a business to the developers. She asked the Commissioners to see though the developers and to listen to the community.

Rachel Asbury wanted to remind the Commissioners there was a vision for the area and the developer wants to completely undo this vision because it doesn't suite the developer's vision. She also wants to bring up that the developer thinks that anyone that lives in this area doesn't drive anywhere, and if they do, they will never come home because the traffic is horrendous. She doesn't feel like the community should have to pay that price.

Carolyn Morris asked if the Commissioners are familiar with Olympia Hills. She stated the new developers are building 9 times the density of Olympia Hills, which she stated is a complete nightmare. She quoted the Ashton's and is opposed to the development.

Shelia Van Orton stated the area doesn't have the infrastructure for the development and that her kids would not like to live in an area like that. She stated she is opposed.

Kelly Irely stated in the short amount of time she has lived here it feels like the developers are running the show. She urged the Commissioners to please take the community into consideration. She didn't feel like the infrastructure would be able to support the development.

Southwick Clarkivon stated he loves the community and thinks it is wonderful. He stated the infrastructure can't support development. He stated there was a lack of trust within the community and would like the Commissioners to consider approving the concept.

Frank Young from UVU stated he is here to rep the development The University owns 15 acres north of the area and hopes the Commissioners work with the developers to support the development.

Cammie Merriom stated she understands where everyone is coming from but feels like we are putting the cart before the horse. She stated it is concerning to see high density housing going in on 2100 North when there is already traffic

Paula Watson stated big city means big problems. She is worried this vision is for those yet to come as opposed to those that are already here. She loves watching the kids come to Cornbelly's and stated that will no longer happen if the development come in. She stated traffic is already horrific and adding to it will be nonstop.

Debra Comeyer stated one of the reasons they bought their house is because of the tranquility. She would like the Commissioners to consider the residents that are already living in the community and how it will impact their livelihood.

Megan Sperry stated she feels like she is hearing two different stories and feels like we are adding growing pains on top of growing pains. She stated the developers have great plans but is concerned about how the promises will be fulfilled.

BriAnna Scowzen expressed her concern about the negative impact on Thanksgiving Point the traffic and development

will have. She is opposed to the units being approved due to traffic and parking issues.

Jeff Scott stated he has heard a lot of unknowing answers to questions, and Lehi is the only place that can solve them. He is concerned about the affect the high density will have on the area. He stated there are a lot of red flags that need to be looked at. He asked if the homes would have two car garages or park on the street. He asked the Commissioners to please plan ahead.

Eric Anderson stated he graduated with a degree in common sense and asked the Commissioners to take a step back and think about things and look into the improvements that need to take place. There wouldn't be enough connectiveness to make sense in the area.

Alan Knight stated what has happened in the last few years has been incredible. Something that has jumped out at him is that Thanksgiving Point is out of money and are trying to come up with a viable solution to provide the community with amenities.

Granger Peck stated he did not think the gentleman who stated he represented UVU was really representing UVU. He stated if the road goes through, the golf course will be destroyed. He asked the Commissioners to think about preserving the quality of life.

Mark Skinner stated he doesn't feel like we have the infrastructure to support the development. He referenced the new hospital and feels like we should be working on building out the infrastructure that is already here to prepare for the growth that is already coming.

Steve Thomas stated a PARC tax was voted on and suggested part of that tax go towards Thanksgiving Point to keep it running so it isn’t destroyed.

Aaron Bullen stated Senator Anderegg was in favor of affordable housing because he serves on the affordable housing commission and we have been building a lot of stuff in Lehi. Aaron challenged the Commissioners to think of a time where Lehi has been more affordable with the rapid growth.

Commissioner Nielsen acknowledged the ecomments and emails that were submitted electronically.

Motion: Commissioner Hereth made a motion to take a break. Commissioner Eyre seconded.

Vote: Commissioner Ellis, yes; Commissioner Hereth, yes; Commissioner Everett, yes; Commissioner Nielsen, yes; Commissioner Jackson, yes; Commissioner Eyre, yes.

Motion: Commissioner Everett made a motion to extend the meeting up to 3.9. Commissioner Ellis seconded.

Vote: Commissioner Ellis, yes; Commissioner Hereth, no; Commissioner Everett, yes; Commissioner Nielsen, yes; Commissioner Jackson, yes; Commissioner Eyre, yes. The motion passed.

McKay Christensen clarified the improvements they plan to continue to invest in Thanksgiving Point. Commissioner Nielsen asked McKay to clarify the financial impact that Thanksgiving Point is currently experiencing. McKay stated Thanksgiving Point relies on donors and grants to sustain ongoing operations. McKay stated Thanksgiving Point is looking for a way to supplement the twenty five percent to help with the operations. Andrew Bybee with STACK Real Estate stated they genuinely appreciate the feedback from the public.

The Commissioners, applicants and staff discussed the item at length.

Motion: Commissioner Jackson moved to recommend approval, with modifications, of Slopes Residential’s request for review of the Thanksgiving Station concept, proposing new land uses for a mixed-used development including approximately 5,300 new residential units within the Thanksgiving Point Area Plan located at Executive

Parkway and Ashton Boulevard; including all forty DRC comments and the findings that City Council require infrastructure investment from the developer prior to any units being built and continuing that pattern of construction, to consider 5,300 units but noting Staff recommended 1,000 units, consider traffic and infrastructure early on in the decision making process, that the concept forecast space for schools and churches, to concentrate density and TOD location in a way to preserve rural locations noting the area plan is being adapted due to external forces, and recognizing Thanksgiving Points vision to invest in the community and augment their viability without adding density. Including that the use does meet code and will not be detrimental or injurious to property in the vicinity, will comply with the goals and policies of the Lehi City General Plan, and will not be detrimental to adjoining properties. Commissioner Ellis seconded.

Vote: Commissioner Ellis, yes; Commissioner Hereth, yes; Commissioner Everett, no; Commissioner Nielsen, yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, no. The motion passed 5 – 2.

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Bridal Creek Estates Plat B, a 5-lot residential subdivision located at 385 South 1100 West.

Suggested Action:

Attachments:

CC Staff Report Bridal Creek Estates B Final Subdivision 12.14.21.docx

Bridal Creek Estates Plat B Final DRC 11.10.21.docx

Bridal Creek Estates B aerial.pdf

Bridal Creek Estates B General Plan.pdf

Bridal Creek Estates B zoning.pdf

Bridal Creek Estates B Final Subdivision 11.10.21 plans.pdf

BRIDAL CREEK ESTATES PLAT B FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Daniel Purtschert		
Meeting Date	December 14, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	385 South 1100 West		
Existing Land Use	Single family residential		
Existing Zoning	RA-1 & R-1-12		
General Plan Land Use Designation	LDR (Low Density Residential)		
Number of Lots/Units	5 lots		
Adjacent Zoning and Land Use	*North*	R-1-8	Saddlebrook II Subdivision
	South	RA-1	Bridle Creek Estates Subdivision
	East	R-1-Flex	Willow Cove Phase 2 Subdivision
	West	TH-5	Single family residential
Date of DRC Review	March 10, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

May 8, 1984 – This property was included as part of the Artesian Aqua annexation approved by the City Council.
April 6, 2005- The Bridal Creek Estates subdivision directly to the south was approved by the City Council.
April 13, 2021- The Bridal Creek Estates Plat B Preliminary subdivision was approved by the City Council.

REPORT ANALYSIS

The applicant is requesting approval of the Bridal Creek Estates B final subdivision, a 5-lot residential development located at 385 South 1100 West in an approved R-1-12 and RA-1 zone. This report will discuss the proposed layout and the DRC comments.

Proposed Layout

The residential subdivision will consist of five single family lots on a total of 3.39 acres. The lots range in size from 19,937 to 38,755 square feet which meets the minimum lot size requirement of 15,000 square feet for the

RA-1 zone and 12,000 square feet for the R-1-12 zone. Lot 1 shows the existing home as remaining, but all other structures on the property will be removed. There is an overall density of approximately 0.67 units per acre for this subdivision which is consistent with the goals of the General Plan designation and current zoning. The RA-1 and R-1-12 zones establish a maximum density of 2.5 and 3 units per acre respectively.

New curb, gutter, park strip, and sidewalk will be included with this project. The sidewalk will transition from five to four feet on the cul-de-sac bulb to connect into Bridal Creek Estates which utilized the old standard width.

DRC Comments

The DRC had ten comments including the following:

1. Relocate RMP pole 2' west to planter strip. (Developer coordinate with RMP).
2. On the plat, note that lowest floor levels cannot be 5 feet below native grade.

Please consider all DRC comments in 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 has lot sizes and an overall density that are consistent with zoning classifications and General Plan designation.
2. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
3. Other findings based upon information presented at the public meeting.

Bridal Creek Estates Plat B Final Subdivision
DRC Redline Comments

Daniel Purtschert – requests final subdivision review of Bridal Creek Estates Plat B, a 5-lot residential subdivision located at 385 South 1100 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: Dani Purtschert
Date of Plans Reviewed: 11/2/2021
Time Start: 1:08 pm
Time End: 1:23 pm

DRC REDLINE COMMENTS:

Glade – Power:
1. Relocate RMP pole 2' west to planter strip. (Developer coordinate with RMP).
2. Remove details relating to 3-phase services and cobra head street lighting. Replace with details 2.2 – Residential Service, 3.2.2 – Residential metering, 4.1.1, single phase transformer placement, 7.3 – Town & Country Residential Street Lighting.

Garion – Fire: No comments

Greg – Water/Sewer:
3. Remove preliminary plat notes from cover sheet and change label on plat to say to final plat

Trent – Parks: No comments

Matt – Public Works:
4. 2' T-patch required for all utility road cuts note to be added
5. Sub and road base to extend under and past the curb and gutter as per Lehi City standards. For page 6 & 8
6. Drain -10 missing from detail sheet for sump.

Luke- Traffic: No comments

Kim – Planning:
7. On sheet C-1.0 update the Engineering address, 128 N 100 E.

Gary – Building/Inspections:
8. On the plat, with note #4, after 5/8" add "rebar with cap".
9. On the plat, note that lowest floor levels cannot be 5 feet below native grade.

Ross – Engineering:
10. Adjust profile view on sheet P-1 so that it is completely visible. Add elevation labels to sides of profile on sheets P-1 and P-2

General Comments
1. RMP purchase (ATA) required.
2. Convert existing home service to underground for new connection to Lehi Power.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement Agreement for road widening on 1100 West must be in place.
5. Require a Class V UIC injection well recorded with the state
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.

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. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
10. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
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. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

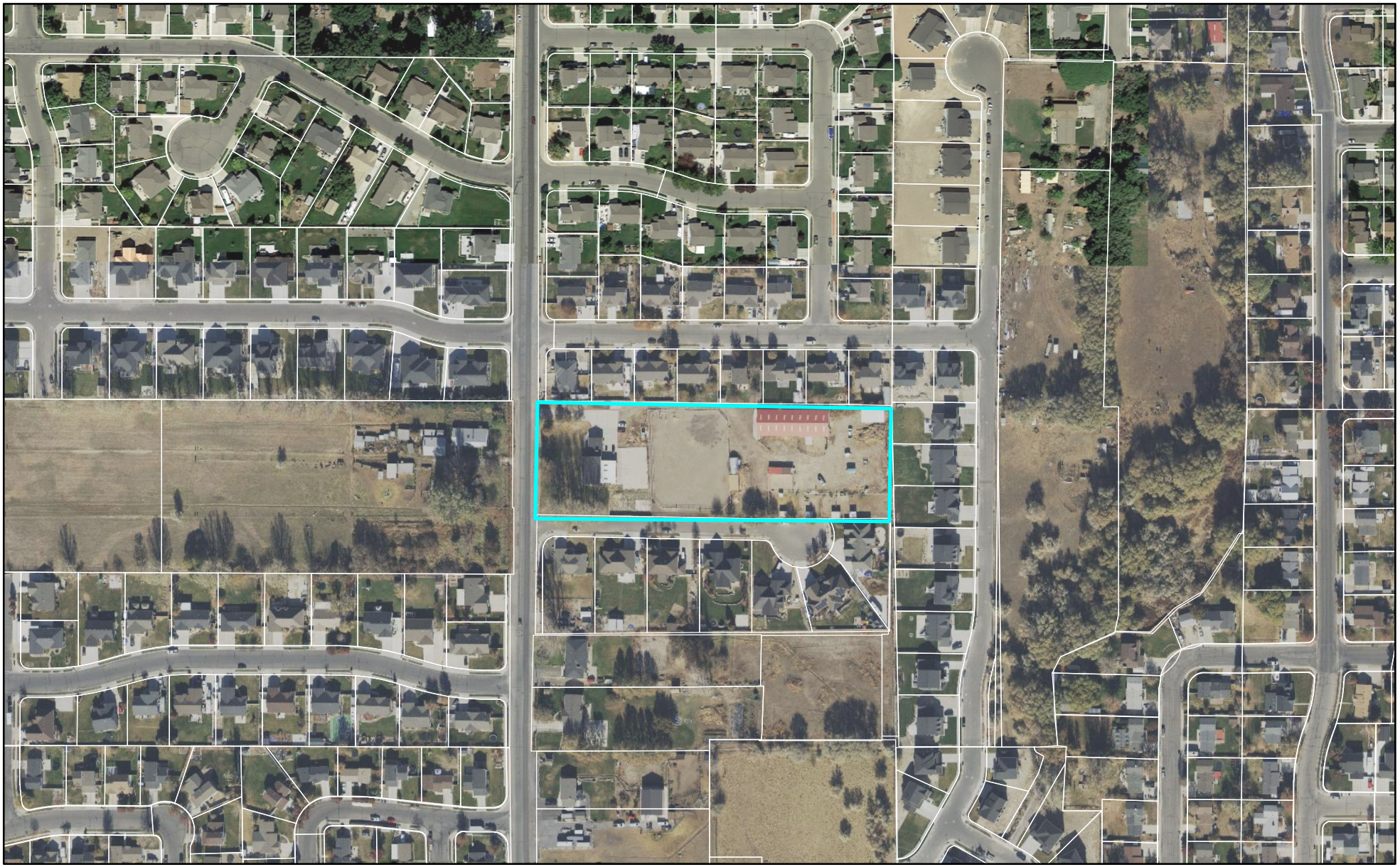
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON DECEMBER 14, 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.

Bridal Creek Estates B Final Subdivision

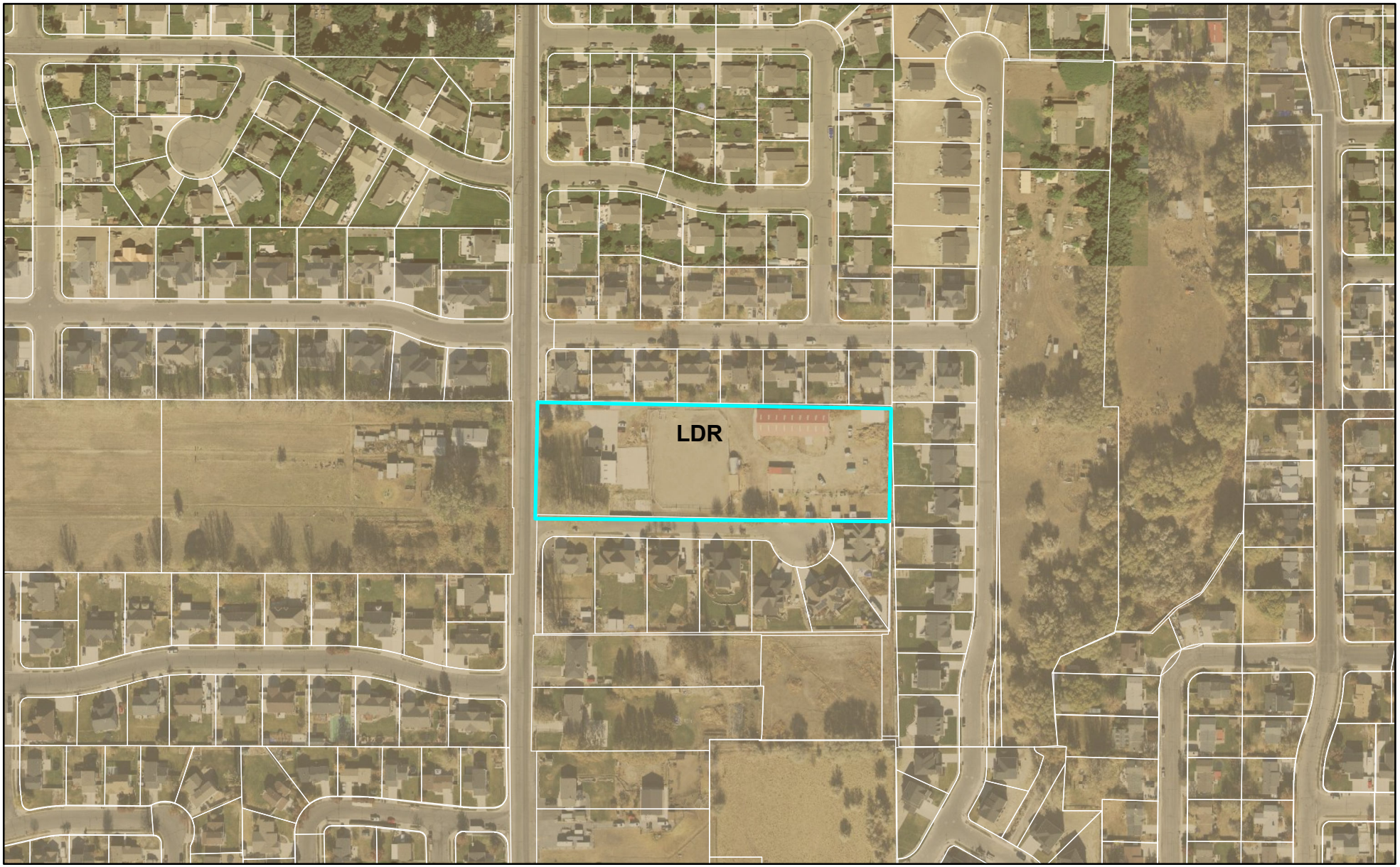
Aerial



LEHI CITY

Bridal Creek Estates B Final Subdivision

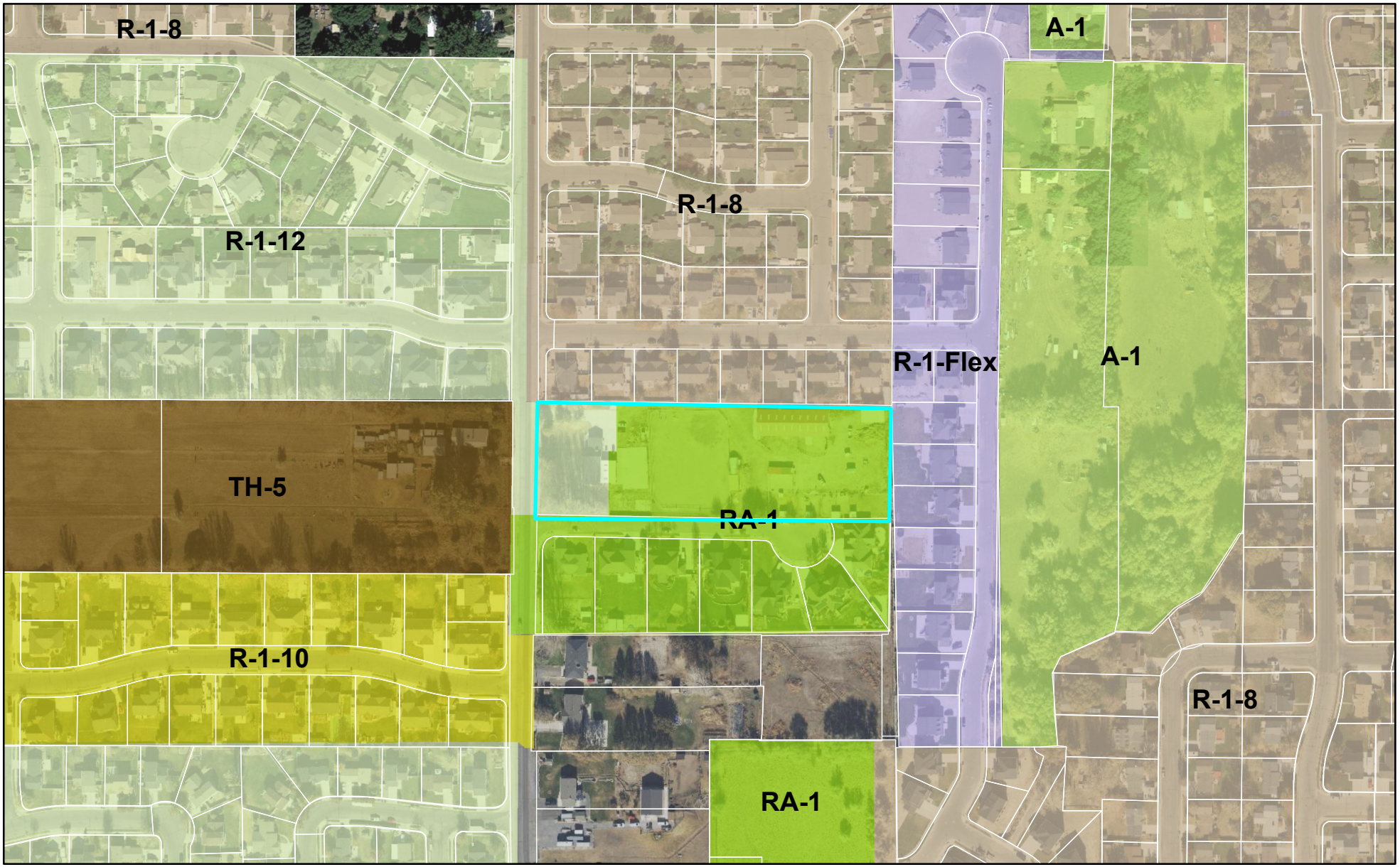
General Plan



LEHI CITY

Bridal Creek Estates B Final Subdivision

Zoning



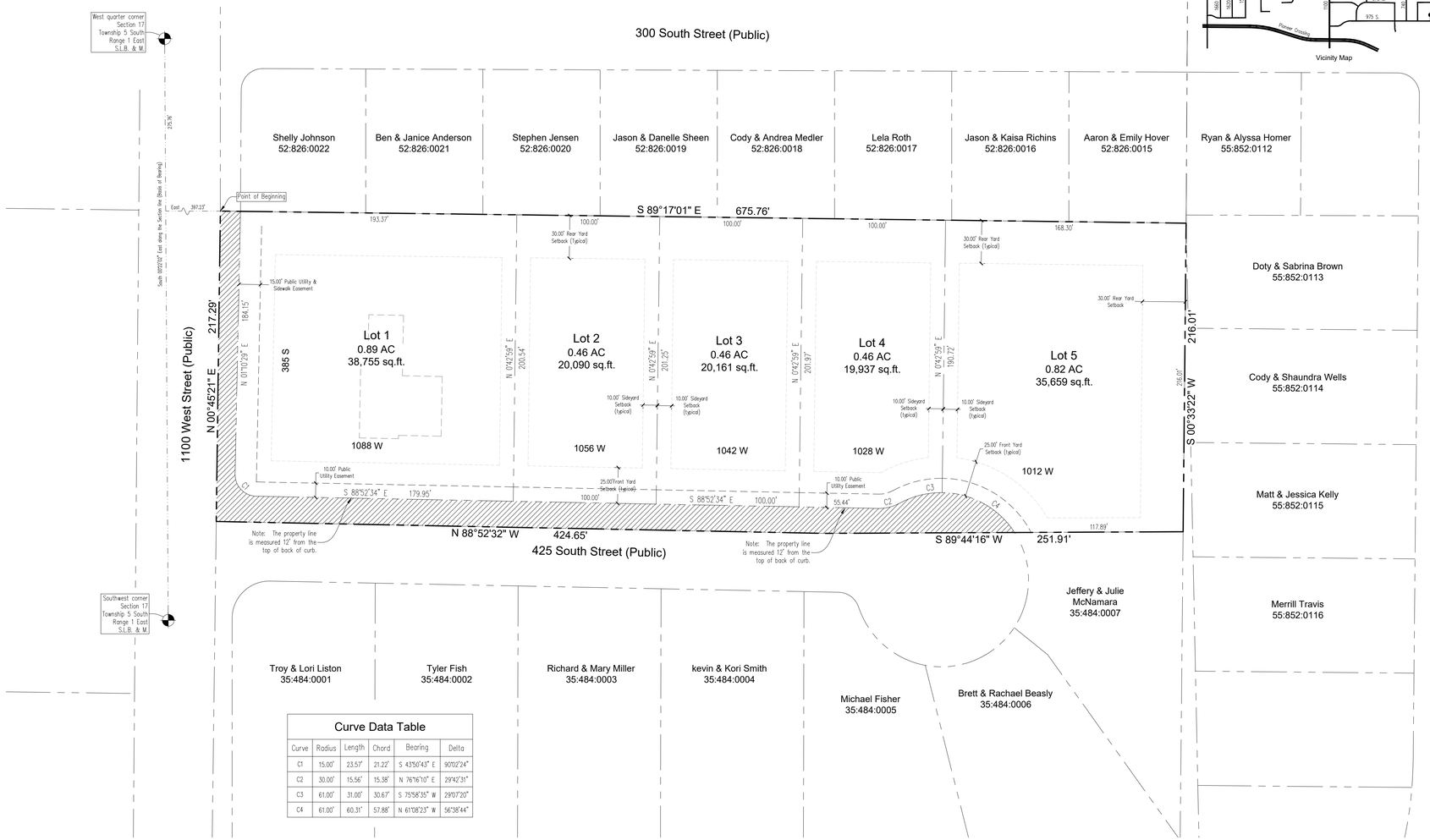
LEHI CITY

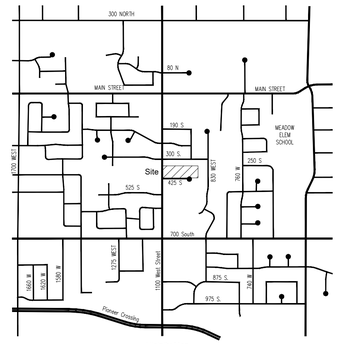
BRIDAL CREEK ESTATES PLAT "B"

Located in the Southwest quarter of Section 17,
Township 5 South, Range 1 East
Salt Lake Base and Meridian

A Residential Subdivision

NORTH
1" = 40'





Vicinity Map

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	15.00'	23.57'	21.22'	S 43°50'43" E	90°02'24"
C2	30.00'	15.56'	15.38'	N 76°16'10" E	29°42'31"
C3	61.00'	31.00'	30.67'	S 75°58'35" W	29°07'20"
C4	61.00'	60.31'	57.88'	N 61°08'23" W	56°38'44"

Notes:

1. 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.

2. All construction is to be done as per the 2016 edition of the Lehi City Design Standards and Public Improvement Specifications.

3. "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".

4. All property corners to be set with 5/8" and brass pins to be set in the top of curb.

	Square Footage	Acreage	Percent of total
Total Area	147,777	3.39	100
Total Lot Area	134,600	3.30	98
Street Dedication Area	13,068	0.09	2

Tabulation Table

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, 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 subdivided said tract of land into lots, streets, and easements, 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 every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge.

Boundary Description

Commencing at a point located South 00°22'02" East along the Section line 275.76 feet and East 397.23 feet from the West quarter corner of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°17'01" East along Saddlebrook II Subdivision as shown on file in the office of the Utah County Recorders office; thence South 00°33'22" West 216.01 feet; thence South 89°44'16" West along Plat "A", Bridle Creek Estates Subdivision as shown on file in the office of the Utah County Recorders office, 251.91 feet; thence North 88°52'32" West along said Bridle Creek Estates 424.65 feet; thence North 00°45'21" East 217.29 feet to the point of beginning.

Area = 147,777 sq.ft. or 3.39 Acres
Total number of Lots = 5

Basis of Bearing is South 00°22'02" East along the Section line from the West quarter corner to the Southwest corner of said Section 17.

DATE

PROFESSIONAL LAND SURVEYOR
(see seal below)

Owner's Dedication

Know all 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 hereunto set our hands this _____ day of _____, A.D. 20___.

Daniel & Camille Purtschert Trust 02-03-2011

Daniel A Purtschert

Camille B Purtschert

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

On this _____ day of _____, in the year 20___, before me, _____ a Notary Public, personally appeared Daniel A and Camille B Purtschert, proved on the basis of satisfactory evidence to be the person(s), whose are subscribed to this instrument, and acknowledged that they executed the same.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Planning Commission Approval

Approved this _____ day of _____, 20___, by the Lehi City Planning Commission.

Director-Secretary

Chair, Planning Commission

Acceptance by Legislative Body

The City 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 purposes for the perpetual use of the public. Signed this _____ day of _____, A.D. 20___.

Approved: _____ Mayor

Approved: _____ City Recorder (see seal below)

Approved: _____ City Engineer (see seal below)

Occupancy Restriction Notice

The City of Lehi has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

County Recorder

Plat " B "

BRIDAL CREEK ESTATES

Located in the Southwest quarter of Section 17,
Township 5 South, Range 1 East
Salt Lake Base and Meridian

A Residential Subdivision

Lehi City, _____ Utah County, Utah

Scale: 1" = 40 Feet

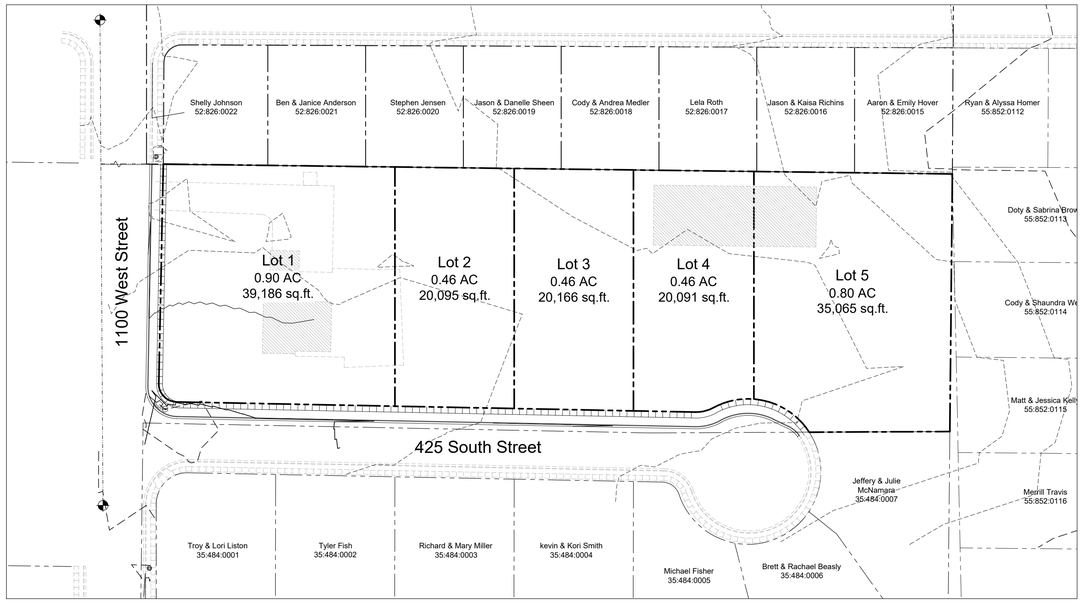
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

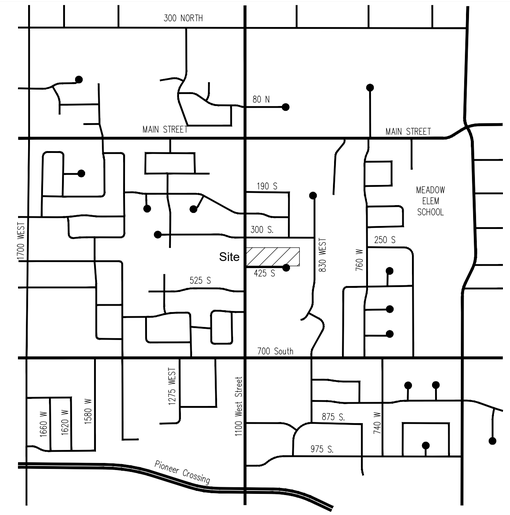
Bridal Creek Estates B

A Residential Subdivision

Legend

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
CTV	Cable TV utility lines
P	Existing Power lines
P	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
4503	Existing Contour Elevation
4503	Finish Contour Elevation
4503.00	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culindary Water Valve
	Fire Hydrant
S	Sanitary Sewer Manhole
D	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement





Vicinity Map

LEHI CITY CONSTRUCTION NOTES

1. 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.

2. All construction is to be done as per the 2016 edition of the Lehi City Design Standards and Public Improvement Specifications.

3. All ADA accessible sidewalk ramps will be constructed in accordance with the 2016 edition of the Lehi City Design Standards and Public Improvement Specifications.

4. Prior to construction, an erosion and sedimentation control plan will be submitted to the Public Works Director for approval.

5. Prior to commencement of any work, a pre-construction meeting will be held with the Public Works Director, Chief Building Official, city inspectors, the contractor and property owner.

The Following items will be reviewed at the time of Final Plat review:

a) Plan & Profile/construction drawings of public improvements.
b) All pipe types, specific locations & details (bends, detector tape, etc.).
c) Valves.
d) Blowoffs including size, type and protection.
e) Manholes, boxes and related details.
f) Water & sewer service details.
g) Fire Hydrants.
h) Lot Line utility Easements.
i) Street Lights/street signs/traffic signs.
j) Power line extensions & dome/transformer locations.
k) Lot addresses.
l) CBR values and road sub-base.
m) Subdivision monumentation and lot corner markers.

Right to Farm Note:

"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".

Planning Department

153 North 100 East
Lehi, Utah 84043
Phone (385) 201-1000

Planning Director - Kim Struthers

Public Works Department

2538 North 300 West
Lehi, Utah 84043
Phone (385) 201-1900
Dave Norman - Director

Engineering

Engineer: Lorin Powell
99 West Main Street
Lehi, Utah 84057
Phone (385) 201-1030

Building Inspection

153 North 100 East
Lehi, Utah 84043
Phone (385) 201-1035

Water & Sewer Department

2538 North 300 West
Lehi, Utah 84043
Phone (385) 201-1900

Public Safety

128 N. 100 E.
Lehi, Utah 84043
Phone (385) 201-1081

Gas

Questar
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

Electricity

560 West Glen Carter Drive
Lehi, Utah 84043
Phone: (801) 768-4833,
(801) 768-9176 or (801) 768-9167

Telephone

Qwest
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

Owner/Developer:

Daniel and Camille Purtschert
385 South 1100 West
Lehi, Utah

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = R A-1
Total Area = 3.39 Acres
Total number of Lot s = 5
Density = 0.67 Lots/Acre

	Square Footage	Acreage	Percent of total
Total Area	147,777	3.39	100
Total Lot Area	134,600	3.30	98
Street Dedication Area	13,068	0.09	2

Tabulation Table

Sheet Index

1.0 Cover Sheet
1.1 General Notes
2.0 Site Plan
3.0 Utility Plan
P-1 425 South street improvement plan
P-2 1100 West street improvement plan
D-1 City Roadway Detail Sheet
D-2 City Power Detail Sheet
D-3 City Utility Detail Sheet

Sheet No.
C - 1.0

NORTH
1" = 30

West quarter corner
Section 17
Township 5 South
Range 1 East
S.L.B. & M.

Southwest corner
Section 17
Township 5 South
Range 1 East
S.L.B. & M.

300 South St.

425 South St.

1100 West Street

TH - 5 Zone

R 1-12 Zone

R 1-10 Zone

R 1-8 Zone

R A-1 Zone

R 1-Flex Zone

Shelly Johnson
52:826:0022

Ben & Janice Anderson
52:826:0021

Stephen Jensen
52:826:0020

Jason & Danelle Sheen
52:826:0019

Cody & Andrea Medler
52:826:0018

Lela Roth
52:826:0017

Jason & Kaisa Richins
52:826:0016

Aaron & Emily Hover
52:826:0015

Ryan & Alyssa Homer
55:852:0112

Doty & Sabrina Brown
55:852:0113

Cody & Shaundra Wells
55:852:0114

Matt & Jessica Kelly
55:852:0115

Merrill Travis
55:852:0116

Jeffery & Julie McNamara
35:484:0007

Troy & Lori Liston
35:484:0001

Tyler Fish
35:484:0002

Richard & Mary Miller
35:484:0003

kevin & Kori Smith
35:484:0004

Michael Fisher
35:484:0005

Brett & Rachael Beasly
35:484:0006

Lot 1
0.90 AC
39,186 sq.ft.

Lot 2
0.46 AC
20,095 sq.ft.

Lot 3
0.46 AC
20,166 sq.ft.

Lot 4
0.46 AC
20,091 sq.ft.

Lot 5
0.80 AC
35,065 sq.ft.

Point of Beginning
East 397.23'

S 89°17'01" E 675.76'

N 88°52'32" W 424.65'

S 89°44'16" W 251.91'

S 00°33'22" W 216.01'

N 00°45'21" E 217.29'

Existing 48' Asphalt

Existing 24" curb & gutter 4' Platner, 4' Sidewalk

Connect to existing sidewalk

Telephone Pedistal

Electrical Box

Power Pole (Lehi Power)

Connect to existing curb & gutter

Existing 6' High Vinyl fence

Zone Boundary Line R A-1 & R 1-8 Zones

Existing 5' High wire fence

Zone Boundary Line R A-1 & R 1-Flex

Existing 6' High Vinyl fence

Existing Water Well to remain

Existing concrete driveway to remain

NEW 24" curb & gutter 7' Platner, 5' Sidewalk

Existing Trees to remain

Existing Tree to remain

Existing 3,500 sq.ft. House to remain

Existing 50'x136' (6,800 sq.ft.) Barn to be removed

Power Pole (private) to be removed

Existing Trees to be removed

Existing 5' High Masonry fence

34.00' total asphalt

25.47' Existing Asphalt

25.61' Existing Asphalt

Transition 4' sidewalk to 5' sidewalk through last 15' of curve

Connect to existing curb & gutter

Existing 24" curb & gutter 4' Platner, 4' Sidewalk

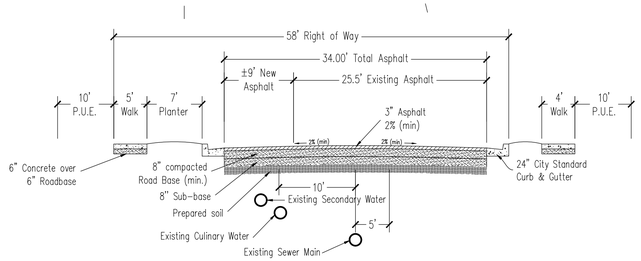
Existing 48' Asphalt

Existing 24" curb & gutter 4' Platner, 4' Sidewalk

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



Street Cross Section

The Minimun street grade is to be 0.400%
CBR 8.0

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

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Bridal Creek Estates B

Preliminary Plat

Lehi, Utah

Revisions

Date	9-16-2021
Scale	1" = 30'
By	TD
Tracing No.	L - 14477

Sheet No.
C - 2.0

NORTH
1" = 40'

300 South St.

Shelly Johnson
52:826:0022

Ben & Janice Anderson
52:826:0021

Stephen Jensen
52:826:0020

Jason & Danelle Sheen
52:826:0019

Cody & Andrea Medler
52:826:0018

Lela Roth
52:826:0017

Jason & Kaisa Richins
52:826:0016

Aaron & Emily Hover
52:826:0015

Ryan & Alyssa Homer
55:852:0112

Doty & Sabrina Brown
55:852:0113

Cody & Shaundra Wells
55:852:0114

Matt & Jessica Kelly
55:852:0115

Merrill Travis
55:852:0116

Jeffery & Julie McNamara
35:484:0007

Brett & Rachael Beasly
35:484:0006

Michael Fisher
35:484:0005

kevin & Kori Smith
35:484:0004

Richard & Mary Miller
35:484:0003

Tyler Fish
35:484:0002

Troy & Lori Liston
35:484:0001

1100 West St.

425 South St.

Existing SSMH #4
Rim = 4532077
FL OUT = 4522277

Existing SSMH #1
STA = -0+21.01
Rim = 4532.15
FL OUT = 4521.20

Irrigation Box - (1)
STA = -0+05.91
Rim = 4532.59
FL OUT = 4525.13

Power Pole
(Lehi Power)

Existing 273.22 L.F. 8" PVC Pipe @ 0.51%

Existing 8" PVC C900 Water Main

Existing 12" PVC DR-18 C900 Pl Main

Existing PI service to be upgraded to a metered service

Existing Water Meter to be shifted out of new sidewalk

Existing 4" Sewer lateral to remain (not found by survey)

Existing SSMH #5
Rim = 4530.89
FL IN = 4521.38
FL OUT = 4521.28

Existing 462.61 L.F. 36" Concrete Pipe @ 0.44%

Existing 78.41 L.F. 8" PVC Pipe @ 0.61%

NEW Sump #4 (see standard Drain-10)
Rim = 4529.35
FL Sump = 4519.35

Existing 341.18 L.F. 24" Concrete Pipe @ 0.17%

Existing SSMH #6
Rim = 4530.52
FL IN = 4520.87
FL OUT = 4520.77
FL OUT = 4520.77

Existing 267.58 L.F. 8" PVC Pipe @ 0.45%

Existing 8" PVC Pl Water Main

Existing 6" PVC SDR-21 Class 200 Water Main

Existing SSMH #2
Rim = 4531.17
FL IN = 4521.97
FL OUT = 4521.87

Existing 329 L.F. 8" PVC Pipe @ 0.54%

Existing SSMH #3
Rim = 4532.65
FL IN = 4523.30

Existing Fire Hydrant

Existing Blow-off Valve

Existing Area Light

Existing Area Light

Irrigation Box - (2)
STA = 3+39.31
Rim = 4532.61
FL IN = 4524.54

Lot 1
0.90 AC
39,186 sq.ft.

Lot 2
0.46 AC
20,095 sq.ft.

Lot 3
0.46 AC
20,166 sq.ft.

Lot 4
0.46 AC
20,091 sq.ft.

Lot 5
0.80 AC
35,065 sq.ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Bridal Creek Estates Plat B

Utility Plan

Lehi, Utah

Revisions

Date	9-16-2021
Scale	1" = 40'
By	TD
Tracing No.	L - 14424

Sheet No.
C - 3.0

KEYED NOTES:

1. NEW 4" sewer lateral with cleanout (PER CITY STANDARDS) stubbed 10' beyond the back of sidewalk.
2. NEW 3/4" water service lateral with 3/4" water meter (PER CITY STANDARDS) stubbed 10' beyond the back of sidewalk.
3. Proposed Residential street light (PER CITY STANDARDS).
4. ADA RAMP (PER CITY STANDARDS)
5. STREET/YIELD SIGN/STOP SIGN (PER CITY STANDARDS)
6. 1" SECONDARY WATER SERVICE (PER CITY STANDARDS).

Note:

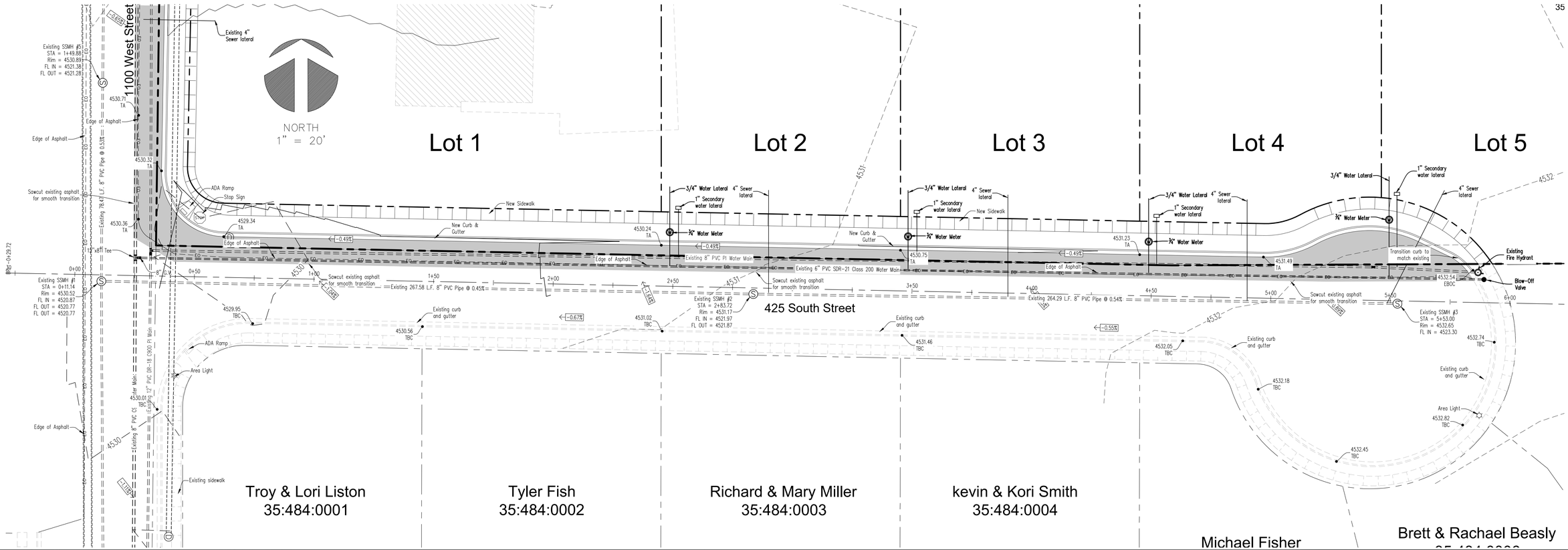
Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

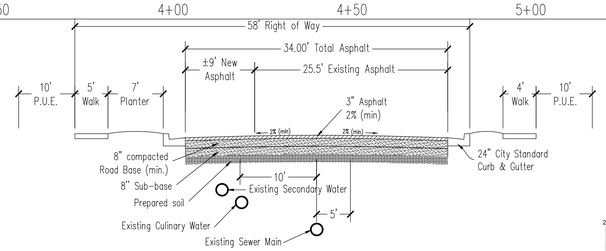
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.





Street Cross Section

The Minimun street grade is to be 0.400%
CBR 8.0

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

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DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

425 South Street Improvements

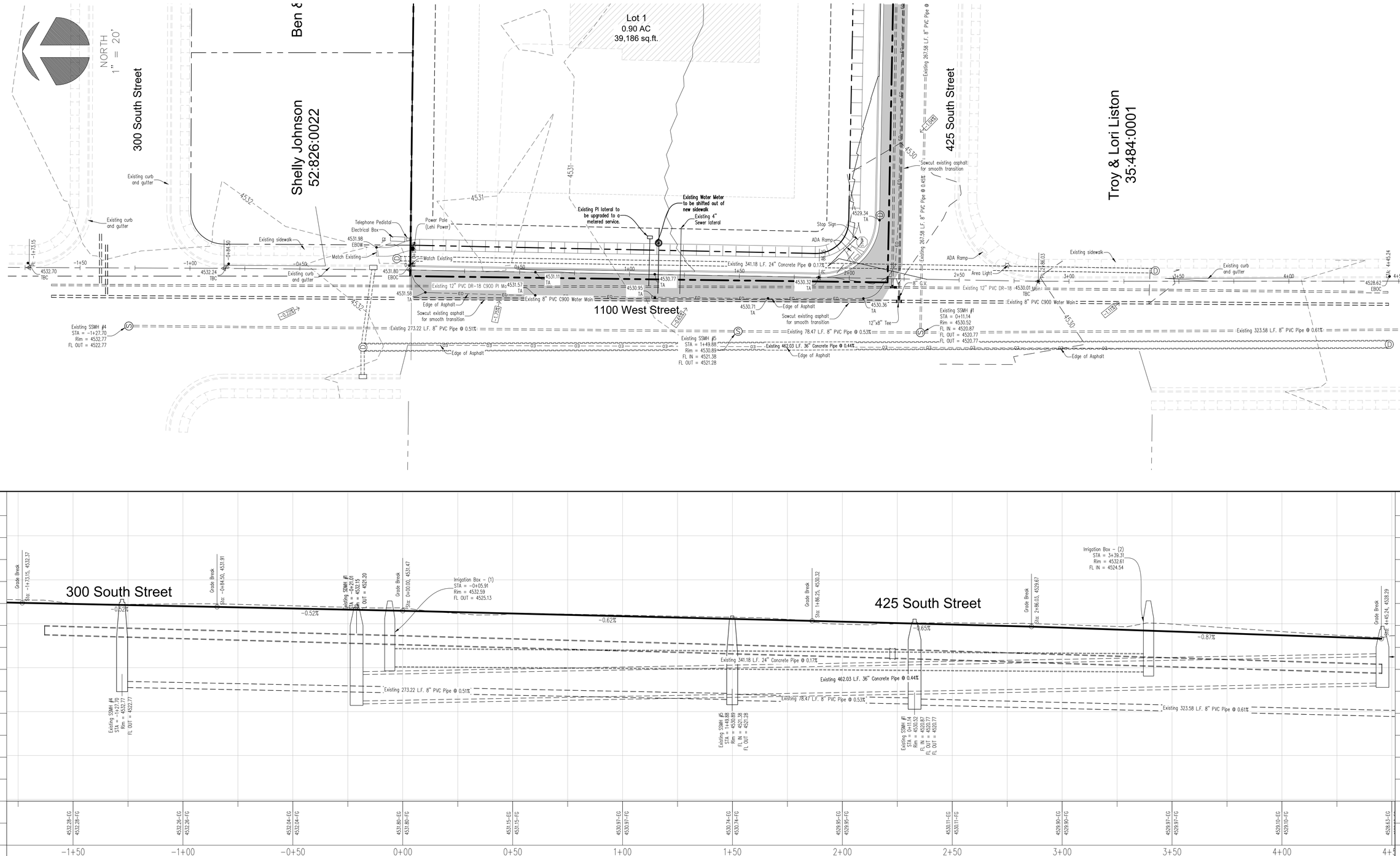
Bridal Creek Estates B

Lehi Utah

Revisions

Date	9-16-2021
Scale	1" = 20'
By	TD
Tracing No.	L -

Sheet No.
P - 1



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

1100 West Street Improvement Plan

Bridal Creek Estates B

Lehi Utah

Revisions

Date
9-16-2021
Scale
1" = 20'
By
TD
Tracing No.
L -

Sheet No.
P - 2

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

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Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Gardner Point Phase 4, a 114-lot residential development located at 1350 North 3600 West.

Suggested Action:

Attachments:

CC Staff Report Gardner Point Phase 4 Final Subdivision 12.14.21.docx

Gardner Point Phase 4 Final Subdivision DRC 12.01.21.docx

Gardner Point Ph. 4 - Plans 11.16.21.pdf

Gardner Point Ph. 4 - Landscape Plans 11.16.21.pdf

Gardner Point Phase 4 Final Subdivision - general plan map.pdf

Gardner Point Phase 4 Final Subdivision - zoning map.pdf

Gardner Point Phase 4 Final Subdivision - aerial map.pdf

GARDNER POINT PHASE 4 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	December 14, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	1350 North 3600 West		
Existing Land Use	Undeveloped		
Existing Zoning	R-2 (Medium Density Residential) & R-3 (High Density Residential)		
General Plan Land Use Designation	MDR (Medium Density Residential) & HDR (High Density Residential)		
Number of Lots/Units	114 units		
Adjacent Zoning and Land Use	*North*	R-3	The Exchange
	South	R-2 and R-3	Future Gardner Point
	East	R-2 and R-3	Future Gardner Point
	West	R-2	Future Gardner Point
Date of DRC Review	December 1, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 17.040. Development Standards. *(Amended 4/11/00; 2/27/01; 08/13/02; 11/18/03; 12/08/15; 03/31/20; 06/23/20; 09/08/20)*
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. *(Amended 2/27/01)*

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

REPORT ANALYSIS

The applicant is requesting approval of the Gardner Point Phase 4 Final Subdivision. The proposed subdivision is the third phase of the Gardner Point Phase 2 Preliminary Subdivision, which was approved to be developed as a

planned-unit development (PUD). This phase is proposed to consist of townhomes, condominiums, a clubhouse, and open space. This report will discuss the subdivision layout and DRC comments.

Subdivision Layout

The proposed subdivision will include 114 units. The units are proposed to be a mixture of rear-load townhomes, front-load townhomes, and condominiums. Of the 114 units, 94 are townhomes and 20 are condominiums. The rear-load townhomes are proposed to front open space, the clubhouse, and public roads. The front-load townhomes are proposed to front Sage Drive and Big Horn Drive. The condominiums are proposed to front onto 3830 West.

In addition to the varied unit types, the proposed final subdivision meets and exceeds the ten percent open space requirement for PUDs with 28 percent or 2.85 acres. This phase includes a small open space area with townhomes fronting onto it and the clubhouse area. The clubhouse and amenities area is located on the northern portion of this phase and will be included in a separate clubhouse submittal. A trail is being provided along Sage Drive to connect the clubhouse area to the open space provided with a future phase to the south. Guest parking is being provided with 26 stalls near the townhomes and clubhouse area. In addition, parking will be allowed along the public streets. Each townhome and condo also has garage and drive parking. The proposed subdivision meets the street connectivity requirements for block lengths, connectivity index, and provides additional pedestrian connectivity through several blocks to increase walkability.

DRC Comments

The DRC had six comments, including the following:

1. Recommend that the trail ramp be straightened out so people using the trail don't have to jog in their path of travel to use the ramp (see Bluebeam session).
2. Locate PI service meter in planter strip (South side of Big Horn Drive at intersection of Sage Drive.

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 4 Final Subdivision
DRC Redline Comments

*Edge Homes - requests final subdivision review of **Gardner Point Phase 4**, a 114-lot residential development located at 1350 North 3600 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Matthew Meier, Kim Struthers, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Matthew Meier, Mike West, Sierra Pierson
Representatives of the Applicant Present: Spencer, Brandon, Brady
Date of Plans Reviewed: 11/16/21
Time Start:
Time End: 2:38 PM

DRC REDLINE COMMENTS:

Glade – Power:

1. Please include the Power Plan phase 4 and Power Plan Over-all similar to Willow and Timp Point plans. (manderson.activepowereng@gmail.com) Sheet provided does not show power infrastructure.

Garion – Fire: No comments

Greg – Water/Sewer:

2. Is 10" sewer main on 3900 West South of Big Horn Drive an accurate size ?
3. Locate PI service meter in planter strip (South side of Big Horn Drive at intersection of Sage Drive.
4. Change SSMH #200 to a 5' manhole, you have a 12", 10" and an 8" intersecting into this manhole.
5. Fix INV elevations on SSMH #200, match top of all pipes to one another. 12", 10" and 8".

Trent – Parks: No comments

Gary – Building/Inspections: No comments

Matthew – Streets/Storm Drain: No comments

Ross – Engineering: No comments

Luke- Traffic: No comments

Kim – Planning:

6. Recommend that the trail ramp be straightened out so people using the trail don't have to jog in their path of travel to use the ramp (see Bluebeam session).

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement Agreement for any reimbursable improvement items must be in place.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Show lot addresses on the final plat (must coordinate with Planning Division).
7. 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.
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
9. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
10. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
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.

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. Provide a recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON DECEMBER 14TH

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

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

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

GARDNER POINT PHASE 4

A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
November 12, 2021

INDEX OF DRAWINGS

1-1	GARDNER POINT PHASE 4 PLAT	C-301	ENLARGED UTILITY PLAN 1
1 OF 2	GARDNER POINT PHASE 4 PLAT 'X' CONDOMINIUM	C-302	ENLARGED UTILITY PLAN 2
2 OF 2	GARDNER POINT PHASE 4 PLAT 'X' CONDOMINIUM	C-303	POWER PLAN
1 OF 2	GARDNER POINT PHASE 4 PLAT 'Y' CONDOMINIUM	C-400	EROSION CONTROL PLAN
2 OF 2	GARDNER POINT PHASE 4 PLAT 'Y' CONDOMINIUM	C-500	DETAILS
C-001	GENERAL NOTES	C-501	DETAILS
C-100	OVERALL SITE PLAN	C-502	DETAILS
C-100A	CIRCULATION PLAN	C-503	DETAILS
C-101	ENLARGED SITE PLAN 1	PP-1	PLAN AND PROFILE TETON WAY
C-102	ENLARGED SITE PLAN 2	PP-2	PLAN AND PROFILE BIG HORN DRIVE
C-200	OVERALL GRADING AND DRAINAGE PLAN	PP-3	PLAN AND PROFILE BIG HORN DRIVE
C-201	ENLARGED GRADING AND DRAINAGE PLAN 1	PP-4	PLAN AND PROFILE 3860 WEST
C-202	ENLARGED GRADING AND DRAINAGE PLAN 2	PP-5	PLAN AND PROFILE 3900 WEST
C-300	PHASE 3 HYDRANT PLAN	PP-6	PLAN AND PROFILE SAGE DRIVE
C-300A	OVERALL HYDRANT AND UTILITY PLAN		

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.

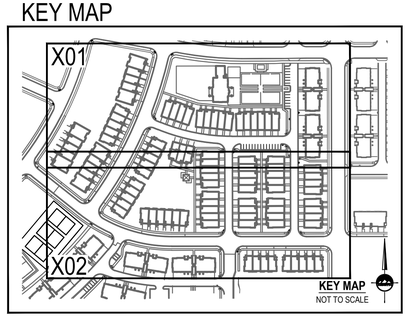
NOTICE TO DEVELOPER/ CONTRACTOR

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.

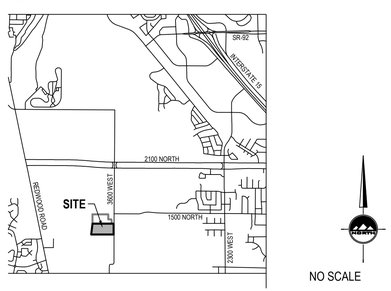
UTILITY DISCLAIMER

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



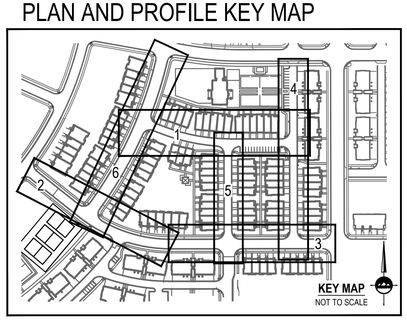
VICINITY MAP



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 AND NORTHWEST QUARTER SECTION 11, T5S, R1W SALT LAKE BASE & MERIDIAN ELEV. = 4536.22.

