Lehi City Council Meeting
Agenda
February 8, 2022

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Discussion of Revisions to the Proposed Thanksgiving Station Concept Plan

   2.2. Cold Springs Infrastructure Reimbursement Discussion

   2.3. Discussion of Telecommunications Franchise Agreement with Wasatch Broadband.

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

4. Administrative Report

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

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

3. Consent Agenda

   3.1. Approve Purchase Orders

PO Index.pdf
po 7091.pdf
PO 7091 backup.pdf
po 7092.pdf
PO 7092 backup.pdf

3.2. Approve Minutes from the February 1, 2022 City Council Work Session.
020122 WS- Budget Retreat.pdf

Regular Agenda

4. Consideration of Final subdivision approval for the Traverse Mountain Multifamily Plat A, a 3-lot subdivision located at 381 North Traverse Mountain Boulevard. (Tabled at the January 25th meeting)
Petitioner: Riverbend Management
CC Staff Report Traverse Mountain Multifamiily Final Subdivision 01.25.22.docx
Traverse Mountain Apartments Subdivision DRC 10.28.2020.docx
Traverse Mountain Apartments narrative.pdf
Traverse Mountain Apartments plat.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

5. Consideration of Ordinance #08-2022, the Summers' Home zone change, on 0.95-acres of property located at approximately 1125 East Fitzgerald Lane, changing the zoning from TH-5 to R-1-15.
Petitioner: Howard Summers
CC Staff Report Summer Home Zone Change 02.08.22.docx
Ord 08-2022.docx
Summers Zone Change DRC 12.01.21.docx
Summers zone change narrative.pdf
Summers zone change legal descriptions.pdf
Summers zone change maps.pdf
updated suvery Summers Zone Change.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

6. Consideration of Ordinance #09-2022, the MDT zone change, on 5.115-acres of property located at 1565 West 1220 North, changing the zoning from A-1 to R-1-22.
Petitioner: Danny Gutierrez
CC Staff Report MDT Zone Change 02.08.22.docx
MDT Zone Change DRC 12.15.21.docx
Ord 09-2022.docx

MDT Aerial.pdf
MDT General Plan.pdf
MDT Zoning.pdf
MDT Zone Change 12.15.21 map, survey.pdf

7. Consideration of Preliminary subdivision approval for the Center Pointe Towns, a 23-townhome unit development located at 3237 North Center Pointe Drive in an R-3 zone.
   Petitioner: Patterson Construction
   CC Staff Report Center Pointe Towns Preliminary Subdivision 02.08.22.docx
   Center Pointe Towns DRC 12.15.21.docx
   Center Pointe Towns Preliminary - narrative.pdf
   CENTER POINTE TOWNHOMES - PRELIMINARY PLAN SET 12-7-2021.pdf
   Center Pointe Towns Elevations.pdf
   Aerial Map.pdf
   General Plan Map.pdf
   Zoning Map.pdf

8. Consideration of Preliminary subdivision approval for the Longhorn Meadows, a 14-lot residential development located at approximately 400 South 1300 West.
   Petitioner: Patterson Construction
   CC Staff Report Longhorn Meadows Preliminary Subdivision 02.08.22.docx
   Longhorn Meadows Preliminary Subdivision DRC 12.08.21.docx
   Longhorn Meadows aerial.pdf
   Longhorn Meadows GP.pdf
   Longhorn Meadows Zoning.pdf
   Longhorn Meadows Preliminary Subdivision 12.8.21 plans.pdf
   Longhorn Meadows Right to Farm.pdf

9. Consideration of Preliminary and Final subdivision approval for the Sunset Meadows Plat B, a 3-lot residential development located at 1980 West Snow Spring Drive.
   Petitioner: Patterson Construction
   CC Staff Report Sunset Meadows Preliminary Subdivision 02.08.22.docx
   Sunset Meadows Plat B Preliminary DRC 12.15.21.docx
   Sunset Meadows Aerial.pdf
   Sunset Meadows General Plan.pdf
   Sunset Meadows Zoning.pdf
   Sunset Meadows Plat B 12.15.21 plans.pdf

10. Consideration of Final subdivision approval for the Gardner Point Phase 6, a 55-lot residential subdivision located at 1400 North 4200 West.
    Petitioner: Edge Homes
    CC Staff Report Gardner Point Phase 6 Final Subdivision 2.8.22.docx
    Gardner Point Phase 6 Final Subdivsion DRC 01.26.22.docx

Gardner Point Phase 6 Final Subdivision - plans.pdf
Gardner Point Phase 6 Final Subdivision - landscape plan.pdf
Gardner Point Phase 6 Final Subdivision - aerial map.pdf
Gardner Point Phase 6 Final Subdivision - zoning map.pdf
Gardner Point Phase 6 Final Subdivision - general plan map.pdf

11. Consideration of Resolution #2022-08, approving an amended Development Agreement between Sanctuary at Lehi LLC, the SNF at the Ridge LC, Lehi Pointe LLC and Lehi City for the East Project.
    Petitioner: Lehi City and Howland
    Res 2022-08.docx
    Development Agreement-Howland East 2.2.2022 (redline).docx
    Development Agreement-Howland East 2.2.2022 (clean).docx

12. Consideration of Ordinance #10-2022, an amendment to the Lehi City Development Code Chapters 16 and 17, amending the requirements for PUDs and PRDs.
    Petitioner: Lehi City
    CC Staff Report Ch. 16 & 17 Development Code Amendment 02.08.22.docx
    Ord 10-2022.docx
    Ch. 16 and 17 Development Code Amendment DRC 12.01.21.docx
    Ch16PRD Open Space Requirements 11.08.21.docx
    Ch17PUD 20% Open Space Requirement 10.25.21.docx

13. Consideration of Resolution #2022-07, granting Wasatch Broadband LLC a nonexclusive franchise to operate a telecommunications network in Lehi City.
    Petitioner: Wasatch Broadband
    Res 2022-07.docx
    Application-Telecommunications Franchise.docx
    Agreement-Telecommunications Franchise High Speed Utah.docx

14. 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: February 8, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of Revisions to the Proposed Thanksgiving Station Concept Plan

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: February 8, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Cold Springs Infrastructure Reimbursement Discussion

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: February 8, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of Telecommunications Franchise Agreement with Wasatch Broadband.

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: February 8, 2022
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 7091.pdf

PO 7091 backup.pdf

po 7092.pdf

PO 7092 backup.pdf

LEHI CITY
CITY COUNCIL AGENDA
February 8, 2022

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Stewart C Irby Co PO 7091	Power Department Inventory Items	$478,560.00	Inventory
Stewart C Irby Co PO 7092	Power Department Inventory Items	$172,460.00	Inventory

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7091

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: 01/26/2022

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	16.00	S&C 65152R1(PME-9) 15KV DEADFRONT AIR INSULATED PAD M	15,600.00	249,600.00	53-1415
0	12.00	S&C 65162R1 (PME-11) 15KV DEADFRONT AIR INSULATED PAD	16,700.00	200,400.00	53-1415
0	28.00	CONCAST FC74-76-20-6264 FIBERCRETE BOX PAD 74-X 76-X-20-	1,020.00	28,560.00	53-1415

TOTAL 478,560.00

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**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	**1/25/2022**
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	ok Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
16		S&C 65152R1 (PME-9) 15KV DEADFRONT	$15,600.00	$249,600.00
		AIR INSULATED PAD MOUNTED SWITCH GEAR		
		WITH (2) 600 AMP SWITCHED WAYS AND		
		(2) 200 AMP FUSED WAYS FOR SME-20 FUSING		
12		S&C 65162R1 (PME-11) 15KV DEADFRONT	$16,700.00	$200,400.00
		AIR INSULATED PAD MOUNTED SWITCH GEAR		
		WITH (3) 600 AMP SWITCHED WAYS AND		
		(1) 200 AMP FUSED WAYS FOR SME-20 FUSING		
28		CONCAST FC74-76-20-6264 FIBERCRETE	$1,020.00	$28,560.00
		BOX PAD 74-X 76-X-20-IN DEEP FOR PME-9		
		PME-11 PME-10 PME-12		
				$478,560.00

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

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128

QUOTE DATE	ORDER NUMBER
01/24/22	S012823530

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

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

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

ORDERED BY: KENNY

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

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		01/24/22	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********	*********	
16EA		1	*SANC 65152R1 PME-9 PD MTG GEAR	15600.000EA	249600.00
12EA		2	*SANC 65162R1 PME-11 SWITCHGEAR, PDMT, DEADFRONT, 15KV, 95KV BIL, 3 SWITCH CABINETS, 1 FUSE CABINET, SMU-20	16700.000EA	200400.00
28EA		3	*CONC FC-74-76-20-6264 FIBERCRETE BOX PAD WITH 62"X64" OPENING	1020.000EA	28560.00

*** This is a quotation ***

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

Subtotal	478560.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	478560.00

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

** Reprint ** Reprint ** Reprint **

LEHI CITY
POWER DEPARTMENT

1/25/2022

To: Jason Walker
Cc: Dean Lundell
From: Joel Eves
Re: PME-9 & PME-11,PME-10 PME-12, VISTA MODEL 550 Switch Gear

We have an immediate need for the PME-9 & PME-11& PME-10 & PME-12 Dead Front (S & C #65152R1 and S & C #65162R1 S & C #65242R1 S & C #65172R1) VISTA MODEL 550 #935502R1-P6-S144 Switch gears for work on Commercial & Residential projects currently underway in the city.

We would like to continue purchasing these switch gears from Stuart C. Irby Co. based on the following reasons:

- Currently they are the only vendor that carries these switches in stock.
- The fuse holders needed for these switches are already stocked in our warehouse.
- We have put the switches out to bid in the past and Stuart C. Irby has always been awarded the bid.
- 70-80% of switches on our system are S & C.
- To keep our system standardized.
- Ensure safety of lineman working on switches.
- Our Lineman stock only this type of fuse holder on our service trucks.

While there may be other companies who could possibly provide these switches. At the present time Stuart C. Irby is the only company we can purchase these switches from and receive them in a timely manner.

Sincerely,

Joel Eves
Lehi City Corporation
Power Department Director

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7092

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: 01/26/2022

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	4.00	S&C 935502R1-P6-S144 VISTA MODEL 550 MANUAL PAD MOUNT	39,950.00	159,800.00	53-1415
0	4.00	CONCAST FC-69-106-36-V VISTA FIBERCRETE BASE	3,165.00	12,660.00	53-1415

TOTAL 172,460.00

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**	**1/6/2022**
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

ok Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
4		S & C 935502R1-P6-S144 VISTA MODEL 550	$39,950.00	$159,800.00
		MANUAL PAD MOUNTED SF6 SWITCH 15KV		
		12.5KA STEEL ENCLOSURE WITH ULTRADUR		
		PAINT MUNSEL GREEN WAYS 1 2 4 & 5 LOAD		
		INTERRUPTING SWITCH WAY 3 LOAD		
		INTERRUPTING BUS TIE SWITCH		
4		CONCAST FC-69-106-36-V	$3,165.00	$12,660.00
		VISTA FIBERCRETE BASE		
		THESE SWITCHGEAR ARE FOR THE		
		NEW NORTH POINT SUBSTATION		
				$172,460.00

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

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128

QUOTE DATE	ORDER NUMBER
01/17/22	S012812723

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STUART C. IRBY CO.
POST OFFICE BOX 843959
DALLAS TX 75284

PAGE NO. 1

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

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

ORDERED BY: KENNY

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

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		01/17/22	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********	*********	
4EA		1	*SANC 935502R1-P6-S144 VISTA SWITC MODEL 550 MANUAL PAD MOUNTED SF6 15KV 12.5KA STEEL ENCLOSURE WITH ULTRADUR PAINT MUNSEL GREEN WAYS 1 2 4 & 5 LOAD INTERRUPTING SWITCH WAY 3 LOAD INTERRUPTING BUS TIE SWITCH	39950.000EA	159800.00
4EA		2	*CONC FC-69-106-36-V VISTA FIBERCRETE BOX PAD 61"W, 102"L	3165.000EA	12660.00

*** This is a quotation ***

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

Subtotal	172460.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	172460.00

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** Reprint ** Reprint ** Reprint **

LEHI CITY
POWER DEPARTMENT

1/24/2022

To: Jason Walker
Cc: Dean Lundell
From: Joel Eves
Re: PME-9 & PME-11,PME-10 PME-12 Switch Gear

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We would like to continue purchasing these switch gears from Codale based on the following reasons:

- Currently they are the only vendor that carries these switches in stock.
- The fuse holders needed for these switches are already stocked in our warehouse.
- We have put the switches out to bid in the past and Codale has always been awarded the bid.
- 70-80% of switches on our system are S & C.
- To keep our system standardized.
- Ensure safety of lineman working on switches.
- Our Lineman stock only this type of fuse holder on our service trucks.

While there may be other companies who could possibly provide these switches. At the present time Codale is the only company we can purchase these switches from and receive them in a timely manner.