PLAN AND PROFILE KEY MAP



ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-694-0150

GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

COVER SHEET

PROJECT NUMBER 8069M
PRINT DATE 2021-11-12
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

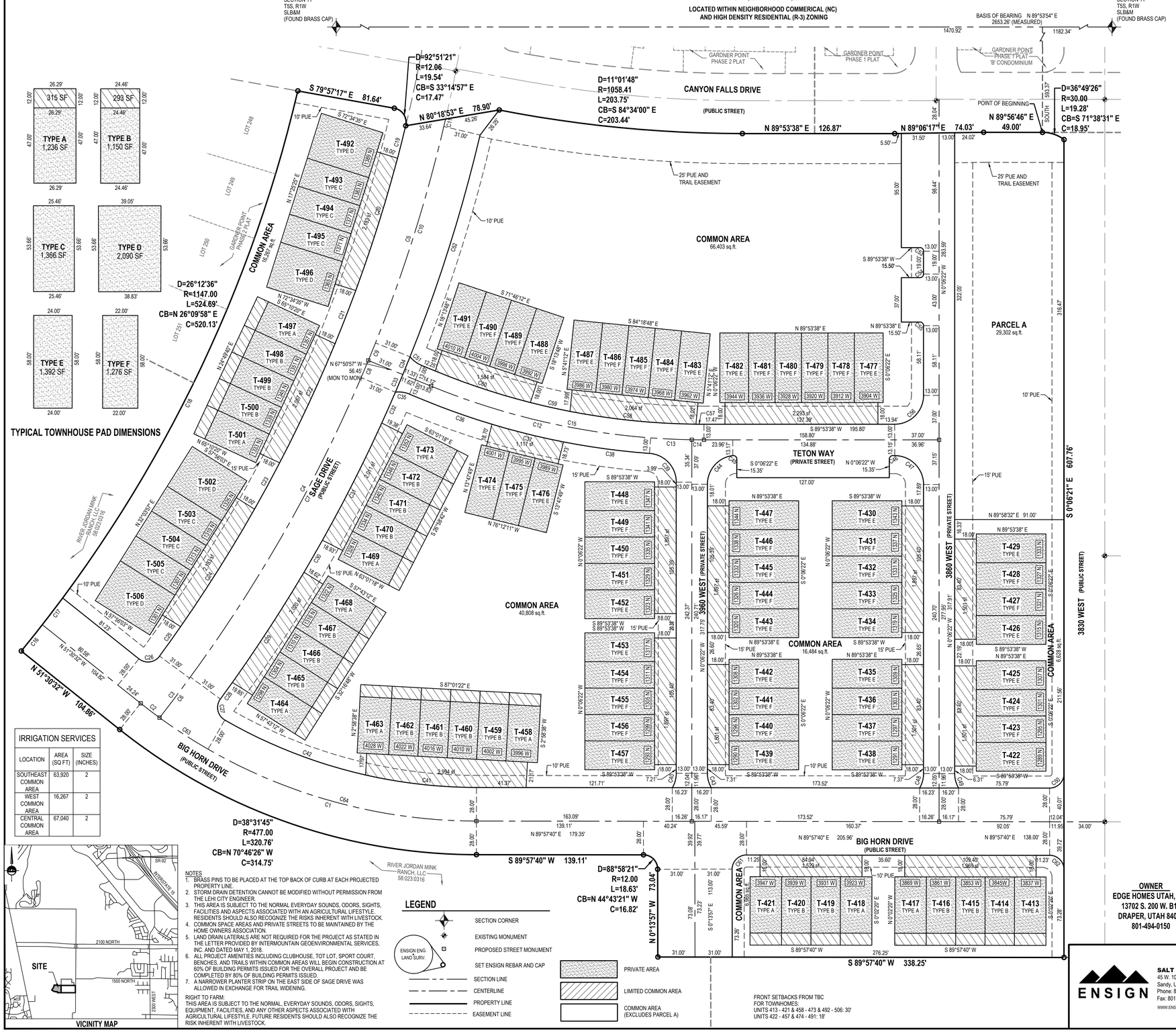
C-000

GARDNER POINT PHASE 4 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



TYPICAL TOWNHOUSE PAD DIMENSIONS

IRRIGATION SERVICES		
LOCATION	AREA (SQ FT)	SIZE (INCHES)
SOUTHEAST COMMON AREA	63,920	2
WEST COMMON AREA	16,267	2
CENTRAL COMMON AREA	67,040	2

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.
7. A NARROWER PLANTER STRIP ON THE EAST SIDE OF SAGE DRIVE WAS ALLOWED IN EXCHANGE FOR TRAIL WIDENING.

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.

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 (EXCLUDES PARCEL A)

FRONT SETBACKS FROM TBC FOR TOWNHOMES:
UNITS 413 - 421 & 458 - 473 & 492 - 506: 30'
UNITS 422 - 457 & 474 - 491: 18'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	449.00'	282.18'	36°00'30"	S72°02'03"E	277.56'
C2	449.00'	19.75'	2°31'15"	S52°46'11"E	19.75'
C3	1269.00'	41.34'	1°52'00"	N37°04'19"E	41.34'
C4	1269.00'	304.25'	13°44'13"	N29°16'12"E	303.52'
C5	1269.00'	211.34'	9°32'31"	N17°37'50"E	211.10'
C6	1269.00'	42.45'	1°55'00"	N37°02'49"E	42.45'
C7	1269.00'	287.73'	12°59'28"	N29°35'35"E	287.11'
C8	1269.00'	15.42'	0°41'46"	N22°44'59"E	15.42'
C9	1269.00'	15.78'	0°42'44"	N22°02'43"E	15.78'
C10	1269.00'	189.16'	8°32'27"	N17°25'08"E	188.99'
C11	1269.00'	6.40'	0°17'20"	N13°00'14"E	6.40'
C12	600.00'	188.62'	18°00'41"	S76°51'18"E	187.84'
C13	600.00'	34.30'	3°16'32"	S87°29'54"E	34.30'
C14	600.00'	10.16'	0°58'11"	S89°37'16"E	10.16'
C15	600.00'	222.92'	21°17'13"	S78°29'34"E	221.64'
C16	1147.00'	28.00'	1°23'55"	N38°34'18"E	28.00'
C17	1147.00'	28.01'	1°23'57"	N37°10'22"E	28.01'
C18	1147.00'	468.69'	23°24'44"	N24°46'02"E	465.43'
C19	1238.00'	27.95'	1°17'37"	N14°06'11"E	27.95'
C20	1238.00'	115.54'	5°20'51"	N17°25'25"E	115.50'
C21	1238.00'	47.48'	2°11'51"	N21°11'46"E	47.48'
C22	1238.00'	109.43'	5°03'53"	N24°49'38"E	109.40'
C23	1238.00'	43.92'	2°01'57"	N28°22'33"E	43.92'
C24	1238.00'	115.54'	5°20'51"	N32°03'57"E	115.50'
C25	1238.00'	30.23'	1°23'57"	N35°26'21"E	30.23'
C26	12.00'	19.34'	92°21'09"	N82°18'53"E	17.32'
C27	12.00'	20.16'	96°15'58"	S12°02'40"E	17.87'
C28	1300.00'	17.10'	0°45'13"	N35°42'43"E	17.10'
C29	1300.00'	109.44'	4°49'24"	N32°55'24"E	109.40'
C30	1300.00'	30.78'	1°21'23"	N29°50'00"E	30.78'
C31	1300.00'	109.43'	4°49'23"	N26°44'38"E	109.40'
C32	1300.00'	28.01'	1°14'05"	N23°42'54"E	28.01'
C33	1300.00'	15.93'	0°42'07"	N22°44'48"E	15.93'
C34	1300.00'	16.03'	0°42'23"	N22°02'33"E	16.03'
C35	24.00'	11.98'	28°35'46"	N82°08'50"W	11.85'
C36	613.00'	58.98'	5°30'45"	S70°36'19"E	58.96'
C37	613.00'	61.42'	5°44'27"	S76°13'56"E	61.40'
C38	613.00'	72.30'	6°45'29"	S82°28'54"E	72.26'
C39	24.00'	35.92'	85°45'17"	N42°59'00"W	32.66'
C40	24.00'	12.59'	30°04'05"	N14°55'41"E	12.45'
C41	421.00'	93.08'	12°40'02"	S83°42'19"E	92.89'
C42	421.00'	126.34'	17°11'39"	S68°46'28"E	125.87'
C43	24.00'	12.54'	29°56'01"	S15°04'20"E	12.40'
C44	24.00'	34.81'	83°06'16"	S41°26'46"W	31.84'
C45	3.00'	5.07'	96°53'44"	N48°33'14"W	4.49'
C46	3.00'	4.72'	90°06'22"	S44°56'49"W	4.25'
C47	24.00'	37.65'	89°53'38"	N45°03'11"W	33.91'
C48	24.00'	12.60'	30°04'48"	N14°56'02"E	12.46'
C49	24.00'	12.54'	29°55'58"	S15°04'21"E	12.40'
C50	12.00'	18.86'	90°02'58"	N44°55'07"E	16.98'
C51	24.00'	12.18'	29°04'53"	S53°18'30"E	12.05'
C52	1300.00'	193.79'	8°32'27"	N17°25'08"E	193.61'
C53	3.00'	4.71'	90°00'00"	N45°06'22"W	4.24'
C54	3.00'	4.71'	90°00'00"	N44°53'38"E	4.24'
C55	3.00'	4.71'	90°00'00"	N45°06'22"W	4.24'
C56	24.00'	37.70'	90°00'00"	N44°53'38"E	33.94'
C57	587.00'	6.77'	0°39'38"	S89°46'32"E	6.77'
C58	587.00'	105.54'	10°18'05"	S84°17'41"E	105.40'
C59	587.00'	33.81'	3°18'01"	S77°29'38"E	33.81'
C60	587.00'	81.90'	7°59'40"	S71°50'47"E	81.84'
C61	12.00'	18.60'	88°48'03"	S45°34'42"W	16.79'
C62	12.00'	18.57'	88°39'14"	N45°42'59"W	16.77'
C63	449.00'	48.17'	6°08'50"	S57°06'14"E	48.15'
C64	449.00'	234.01'	29°51'40"	S75°06'29"E	231.37'

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.

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 4 PLAT** and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

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 1,470.92 feet and South 593.37 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 19.28 feet along the arc of a 30.00 foot radius curve to the right (center bears South 00°03'11" East and the chord bears South 71°38'28" East 18.95 feet with a central angle of 36°49'26");
thence South 00°06'21" East 681.04 feet;
thence South 89°53'40" West 338.25 feet;
thence North 00°13'57" West 73.04 feet;
thence Northwesterly 18.63 feet along the arc of a 12.00 foot radius curve to the left (center bears South 89°45'49" West and the chord bears North 44°43'21" West 16.82 feet with a central angle of 88°58'21");
thence South 89°57'40" West 139.11 feet;
thence Northwesterly 320.76 feet along the arc of a 477.00 foot radius curve to the right (center bears North 00°02'19" West and the chord bears North 70°46'26" West 314.75 feet with a central angle of 38°31'45");
thence North 51°30'32" West 104.86 feet;
thence Northeasterly 524.69 feet along the arc of a 1,147.00 foot radius curve to the left (center bears North 50°43'44" West and the chord bears North 26°09'58" East 520.13 feet with a central angle of 26°12'36");
thence South 79°57'17" East 81.64 feet;
thence Southeasterly 19.54 feet along the arc of a 12.06 foot radius curve to the right (center bears South 10°19'22" West and the chord bears South 33°14'57" East 17.47 feet with a central angle of 92°51'21");
thence North 80°18'53" East 78.90 feet;
thence Southeasterly 203.75 feet along the arc of a 1,058.41 foot radius curve to the left (center bears North 10°56'54" East and the chord bears South 84°34'00" East 203.44 feet with a central angle of 11°01'48");
thence North 89°53'38" East 126.87 feet;
thence North 89°06'17" East 74.03 feet;
thence North 89°56'46" East 49.00 feet to the point of beginning.

Contains 478,247 Square Feet or 10.979 Acres and 93 Units.

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

OWNER'S DEDICATION

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

GARDNER POINT PHASE 4 PLAT

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

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

By:
Its:

ACKNOWLEDGMENT

STATE OF UTAH)
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 4 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

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 : 8069M
MANAGER : BM
DRAWN BY : SJL
CHECKED BY : KFW
DATE : 11/16/21

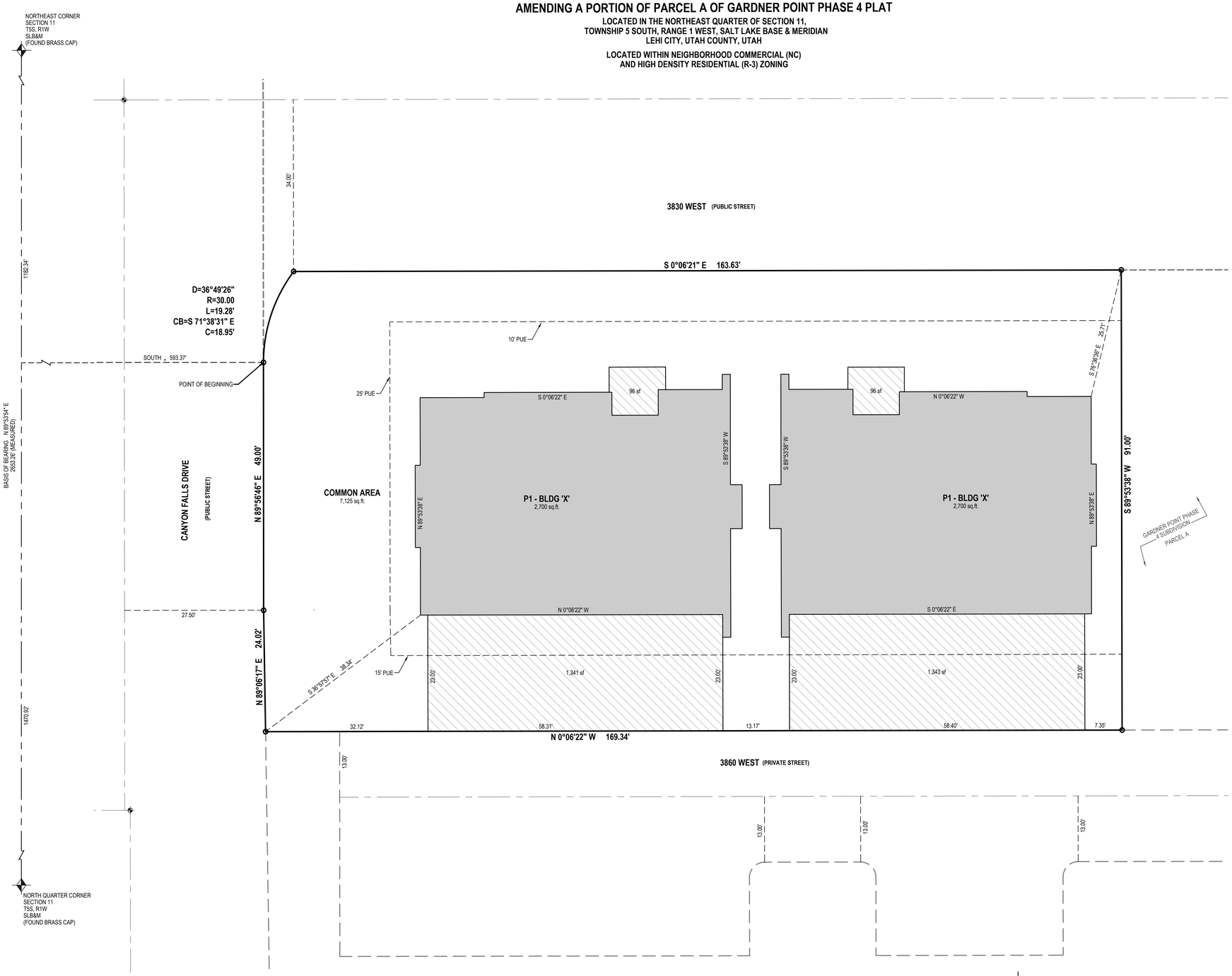
SURVEYOR'S SEAL: PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH
CITY ENGINEER'S SEAL
CLERK-RECORDER SEAL

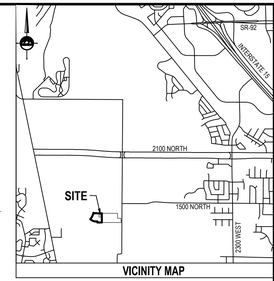
GARDNER POINT PHASE 4 PLAT 'X' CONDOMINIUM

AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 4 PLAT

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

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





VICINITY MAP

LEGEND

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

LAND USE TABLE				
BUILDING AREA	=	5,400 SF	0.124 AC	35%
LIMITED COMMON AREA	=	2,876 SF	0.066 AC	19%
COMMON AREA	=	7,125 SF	0.164 AC	46%
TOTAL AREA	=	15,400 SF	0.354 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. FRONT BUILDING SETBACK IS 23 FEET FROM TBC

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

NORTH

HORIZONTAL GRAPHIC SCALE

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

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

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as GARDNER POINT PHASE 4 PLAT 'X' CONDOMINIUM, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,470.92 feet and South 593.37 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 19.28 feet along the arc of a 30.00 foot radius curve to the right (center bears South 00°03'11" East and the chord bears South 71°38'28" East 18.95 feet with a central angle of 36°49'26");
thence South 00°06'21" East 163.63 feet;
thence South 89°53'38" West 91.00 feet;
thence North 00°06'22" West 169.34 feet;
thence North 89°06'17" East 24.02 feet;
thence North 89°56'46" East 49.00 feet to the point of beginning.

Contains 15,400 Square Feet or 0.354 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 4 PLAT 'X' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of UTAH
)S.S.

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

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

_____
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 4 PLAT 'X' CONDOMINIUM

AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 4 PLAT

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

ENSIGN

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

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

SHEET 1 OF 2

PROJECT NUMBER : 8069M
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/12/21

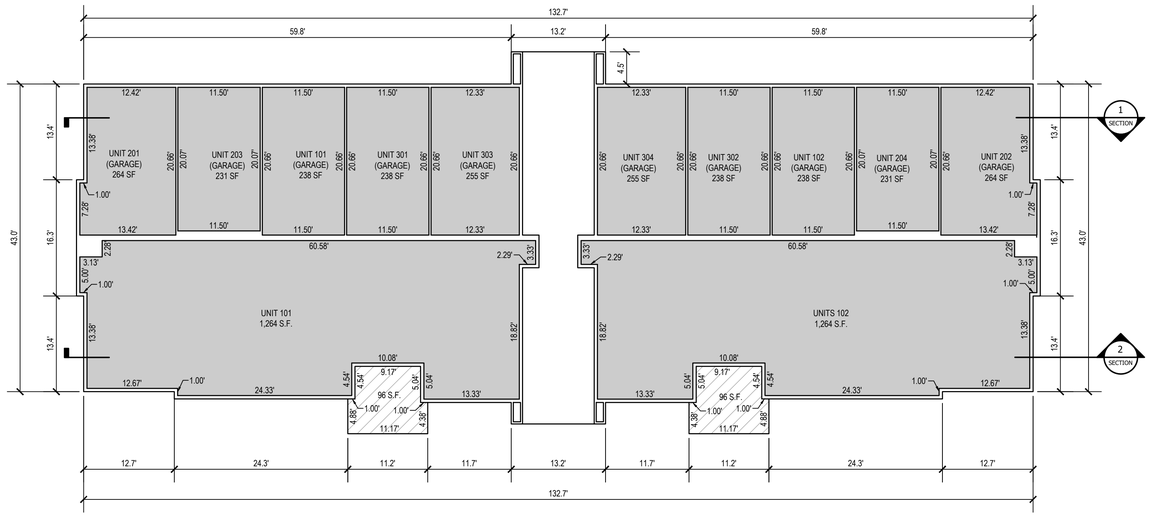
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH		

GARDNER POINT PHASE 4 PLAT 'X' CONDOMINIUM

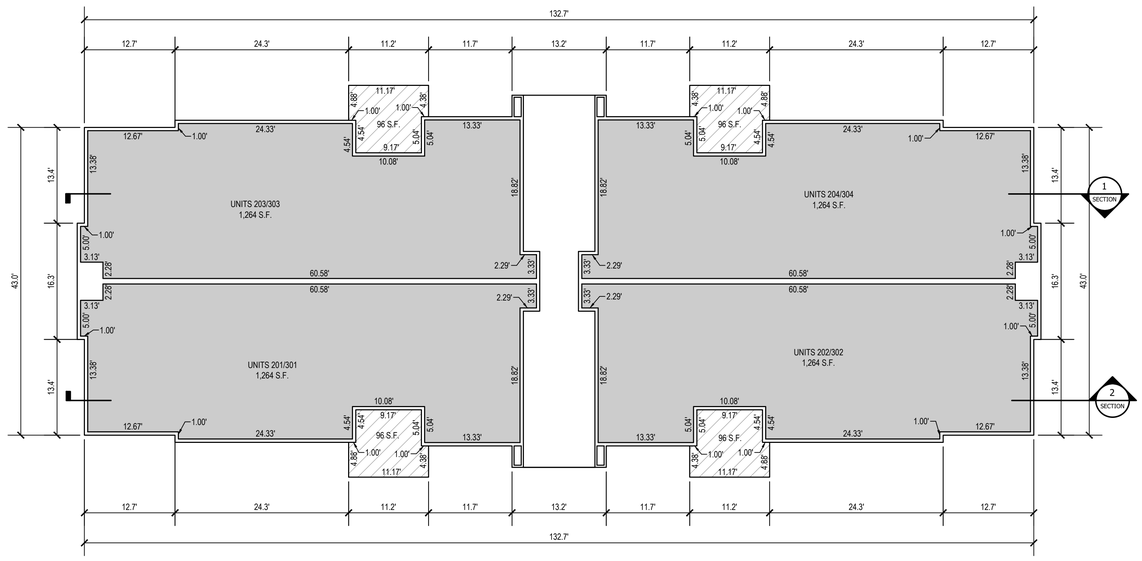
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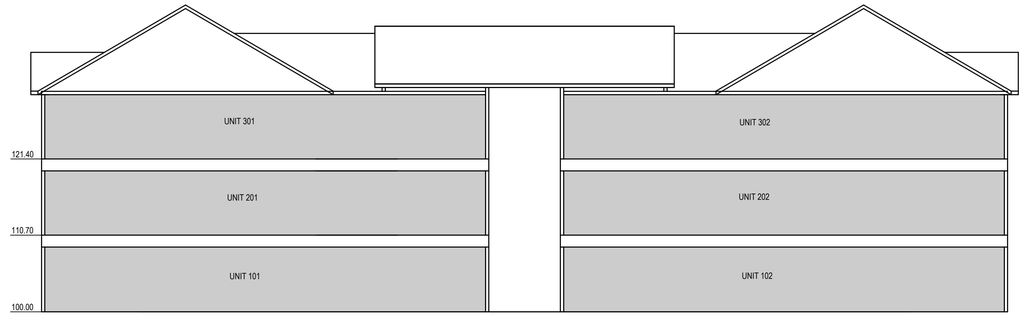
LOCATED WITHIN NEIGHBORHOOD COMMERCIAL (NC)
AND HIGH DENSITY RESIDENTIAL (R-3) ZONING



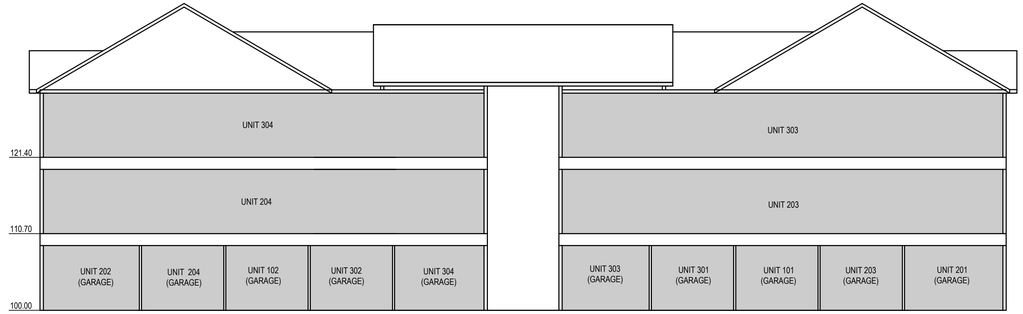
MAIN LEVEL



2nd/3rd LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4535.50	4544.60
2ND FLOOR	4546.20	4555.20
3RD FLOOR	4556.64	4565.64

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 : 8069M
MANAGER : BM
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 11/12/21

GARDNER POINT PHASE 4
PLAT 'X' CONDOMINIUM
AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 4 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

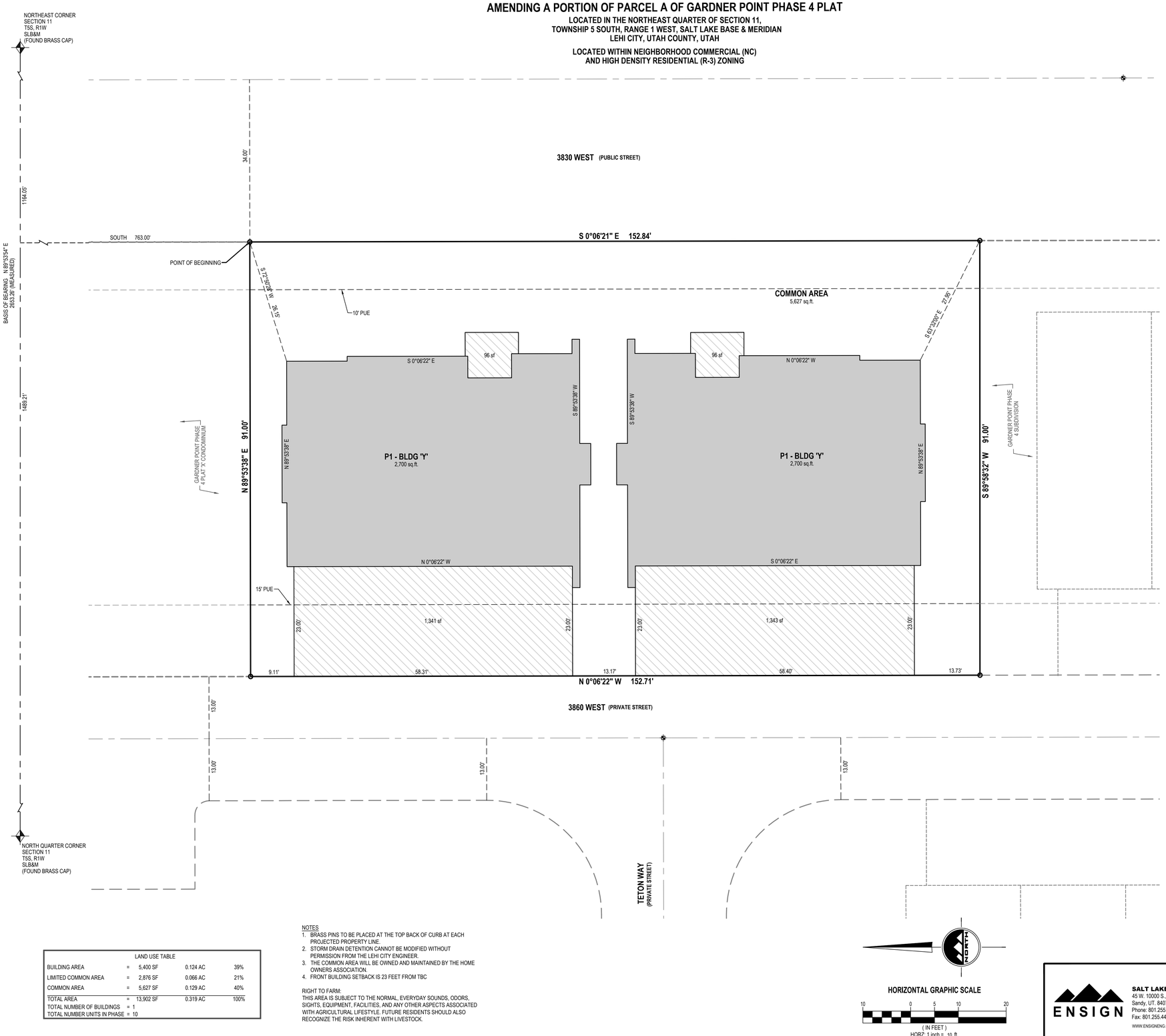
CLERK-RECORDER SEAL

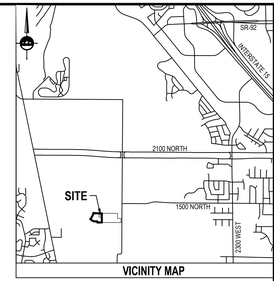
GARDNER POINT PHASE 4 PLAY 'Y' CONDOMINIUM

AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 4 PLAT

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

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





VICINITY MAP

LEGEND

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

LAND USE TABLE				
BUILDING AREA	=	5,400 SF	0.124 AC	39%
LIMITED COMMON AREA	=	2,876 SF	0.066 AC	21%
COMMON AREA	=	5,627 SF	0.129 AC	40%
TOTAL AREA	=	13,902 SF	0.319 AC	100%
TOTAL NUMBER OF BUILDINGS	=	1		
TOTAL NUMBER UNITS IN PHASE	=	10		

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THE COMMON AREA WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. FRONT BUILDING SETBACK IS 23 FEET FROM TBC

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.

HORIZONTAL GRAPHIC SCALE

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

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
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SHEET 1 OF 2

PROJECT NUMBER : 8069M
MANAGER : BM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/12/21

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as GARDNER POINT PHASE 4 PLAY 'Y' CONDOMINIUM, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,489.21 feet and South 763.00 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°06'21" East 152.84 feet;
thence South 89°58'32" West 91.00 feet;
thence North 00°06'22" West 152.71 feet;
thence North 89°53'38" East 91.00 feet to the point of beginning.

Contains 13,902 Square Feet or 0.319 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 4 PLAY 'Y' CONDOMINIUM

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

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

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of UTAH

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

MY COMMISSION EXPIRES: _____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

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 4 PLAY 'Y' CONDOMINIUM

AMENDING A PORTION OF PARCEL A OF GARDNER POINT PHASE 4 PLAT

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LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL

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

CITY ENGINEER'S SEAL

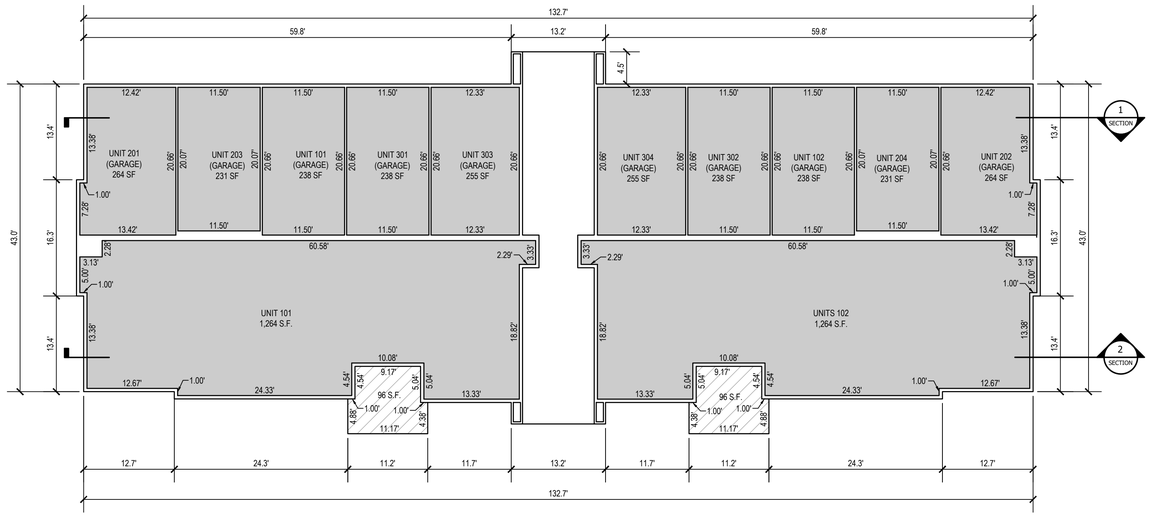
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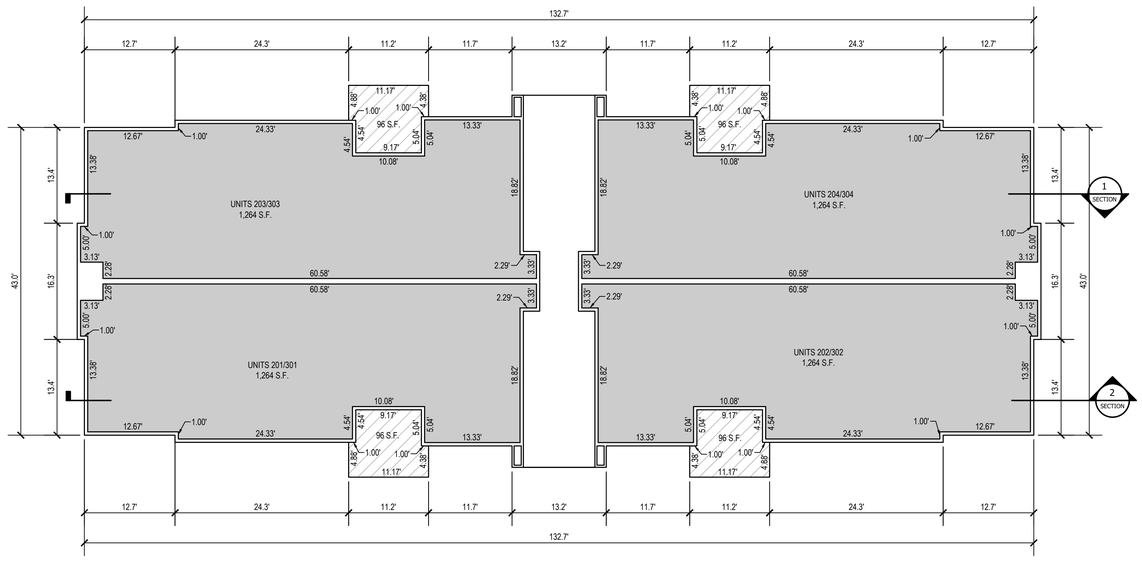
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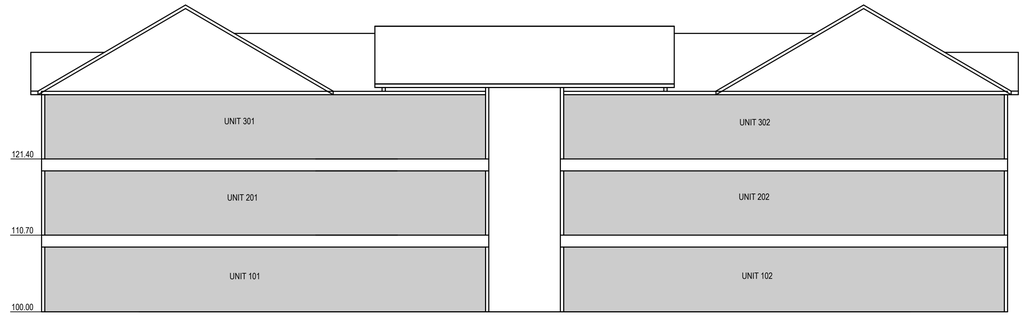
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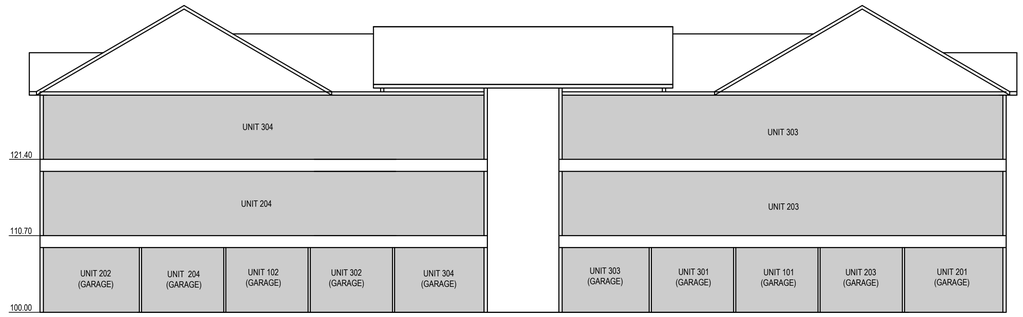
MAIN LEVEL



2nd/3rd LEVEL



SECTION 2
FRONT ELEVATION (RIGHT CORNER)



SECTION 1
REAR ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4536.50	4545.60
2ND FLOOR	4547.20	4556.20
3RD FLOOR	4557.64	4566.64

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

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

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SHEET 2 OF 2

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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.
20. MANHOLES ON SLOPES GREATER THAN 5% SHALL UTILIZE THE WHIRLYGIG MANHOLE RISER SYSTEM AT INSTALLATION

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

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

BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

GENERAL NOTES

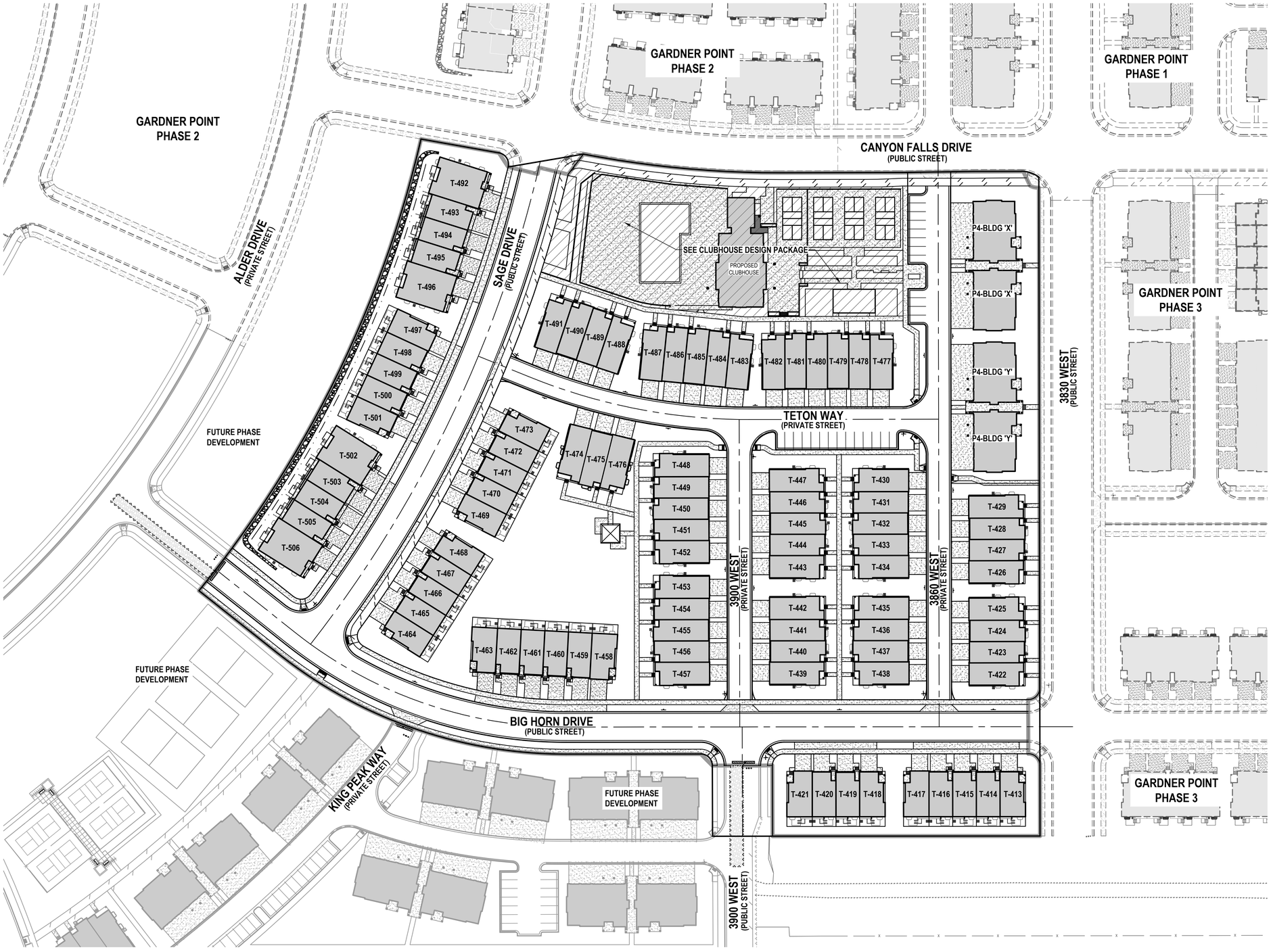
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TYPE OF DEVELOPMENT:
RESIDENTIAL PUD

UNIT COUNT

SINGLE FAMILY RESIDENTIAL = 0
TOWNHOMES = 94
CONDOMINIUMS = 20 (10 PER BUILDING)
TOTAL UNITS = 114
UNITS PER ACRE = 11.03

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	4.50	43%
BUILDINGS	2.99	29%
OPEN SPACE	2.85	28%
TOTAL SITE	10.34	100%

PARKING DATA TABLE	
SURFACE PARKING	26
HANDICAP-ACCESSIBLE STALLS	0
TOWNHOME GARAGE PARKING	188
TOWNHOME DRIVE PARKING	188
CONDO GARAGE PARKING	20
CONDO DRIVE PARKING	20
TOTAL PARKING PROVIDED	442

NORTH

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-494-0150

GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL SITE PLAN

PROJECT NUMBER 8069M
PRINT DATE 2021-11-16
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-100

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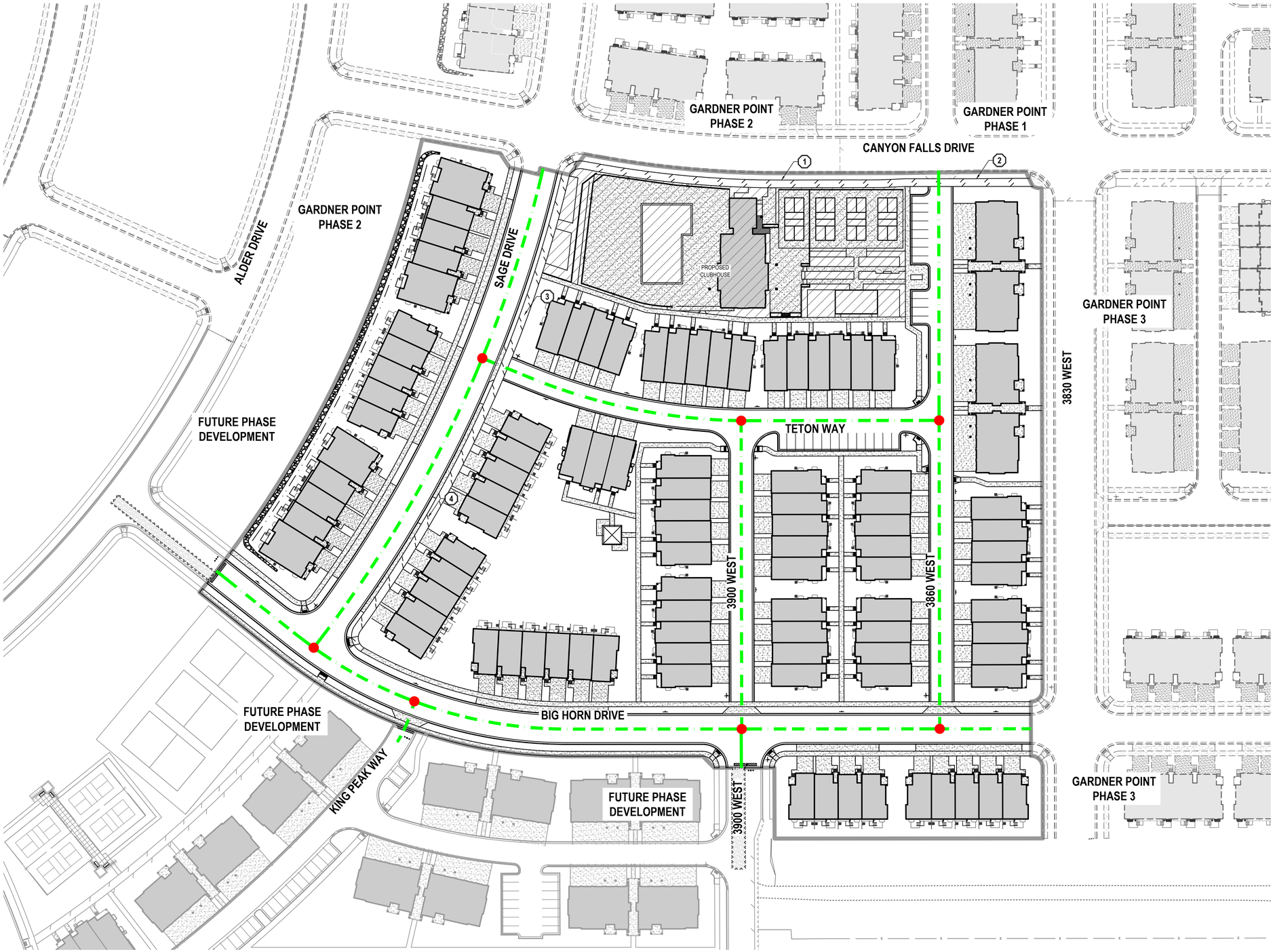
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NODES - STREET INTERSECTION OR CUL-DE-SAC LOCATED WITHIN A PROPOSED DEVELOPMENT. A STREET INTERSECTION EXISTS WHERE TWO OR MORE NAMED ROADS INTERSECT MARKED WITH A CIRCLE.

LINKS - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

ADDITIONAL HALF LINKS DUE TO TRAIL SYSTEMS

1. TRAIL ON SOUTH SIDE OF CANYON FALLS DRIVE BETWEEN SAGE DRIVE AND 3860 WEST.
2. TRAIL ON SOUTH SIDE OF CANYON FALLS DRIVE BETWEEN 3860 WEST AND 3830 WEST.
3. TRAIL ON EAST SIDE OF SAGE DRIVE BETWEEN CANYON FALLS DR AND TETON WAY
4. TRAIL ON EAST SIDE OF SAGE DRIVE BETWEEN TETON WAY AND BIG HORN DR.



SITE SUMMARY TABLE	
DEVELOPABLE UNITS	114
ACRES	10.34
DENSITY	11.03 DU/AC
NODES	7
LINKS	14
ADDITIONAL HALF LINKS DUE TO TRAIL SECTIONS (SEE LIST)	4
INDEX SCORE	2.29
MIN. INDEX SCORE	1.75
MAX. BLOCK LENGTH	556 FT

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
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FOR:
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DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-694-0150

GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

CIRCULATION PLAN

PROJECT NUMBER	PRINT DATE
8069M	2021-11-16
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-100A

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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

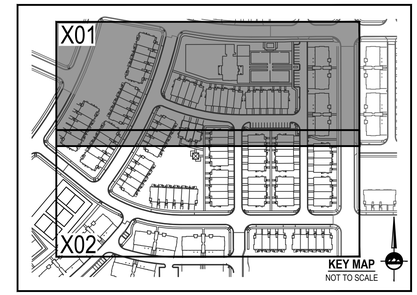
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7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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 4/C-500.
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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 PER GEOTECHNICAL REPORT AND DETAIL 6/C-500.
6. INSTALL FLARED DRIVE APPROACH PER LEHI CITY STANDARD DRAWING ROAD-11.
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NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
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REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069M
PRINT DATE 2021-11-16
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-101

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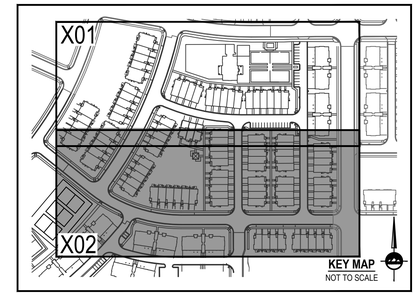
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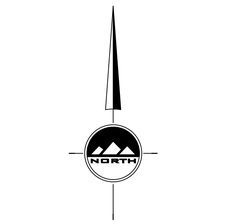
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HORIZONTAL GRAPHIC SCALE

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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069M
PRINT DATE 2021-11-12
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-102

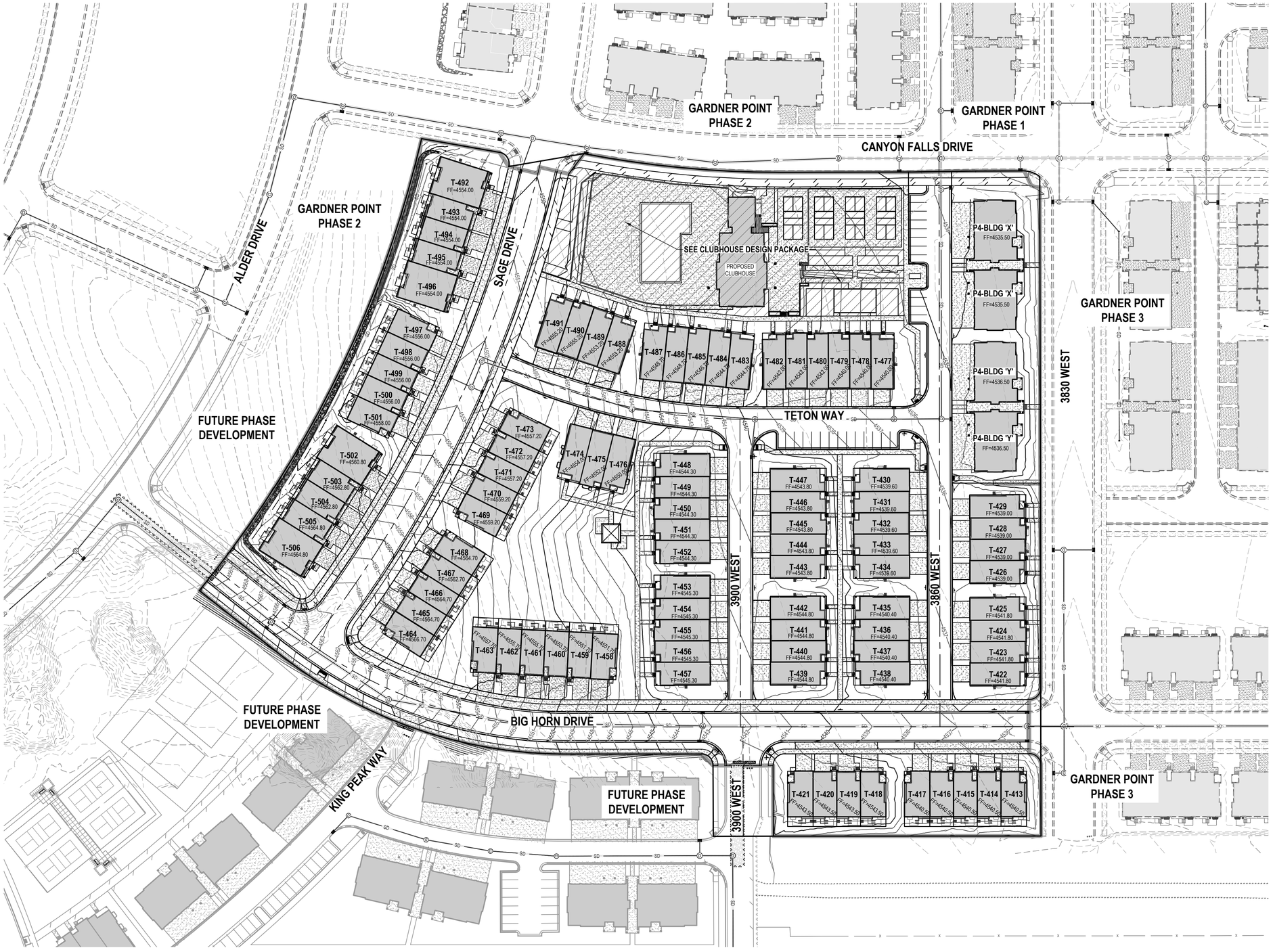
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BENCHMARK

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TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



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HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069M	2021-11-16
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-200

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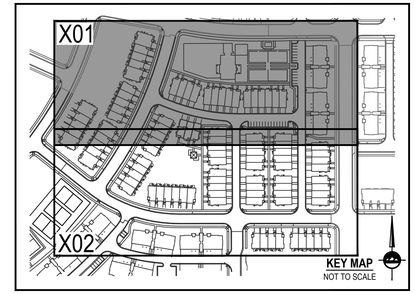
BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

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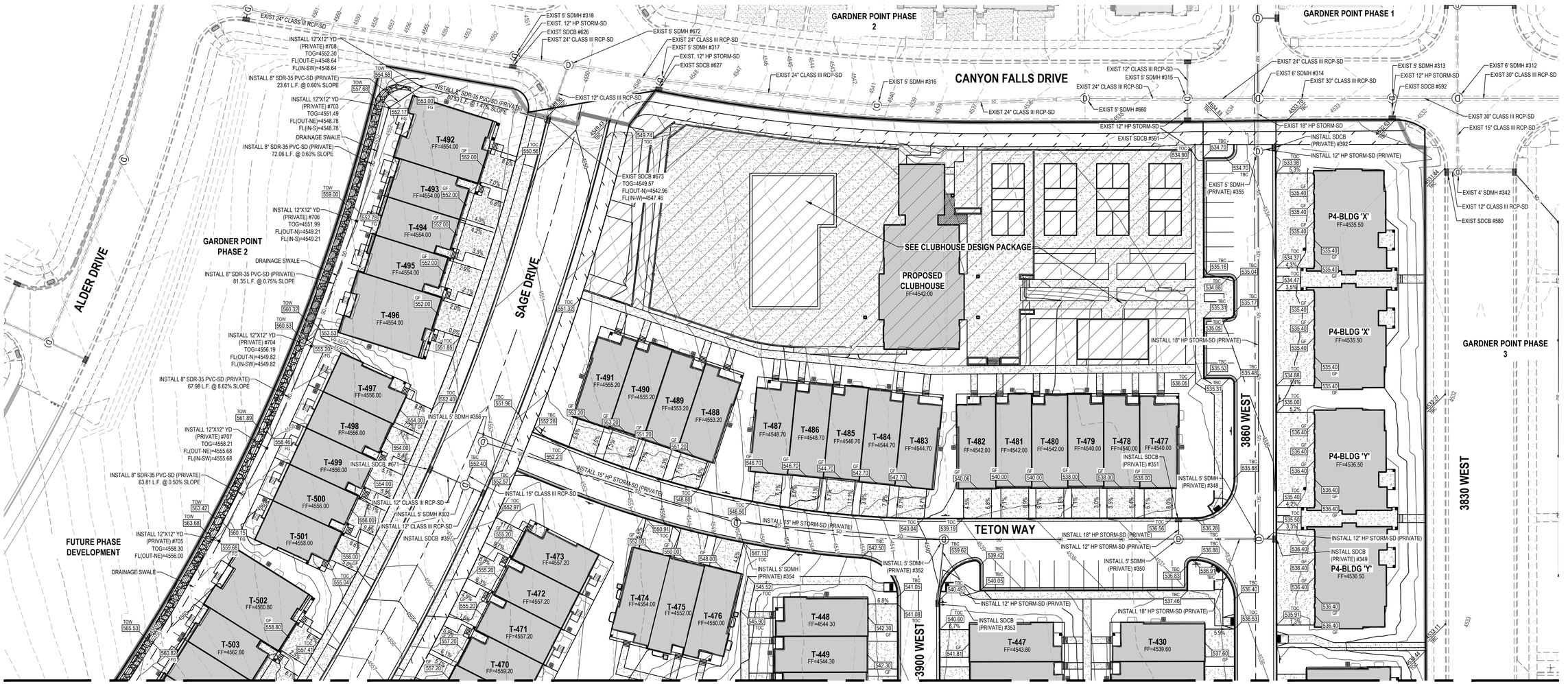


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11/16/2021
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BRADEN D. MORRIS
STATE OF UTAH

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PROJECT NUMBER	PRINT DATE
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DRAWN BY	CHECKED BY
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B. MORRIS	

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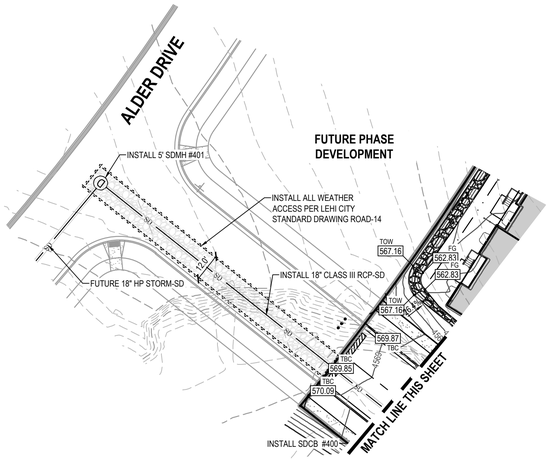
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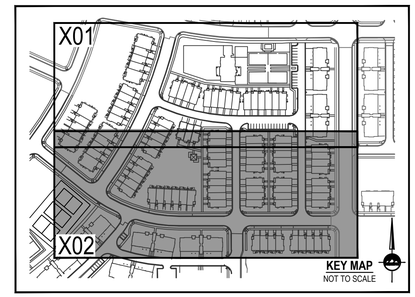
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8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER 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.
16. MANHOLES ON SLOPES GREATER THAN 5% SHALL UTILIZE THE WHIRLYGIG MANHOLE RISER SYSTEM AT INSTALLATION



NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

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

SEE DRAWING C-201



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FOR:
EDGE HOMES
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CONTACT:
JED STEWART
PHONE: 801-694-0150

GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069M	2021-11-16
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-202

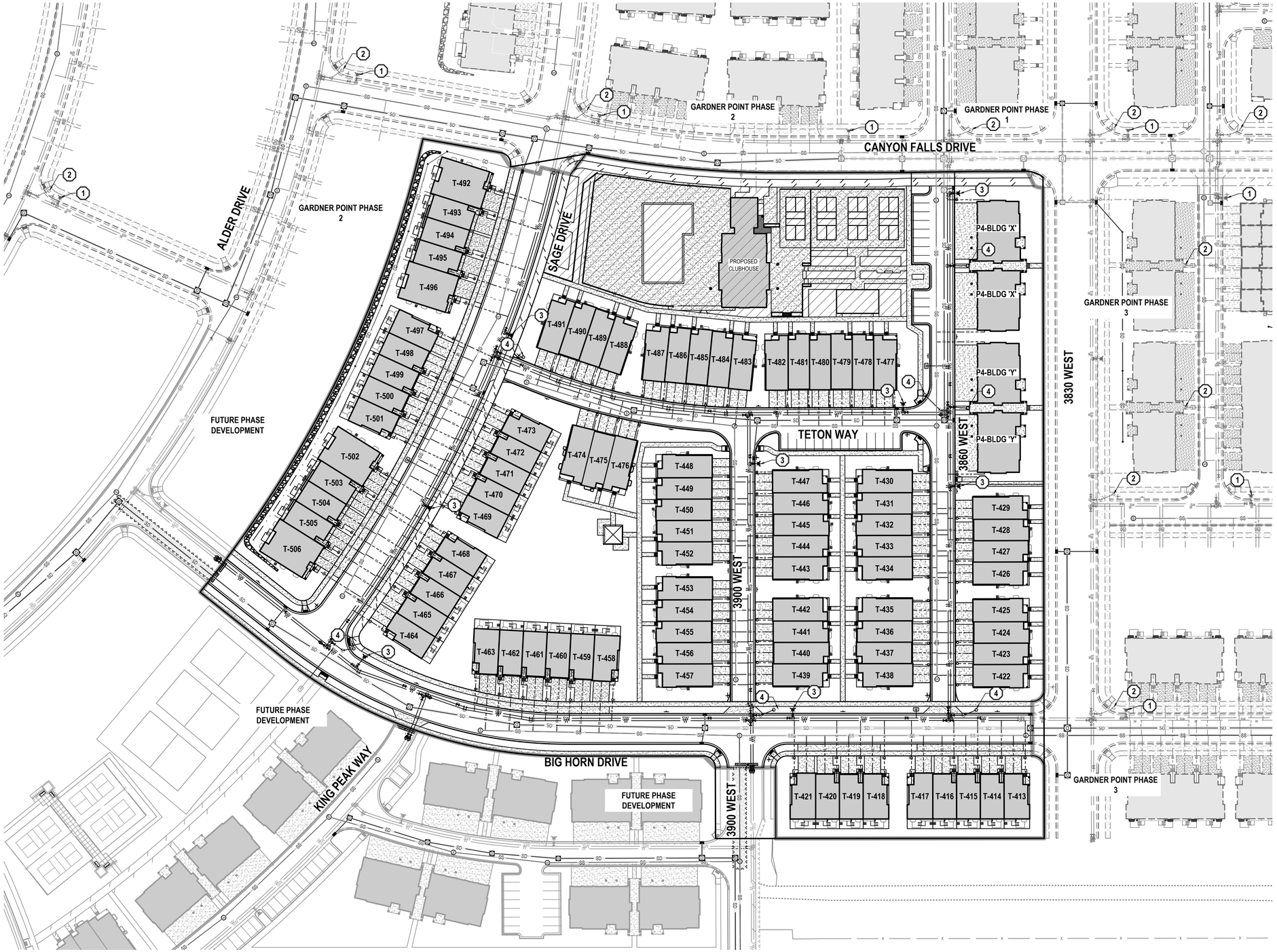
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BENCHMARK

NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



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2. EXISTING BLOWOFF.
3. PROPOSED FIRE HYDRANT PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. PROPOSED BLOWOFF.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

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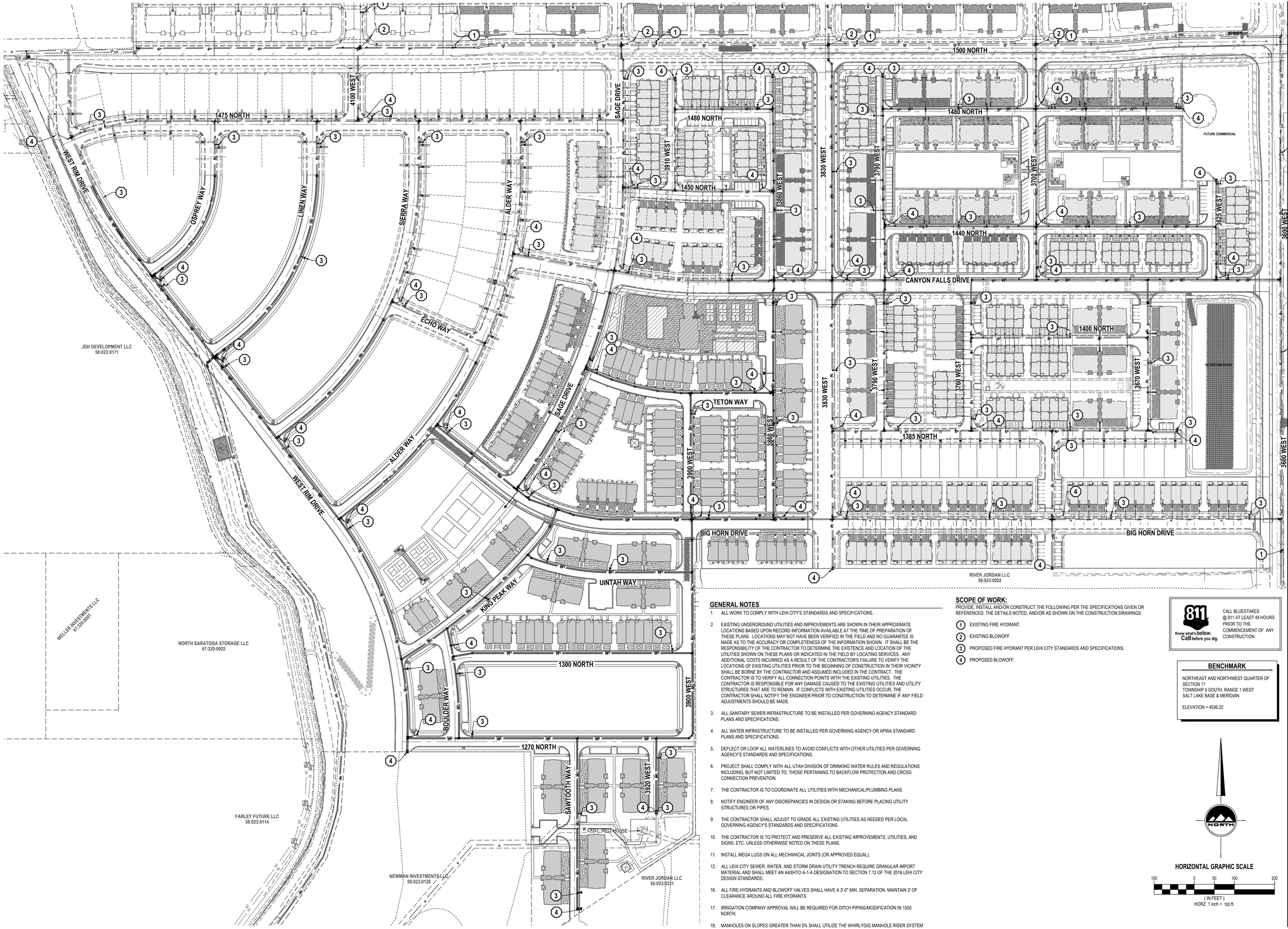
GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PHASE 4 HYDRANT PLAN

PROJECT NUMBER 8069M
PRINT DATE 2021-11-16
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-300



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BENCHMARK

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TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
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CONTACT:
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GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL HYDRANT & UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8069M	2021-11-16
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-300A

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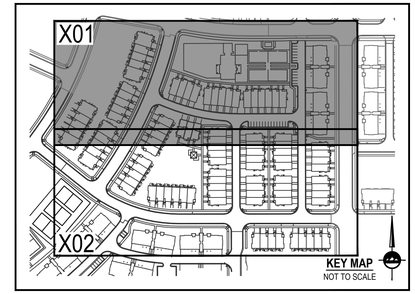
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SCOPE OF WORK:

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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" 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.



NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
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BRADEN D. MORRIS
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8069M	2021-11-16
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-301

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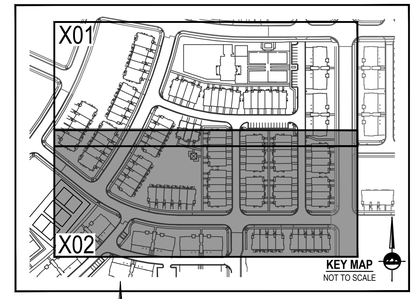
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11. INSTALL MEGA LUGS ON ALL MECHANICAL JOINTS (OR APPROVED EQUAL).
12. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
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.
18. MANHOLES ON SLOPES GREATER THAN 5% SHALL UTILIZE THE WHIRLYGIG MANHOLE RISER SYSTEM AT INSTALLATION

SCOPE OF WORK:

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

1. INSTALL 6" C-900 DR-18 PVC POTABLE 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" 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.



HORIZONTAL GRAPHIC SCALE

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

SEE DRAWING C-301

SEE DRAWING C-301

FUTURE PHASE DEVELOPMENT

FUTURE PHASE DEVELOPMENT

FUTURE PHASE DEVELOPMENT

T-503 FF=4562.80
T-504 FF=4562.80
T-505 FF=4564.80
T-506 FF=4564.80
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T-416 FF=4540.50
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T-414 FF=4540.50
T-413 FF=4540.50

SAGE DRIVE
KING PEAK WAY
BIG HORN DRIVE
3900 WEST
3860 WEST
3830 WEST
GARDNER POINT PHASE 3

INSTALL 8" SDR-35 PVC-SAN SWR
INSTALL 4' SSMH #171
INSTALL 8" FL TEE W/ THRUST BLOCKS, (3) 8" MJ GATE VALVES, AND (1) 8"X6" REDUCER
INSTALL 8" FL TEE W/ THRUST BLOCKS AND (3) 8" MJ GATE VALVES
CULINARY VALVE CLUSTER SEE DETAIL 13/C-500
INSTALL 8" FL TEE W/ THRUST BLOCKS AND (3) 8" MJ GATE VALVES
(IRRIGATION POC FOR PHASE 5 IRR SYSTEM TO BE INSTALLED IN PHASE 4 CONSTRUCTION)
INSTALL 4' SSMH #165
INSTALL 8" FL CROSS W/ THRUST BLOCKS AND (4) 8" MJ GATE VALVES
CULINARY VALVE CLUSTER SEE DETAIL 15/C-500
INSTALL 8" FL TEE W/ THRUST BLOCKS AND (3) 8" MJ GATE VALVES
CULINARY VALVE CLUSTER SEE DETAIL 16/C-500.
INSTALL 4' SSMH #166
INSTALL 4' SSMH #162
INSTALL 8" SDR-35 PVC-SAN SWR
INSTALL 4' SSMH #200
INSTALL 12" SDR-35 PVC-SAN SWR
EXIST 4' SSMH #161
INSTALL ALL WEATHER ACCESS PER LEHI CITY STANDARD DRAWING ROAD-14
INSTALL 10" SDR-35 PVC-SAN SWR
INSTALL 4' SSMH #184
FUTURE 10" SDR-35 PVC-SAN SWR
FUTURE 8" SDR-35 PVC-SAN SWR

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CONTACT:
JED STEWART
PHONE: 801-694-0150

GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8069M	2021-11-16
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-302

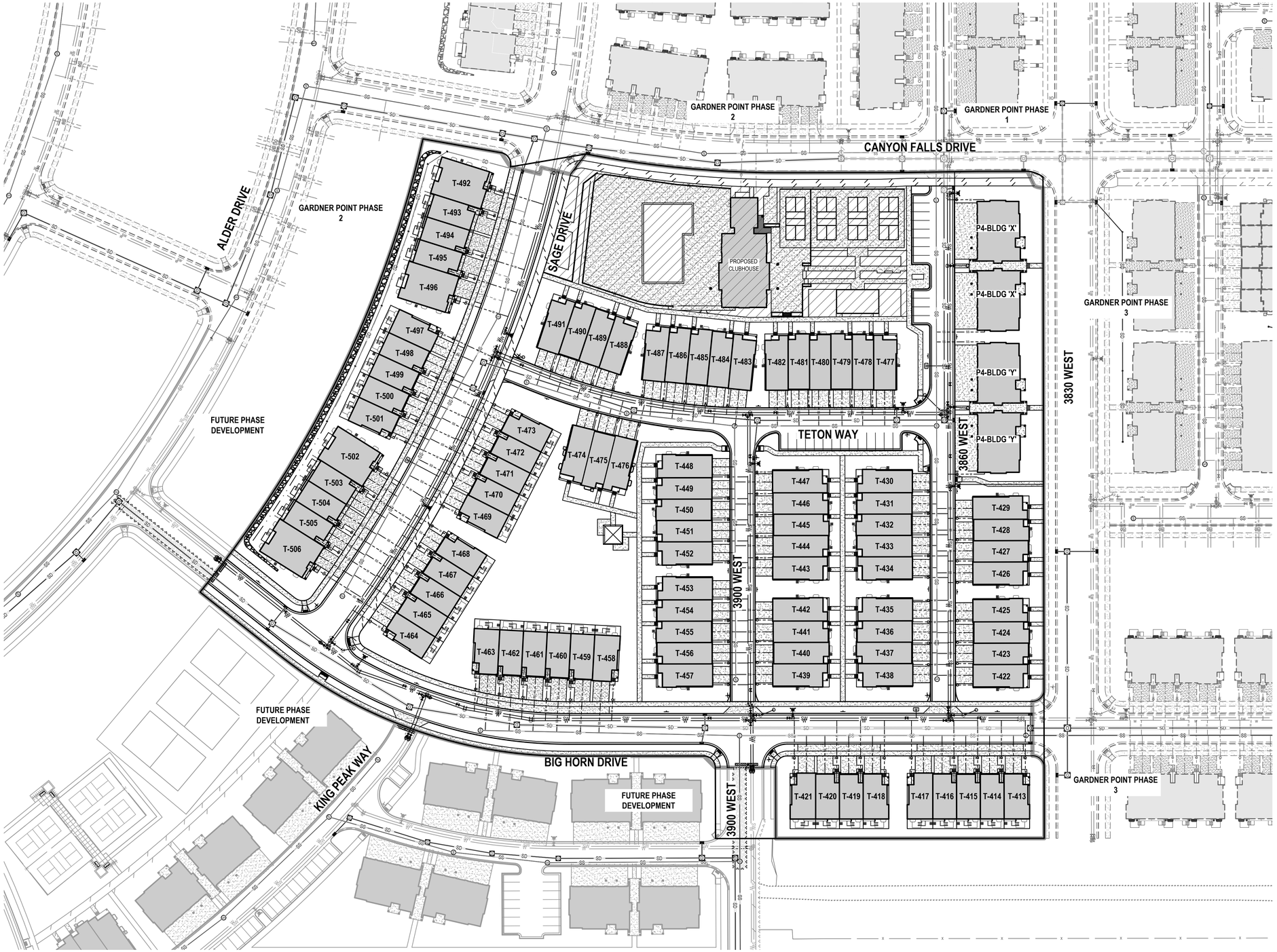
811 Know what's below. Call before you dig.

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

BENCHMARK

NORTHEAST AND NORTHWEST 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.

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

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FOR:
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CONTACT:
JED STEWART
PHONE: 801-494-0150

GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

POWER PLAN

PROJECT NUMBER 8069M
PRINT DATE 2021-11-12
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-303

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



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 8/C-500.
2. SILT FENCE PER DETAIL 9/C-500.
3. PORTABLE TOILET PER DETAIL 10/C-500.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 11/C-500.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

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GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION

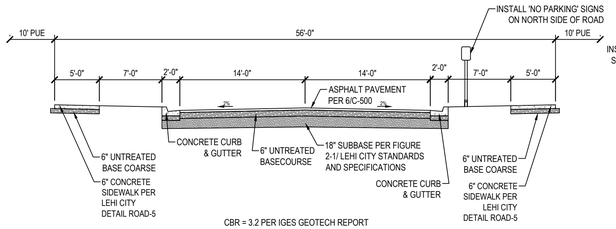
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

EROSION CONTROL PLAN

PROJECT NUMBER	PRINT DATE
8069M	2021-11-12
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

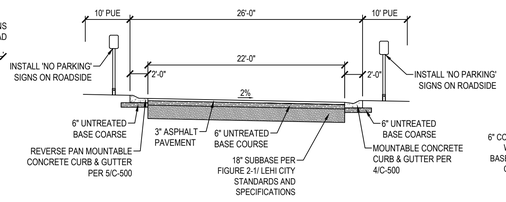
C-400



CBR = 3.2 PER IGES GEOTECH REPORT

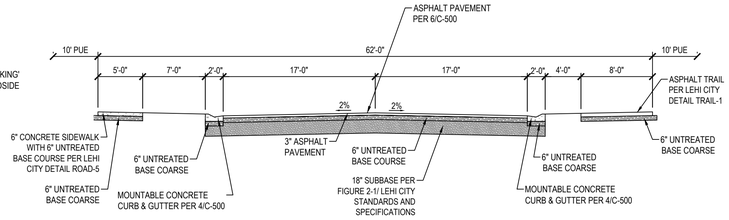
1 56' ROAD CROSS SECTION W/ (2) SIDEWALKS

SCALE: NONE



2 26' DRIVEWAYS CROSS SECTION

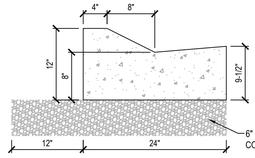
SCALE: NONE



CBR = 3.2 PER IGES GEOTECH REPORT

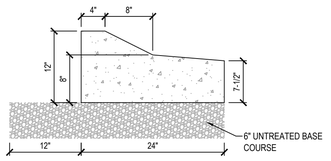
3 62' PUBLIC ROAD CROSS SECTION W/ (2) SIDEWALKS

SCALE: NONE



4 24" MOUNTABLE PAN CURB AND GUTTER

SCALE: NONE

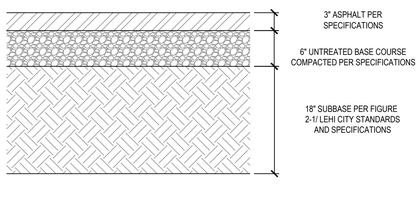


NOTE:

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

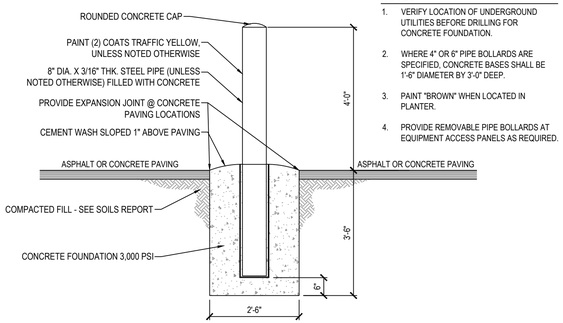
5 24" MOUNTABLE REVERSE PAN CURB AND GUTTER

SCALE: NONE



6 ASPHALT PAVEMENT SECTION

SCALE: NONE

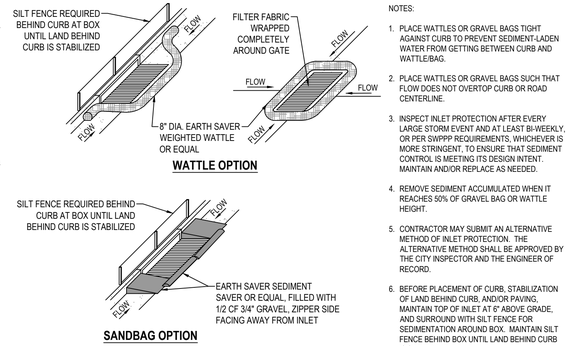


NOTES

1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.

7 BOLLARD

SCALE: NONE

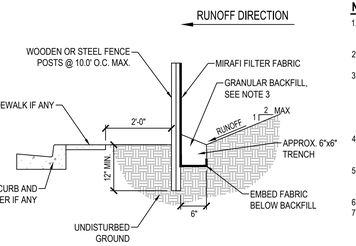


NOTES:

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 IT'S DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

8 SAG INLET PROTECTION

SCALE: NONE

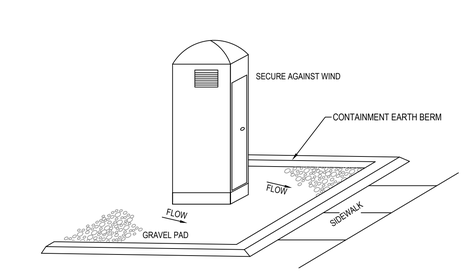


NOTES:

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.

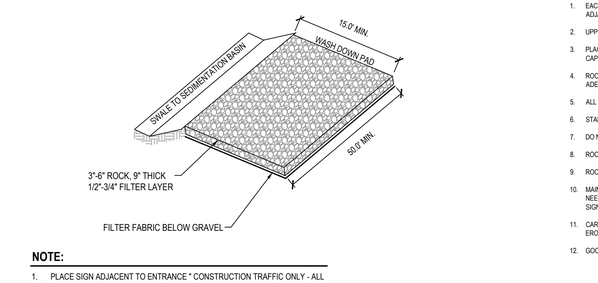
9 TEMPORARY SILT FENCE

SCALE: NONE



10 PORTABLE TOILET

SCALE: NONE

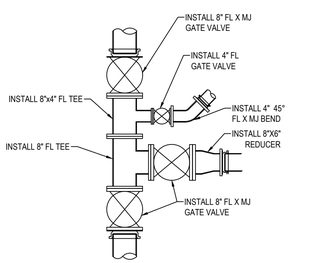


NOTE:

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

11 STABILIZED CONSTRUCTION ENTRANCE

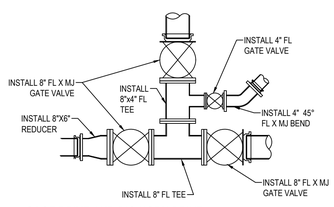
SCALE: NONE



SAGE DRIVE AND TETON WAY

12 VALVE CLUSTER

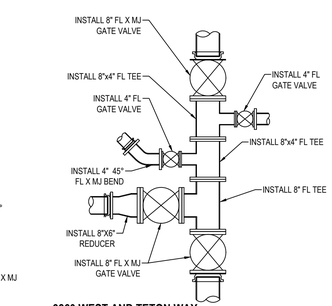
SCALE: NONE



SAGE DRIVE AND BIG HORN DRIVE

13 VALVE CLUSTER

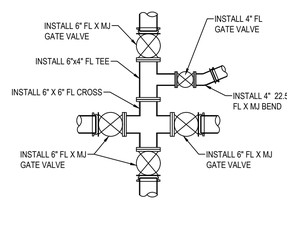
SCALE: NONE



3860 WEST AND TETON WAY

14 VALVE CLUSTER

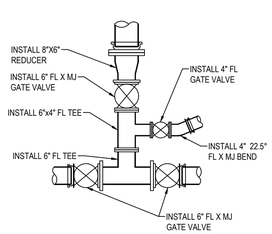
SCALE: NONE



3900 WEST AND BIG HORN DRIVE

15 CULINARY VALVE CLUSTER

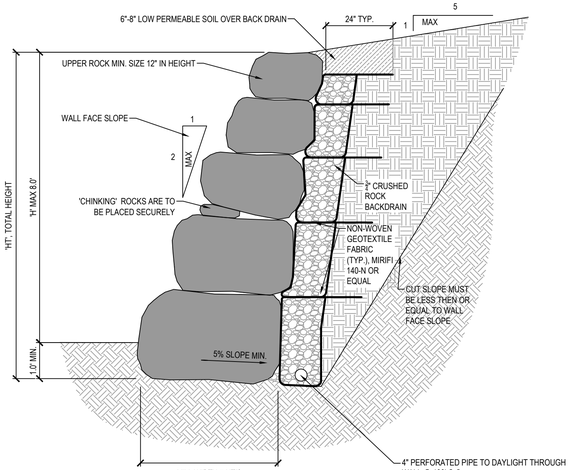
SCALE: NONE



3860 WEST AND BIG HORN DRIVE

16 VALVE CLUSTER

SCALE: NONE



17 ROCK RETAINING WALL

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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CEDAR CITY
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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-494-0150

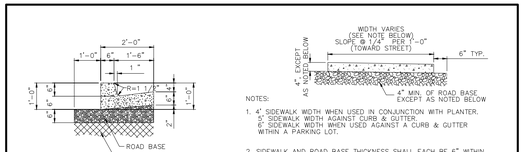
GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER 8069M
PRINT DATE 2021-11-12
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-500

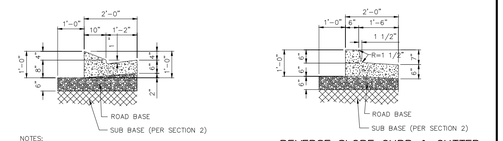


HIGH BACK CURB & GUTTER

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

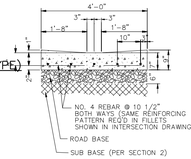


REVERSE SLOPE CURB & GUTTER

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)



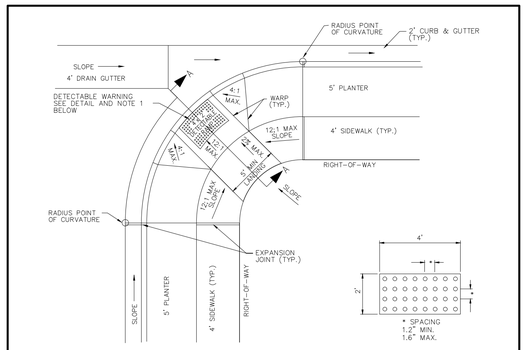
4' DRAIN GUTTER

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 3.

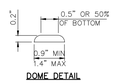
CURB, GUTTER AND SIDEWALK

LEHI CITY STANDARD DRAWINGS ROAD-5



SECTION A-A

DETECTABLE RAMP DETAIL



DOME DETAIL

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

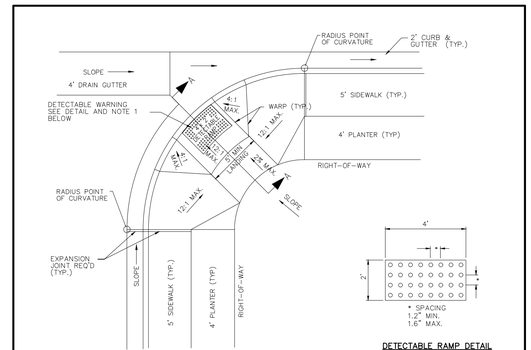
GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

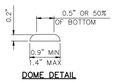
ADA RAMP
PLANTER STRIP
(AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-6



SECTION A-A

DETECTABLE RAMP DETAIL



DOME DETAIL

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

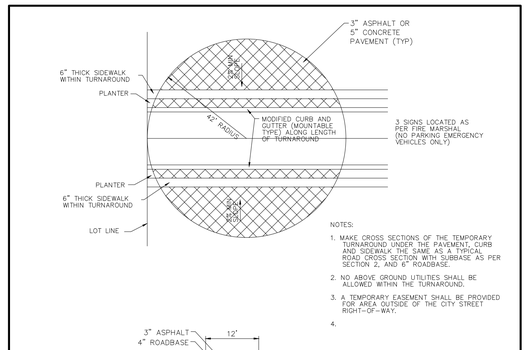
GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

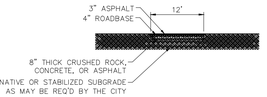
ADA RAMP COMBINATION
CURB, GUTTER & SIDEWALK
(AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-7

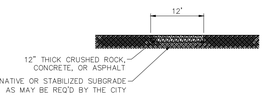


NOTES:

1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE

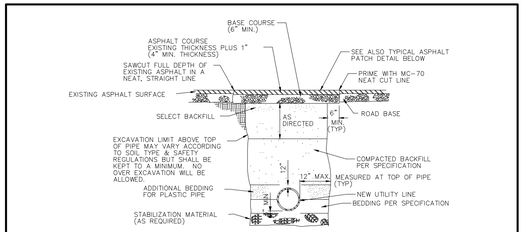


ALL WEATHER ACCESS

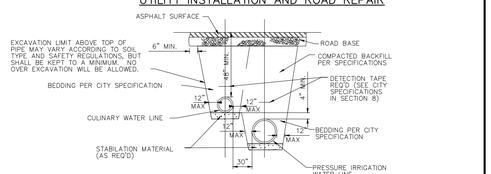
LEHI CITY

TEMPORARY
TURNAROUND
AND ACCESS ROADS

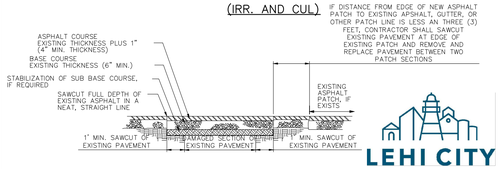
LEHI CITY STANDARD DRAWINGS ROAD-14



UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION
(IRR. AND CUL)



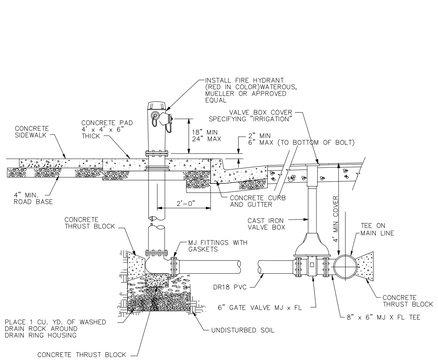
IF DISTANCE FROM EDGE OF NEW ASPHALT PATCH TO EXISTING ASPHALT, GUTTER, OR OTHER PATCH LINE IS LESS AN THREE (3) FEET, CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT EDGE OF EXISTING PATCH AND REMOVE AND REPLACE PAVEMENT BETWEEN TWO PATCH SECTIONS

TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

STANDARD DETAIL
UTILITY TRENCHING

LEHI CITY STANDARD DRAWINGS WATER-1



FIRE HYDRANT WITH VALVE

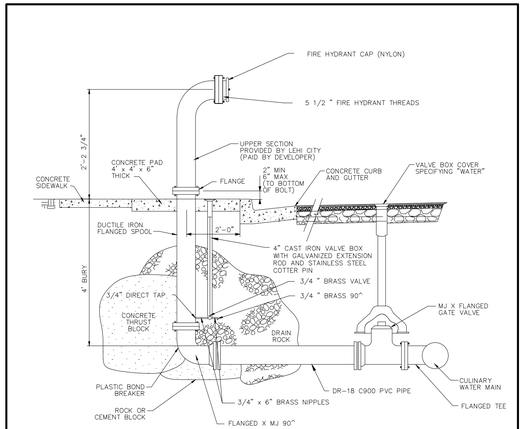
NOTES:

1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.

LEHI CITY

STANDARD DETAIL
FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER-2



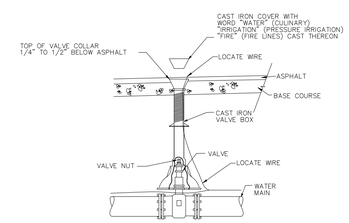
NOTE:

1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE BLOW-OFF TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL BLOW-OFFS.
5. BLOWOFF TOP, ADAPTOR, AND CAP TO BE SUPPLIED BY LEHI CITY WATER DEPARTMENT.

LEHI CITY

STANDARD DETAIL
BLOW-OFF

LEHI CITY STANDARD DRAWINGS WATER-3



NOTES:

1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 12" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

STANDARD DETAIL
VALVE BOX

LEHI CITY STANDARD DRAWINGS WATER-4

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Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

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Phone: 435.896.2983

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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-694-0150

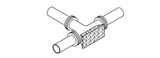
GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
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REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

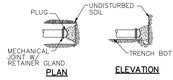
DETAILS

PROJECT NUMBER	PRINT DATE
B069M	2021-11-12
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-501



THRUST BLOCK TYPICAL



PLAN ELEVATION

PLUG DETAIL

SIZE	BENDS				TEES *	GATE VALVES	DEAD ENDS	CROSS W/BOSS W/ BRANCH PLUGGED	CROSS W/BOSS W/ BRANCH PLUGGED
	30°	45°	22 1/2°	11 1/4°					
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	2.3	1.1	0	2.8	1.7	2.8	2.8	2.8
8	7.1	4.0	2.0	1.0	4.8	2.4	4.8	4.8	4.8
10	11.1	6.3	3.2	1.5	7.3	4.5	7.3	7.3	7.3
12	16.0	9.0	4.4	2.2	11.3	7.1	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

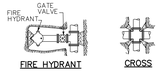
SPECIAL DESIGN

* SIZE IS BRANCH SIZE

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS of LBS/SQ. IN.
ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING



FIRE HYDRANT

CROSS



TEE



TEE (PLUGGED)



ELBOW

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.

TRENCH BOTTOM	BAR SIZES FOR 100 PSI		MIN. LENGTH OF EMBEDMENT
	LESS THAN	NO. OF BARS & SIZE	
A	60 CF	NO. 4	8"
	90 CF	NO. 5	12"
	133 CF	NO. 6	16"

TOP OF VERT. BEND

OD + 12" MIN.

ANCHOR BAR (EPOXY COATED)

6" FROM BOTTOM OF ELBOW

MIN. LENGTH OF EMBEDMENT

"F" MIN.

SECTION A-A

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE
100

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

NOTES:

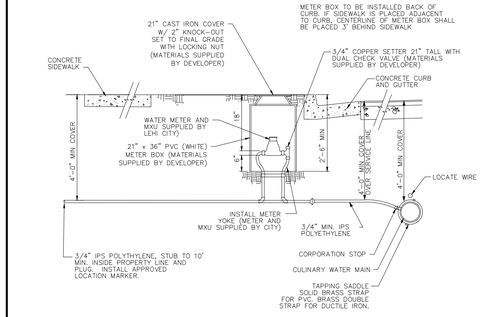
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.

LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

LEHI CITY STANDARD DRAWINGS WATER-5



GENERAL NOTES:

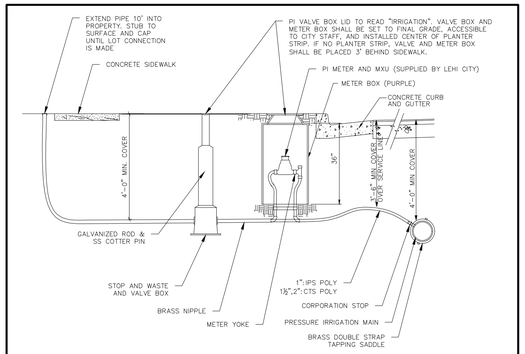
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL 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. 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.
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.
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-74-3SW-33-44	FORD-VBB76-33-11-66	FORD-VBB77-33-11-77
NIPPLE	3X18 BRASS	3-1/2X18 BRASS	2X18 BRASS
STOP AND WASTE	FORD-BC-33-444-SW-1	FORD-B33-666W-NL 1 1/2	Ford B33-777W-NL 2
RING	D&LL-2244	D&LL-2242	
RING ADAPTER	NA	L-2336-3013 MTR ADPT RING	
LID	DFW32AUT-SWMV-T-IRRIG-LID PURPLE		
METER INSULATOR	6x28 FOAM	6x30 FOAM	
VALVE BOX	910 CAST IRON W/ HEX NUT		
BASE	NA		M-909-01
ROD	M-7000 W/COTTER-DOW EXT 42"+		
METER BOX	SIGMA RMP-212436 PTR	SIGMA RMP-203036 PTR	
SERVICE LINE	1" IPS-POLY	1 1/2" CTS-POLY	2" CTS-POLY

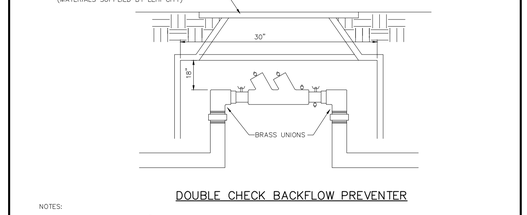
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

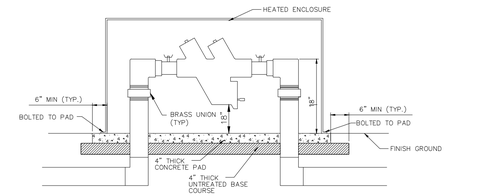
LEHI CITY STANDARD DRAWINGS WATER-8



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:

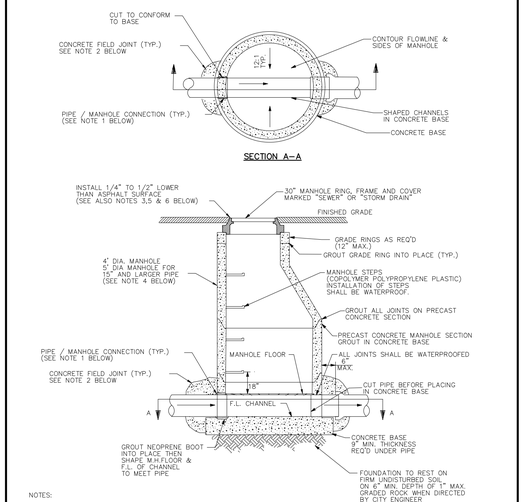
1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO -30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW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

LEHI CITY

STANDARD DETAIL

BACKFLOW PREVENTION

LEHI CITY STANDARD DRAWINGS WATER-13



SECTION A-A

NOTES:

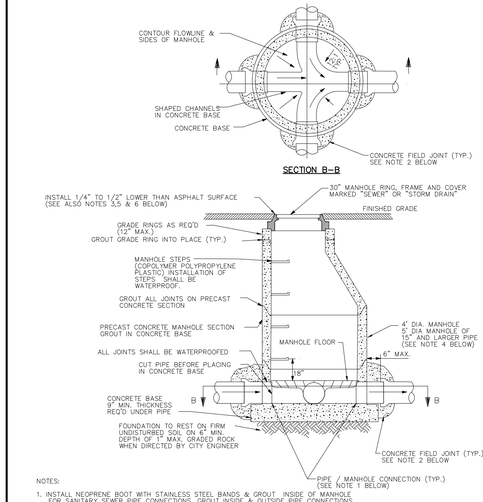
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE 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.

LEHI CITY

STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1



SECTION B-B

NOTES:

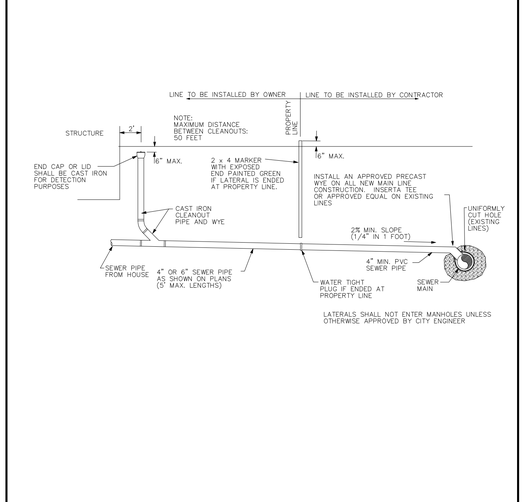
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6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2



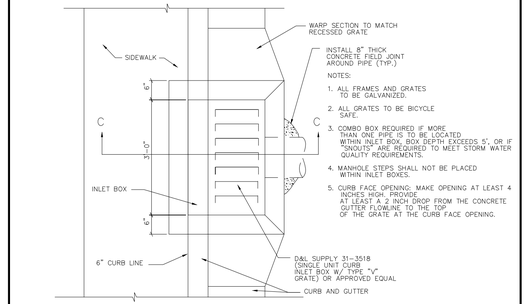
LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

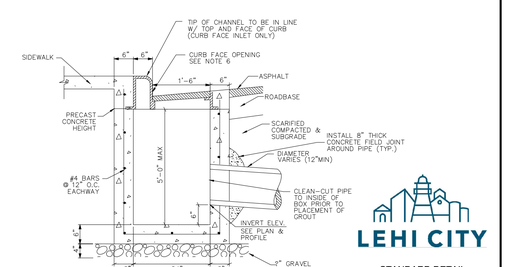
STANDARD DETAIL

SEWER LATERAL DETAIL

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6



PLAN VIEW



SECTION C

LEHI CITY

STANDARD DETAIL

INLET BOX

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8

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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020

CONTACT:
JED STEWART
PHONE: 801-694-0150

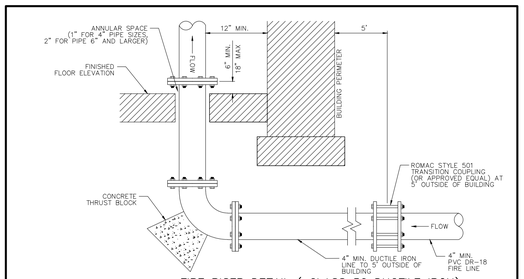
GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

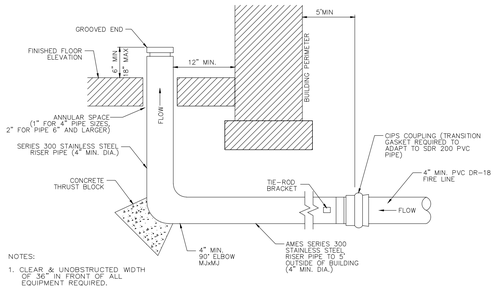
DETAILS

PROJECT NUMBER 8069M
PRINT DATE 2021-11-12
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-502



FIRE RISER DETAIL (CLASS 50 DUCTILE IRON)



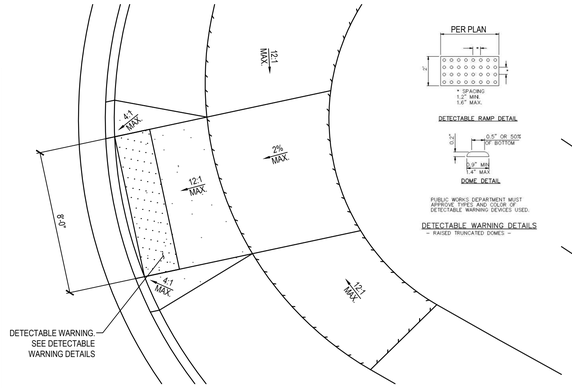
NOTES:

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)

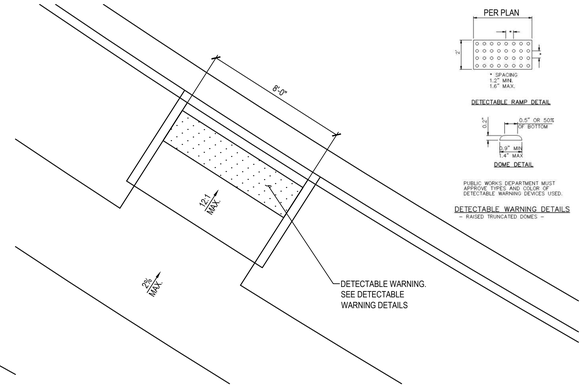
STANDARD DETAIL
TYPICAL
FIRE RISER
DETAILS

LEHI CITY STANDARD DRAWINGS WATER-11



1 ADA RAMP

SCALE: NONE



2 ADA RAMP

SCALE: NONE

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LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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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 4
A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER 8069M
PRINT DATE 2021-11-12
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-503

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BENCHMARK

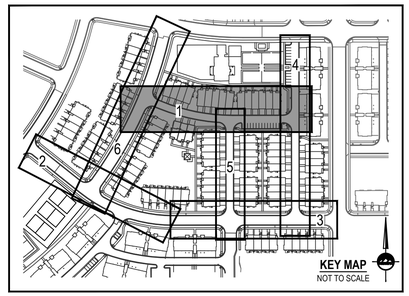
NORTHEAST AND NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

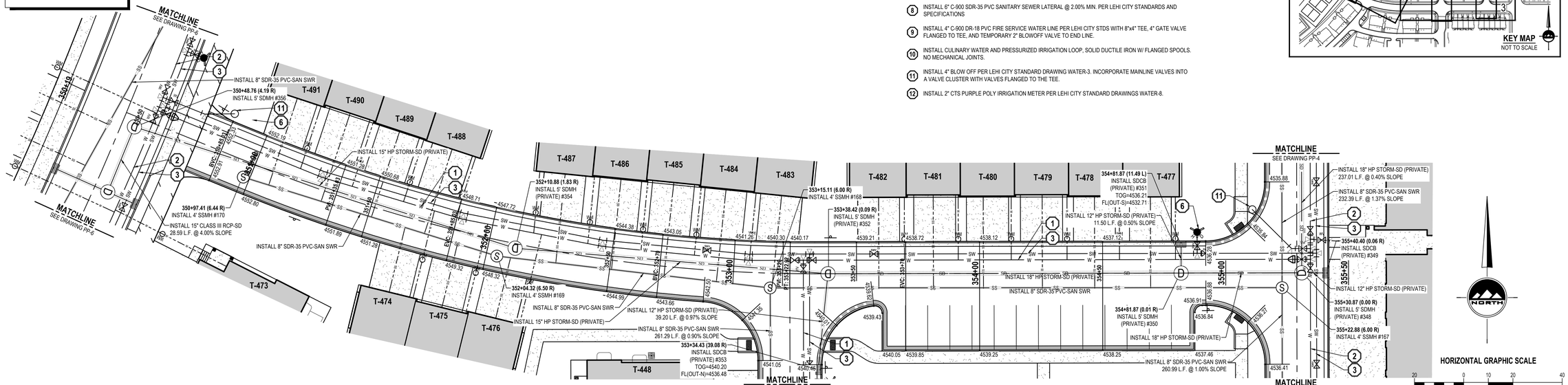
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SCOPE OF WORK:

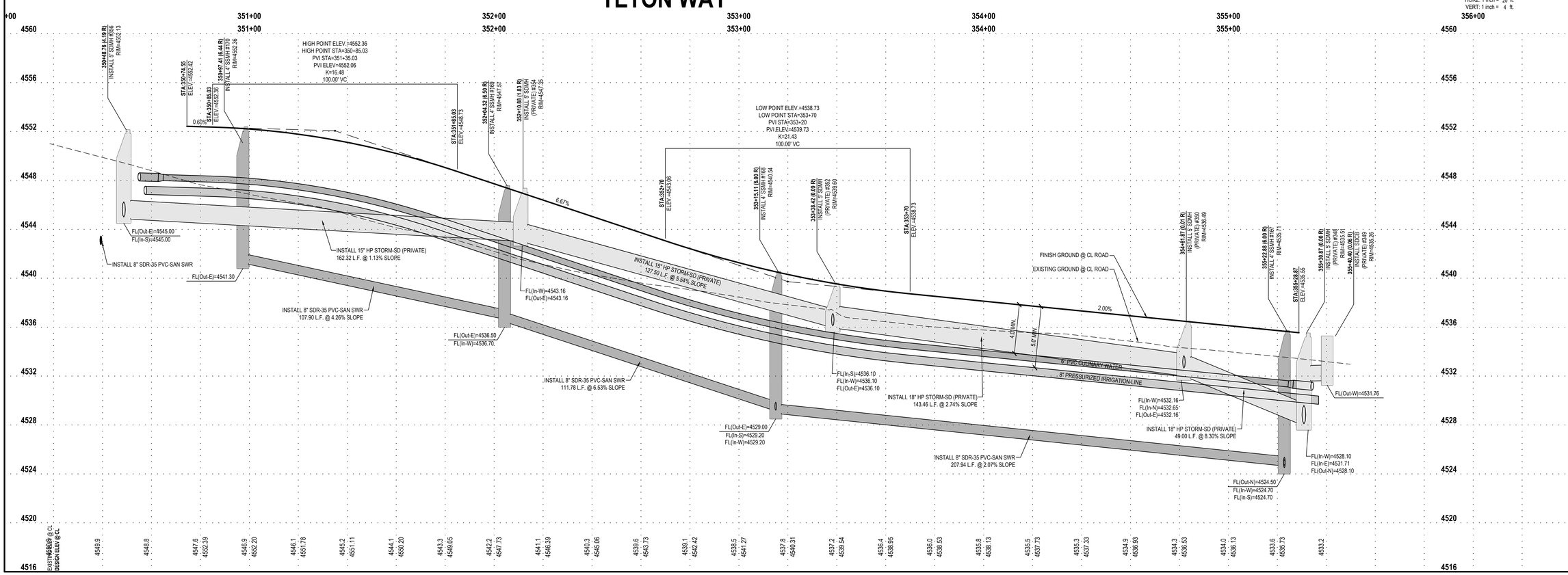
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" C-900 DR-18 PVC 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.





TETON WAY



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13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-694-0150

GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

PLAN AND PROFILE
TETON WAY

PROJECT NUMBER	PRINT DATE
8069M	2021-11-16
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-1

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BENCHMARK

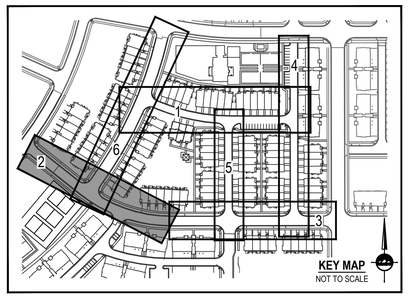
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SALT LAKE BASE & MERIDIAN

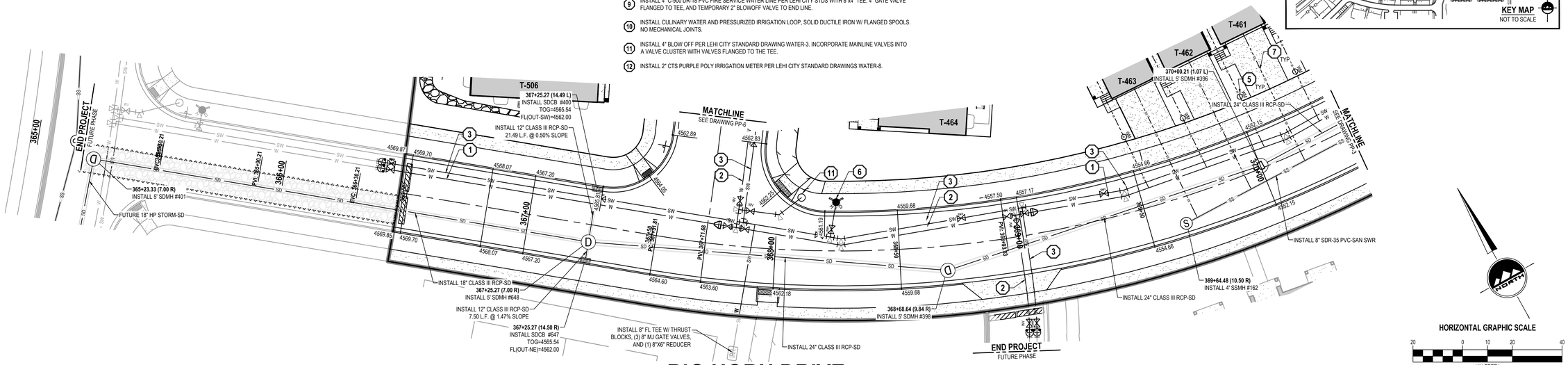
ELEVATION = 4536.22

SCOPE OF WORK:

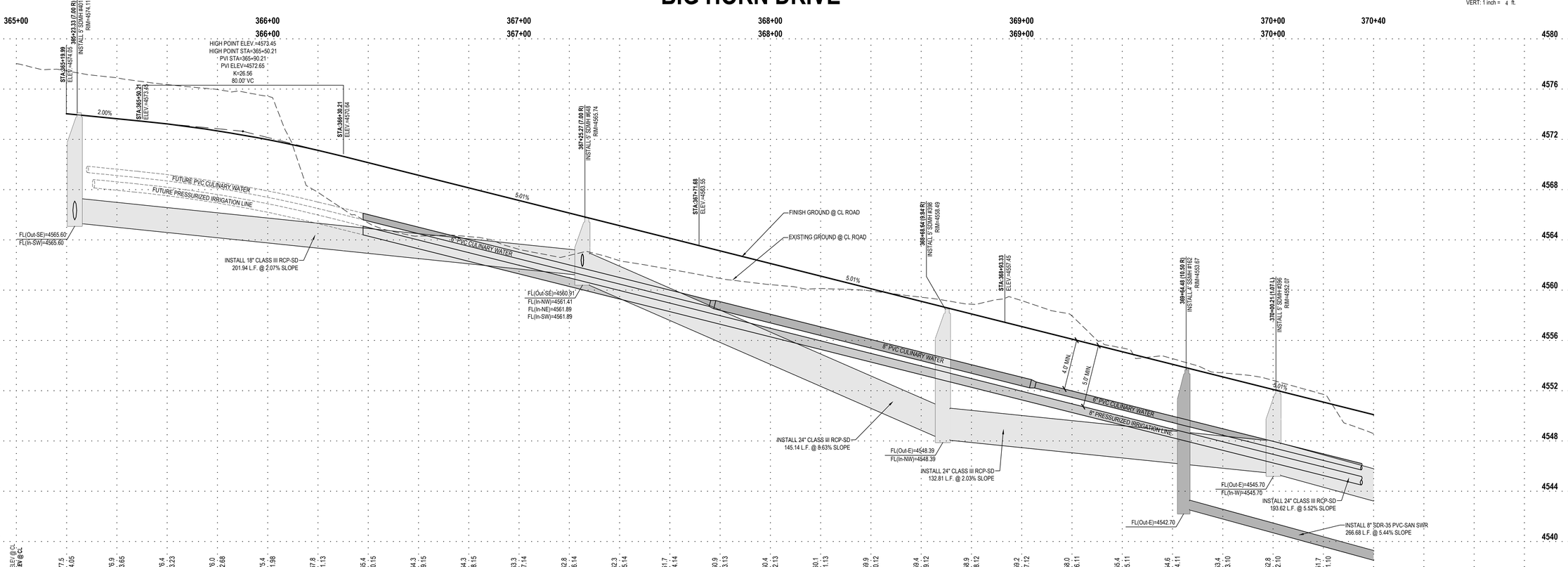
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12. INSTALL 2" CTS PURPLE POLY IRRIGATION METER PER LEHI CITY STANDARD DRAWINGS WATER-8.





BIG HORN DRIVE



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CONTACT:
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PHONE: 801-694-0150

GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
BIG HORN DRIVE

PROJECT NUMBER	PRINT DATE
8069M	2021-11-16
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-2

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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

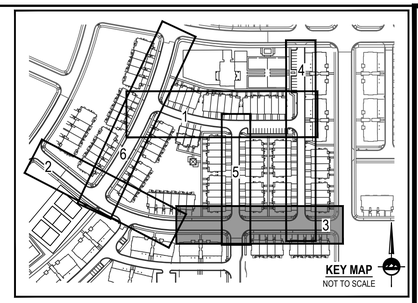
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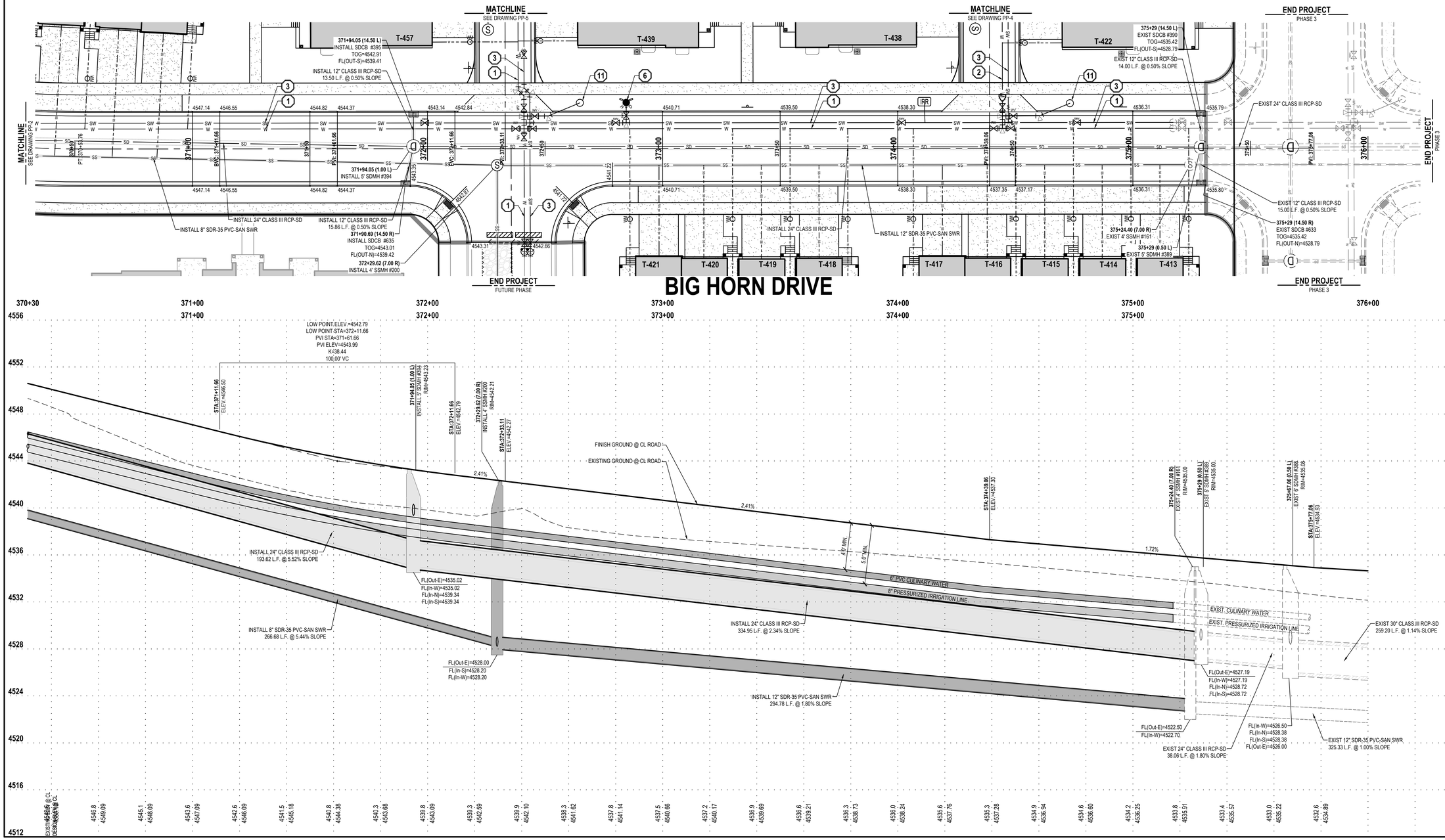
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NORTH

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.





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FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
CONTACT:
JED STEWART
PHONE: 801-694-0150

GARDNER POINT PHASE 4
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
BIG HORN DRIVE

PROJECT NUMBER	PRINT DATE
8069M	2021-11-12
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-3

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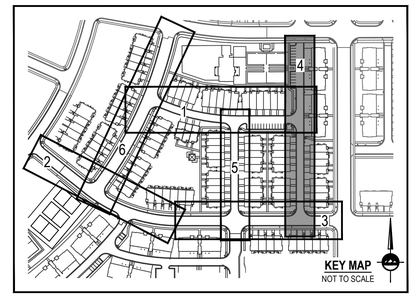
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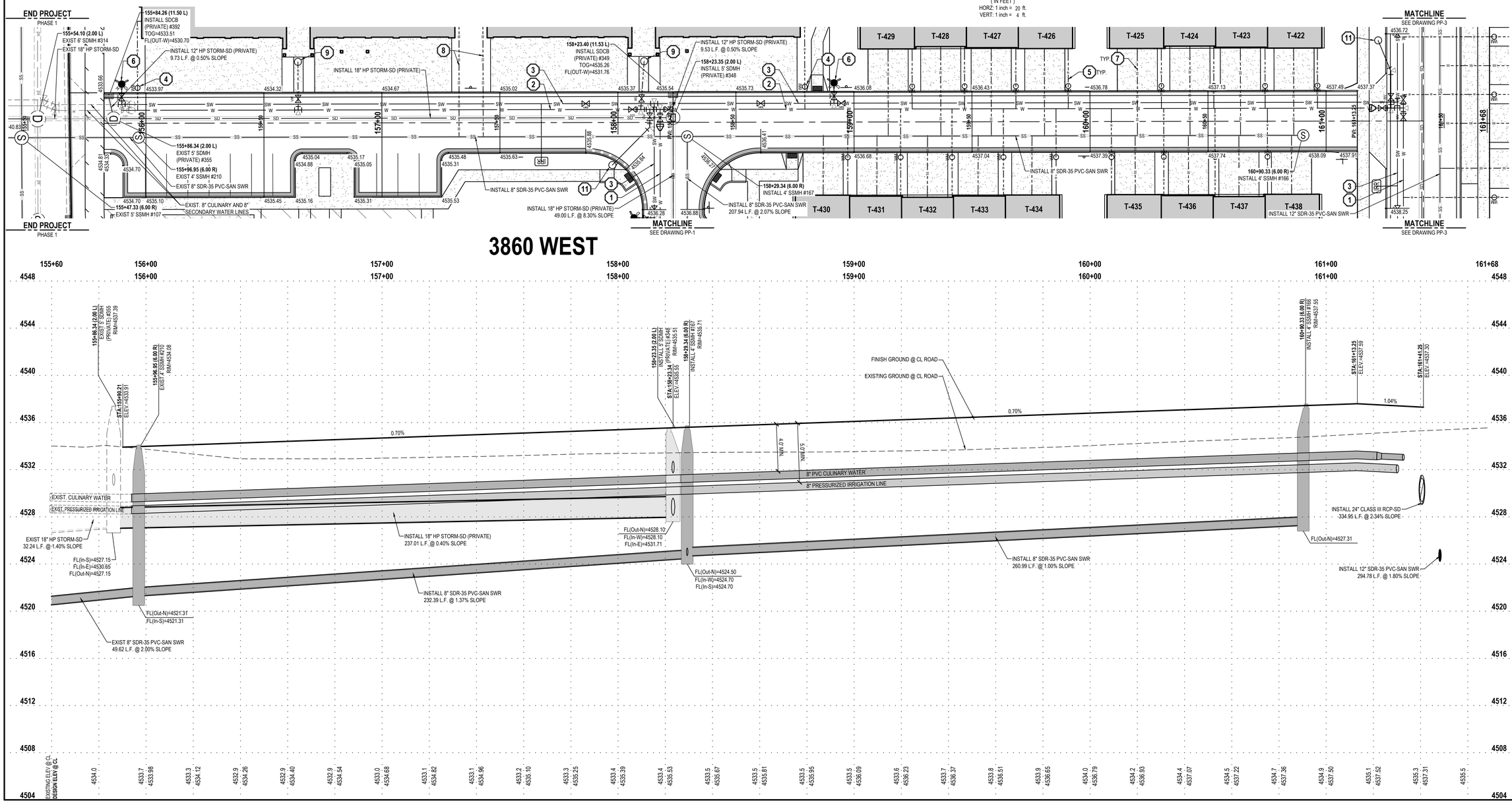
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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
3860 WEST

PROJECT NUMBER	PRINT DATE
8069M	2021-11-12
DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

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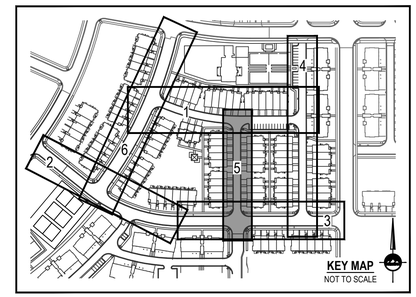
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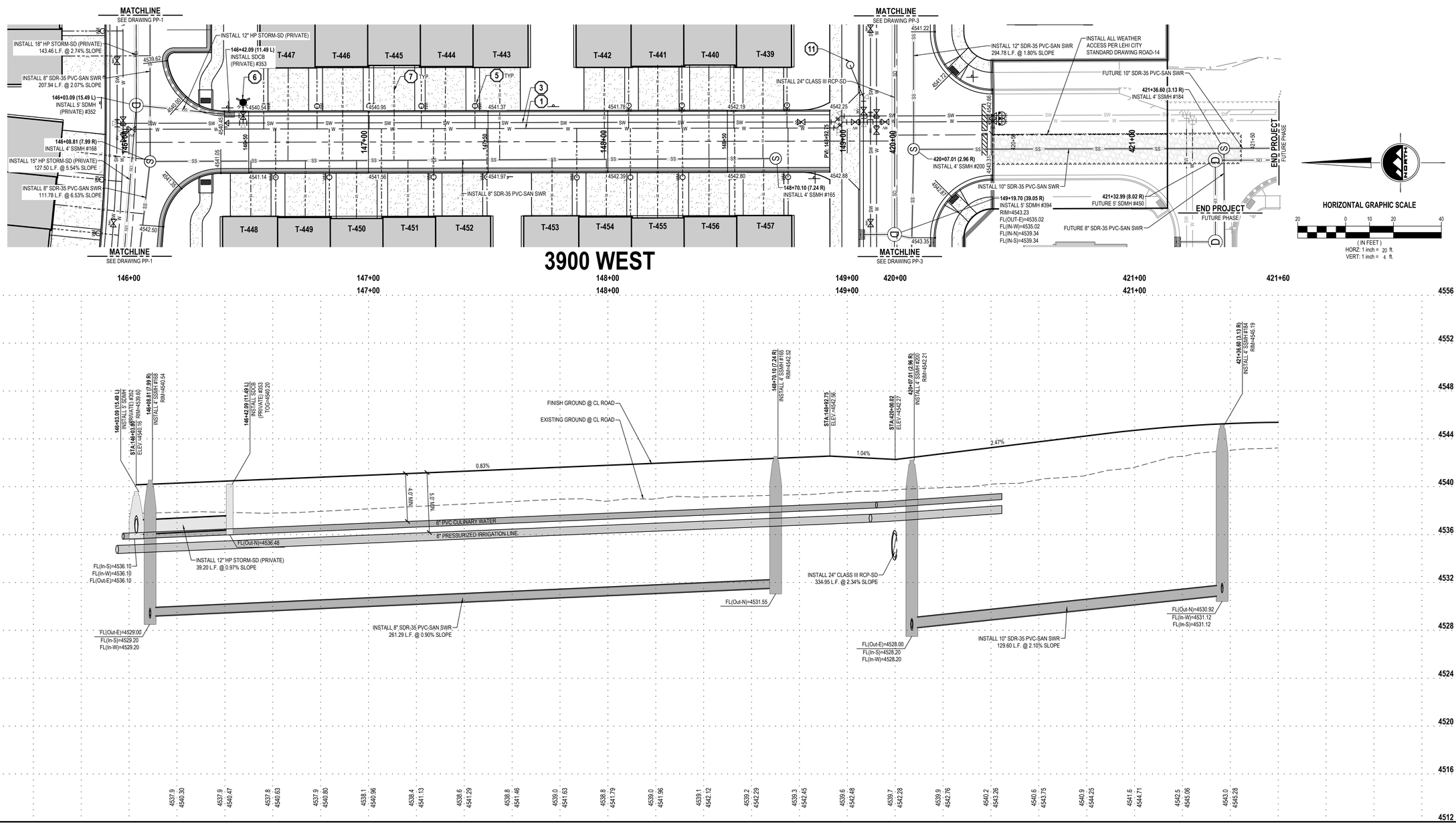
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REGISTERED PROFESSIONAL ENGINEER
11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
3900 WEST

PROJECT NUMBER 8069M
PRINT DATE 2021-11-12
DRAWN BY C.D. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

PP-5

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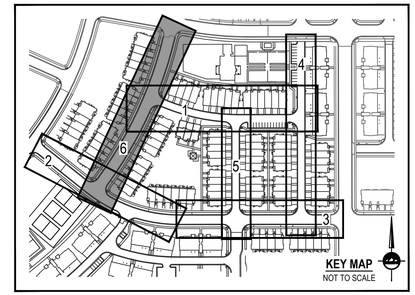
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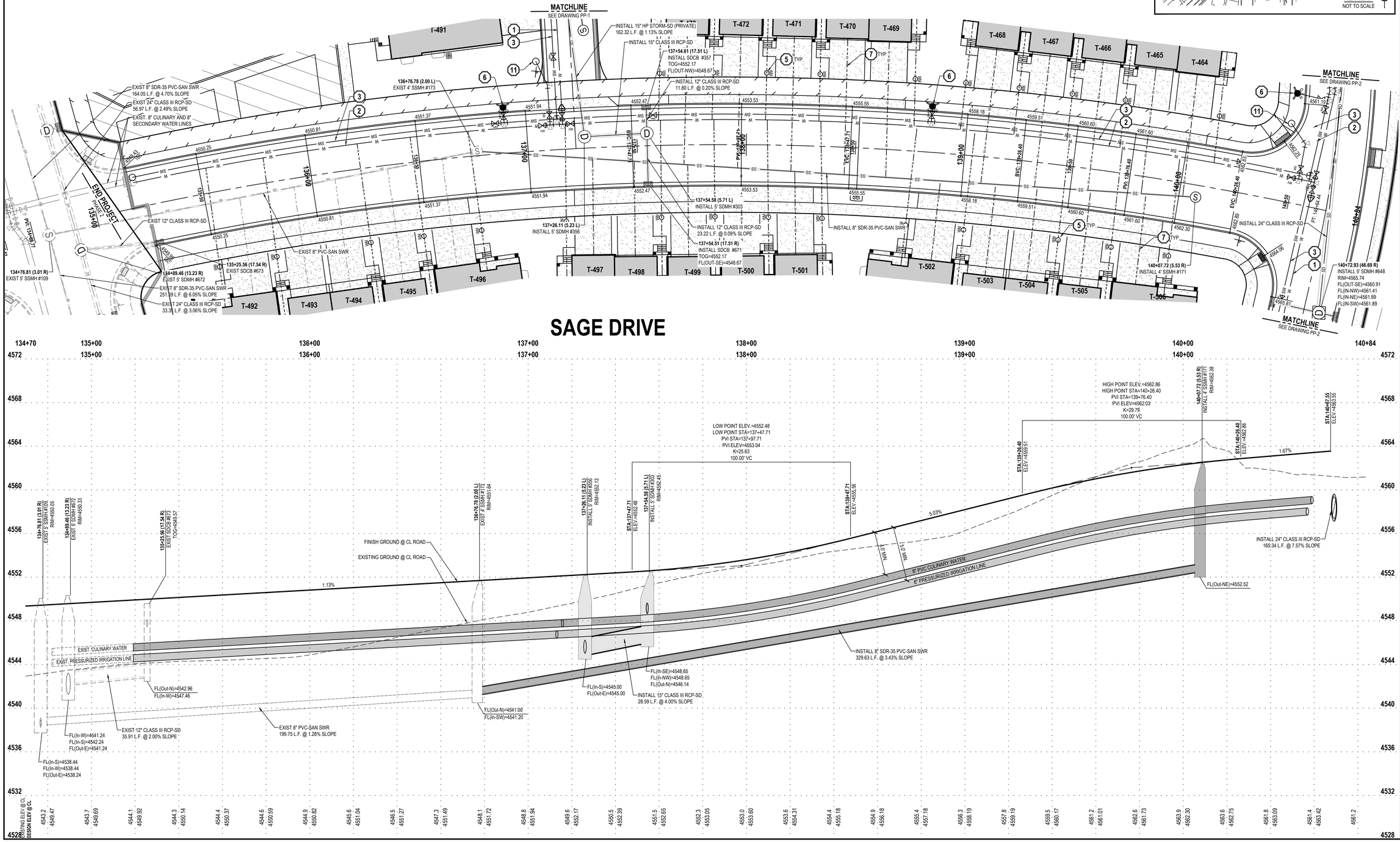
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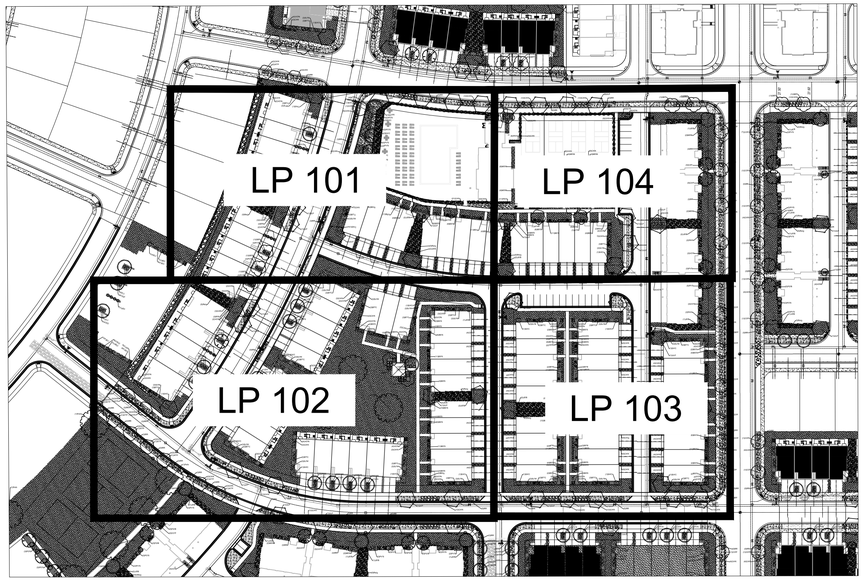
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11/16/2021
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
SAGE DRIVE

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DRAWN BY	CHECKED BY
C.D. OESTREICH	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-6



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 QUIVALENT 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

REFERENCE NOTES SCHEDULE PHASE 4

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	69,213 sf
	1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	17,438 sf
	1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK. AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	28,674 sf
	1-04	CUT EDGE	37 lf
	1-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	11,645 sf
	1-06	UTAH NATIVE CUSTOM SEED MIX SHORT GRASS BLEND INDIAN RICE GRASS 40% BLUE GRAMA GRASS 15% INLAND SALTGRASS 5% SHEEP FESCUE 25% GALLETA GRASS 15% INTERMEDIATE GRASS BLEND SIDEOATS GRAMA 105 STREAMBANK WHEATGRASS 10% SNAKE RIVER WHEATGRASS 10% NEEDLE N THREAD GRASS 5% WESTERN WHEATGRASS 40% BLUEBUNCH WHEATGRASS 20% ALKALI SACATON 5% CONTACT GREAT BASIN SEED AT (435) 286-6872	2,647 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1-10	PLAYGROUND SURFACE. SOF'FALL ENGINEERED WOOD.	38.2 cy

TOTAL
LANDSCAPED AREA: 57,056 SQ.FT (DRIP SYSTEM SO ONLY PLANTS ARE IRRIGATED. 50% OF LANDSCAPE AREA) 28,528 SQ FT

GRASS AREA = 72,520 SQ.FT.
IRRIGATED AREA = 101,048 SQ FT
EXISTING TREE PRESERVATION: *NO EXISTING TREES ON SITE

*****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 4

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	ATˈP	21	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	2" Cal
	COˈP	7	Celtis occidentalis `Prairie Sentinel` Prairie Sentinel Hackberry	2" Cal
	CPˈP	5	Crataegus phaenopyrum `Princeton Sentry` Washington Princeton Sentry Hawthorn	2" Cal
	GBˈP	13	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	2" Cal
	MˈPR	9	Malus x `Prairie Rose` Prairie Rose Crabapple	2" Cal
	PAˈB	3	Platanus x acerifolia `Bloodgood` London Plane Tree	2" Cal
	ULP	48	Ulmus parvifolia Lacebark Elm	2" Cal
	ZM	20	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BTˈC	76	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
	BSˈS	348	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
	CSˈK	10	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
	EAˈC	51	Euonymus alatus `Coles Compact` Burning Bush	5 gal
	JSˈB	32	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	POˈS	16	Physocarpus opulifolius `Seward` TM Summer Wine Seward Ninebark	5 gal
	RFˈR	8	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
	Raˈg	40	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
	RR	182	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
	SJˈW	76	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
	VOˈN	144	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CAˈK	663	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	MSˈM	35	Miscanthus sinensis `Morning Light` Eulalia Grass	1 gal
	PVˈS	72	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal
	PAˈH	35	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal

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 HAVE 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.

ISSUE DATE	PROJECT NUMBER
11-15-2021	UT20036

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

PLAN INFORMATION

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

N

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

PROJECT INFORMATION

GARDNER POINT: PH 4
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

KEVIN B. ANDREWS — LICENSED LANDSCAPE ARCHITECT — 11/16/2021 — STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 11/16/2021

LANDSCAPE PLAN

LP-100



ISSUE DATE	PROJECT NUMBER
11-15-2021	UT20036

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1	XXXX	XX-XX-XX
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0' 20' 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

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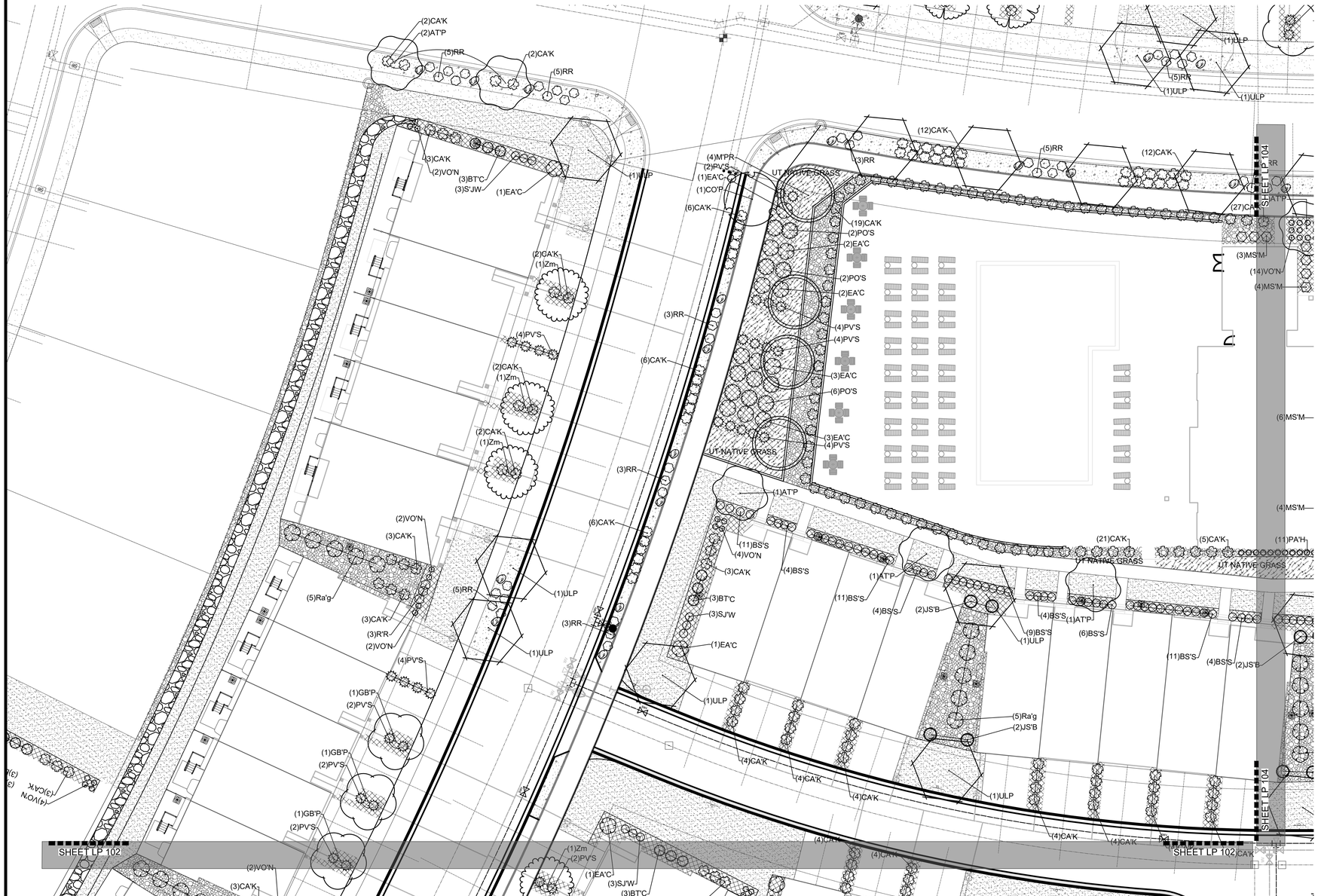
JTA LANDSCAPE ARCHITECT — JOSEPH T. ANDREWS — 8128121-5301 — REGISTERED — 11/15/2021 — STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	11/16/2021

LANDSCAPE PLAN

LP-OVERALL



PLANT SCHEDULE PHASE 4

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	JS'B	32	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
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	RF'R	8	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
	Ra'g	40	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
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LICENSE STAMP

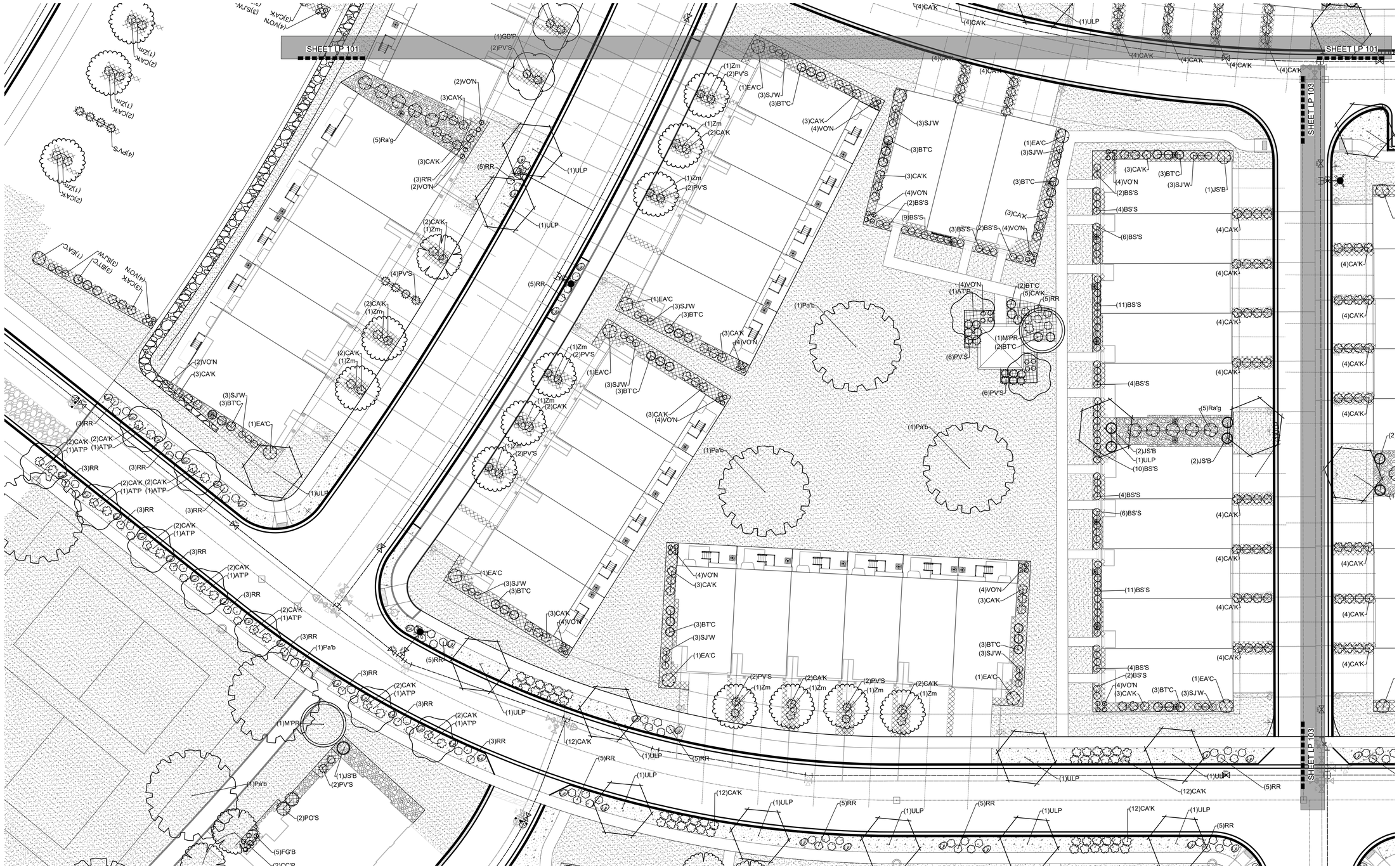


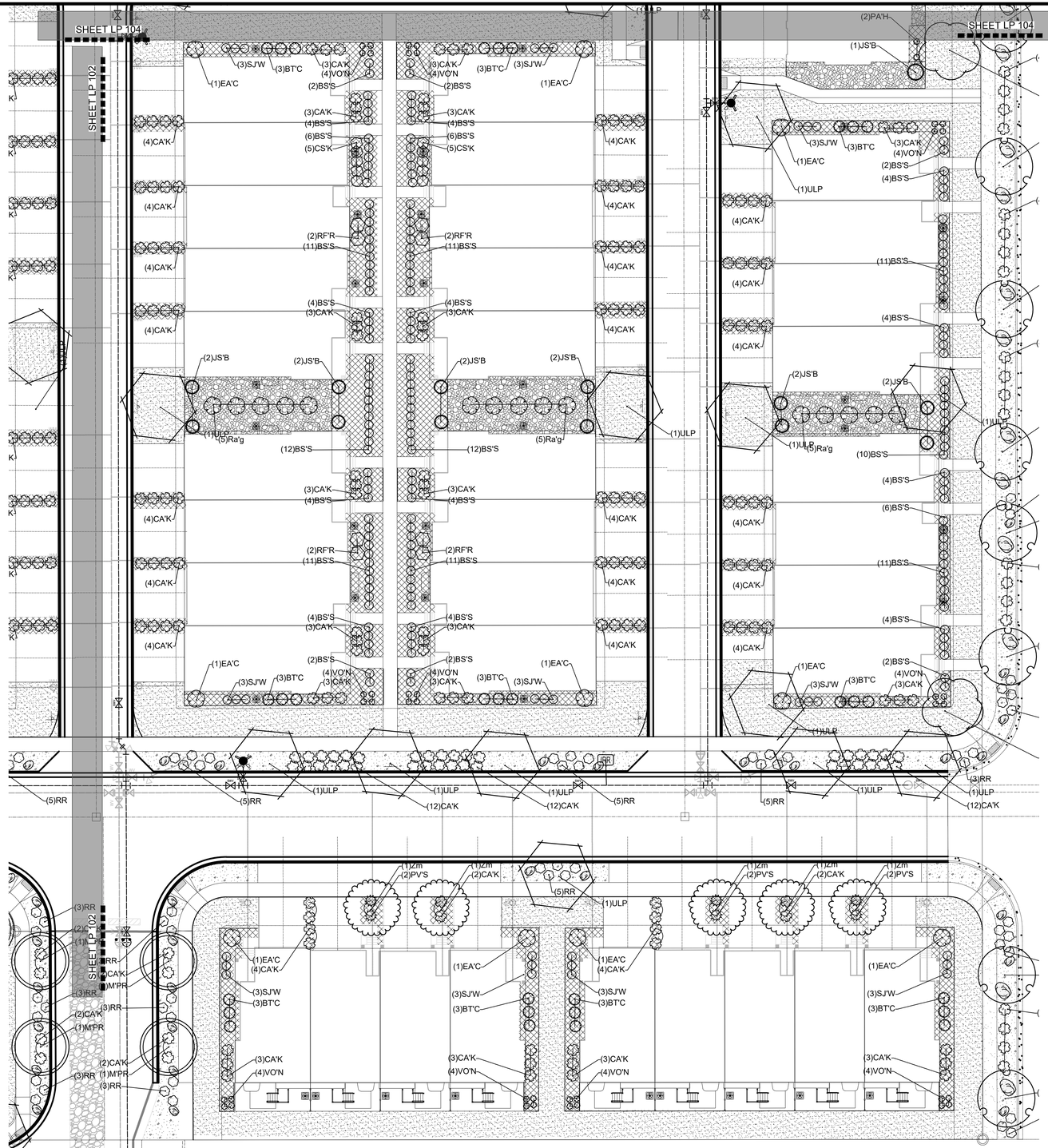
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	11/16/2021

LANDSCAPE PLAN

LP-101


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SHEET LP 103
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(2)PV'S
(2)VO'N
(3)CA'K
(5)Ra'g
(3)CA'K
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PLANT SCHEDULE PHASE 4

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AT'P	21	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	2" Cal
	CO'P	7	Celtis occidentalis `Prairie Sentinel` Prairie Sentinel Hackberry	2" Cal
	CP'P	5	Crataegus phaenopyrum `Princeton Sentry` Washington Princeton Sentry Hawthorn	2" Cal
	GB'P	13	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	2" Cal
	M'PR	9	Malus x `Prairie Rose` Prairie Rose Crabapple	2" Cal
	PA'B	3	Platanus x acerifolia `Bloodgood` London Plane Tree	2" Cal
	ULP	48	Ulmus parvifolia Lacebark Elm	2" Cal
	ZM	20	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BT'C	76	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
	BS'S	348	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
	CS'K	10	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
	EA'C	51	Euonymus alatus `Coles Compact` Burning Bush	5 gal
	JS'B	32	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	PO'S	16	Physocarpus opulifolius `Seward` TM Summer Wine Seward Ninebark	5 gal
	RF'R	8	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
	Ra'g	40	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
	RR	182	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
	SJ'W	76	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
	VO'N	144	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	663	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	MS'M	35	Miscanthus sinensis `Morning Light` Eulalia Grass	1 gal
	PV'S	72	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal
	PA'H	35	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal

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

ISSUE DATE	PROJECT NUMBER
11-15-2021	UT20036

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

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

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

PROJECT INFORMATION

GARDNER POINT: PH 4

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
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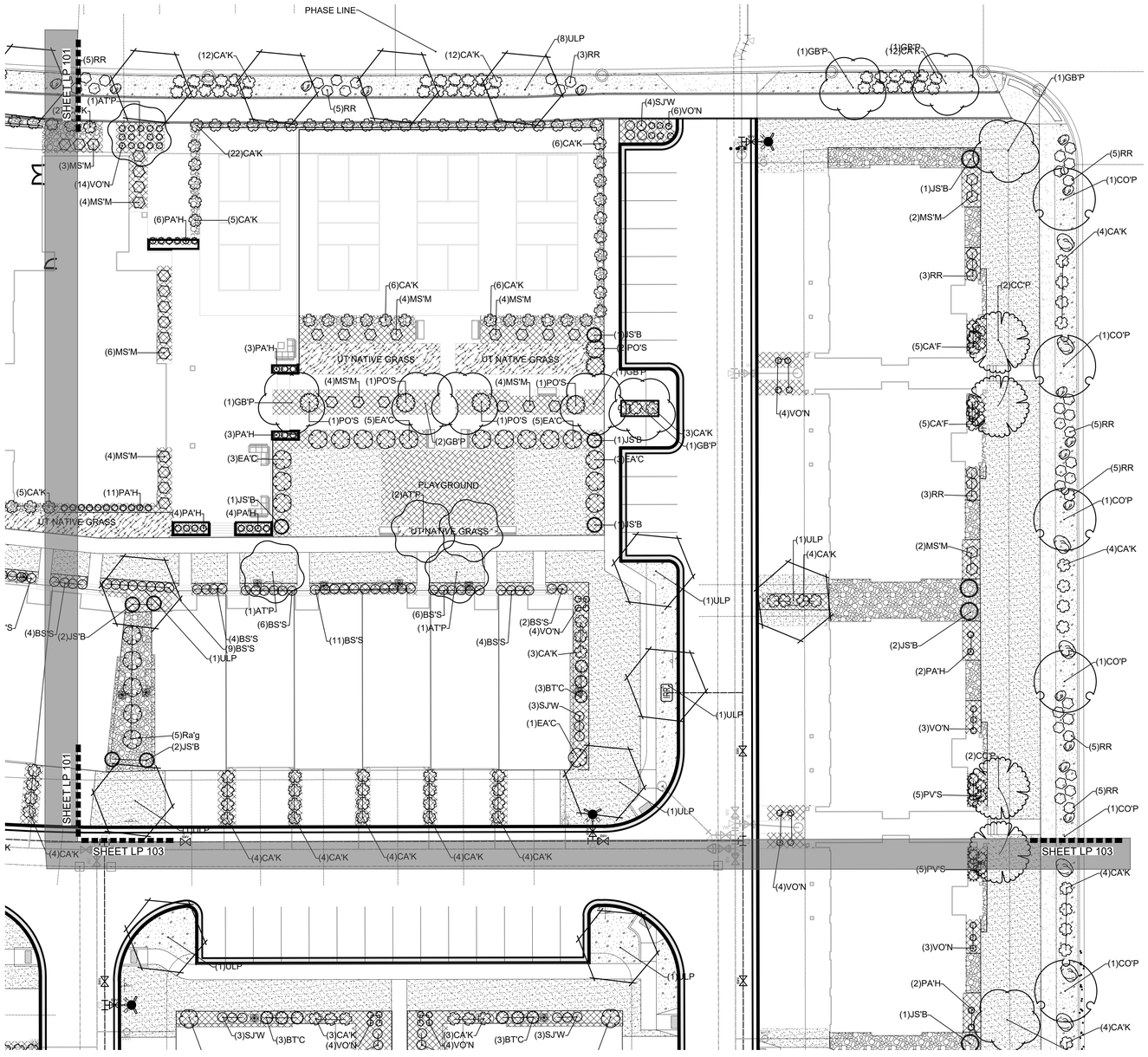
LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
11/15/2021
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	11/16/2021

LANDSCAPE PLAN

LP-103



PLANT SCHEDULE PHASE 4

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LICENSE STAMP

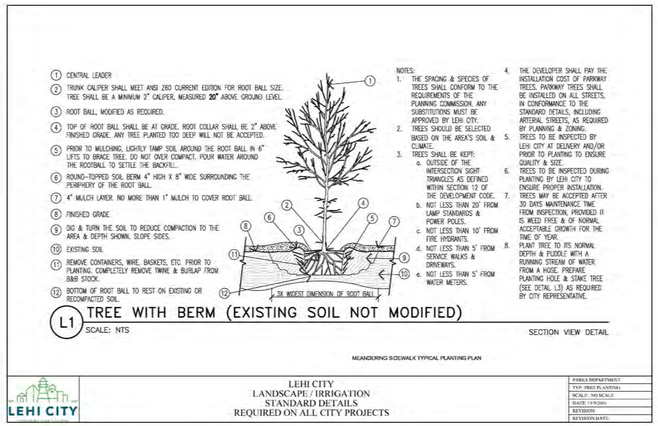
JESSE ANDREW KNIGHT 8128121-5301 11/15/2021 LICENSED LANDSCAPE ARCHITECT STATE OF UTAH

DRAWING INFO

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DRAWN: KBA
CHECKED: TM
PLOT DATE: 11/16/2021

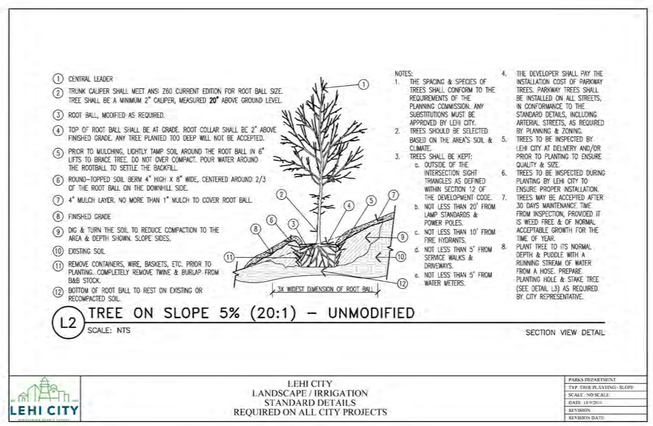
LANDSCAPE PLAN

LP-104



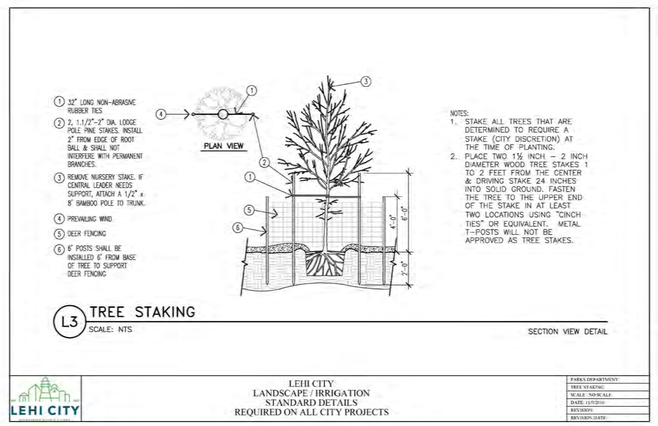
L1 TREE WITH BERM (EXISTING SOIL NOT MODIFIED)
SCALE: NTS

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



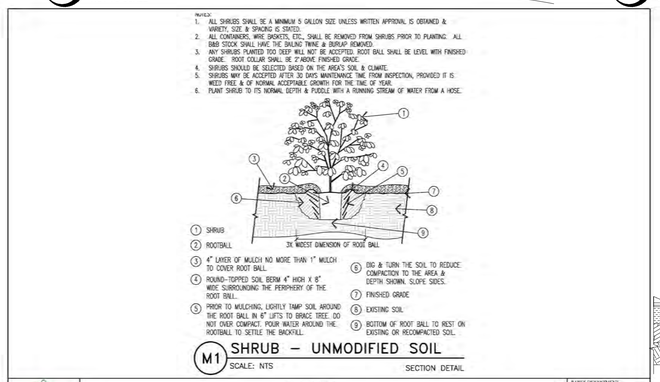
L2 TREE ON SLOPE 5% (20:1) – UNMODIFIED
SCALE: NTS

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



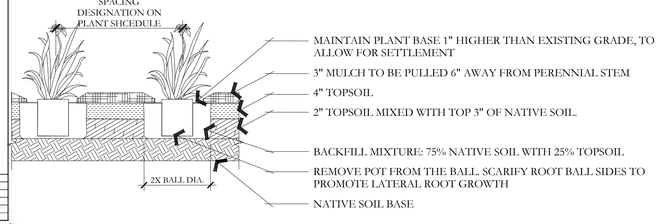
L3 TREE STAKING
SCALE: NTS

C TREE w/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



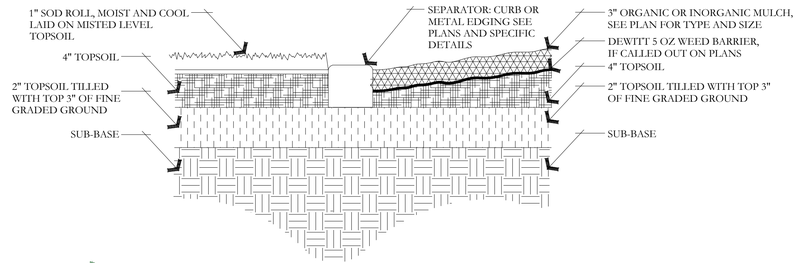
M1 SHRUB – UNMODIFIED SOIL
SCALE: NTS

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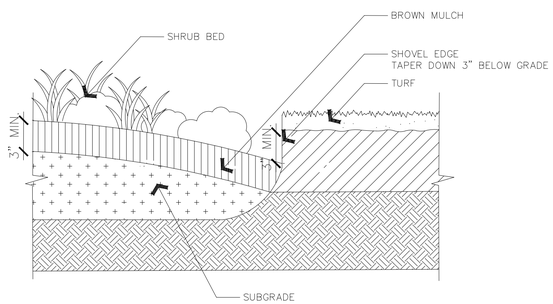
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PKJ DESIGN GROUP



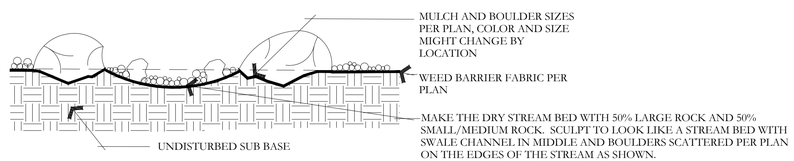
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NOT TO SCALE

PKJ DESIGN GROUP



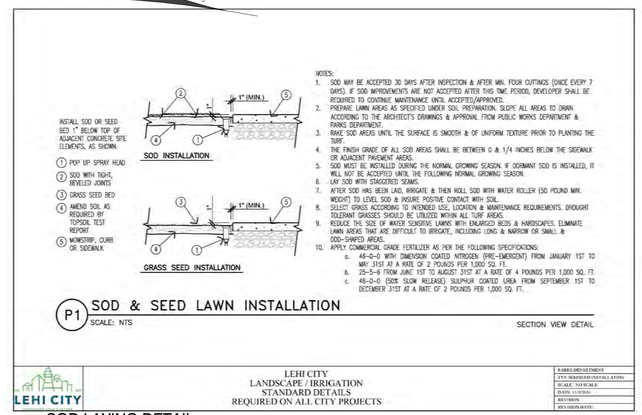
I CUT EDGE DETAIL
NOT TO SCALE

PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

PKJ DESIGN GROUP



P1 SOD & SEED LAWN INSTALLATION
SCALE: NTS

L SOD LAYING DETAIL
NOT TO SCALE

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LANDSCAPE ARCHITECT / PLANNER

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LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8129177-5301 STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	11/16/2021

LANDSCAPE DETAILS

LP-501

GARDNER POINT

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

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

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

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

1.3 DEFINITIONS

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

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

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

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

1.4 REFERENCES

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

a. ASTM-American Society for Testing and Materials

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

1.5 SUBMITTALS

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

B. Operation and Maintenance Manual:

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

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

ii. Parts list for each operating element of the system

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

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

b. Project Record Copy

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

ii. Completed Project As-Built Drawings

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

1.6 QUALITY ASSURANCE

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

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

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

D. Workmanship and Materials:

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

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

E. Contractor Qualifications:

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

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

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

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

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

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

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience.

This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

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

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

1.7 DELIVERY-STORAGE-HANDLING

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

1.8 SEQUENCING

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

1.9 WARRANTY

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

1.10 OWNER'S INSTRUCTION

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

1.11 MAINTENANCE

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

a. Two quick coupler keys with hose swivels.

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

B. Provide the following services:

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

PART 2 - PRODUCTS

2.1 GENERAL NOTES

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

2.2 POINT OF CONNECTION

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

2.3 CONNECTION ASSEMBLY

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

2.4 CONTROL SYSTEM

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

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

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

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

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

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

2.9 MANIFOLDS

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

2.10 REMOTE CONTROL VALVES

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

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco 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. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

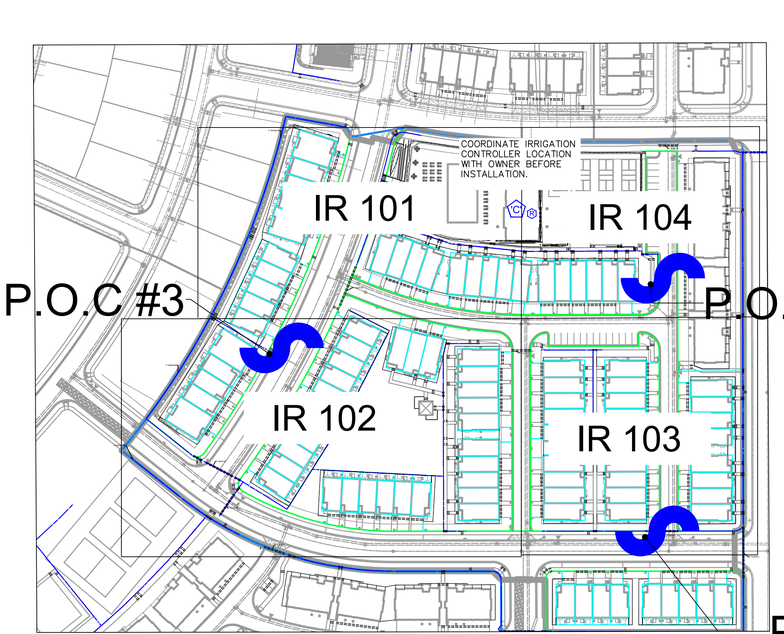
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



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

ISSUE DATE	PROJECT NUMBER
11/16/2021	UT20036

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

0' 50' 100' 200' 400'

GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

GARDNER POINT: PH 4

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
STATE OF UTAH
11/15/2021

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	11/16/2021

IR 100

P.O.C.#3
ALL 3 POC'S TO CONNECT TO THE SAME CONTROLLER

P.O.C.#1
ALL 3 POC'S TO CONNECT TO THE SAME CONTROLLER

P.O.C.#2
ALL 3 POC'S TO CONNECT TO THE SAME CONTROLLER

2" MAINLINE

4" SLEEVE

27.5'

5'

ISSUE DATE	PROJECT NUMBER
11/16/2021	UT20036

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

GARDNER POINT: PH 4

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
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(801) 494-0150

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SUITE 500
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LICENSE STAMP

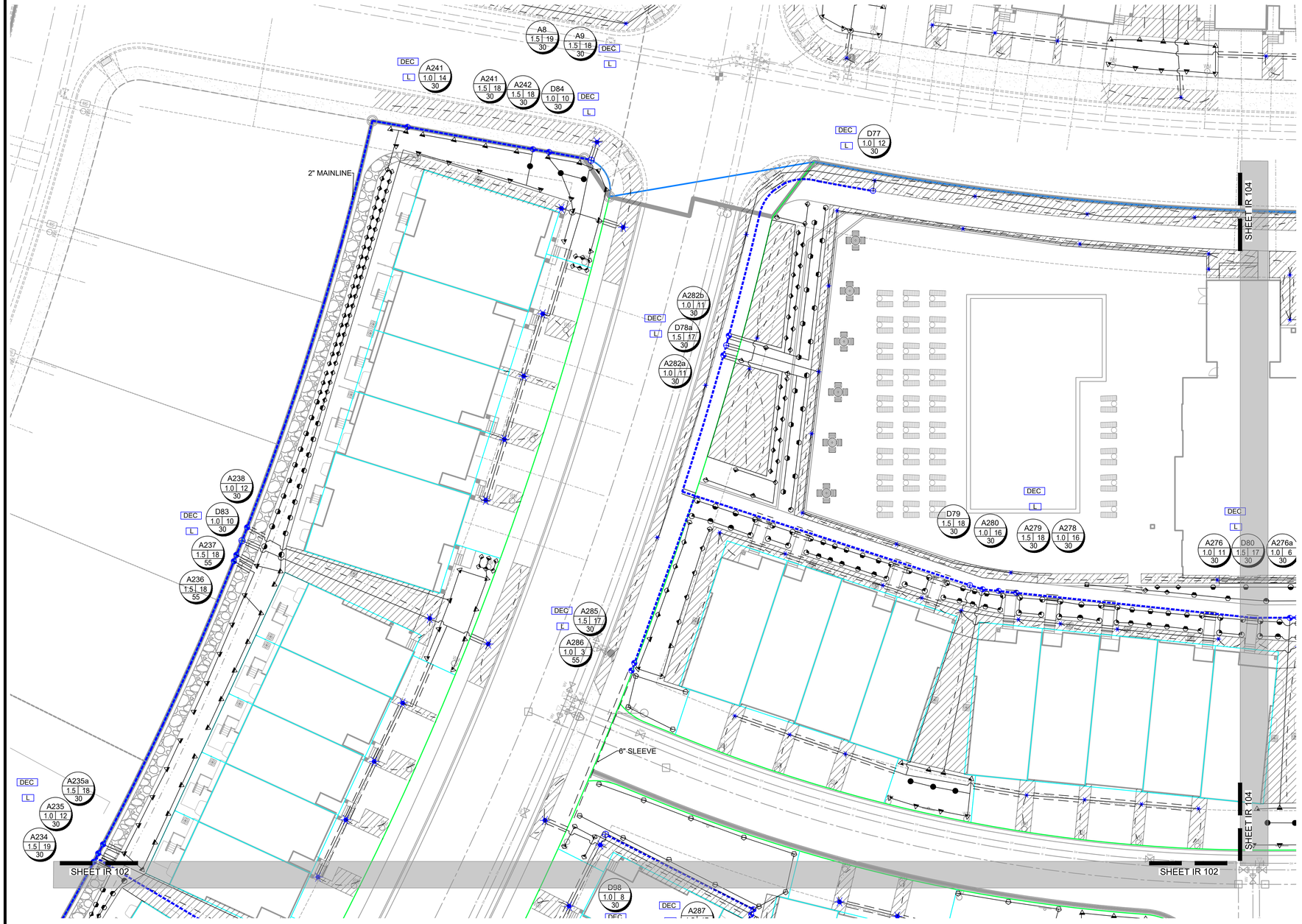
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREATH
#12281-5501
11/15/2021
STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	11/16/2021

IRRIGATION PLAN

IR-OVERALL



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO WITH LIMR REMOTE KIT, ATTACH TO PEDESTAL LXMMPED, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC / L	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM 14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR.	SUGGESTED HEADER & FOOTER PIPE SIZE:	CLASS 200 1.25"

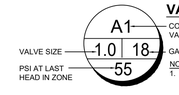
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

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

VALVE ID TAG



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

ISSUE DATE	PROJECT NUMBER
11/16/2021	UT20036

NO.	REVISION	DATE
1		
2		
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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 4

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

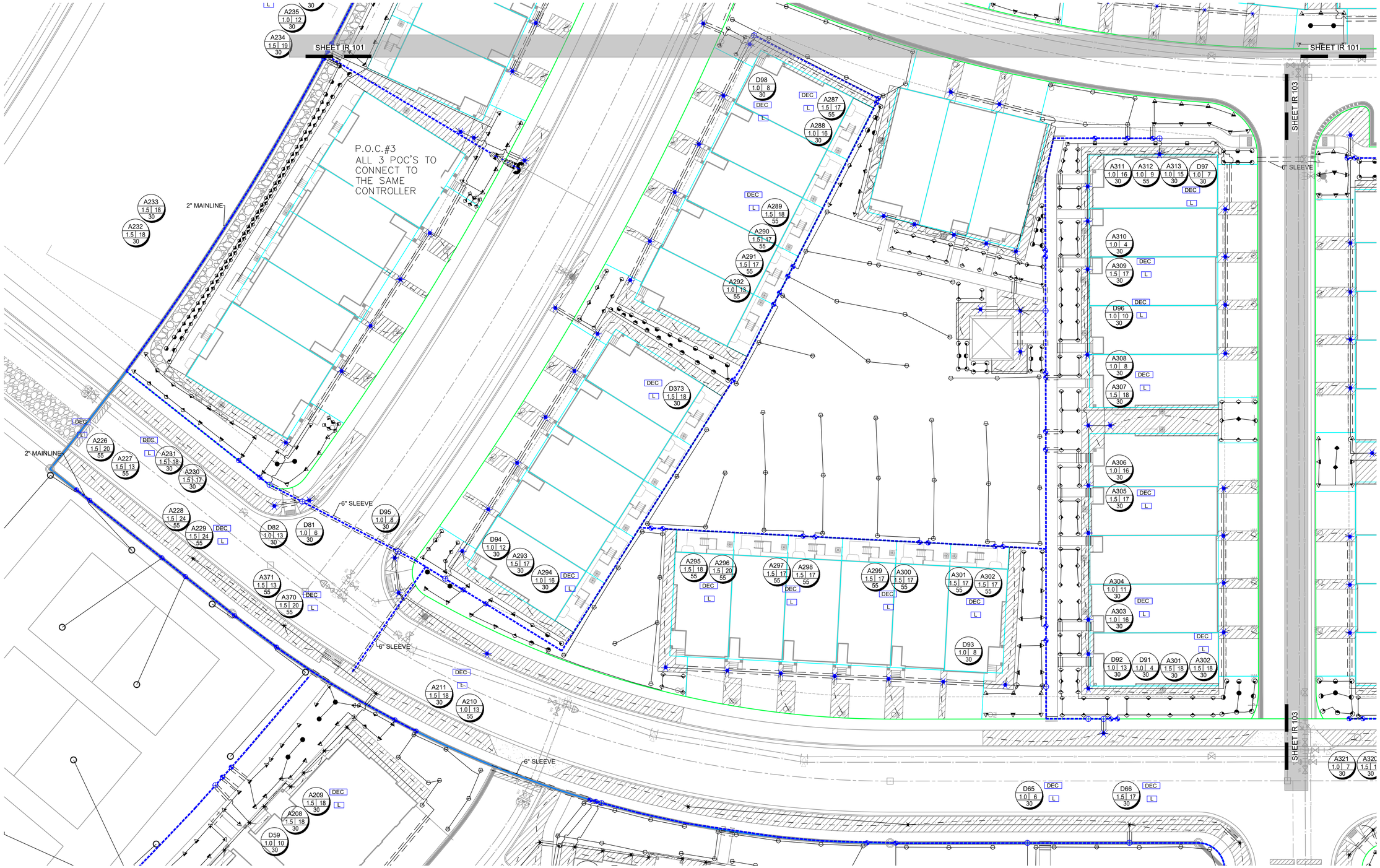
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREATH
#8281147-5301
11/15/2021
RENEWAL DATE
STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	11/16/2021

IRRIGATION PLAN

IR-101



ISSUE DATE	PROJECT NUMBER
11/16/2021	UT20036

NO.	REVISION	DATE
1		
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PLAN INFORMATION

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

N

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

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1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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LANDSCAPE ARCHITECT / PLANNER

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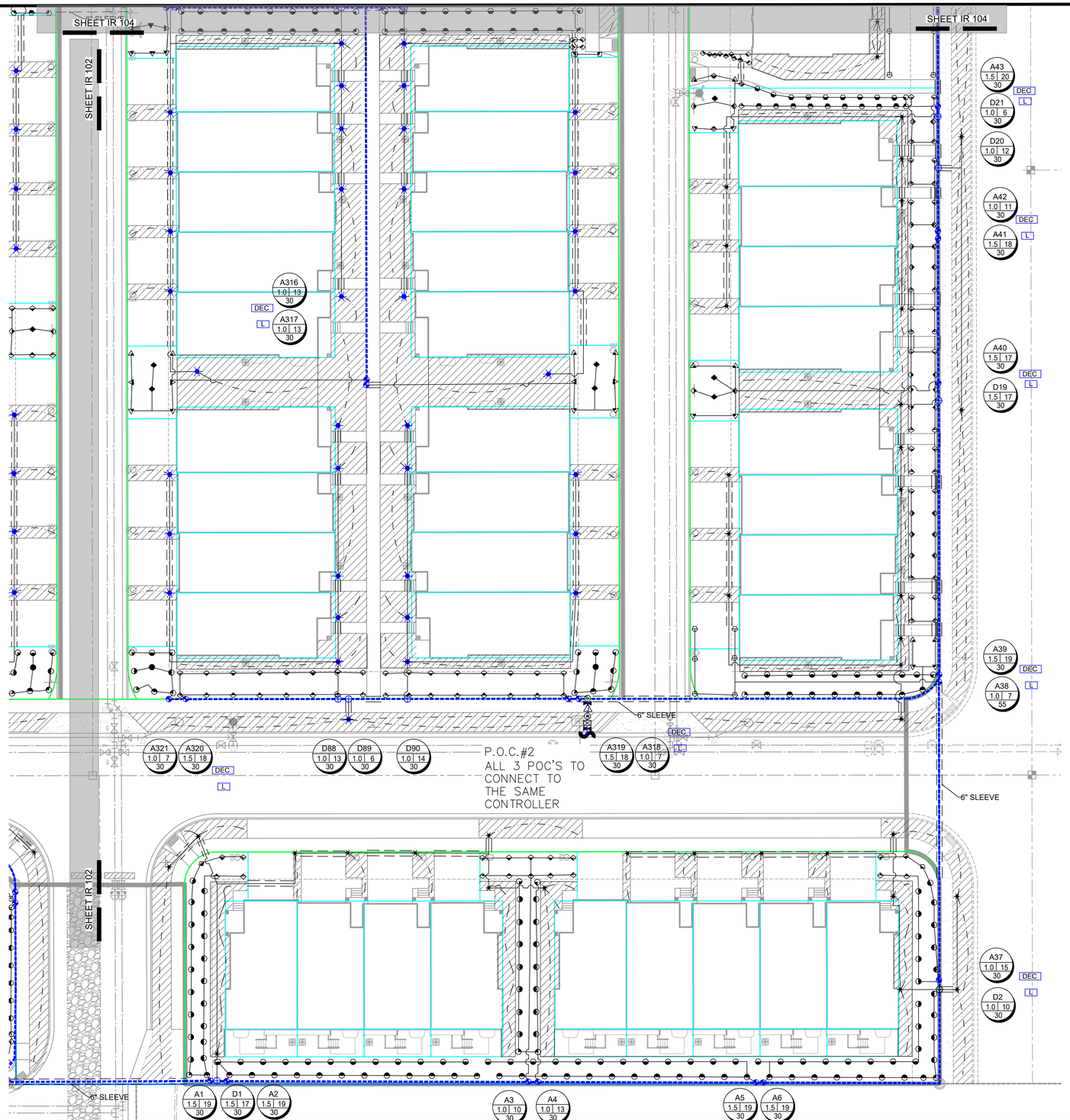
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW KOHLER
8712617-5501
11/15/2021
RENEW
STATE OF UTAH

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	11/16/2021

IRRIGATION PLAN

IR-102



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO WITH LIMR REMOTE KIT, ATTACH TO PEDESTAL LXMMPED, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" 'I' SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
R	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.
TOTAL DRIP ZONE FLOW		20 GPM	TIME TO APPLY 1/4" OF WATER		23
MAX. LATERAL LENGTH OF TUBING		350 FT	REQUIRED NUMBER OF STAKES		500
TOTAL LENGTH OF ZONE DRIPLINE		2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS		2
APPLICATION RATE		.64 IN. / HR.	SUGGESTED HEADER & FOOTER PIPE SIZE:		CLASS 200 1.25"

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

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
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.
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20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
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22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

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

VALVE ID TAG

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

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

ISSUE DATE	PROJECT NUMBER
11/16/2021	UT20036

NO.	REVISION	DATE
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PLAN INFORMATION

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

N

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

PROJECT INFORMATION

GARDNER POINT: PH 4

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

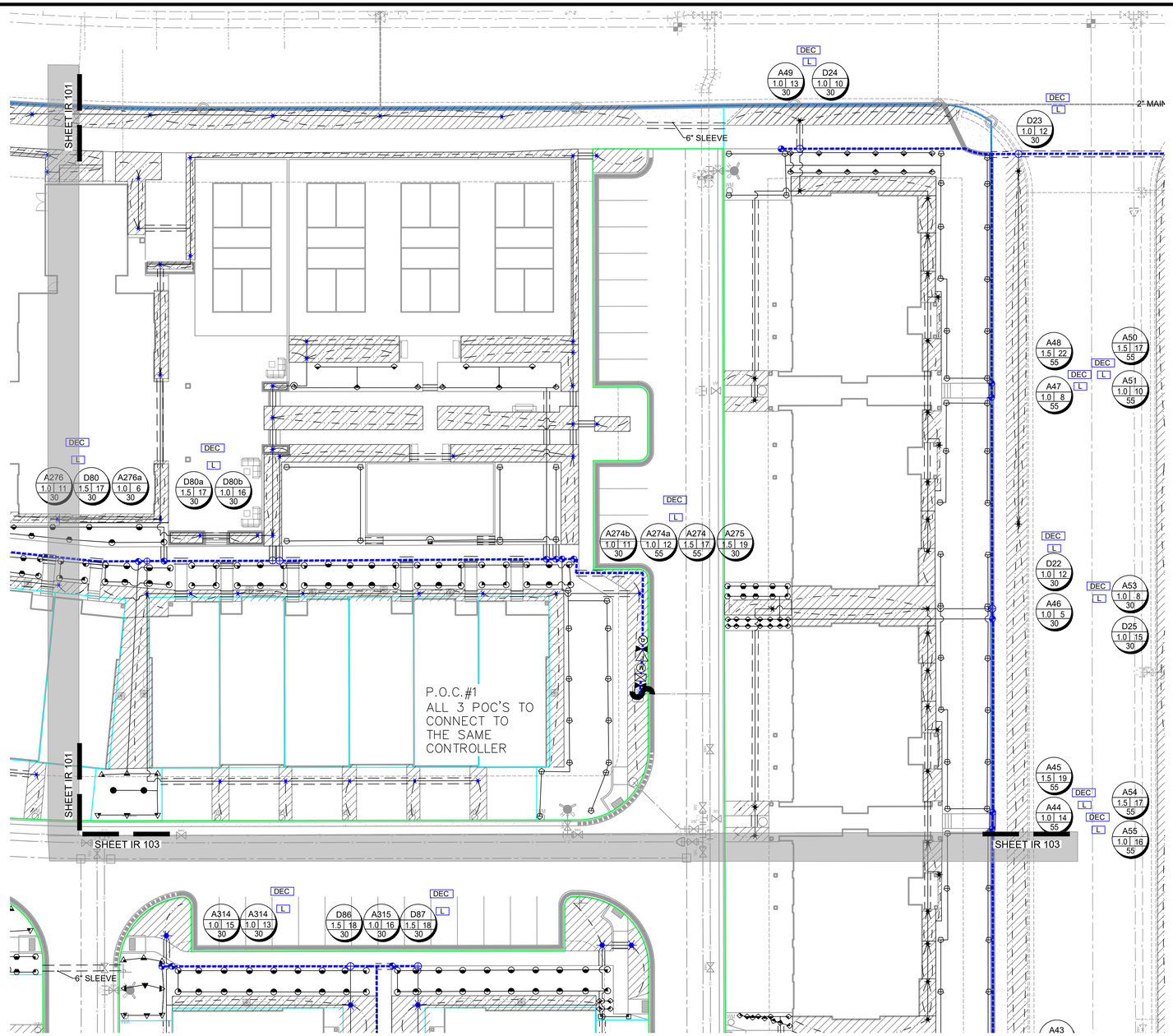
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW KOHLER
STATE OF UTAH
11/15/2021