Sincerely,

Joel Eves
Lehi City Corporation
Power Department Director

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: February 8, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the February 1, 2022 City Council Work Session.

Suggested Action:

Attachments:

020122 WS- Budget Retreat.pdf

Lehi City Council Work Session Minutes
February 1, 2022

9:00 AM - Broadbent Community Room at the Lehi Public Safety Building (128 N. 100 E., Lehi, Utah)

Members Present: Mark Johnson, Mayor
Chris Condie, Council Member
Paul Hancock, Council Member
Mike Southwick, Mayor Pro Tempore
Paige Albrecht, Council Member
Katie Koivisto, Council Member (arrived at approximately 3:30 p.m.)

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; Chief Darren Paul, Police Department; Sherrie Benson, Executive Assistant; Shaye Ruitenbeek, Management Analyst; Steve Marchbanks, Park Manager; Joel Eves, Power Director; Dave Norman, Public Works Director; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

1. Healthy Conflict

This item was withdrawn from the agenda.

2. Financial Updates

Dean Lundell, Finance Director, gave an update on the city's funds that also included operational costs. The recent small utility increases have helped with the fund balance. Mr. Lundell distributed the financial principles and policies to be discussed. He stated that this document is approved each year with the budget, so the Council can make adjustments. The document stated that the policy is to have 20-25% in the general fund reserves; however, the State recently adjusted the percentage maximum to 35%. The Council suggested that they look at increasing the percentage in the upcoming budget cycle.

3. Y2 Survey Results

Kyrene Gibb, from Y2 Analytics, presented the annual survey results. She said between the pandemic fatigue and election cycle, there is a quality of life deterioration but it's not overwhelmingly negative. She said that this is consistent with what they see in other cities. The impacts of growth and development, housing, traffic, and infrastructure continue to be major concerns for residents. Other things to note are that ¼ of residents would be interested in glass recycle pickup, and most residents feel that there is not enough green space.

DRAFT

4. Lunch and Miscellaneous Updates

Shaye Ruitenbeek gave an update on the Legislative Session and bills being proposed. She said that water and housing continue to be priorities. Bills that were concerning to cities included disallowing incentives for retail sales, removing impact fees for ADUs, IPA oversight, and the Utah Lake Authority. Mayor Johnson stated that it is concerning when the State takes away land use authority from local government.

5. Council Assignments

Councilor Condie led the discussion. He suggested that due to the terms on some of the Boards, that those positions not change every year, such as TSSD and the Hutchings Museum. It was decided not to make any changes this year. The Utah Lake Commission will be dissolved if the Utah Lake Authority is created.

6. Parks Projects

Steve Marchbanks gave an update on budgets for the 3 major regional parks which include Mellor Rhodes, Family Park, and the Dry Creek Lake Park. He said that the grant money they secured for the Dry Creek Lake Park is set to expire soon, so they need to either abandoned the grant or move forward now on the park. They still have some questions about the water that need to be answered. They are close to having the final construction documents for Mellow Rhodes Park that will include phasing. Mr. Marchbanks showed the final concept design for Family Park that includes an all-abilities playground that could be constructed in the first phase. The Council will need to decide which park they would like to focus on the most.

7. Goal Setting / Campus Plan Update

Jason Walker, City Administrator, updated the Council on the Campus Master Plan and recommended that they begin moving forward on the first phase of the plan which would include the construction of a new City Hall/Library building and demolition of the current Library. He said that the process for drawing up plans could take a year or more.

The Council participated in an activity that helped them identify some of their needs and priorities for the community.

8. Courageous Leadership

Chief Jeremy Craft gave a training/presentation on leadership and making tough decisions as leaders.

9. Capital Projects

Lorin Powell, City Engineer, showed the Council all the streets and water storage locations along with upcoming projects. He said that they will construct a new culinary water tank and irrigation reservoir to support the west side. 2300 West is being designed for build out, they plan to install a light signal at 1100 West and Main Street, and the 700 South cycle track should be completed this year. Mr. Powell stated that he has had some discussions with the Pecks and had some ideas with developing the Mill Pond area which could include recreation, retail and restaurants. He would like to make some beautification improvements to the area this year.

DRAFT

Luke Seegmiller, with the Engineering Department, presented on what a Traffic Control Center is and how it can help the City. He said that it would give them the ability to monitor intersections or high traffic areas and make adjustments to signals if needed. He said that they would like to fund this in the upcoming budget.

10. Dinner

Dinner was served after item #11.

11. PARC Tax and Policy

Mrs. Ruitenbeek presented on the PARC tax. She said that they are estimating that there would be about $1 million for parks and recreation and $400K for cultural facilities and cultural organizations annually. She stated that organizations could apply for PARC tax funds with an application process. They also plan to establish an advisory committee to review applications, then the final decision will be made by the Council.

12. Adjournment

With no further business to come before the City Council at this time, the meeting adjourned at approximately 5:30 p.m.

Approved: February 8, 2022 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: February 8, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Traverse Mountain Multifamily Plat A, a 3-lot subdivision located at 381 North Traverse Mountain Boulevard. (Tabled at the January 25th meeting)

Suggested Action:

Attachments:

CC Staff Report Traverse Mountain Multifamiily Final Subdivision 01.25.22.docx

Traverse Mountain Apartments Subdivision DRC 10.28.2020.docx

Traverse Mountain Apartments narrative.pdf

Traverse Mountain Apartments plat.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

TRAVERSE FAMILY MULTIFAMILY PLAT A FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Riverbend Management		
Meeting Date	February 8, 2022		
Requested Action/Purpose	Approval of a final subdivision		
Location	3851 North Traverse Mountain Boulevard		
Existing Land Use	Undeveloped (approved Traverse Mountain Apartments)		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	Commercial		
Number of Lots/Units	3 Lots		
Adjacent Zoning and Land Use	*North*	PC (Commercial)	Offices/ Fire Station 83
	South	PC (Commercial)	Terrace Retail Center
	East	PC (Commercial)	Undeveloped
	West	PC (Commercial)	Townhomes
Date of DRC Review	October 28, 2020		
Assigned Planner	Brittney Harris		

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

July 26, 1997	Area brought into the City as part of the Deerfield Annexation
June 11, 2019	City Council approved the Traverse Mountain Area Plan Amendment allowing 317 residential units to transfer from the Riverbend Planning District to the Highway Commercial District.
January 14, 2021	Planning Commission approved the Traverse Mountain Apartments Site Plan

REPORT ANALYSIS

This item was tabled at the January 25, 2022 City Council meeting because the applicant was not present.

The applicant requests approval of the Traverse Mountain Multifamily Plat A, three lot subdivision. The proposed subdivision is located at 3851 North Traverse Mountain Boulevard in the Traverse Mountain Planned Community.

The proposed subdivision does not include any public improvements. All of the public improvements were approved with the Site Plan and will be installed under that permit. The purpose of this subdivision is to create three legal lots as well as designate utility and roadway easements. The proposed lots meet the size requirements for the Highway Commercial zone in the Traverse Mountain Area Plan.

The DRC reviewed the proposed subdivision and had six redline comments:

1. Provide 10' PUE& RCE at all road frontages public and private.
2. How are the dry utilities easements handled inside of lot 2?
3. Change to "PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT"
4. Update plat to match final approved site plan
5. Remove the duplicate City Engineer and PC approval blocks on the bottom of the page (outside the rest of the title block)
6. Include note saying that all site work will be completed with site plan

Please consider including all DRC comments in your 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 a legal division of land and does not include any improvements.
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.

Traverse Mountain Apartments Subdivision
DRC Redline Comments

Riverbend Management- requests review of the Traverse Mountain Apartments Subdivision, a 3-lot subdivision located at 3851 North Traverse Mountain Boulevard.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: none due to covid-19
Date of Plans Reviewed: **10/13/2020**
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power:
1. Provide 10' PUE& RCE at all road frontages public and private.
2. How are the dry utilities easements handled inside of lot 2?

Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
3. Change to "PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT"
4. Update plat to match final approved site plan

Kim – Planning:
5. Remove the duplicate City Engineer and PC approval blocks on the bottom of the page (outside the rest of the title block)
6. Include note saying that all site work will be completed with site plan

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.

DRC GENERAL COMMENTS:
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.

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

9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM MAY NEED TO BE UPDATED IF THE SITE PLAN CHANGES AND WILL BE SCHEDULED FOR CITY COUNCIL WHEN SITE PLAN IS SCHEDULED FOR PLANNING COMMISSION

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.

ENSIGN
THE STANDARD IN ENGINEERING

Structural Engineering
Municipal Services
Civil Engineering
Land Surveying

October 13, 2020

Lehi City Planning Department
153 North 100 East
Lehi, Utah 84043

RE: Traverse Mountain Apartments

To whom it may concern:

We are pleased to submit to you the site plan for the Traverse Mountain Apartment project. The project site is bordered by Traverse Mountain Boulevard to the north, Traverse Parkway to the east, the Provo River Water Users Association to the south and an undeveloped portion of the same lot to the west. The site has approximately 50-feet of grade change from the highest point to the lowest and requires the strategic use of retaining walls as well as using the building structures to retain the soil where possible. The project consists of 317 units with 316 units within the larger buildings and 1 unit above the clubhouse. The proposed lot being developed for the apartment project will be approximately 9.9-acres.

Sincerely,

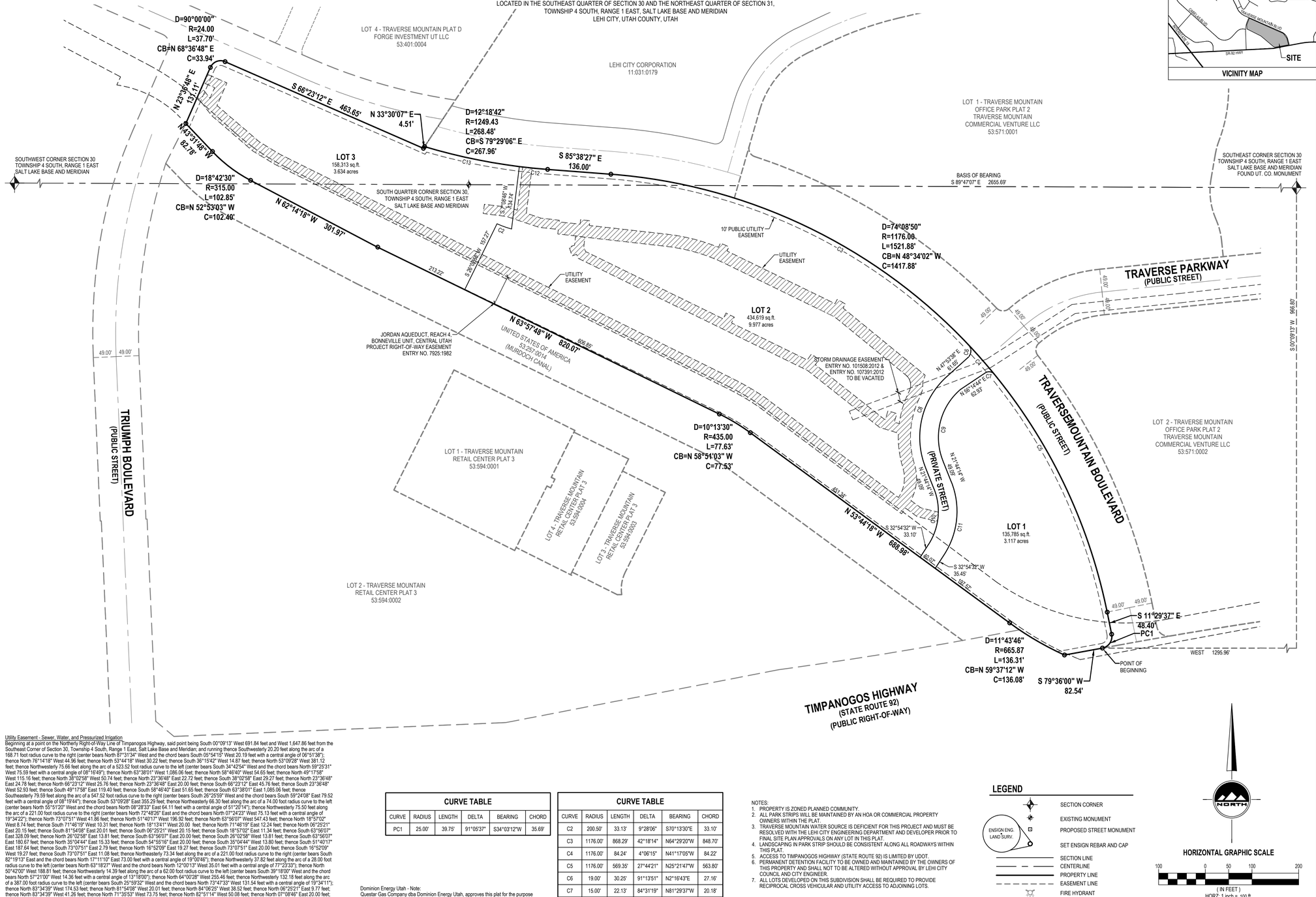
Jared K. Ford, PE
Principal

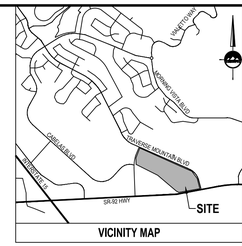
TRAVERSE MOUNTAIN MULTIFAMILY PLAT 'A'