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	11/16/2021

IRRIGATION PLAN

IR-103



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO WITH LIMR REMOTE KIT, ATTACH TO PEDESTAL LXMMPED, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC / L	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR.	SUGGESTED HEADER & FOOTER PIPE SIZE:	CLASS 200 1.25"

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

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
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4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
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7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
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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
11/16/2021	UT20036

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1		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
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1-800-662-4111
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N

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

PROJECT INFORMATION

GARDNER POINT: PH 4

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

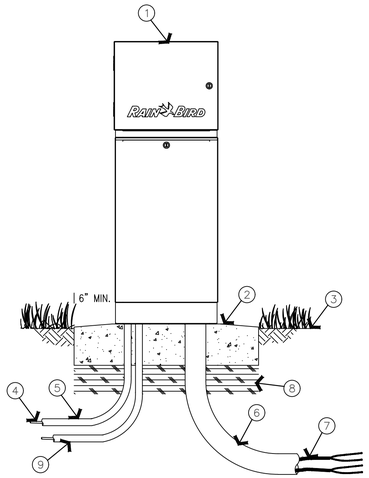
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JENSEN ANDREW WORTH — 8128174-5301 — 11/15/2021 — STATE OF UTAH

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	11/16/2021

IRRIGATION PLAN

IR-104



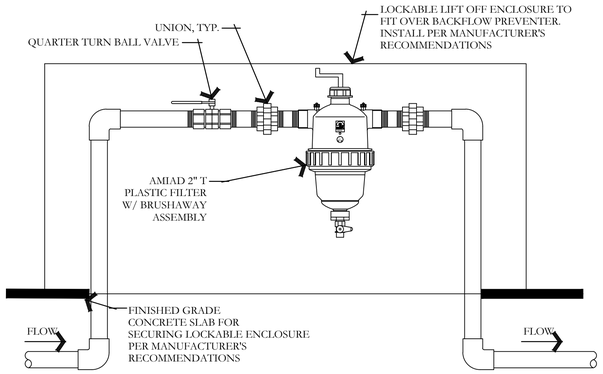
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

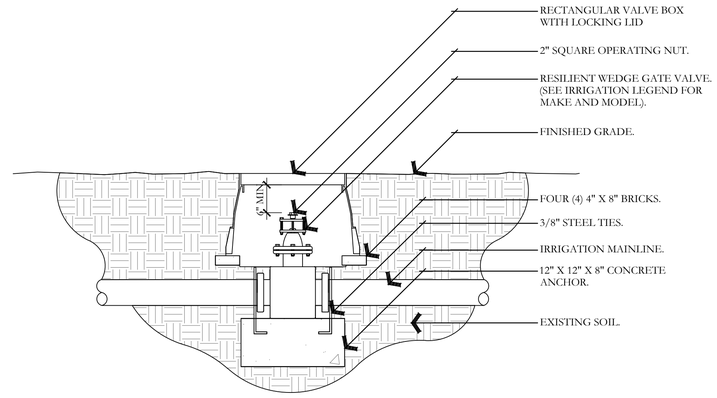
KEY SPECIFICATIONS

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

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

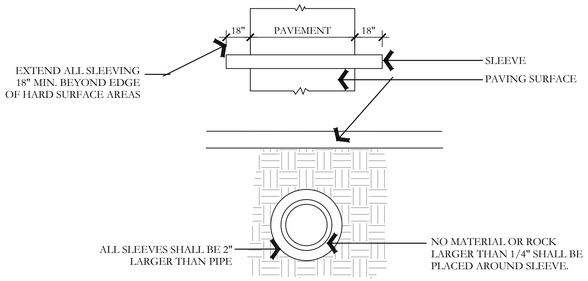


B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
NOT TO SCALE — PKJ DESIGN GROUP

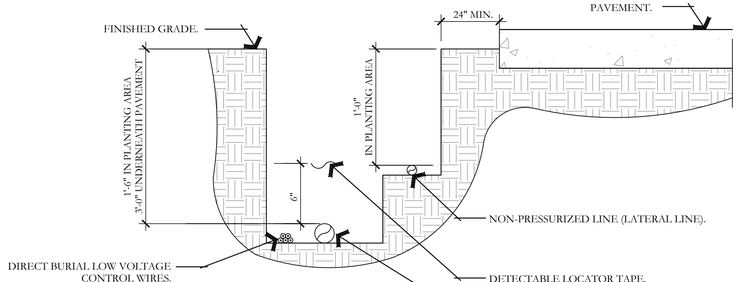


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

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

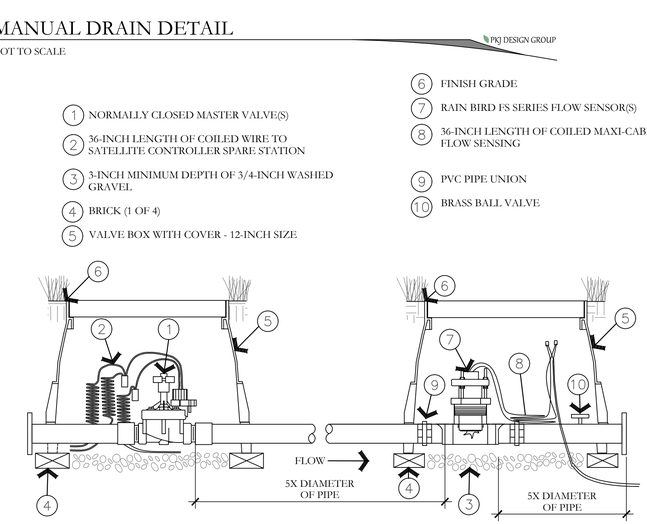


D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



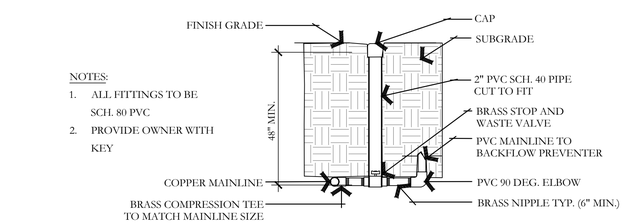
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED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

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



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

G QUICK COUPLER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



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

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

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

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY 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

I MASTER VALVE AND FLOW SENSOR DETAIL
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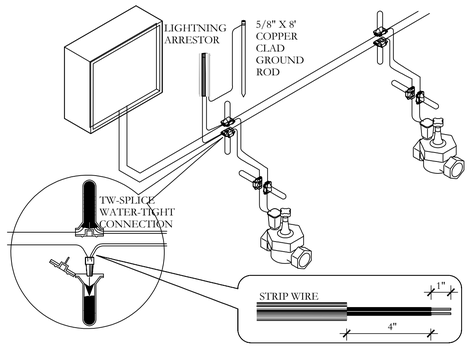
LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 812812-5301 — 11/15/2021 — STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	11/16/2021

IRRIGATION DETAILS

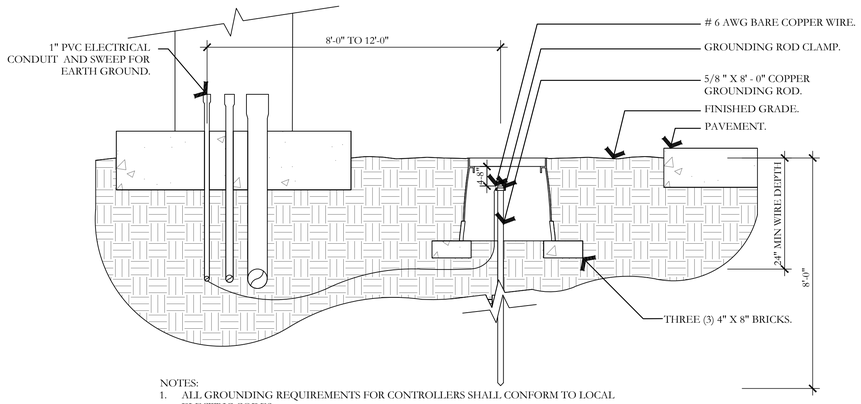
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J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

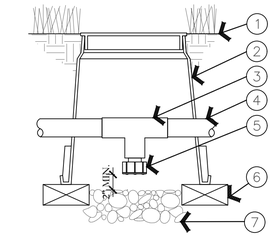


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE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

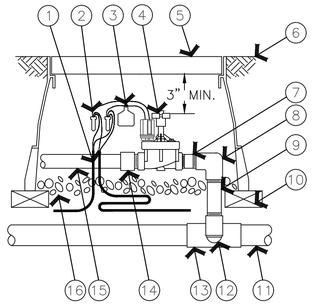


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

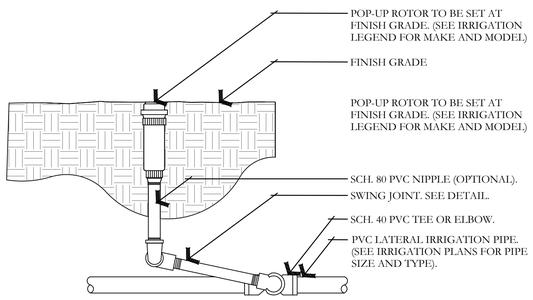


1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. 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

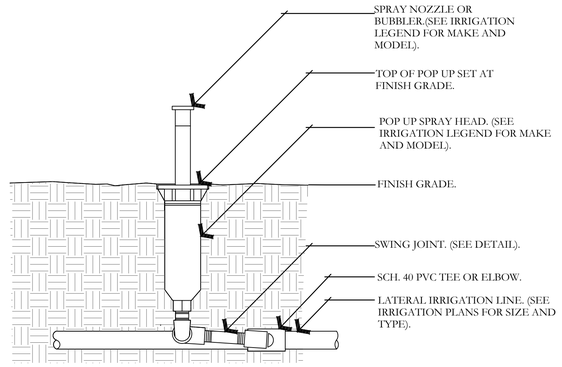


NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR SPRAYHEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



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

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11/16/2021	UT20036

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PLAN INFORMATION

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

PROJECT INFORMATION

GARDNER POINT: PH 4

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,
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SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

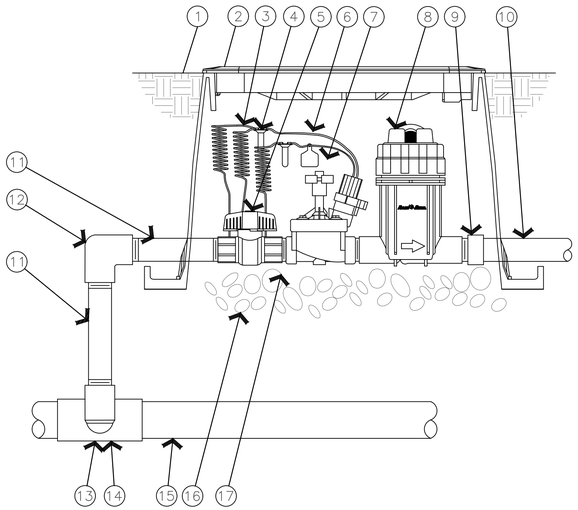
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
812812-5301
11/15/2021
RENEWAL Dec.
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	11/16/2021

IR 502

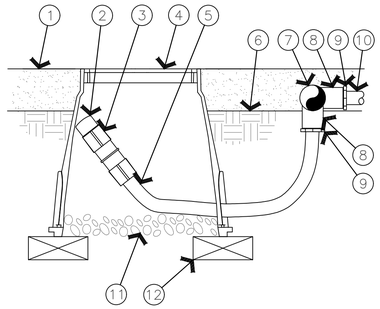


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE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

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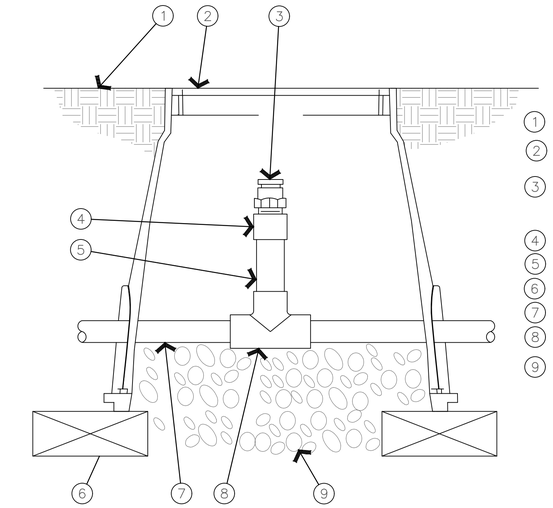
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE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

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

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

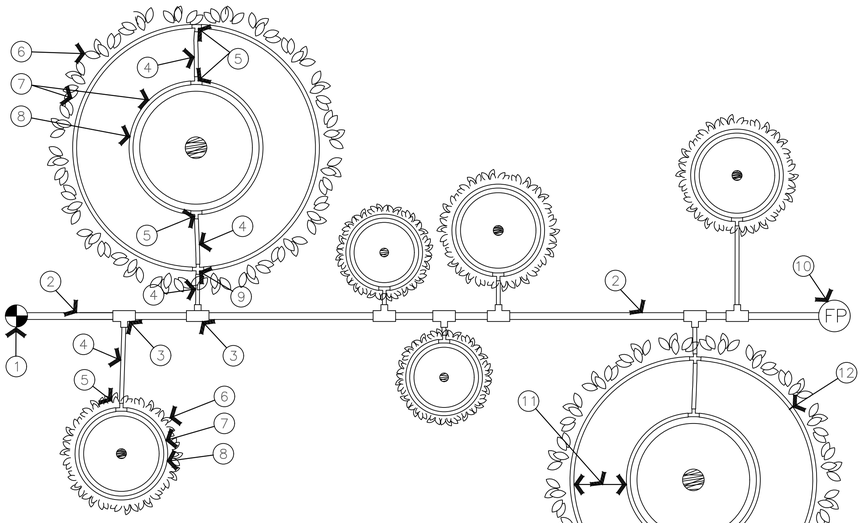


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

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

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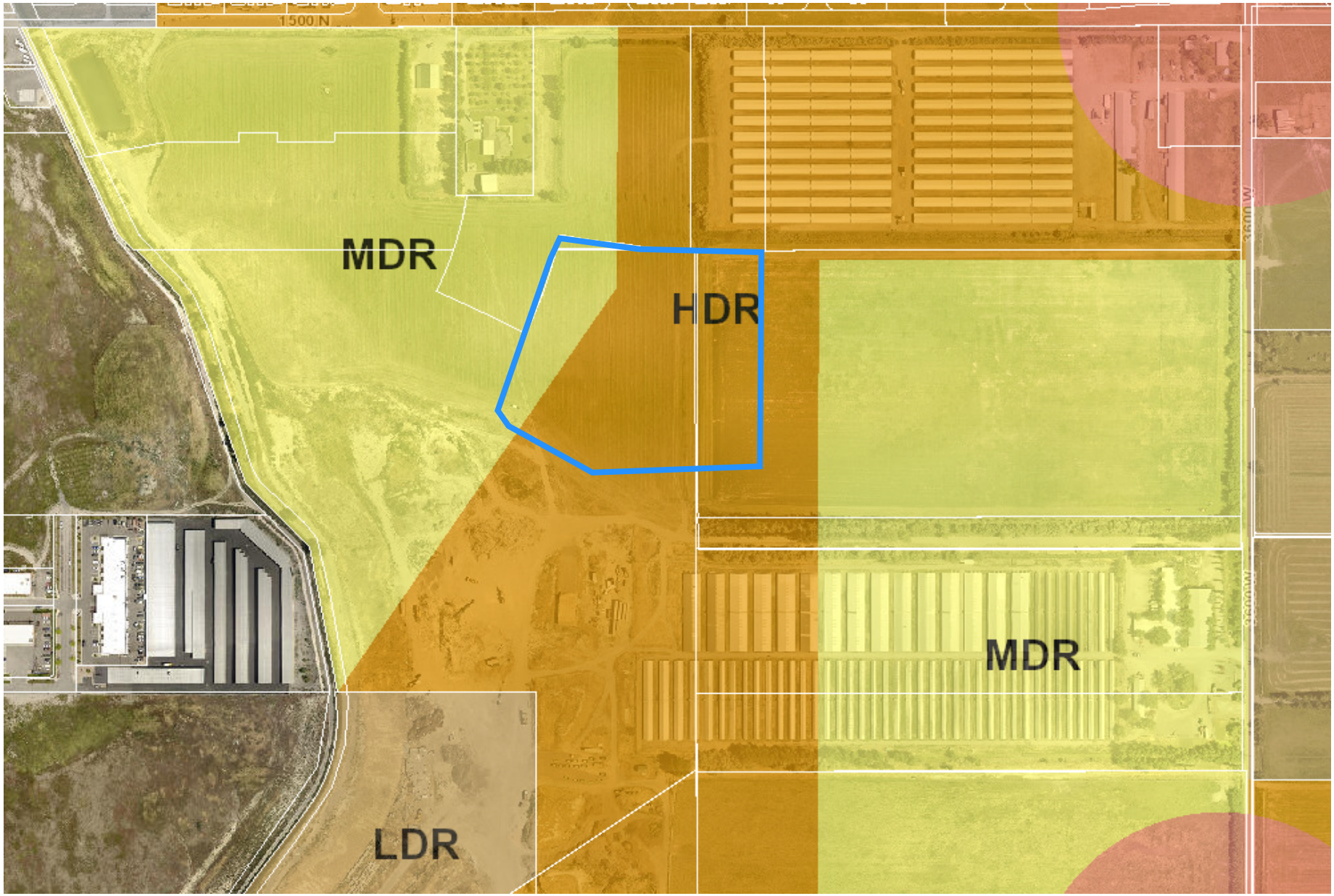
JEREMY ANSWORTH 8128121-5301 11/15/2021 LANDSCAPE ARCHITECT STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	11/16/2021

IR 503

Gardner Point Phase 4 Final Subdivision

General Plan

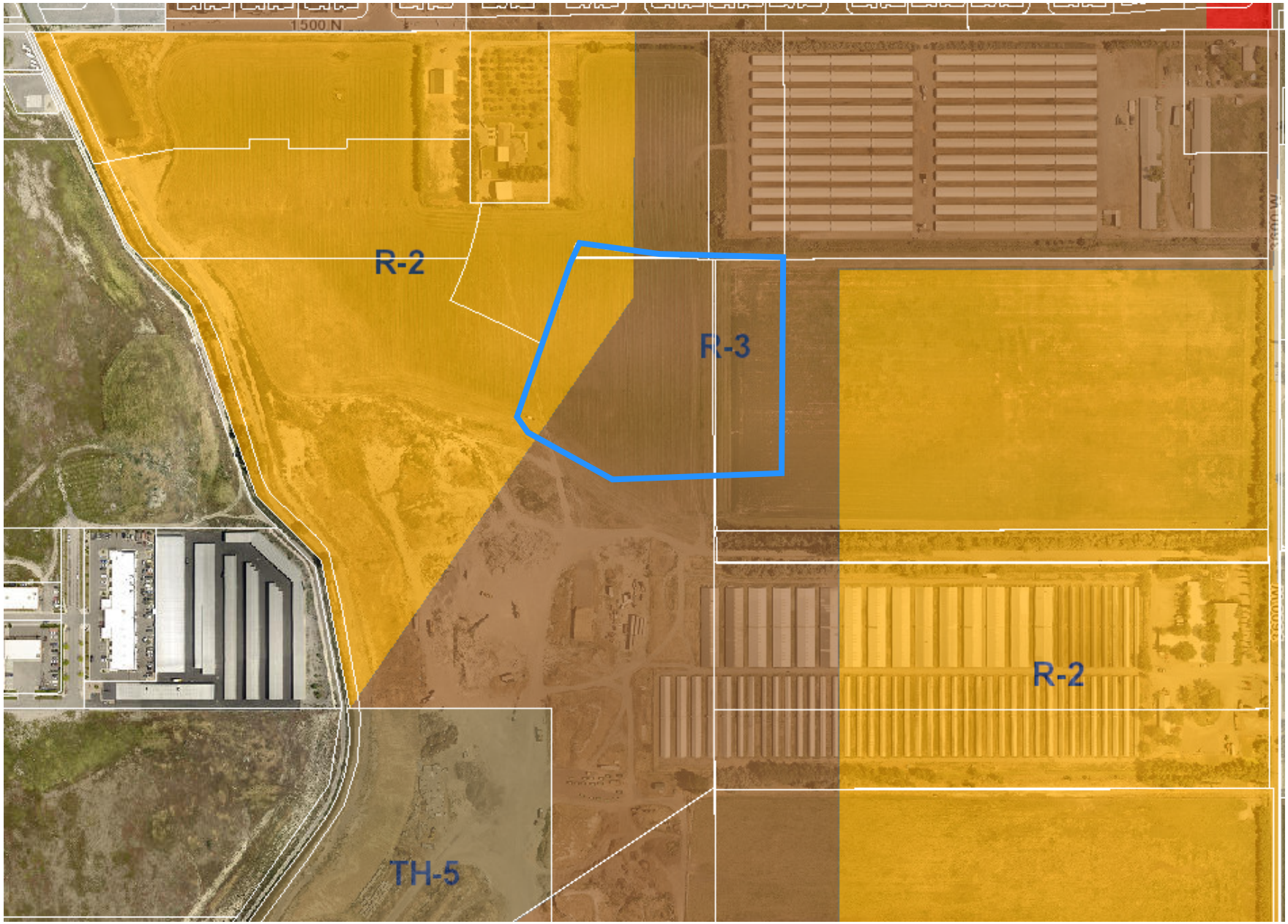


0 420 840 Feet

LEHI CITY

Gardner Point Phase 4 Final Subdivision

Zoning

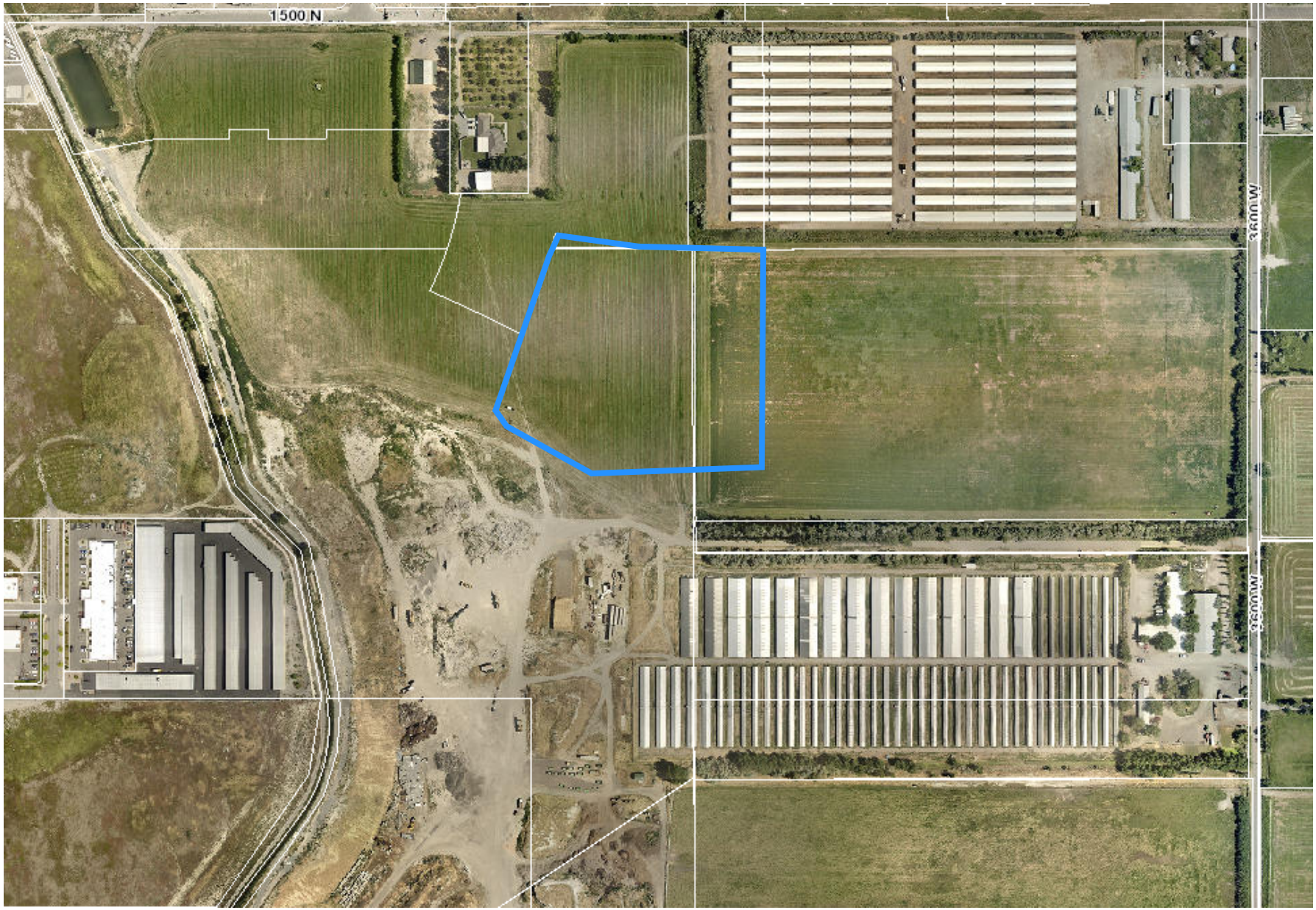


0 420 840 Feet

LEHI CITY

Gardner Point Phase 4 Final Subdivision

Aerial



0 420 840 Feet

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Municipal Boundary Adjustment with Draper City
a. Public Hearing
b. Consideration of Ordinance #69-2021, a municipal boundary adjustment between Lehi City and Draper City on 163.03 acres of property located at approximately 4600 North and 1200 East with TH-5 zoning.

Suggested Action:

Attachments:

CC Staff Report - Draper Boundary Line Adjustment 12.14.21.docx

Draper BLA DRC 09.22.21.docx

Ord 69-2021.docx

Lehi-Draper BLA Aerial Map.pdf

Lehi-Draper BLA General Plan Map.pdf

Lehi-Draper BLA Zoning Map.pdf

Micron Area Lehi-Draper Boundary Adjustment Plat.pdf

Narrative - Draper Annexation.pdf

LEHI-DRAPER MUNICIPAL BOUNDARY LINE ADJUSTMENT

CITY COUNCIL REPORT

Applicant	DR Horton		
Meeting Date	December 14, 2021		
Requested Action/Purpose	Approval of a proposed boundary line adjustment		
Location	North of Texas Instruments Building		
Requested Zoning	TH-5		
Acreage	163.03 acres		
Existing Land Use	Undeveloped/ hillside		
Adjacent Zoning and Land Use	*North*	Draper	Undeveloped Hillside
	South	Planned Community	Micron
	East	County/ Highland	Undeveloped/ Micron East Annexation
	West	Draper	Undeveloped Hillside
Date of DRC Review	September 22, 2021		
Date of Planning Commission Review	November 18, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Acceptance of municipal boundary line adjustment resolution
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval of municipal boundary line

REPORT ANALYSIS

The applicant requests approval of the proposed Lehi-Draper Municipal Boundary Line Adjustment with TH-5 zoning. The proposed adjustment will bring approximately 163 acres currently in Draper into Lehi City. The applicant intents to include this area in the updated Micron Area Pan and preserve most of the land as environmentally sensitive open space.

The TH-5 zoning will allow the land to come into the City without water dedication. When the applicant rezones the property to Planning Community and includes it in the Micron Area Plan, the applicant will dedicate water based on the designated land uses. The General Plan does not have a land use designation for this area because it was previously in Draper. The City Council will have the opportunity to review any future zone change to Planned Community and the accompanying land use plan.

The DRC reviewed the proposed Municipal Boundary Line Adjustment and had no redline comments.

POSSIBLE MOTIONS AND FINDINGS

The City Council may provide approve or deny the proposed Lehi-Draper Municipal Boundary Line Adjustment. Any motion should include findings. Possible findings include:

1. The proposed TH-5 zoning will allow for future review of any land use designations.
2. The proposed municipal boundary line adjustment will provide the opportunity to preserve steep slope areas as open space.
3. The proposed municipal boundary line adjustment does/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 municipal boundary line adjustment on November 18, 2021. The minute and motion from that meeting follow:

3.5) Public hearing and recommendation of DR Horton's request for TH-5 (transitional holding) zoning on the property proposed to come into Lehi as part of the municipal boundary adjustment between Lehi City and Draper City on 163.03 acres of property located at approximately 4600 North and 1200 East.
Brittney Harris presented information on the agenda item.

The applicant was not present.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

Motion: Commissioner Ellis moved to send a positive recommendation of **DR Horton's request for TH-5 (transitional holding) zoning on the property proposed to come into Lehi as part of the municipal boundary adjustment between Lehi City and Draper City on 163.03 acres of property located at approximately 4600 North and 1200 East**; including that the use does meet code and will not be detrimental or injurious to property in the vicinity, will comply with the goals and policies of the Lehi City General Plan, and will not be detrimental to adjoining properties. Commissioner Hereth seconded.

Vote: Commissioner Nielsen, yes; Commissioner Bunker, yes; Commissioner Eyre; yes; Commissioner Newall, yes; Commissioner Britton, yes. The vote passed unanimously.

Draper Boundary Line Adjustment
DRC Redline Comments

DR Horton- requests review of the Draper Boundary Line adjustment. Incorporating 163.03 acres currently in Draper into Lehi City

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Scott Bishop
Date of Plans Reviewed: **9/13/21**
Time Start: 2:27pm
Time End: 2:34pm

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

THIS ITEM IS SCHEDULED FOR CITY COUNCIL ON OCTOBER 12th

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

ORDINANCE NO: 69-2021

AN ORDINANCE APPROVING THE DRAPER-LEHI MUNICIPAL BOUNDARY LINE ADJUSTMENT

WHEREAS, the Lehi City Council has adopted a resolution of intent to adjust the boundary line with Draper at the border of the two municipalities north of the Texas Instruments Facility, incorporating approximately 163 acres into Lehi City. This area is 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 14th day of December, 2021, 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 Lehi-Draper Boundary Line Adjustment as more fully described on the transparent reproducible Boundary Line Adjustment 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 Boundary Line Adjustment Plat is hereby annexed to Lehi City, subject to compliance with the terms and provisions of the Annexation Agreement, a copy of which is attached hereto.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the TH-5 zoning district designation to the territory depicted on the Boundary Line Adjustment 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 provisions of the Boundary Line Adjustment Agreement which conditions precedent to the Adjustment are have been complied with, the City Recorder is directed to file the transparent reproducible Boundary Line Adjustment 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 14h day of December, 2021.

ATTEST

_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

BOUNDARY DESCRIPTION

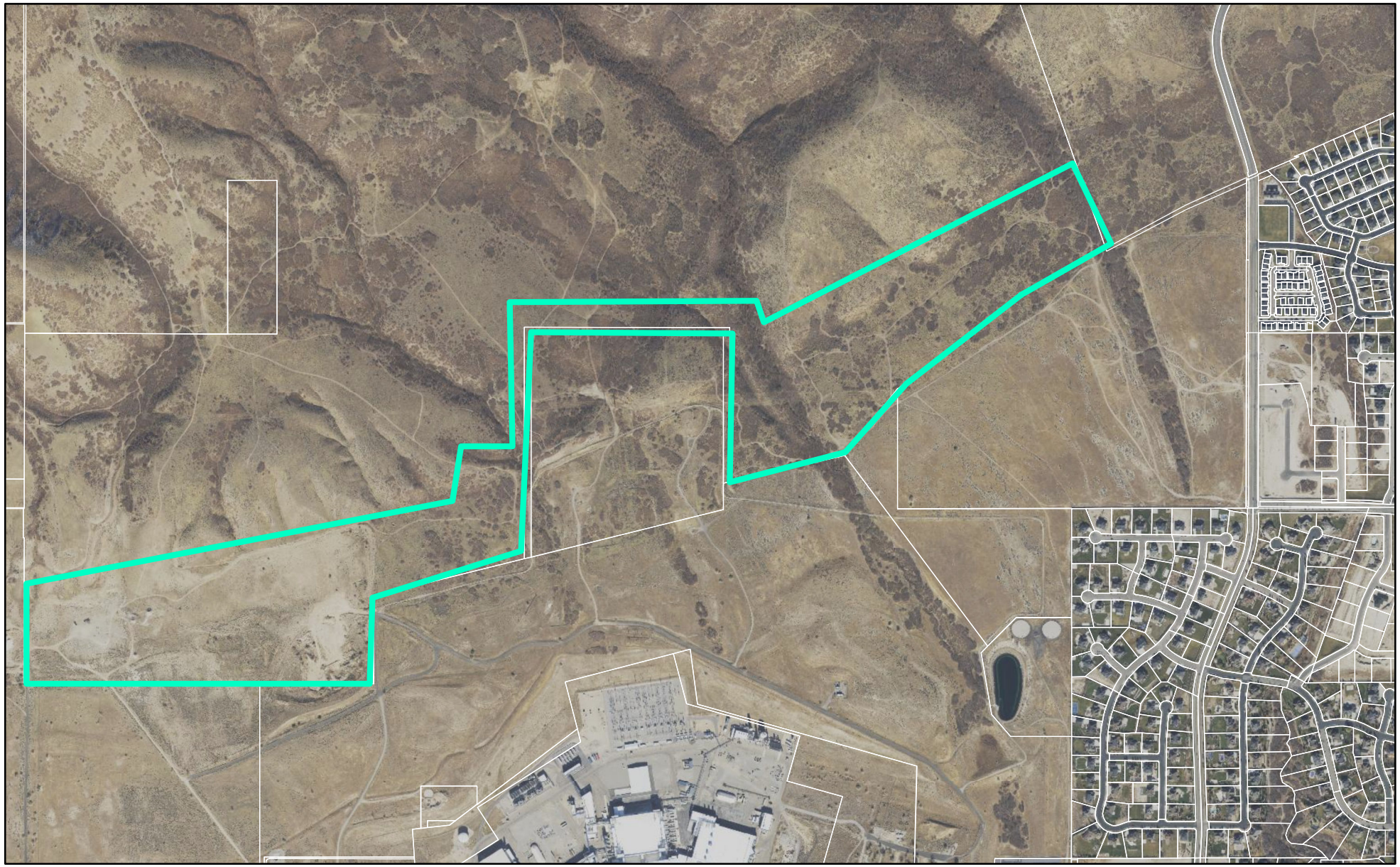
A portion of Sections 21, 22, 27 and 28 of Township 4 South, Range 1 East, Salt Lake Base and Meridian, described by survey as follows:

Beginning at a point on the existing Lehi City/Draper City Municipal Boundary, being the Northeast Corner of Section 28, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence along said Municipal Boundary Line the following seven (7) courses: thence N89°51'16"W along the Section Line 1447.16 feet; thence S00°02'37"E 1674.43 feet; thence S14°00'50"E 21.61 feet; thence S75°59'46"W 1253.90 feet; thence S00°01'27"E 660.44 feet to the Quarter Section Line; thence N89°50'30"W along the Quarter Section Line 2658.08 feet to the West Quarter Corner of said Section 28; thence N00°04'20"W 710.91 feet; thence N81°20'37"E 643.06 feet; thence N77°52'34"E 589.55 feet; thence N66°08'51"E 433.99 feet; thence N73°37'39"E 1141.96 feet; thence N77°33'04"E 341.50 feet; thence N72°00'00"E 17.87 feet; thence N79°20'45"E 667.36 feet; thence N33°30'00"W 122.31 feet; thence N42°00'00"W 132.90 feet; thence N23°30'00"W 116.16 feet; thence N35°00'00"W 139.01 feet; thence East 275.73 feet; thence N00°01'55"W 749.70 feet; thence S89°51'23"E 1762.00 feet; thence S00°02'25"E 100.00 feet; thence S89°51'23"E 427.92 feet; thence N53°36'06"E 853.40 feet; thence N63°00'00"E 66.47 feet; thence N48°19'10"E 571.22 feet; thence N50°00'00"E 54.61 feet; thence N58°22'27"E 954.92 feet to the West Line of the Alpine Joint Venture LTD property as defined by that Record of Survey prepared by Wilding Engineering on file in the office of the Utah County Surveyor as Survey No. 16-134; thence along said survey line the following three (3) courses: S19°19'38"E 898.71 feet to a found brass cap stamped “M17” set in concrete; thence N61°40'44"E 697.56 feet to a found brass cap stamped “M18” set in concrete; thence N65°46'11"E 516.99 feet to the westerly right-of-way line of Highland Boulevard as described by Deed Entry No. 153953:2002 in the official records of the Utah County recorder; thence along said right-of-way line along the arc of a non-tangent curve to the right 32.13 feet with a radius of 623.00 feet through a central angle of 02°57'16", chord: S05°15'26"E 32.12 feet to the existing Lehi City/Draper City Municipal Boundary; thence along said Municipal Boundary Line the following seven (7) courses: thence S66°30'00"W 515.64 feet; thence S62°15'00"W 989.34 feet; thence S62°30'00"W 304.92 feet; thence S53°15'00"W 1310.10 feet; thence S38°15'00"W 630.96 feet; thence S77°15'00"W 955.02 feet; thence N00°02'17"W 1133.33 feet to the point of beginning.

Contains: ±163.03 Acres
±7,101,746 Sq. Ft.

Lehi-Draper Boundary Line Adjustment

Aerial

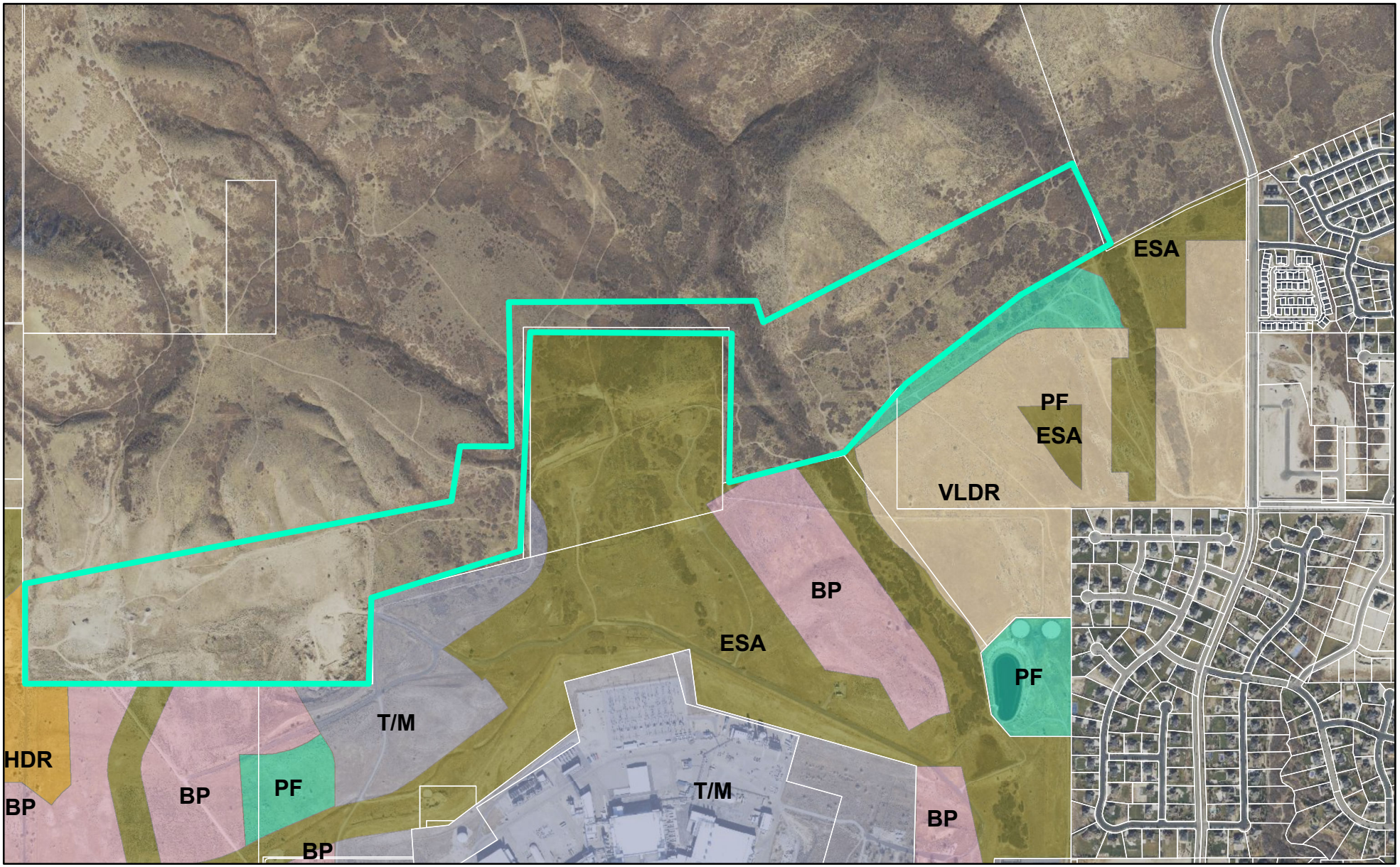


0 1,250 2,500 Feet

LEHI CITY

Lehi-Draper Boundary Line Adjustment

General Plan

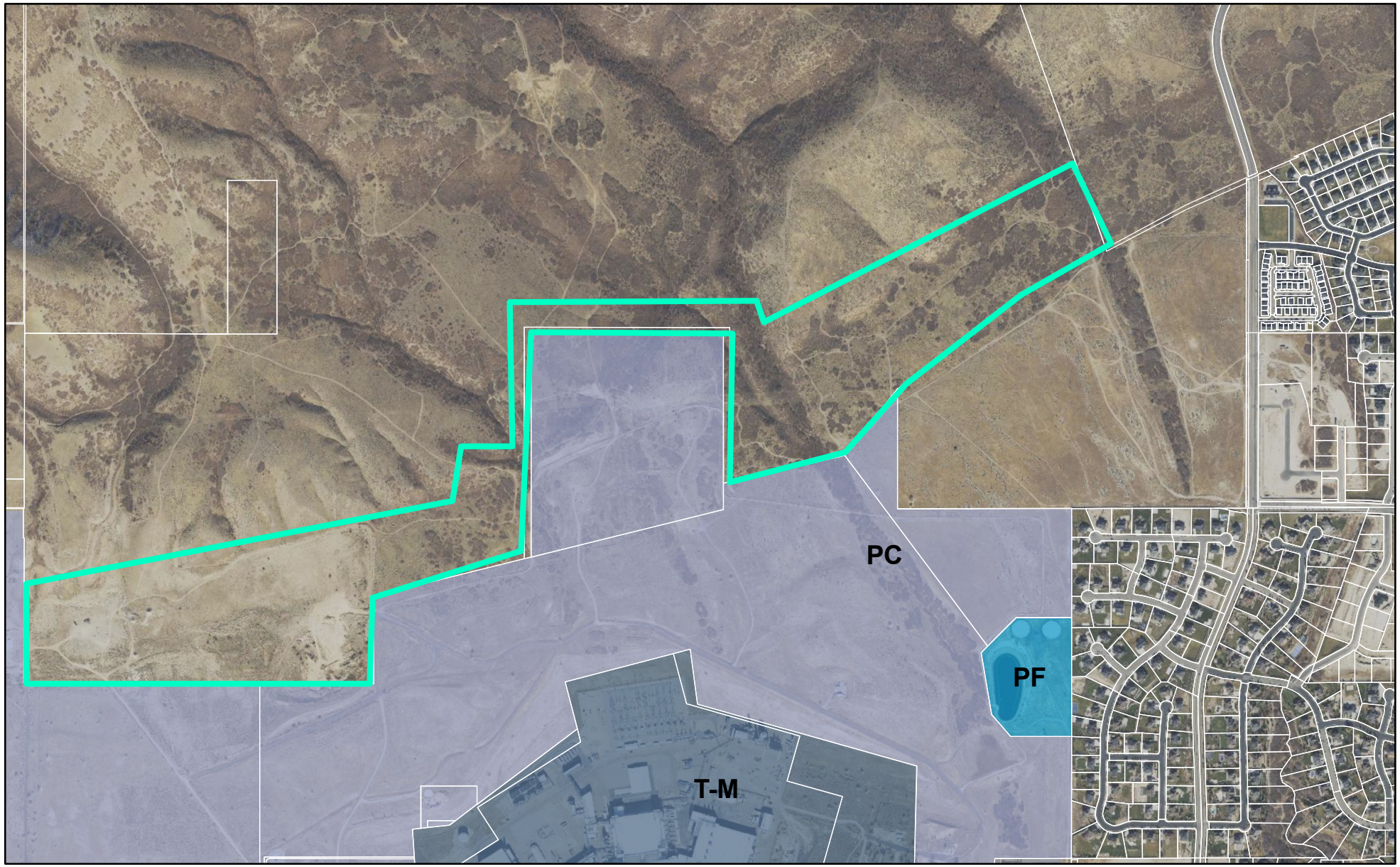


0 1,250 2,500 Feet

LEHI CITY

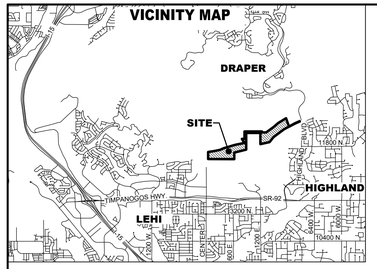
Lehi-Draper Boundary Line Adjustment

Zoning



0 1,250 2,500 Feet

LEHI CITY



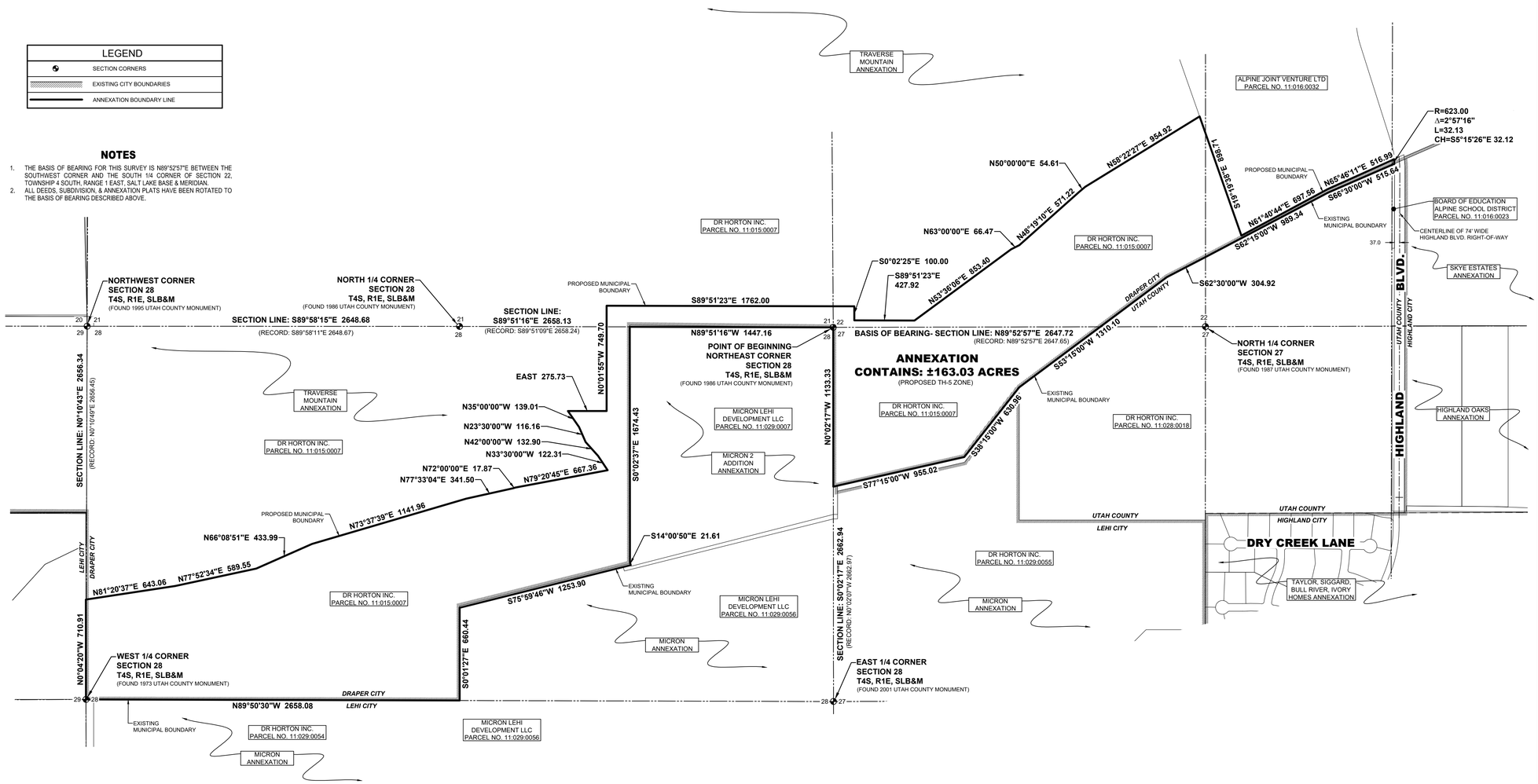


LEGEND

- SECTION CORNERS
- EXISTING CITY BOUNDARIES
- ANNEXATION BOUNDARY LINE

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS N89°52'57"E BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
2. ALL DEEDS, SUBDIVISION, & ANNEXATION PLATS HAVE BEEN ROTATED TO THE BASIS OF BEARING DESCRIBED ABOVE.



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF LEHI CITY, UTAH COUNTY, UTAH, IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

BOUNDARY DESCRIPTION

A portion of Sections 21, 22, 27 and 28 of Township 4 South, Range 1 East, Salt Lake Base and Meridian, described by survey as follows:

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Contains: ±163.03 Acres
±7,101,746 Sq. Ft.

CHAD A. POULSEN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 501182

August 25, 2021
DATE

STATE OF UTAH
CHAD A. POULSEN
No. 501182
PROFESSIONAL LAND SURVEYOR
8/25/2021
SURVEYOR'S SEAL

ACCEPTANCE BY DRAPER CITY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE DRAPER CITY COUNCIL, HEREBY TAKE ACTION TO ADJUST THE BOUNDARIES OF DRAPER CITY, UTAH, SO AS TO EXCLUDE THE TRACT OF LAND SHOWN HEREON AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE EXCLUDING SAID TRACT FROM THE BOUNDARIES OF SAID CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH. ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-419 AND 10-2-425, AS AMENDED, AND THAT WE HAVE EXAMINED, AND HEREBY APPROVE AND ACCEPT THE BOUNDARY ADJUSTMENT OF THE TRACT AS SHOWN AND AS THE

MICRON-LEHI ADDITION.

DATED THIS _____ DAY OF _____, A.D. 20 ____

DRAPER CITY MAYOR

ATTEST: _____
DRAPER CITY RECORDER

RECORDER'S SEAL

ACCEPTANCE BY LEHI CITY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE LEHI CITY COUNCIL, HEREBY TAKE ACTION TO ADJUST THE BOUNDARIES OF LEHI CITY, UTAH, SO AS TO INCLUDE THE TRACT OF LAND SHOWN HEREON AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE INCLUDING SAID TRACT INTO THE BOUNDARIES OF SAID CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH. ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-419 AND 10-2-425, AS AMENDED, AND THAT WE HAVE EXAMINED, AND HEREBY APPROVE AND ACCEPT THE BOUNDARY ADJUSTMENT OF THE TRACT AS SHOWN AND AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE

MICRON-LEHI ADDITION.

DATED THIS _____ DAY OF _____, A.D. 20 ____

LEHI CITY MAYOR

ATTEST: _____
LEHI CITY RECORDER

RECORDER'S SEAL

ACCEPTANCE BY COUNTY SURVEYOR

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

COUNTY SURVEYOR

COUNTY SURVEYOR SEAL

LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

MUNICIPAL BOUNDARY ADJUSTMENT PLAT

MICRON-LEHI ADDITION

LEHI CITY — UTAH COUNTY, UTAH

SCALE: 1" = 200 FEET

SHEET: 1 OF 1

UTAH COUNTY RECORDER

NARRATIVE

BOUNDARY LINE ADJUSTMENT AND ANNEXATION BETWEEN DRAPER AND LEHI CITY AT THE REQUEST OF D.R. HORTON

In an effort to provide some information and a summary narrative of the proposed boundary line adjustment and annexation which will move 163.03 acres of land from Draper City into Lehi City named:

The topography is mixed with some hill side slopes but is mostly mild and consistent throughout as it slopes from the North to the South East at an approximately 8% to 10% grade. There is some scrub oak on the east side of the land, but the majority of the land is dry and barren with native field grass.

Currently the land is completely vacant and is not used for anything. D.R. Horton intends to improve the mildly sloped land for residential homes to be built at an approximate density of 3 units per acre as part of the D.R. Horton development Area Plan. It is currently planned to dedicate to Lehi City as open space the rest of the hillside land which will include a trail system for the benefit of Lehi City and her residents. These parcels have already been anticipated to be annexed into Lehi City as part of a previously approved Area Plan is consistent with what the Lehi City General Plan indicates.

As the Area Plan is amended to include this portion of land, we will need to plan and install the needed infrastructure for all utilities for residential homes. Current planning and engineering for the land that is already part of the existing and approved Micron Area Plan will include designing the infrastructure and improvements for these 163 acres.

The needed water shares are either already dedicated to the city for the Area Plan or we are and will be purchasing the needed rights. We plan to have all the water needed and ready to be dedicated to the city at the time the City requires them.

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of a Plat Amendment to the Cold Spring Ranch HD5, amending the location of a townhome building and a trail easement located at Lucerne Drive and 900 North.

Suggested Action:

Attachments:

CC Staff Report Cold Spring Ranch HD5 Subdivision Plat Amendment 12.14.21.docx

Cold Spring Ranch HD5 Plat Amendment DRC 11.17.21 2.docx

Cold Spring Ranch HD5 Plat Amendment - narrative.pdf

Cold Spring Ranch HD5 Plat Amendment - plat.pdf

Cold Spring Ranch HD5 Plat Amendment Map - aerial.pdf

Cold Spring Ranch HD5 Plat Amendment Map - general plan.pdf

Cold Spring Ranch HD5 Plat Amendment Map - zoning.pdf

COLD SPRING RANCH HD5 PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	DR Horton		
Meeting Date	December 14, 2021		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	Lucerne Drive and 900 North		
Existing General Plan Designation	HDR (High Density Residential) and NCN (Neighborhood Commercial Node)		
Existing Zoning	PC (Planned Community)		
Existing Land Use	Approved Cold Spring Ranch HD5 Subdivision		
Number of Lots/Units	109 units		
Adjacent Zoning and Land Use	*North*	TH-5	Undeveloped
	South	PC	Cold Spring Ranch Undeveloped
	East	PC	Cold Spring Ranch HD1
	West	PC	Cold Spring Ranch LD1
Date of DRC Review	November 17, 2021		
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

November 2, 1998	This property was included in the Lehi Jordan Heights annexation.
August 8, 2017	This property was re-zoned as Planned Community.
August 8, 2017	The Cold Spring Ranch Area Plan was approved by the City Council.
August 11, 2020	The Cold Spring Ranch HD5 Preliminary Subdivision was approved by the City Council.
October 14, 2020	The Cold Spring Ranch HD5 Final Subdivision was approved by the DRC as allowed by the Cold Spring Ranch Area Plan.

REPORT ANALYSIS

The applicant is requesting approval of a plat amendment for the Cold Spring Ranch HD5 subdivision. The proposed amendment will alter both the location of units in this phase and the size of the trail easement. Due to high groundwater in that area, they are proposing to shift the buildings to the north to allow for the buildings to be raised up to avoid the ground water. This change will apply to units 1442-1453. The change will result in longer driveways to allow for the grade change. Due to the buildings shifting to the north to accommodate the groundwater, the northern 50-foot trail easement is proposed to be reduced in size by 4.5 feet. With the reduction, the new trail easement width would be 45.5 feet.

The DRC had three comments, including the following:

1. On final plat, remove “men” from Owner’s Dedication
2. On final plat, remove engineer signature from Acceptance by Legislative Body and director-secretary signature from Planning Commission Approval
3. Planning Staff is okay with the additional one foot (for a total of 4 feet).

Please consider the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed amendment is consistent and meets the requirements of the Cold Spring Ranch Area Plan.
2. The proposed subdivision meets/does not meet the requirements of the Development Code.
3. Other findings based upon information presented at the public meeting.

Cold Spring Ranch HD5 Plat Amendment
DRC Redline Comments

*DR Horton – requests review of a plat amendment for **Cold Spring Ranch HD5**, amending the location of a townhome building and trail easement located at Lucerne Drive and 900 North.*

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: Jeff Stephenson
Date of Plans Reviewed: 11/9/21
Time Start: 1:06pm
Time End: 1:08pm

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. On final plat, remove "men" from Owner's Dedication
2. On final plat, remove engineer signature from Acceptance by Legislative Body and director-secretary signature from Planning Commission Approval
3. Planning Staff is okay with the additional one foot (for a total of 4 feet).

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON DECEMBER 14th

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

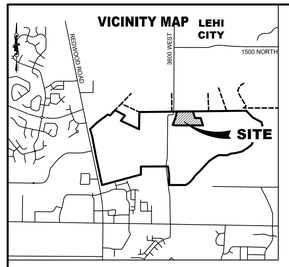
Application for Revision to Approved HD5 Plat

DR Horton Inc. is seeking an amendment to the Final Plat for the HD 5 residential district in the Cold Springs Ranch Project. We are requesting authorization to make a change to the locations of Units 1442-1453 within the phase. In the previous plan, these units had 20’ deep driveways. The limited common areas of these units backed up to a 50’ wide trail/access easement. Due to high groundwater in that area as observed by DR Horton’s building group, it is proposed to shift those buildings 3’ to the north so that the longer driveways can raise the buildings up higher to be further away from the groundwater.

Although the buildings were shifted to provide 23’ deep driveways, the existing 50’ easement was reduced to 46.5’ because the easement and roadway (900 North) are not parallel.

This proposed change does not affect the roadway or utility design of the phase so the only sheet that has been provided with this application is the updated plat sheet showing the new easement width and the new building locations.