VACATING LOT 1 - TRAVERSE MOUNTAIN PLAT A AND LOT 1 - TRAVERSE MOUNTAIN PLAT 'C'

COMMERCIAL DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30 AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH





VICINITY MAP

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	25.00'	39.75'	91°05'37"	S34°03'12"W	35.69'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	200.50'	33.13'	9°28'06"	S70°13'30"E	33.10'
C3	1176.00'	868.29'	42°18'14"	N64°29'20"W	848.70'
C4	1176.00'	84.24'	4°06'15"	N41°17'05"W	84.22'
C5	1176.00'	569.35'	27°44'21"	N25°21'47"W	563.80'
C6	19.00'	30.25'	91°13'51"	N2°16'43"E	27.16'
C7	15.00'	22.13'	84°31'19"	N81°29'37"W	20.18'
C8	175.00'	212.68'	69°37'52"	S13°04'42"W	199.83'
C9	135.00'	168.44'	71°29'16"	S14°00'24"W	157.72'
C10	130.00'	123.99'	54°38'46"	N5°35'09"E	119.34'
C11	170.00'	162.14'	54°38'46"	N5°35'09"E	156.06'
C12	1249.43'	60.77'	2°47'13"	S84°14'50"E	60.77'
C13	1249.43'	207.70'	9°31'29"	S78°05'30"E	207.46'

Utility Easement - Sewer, Water, and Pressurized Irrigation
Beginning at a point on the Northerly Right-of-Way Line of Timpanogos Highway, said point being South 00°09'13" West 691.84 feet and West 1,647.86 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southwesterly 20.20 feet along the arc of a 168.71 foot radius curve to the right (center bears North 87°31'34" West and the chord bears South 05°54'15" West 20.19 feet with a central angle of 06°51'38"); thence North 76°14'18" West 44.96 feet; thence North 53°44'18" West 30.22 feet; thence South 36°15'42" West 14.87 feet; thence North 53°09'28" West 381.12 feet; thence Northwesterly 75.66 feet along the arc of a 523.52 foot radius curve to the left (center bears South 34°47'54" West and the chord bears North 59°25'31" West 75.59 feet with a central angle of 08°16'49"); thence North 63°38'01" West 1,086.06 feet; thence North 58°46'40" West 54.65 feet; thence North 49°17'58" West 115.16 feet; thence North 38°02'58" West 50.74 feet; thence North 23°36'48" East 22.72 feet; thence South 38°02'58" East 29.27 feet; thence North 23°36'48" East 24.78 feet; thence North 66°23'12" West 25.76 feet; thence North 23°36'48" East 20.00 feet; thence South 66°23'12" East 45.76 feet; thence South 23°36'48" West 52.93 feet; thence South 49°17'58" East 119.40 feet; thence South 58°46'40" East 51.65 feet; thence South 63°38'01" East 1,085.06 feet; thence Southeasterly 79.59 feet along the arc of a 547.52 foot radius curve to the right (center bears South 26°25'59" West and the chord bears South 69°24'08" East 79.52 feet with a central angle of 08°19'44"); thence South 53°09'28" East 355.29 feet; thence Northeasterly 66.30 feet along the arc of a 74.00 foot radius curve to the left (center bears North 55°51'20" West and the chord bears North 08°28'33" East 64.11 feet with a central angle of 51°20'14"); thence Northwesterly 75.50 feet along the arc of a 221.00 foot radius curve to the right (center bears North 72°48'26" East and the chord bears North 07°24'22" West 75.13 feet with a central angle of 19°34'22"); thence North 73°07'51" West 41.86 feet; thence North 51°40'17" West 196.92 feet; thence North 63°56'07" West 547.43 feet; thence North 18°57'02" West 8.74 feet; thence South 71°46'19" West 10.31 feet; thence North 18°13'41" West 20.00 feet; thence North 71°46'19" East 12.24 feet; thence North 06°25'21" East 20.15 feet; thence South 81°54'08" East 20.01 feet; thence South 06°25'21" West 20.15 feet; thence South 18°57'02" East 11.34 feet; thence South 63°56'07" East 328.09 feet; thence North 26°02'58" East 13.81 feet; thence South 63°56'07" East 20.00 feet; thence South 26°02'58" West 13.81 feet; thence South 63°56'07" East 180.67 feet; thence North 35°04'44" East 15.33 feet; thence South 54°55'16" East 20.00 feet; thence South 35°04'44" West 13.80 feet; thence South 51°40'17" East 187.64 feet; thence South 73°07'51" East 2.79 feet; thence North 16°52'09" East 19.27 feet; thence South 73°07'51" East 20.00 feet; thence South 16°52'09" West 19.27 feet; thence South 73°07'51" East 11.08 feet; thence Northeasterly 73.34 feet along the arc of a 221.00 foot radius curve to the right (center bears South 82°19'13" East and the chord bears North 17°11'10" East 73.00 feet with a central angle of 19°00'46"); thence Northeasterly 37.82 feet along the arc of a 28.00 foot radius curve to the left (center bears North 63°18'27" West and the chord bears North 12°00'13" East 35.01 feet with a central angle of 77°23'23"); thence North 50°42'00" West 188.81 feet; thence Northwesterly 14.39 feet along the arc of a 62.00 foot radius curve to the left (center bears South 39°18'00" West and the chord bears North 57°21'00" West 14.36 feet with a central angle of 13°18'00"); thence North 64°00'28" West 255.46 feet; thence Northwesterly 132.18 feet along the arc of a 387.00 foot radius curve to the left (center bears South 25°59'32" West and the chord bears North 73°47'33" West 131.54 feet with a central angle of 19°34'11"); thence North 83°34'39" West 174.53 feet; thence North 81°54'08" West 20.01 feet; thence North 84°06'25" West 38.52 feet; thence North 06°25'21" East 9.77 feet; thence North 83°34'39" West 41.26 feet; thence North 71°35'53" West 73.75 feet; thence North 82°51'14" West 50.08 feet; thence North 07°08'46" East 20.00 feet; thence South 82°51'14" East 52.05 feet; thence South 71°35'53" East 19.79 feet;thence North 07°08'46" East 93.35 feet; thence South 83°38'42" East 20.00 feet; thence South 07°08'46" West 97.61 feet; thence South 71°35'53" East 33.44 feet; thence South 83°34'39" East 39.16 feet; thence South 06°25'21" West 3.77 feet; thence South 84°06'25" East 45.23 feet; thence North 06°25'21" East 9.56 feet; thence South 83°16'03" East 20.00 feet; thence South 06°25'21" West 10.10 feet; thence South 83°34'39" East 167.82 feet; thence Southeasterly 13.75 feet along the arc of a 413.00 foot radius curve to the right (center bears South 06°25'21" West and the chord bears South 75°41'13" East 113.39 feet with a central angle of 15°46'51"); thence North 23°55'09" East 10.00 feet; thence South 66°24'33" East 20.00 feet; thence South 23°55'09" West 10.00 feet; thence Southeasterly 7.31 feet along the arc of a 413.00 foot radius curve to the right (center bears South 24°58'42" West and the chord bears South 64°30'53" East 7.31 feet with a central angle of 01°00'50"); thence South 64°00'28" East 249.97 feet; thence North 26°00'14" East 10.00 feet; thence South 64°00'28" East 3.29 feet; thence South 64°00'00" East 2.20 feet; thence Southeasterly 14.56 feet along the arc of a 98.00 foot radius curve to the right (center bears South 26°00'00" West and the chord bears South 59°44'39" East 14.55 feet with a central angle of 08°30'42"); thence South 26°00'14" West 10.12 feet; thence Southeasterly 5.86 feet along the arc of a 88.00 foot radius curve to the right (center bears South 35°29'13" West and the chord bears South 52°36'23" East 5.86 feet with a central angle of 03°48'47"); thence South 50°42'00" East 220.96 feet; thence South 18°46'41" West 16.70 feet; thence Southwesterly 30.77 feet along the arc of a 54.00 foot radius curve to the right (center bears South 84°02'33" West and the chord bears South 10°22'03" West 30.36 feet with a central angle of 32°39'01"); thence Southwesterly 149.36 feet along the arc of a 195.00 foot radius curve to the left (center bears South 63°18'27" East and the chord bears South 04°45'00" West 145.74 feet with a central angle of 43°53'08"); thence Southwesterly 79.91 feet along the arc of a 100.00 foot radius curve to the right (center bears South 72°48'26" West and the chord bears South 05°42'02" West 77.80 feet with a central angle of 45°47'13"); thence South 53°44'18" East 27.11 feet; thence South 76°14'18" East 38.22 feet to the point of beginning. Contains 97,816 Square Feet or 2.246 Acres

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. for further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

NOTES:
1. PROPERTY IS ZONED PLANNED COMMUNITY.
2. ALL PARK STRIPS WILL BE MAINTAINED BY AN HOA OR COMMERCIAL PROPERTY OWNERS WITHIN THE PLAT.
3. TRAVERSE MOUNTAIN WATER SOURCE IS DEFICIENT FOR THIS PROJECT AND MUST BE RESOLVED WITH THE LEHI CITY ENGINEERING DEPARTMENT AND DEVELOPER PRIOR TO FINAL SITE PLAN APPROVALS ON ANY LOT IN THIS PLAT.
4. LANDSCAPING IN PARK STRIP SHOULD BE CONSISTENT ALONG ALL ROADWAYS WITHIN THIS PLAT.
5. ACCESS TO TIMPANOGOS HIGHWAY (STATE ROUTE 92) IS LIMITED BY UDOT.
6. PERMANENT DETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY AND SHALL NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.
7. ALL LOTS DEVELOPED ON THIS SUBDIVISION SHALL BE REQUIRED TO PROVIDE RECIPROCAL CROSS VEHICULAR AND UTILITY ACCESS TO ADJOINING LOTS.

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT

ENSIGN ENG. LAND SURV.

NORTH

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

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

LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983
COLORADO SPRINGS
Phone: 719.476.0119

SHEET 1 OF 1
PROJECT NUMBER : 5261EE
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 10/13/20

LEHI ENGINEER APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE CITY ENGINEER

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, PLANNING COMMISSION

SURVEYOR'S SEAL

LICENSED PROFESSIONAL LAND SURVEYOR
No. 191326
KAREN F. WHITE
STATE OF UTAH

NOTARY PUBLIC SEAL | CITY ENGINEER'S SEAL | CLERK-RECORDER SEAL

SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326 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 TRAVERSE MOUNTAIN MULTIFAMILY PLAT 'A', and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the Northerly Right-of-Way Line of Timpanogos Highway, said point being South 00°09'13" West 983.07 feet and West 1,295.96 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 79°36'00" West 82.54 feet along said Northerly Right-of-Way Line;
thence Northwesterly 136.31 feet along the arc of a 665.87 foot radius curve to the right (center bears North 24°30'55" East and the chord bears North 59°37'12" West 136.08 feet with a central angle of 11°43'46");
thence North 53°44'18" West 688.98 feet;
thence Northwesterly 77.63 feet along the arc of a 435.00 foot radius curve to the left (center bears South 36°15'42" West and the chord bears North 58°51'03" West 77.53 feet with a central angle of 10°13'30");
thence North 63°57'48" West 820.07 feet;
thence North 62°14'18" West 301.97 feet;
thence Northwesterly 102.85 feet along the arc of a 315.00 foot radius curve to the right (center bears North 27°45'42" East and the chord bears North 52°53'03" West 102.40 feet with a central angle of 18°42'30");
thence North 43°31'48" West 82.78 feet;
thence North 23°36'48" East 131.11 feet;
thence Northeasterly 37.70 feet along the arc of a 24.00 foot radius curve to the right (center bears South 66°23'12" East and the chord bears North 68°36'48" East 33.94 feet with a central angle of 90°00'00");
thence South 66°23'12" East 463.65 feet;
thence North 33°30'07" East 4.51 feet;
thence Southeasterly 268.48 feet along the arc of a 1,249.43 foot radius curve to the left (center bears North 16°40'15" East and the chord bears South 79°29'06" East 267.96 feet with a central angle of 12°18'42");
thence South 85°38'27" East 136.00 feet;
thence Southeasterly 1,521.88 feet along the arc of a 1,176.00 foot radius curve to the right (center bears South 04°21'33" West and the chord bears South 48°34'02" East 1,417.88 feet with a central angle of 74°08'50");
thence South 11°29'37" East 48.40 feet;
thence Southwesterly 39.75 feet along the arc of a 25.00 foot radius curve to the right (center bears South 78°30'23" West and the chord bears South 34°03'12" West 35.69 feet with a central angle of 91°05'37") to the point of beginning.