VICINITY MAP



NOTES

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
2. ◉ .TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
3. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
4. ALL STORM WATER RUNOFF FROM HD 5 TO BE ROUTED TO DETENTION POND #2 AS DESIGNATED IN THE COLD SPRING AREA PLAN.
5. ALL HOMES IN HD 5 ARE REQUIRED TO MEET DEVELOPMENT AND ARCHITECTURAL REQUIREMENTS CONTAINED IN THE COLD SPRING AREA PLAN.
6. 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 ADHERENT WITH LIVESTOCK.
7. ALL COMMON AREAS, LIMITED COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
8. FOUNDATION DRAINS SHALL NOT BE REQUIRED IN THIS DEVELOPMENT PER UTAH STATE CODE TITLE 15A-3-202. ALL BASEMENT FLOOR SLABS SHALL BE CONSTRUCTED A MINIMUM OF 4 FEET ABOVE THE MEASURED GROUND WATER LEVEL FOR ALL STRUCTURES. STRUCTURAL FILL SHALL BE PLACED AS NECESSARY TO COMPLY WITH THIS REQUIREMENT. REFER TO GEOTECHNICAL STUDY DONE BY GSH GEOTECHNICAL INC. DATED MARCH 2, 2016 AND ANY OTHER ASSOCIATED ADDENDA OR DOCUMENTS FOR DETAILS. CONTACT GSH FOR QUESTIONS.
9. TRAIL/ACCESS EASEMENTS ARE MAINTAINED BY CSR OWNERS ASSOCIATION.

LEGEND

- COMMON AREA = 5.65 ACRES (INCLUDES PRIVATE ROADWAYS)
- LIMITED COMMON AREA = 0.91 ACRES
- PRIVATE AREA = 2.69 ACRES
- PUBLIC ROADWAY = 1.48 ACRES

TABULATIONS

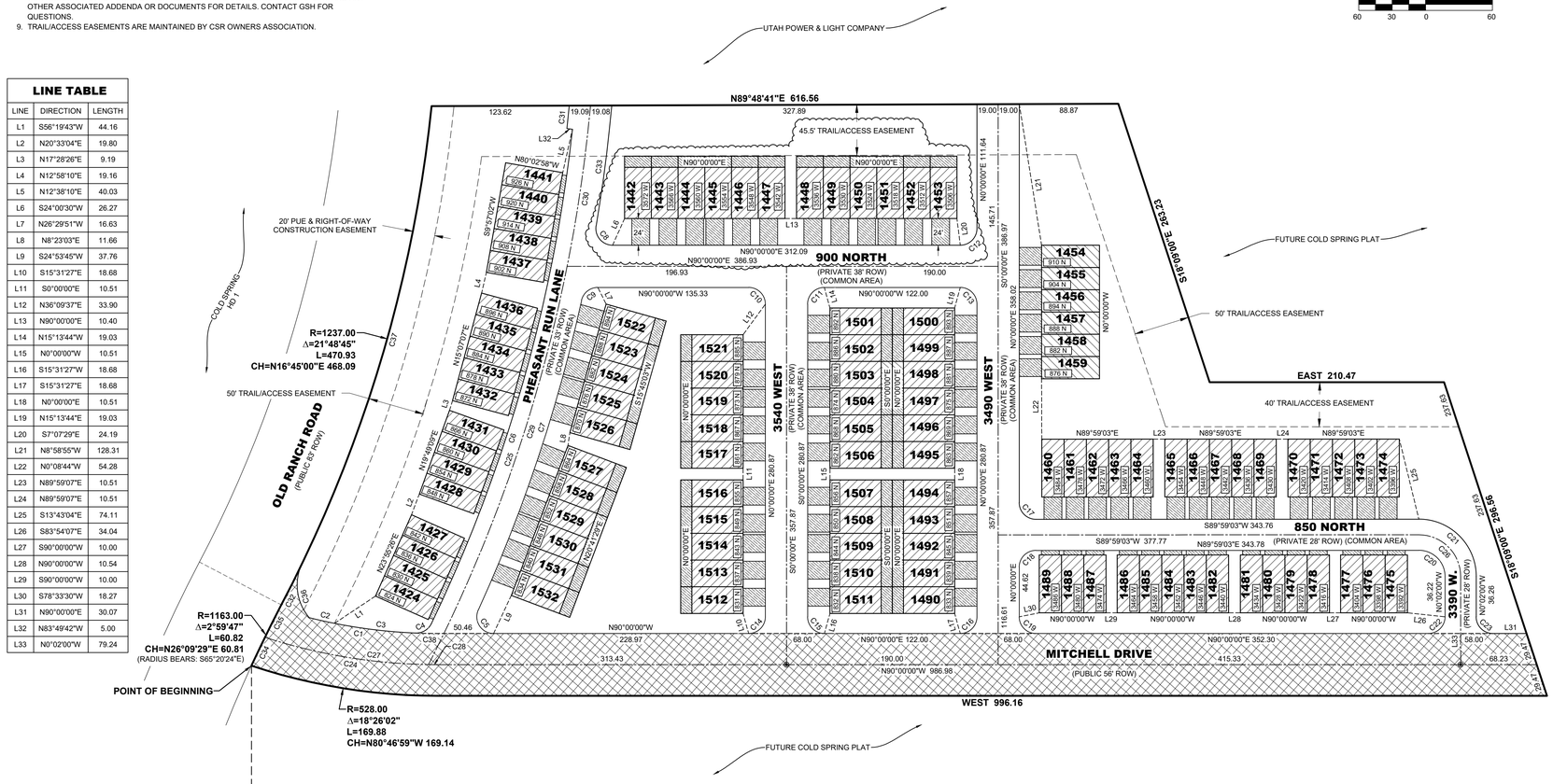
TOTAL AREA:	10.73 ACRES
OPEN SPACE:	3.96 ACRES
ROADWAY:	3.17 ACRES
# OF TOWNHOMES:	109 UNITS
DENSITY:	10.16 UNITS/ACRE
ZONE:	PC
REQUIRED PARKING:	37 STALLS
PROVIDED PARKING:	41 STALLS
# OF PI CONNECTIONS:	2 (2")
TOWNHOME AREA:	7.56 ACRES

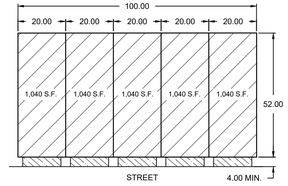
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	472.00	11°43'18"	96.56	S81°46'10"E 96.39
C2	472.00	2°48'09"	23.09	S77°18'36"E 23.09
C3	472.00	8°55'09"	73.48	S83°10'15"E 73.40
C4	15.00	66°42'57"	17.47	N59°00'42"E 16.50
C5	15.00	114°27'01"	29.96	S32°46'29"E 25.22
C6	1365.00	19°28'55"	464.13	N15°54'46"E 461.90
C7	1398.00	12°01'39"	293.46	N18°26'12"E 292.93
C8	15.00	99°36'48"	26.08	S40°11'35"E 22.92
C9	15.00	77°34'38"	20.31	S51°12'42"W 18.79
C10	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C11	15.00	90°00'00"	23.56	S45°00'00"W 21.21
C12	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C13	15.00	90°00'00"	23.56	N45°00'00"W 21.21
C14	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C15	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C16	15.00	90°00'00"	23.56	N45°00'00"E 21.21
C17	15.00	90°00'57"	23.57	S45°00'29"E 21.22
C18	15.00	89°59'03"	23.56	S44°59'31"W 21.21
C19	15.00	90°00'00"	23.56	S45°00'00"E 21.21
C20	23.50	89°58'57"	36.91	N45°01'29"W 33.23
C21	51.50	89°59'14"	80.88	N45°01'29"W 72.82
C22	15.00	90°02'00"	23.57	N44°59'00"E 21.22
C23	15.00	89°58'00"	23.55	S45°01'00"E 21.21
C24	500.00	18°02'40"	157.47	S80°58'40"E 156.82
C25	1379.00	21°51'37"	526.14	N16°09'02"E 522.95
C26	37.50	89°58'57"	58.89	N45°01'29"W 53.02
C27	500.00	17°07'36"	149.46	S80°31'08"E 148.90
C28	500.00	0°55'03"	8.01	S89°32'28"E 8.01
C29	1379.00	15°47'27"	380.05	N19°11'08"E 378.85
C30	1379.00	6°04'11"	146.08	N8°15'19"E 146.02
C31	1360.00	0°52'33"	20.79	N5°44'03"E 20.79
C32	1237.00	1°56'21"	41.86	N26°41'12"E 41.86
C33	1398.00	4°28'01"	108.99	N7°22'49"E 108.96
C34	1163.00	1°23'25"	28.22	S25°21'18"W 28.22
C35	1163.00	1°36'22"	32.60	S26°51'11"W 32.60
C36	45.00	66°25'38"	52.17	S7°29'48"E 49.30
C37	1237.00	19°52'25"	429.06	N15°46'49"E 426.92
C38	472.00	2°22'11"	19.52	N88°48'55"W 19.52

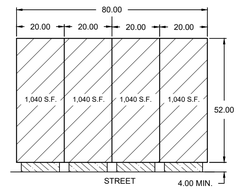
LINE TABLE

LINE	DIRECTION	LENGTH
L1	S56°19'43"W	44.16
L2	N20°33'04"E	19.80
L3	N17°28'26"E	9.19
L4	N12°58'10"E	19.16
L5	N12°38'10"E	40.03
L6	S24°00'30"W	26.27
L7	N26°29'51"W	16.63
L8	N8°23'03"E	11.66
L9	S24°53'45"W	37.76
L10	S15°31'27"E	18.68
L11	S0°00'00"E	10.51
L12	N36°09'37"E	33.90
L13	N90°00'00"E	10.40
L14	N15°13'44"W	19.03
L15	N0°00'00"W	10.51
L16	S15°31'27"W	18.68
L17	S15°31'27"E	18.68
L18	N0°00'00"E	10.51
L19	N15°13'44"E	19.03
L20	S7°07'29"E	24.19
L21	N8°58'55"W	128.31
L22	N0°08'44"W	54.28
L23	N89°59'07"E	10.51
L24	N89°59'07"E	10.51
L25	S13°43'04"E	74.11
L26	S83°54'07"E	34.04
L27	S90°00'00"W	10.00
L28	S90°00'00"W	10.00
L29	S78°33'30"W	18.27
L30	N90°00'00"E	30.07
L31	N83°49'42"W	5.00
L32	N0°02'00"W	79.24

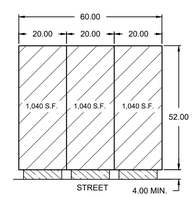




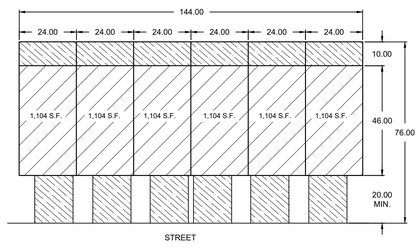
REAR LOAD 5 PLEX - 4' DRIVEWAY
1432-1441, 1482-1486



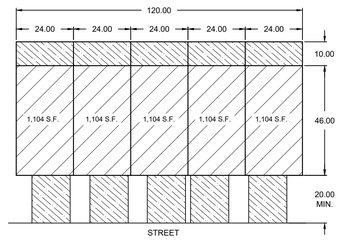
REAR LOAD 4 PLEX
1424-1431, 1478-1481



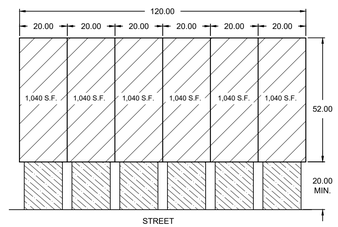
REAR LOAD 3 PLEX
1475-1477, 1487-1489



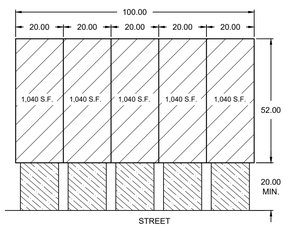
FRONT LOAD 6 PLEX
1442-1453, 1495-1506, 1527-1532



FRONT LOAD 5 PLEX
1490-1494, 1507-1526



REAR LOAD 6 PLEX
1454-1459



REAR LOAD 5 PLEX - 20' DRIVEWAY
1460-1474

LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LEHI, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF OLD RANCH ROAD, SAID POINT BEING LOCATED S89°51'47"W ALONG THE SECTION LINE 115.67 FEET AND NORTH 2292.24 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID EASTERLY LINE OF OLD RANCH ROAD THE FOLLOWING TWO (2) COURSES: NORTHEASTERLY ALONG THE ARC OF A 1163.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S65°20'24"E) 60.82 FEET THROUGH A CENTRAL ANGLE OF 2°59'47" (CHORD: N26°09'29"E 60.81 FEET); THENCE ALONG THE ARC OF A 1237.00 FOOT RADIUS CURVE TO THE LEFT 470.93 FEET THROUGH A CENTRAL ANGLE OF 21°48'45" (CHORD: N16°45'00"E 468.09 FEET); THENCE N89°48'41"E 616.56 FEET; THENCE S18°09'00"E 263.23 FEET; THENCE EAST 210.47 FEET; THENCE S18°09'00"E 296.56 FEET; THENCE WEST 996.16 FEET; THENCE ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT 169.88 FEET THROUGH A CENTRAL ANGLE OF 18°26'02" (CHORD: N80°46'59"W 169.14 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±10.73 ACRES

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE CSR OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12351 SOUTH GATEWAY PARK PLACE, D-100, DRAPER UTAH 84020.

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

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS_____ DAY OF_____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID_____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF_____, A.D. 20____

APPROVED BY MAYOR

APPROVED _____ ATTEST _____
CLERK-RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

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

CHAIR, PLANNING COMMISSION

COLD SPRING RANCH

HD 5 AMENDED

A PLANNED COMMUNITY

A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

LEHI UTAH COUNTY, UTAH

SCALE: 1" = 60'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein. LEI #15-0125

Cold Spring Ranch HD5 Plat Amendment

Aerial

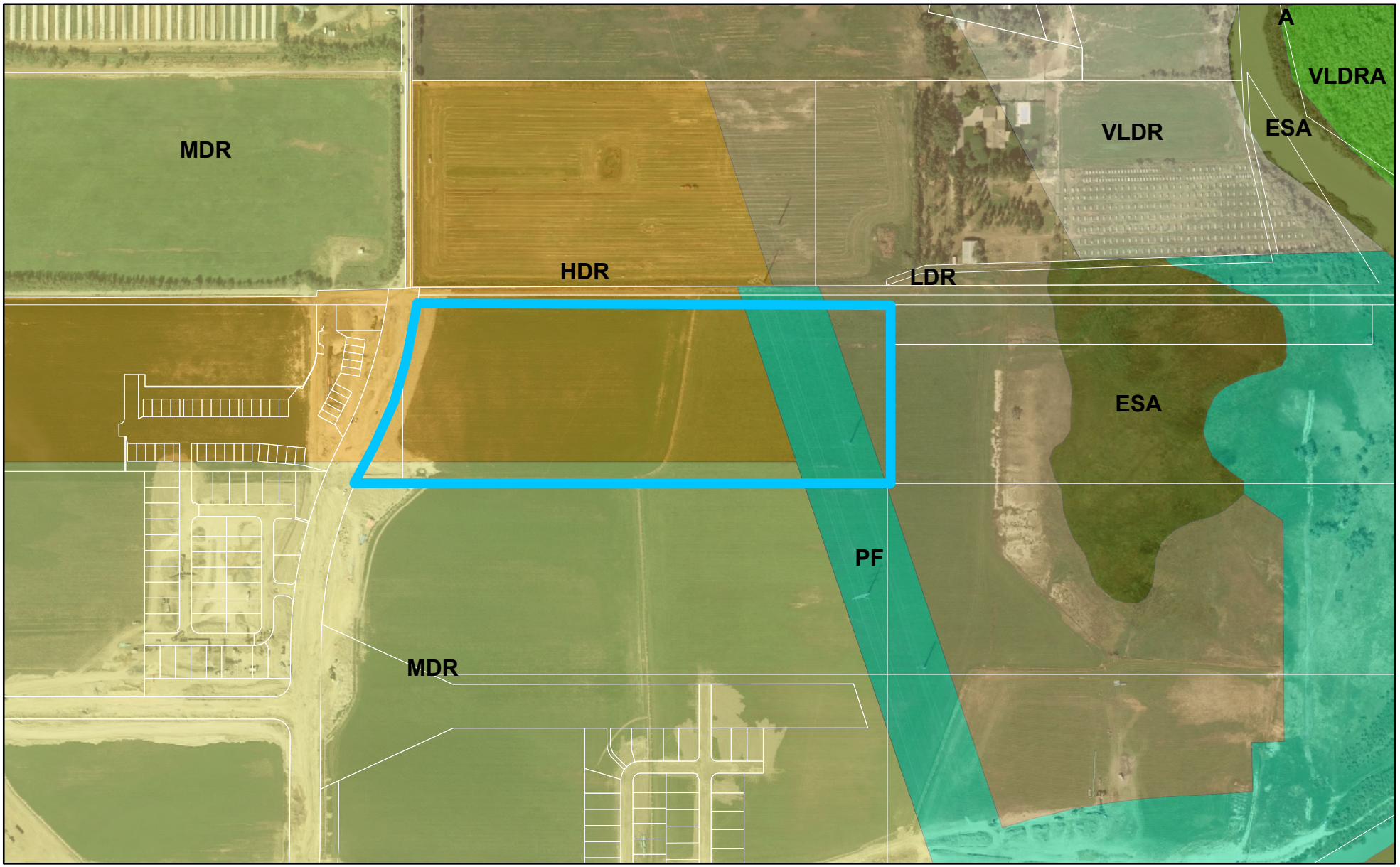


0 450 900 Feet

LEHI CITY

Cold Spring Ranch HD5 Plat Amendment

General Plan

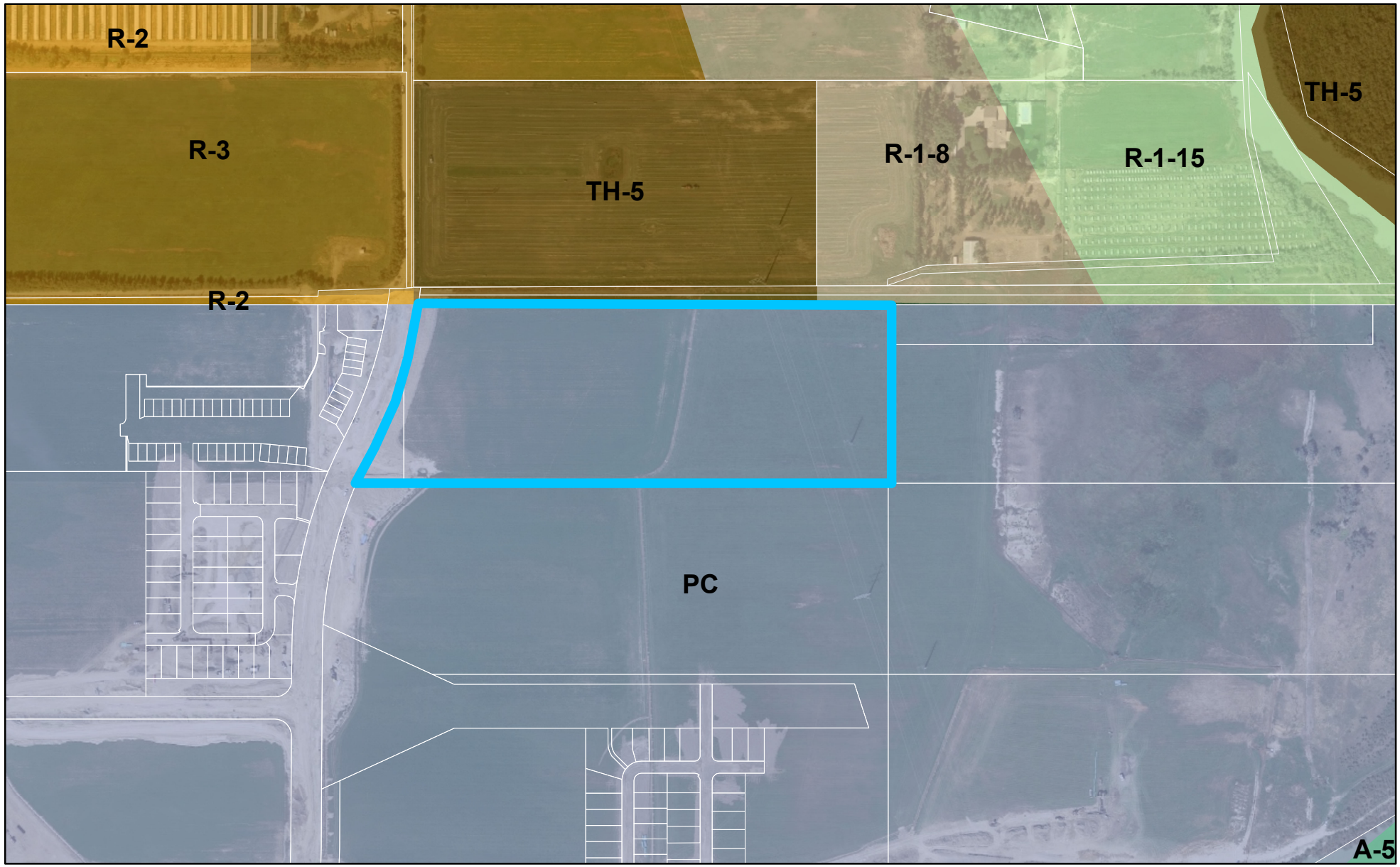


0 450 900 Feet

LEHI CITY

Cold Spring Ranch HD5 Plat Amendment

Zoning



0 450 900 Feet

LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #70-2021, the Garden Park zone change, changing the zoning from A-1 (agriculture) to R-1-Flex (residential) on 1.50 acres located at 515 South 100 West.

Suggested Action:

Attachments:

CC Staff Report Garden Park Zone Change 12.14.21.docx

Garden Park Zone change DRC 10.27.21.docx

Ord 70-2021.docx

Garden Park aerial.pdf

Garden Park General Plan.pdf

Garden Park zoning.pdf

Garden Park Narrative.pdf

500 S Center Street Zone Change 10.27.21 application, narrative.pdf

GARDEN PARK RESIDENTIAL ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Adam Albrecht		
Meeting Date	December 14, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	515 South 100 West		
Project Area	1.5 acres		
Existing Zoning	A-1		
Proposed Zoning	R-1-Flex		
Existing General Plan Land Use Designation	LDR (Low Density Residential)		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	A-1	Single family residential
	East	RA-1	Single family residential
	West	A-1	Single family residential
Date of DRC Review	October 27, 2021		
Date of Planning Commission Review	November 18, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

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.

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified

by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-1 to R-1-Flex for 1.5 acres located at 515 South 100 West. This zone change is consistent with the approved General Plan designation of LDR for the property. The applicant is seeking a zone change as it will allow the 1.5-acre portion of the existing 2.6-acre property to be developed with single family homes. The zoning is compatible with the nearby residential subdivisions.

The DRC had two comments on the proposed zone change.

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex Zone. The amount of culinary water is 1.58 acre feet per acre and irrigation water is 2.11 acre feet per acre.
2. In the application and narrative, clarify that the current zoning is A-1, not RA-1.

Please include the DRC comment in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the Low Density Residential designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on November 18, 2021. The minutes and motion from this meeting are as follows:

3.6) Public hearing and recommendation of Adam Albrecht's request for review of the Garden Park zone change, changing the zoning from A-1 (agriculture) to R-1-Flex (residential) on 1.50 acres located at 515 South 100 West.
Brittney presented information on the agenda item.

The applicant, Adam Albrecht, was present.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

Motion: Commissioner Eyre moved to send a positive recommendation of **Adam Albrecht's request for review of the Garden Park zone change, changing the zoning from A-1 (agriculture) to R-1-Flex (residential) on 1.50 acres located at 515 South 100 West;** including all DRC comments and that the use does meet code and will not be detrimental or injurious to property in the vicinity, will comply with the goals and policies of the Lehi City General Plan, and will not be detrimental to adjoining properties. Commissioner Newall seconded.

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

Garden Park Residential Zone Change
DRC Redline Comments

*Adam Albrecht - requests review of the **Garden Park Zone Change**, changing the zoning on 1.50 acres from A-1 to R-1-Flex.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Adam Albrecht
Date of Plans Reviewed: **10/19/21**
Time Start: 2:58 pm
Time End: 3:00 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
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex Zone. The amount of culinary water is 1.58 acre feet per acre and irrigation water is 2.11 acre feet per acre.
2. In the application and narrative, clarify that the current zoning is A-1, not RA-1.

Consistency with the elements of the Lehi City General Plan.

This area has a proposed **Low Density Residential** on the General Plan that has been filed concurrently.

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

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

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

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

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISION ON NOVEMBER 18, 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: 70-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 515 SOUTH 100 WEST

WHEREAS, Adam Albrecht, authorized agent for the owner of property located at 515 South 100 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

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

WHEREAS, following a public hearing on November 18, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on December 14, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of November 18, 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 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 14th day of December 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

GARDEN PARK RESIDENTIAL ZONE CHANGE LEGAL DESCRIPTION

Legal Description:

Commencing from the East Quarter Corner of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 842.82 feet to the Point of Beginning. Thence along the boundary the following (5) courses: South 191.58 feet; South 01°08’42” West 186.32 feet; North 75°20’18” West 187.65 feet; North 330.37 feet; East 185.26 feet to the Point of Beginning

Contains: 65,345 S.F. (1.500 Acres) More or Less

Garden Park Concept & Zone Change

Aerial

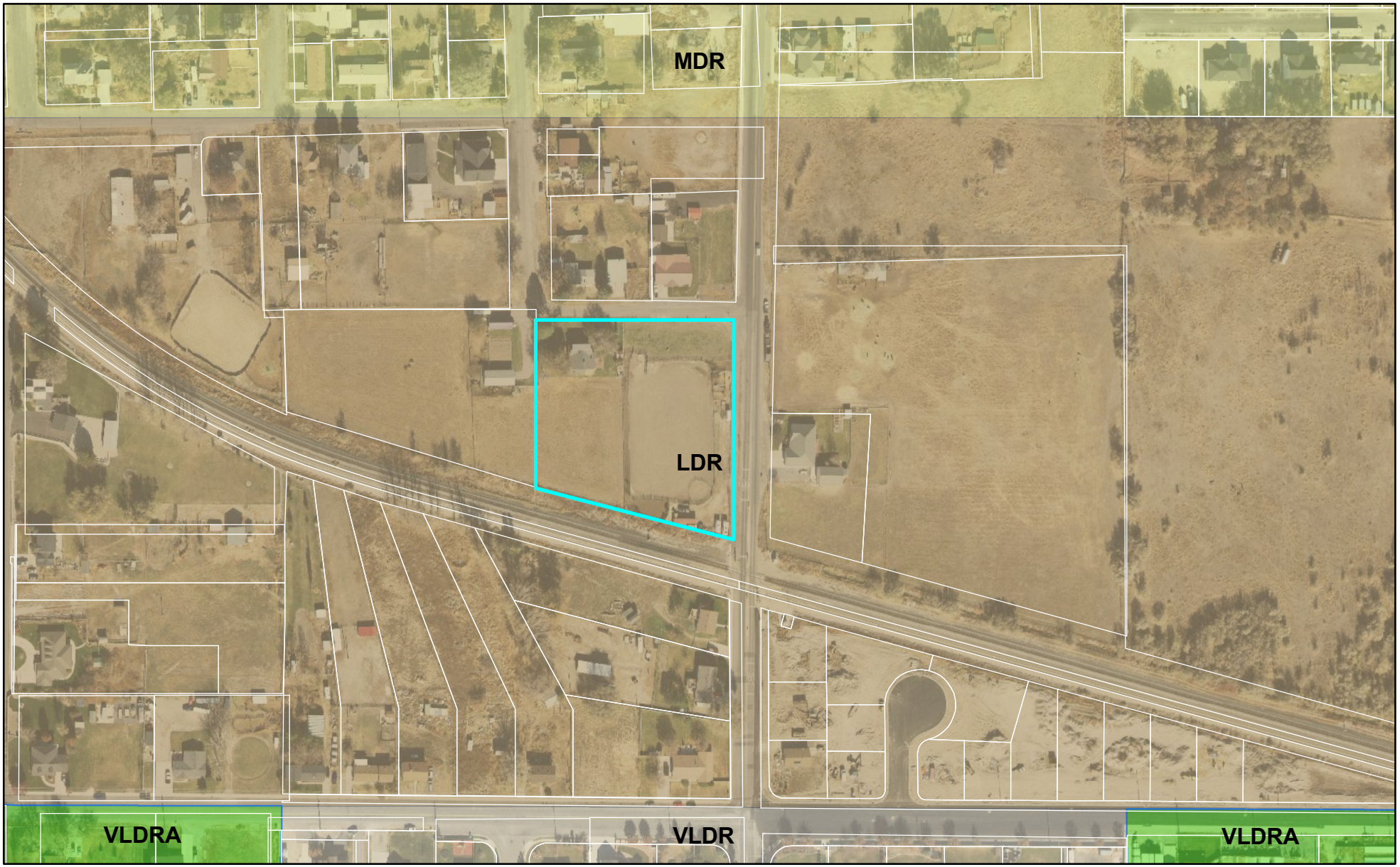


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LEHI CITY

Garden Park Concept & Zone Change

General Plan

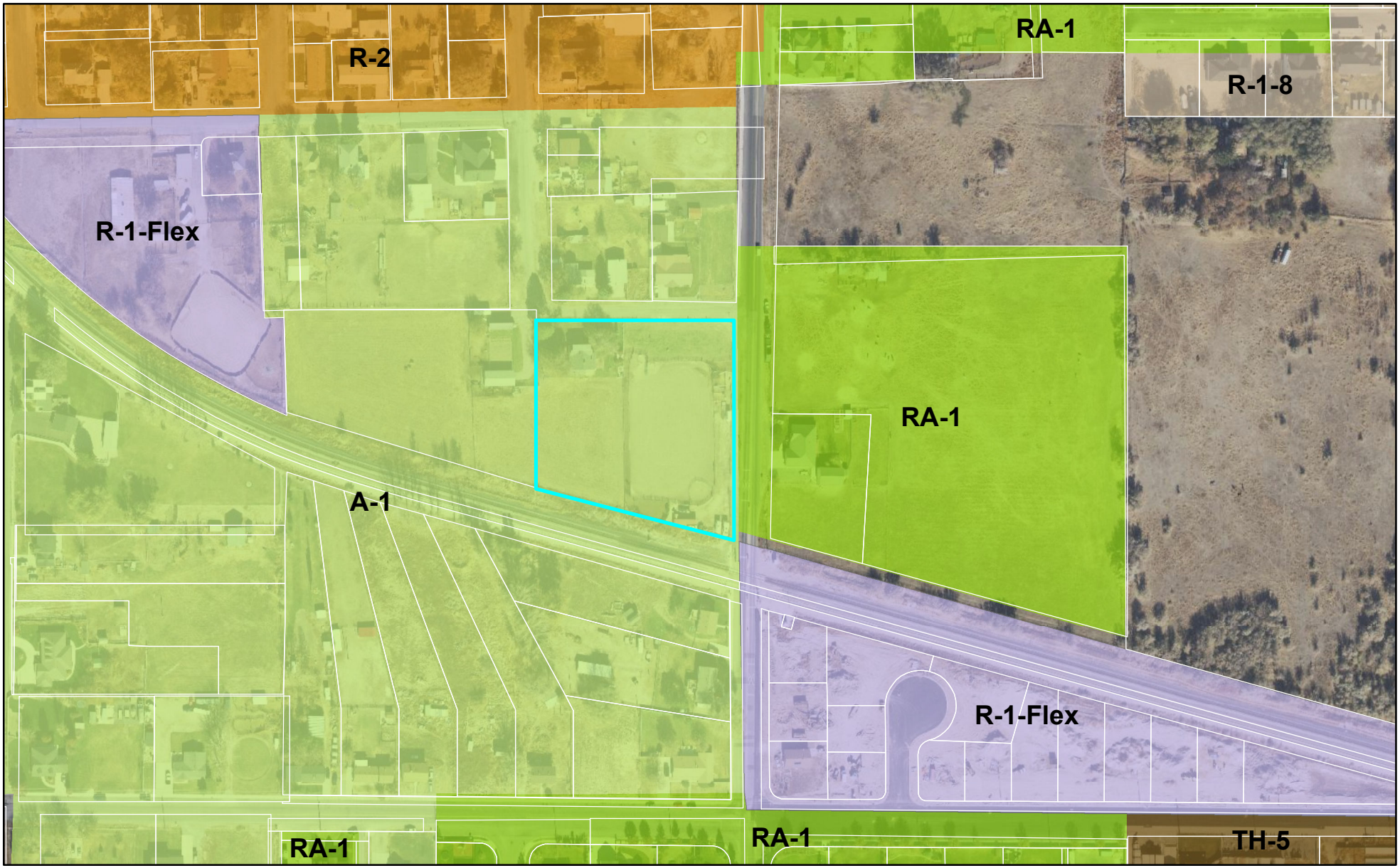


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LEHI CITY

Garden Park Concept & Zone Change

Zoning



0 280 560 Feet

LEHI CITY

Garden Park Concept & Zone Change Narrative

We are asking for a zone change from RA-1 to R-1-Flex. This request is consistent with the current General Plan and the recent zone changes that have taken place in the immediate area.

This will be a four lot development with very little impact on existing infrastructure. All utilities are currently adjacent to the site.

We anticipate the homes will sell in the 800’s which will have a positive effect on neighboring property values.

We hope that the staff, Planning Commission and City Council will support our proposal.


S 90° 00' 00" E 185.26'
S 0° 00' 00" E 191.58'
S 1° 08' 42" W 186.32'
N 75° 20' 18" W 187.65'
N 0° 00' 00" E 330.37'
SUBJECT PROPERTY
65,344.82 SQ FT
1.500 ACRES

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Garden Park concept, a 4-lot residential subdivision located at 515 South 100 West.

Suggested Action:

Attachments:

CC Staff Report Garden Park Subdivision Concept 12.14.21.docx

Garden Park Subdivision Concept DRC 10.27.21.docx

Garden Park aerial.pdf

Garden Park General Plan.pdf

Garden Park zoning.pdf

Garden Park Narrative.pdf

Garden Park Concept 500 S Center 10.27.21.pdf

GARDEN PARK SUBDIVISION CONCEPT
CITY COUNCIL REPORT

Applicant	Adam Albrecht		
Meeting Date	December 14, 2021		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	515 South 100 West		
Project Area	1.5 acres		
Existing Zoning	A-1		
General Plan Land Use Designation	LDR (Low Density Residential)		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	A-1	Single family residential
	East	RA-1	Single family residential
	West	A-1	Single family residential
Date of DRC Review	October 27, 2021		
Date of Planning Commission Review	November 18, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

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.

PROPERTY HISTORY

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.

REPORT ANALYSIS

The applicant requests approval of a proposed concept plan for Garden Park Subdivision, a four-lot project that is located at 515 South 100 West.

A proposed zone change to R-1-Flex was submitted concurrently with the concept plan. The zone change will make the development and proposed density possible.

The concept plan will consist of four single family lots on a total of 1.5 acres. The lots range in size from 14,822 to 16,351 square feet. There is an overall density of 2.66 units per acre for this subdivision which is consistent with the goals of the General Plan designation and proposed zoning. The R-1-Flex zone establishes a maximum density of 3.25 units per acre for projects under ten acres. Additionally, all the lots meet the 80-foot frontage requirement for the R-1-Flex zone.

The DRC had 12 comments on the proposed concept plan, including the following:

1. Lot 4 the driveway should be on the north side to be away from the tracks
2. A six-foot non-climb fence will be required along adjacent West property line. (Or signed waiver)
3. Center St is a master planned 72' Minor Collector. 44' of asphalt, 7' park strip and 5' sidewalk
4. 500 South is a 62' ROW local street. 34' of asphalt, 7' park strip, and 5' sidewalk with 2' curb and gutter
5. Roadway improvements will be required on the south side of 500 West and the west side of Center Street

Please consider all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed concept will provide lots for single family homes and be consistent with the existing housing type in the neighborhood.
2. The proposed Concept is/is not consistent with the Lehi City Development Code
3. The proposed Concept does/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 concept plan on November 18, 2021. The minutes and motion from this meeting are as follows:

3.7) Public hearing and recommendation of Adam Albrecht's request for review of the Garden Park concept, a 4-lot residential subdivision located at 515 South 100 West. Brittney Harris presented information on the agenda item.

The applicant, Adam Albrecht, was present.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

Motion: Commissioner Ellis moved to recommend approval of **Adam Albrecht's request for review of the Garden Park concept, a 4-lot residential subdivision located at 515 South 100 West**; including all DRC comments, that a six foot fence be installed and that the use does meet code and will not be detrimental or injurious to property in the vicinity, will comply with the goals and policies of the Lehi City General Plan, and will not be detrimental to adjoining properties. Commissioner Everett seconded.

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

Garden Park Concept
DRC Redline Comments

*Adam Albrecht - requests review of the **Garden Park Concept**, a 4-lot residential subdivision located at 515 South 100 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Adam Albrecht
Date of Plans Reviewed: **10/19/21**
Time Start: 3:00 pm
Time End:

DRC REDLINE COMMENTS:
Glade – Power:
1. Line extension/upgrade required.
2. Show existing poles at preliminary Plat.

Garion – Fire: No comments
Greg – Water/Sewer:
3. Lehi City owned Water, PI, and sewer mains are in Center St. 4" culinary, 6" PI, 30" sewer.
4. Sewer laterals must tie in to the top of the 30" sewer main

Trent – Parks:
5. A six-foot non-climb fence will be required along adjacent West property line. (Or signed waiver)

Gary – Building/Inspections:
6. A soil report will be required if this moves past concept.

JD/Matt – Streets:
7. 30" storm drain on the east side of Center Street closest connection

Ross – Engineering:
8. Center St is a master planned 72' Minor Collector. 44' of asphalt, 7' park strip and 5' sidewalk
9. 500 South is a 62' ROW local street. 34' of asphalt, 7' park strip, and 5' sidewalk with 2' curb and gutter
10. Roadway improvements will be required on the south side of 500 West and the west side of Center Street
11. Drainage requirements will need to be met at preliminary plat
12. Lot 4 the driveway should be on the north side to be away from the tracks

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISION ON NOVEMBER 18, 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.

Garden Park Concept & Zone Change

Aerial

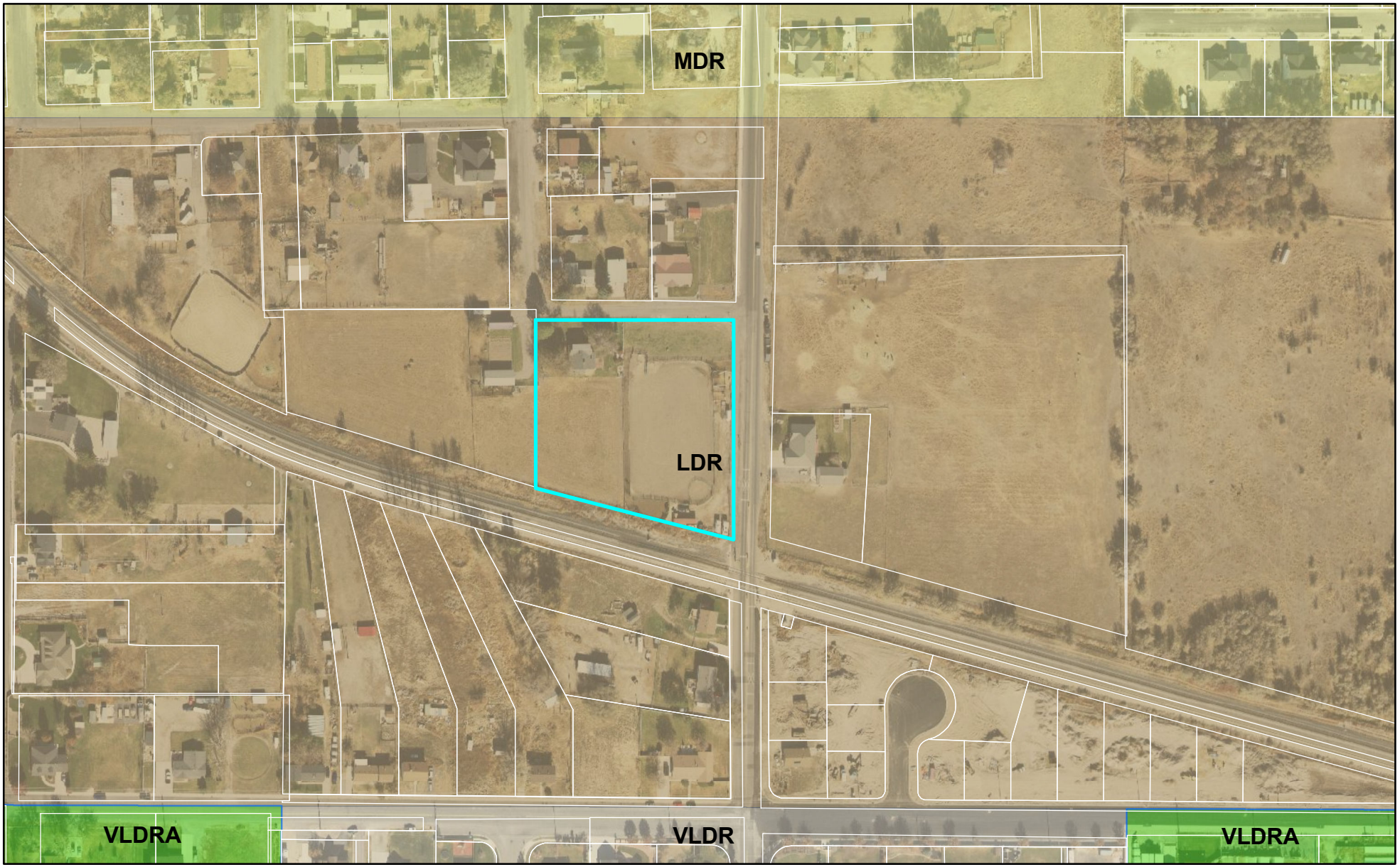


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LEHI CITY

Garden Park Concept & Zone Change

General Plan

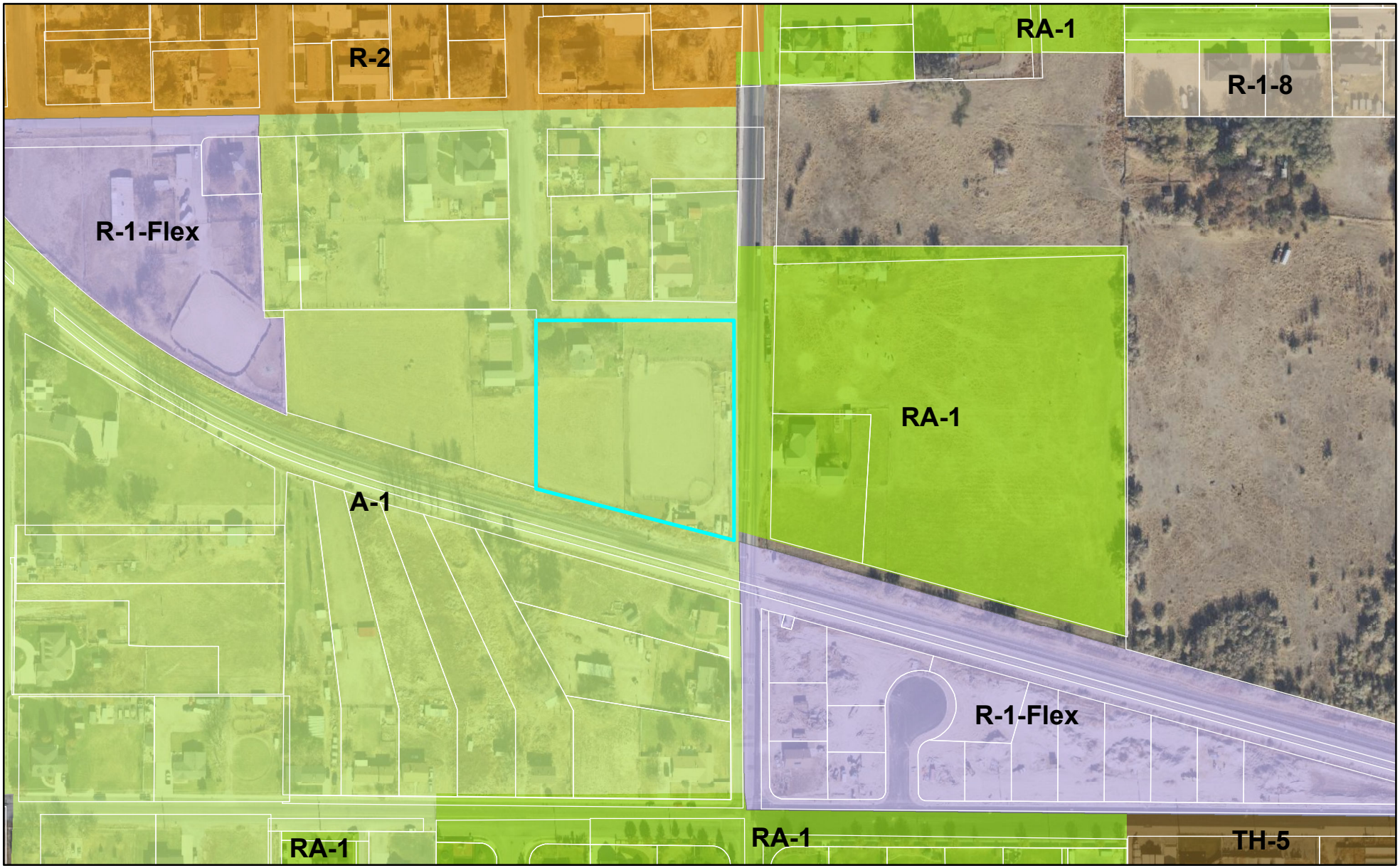


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LEHI CITY

Garden Park Concept & Zone Change

Zoning



0 280 560 Feet

LEHI CITY

Garden Park Concept & Zone Change Narrative

We are asking for a zone change from RA-1 to R-1-Flex. This request is consistent with the current General Plan and the recent zone changes that have taken place in the immediate area.

This will be a four lot development with very little impact on existing infrastructure. All utilities are currently adjacent to the site.

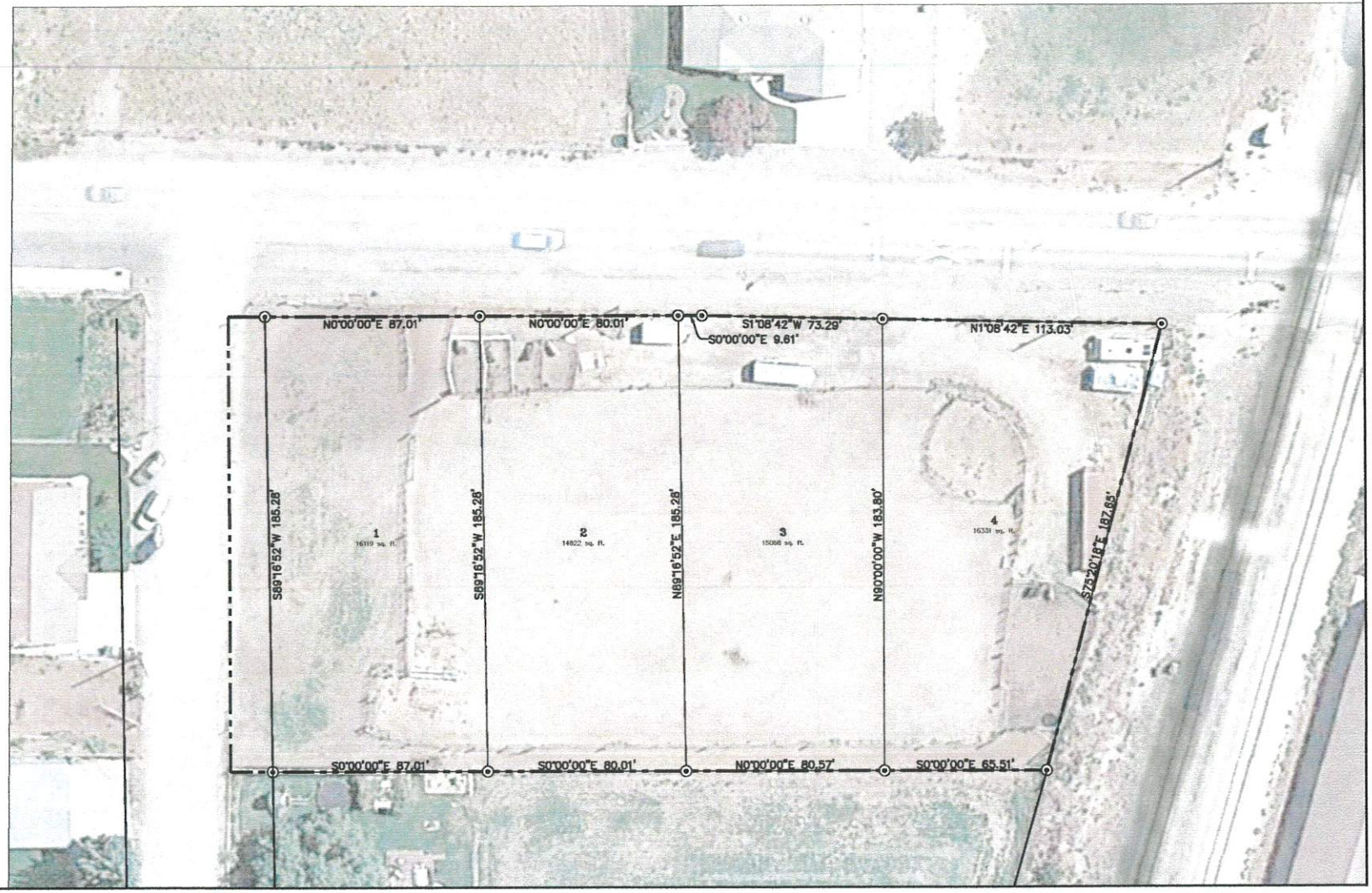
We anticipate the homes will sell in the 800’s which will have a positive effect on neighboring property values.

We hope that the staff, Planning Commission and City Council will support our proposal.

500 SOUTH AND CENTER ST. LEHI
CONCEPT PLAN

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

TABULATIONS	
TOTAL AREA	1.50 ACRES
PROPOSED ZONE	R-1 FLEX
MIN LOT SQ FT	8,000 SQ FT
MIN LOT WIDTH	80 FT
ALLOW. DENSITY	3.25 UN/AC
ALLOW. LOTS	4.88 (5.00)




S 90° 00' 00" E 185.26'
S 0° 00' 00" E 191.58'
S 1° 08' 42" W 186.32'
N 75° 20' 18" W 187.65'
N 0° 00' 00" E 330.37'
SUBJECT PROPERTY
65,344.82 SQ FT
1.500 ACRES

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Lehi Pointe Phase 4 concept, a 125-unit residential condominium and townhome development on approximately 14.5 acres located at 3450 North Digital Drive in a Commercial zone.

Suggested Action:

Attachments:

CC Staff Report Lehi Pointe 4 Concept 12.14.21.docx

Lehi Pointe Phase 4 Concept DRC 11.10.21.docx

Lehi Pointe Phase 4 original narrative.pdf

Original Concept DRC Reviewed.pdf

Lehi Pointe Phase 4 Updated Narrative 11.30.21.pdf

Lehi Pointe Concept Updated 11.30.21.pdf

Lehi Pointe 4 elevation renderings.pdf

Aerial.pdf

Zoning.pdf

General Plan.pdf

LEHI POINTE PHASE 4 CONCEPT
CITY COUNCIL REPORT

Applicant	Howland Partners		
Meeting Date	December 14, 2021		
Requested Action/Purpose	Approval of a proposed concept		
Location	Approximately 3450 North Digital Drive		
Project Area	14.5 acres		
Existing Zoning	Commercial		
General Plan Land Use Designation	Regional Commercial		
Adjacent Zoning and Land Use	*North*	Business Park	Rail Trail/ Ridge Center Office Buildings
	South	Commercial	Undeveloped
	East	Commercial	Undeveloped
	West	Commercial	Lehi Pointe Commercial Buildings
Date of DRC Review	November 10, 2021		
Date of Planning Commission Review	December 9, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final Approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 37.010. Nonresidential Design Standards.

Urban Tech Mixed Use

a. Purpose and vision:

> The Urban Tech Mixed Use district is intended to serve as the economic and employment center of Lehi which would include employment, housing, entertainment, and hospitality uses. As the economic center of the city, the residential and employment densities should be the highest in the city in order to support walkability and transit use. Special attention must be given to the design of buildings and public spaces to ensure quality, safety, and the long-term sustainability of Lehi. The built environment is envisioned to be of an urbanized nature with wider sidewalks, buildings fronting the streets, a mixture of uses, and a well-connected street network.

Section 37.020. Multi-Family Residential Design Standards.
A. Purpose and Application. This section is intended to create multi-family developments that will establish permanent neighborhoods, with sustained quality and adequate amenities, and to enhance a sense of community. The provisions of this section shall be applied to all new multi-family residential and mixed use developments, unless otherwise modified by an approved Area Plan, and for exterior remodels.

1. Building Materials. The majority of each facade, meaning 51 percent or more of the wall area excluding windows and doors, shall be constructed of brick, stone, architectural textured concrete, fiber cement siding,

wood, or other durable building material as approved by the Planning Commission. Stucco, EIFS, or untreated concrete block (CMU) shall be allowed only as an accent or secondary material. Stucco and EIFS shall not be used on hierarchal architectural features, pop-outs in a facade, or for wainscots, but shall be allowed on recessed wall areas, walls between entrances, and between hierarchal architectural features. The Planning Commission may approve metal as an exterior building material and as a primary material on a case-by-case basis if an applicant can show that the type of metal is of a high grade and provides architectural quality to a building. Vinyl siding and standing seam metal are prohibited for use as exterior building materials. Building materials shall coordinate; however, materials shall be varied to give diversity and variety to the project. Buildings shall be constructed from differing percentages and combinations of materials.

a. Multi-family dwellings greater than three units, constructed as apartment or condominium style, shall be designed with architectural wall variations spaced at intervals of 30 to 50 feet in linear width, depending on the size of the project (see Figure 137).

b. Facade Details. Each facade shall be designed to the human scale and shall incorporate at least two of the following: belt courses, cornices, bay or box windows, or articulation of windows which may include sills, mullions or pilasters.

c. Facade Articulation. Each facade shall have variation in plane depth, accomplished through elements such as: variation in footprint setbacks, upper level setbacks, recessed entries, or offsets in the general plane of the facade, including columns, pilasters, fins or ribs.

d. Vertical Separation. Buildings in excess of two stories in height shall exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a mid-facade cornice or trim, a change in material, style or color, a facade step-back or roof pitch with dormer windows, or other methods.

e. Balconies and covered porches. Balconies or covered porches at least 50 square feet in size shall be incorporated on some of the units, at least one per building. Balconies or covered porches may be placed on the side or rear of a building. The 50 square feet for covered porches must be in addition to any covered entry area over the front door (see figure 137a).

REPORT ANALYSIS

The applicant requests approval of the Lehi Pointe Phase 4 Concept plan located at approximately 3450 North Digital Drive in a Commercial Zone. The concept includes a seven-story condominium tower, a plaza with open space and retail, and other retail pads. This report will cover the background, site layout, residential building elevations, and DRC comments.

Background
This concept will go to City Council with a Development Agreement for consideration. If approved, the Development Agreement will allow for the 125 residential units on this parcel in a Commercial zone. These units would be allowed in lieu of payment for the Developer's contribution to a loop road on the north side of the hospital.

Site Layout
The proposed concept that the DRC reviewed includes a seven-story condominium building with structured parking below the housing units. It includes 125 residential units and 316 parking stalls. South of the residential structure is a plaza with open space and two retail pads. It also shows a Longhorn Steakhouse to the west. The DRC provided comments recommending changing some of the parking to make it angled on street parking for an interior street, and to provide better pedestrian access from the condo building to the steakhouse.

The applicant submitted an updated concept that addresses these DRC comments but also shows additional retail pads, all of which show drive-thru lanes. The DRC did not review this updated concept. The applicant did provide the internal street with on-street parking, and they show a sidewalk connection from the condo building to the steakhouse. The rest of the site does not prioritize pedestrian travel. They also show drive-thru' s which are a conditional use in the commercial zone. The City Council may wish to make a motion on the original concept and

indicate any features they like or do not like from the updated concept.

Approval of the concept plan will not approve any drvie-thru's or individual site plans. Each site will require site plan approval and full review to ensure compliance with all applicable requirements. Concept approval gives high level approval stating that the City Council is generally in favor of this type of development and basic layout.

The City Council may especially want to consider if this concept meets the purpose and vision of the Urban Tech Mixed Use Design District which includes providing a mixture of uses to support walkability and transit use. And if the design and placement of buildings and public spaces ensures quality, safety and the long-term sustainability of Lehi.

Residential Building Elevations
Following DRC the applicant submitted some conceptual renderings of the residential building. The renderings appear to meet the multi-family design standards. They include balconies, hard surface materials including stone, direct access to the first-floor units, articulations in the façade and a slight roofline variation on one side. The elevations will receive full review with future site plan or subdivision review to ensure compliance with the multi-family design requirements.

DRC Comments
The DRC reviewed the proposed concept and had 24 redline comments. Some of the key comments include:

1. Loading and Circuit Study is required to move past concept. (Power Area Plan)
2. Provide adequate fire access to 7 story High rise Condos, Minimum 26' in width.
3. This structure will fall under the classification of a high rise. It will need to meet all additional requirements of the International Fire and Building codes.
4. Provide a traffic impact study and a traffic circulation plan with the preliminary.
5. These amenities might meet the multifamily amenity requirement. The equivalent cost of amenities must meet the approved number of units and will be reviewed with the future site plan.
6. A development agreement will need to be approved to allow any residential units in a commercial zone.
7. Connectivity standards must be met for both block length, connectivity index, and pedestrian block length.
8. Additional water dedication will be required for the 125 residential units
9. For the final site plan layout, these inefficient parking modules could be fixed and more retail and/or open space could be added.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed concept meets/ does not meet the intent of the Urban Tech Mixed Use Design District.
2. The proposed concept will/will not provide a walkable, mixed-use development near a regional trail system and in close proximity to future transit.
3. The proposed concept is/is not consistent with the Lehi City Development Code.
4. The proposed concept does/ does not conform to the goals and policies of the General Plan.
5. Other findings based upon information presented at the public hearing.

PLANNING COMMISISON RECOMMENDATION

The Planning Commission reviewed the proposed concept on December 9, 2021. The minutes and motion from that meeting will be uploaded separately.

Lehi Pointe Phase 4 Concept Plan
DRC Redline Comments

Howland Partners - requests review of the Lehi Pointe Phase 4 concept, a 125-unit residential condominium development on approximately 14.5 acres located at 3450 North Digital 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: Tina Franco, Gary Howland, Dana Howland, Guillame Belgique
Date of Plans Reviewed: 11/02/21
Time Start: 2:45pm
Time End: 3:14pm

DRC REDLINE COMMENTS:

Glade – Power:

1. Concept lay-out does not conform to Lehi Power requirements for design standards or line extension policy. Revise and resubmit https://www.lehi-ut.gov/departments/power/specifications/
2. Loading and Circuit Study is required to move past concept. (Power Area Plan) Contact: Mike Anderson (manderson.activepowereng@gmail.com)
3. Show existing as-built Lehi Power equipment (especially along Ridge Road)

Garion – Fire:

4. Provide adequate fire access to 7 story High rise Condos, Minimum 26' in width.
5. This structure will fall under the classification of a high rise. It will need to meet all additional requirements of the International Fire and Building codes.