Contains 749,085 Square Feet or 17.197 Acres and 3 Lots

DATE KAREN F. WHITE
LICENSE NO. 191326

OWNER'S DEDICATION

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

TRAVERSE MOUNTAIN MULTIFAMILY PLAT 'A'

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.

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

Traverse Mountain Commercial Venture, LLC,
a Utah limited liability company

By _____
, Manager

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____ the Manager of TRAVERSE MOUNTAIN COMMERCIAL VENTURE, LLC, in its own capacity and as the Manager of TRAVERSE MOUNTAIN COMMERCIAL VENTURE, LLC.

_____ Notary Public
My Commission Expires: Residing at:

PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20_____

MAYOR: _____

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

TRAVERSE MOUNTAIN MULTIFAMILY PLAT 'A'

VACATING THE TERRACE RETAIL CENTER PLAT #2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30 AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

Traverse Mountain Apartments

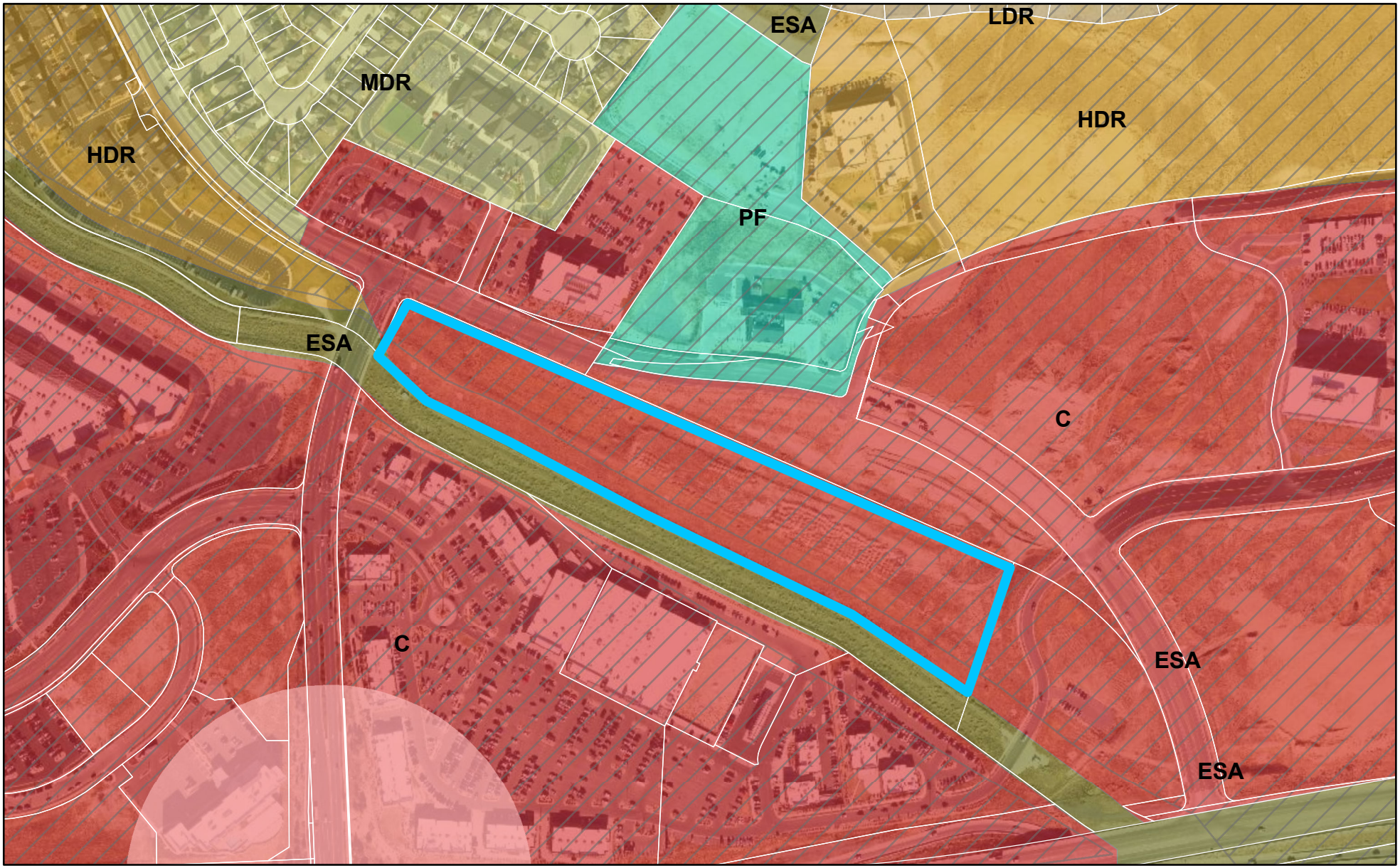
Aerial

0 400 800 Feet

LEHI CITY

Traverse Mountain Apartments

General Plan



0 400 800 Feet

LEHI CITY

Traverse Mountain Apartments

Zoning

LEHI CITY

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: February 8, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #08-2022, the Summers' Home zone change, on 0.95-acres of property located at approximately 1125 East Fitzgerald Lane, changing the zoning from TH-5 to R-1-15.

Suggested Action:

Attachments:

CC Staff Report Summer Home Zone Change 02.08.22.docx

Ord 08-2022.docx

Summers Zone Change DRC 12.01.21.docx

Summers zone change narrative.pdf

Summers zone change legal descriptions.pdf

Summers zone change maps.pdf

updated suvery Summers Zone Change.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

SUMMERS' HOME ZONE CHANGE

CIYT COUNCIL REPORT

Applicant	Howard Summers		
Meeting Date	February 8, 2022		
Requested Action/Purpose	Approval of a proposed zone change		
Decision Type	Legislative		
Location	1125 East Fitzgerald Lan		
Acreage	0.97 acres		
Existing Zoning	TH-5		
Existing General Plan Land Use Designation	Very Low Density Residential (VLDR)		
Proposed Zoning Designation	R-1-15		
Existing Land Use	Undeveloped Land		
Adjacent Zoning and Land Use	*North*	Unincorporated	Farmland
	South	R-1-15	Farmland
	East	Unincorporated	Farmland
	West	R-1-15	Single Family Homes
Date of DRC Review	December 1, 2021		
Date of Planning Commission Review	January 13, 2022		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Very Low Density Residential (VLDR)
The purpose of the Very Low Density Residential (VLDR) classification is to provide for large-lot single-family residential areas and/or hobby farm developments. The overall neighborhood density is not to exceed 2.5 units per acre.

Applicable Zoning District classifications, depending on the area, include R-1-15, RA-1, and R-1-22.

PROPERTY HISTORY

September 19, 2002 Property came into the City as part of the J. Fitzgerald Addition

REPORT ANALYSIS

The applicant requests approval of the proposed Summers' Home Zone Change from TH-5 to R-1-15. The proposed zoning is consistent with the Very Low Density Residential (VLDR) General Plan Designation and also matches the adjacent zoning to the west.

The applicant has expressed their intent to combine the two parcels into one and build a single-family home. The applicant has proposed to remove the existing road stub and redirect it to the east. Review of the proposed adjustment will take place with a future one-lot subdivision application.

The DRC reviewed the proposed zone change and only had the standard water dedication comment. Water will need to be dedicated prior to the zone change being recorded with the County.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change fits in/does not fit in to the surrounding area.
2. The proposed zone change is consistent/is not consistent with the General Plan.
3. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
4. The overall community benefit of the proposed amendment.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on January 13, 2022. The minutes and motion from the meeting will be provided separately.

ORDINANCE NO: 08-2022

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 1125 EAST FITZGERALD LANE

WHEREAS, Howard Summers, owners of property located at approximately 1125 East Fitzgerald Lane 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-1-15; and

WHEREAS, following a public hearing on January 13, 2022, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on February 8, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 13, 2022; 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-1-15.

PART II:

A. If a provision of this Ordinance 08 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 8th day of February 2022.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

SUMMERS HOME ZONE CHANGE PARCEL NUMBERS

12:016:0172
12:016:0171

SUMMERS HOME ZONE CHANGE PROPERTY LEGAL DESCRIPTION

LEGAL DESCRIPTION PARCEL 1:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 4, WHENCE A BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 4, BEARS SOUTH 00°40’59” EAST A DISTANCE OF 2,668.08 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 00°40’59” EAST A DISTANCE OF 2,238.12 FEET ALONG SAID LINE;
THENCE NORTH 90°00’00” WEST A DISTANCE OF 639.19 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 80°43’00” WEST A DISTANCE OF 141.51 FEET;
THENCE NORTH 09°17’00” WEST A DISTANCE OF 89.00 FEET;
THENCE SOUTH 84°49’03” WEST A DISTANCE OF 133.26 FEET;
THENCE NORTH 09°06’53” WEST A DISTANCE OF 109.34 FEET;
THENCE NORTH 80°53’08” EAST A DISTANCE OF 188.23 FEET;
THENCE SOUTH 31°47’06” EAST A DISTANCE OF 224.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35,563 SQUARE FEET OR 0.816 ACRES.

LEGAL DESCRIPTION PARCEL 2:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 4, WHENCE A BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 4, BEARS SOUTH 00°40’59” EAST A DISTANCE OF 2,668.08 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 00°40’59” EAST A DISTANCE OF 2,238.12 FEET ALONG SAID LINE;
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THENCE SOUTH 31°47’06” EAST A DISTANCE OF 20.15 FEET;
THENCE SOUTH 58°13’18” WEST A DISTANCE OF 55.99 FEET;
THENCE SOUTH 58°12’57” WEST A DISTANCE OF 17.00 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING CENTRAL ANGLE OF 19°11’58” A RADIUS OF 121.37 FEET, AN ARC LENGTH OF 40.67 FEET AND A CHORD BEARING SOUTH 67°45’51” WEST A DISTANCE OF 40.48 FEET TO A POINT OF REVERSE CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING CENTRAL ANGLE OF 13°54’19” A RADIUS OF 177.78 FEET, AN ARC LENGTH OF 43.14 FEET AND A CHORD BEARING SOUTH 70°22’29” WEST A DISTANCE OF 43.04 FEET TO A NON–TANGENT LINE;
THENCE NORTH 09°17’00” WEST A DISTANCE OF 63.35 FEET;
THENCE NORTH 80°43’00” EAST A DISTANCE OF 141.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6,668 SQUARE FEET OR 0.153 ACRES.

Summers Home Residential Zone Change
DRC Redline Comments

Howard Summers- requests review of the Summers Home Zone Change from TH-5 to R-1-15 on 0.95 acres located at approximately 1125 East Fitzgerald Lane.

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: Howard Summers
Date of Plans Reviewed: 11/17/21
Time Start: 10:18am
Time End: 10:31am

DRC REDLINE COMMENTS:
Glade – Power:
General Information: Construction will require power line extension
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-15 zone. The amount of culinary water is 1.13-acre feet per acre and the irrigation water is 2.56-acre feet per acre.

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 JANUARY 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.

Application for Zoning Map Amendment

(a) Our goal is to build a single home on the subject property. This would be our primary residence. To do that we would like to combine the two existing lots into one, and we need to switch the Zoning from TH-5 to R1-15.
(b) The property is currently adjacent to R1-15. As per Mike and Ross, our proposed future road to the East fits the connectivity rules.
(c) All adjoining properties are currently being used as single-family dwellings. That is our proposed usage.
(d) This change will match the adjoining properties current use better. There are residential homes surrounding the property.
(e) There are no public health, safety concerns that would be created through this proposed usage. It's just a Single Family Home like the others around it.

Utah County
HEART of UTAH

PROPERTY INFORMATION

mobile view

Serial Number: 12:016:0171 **Serial Life:** 2010...

Property Address:
Mailing Address: PO BOX 238 LANGLOIS, OR 97450
Acreage: 0.816431
Last Document: 89036-2011
Subdivision Map Filing
Legal Description: COM N 429.96 FT & W 644.39 FT FR SE COR. SEC. 4, T5S, R1E, SLB&M.; S 80 DEG 43' 0" W 141.51 FT; N 9 DEG 17' 0" W 89 FT; S 84 DEG 49' 3" W 133.26 FT; N 9 DEG 6' 53" W 109.34 FT; N 80 DEG 53' 8" E 188.23 FT; S 31 DEG 47' 6" E 224.4 FT TO BEG. AREA 0.816 AC.

Owner Names | Value History | Tax History | Location | Photos | Documents | Aerial Image

2012...	FITZGERALD, HAL
2010-2011	FITZGERALD, JEAN S

Additional Information

Main Menu

Comments or Concerns on Value/Appraisal - Assessor's Office
Documents/Owner/Parcel information - Recorder's Office
Address Change for Tax Notice

This page was created on 11/17/2021 8:14:04 AM

Utah County
HEART of UTAH

PROPERTY INFORMATION

mobile view

Serial Number: 12:016:0172 **Serial Life:** 2010...

Property Address:
Mailing Address: PO BOX 238 LANGLOIS, OR 97450
Acreage: 0.13782
Last Document: 89036-2011
Subdivision Map Filing
Legal Description: COM N 425.59 FT & W 641.68 FT FR SE COR. SEC. 4, T5S, R1E, SLB&M.; S 58 DEG 12' 56" W 40.99 FT; ALONG A CURVE TO R (CHORD BEARS: S 13 DEG 12' 53" W 21.21 FT, RADIUS = 14.99 FT); S 58 DEG 12' 57" W 17 FT; ALONG A CURVE TO R (CHORD BEARS: S 67 DEG 45' 51" W 40.48 FT, RADIUS = 121.37 FT); ALONG A CURVE TO L (CHORD BEARS: S 70 DEG 22' 29" W 43.04 FT, RADIUS = 177.78 FT); N 9 DEG 16' 59" W 63.35 FT; N 80 DEG 43' 0" E 141.5 FT; S 31 DEG 47' 20" E 5.15 FT TO BEG. AREA 0.138 AC.

Owner Names | Value History | Tax History | Location | Photos | Documents | Aerial Image

2012...	FITZGERALD, HAL
2010-2011	FITZGERALD, JEAN S

Additional Information

Main Menu

Comments or Concerns on Value/Appraisal - Assessor's Office
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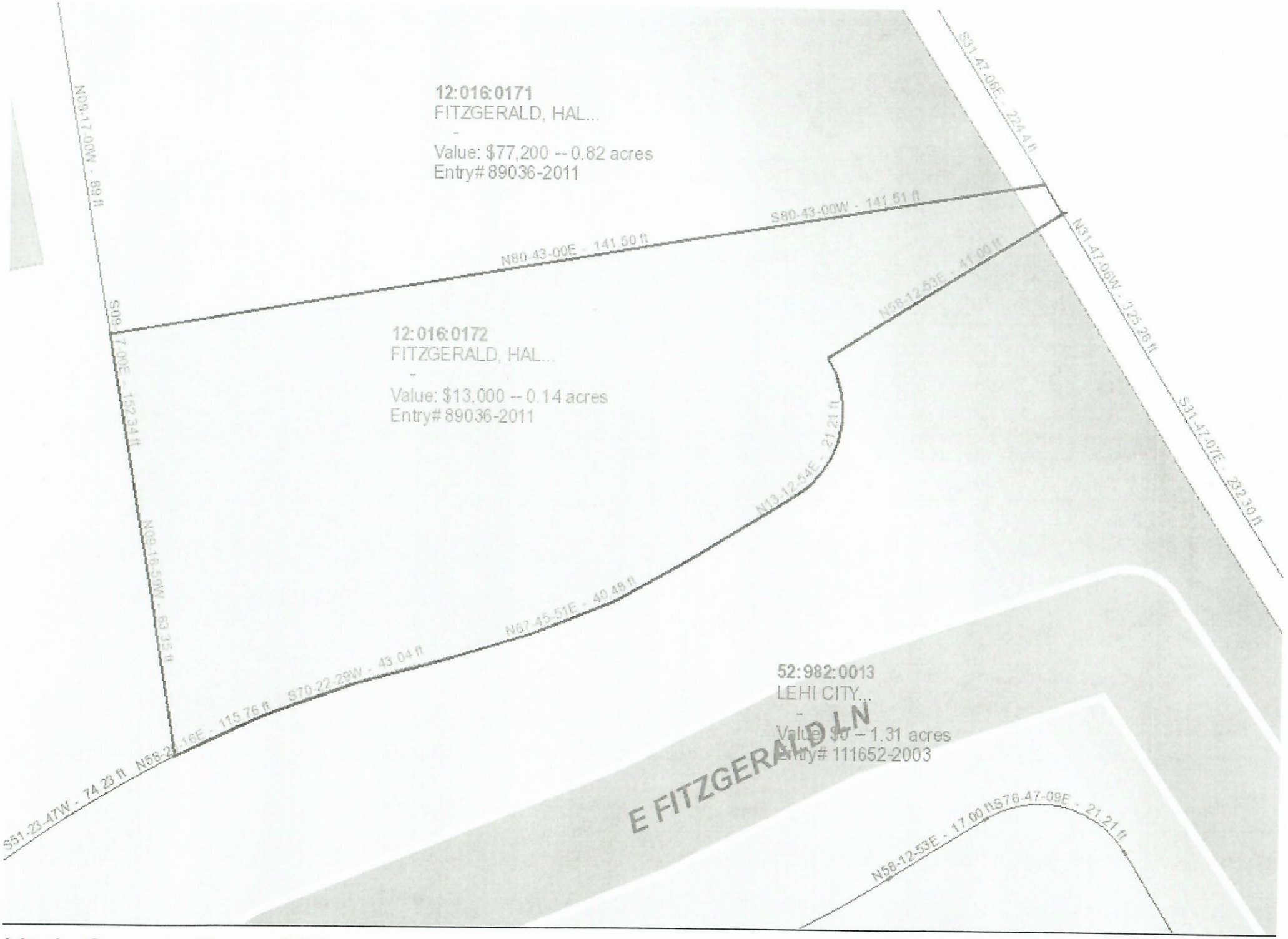
This page was created on 11/17/2021 8:13:48 AM

Utah County Parcel Map

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

Date: 11/17/2021

N



Utah County Parcel Map

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

Date: 11/17/2021

N

LOT LINE ADJUSTMENT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, T5S, R1E,
SLB&M, UTAH COUNTY, UTAH

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE LOT LINES OF PARCEL 2 AND REESTABLISH THE CORNERS OF PARCEL 1 FOR HOWARD SUMMER ON THE PROPERTY SHOWN HEREON.

THE PROPERTY LINES WERE ESTABLISHED FROM EXISTING DEEDS, SURVEYS, AND COUNTY MAPS. THE CENTERLINE MONUMENTS
WHERE FOUND PER TIES SHEETS AND USED TO ESTABLISH THE BOUNDARIES. LOTS WERE REALIGNED PER THE OWNERS DIRECTION AND NEW DESCRIPTIONS WERE CREATED AS SHOWN ON THIS MAP.

MONUMENTS FOUND OR SET, THE BASIS OF BEARING AND ANY ENCROACHMENTS ARE AS SHOWN HERON.

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11072412-2201, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION PARCEL 1:

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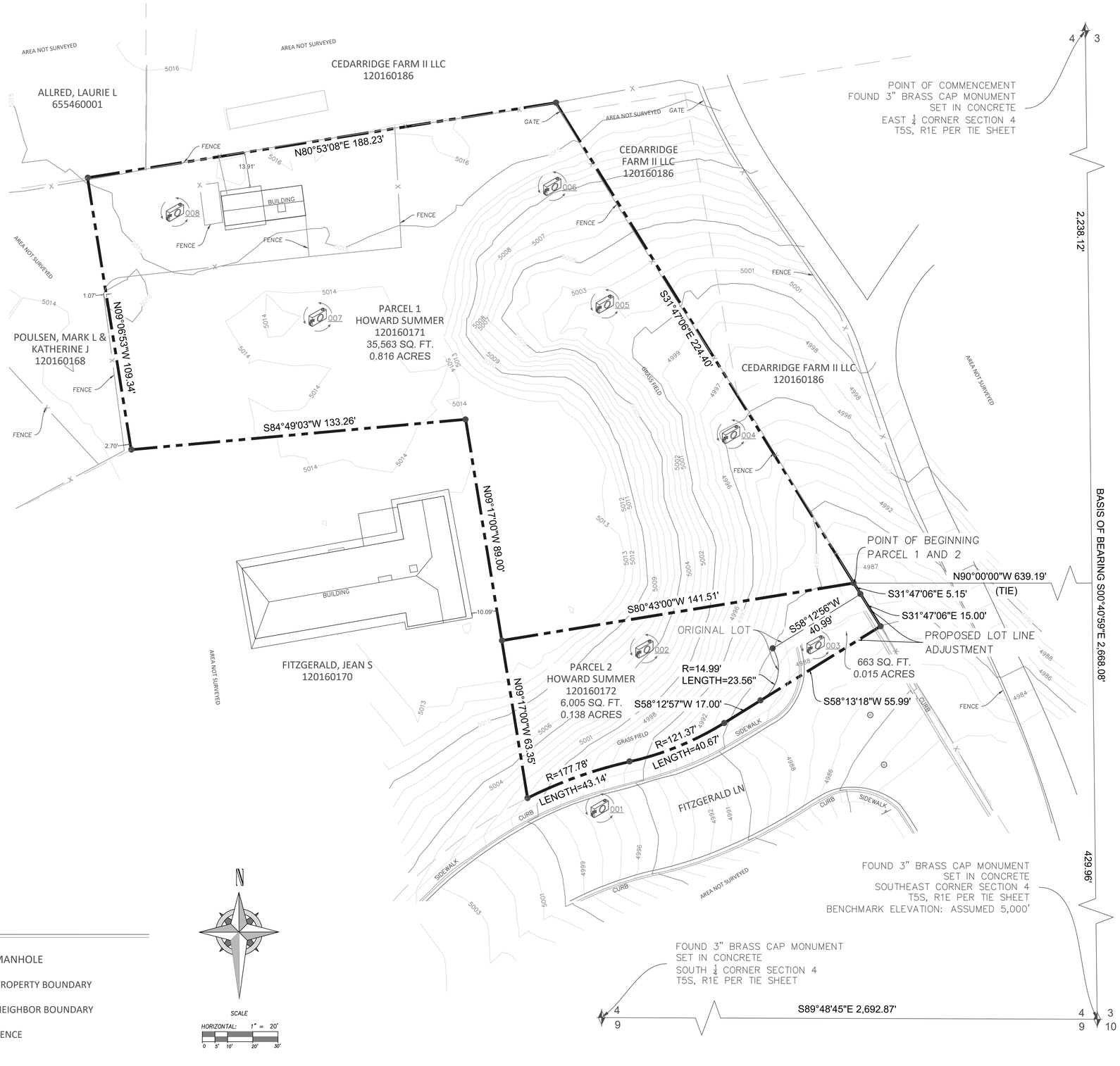
THENCE NORTH 80°43'00" EAST A DISTANCE OF 141.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6,668 SQUARE FEET OR 0.153 ACRES.

NOTES

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.



LEGEND:

- PANORAMIC PHOTO LOCATION
- SIGN
- MONUMENT AS NOTED
- SET 5/8" REBAR AND CAP MARKED VARA3D (UNLESS OTHERWISE NOTED)
- STORM DRAIN MANHOLE
- PROPERTY BOUNDARY
- NEIGHBOR BOUNDARY
- FENCE

N

SCALE
HORIZONTAL: 1" = 20'
0 5' 10' 20' 30'

PROJECT INFORMATION

HOWARD SUMMER
1129 CEDAR HOLLOW RD, LEHI, UTAH
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO

VARA 3D
GEOSPATIAL SOLUTIONS
5693 S 675 E MURRAY, UT 84107
801-707-1012

PROJECT NO. 2021-119
DATE DECEMBER 2021
HORIZONTAL SCALE 1" = 20'
Sheet 1 / 1

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

Summers' Home Zone Change

Aerial Map

0 130 260 Feet

LEHI CITY

Summers' Home Zone Change

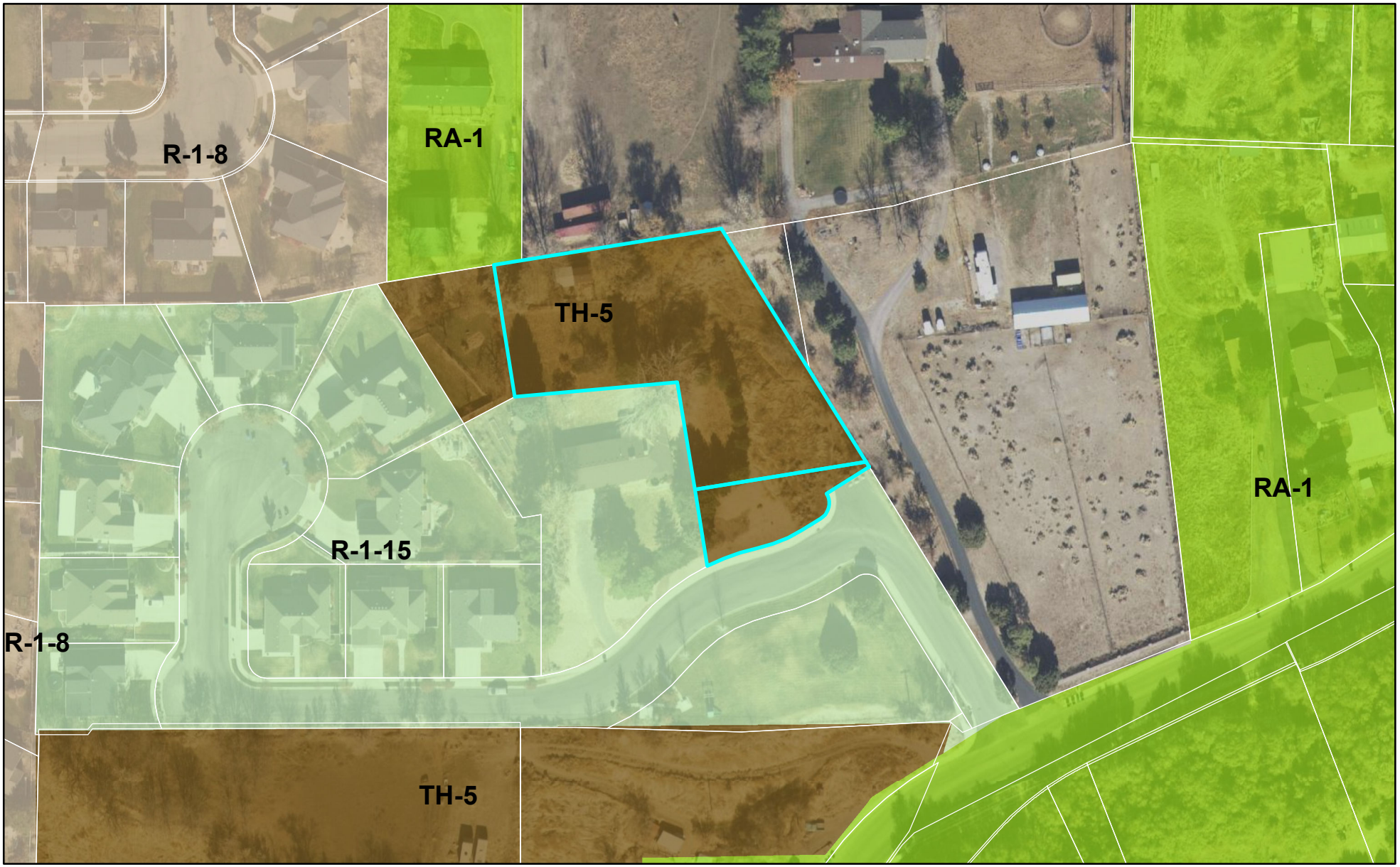
General Plan

0 130 260 Feet

LEHI CITY

Summers' Home Zone Change

Zoning



LEHI CITY

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: February 8, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #09-2022, the MDT zone change, on 5.115-acres of property located at 1565 West 1220 North, changing the zoning from A-1 to R-1-22.

Suggested Action:

Attachments:

CC Staff Report MDT Zone Change 02.08.22.docx

MDT Zone Change DRC 12.15.21.docx

Ord 09-2022.docx

MDT Aerial.pdf

MDT General Plan.pdf

MDT Zoning.pdf

MDT Zone Change 12.15.21 map, survey.pdf

MDT ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Danny Gutierrez		
Meeting Date	February 8, 2022		
Requested Action/Purpose	Approval of a proposed zone change		
Location	1565 West 1220 North		
Project Area	5.115 acres		
Existing Zoning	A-1		
Proposed Zoning	R-1-22		
Existing General Plan Land Use Designation	VLDRA		
Adjacent Zoning and Land Use	*North*	A-1	Undeveloped
	South	A-1	Single family residential
	East	A-1	Single family residential
	West	A-1/RA-1	Single family residential
Date of DRC Review	December 15, 2021		
Date of Planning Commission Review	January 13, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Very Low Density Residential/Agricultural (VLDRA)

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

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

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

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-1 to R-1-22 for 5.115 acres located at 1565 West 1220 North. This zone change is consistent with the approved General Plan designation of VLDRA for the property. The applicant is seeking a zone change as it will allow the property to be developed with half-acre lots. The zoning is compatible with the nearby residential subdivisions.

The DRC had one comment on the proposed zone change.

1. As a condition of recording the Zone Change Ordinance and prior to submission of an application for a preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.

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 Very Low Density Residential Agriculture 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 January 13, 2022. The minutes and motion from this

meeting are as follows:

MDT Residential Zone Change
DRC Redline Comments

*Danny Gutierrez- requests review of the **MDT zone change**, for 5.115acres of property located at 1565 West 1220 North, changing the zoning from A-1 to R-1-22.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 12/07/21
Time Start: 10:05 am
Time End: 10:10 am

DRC REDLINE COMMENTS:
Glade – Power: No comment for zone change. Be advised: Construction will require power line extension with off-site easements.
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. As a condition of recording the Zone Change Ordinance and prior to submission of an application for a preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 13, 2022
(NEED ENVELOPES BEFORE SCHEDULING)

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: 09-2022

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 1565 WEST 1220 NORTH

WHEREAS, Danny Gutierrez, owner of property located at 1565 West 1220 North and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-1-22; and

WHEREAS, following a public hearing on January 13, 2022, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on February 8, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 13, 2022; 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-1-22.

PART II:

A. If a provision of this Ordinance 09 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 8th day of February 2022.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

MDT ZONE CHANGE PARCEL NUMBERS

12:033:0106

MDT ZONE CHANGE PROPERTY LEGAL DESCRIPTION

AS-SURVEYED DESCRIPTION

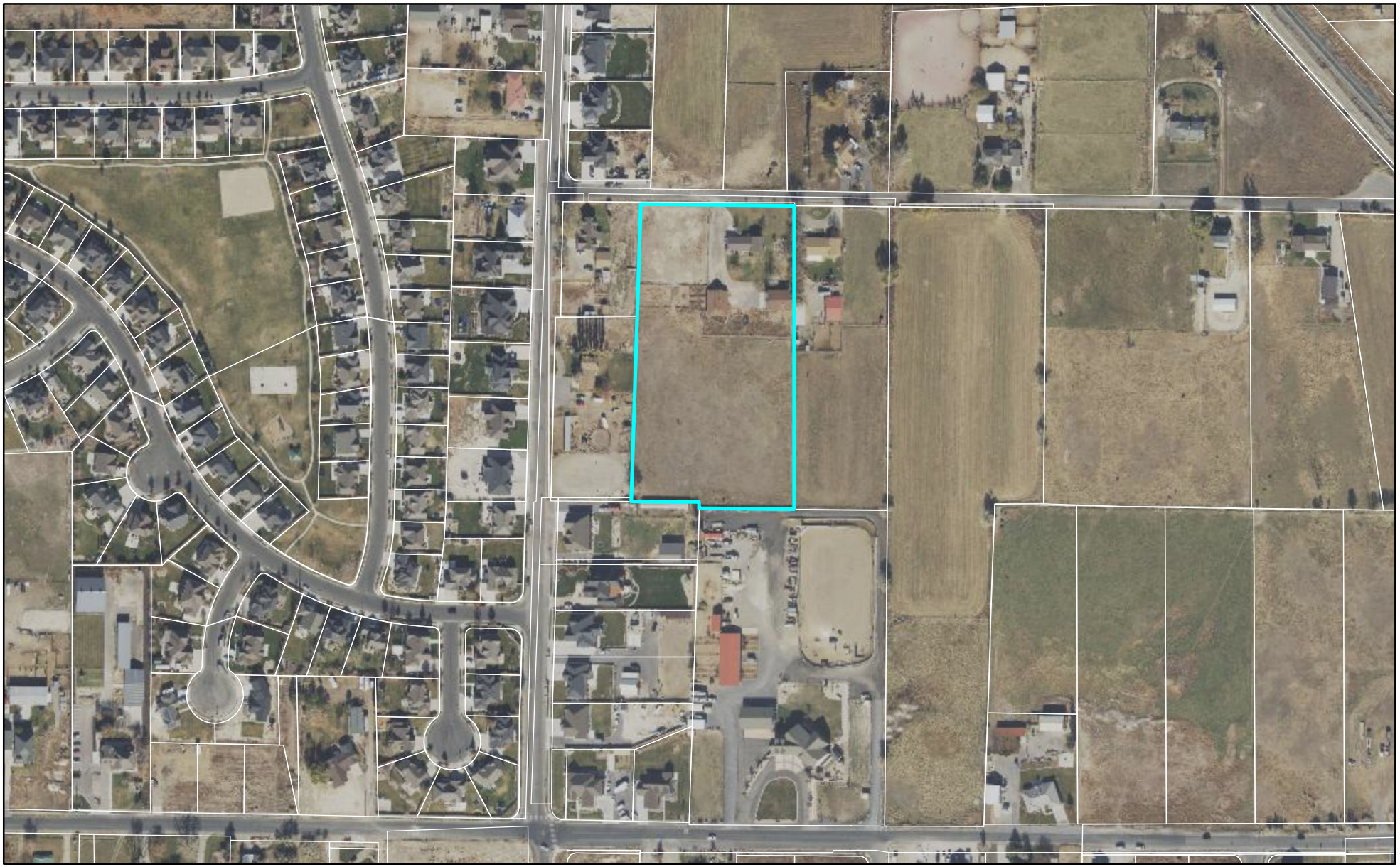
A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°14’35”EAST BETWEEN THE NORTH QUARTER AND THE SOUTH QUARTER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THENCE SOUTH 00°14’35” EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1352.24 FEET AND EAST 572.84 FEET FROM THE NORTH QUARTER OF SAID SECTION 7, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 9400 NORTH STREET, AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES, 1) SOUTH 89°51’05” EAST 8.19 FEET, 2) SOUTH 89°41’10” EAST 321.31 FEET; THENCE SOUTH 660.08 FEET; THENCE NORTH 89°25’41” WEST 204.75 FEET; THENCE NORTH 01°51’46” EAST 13.59 FEET; THENCE NORTH 89°37’45” WEST 147.58 FEET TO A FENCE; THENCE NORTH 01°59’11” EAST ALONG SAID FENCE A DISTANCE OF 645.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 222,798 SQUARE FEET OR 5.115 ACRES, MORE OR LESS.