Greg – Water/Sewer:

6. Existing drive onto Ridge Drive East of this building needs to remain in place. City utilities run through this alignment.
7. Retention pond built with Ridge Drive is in this location. There is an outfall to UDOT's storm drain here that could potentially be used as an outfall.
8. Sewer capacity for the proposed residential units must be evaluated.
9. All looping requirements for utilities must be met at final. Consideration of these requirements must be made with the concept planning.
10. Sewer main on Hudson and Stockton ends short of the phase line in phase 1.

Trent – Parks: No comments

Gary – Building/Inspections:

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

JD – Streets: No comments

Ross – Engineering:

12. Will need to meet state stormwater requirements
13. The site will need to be updated to meet any recommendations or requirements that come from the traffic study

Luke- Traffic:

14. Provide a traffic impact study and a traffic circulation plan with the preliminary.

Kim – Planning:

15. These amenities might meet the multifamily amenity requirement. The equivalent cost of amenities must meet the approved number of units and will be reviewed with the future site plan.
16. A development agreement will need to be approved to allow any residential units in a commercial zone.
17. All multifamily buildings must meet the Multifamily design standards and any commercial must meet the Urban Tech Mixed Use design standards. These will be reviewed with future site plan/subdivision submittals.
18. Recommend providing a concept of the proposed building architectural elevations.
19. Connectivity standards must be met for both block length, connectivity index, and pedestrian block length.
20. Additional water dedication will be required for the 125 residential units
21. How about changing these to angled on street parking on Hudson? Seems like an inefficient use of space to have the road plus the drive aisle, and you could have more open space.
22. How will garbage collection be addressed?

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.

23. For the final site plan layout, these inefficient parking modules could be fixed and more retail and/or open space could be added.
24. The Longhorn Steak House will need to be moved and oriented to the street. The same concept mentioned to utilize angled on-street parking on the retail buildings could also be carried down to this site. Moving the steakhouse up to the street also leaves a larger space in the back that could be developed in the future.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 9th APPLICANT CAN RESUBMIT FOR DRC REVIEW ON DECEMBER 1st WITH ANY UPDATES

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.

APPLICATION FOR CONCEPT REVIEW
LEHI POINTE, LLC
PARCEL NOS. 11:032:0520, 11:032:0434, 11:032:0497
AMENDED 11/2/2021

Type of Development and Building Materials:

The Concept Plan is proposed on approximately 14.5 acres at 3450 North Digital Drive, Lehi, Utah with 125 condominiums, commercial/retail buildings, and a plaza. This development is close to on and off ramps of SR-92 and I-15, with three street entrances available through the existing Digital Drive and an entrance from the presently under construction Ridge Drive.

The condominiums will be a one phase project consisting of a mix of studios, 1-bedroom, and 2-bedroom units.

The commercial/retail will complement the existing retail vendors with a sit-down restaurant and drive-through soda shop chain. Hudson Avenue and a street running off of Ridge Drive will be the main roads to the condominiums. Strategically placed sidewalks and bike racks will provide walkability and bike ability through the Center and onto the surrounding walkways. The buildings and condominiums will include building materials acceptable to Lehi City and will be architecturally designed to flow with the surrounding buildings. Landscaping will be designed to complement Lehi Pointe's Phase 1 existing adjacent project.

Proposed CC&Rs:

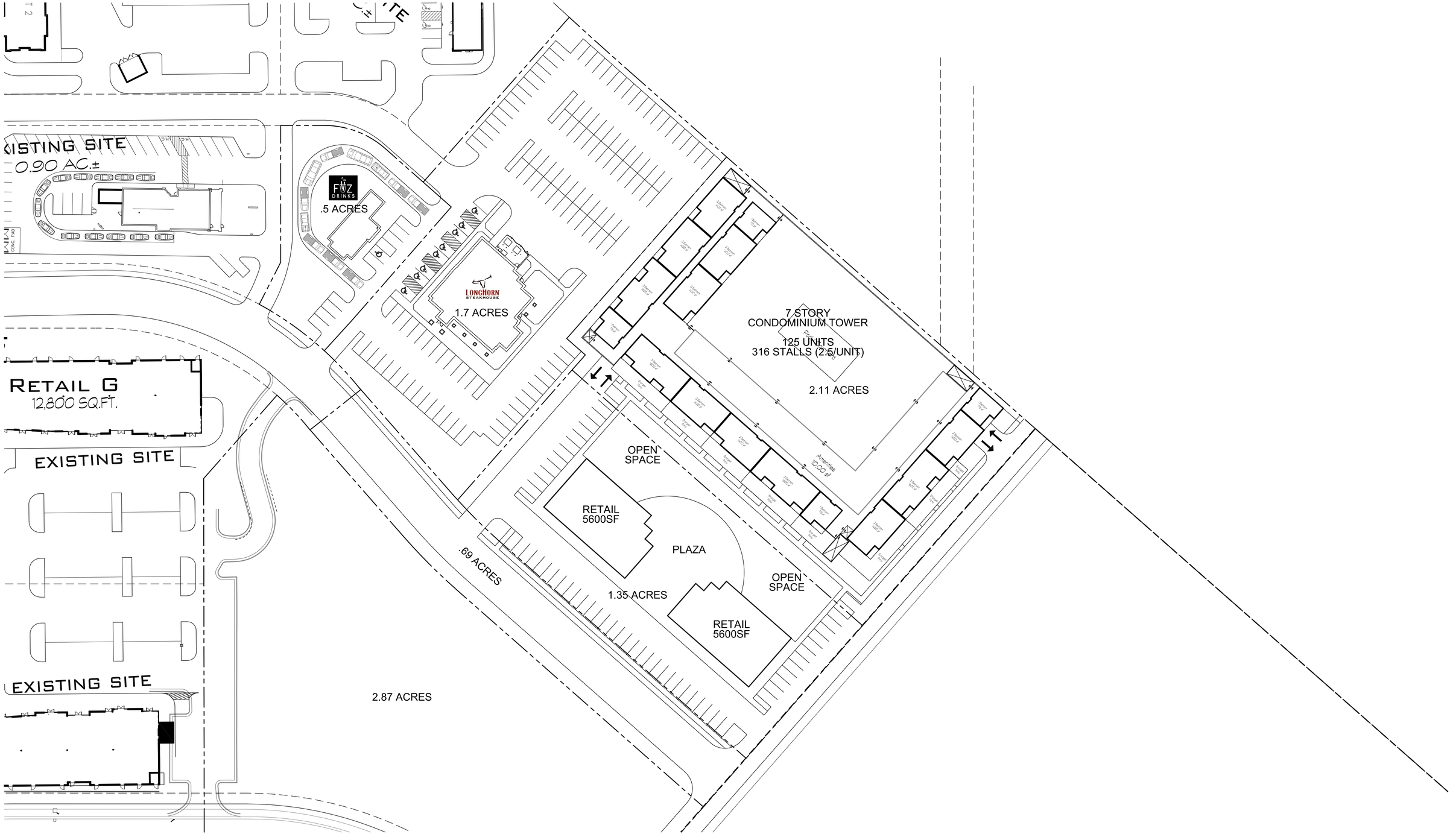
The current Declaration of Easements, Covenants, Conditions, and Restrictions for Lehi Pointe recorded on October 12, 2016, as Entry No. 101606:2016 will be revised to include the condominiums.

Proposed Amenities:

The amenities for the condominiums will be in line with the requirements of Lehi City and shall include a rooftop deck, pool and hot tub, fitness and yoga facility, media room, barbeque and picnic areas, and a walk off level to the walking trail next to the SR-92 UTA pedestrian overpass. A plaza in front of the condominiums will include an aesthetic water feature, tables and chairs, and inviting landscaping to provide owners and patrons a place to congregate, as well as impart a sense of community in the Center. Bike racks will be incorporated throughout this phase of the Center, as well as sufficient sidewalks.

Proposed Building Plans:

The proposed condominiums will include 10 – 2 story townhomes on the first floor with double parking garages in the podium parking area. Additional residential parking will be available on the second floor with five levels of condominiums over the podium with a mixture of studios, 1-bedroom, and 2-bedroom condominiums on the third through seventh floors. Residents will be able to access the existing walking trail near SR-92 from the third floor or can exit on the main floor.



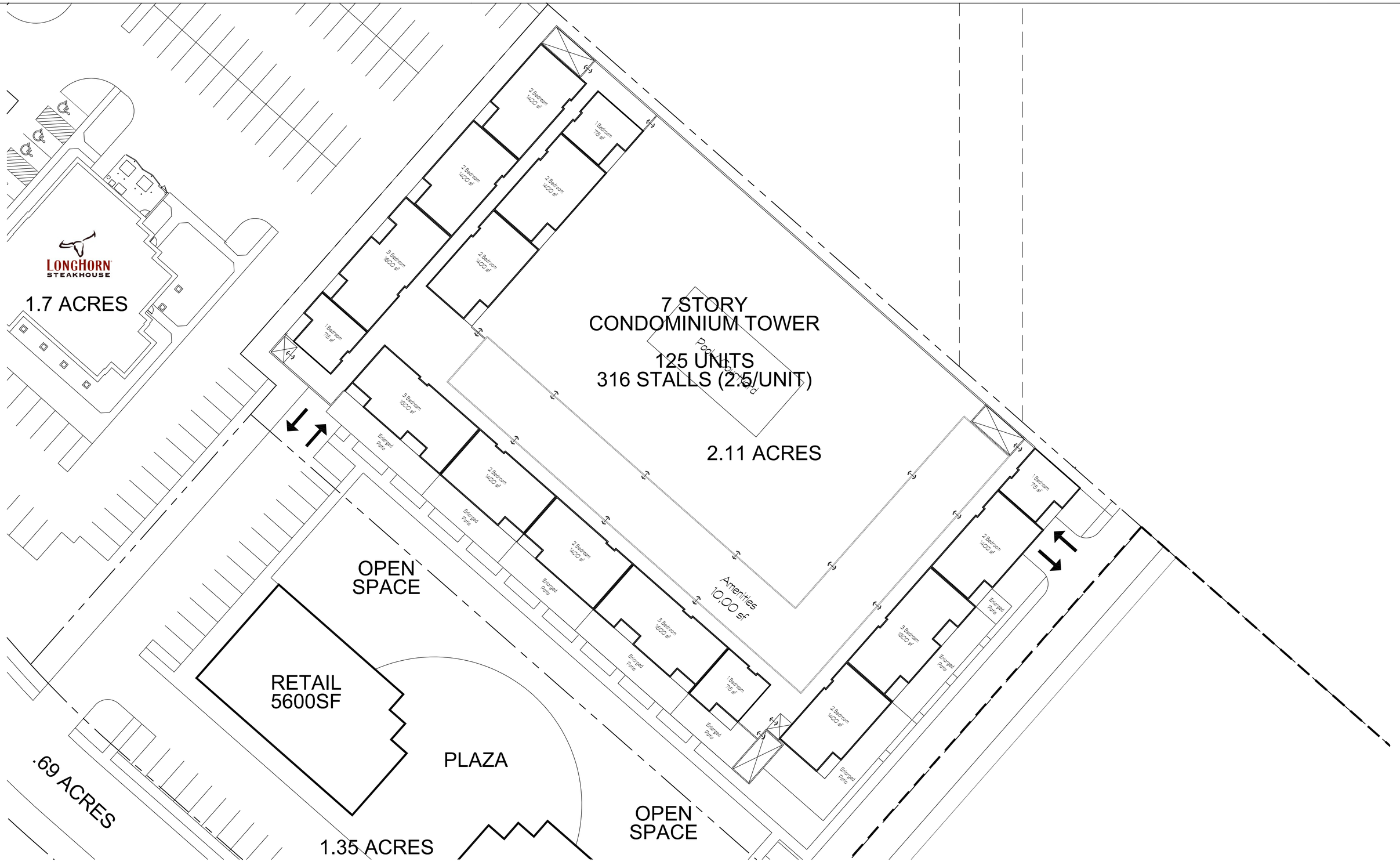
Lehi Condominium Project

Lehi, Utah

OVERALL SITE PLAN

November 2, 2021

Architecture Belgique, Inc.



Lehi Condominium Project

Lehi, Utah

NORTH

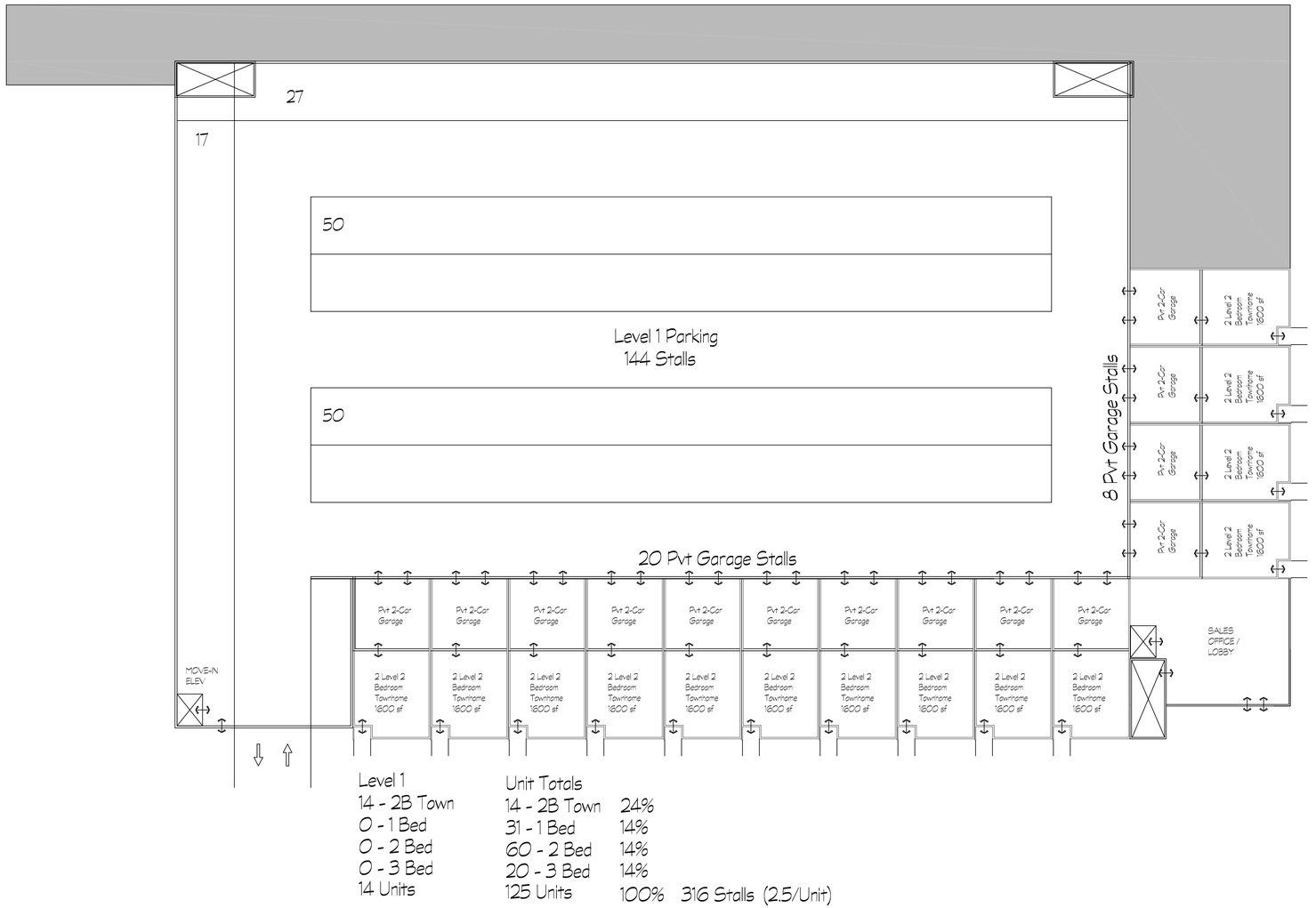
SCALE 1" = 20'-0"

0 10 20 40 80

ENLARGED SITE PLAN

November 2, 2021

Architecture Belgique, Inc.



Level 1
14 - 2B Town
0 - 1 Bed
0 - 2 Bed
0 - 3 Bed
14 Units

Unit Totals

14 - 2B Town	24%	
31 - 1 Bed	14%	
60 - 2 Bed	14%	
20 - 3 Bed	14%	
125 Units	100%	316 Stalls (2.5/Unit)

LEVEL 1

NORTH

SCALE 1" = 20'-0"

0 10 20 40 80

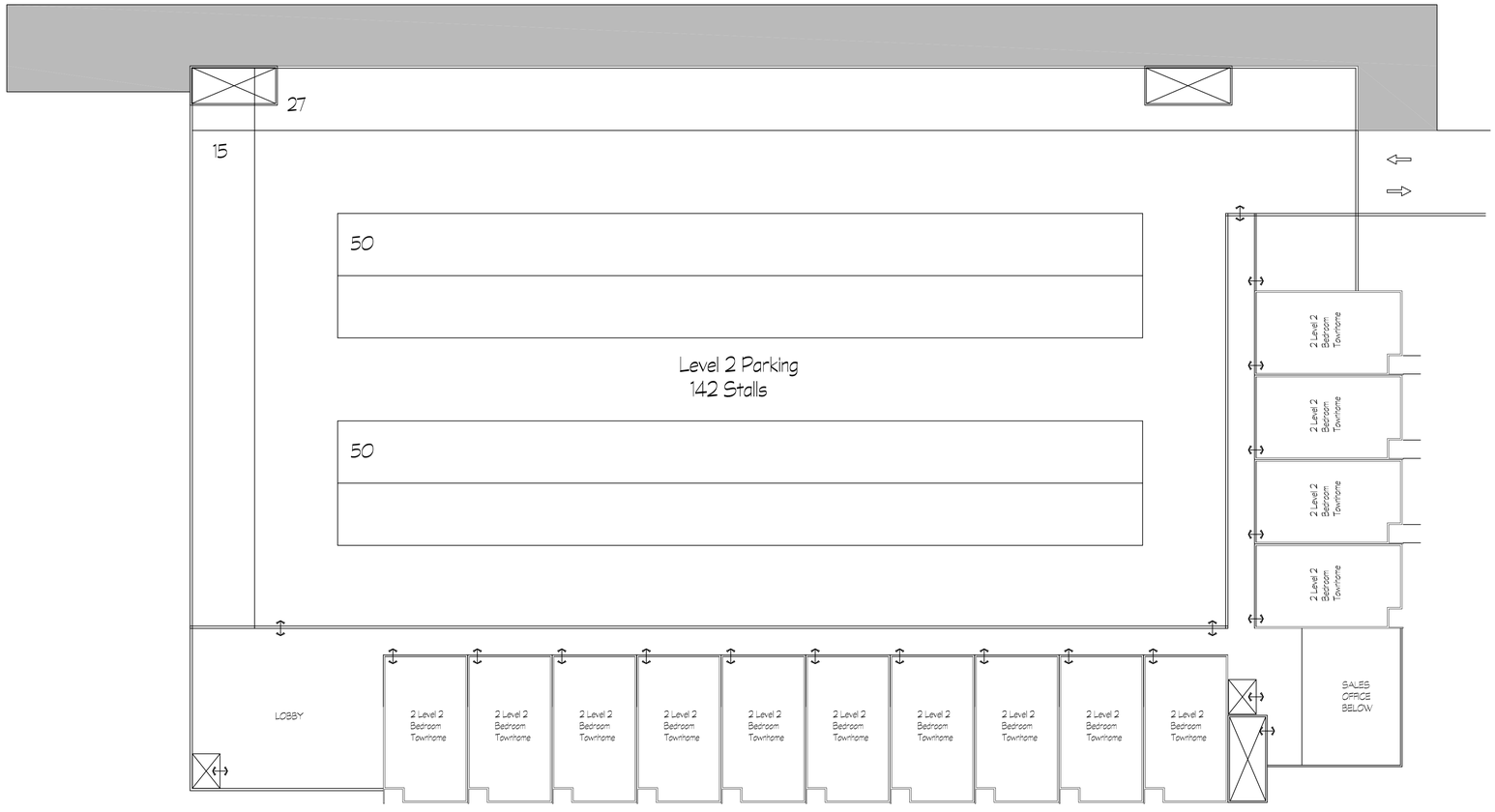
Lehi Condominium Project

Lehi, Utah

LEVEL 1

November 2, 2021

Architecture Belgique, Inc.



Level 2
0 - 2B Town
0 - 1 Bed
0 - 2 Bed
0 - 3 Bed
0 Units

LEVEL 2

NORTH

SCALE 1" = 20'-0"

0 10 20 40 80

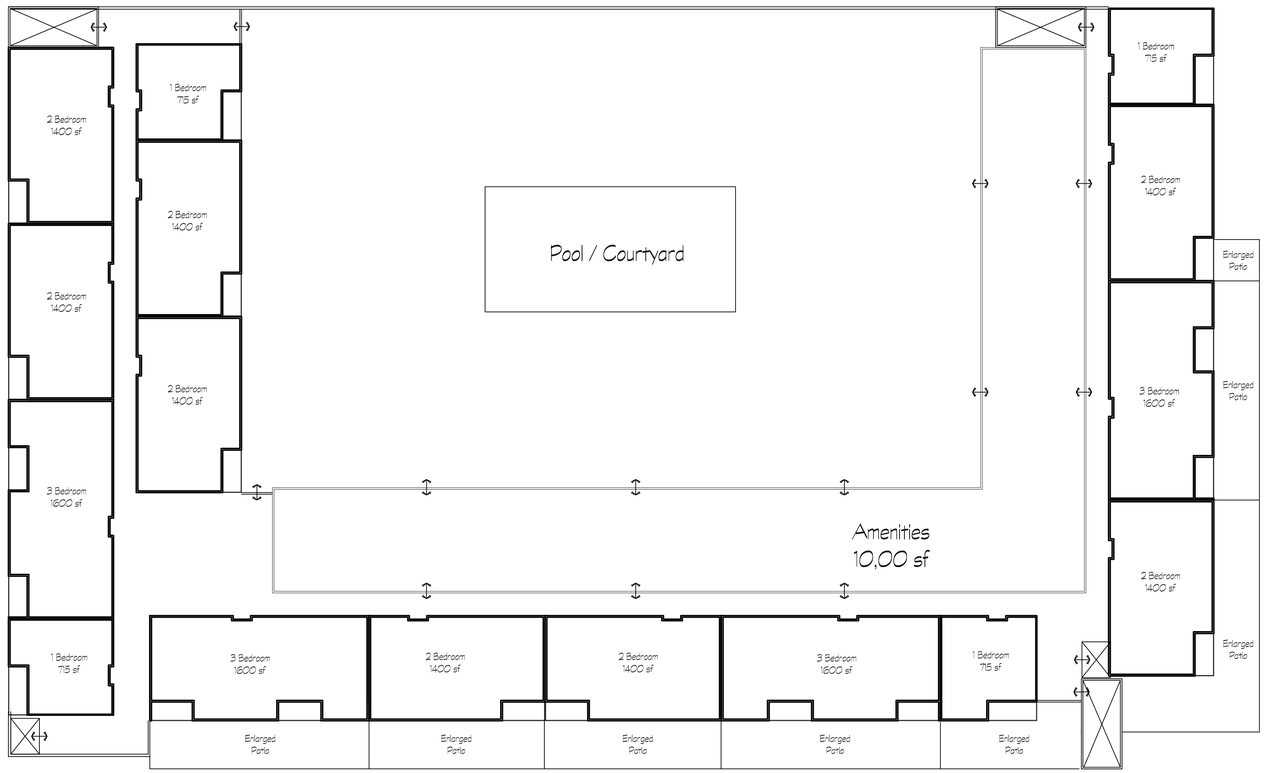
Lehi Condominium Project

Lehi, Utah

LEVEL 2

November 2, 2021

Architecture Belgique, Inc.



Level 3
0 - 2B Town
4 - 1 Bed
8 - 2 Bed
4 - 3 Bed
16 Units

LEVEL 3

NORTH

SCALE 1" = 20'-0"

0 10 20 40 80

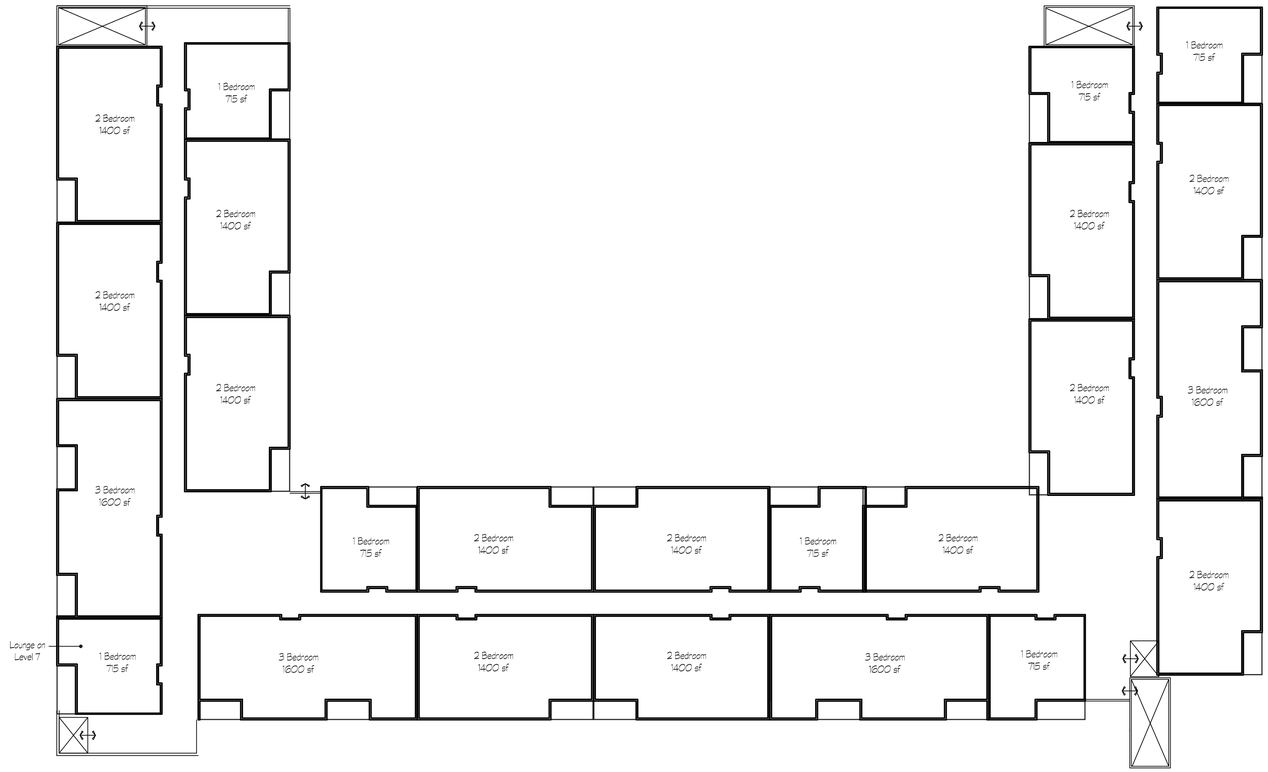
Lehi Condominium Project

Lehi, Utah

LEVEL 3

November 2, 2021

Architecture Belgique, Inc.



Level 4-7
0 - 2B Town
7 - 1 Bed (6 - 1 Bed on Lvl 7)
13 - 2 Bed
4 - 3 Bed
24 Units

LEVEL 4-7

NORTH

SCALE 1" = 20'-0"

0 10 20 40 80

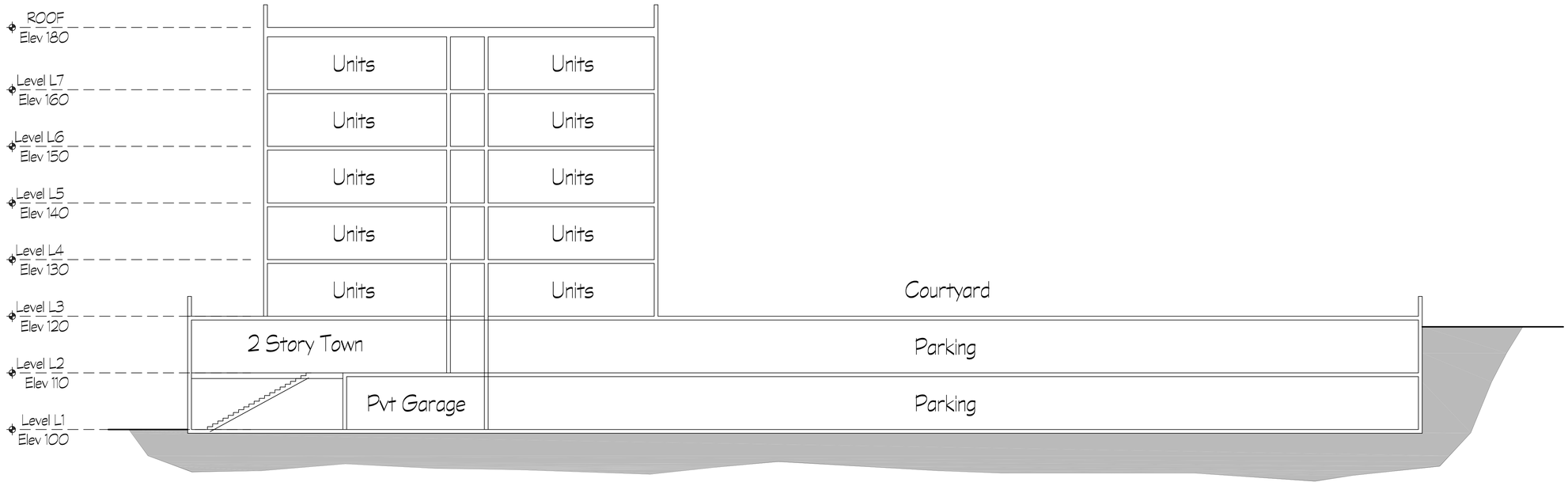
Lehi Condominium Project

Lehi, Utah

LEVEL 4-7

November 2, 2021

Architecture Belgique, Inc.



Section AA

Lehi Condominium Project

Lehi, Utah

NORTH

SCALE 1" = 10'-0"

0 5 10 20 40

SECTION AA

November 2, 2021

Architecture Belgique, Inc.

APPLICATION FOR CONCEPT REVIEW
LEHI POINTE, LLC
PARCEL NOS. 11:032:0520, 11:032:0434, 11:032:0497
AMENDED 11/29/2021

Type of Development and Building Materials:

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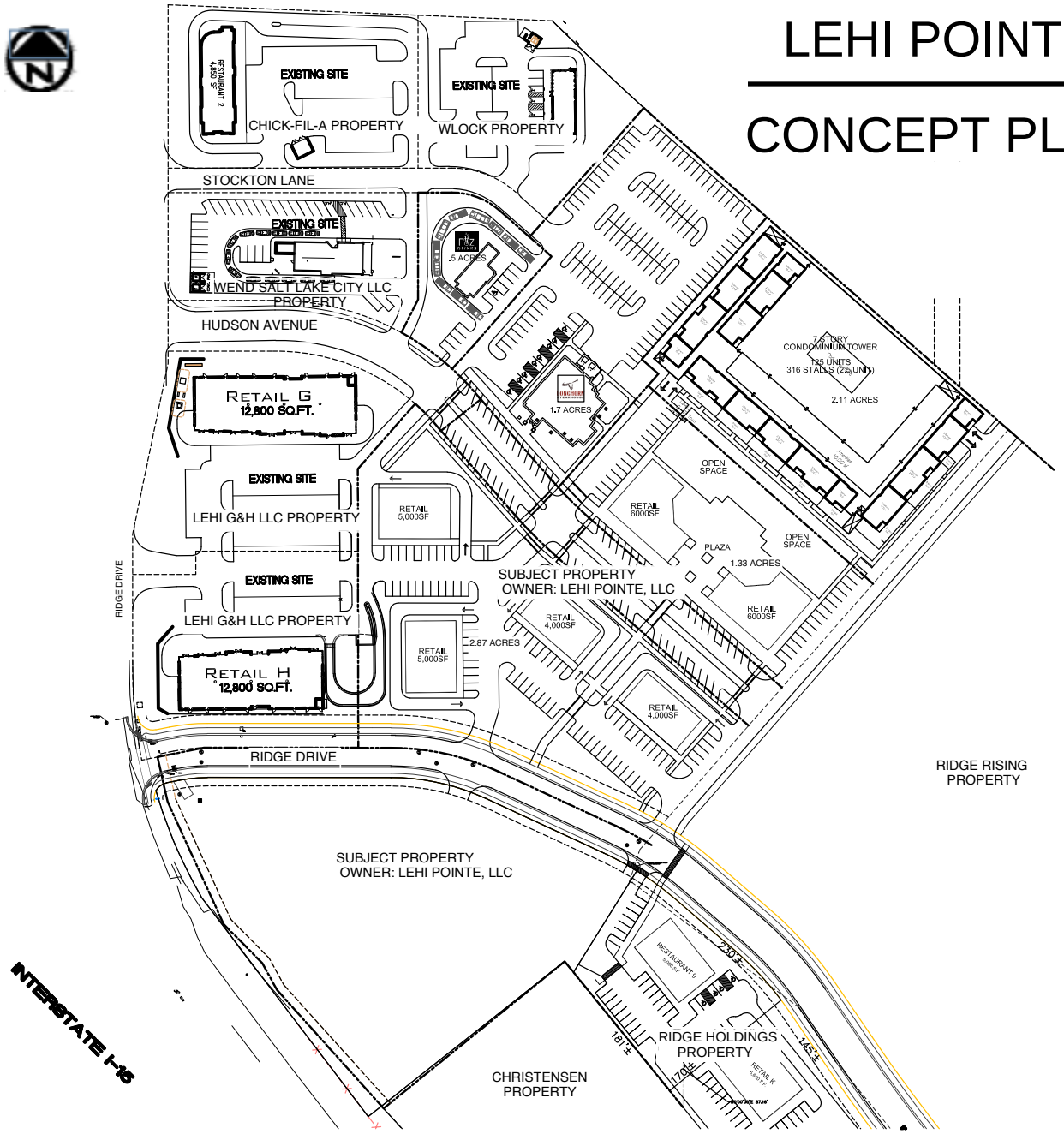
Proposed Building Plans:

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LEHI POINTE

CONCEPT PLAN









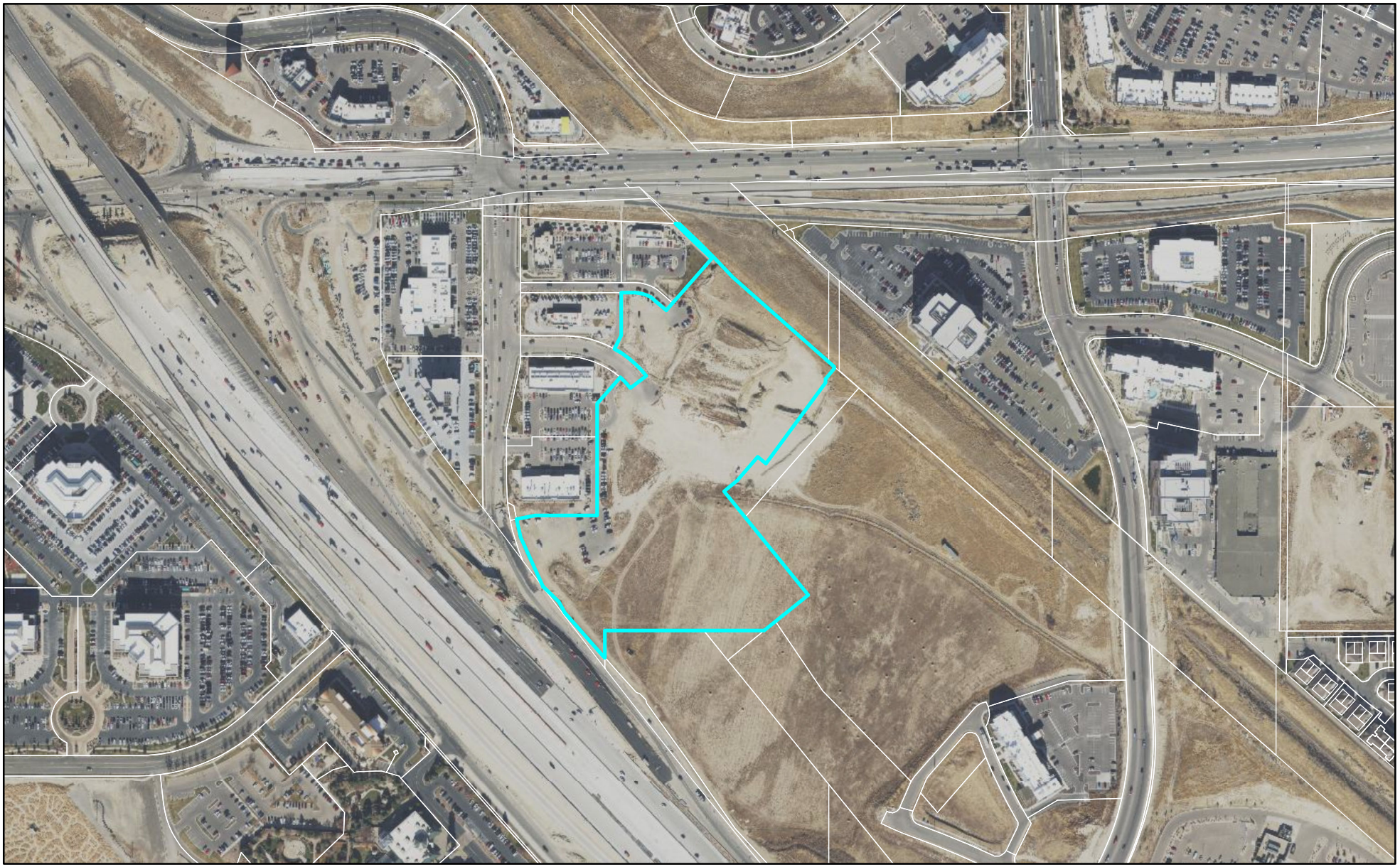






Lehi Pointe 4 Concept

Aerial



0 490 980 Feet

LEHI CITY

Lehi Pointe 4 Concept

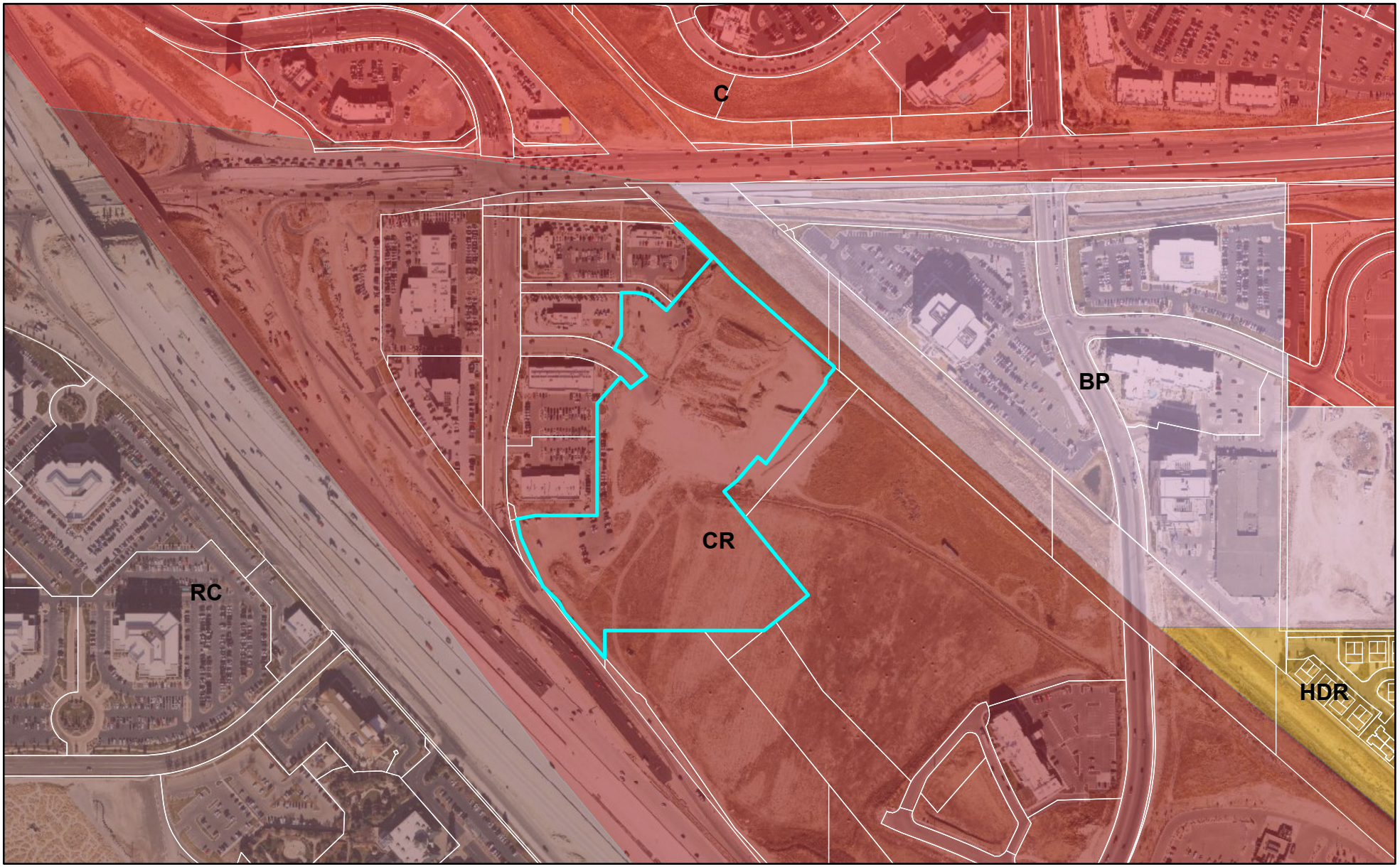
Zoning



LEHI CITY

Lehi Pointe 4 Concept

General Plan



0 490 980 Feet

LEHI CITY

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-71, approving a Development Agreement between Lehi Pointe LLC and Lehi City.

Suggested Action:

Attachments:

Res 2021-71.docx

Development Agreement-Howland West (12.07.2021).docx

LEHI CITY

RESOLUTION NO. 2021-71

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN LEHI POINTE LLC AND LEHI CITY

WHEREAS, Lehi Pointe LLC ("Developer") has a legal interest in certain real property and desires to develop their property as a mixed commercial and residential development;

WHEREAS, the Lehi City Council is amenable to allowing Developer to develop a mixed commercial and residential development on the property conditioned on the approval of a development agreement that sets forth the terms and conditions upon which the development will be allowed;

WHEREAS, on December 14, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Development Agreement; 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 Development 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 14th day of December, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

DEVELOPMENT AGREEMENT FOR THE WEST PROJECT

This DEVELOPMENT AGREEMENT FOR THE WEST PROJECT ("***Agreement***") effective as of the date the last Party signs below ("***Effective Date***") by and among Lehi City, a political subdivision of the State of Utah ("***City***") and Lehi Pointe, L.L.C., a Utah limited liability company and/or its assigns ("***Developer***"). The City and the Developer are hereinafter referred to individually as a "***Party***" and collectively as the "***Parties***."

RECITALS

A. City, acting pursuant to its authority under Municipal Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, -803, as amended, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations of Lehi City, in the exercise of its legislative discretion, has elected to approve and enter into this Agreement.

B. Developer owns that certain real property containing approximately 13.58 acres and located in City as more particularly described on Exhibit A attached hereto (the "***West Property***").

C. Subject to the terms and conditions of this Agreement, Developer desires to develop the West Property for a mixed commercial and residential development (the West Property together with all such improvements is referred to as the "***West Project***").

D. City recognizes that the development of the West Project may result in tangible benefits to City including better roadway connectivity in the area; and that the West Project may enhance further economic development efforts in the vicinity of the Property, and City is therefore willing to enter into this Agreement, subject to the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1

1.1 Purpose of Agreement. The purpose of this Agreement is to reduce to writing the respective understandings and agreements of the Parties with regard to the proposed development of the West Project. It is the desire of the respective Parties that development of the Project proceed in such a manner as to benefit the residents of City as well as Developer. This Agreement contains certain requirements for land use and development of the West Project in addition to those contained in the Lehi City Development Code (the "***Code***"), City ordinances, design standards, rules and regulations of the City governing the development of real property within the City as of the Effective Date (collectively, the "***Ordinances***").

1.2 Permitted Uses. Upon approval of the Agreement, permitted uses within the West Project shall be uses permitted in the Commercial Zone and 125 multifamily residential (apartment, condominium, or townhome) units.

1.3 Description of the West Project. Developer intends to develop the north portion of the West Property into a mixed-use development consisting of stacked residential units, with related amenities, retail shopping, and restaurant uses. Such portion of the West Property shall include one hundred and twenty-five (125) multifamily residential units. Developer will develop the West Property under the current Commercial Zone and any residential development shall comply with the standards and approval procedures for multi-family residential development found in Chapter 37 of the Code as well as all other applicable Ordinances. Developer will provide bike and pedestrian connectivity between the proposed uses and Digital Drive Trail and the Rail Trail.

1.4 Concessions. The West Property is zoned commercial which doesn't allow for high density residential. Lehi City has diligently worked on identifying and implementing the needed infrastructure to support the requested one hundred and twenty-five (125) multifamily residential units.

1.5 Water Rights. Additional water rights (in addition to the standard culinary and irrigation water rights still due for commercial development) shall be required for any multi-family residential development as a condition of site plan approval per Section 27.070 of the Code. The amount shall be 56.25 Acre feet of culinary water for the 125 residential units.

1.6 Approval of Agreement. The following are conditions precedent to the obligations of the Parties hereunder:

a. Lehi City Planning Commission approval of a concept plan for the 125 residential units described herein.

b. Prepayment of culinary impact fees for the 125 units described herein prior to a preconstruction meeting being held for any of those units.

c. Lehi City Council approval of the TOD Zone Change referenced in the Development Agreement for the East Project.

d. Lehi City Council approval of the Development Agreement for the East Project.

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

1.6 Interpretation. The modifications outlined in Exhibit B shall supersede the Code. The Code shall be the default when a code provision is not specifically outlined in Exhibit B.

ARTICLE 2

2.1 Breach and Cure. Any material failure by any Party to perform any term or provision of this Agreement, which breach continues uncured for a period of thirty (30) days following written notice of such failure from the non-defaulting Party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged breach and, where

appropriate, the manner in which said breach satisfactorily may be cured. If the nature of the alleged breach is such that it cannot reasonably be cured within such 30-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 30-day period. Upon the occurrence of an uncured breach or default under this Agreement, the non-defaulting Party may institute legal proceedings to enforce the terms of this Agreement at law or in equity.

ARTICLE 3

3.1 No Agency, Joint Venture or Partnership. It is specifically understood and agreed to by and between the Parties that this Agreement does not create any form of agency relationship, joint venture, or partnership expressed or implied between them.

3.2 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties.

3.3 Other Necessary Acts. Each Party shall execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement.

3.4 Construction/Interpretation. The Parties acknowledge that each has had the opportunity to have this Agreement reviewed and revised by legal counsel and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

3.5 Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; “shall” is mandatory; “may” is permissive.

3.6 Waiver. No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement shall not operate or be construed as a waiver by such Party of any subsequent breach.

3.7 Utah Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

3.8 Covenant of Good Faith and Fair Dealing. Each Party shall use its best efforts and take and employ all necessary actions in good faith consistent with this Agreement to ensure that the rights secured by the other Parties through this Agreement can be enjoyed.

3.9 Representations. Each Party hereby represents and warrants to each other Party that the following statements are true, complete and not misleading as regards the representing warranting Party;

(a) Such Party is duly organized, validly existing and in good standing under the laws of the state of its organization.

(b) Such Party has full authority to enter into this Agreement and to perform all of its obligations hereunder. The individual(s) executing this Agreement on behalf of such Party do so with the full authority of the Party that those individual(s) represent.

(c) This Agreement constitutes the legal, valid and binding obligation of such Party enforceable in accordance with its terms, subject to the rules of bankruptcy, moratorium and equitable principles.

3.10 No Third-Party Beneficiaries. This Agreement is between the City and the Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

3.11 Force Majeure. No liability or breach of this Agreement shall result from delay in performance or nonperformance caused, directly or indirectly, by circumstances beyond the reasonable control of the Party affected, including, but not limited to, fire, extreme weather, terrorism, explosion, flood, war, power interruptions, the act of other governmental bodies, accident, labor trouble or the shortage or inability to obtain material, service, personnel, equipment or transportation, failure of performance by a common carrier, failure of performance by a public utility, or vandalism.

3.12 Notices.

Any notice or communication required hereunder between the parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the City:
The Honorable Mayor Mark Johnson
Lehi City
153 North 100 East
Lehi, UT 84043

With Copies to:

Ryan Wood
Lehi City Attorney
153 North 100 East

Lehi, UT 84043

If to Developer:
Lehi Pointe, L.L.C.
Attn: Gary Howland
9450 South Redwood Road
South Jordan, Utah 84095

With Copies to: Jeffrey E. Matson, Esq.
Bennett Tueller Johnson & Deere
3165 East Millrock Drive, Suite 500
Salt Lake City, Utah 84121

3.13 Entire Agreement, Counterparts and Exhibits. Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer. The exhibits attached hereto and hereby incorporated into and made a part of this Agreement.

IN WITNESS WHEREOF, this Agreement has been entered into by and between City, and Developer as of the date the last party signs blow.

LEHI CITY CORPORATION

_____

By: Mark Johnson
Its: Mayor
Date:

ATTEST:

_____

Teisha Wilson
City Recorder

Lehi Pointe, L.L.C.

_____
By: _____
Its: _____
Date:

STATE OF UTAH)
ss:
COUNTY OF _____)

On this_____ day of _____, 2021 before me, _____ a notary public, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the _____ of Howland Partners, Inc. and that said document was signed by him in behalf of said Company by Authority of its Articles of Organization, Operating Agreement, or (Resolution of its Manager(s)), and said _____ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

_____
Notary Public

(notary seal)

Exhibit A – West Property Legal Description

Parcel No. 11-032-0520

Legal Description: COM N 129.92 FT & E 477.93 FT FR W 1/4 COR. SEC. 31, T4S, R1E, SLB&M.; N 24 DEG 34' 55" W 159.77 FT; N 12 DEG 42' 47" W 54.08 FT; N 78 DEG 45' 49" E 56.16 FT; S 89 DEG 59' 49" E 182.85 FT; N 0 DEG 5' 16" W 232.85 FT; N 0 DEG 5' 16" W 97.62 FT; N 41 DEG 19' 23" E 102.9 FT; ALONG A CURVE TO R (CHORD BEARS: S 43 DEG 34' 40" E 44.44 FT, RADIUS = 247.32 FT); N 51 DEG 31' 16" E 60 FT; ALONG A CURVE TO L (CHORD BEARS: N 49 DEG 54' 32" W 122.86 FT, RADIUS = 309.74 FT); N 26 DEG 56' 44" E 43.83 FT; N 0 DEG 0' 11" E 126.81 FT; S 89 DEG 59' 48" E 40.18 FT; ALONG A CURVE TO R (CHORD BEARS: S 69 DEG 14' 28" E 60.6 FT, RADIUS = 85.38 FT); S 48 DEG 29' 6" E 47 FT; N 41 DEG 30' 53" E 29 FT; N 41 DEG 30' 53" E 175.2 FT; ALONG A CURVE TO R (CHORD BEARS: N 46 DEG 27' 4" W 149.78 FT, RADIUS = 3742.02 FT); S 87 DEG 36' 29" E 12.81 FT; ALONG A CURVE TO R (CHORD BEARS: S 44 DEG 51' 0" E 222.28 FT, RADIUS = 3906.2 FT); S 48 DEG 38' 40" E 399.12 FT; S 0 DEG 5' 40" W 5.97 FT; S 41 DEG 20' 50" W 40.01 FT; S 0 DEG 37' 20" E 11 FT; S 36 DEG 4' 42" W 296.58 FT; N 49 DEG 19' 36" W 32.36 FT; S 40 DEG 39' 39" W 92.2 FT; S 51 DEG 0' 52" W 50.71 FT; S 38 DEG 59' 0" E 393.49 FT; S 50 DEG 54' 1" W 166.56 FT; W 469.77 FT; S 80.07 FT; N 41 DEG 59' 34" W 7.24 FT; N 41 DEG 59' 31" W 170.19 FT; N 28 DEG 46' 23" W 36.4 FT; N 44 DEG 43' 6" W 65 FT TO BEG. AREA 13.433 AC.

Parcel No. 11:032:0497

COM N 0 DEG 1' 35" W 410.92 FT & E 1011.58 FT FR W 1/4 COR. SEC. 31, T4S, R1E, SLB&M.; N 51 DEG 0' 52" E 50.71 FT; N 40 DEG 39' 39" E 92.2 FT; S 49 DEG 19' 36" E 32.36 FT; N 36 DEG 4' 42" E 296.57 FT; N 0 DEG 37' 20" W 11 FT; N 41 DEG 20' 49" E 40.01 FT; N 0 DEG 5' 40" E 6.16 FT; S 48 DEG 38' 40" E 95.28 FT; S 41 DEG 16' 1" W 507.23 FT; N 38 DEG 59' 0" W 98.51 FT TO BEG. AREA 0.902 AC.

Parcel No. 11:032:0434

COM S .71 FT & E 952.18 FT FR W 1/4 COR. SEC. 31, T4S, R1E, SLB&M.; S 89 DEG 57' 26" E 176.48 FT; S 50 DEG 54' 1" W 136.92 FT; N 39 DEG 4' 45" W 111.41 FT TO BEG. AREA 0.175 AC

Exhibit B—Code Modifications

Tree requirements for the residential site shall be reduced by one-fourth (1/4) the number required by Code.

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-72, approving a Development Agreement between Sanctuary at Lehi LLC, the SNF at the Ridge LC, Lehi Pointe LLC, and Lehi City.

Suggested Action:

Attachments:

Res 2021-72.docx

SALT - East Project Development Agreement (12.07.21).docx

RESOLUTION NO. 2021-__

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN SANCTUARY AT LEHI LLC, THE SNF AT THE RIDGE LC, LEHI POINTE LLC AND LEHI CITY

WHEREAS, Sanctuary at Lehi LLC, The SNF at The Ridge LC, Lehi Pointe LLC ("Developers") have a legal interest in certain real property and desire to develop their property as a transit-oriented commercial and residential development;

WHEREAS, the Lehi City Council is amenable to allowing Developer to develop a transit-oriented commercial and residential development on the property conditioned on the approval of a development agreement that sets forth the terms and conditions upon which the development will be allowed;

WHEREAS, on December 14, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Development Agreement; 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 Development 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 14th day of December, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

BTJD Draft 11/11/21

DEVELOPMENT AGREEMENT FOR THE EAST PROJECT

This DEVELOPMENT AGREEMENT FOR THE EAST PROJECT (this "**Agreement**") effective as of the date the last Party signs below (the "**Effective Date**") by and among LEHI CITY, a political subdivision of the State of Utah ("**City**"); SANCTUARY AT LEHI, LLC, a Delaware limited liability company ("**SALT**"); and THE SNF AT THE RIDGE, L.C., a Utah limited liability Company (the "**SNF**"), LEHI POINTE, L.L.C., a Utah limited liability company ("**Lehi Pointe**," and together with the SNF and SALT, the "**Developers**"). The City, the SNF, SALT, and Lehi Pointe are hereinafter referred to individually as a "**Party**" and collectively as the "**Parties**."

RECITALS

A. City, acting pursuant to its authority under Municipal Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, -803, as amended, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations of Lehi City, in the exercise of its legislative discretion, has elected to approve and enter into this Agreement.

B. SALT owns that certain real property containing approximately 14.27 acres, as more particularly described on Exhibit A attached hereto (the "**SALT Property**").

C. The SNF owns certain real property containing approximately 4.74 acres, as more particularly described on Exhibit B attached hereto (the "**SNF Property**," and together with the SALT Property, the "**East Property**") (each of the SNF Property and the SALT Property is hereinafter referred to individually as the "**Property**"). The Properties are depicted on the map attached hereto as Exhibit C (the "Map").

D. Subject to the terms and conditions of this Agreement, each Developer desires to develop its Property so that the East Property will be developed as a transit oriented commercial and residential development (the East Property together with all such improvements is hereinafter referred to as the "**East Project**").

E. A reference made to that certain Hospital Development Agreement by and among Lehi Pointe, MPT of Lehi-Steward, LLC, a Delaware limited liability company ("**Hospital**"), and certain other parties dated _____, 2021 (the "**Hospital DA**"). Hospital owns approximately 27.19 acres of real property located at 3000 North Triumph Boulevard, Lehi, Utah (the "**Hospital Parcel**"). Pursuant to the Hospital DA, Hospital is required to convey (i) to the City a portion of the Hospital Parcel containing approximately 0.54 acres of land, depicted on the Map as "Parcel #1" ("**Parcel #1**"), and a portion of the Hospital Parcel containing approximately 0.28 acres of land, depicted on the Map as "Parcel #3" ("**Parcel #3**")[1], and (ii) to SALT a portion of

[1] NTD: I don't know what Parcel #3 is? I don't see it on any Map or drawing.

the Hospital Parcel containing approximately 0.92 acres, depicted on the Map as "Parcel #4" ("**Parcel #4**").[2]

F. The City recognizes that the development of the East Project will result in tangible benefits to the City including better roadway connectivity in the area; and that the East Project may enhance further economic development efforts in the vicinity of the East Property, and the City is therefore willing to enter into this Agreement, subject to the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1

1.1 Purpose of Agreement. The purpose of this Agreement is to reduce to writing the respective understandings and agreements of the Parties with regard to the proposed development of the East Project. It is the desire of the respective Parties that development of the East Project proceed in such a manner as to benefit the residents of the City as well as Developers. This Agreement contains certain requirements for land use and development of the East Project in addition to those contained in the Lehi City Development Code (as amended, the "**Code**"), City ordinances, design standards, rules and regulations of the City governing the development of real property within the City as of the Effective Date (collectively, the "**Ordinances**").

1.2 Description of the East Project. Developers intend to develop their respective Properties so that the East Property will be developed as a Transit Oriented Development Zone ("**TOD**") project consisting of no more than 530 stacked residential units. The East Property is currently located in a Transit Oriented Development Land Use Designation on the General Plan Land Use Map. Notwithstanding the City's current adopted resolution that placed a temporary hold on all applications related to TODs, City agrees to proceed with consideration of Developers' respective applications for development of the East Property as a TOD ("**TOD Zone Change**"). All development of the East Property shall comply with the standards and approval procedures for TOD found in Chapter 38 of the Code and all other applicable Ordinances.

1.3 Water Rights. Prior to recording the TOD Zone Change ordinance against the Property and prior to submission of a site plan application, SALT shall contribute such additional water rights (in addition to the standard culinary and irrigation water rights that are still due for commercial development) that are required for any multi-family residential development on the SALT Property per Section 27.070 of the Code.