MDT Zone Change

Aerial

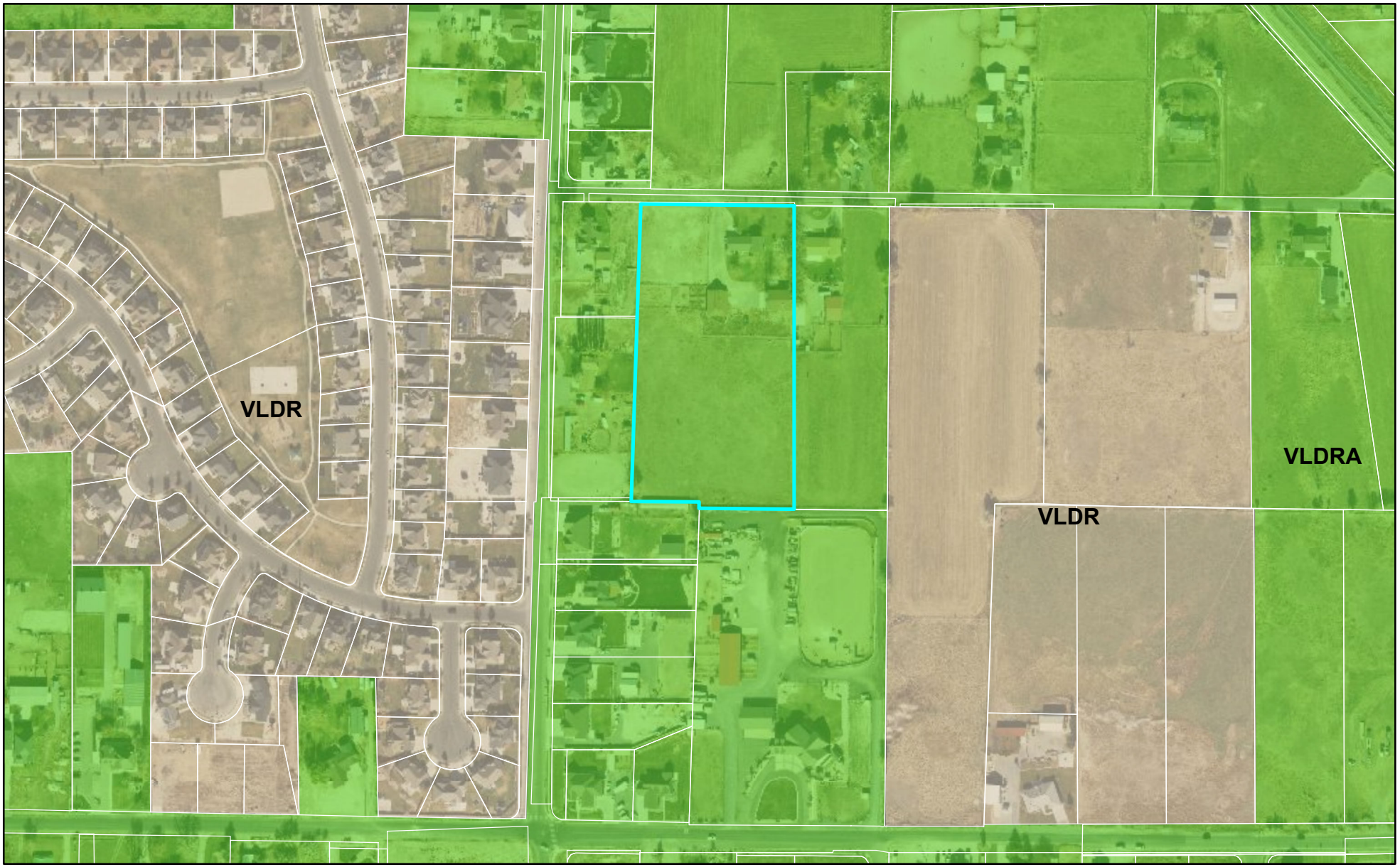


0 350 700 Feet

LEHI CITY

MDT Zone Change

General Plan

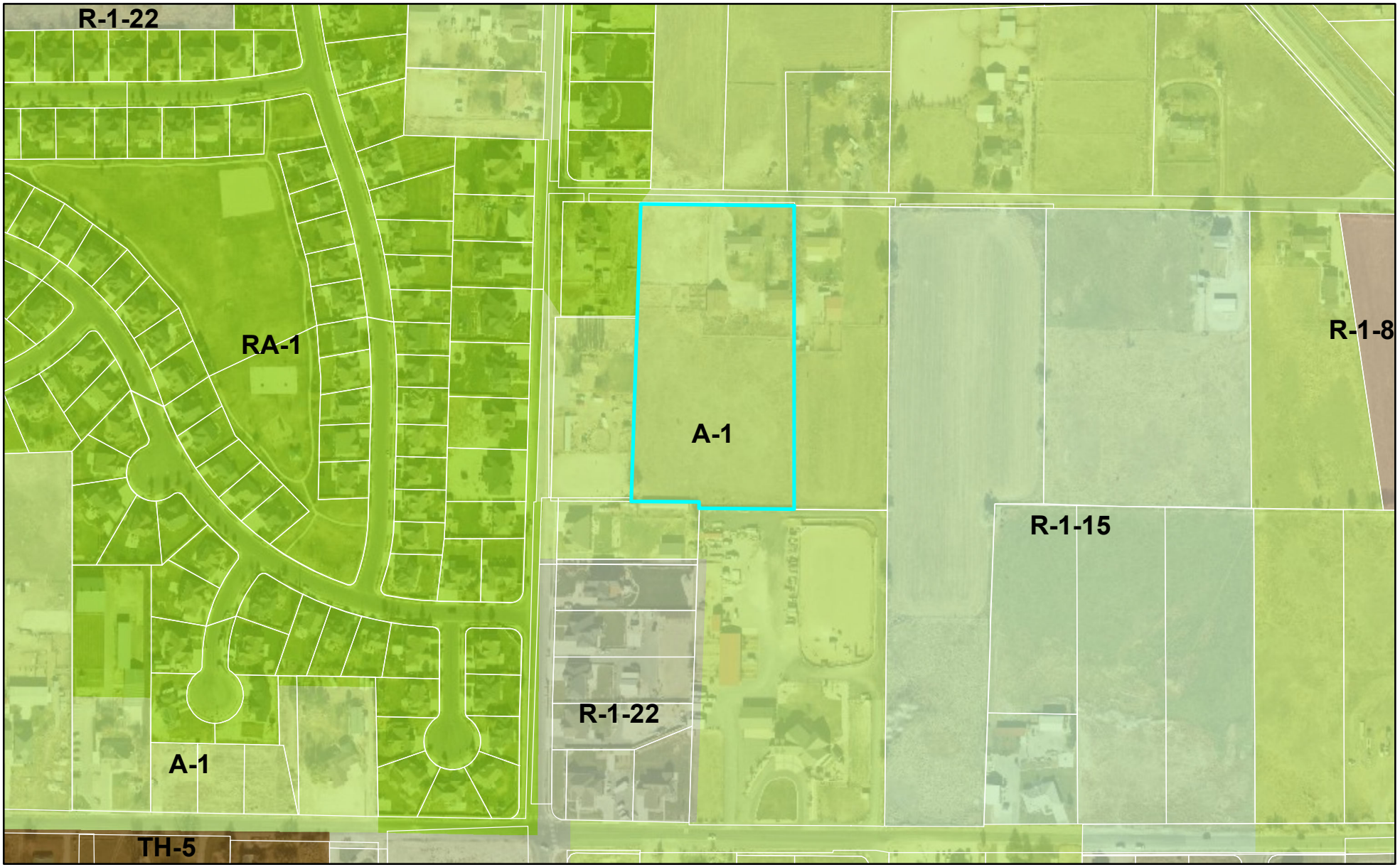


0 350 700 Feet

LEHI CITY

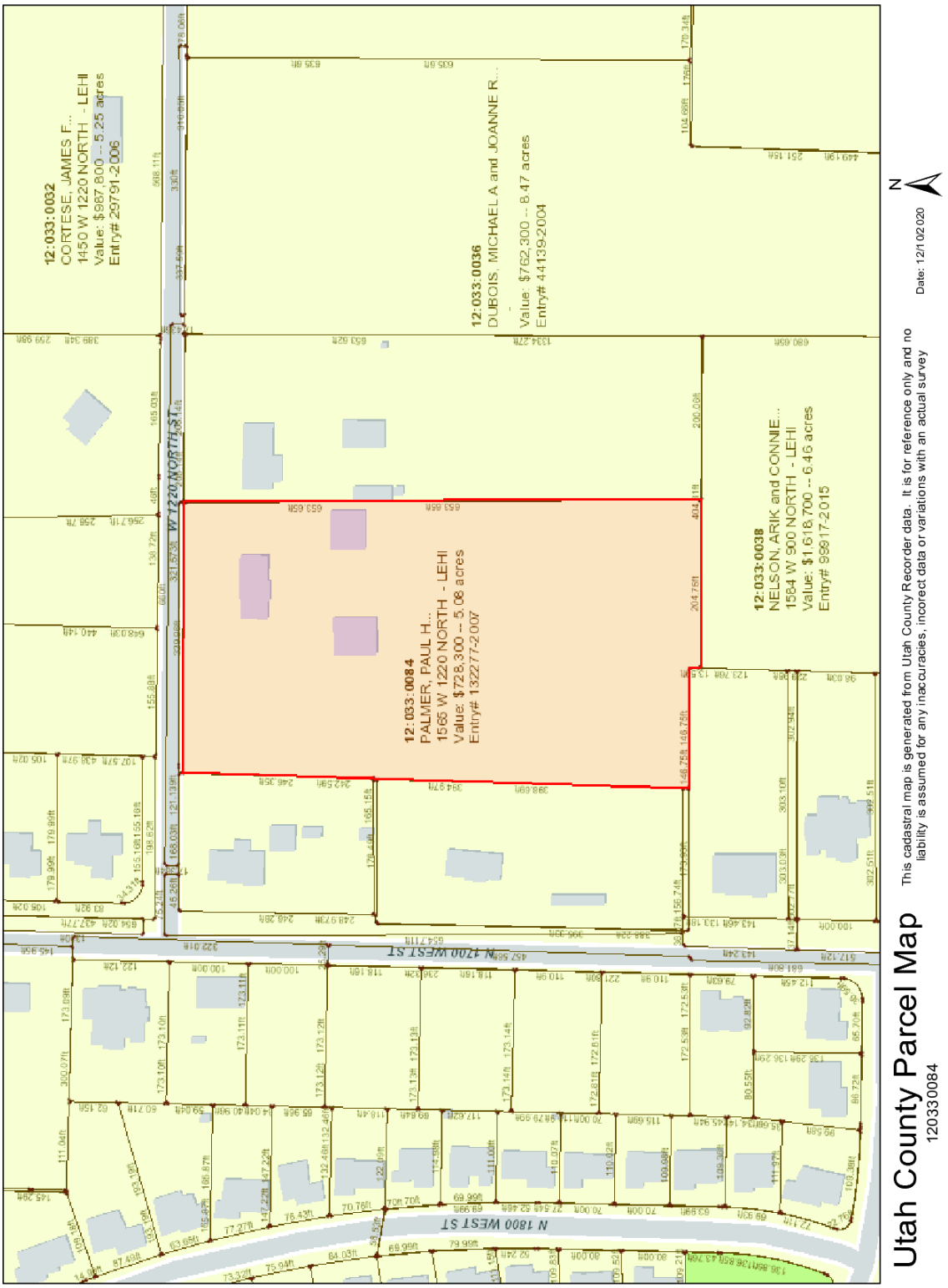
MDT Zone Change

Zoning



0 350 700 Feet

LEHI CITY



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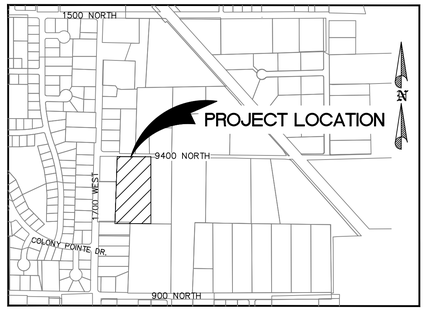
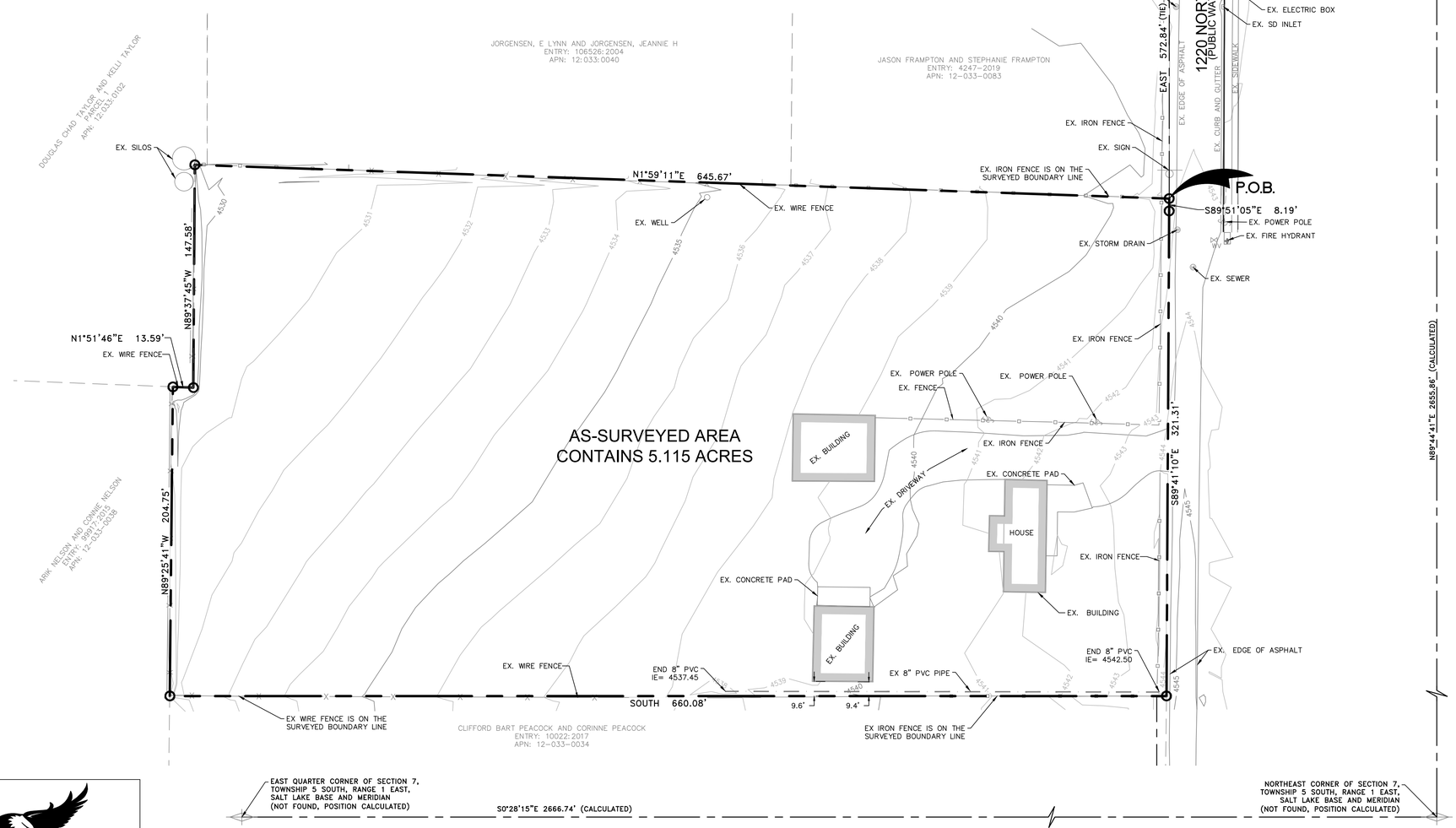
PALMER PROPERTY