[2] NTD: The Hospital DA has Parcel #1 and Parcel #4 going directly to the City. I think this should be consistent. What is this?

1.4 Required Project Plans. The required plans for each Property shall include all applicable improvements required by this Agreement and the Ordinances and construction standards of the City.

1.5 Construction of New Roadway. The Parties acknowledge that the City's consultant, Ryan Hales Engineering, has completed a roadway study for the development area which will be provided to the City with the TOD Zone Change application (the "**Roadway Study**"). The City shall install the asphalt two-lane two-way road ("**Loop Road**") east of the Hospital Parcel that extends from Triumph Boulevard to the proposed Utah Transit Authority ("**UTA**") transit station. As part of construction of the Loop Road, the City shall provide additional curb cuts accessing the Hospital Parcel in approximately the locations shown on the Map. Provided that if the City has not started construction on the Loop Road by September 1, 2022, (pursuant to the Hospital DA The Loop Road shall be constructed by the City in accordance with the specifications in the Roadway Study and the City standards for public roads. Said road shall be a public road maintained by the City following completion. The City will complete the construction of the Loop Road prior to (such earlier date is the "**Road Construction Deadline**"): (i) a certificate of occupancy being issued by Lehi City for any multi-family residential units in the East Project or (ii) January 1, 2023, whichever occurs first. The City shall be responsible for all Loop Road costs, including, without limitation, engineering, design, utility requirements, construction, grading, landscaping, maintenance, repairs, administration, and other costs. The final Loop Road design, including, without limitation, the location and elevation to facilitate future development of the East Project, shall be subject to the prior written approval of each Developer, which approval shall not be unreasonably withheld.

1.6 Graded Pad. The City shall (i) export excess dirt materials from the Loop Road construction to the location shown on the Map as "Graded Pad" ("**Graded Pad**") and (ii) grade the Graded Pad so that it will become a new graded pad. Th City's obligation to grade does not include compaction or certification.

1.7 Contribution toward Loop Road Costs. To allow the City's compliance with Section 1.5, above, each Developer covenants to pay to the City condemnation award proceeds actually received from the Utah Department of Transportation ("**UDOT**") in connection with the following lawsuits (i) UDOT vs Rendezvous Mountain Holdings (Case No. 180400563) and (ii) UDOT vs Lehi Pointe, LLC and Ball Ventures, LLC (Case No. 180100046) (collectively, "**Condemnation Proceeds**") less any attorney fees and appraisal costs incurred by such Developer. Following the Loop Road being put into service and accepted by the City as a public road, each Developer will pay to the City its share of the Condemnation Proceeds (less any attorney fees and appraisal costs incurred by such Developer not to exceed $50,000 dollars) that such Developer actually received from UDOT. The Parties anticipate that UDOT will pay Developers the following estimated Condemnation Proceeds to Developers as follows:

To Lehi Pointe: $400,000 in Condemnation Proceeds for the "Old UDOT Parcel" shown on the Map, and $400,000 in matching UDOT funds if Condemnation Proceeds are used for Loop Road construction.

To SALT: $200,000 in Condemnation Proceeds for a portion of the SALT Parcel which is labeled as "SALT Condemned Parcel" on the Map, and $200,000 in matching UDOT funds

if Condemnation Proceeds are used for Loop Road construction.

In addition to Condemnation Proceeds, Lehi Pointe shall provide to Lehi City $400,000 in transportation impact fee certificates that were previously paid for road improvements. Lehi City can only utilize these funds for road improvements that benefit the entire region. Lehi City will work with Lehi Pointe to transfer to or pay out and receive cash back for the impact fee certificates.

Notwithstanding anything to the contrary contained in this Agreement, Developers shall not be deemed to guarantee or warrant that UDOT will, in fact, pay any Condemnation Proceeds in connection with the UDOT Lawsuit, including the estimated amounts described above, and no Developer shall be in default under this Section 1.7 if UDOT does not pay any Condemnation Proceeds to such Developer. If UDOT does not pay Condemnation Proceeds to Developers, Developers will be responsible for all costs associated with the Loop Road.

1.8 Conveyance of Real Property for Loop Road.

(a) Pursuant to the Hospital DA, Hospital will convey Parcel #1, Parcel #3 and Parcel #5 to the City by a quitclaim deed, which deed will be in substantially the form attached hereto as Exhibit D ("**Hospital Deed**").

(b) Simultaneous with the conveyance described in subsection (a) above, Lehi Pointe shall convey to the City, by a quitclaim deed, which deed will be in substantially the form attached hereto as Exhibit D-1 ("**UTA Deed**"), a portion of the Lehi Pointe Property comprised of approximately 4.25 acres in the northeast corner of the East Project ("**UTA Parcel**") for the City's use to negotiate a future land exchange with UTA for the additional property for the construction of the Loop Road. The UTA Parcel is depicted on the Map.

Notwithstanding anything to the contrary contained in this Agreement, Developers shall not be deemed to guarantee or warrant that Hospital will, in fact, convey the properties described in subsection (a) above to the City, and no Developer shall be in default under this Section 1.8 if Hospital fails to convey the applicable property to the City. If the Hospital fails to convey the properties as described in subsection (a) above to the City, this agreement shall automatically terminate by its own terms and shall be of no further force or effect.

1.9 Land Reserved for Future TOD Site Location (Purchase Option). The Map shows the location of the proposed UTA TOD Transit Station. Provided that Hospital has conveyed Parcel #4 to SALT pursuant to the Hospital DA, SALT will grant the City or UTA an option to purchase Parcel #4 at a fair market price, which purchase option will be described in a mutually acceptable option agreement. The purchase option will expire in 2032.

Notwithstanding anything to the contrary contained in this Agreement, SALT shall not be deemed to guarantee or warrant that Hospital will, in fact, convey the Parcel #4 to SALT, and SALT shall not be in default under this Section 1.9 if Hospital fails to convey Parcel #4 to SALT. If the Hospital fails to convey the Parcel #4 to the City, this agreement shall automatically terminate by its own terms and shall be of no further force and effect.

1.10 Approval of Agreement. As a condition precedent to the obligations of the Parties hereunder, this Agreement is contingent upon and shall only become effective at such time, and in

the event that, the City Council, in the independent exercise of its legislative discretion elects to approve the TOD Zone Change. This Agreement is not intended to and does not affect or in any way bind or supersede the independent exercise of legislative discretion by the City Council in deciding whether to approve or deny the TOD Zone Change.

1.11 Covenant Running with the Land. This Agreement constitutes a covenant running with the land and shall be recorded against the East Property.

1.12 Interpretation. The modifications outlined in the Agreement shall supersede the Code. The Code shall be the default when a code provision is not specifically outlined in this Agreement.

1.13 No Other Payments or Contributions. Except as otherwise provided in Sections 1.7, 1.8 and 1.9 above, no other payments, contributions, or other financial assurances will be required by the City in connection with Loop Road construction.

ARTICLE 2

2.1 Breach and Cure. Any material failure by any Party to perform any term or provision of this Agreement, which breach continues uncured for a period of thirty (30) days following written notice of such failure from the non-defaulting Party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged breach and, where appropriate, the manner in which said breach satisfactorily may be cured. If the nature of the alleged breach is such that it cannot reasonably be cured within such 30-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 30-day period. Upon the occurrence of an uncured breach or default under this Agreement, the non-defaulting Party may institute legal proceedings to enforce the terms of this Agreement at law or in equity.

ARTICLE 3

3.1 No Agency, Joint Venture or Partnership. It is specifically understood and agreed to by and among the Parties that this Agreement does not create any form of agency relationship, joint venture, or partnership expressed or implied between them.

3.2 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties.

3.3 No Joint Obligations. Each Developer is liable for only its own obligations under this Agreement and the Developers shall have no joint liability under this Agreement. For the avoidance of doubt, if one Developer breaches the terms of this Agreement, the other Developer shall not be responsible for curing such breach.

3.4 Other Necessary Acts. Each Party shall execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement.

3.5 Construction/Interpretation. The Parties acknowledge that each has had the opportunity to have this Agreement reviewed and revised by legal counsel and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

3.6 Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

3.7 Waiver. No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement shall not operate or be construed as a waiver by such Party of any subsequent breach, except as outlined in Article 4.1 above.

3.8 Utah Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

3.9 Covenant of Good Faith and Fair Dealing. Each Party shall use its best efforts and take and employ all necessary actions in good faith consistent with this Agreement to ensure that the rights secured by the other Parties through this Agreement can be enjoyed.

3.10 Representations. Each Party hereby represents and warrants to the other Parties that the following statements are true, complete and not misleading as regards the representing warranting Party:

(a) Such Party is duly organized, validly existing and in good standing under the laws of the state of its organization.

(b) Such Party has full authority to enter into this Agreement and to perform all of its obligations hereunder. The individual(s) executing this Agreement on behalf of such Party do so with the full authority of the Party that those individual(s) represent.

(c) This Agreement constitutes the legal, valid and binding obligation of such Party enforceable in accordance with its terms, subject to the rules of bankruptcy, moratorium and equitable principles.

3.11 No Third-Party Beneficiaries. This Agreement is between the City and the Developers. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

3.12 Force Majeure. No liability or breach of this Agreement shall result from delay in performance or nonperformance caused, directly or indirectly, by circumstances beyond the reasonable control of the Party affected, including, but not limited to, fire, extreme weather, terrorism, explosion, flood, war, power interruptions, the act of other governmental bodies,

accident, labor trouble or the shortage or inability to obtain material, service, personnel, equipment or transportation, failure of performance by a common carrier, failure of performance by a public utility, or vandalism.

3.13 Notices.

Any notice or communication required hereunder between the parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Parties, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the City:

The Honorable Mayor Mark Johnson
Lehi City
153 North 100 East
Lehi, UT 84043

With Copies to:
Ryan Wood
Lehi City Attorney
153 North 100 East
Lehi, UT 84043

If to Lehi Pointe:

Lehi Pointe, L.L.C.
Gary Howland
9450 South Redwood Road
South Jordan, Utah 84095

With Copies to:
Jeffrey E. Matson
Bennett Tueller Johnson & Deere, LLC
3165 E. Millrock Dr., Suite 500
Salt Lake City, Utah 84121

If to SALT:

SANCTUARY AT LEHI, LLC
Brian Hobbs
205 N 400 W, Ste 300
Salt Lake City, Utah 84103

With Copies to:
Leeza Evensen
Snell & Wilmer L.L.P.
Gateway Tower West
15 West South Temple, Suite 1200
Salt Lake City, Utah 84101

3.14 Entire Agreement, Counterparts and Exhibits.

Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer. The exhibits attached hereto and hereby incorporated into and made a part of this Agreement. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

Exhibit A – Legal Description of SALT Property

Exhibit B – Legal Description of Lehi Pointe Property

Exhibit C – Map

Exhibit D – Hospital Deed

Exhibit D-1 – UTA Deed

[Signature page follows]

IN WITNESS WHEREOF, this Agreement has been entered into by and between City and Developers as of the date the last party signs below.

CITY:

LEHI CITY

_____

By: Mark Johnson
Its: Mayor
Date:

ATTEST:

_____
Teisha Wilson
City Recorder

STATE OF UTAH)
ss:
COUNTY OF _____)

The foregoing instrument was acknowledge before me this _____ day of _____, 2021 by Mark Johnson, who executed the foregoing instrument in his capacity as the Lehi City Mayor and Teisha Wilson, who executed the foregoing instrument in her capacity as the Lehi City Recorder.

_____
Notary Public

LEHI POINTE:

LEHI POINTE, L.L.C., a Utah limited liability company

BY: HOWLAND PARTNERS, INC., a Utah corporation, its Manager

By: _____
Gary L. Howland, Chief Executive Officer

STATE OF UTAH)
):ss
COUNTY OF SALT LAKE)

On the _____ day of _____, 2021, personally appeared before me, Gary L. Howland, who being duly sworn, did say that he is the Chief Executive Officer of Howland Partners, Inc., a Utah corporation, the Manager of Lehi Pointe, L.L.C., a Utah limited liability company, and that said instrument was duly authorized by the limited liability company and signed in behalf of said limited liability company.

_____
Notary Public

SNF:

THE SNF AT THE RIDGE, L.C., a Utah limited liability company

BY: HOWLAND PARTNERS, INC., a Utah corporation, its Manager

By: _____
Gary L. Howland, Chief Executive Officer

STATE OF UTAH)
):ss
COUNTY OF SALT LAKE)

On the _____ day of _____, 2021, personally appeared before me, Gary L. Howland, who being duly sworn, did say that he is the Chief Executive Officer of Howland Partners, Inc., a Utah corporation, the Manager of The SNF at the Ridge, L.C., a Utah limited liability company, and that said instrument was duly authorized by the limited liability company and signed in behalf of said limited liability company.

_____
Notary Public

SALT:

SANCTUARY AT LEHI, LLC, a Delaware limited liability company

By: Rock SALT II, LLC, a Delaware limited liability company

By: _____
Thomas Vegh, Manager

By: _____
Brian Hobbs, Manager

STATE OF UTAH)
):ss
COUNTY OF SALT LAKE)

On the _____ day of _____, 2021, personally appeared before me, Thomas Vegh, who being duly sworn, did say that he is Manager of Rock SALT II, LLC, a Delaware limited liability company, the Manager of Sanctuary at Lehi, LLC, a Delaware limited liability company, and that said instrument was duly authorized by the limited liability company and signed in behalf of said limited liability company.

_____
Notary Public

STATE OF UTAH)
):ss
COUNTY OF SALT LAKE)

On the _____ day of _____, 2021, personally appeared before me, Brian Hobbs, who being duly sworn, did say that he is Manager of Rock SALT II, LLC, a Delaware limited liability company, the Manager of Sanctuary at Lehi, LLC, a Delaware limited liability company, and that said instrument was duly authorized by the limited liability company and signed in behalf of said limited liability company.

_____
Notary Public

Exhibit A
Legal Description of SALT Property

Lot 2, Lehi Botanical Subdivision, Amending Lehi Industrial Park Plat "A", according to the official plat thereof on file and of record in the office of the Utah County Recorder.

For reference only: Tax Parcel No.: 45-579-0002

Exhibit B
Legal Description of the SNF Property

[include the SNF Parcel]

SNF Parcel:

Commencing at a fence intersection, said point being North 297.23 feet & West 2.79 feet from the 1/4 corner common to the South 1/4 corner of Section 31, Township 4 South, Range 1 East, & the North 1/4 corner of Section 6, Township 5 South, Range 1 East, Salt Lake Meridian; and running thence North 00°13' West along said fence line 429.99 feet; thence North 89°35'38" East 350 feet; thence South 00°13' West 547.10 feet; thence 162.37 feet along the arc of 202.75 foot RADIUS CURVE to the Right (CHORD BEARING is South 22°43'30" West 158.06 feet); thence South 45°40' West 25 feet; thence North 44°20" West along said fence line 388.50 feet to the point of commencement.

Parcel No. 11:032:0047

Exhibit C
Map

[should depict SALT Property, Lehi Pointe Property, Parcel #'s 1, 3, 4, and 5, Loop Road, Old UDOT Parcel, Triangle Parcel, UTA Parcel, SALT Condemned Parcel, UTA TOD Transit Station (Lehi), Graded Pad]

Exhibit D
Hospital Deed

Exhibit D-1
UTA Deed

Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: December 14, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #71-2021, the Sanctuary zone change, changing 9.4 acres from Commercial to TOD located at 2601 West Slipstream Avenue.

Suggested Action:

Attachments:

CC Staff Report Sanctuary Zone Change 12.14.21.docx

Ord 71-2021.docx

Sanctuary Zone Change DRC 08.25.21.docx

Sanctuary Zone Change - narrative.pdf

Sanctuary Zone Change.pdf

Aerial.pdf

General Plan.pdf

Zoning.pdf

SANCTUARY ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Salt Development		
Meeting Date	December 14, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	2601 West Slipstream Avenue		
Acreage	14.28 acres		
Existing Zoning	Commercial		
Existing General Plan Land Use Designation	Regional Commercial with TOD Overlay		
Proposed Zoning Designation	Transit Oriented Development (TOD)		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	Commercial	Mountain Point Medical Center
	South	Commercial	Spectrum Office Buildings
	East	Commercial	Young Living Office Building
	West	Commercial	Pointe Meadows Health Care
Date of DRC Review	August 25, 2021		
Date of Planning Commission Review	September 9, 2021		
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.

Section 38.050 Establishment of a TOD Zone.

A. Zoning Map Amendment. The establishment of a TOD Zone requires the review, approval and adoption by the City Council, following receipt of the Reviewing Departments and Planning Commission recommendations. As part of the zone change, a TOD Land Use plan shall be approved according the requirements set forth in Section 38.050(D).

B. Land Use Plan. Concurrent with any request for a zoning map amendment to a TOD zone, a Land Use Plan shall be submitted, and must be approved by the City Council, following review by the Reviewing Departments and Planning Commission. The land use plan shall be approved prior to property being designated as a TOD.

1. The Land Use Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the TOD concurrent with the approval of a zone change. . The applicant can use the Land Use Plan meetings to ask questions, and receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements for layout of streets, drainage, water, sewerage, fire protection, mitigation of environmental impacts, and similar matters, and the availability of existing services. Additional infrastructure upsizing may be required to support a TOD.

2. The proposed density of the TOD will be discussed and determined as part of the Land Use Plan approval. Density considerations can be given for dedication of property for transit stations and associated parking facilities.

3. The City may also advise the applicant, where appropriate, to discuss the proposed TOD with those agencies who must eventually approve those aspects of the development coming within their jurisdiction, including but not limited to, the Alpine School District, and the various utility service providers. It is also encouraged that the applicant hold at least one public engagement meeting prior to City public meetings to solicit input from surrounding owners and the public in general to get their views and concerns.

4. The Land Use Plan shall cover the entire area proposed as a TOD Zone and shall identify and provide the following:

a) proposed land uses.
b) overall layout and locations of uses including potential civic/religious uses.
c) proposed density/intensity of uses and a description of amenities if a density bonus is proposed.
d) traffic study and transit ridership analysis.
e) major infrastructure improvements that may be necessary.
f) proposed site-planning standards including architecture and materials of buildings.
g) park areas, open space areas, trails and other community amenities.
h) proposed landscaping, buffering, and transitioning treatments.
i) location of any critical lands.
j) development phasing plan that includes current and build-out phasing of construction for the TOD. The phasing plan shall address densification and how the TOD will ultimately meet the minimum floor to area ratio requirement. Each individual site plan shall be designed in a way to show how future redevelopment of surface parking and other underutilized areas will be accommodated and contribute toward the floor to area ratio requirement.
k) all other issues that must be addressed to allow a thorough informed review by the Staff, Planning Commission and City Council of the proposed Land Use Plan.

5. To accommodate requests for changes to the Land Use Plan, the City may allow the Land Use Plan to be amended. Amendments shall follow the same requirements for initial approval of a Land Use Plan including review by Staff, Planning Commission and City Council.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

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.

PROPERTY HISTORY

February 20, 1975 Property came into the City as part of the Lehi Industrial Park Annexation

August 27, 2015 City Council approved the Lehi Botanical Subdivision

REPORT ANALYSIS

The applicant requests approval of the Sanctuary Zone Change from Commercial to Transit Oriented Development (TOD) on 14.28 acres located at 2601 West Slipstream Avenue. This zone request complies with the General Plan overlay of TOD.

Water dedication will be required as part of the zone change. The water dedication was calculated based on the number of dwelling units and the commercial acreage.

Chapter 38 of the Development Code states that a Land Use Plan must run concurrently with any zone change to TOD. The applicant provided a Land Use Plan. The Land Use Plan provides an opportunity for Staff, Planning Commission and City Council to discuss special considerations.

The Land Use Plan submitted by the applicant shows 527 apartment units, two commercial pads on the first floor of the apartment building, and an area for future commercial development on the south side of the site. The Land Use Plan also shows a public street on the south side of the apartment building that loops around the site. It includes a trail for bikes and pedestrians. They have also provided a traffic study and renderings of the proposed building that shows the materials. They propose all the commercial buildings will have similar materials to the apartment building. The Land Use Plan also shows the phase 1 development as well as future development.

Apartment Building
The applicant proposes that the apartment building be built first to support future commercial uses. The size of the building includes five floors of residential, a parking garage with seven floors of parking, and a rooftop amenity deck that includes a pool, gym and other amenities for the residents. The parking structure will include guest parking for visitors to the apartments and commercial uses.

The apartment area includes courtyards and other outdoor areas for residents. It does not provide connection for pedestrians through the building. However, the applicant has worked to ensure pedestrian connection along the outside of the building.

Future Commercial
The applicant has expressed their intent to get a grocery store business to fill one of the internal commercial pads. They have an additional commercial pad that could be a bakery or other use.

The parcel also includes area for future commercial development on it as well as the parcels next to it. The applicant has partnered with a commercial developer to layout a road and parking network that works. The commercial sites will develop in the future when the market can support the uses.

Public Street and Trails
The Land Use Plan includes a narrow public street along the south side of the property. It includes parking on one side and will provide access to the future commercial. It also provides circulation through this site and future commercial areas. The plan also includes an access street on the west side of the building. This road will provide access to the parking garage and circulation around the building.

The plan includes a trail on the east side of the building for the public as well as paths all around the apartment

building for residents. The Land Use Plan also shows sidewalks along all the roadways, providing pedestrian connectivity around the apartment building.

Parking Study
Hales Engineering conducted a traffic study called Howland 14 acres. The traffic study showed that this area can support the proposed number of units with some minor traffic improvements.

Building Materials
The applicant provided renderings with the concept plan that show the building materials that include largely stone, glass, and wood. Stucco is used as a secondary material. The applicant has expressed the intent to keep a similar design for the commercial buildings.

DRC Comments
The DRC reviewed the proposed zone change and had four redline comments:
1. Existing commercial zoning was used to determine circuit size/capacity
2. Sewer capacity in existing sewer outfall must be considered with zone change application.
3. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the TOD Zone. The amount of culinary water is .45-acre feet per dwelling unit and irrigation water will need to be determined in working with Staff. For the commercial area, the amount of culinary water is 1.35-acre feet per acre and irrigation water is 1.25-acre feet per acre.
4. Zone change and concept are contingent on approval of the Development Agreement

These all mainly serve the purpose of notifying the applicant and the City Council of conditions/potential limitations.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed zone change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed Land Use Plan meets/ does not meet the requirements for a Transit Oriented Development.
4. The proposed uses will/will not unduly affect the uses or proposed uses for nearby and adjoining properties.
5. The overall community benefit of the proposed amendment.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on September 9, 2021. The minutes and motion from that meeting follow:

2.9) Public hearing and recommendation of Salt Development's request for review of a zone change for Sanctuary, changing 9.4 acres from Commercial to TOD located at 2601 West Slipstream Avenue.

2.10) Public hearing and recommendation of Salt Development's request for review of the Sanctuary Concept Plan including retail and 527 apartment units located at 2601 West Slipstream Avenue in a proposed TOD zone.
2.9 and 2.10 were heard simultaneously

Brittney presented information on the agenda item.

Ross stated the parking was not ideal because there could be conflicting traffic patterns. Kim Struthers stated there were

two studies from Lehi North and Lehi South. There is an environmental study that will take approximately 4 to 5 years to complete and fund. Commissioner Nielsen asked about the resolution. Brittney clarified that for this site the resolution was amended so TOD development could be entertained. Staff is working with UTA for active transportation. Ross stated a traffic study has been completed and it included this development. It included connectivity from Triumph Blvd to the Frontage Road.

The applicant, Ethan Bedingfield, was present. He stated the project was started as a traffic issue and continued to grow from there. He presented on parking, the commercial adjoining grocer, tenant space, transit, and connectivity.

Commissioner Nielsen opened the public hearing on 2.9

Commissioner Nielsen closed the public hearing on 2.9

Commissioner Nielsen opened the public hearing on 2.10

Thomas Bay, who partners with Salt Development, spoke on the item. He stated they have worked to create a place for people to go to and relax and have a sanctuary once they get home. There is a dog park and a sports park. He stated they have a good track record that has a positive impact and hope to have the concept improved. The goal is to make Compass Point a popular place to go and hang out.

Commissioner Nielsen closed the public hearing on 2.10

2.9 Motion: Commissioner Bunker moved to recommend approval of **Salt Development's request for review of a zone change for Sanctuary, changing 9.4 acres from Commercial to TOD located at 2601 West Slipstream Avenue**; including all DRC comments and findings that the proposed zone change is consistent with the goals and policies of the General Plan and the Land Use Plan meets the requirements for a TOD. Commissioner Hereth seconded.

Vote: Commissioner Nielsen, no; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Ellis, yes; Commissioner Hereth, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The motion passed 6 - 1.

ORDINANCE NO: 71-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 2601 WEST SLIPSTREAM AVENUE

WHEREAS, Salt Development, owner of real property located at 2601 West Slipstream Avenue 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 parcels designated as TOD (Transit-Oriented Development); and

WHEREAS, following a public hearing on September 9, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and provided a positive recommendation to the City Council to decide on the proposed amendment; and

WHEREAS, on December 14, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of September 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 TOD (Transit Oriented Development).

PART II:

A. If a provision of this Ordinance -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the

provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 14th day of December 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

SANCTUARY ZONE CHANGE LEGAL DESCRIPTION

LOT 2, LEHI BOTANICAL SUB AREA 14.276 AC.

Sanctuary Zone Change
DRC Redline Comments

Salt Development - requests review of the Sanctuary Zone Change changing 9.4 acres from Commercial to TOD located at 2601 West Slipstream Avenue.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Nicholas Stock
Date of Plans Reviewed: 8/17/21
Time Start: 3:00
Time End: 3:03

DRC REDLINE COMMENTS:
Glade – Power:
1. Existing commercial zoning was used to determine circuit size/capacity

Garion – Fire: No comments
Greg – Water/Sewer:
2. Sewer capacity in existing sewer outfall must be considered with zone change application.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
3. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the TOD Zone. The amount of culinary water is .45-acre feet per dwelling unit and irrigation water will need to be determined in working with Staff. For the commercial area, the amount of culinary water is 1.35-acre feet per acre and irrigation water is 1.25-acre feet per acre.
4. Zone change and concept are contingent on approval of the Development Agreement

Consistency with the elements of the Lehi City General Plan.

This area has a proposed ***REGIONAL COMMERCIAL WITH TOD OVERLAY*** on the General Plan.

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 SEPTEMBER 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.

SALT
DEVELOPMENT

The ***Sanctuary*** is a mixed-use apartment complex with extensive amenities and services unseen in the market. The project includes 20,000 SF Retail space and 527 ultra-luxury, modern for-rent apartment units ranging from 620 SF studios to 1,820 SF 2-bedroom units. There are approximately 28% studio units, 46% 1-bedroom units and 26% 2-bedroom units.

The Sanctuary is part of the greater master-planned development of ***Compass Pointe*** which embraces the Lehi General plan for TOD and CR developments by creating a pedestrian focused, destination retail experience with 527 apartment units attached to the retail. The masterplan included a central plaza area surrounded by fine dining overlooking a beautiful fountain and garden area. The main strip of *Compass Pointe* is lined with retail to create a walkable, urban experience. The retail will couple perfectly with the residential as well as with high volume of nearby offices which demand more housing and dining availability.

Current land use plan does not allow for a development of this scale and density that includes housing which is necessary for the success of the commercial retail. This project answers the needs already existing in the vicinity and increase the architectural quality through strong design and quality materials. *Compass Pointe* will enhance the community by giving it a destination of the highest quality.

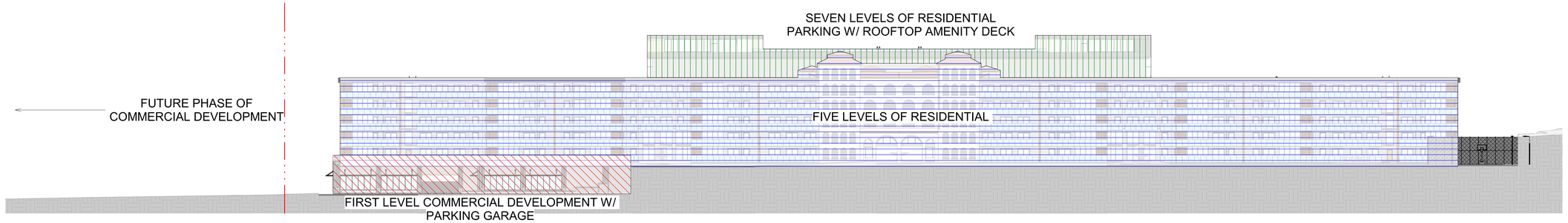
EXHIBIT A
TO
NOTICE OF PAYMENT

Legal Description of the Property

That certain real property located in Utah County, State of Utah, more particularly described as follows:

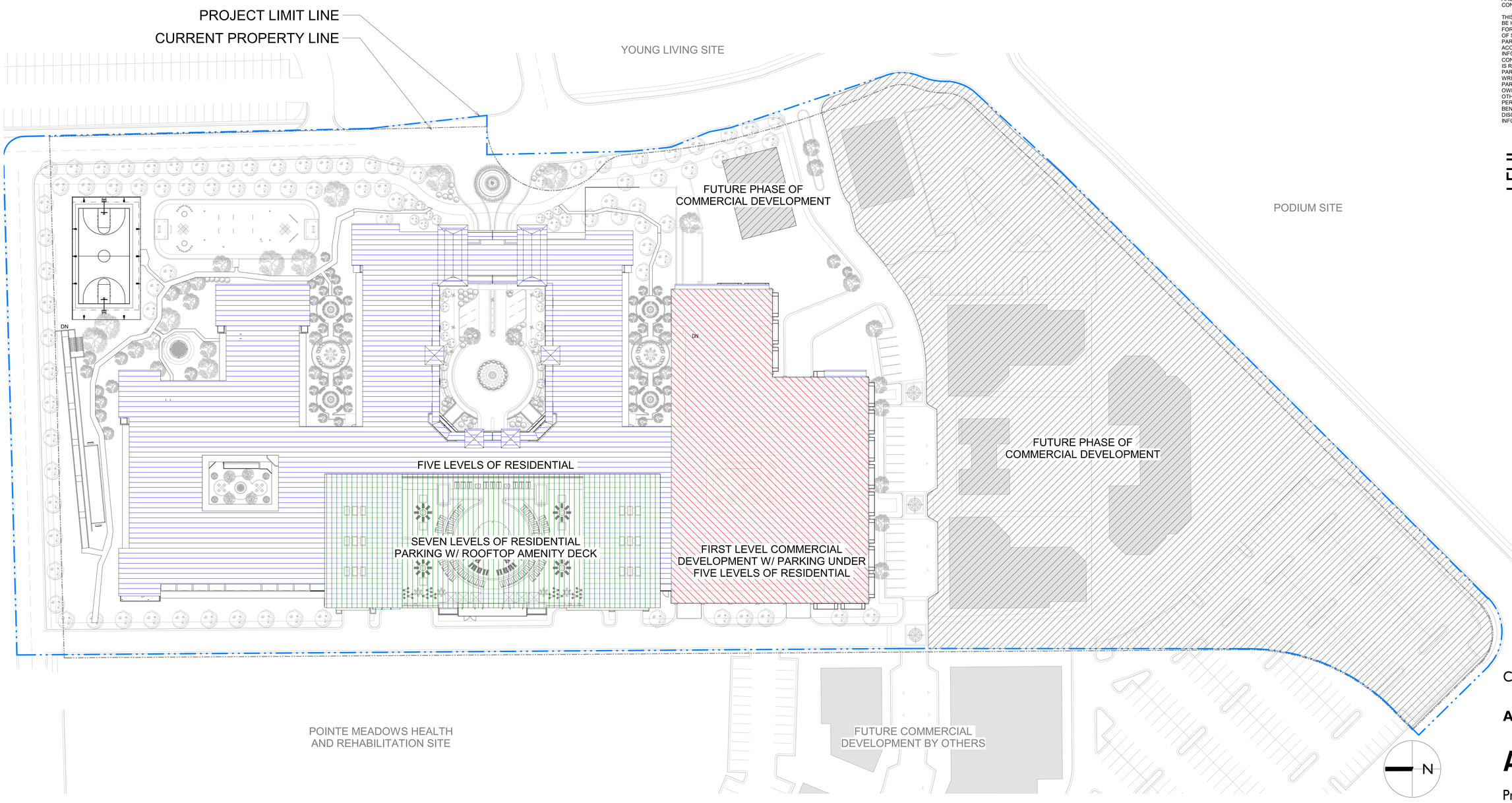
Lot 2, Mountain Point Medical Center Commercial Subdivision located in the Southwest quarter of Section 31, Township 4 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Lehi City, Utah, all as more particularly shown on plat of record as Entry No. 52389:2015, **Utah** County Recorder, to which plat reference is hereby made for a more particular description.

(For Reference Purposes Only)
Utah County Tax Parcel ID No.:
46-917-0002



Land Use Elevation (West)

2 | 1" = 30'-0"



Land Use Plan W/ Property Lines

1 | 1" = 40'-0"

SALT DEVELOPMENT

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SANCTUARY

LEHI Utah

Concept

Aug 6 2020

AS1.01

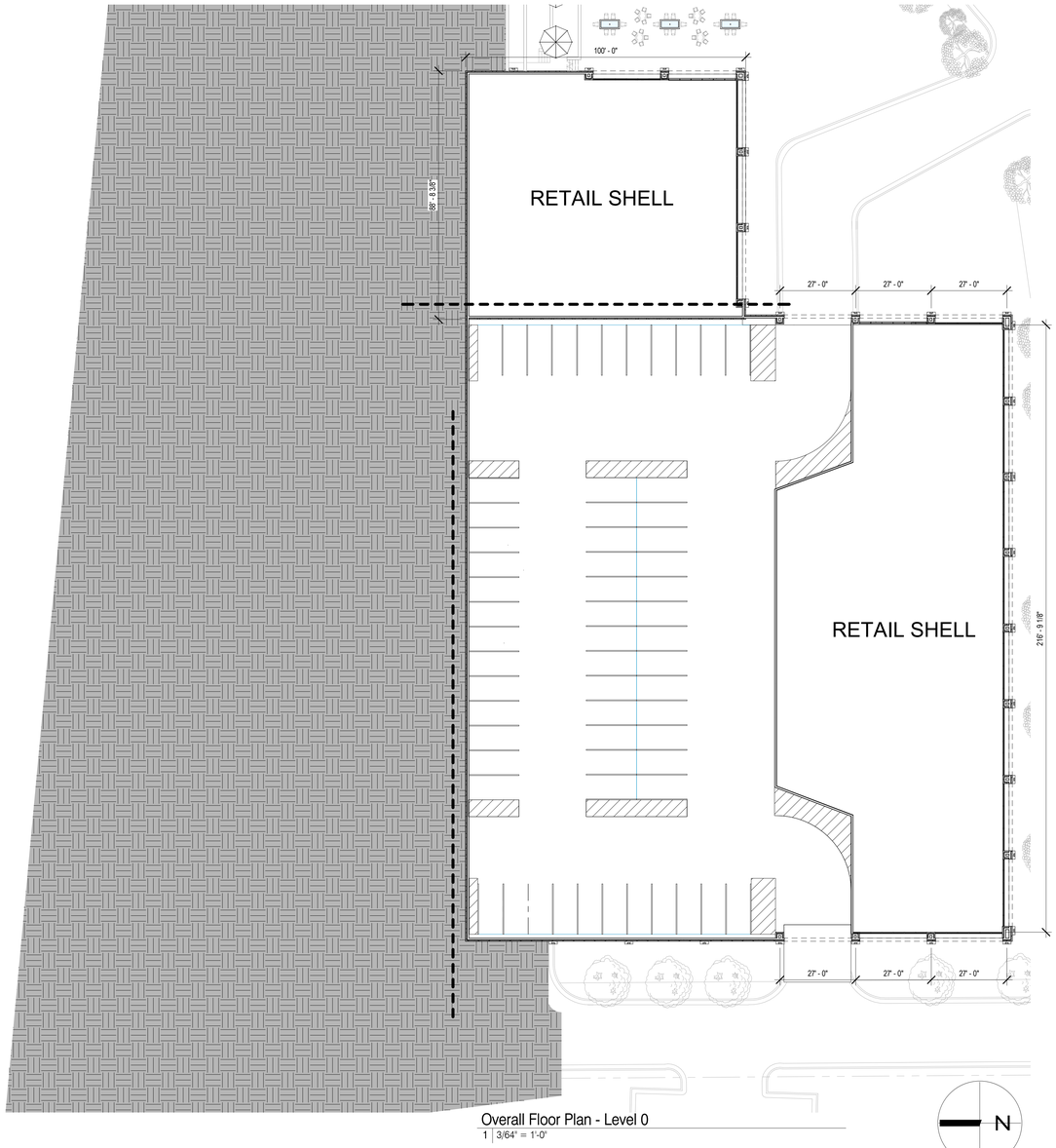
Project Limits and
Property lines

SALT
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Overall Floor Plan - Level 0
1 | 3/64" = 1'-0"

0' 4' 8' 16' 32'

LEHI Utah

SANCTUARY

Concept

Aug 6 2020

A0.01

Overall Floor Plan
Level 0

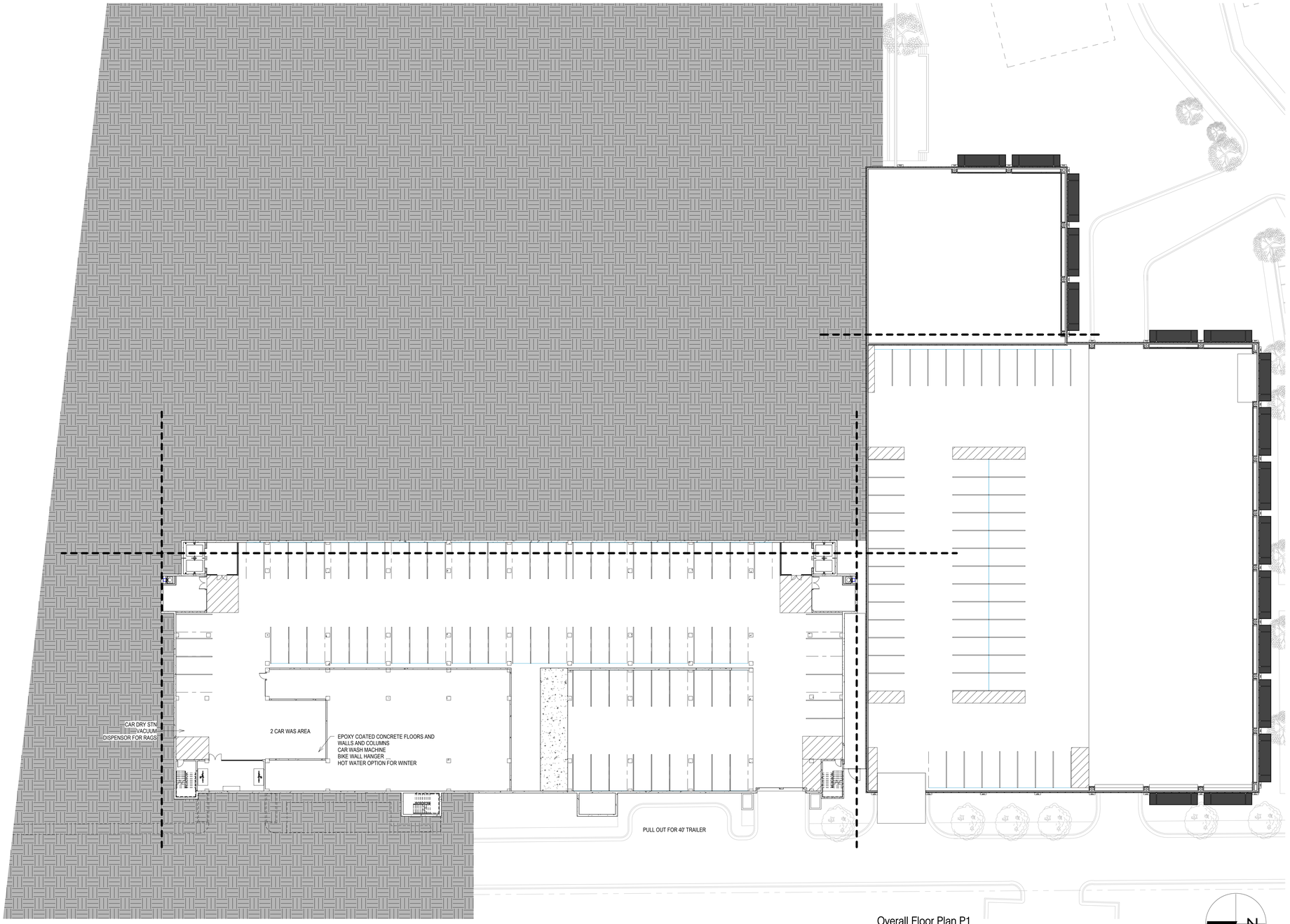
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LEHI
SANCTUARY
Utah



Overall Floor Plan P1
1 | 3/64" = 1'-0"

Concept

Aug 6 2020

A0.01.5

Overall Floor Plan
Level P1

SALT
DEVELOPMENT

ROOM TYPE COUNT LEVEL 1	
Name	Count
Unit 1.1	17
Unit 1.3	20
Unit 1.4	2
Unit 1.6	2
Unit 2.1	11
Unit 2.4	2
Unit 2.5	10
Unit S.1	27
Grand total: 91	

Units Types

- Studio
- 1 Bedroom
- 2 Bedroom

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LEHI Utah

SANCTUARY

Overall Floor Plan - Level 1
1 | 3/64" = 1'-0"

Concept

Aug 6 2020

A0.02

Overall Floor Plan
Level 1

0' 4' 8' 16' 32'

SALT
DEVELOPMENT

ROOM TYPE COUNT LEVEL 2	
Name	Count
Unit 1.1	19
Unit 1.3	20
Unit 1.4	2
Unit 1.6	2
Unit 2.1	11
Unit 2.4	2
Unit 2.5	10
Unit S.1	27

Grand total: 93

Units Types

- Studio
- 1 Bedroom
- 2 Bedroom

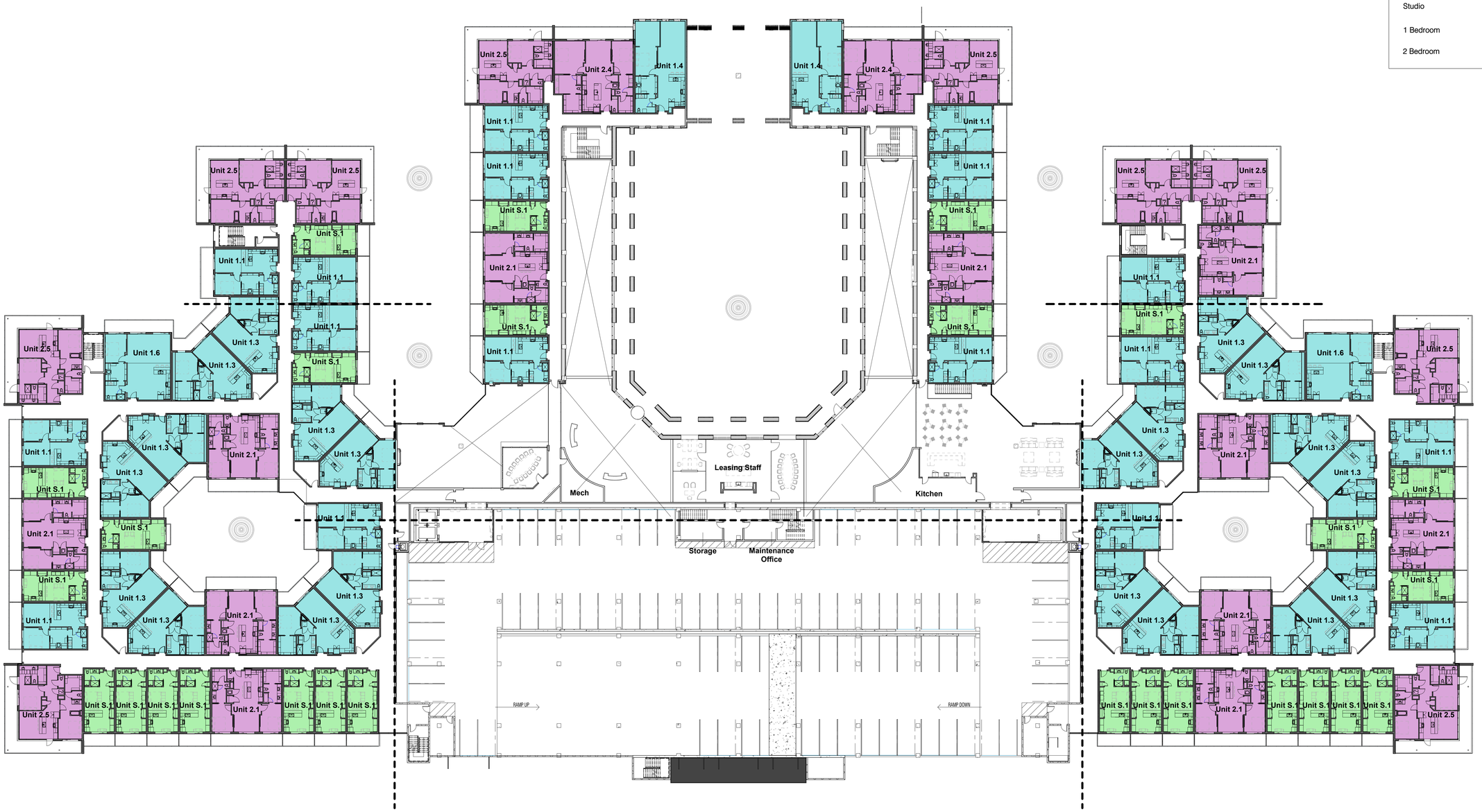
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SANCTUARY

LEHI Utah



Overall Floor Plan - Level 2
1 | 3/64" = 1'-0"

Concept

Aug 6 2020

A0.03

Overall Floor Plan
Level 2

N

0' 4' 8' 16' 32'

SALT
DEVELOPMENT

ROOM TYPE COUNT LEVEL 3	
Name	Count
Unit 1.1	19
Unit 1.2	4
Unit 1.3	28
Unit 1.4	2
Unit 1.5	2
Unit 1.6	2
Unit 2.1	11
Unit 2.2	4
Unit 2.4	2
Unit 2.5	10
Unit S.1	27
Unit S.2	4
Grand total: 115	

Units Types

- Studio
- 1 Bedroom
- 2 Bedroom

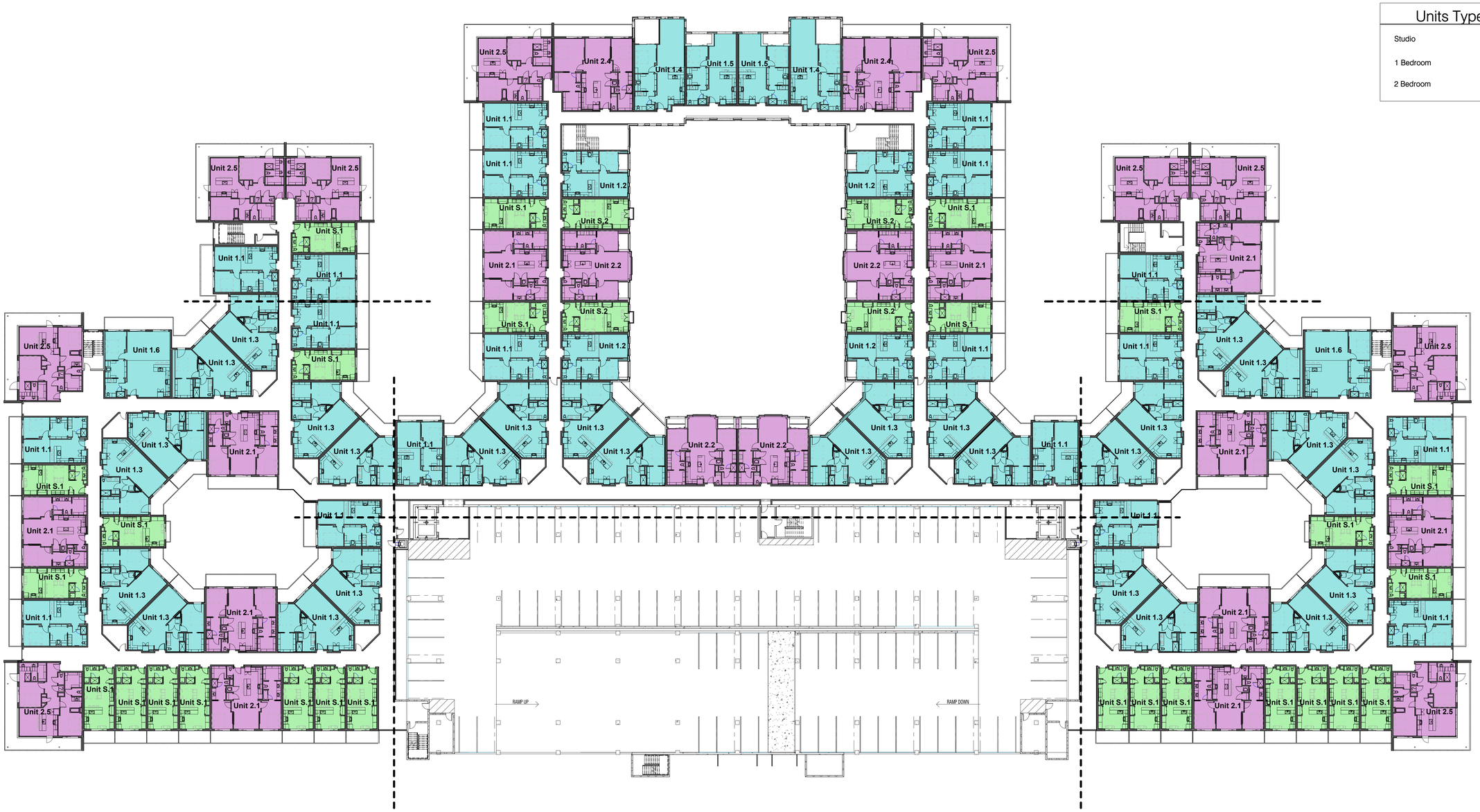
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LEHI Utah

SANCTUARY



Overall Floor Plan - Level 3
1 | 3/64" = 1'-0"

N

0' 4' 8' 16' 32'

Concept

Aug 6 2020

A0.04

Overall Floor Plan
Level 3

SALT
DEVELOPMENT

ROOM TYPE COUNT LEVEL 4	
Name	Count
Unit 1.1	20
Unit 1.2	4
Unit 1.3	28
Unit 1.4	2
Unit 1.5	2
Unit 1.6	2
Unit 2.1	10
Unit 2.2	2
Unit 2.3	2
Unit 2.4	2
Unit 2.5	10
Unit S.1	27
Unit S.2	4

Grand total: 115

Units Types

- Studio
- 1 Bedroom
- 2 Bedroom

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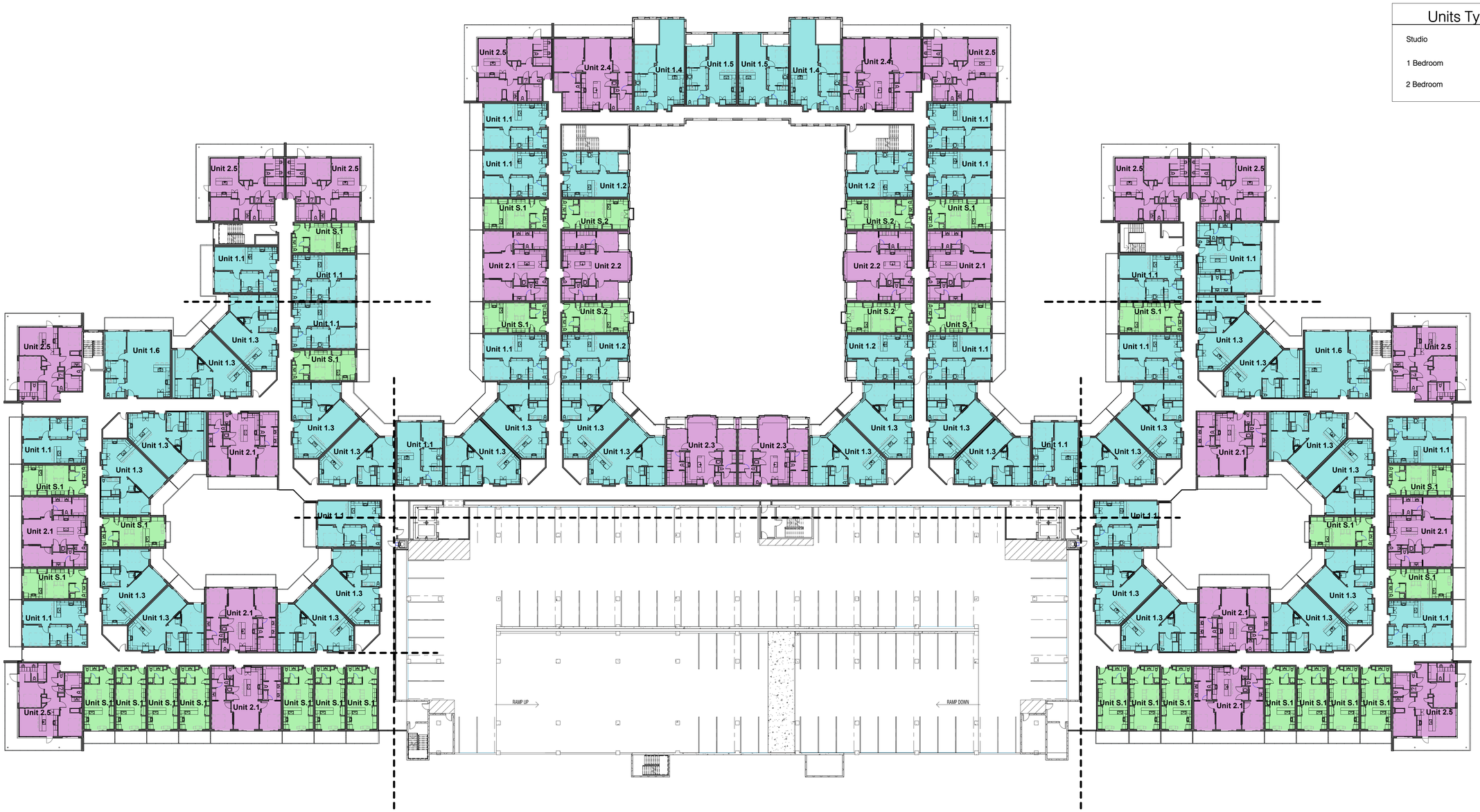
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LEHI

SANCTUARY

Utah



Overall Floor Plan - Level 4
1 | 3/64" = 1'-0"

N

0' 4' 8' 16' 32'

Concept

Aug 6 2020

A0.05

Overall Floor Plan
Level 4

SALT
DEVELOPMENT

ROOM TYPE COUNT LEVEL 5	
Name	Count
Unit 1.1	19
Unit 1.2	4
Unit 1.3	28
Unit 1.5	2
Unit 1.6	2
Unit 2.1	11
Unit 2.2	2
Unit 2.3	2
Unit 2.4	2
Unit 2.5	10
Unit 2.6	2
Unit S.1	27
Unit S.2	4
Grand total: 115	

Units Types

- Studio
- 1 Bedroom
- 2 Bedroom

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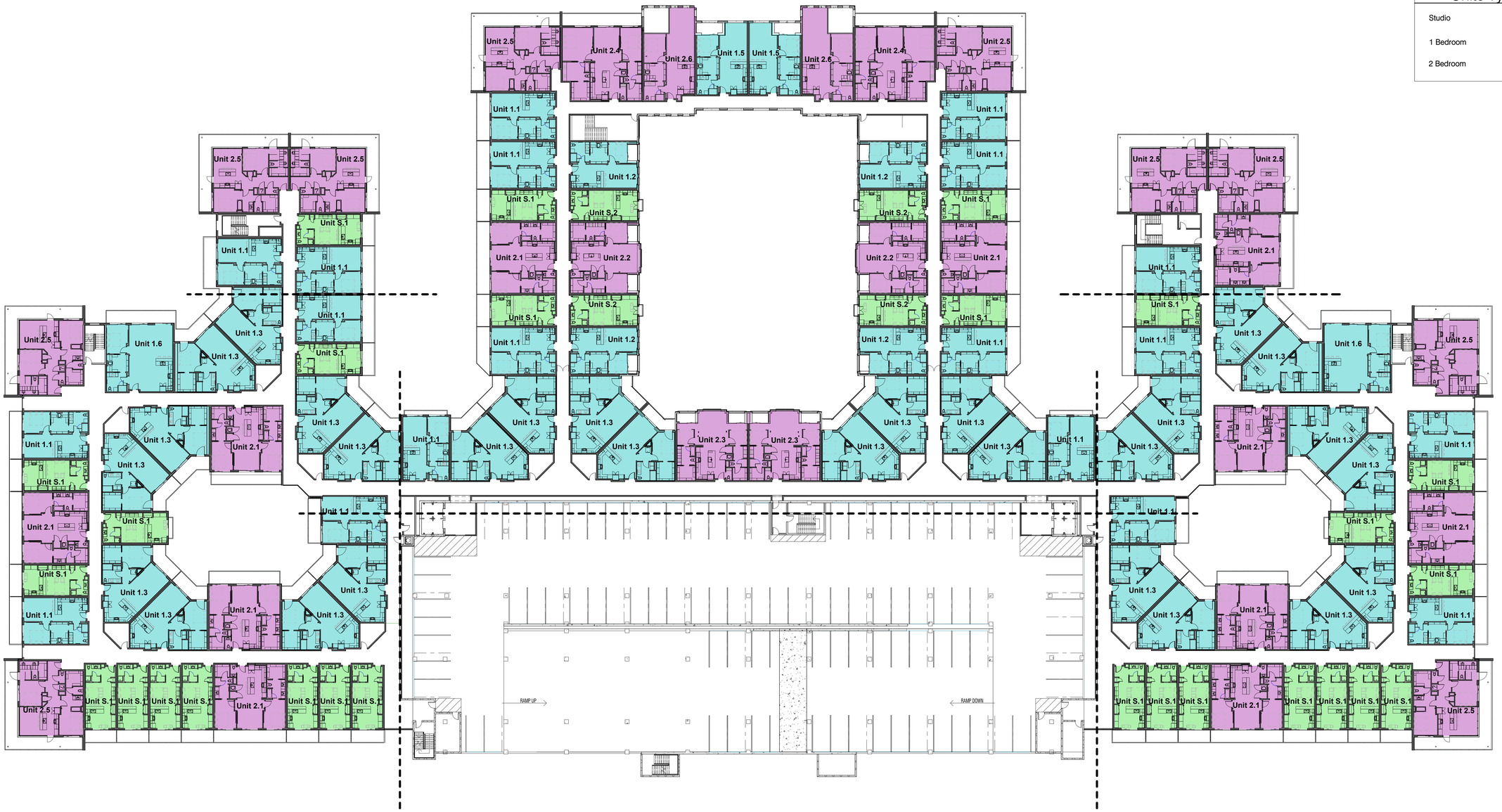
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LEHI

SANCTUARY

Utah



Overall Floor Plan - Level 5
1 | 3/64" = 1'-0"

N

0' 4' 8' 16' 32'

Concept

Aug 6 2020

A0.06

Overall Floor Plan
Level 5