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



VICINITY MAP
SCALE: 1" = 500'
LEHI, UTAH

40' 0 40' 80'
Scale 1" = 40 ft



SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

KAGAN M. DIXON No. 9061091 STATE OF UTAH — PROFESSIONAL LAND SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH FENCE LINE OF 9400 NORTH STREET, LEHI, UTAH, SAID POINT BEING THE NORTHWEST CORNER OF THE LANDS OF CLIFFORD AND CORINNE PEACOCK AS DESCRIBED IN THAT WARRANTY DEED RECORDED IN BOOK 2569 OF OFFICIAL RECORDS OF UTAH COUNTY AT PAGE 299, SAID POINT BEING NORTH 0°28'15" WEST 1294.43 FEET ALONG THE SECTION LINE AND WEST 1759.01 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 653.65 FEET ALONG THE WEST LINE OF SAID LANDS OF PEACOCK AND ITS SOUTHERLY PROLONGATION; THENCE NORTH 89°25'41" WEST 204.75 FEET TO REBAR; THENCE NORTH 13.59 FEET; THENCE NORTH 89°37'45" WEST 146.75 FEET IN A FENCE LINE; THENCE NORTH 1°50'37" EAST ALONG SAID FENCE LINE 641.28 FEET TO THE SOUTH SIDE OF SAID 9400 NORTH STREET; THENCE SOUTH 89°19'42" EAST 330.43 FEET ALONG SAID SOUTH SIDE OF STREET OF TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°14'35"EAST BETWEEN THE NORTH QUARTER AND THE SOUTH QUARTER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THENCE SOUTH 00°14'35" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1352.24 FEET AND EAST 572.84 FEET FROM THE NORTH QUARTER OF SAID SECTION 7, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 9400 NORTH STREET, AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES, 1) SOUTH 89°51'05" EAST 8.19 FEET, 2) SOUTH 89°41'10" EAST 321.31 FEET; THENCE SOUTH 660.08 FEET; THENCE NORTH 89°25'41" WEST 204.75 FEET; THENCE NORTH 01°51'46" EAST 13.59 FEET; THENCE NORTH 89°37'45" WEST 147.58 FEET TO A FENCE; THENCE NORTH 01°59'11" EAST ALONG SAID FENCE A DISTANCE OF 645.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 222,798 SQUARE FEET OR 5.115 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°14'35" EAST FROM NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 7.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED PROPERTY AS SHOWN HEREON.

THE EAST AND SOUTH LINES WERE HELD PER DEED AS THEY ARE MATHEMATICALLY CONSISTENT WITH ADJOINING DEEDS. THE WEST LINE WAS HELD TO THE FENCE LINE AS CALLED OUT IN THE VESTING DOCUMENTS. THE NORTH LINE WAS HELD ALONG A PARCEL OF LAND OWNED BY LEHI CITY FOR THE ROADWAY. DEDICATION ALONG 9400 NORTH STREET WILL LIKELY BE REQUIRED WITH REDEVELOPMENT OF THE LAND.

GENERAL NOTES

(1) THIS SURVEY WAS PREPARED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH FILE NUMBER 023-6100431 REVISION NO. 3, WITH A COMMITMENT DATE OF NOVEMBER 25, 2020 AT 8:00 AM

NOTES PERTAINING TO SCHEDULE B, PART 2 OF THE ABOVE REFERENCED TITLE REPORT:

1-12 NOT ADDRESSED

(2) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(3) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

LEGEND

- SET 5/8 REBAR AND CAP (WILDING ENGINEERING) — (BOUNDARY LINE)
- SECTION LINE — FOUND SECTION CORNER
- SECTION LINE — NOT FOUND OR CALCULATED SECTION CORNER
- EXISTING IRON FENCE
- EXISTING BARBED WIRE FENCE
- ADJACENT PROPERTY / ROW LINE

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

G:\DATA\21184 Pioneer Heights Phs 2\dwg\21184 ROS.dwg
PLOT DATE: Jul 30, 2021

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE	RECORD OF SURVEY
PROJECT NAME	PALMER PROPERTY
LOCATION	1565 WEST 1220 NORTH
	LEHI, UTAH
DRAWN	SWR
CHECKED	KMD
COUNTY	UTAH COUNTY
DATE	07/30/2021
SCALE	1" = 40'
SHEET	1 OF 1

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: February 8, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Center Pointe Towns, a 23-townhome unit development located at 3237 North Center Pointe Drive in an R-3 zone.

Suggested Action:

Attachments:

CC Staff Report Center Pointe Towns Preliminary Subdivision 02.08.22.docx

Center Pointe Towns DRC 12.15.21.docx

Center Pointe Towns Preliminary - narrative.pdf

CENTER POINTE TOWNHOMES - PRELIMINARY PLAN SET 12-7-2021.pdf

Center Pointe Towns Elevations.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

CENTER POINTE TOWNS PRELIMINARY SUBDIVISION

CITY COUNCIL REPORT

Applicant	Patterson Construction		
Meeting Date	February 8, 2022		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	3237 North Center Pointe Drive		
Existing General Plan Designation	High Density Residential (HDR)		
Existing Zoning	R-3		
Existing Land Use	Undeveloped		
Number of Lots/Units	23 units		
Adjacent Zoning and Land Use	*North*	Commercial	Center Pointe Shopping Center
	South	Public Facility	Approved Dry Creek Park
	East	Public Facility	Approved Dry Creek Park
	West	Public Facility	Approved Dry Creek Park
Date of DRC Review	December 15, 2021		
Date of Planning Commission Review	January 13, 2022		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

TABLE 37.070. MULTI-FAMILY DEVELOPMENT AMENITIES REQUIREMENTS

# UNITS	PICNIC AREA	SPORTS COURT	PLAYGROUND	CLUB HOUSE	POOL/TENNIS COURT/SPLASH PAD
10-30	2	1	1	-	-
31-50	4	1	2	-	-
51-100	6	1	2	1 – Min 750 Sq. Ft.	-
101-200	8	1	3	1 – Min 750 Sq. Ft.	1
201-300	10	2	4	1 – Min 750 Sq. Ft.	1
301-400	12	2	5	1 – Min 1,500 Sq. Ft.	2
401-500	14	2	6	1 – Min 1,500 Sq. Ft.	2

PROPERTY HISTORY

Apr 24, 2006	The North Bench Annexation was recorded and included the western portion of the subject property.
May 10, 2018	The Dry Creek Lake Annexation was recorded and included the eastern portion of the subject property.
December 10, 2019	City Council approved the Meadowbrook Land General Plan Amendment to HDR and the corresponding concept plan.
July 28, 2020	City Council approved the Center Pointe Towns Zone Change to R-3.

REPORT ANALYSIS

The applicant requests approval of the proposed Center Pointe Towns Preliminary Subdivision located at 3237 North Center Pointe Drive. The subdivision includes 23 townhomes, amenities and parking. Consideration should be given to the density, amenities, parking and traffic flow, and the elevations as well as DRC comments.

Density
The proposed subdivision includes 23 townhome units on 2.24 acres for a density of 10.27 units per acre. This is below the maximum 12 units per acre allowed in the R-3 zone.

Amenities
The applicant shows a tot lot, a sports court that also provides an emergency hammerhead turn around, and three picnic areas. These amenities meet the requirements outlined in Chapter 37 for the 23 townhome units.

Parking and Traffic Flow
The proposed subdivision includes two car garages for all of the townhome units. It also shows 19 visitor parking stalls which exceeds the parking required by Code. However, this area will have no close on-street parking so providing more than the required amount of guest parking makes sense in this situation.

Access to this site comes from Center Pointe Drive on 1600 East, which is a two-way access road. After the entrance to the townhomes 1600 East narrows to a one-way road going into the future Dry Creek Lake Park. One DRC comment addresses this transition and requires a turnaround point for people who want to turn around prior to the pay booth to get into the park.

As previously mentioned, an emergency vehicle hammerhead turnaround is shown on the east side of the project. The hammerhead is proposed to double as the sports court area.

Elevations
The applicant submitted elevations with previous submittals and those elevations have been provided in the packet. Staff made recommendations on the exterior and reminded the applicant that they will need to meet the multi-family design standards. The applicant indicated they were looking into the DRC comments. They will provide updated elevations with the final subdivision application.

DRC Comments
The DRC had four redline comments and two recommendations. The redline comments include:

1. Soils report still needed
2. Provide building elevations with every submittal
3. The following architectural standards from Section 37.020 must be met:

a. If a development contains more than one building, structures shall be varied to prevent repetitive design.
b. All buildings within a development shall have a coordinating color scheme; however not every building should be constructed from the same color scheme. Building colors should be varied to give diversity and variety to the project.
    i. Multi-family dwellings greater than three units, constructed as townhome-style or row house units, shall have varied facades to prevent monotonous design. Adjacent units shall not have the same exterior elevation, nor shall the units be mirror images of one another.
c. Roof form shall be varied in height and pitch, and long expanses shall be avoided by adding breaks in the roofline. Additional roof variations may be created by adding gables, chimneys, decorative cornices, dormer windows, or other similar features.

4. 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.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision will provide high density housing next to existing commercial and an approved regional park.
2. The proposed subdivision provides the needed amenities and parking for a development of its size.
3. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding subdivision approvals.
4. The proposed subdivision conforms/does not conform with the goals and policies of the General Plan.
5. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on January 13, 2022. The minutes and motion from the meeting will be provided separately.

Center Pointe Towns Preliminary Subdivision
DRC Redline Comments

Patterson Construction- requests preliminary subdivision review of the Center Pointe Towns, including 23 townhomes units located at 3237 North Center Pointe Drive in an R-3 zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Ken Berg
Date of Plans Reviewed: 12/7/21
Time Start: 1:10pm
Time End: 1:14pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: See General Comments
Gary – Building/Inspections:
1. Soils report still needed

Matt – Public Works: No comments
Ross – Engineering:
2. Coordinate with Lehi City to add a turn around before the access road to the park.

Luke- Traffic: No comments
Kim – Planning:
3. Highly recommend a 3' or 4' high wrought iron or rail fencing along Center Pointe Drive at the back of the sidewalk. Especially with the new tot lot location.
4. Provide building elevations with every submittal
5. The following architectural standards from Section 37.020 must be met:
   1.If a development contains more than one building, structures shall be varied to prevent repetitive design.
   2. All buildings within a development shall have a coordinating color scheme; however not every building should be constructed from the same color scheme. Building colors should be varied to give diversity and variety to the project.
   3. b.Multi-family dwellings greater than three units, constructed as townhome-style or row house units, shall have varied facades to prevent monotonous design. Adjacent units shall not have the same exterior elevation, nor shall the units be mirror images of one another.
   4. Roof form shall be varied in height and pitch, and long expanses shall be avoided by adding breaks in the roofline. Additional roof variations may be created by adding gables, chimneys, decorative cornices, dormer windows, or other similar features.
   5. 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.
6. Recommend brick or stone vs. river rock for the exterior building materials.

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. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. 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).

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.

7. 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.
8. 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.
9. Address any comments or conditions from City Council approval.
10. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
11. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat..
3. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
4. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Show all plantings on final site plan, including park strips and all shrub areas. Include legend with plant species.
2. Verify at time of final plat, note that "No parking" signs will be installed along Center Pointe Drive as there are bike lanes along this street.
3. 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.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 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.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. 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.
7. 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.
8. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
9. 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.
10. 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.
11. 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 PLANNING COMMISSION ON JANAURY 13, 2022

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

berg
CIVIL ENGINEERING
11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677
ken@bergcivil.com

CENTER POINTE TOWNHOMES

06/15/2021

To: Lehi City Planning Department

From: Ken Berg, P.E., Berg Civil Engineering

Subject: Center Pointe Townhomes – Preliminary Plan

NARRATIVE

The proposed project consists of 23 townhome units that front along the existing Center Pointe Drive with driveway / alleyway access to the garages located behind the units. No parking along Center Pointe Dr is required for these units. A portion of the roadway frontage has existing sidewalk and this project will continue this sidewalk to the east property line.

All necessary services will be connected to the buildings from the existing utilities in Center Pointe Dr.

The proposed amenities are as follows:

1) A tot lot
2) 6 picnic benches overlooking the Dry Creek Recreation Area
3) A sports court area along the east property line that has the width and depth to also service as an emergency turn-a-round.

Regards,

Ken R. Berg, PE

TABULATIONS

PROJECT ZONE	R-3		
TOTAL PROJECT AREA	97,735 sf	2.24 AC	100%
LOTS/PADS	38,144 sf	0.87 AC	39%
LANDSCAPE	31,364 sf	0.72 AC	32%
ROADS / DRIVES	28,227 SF	0.65 AC	29%
NUMBER OF TOTAL LOTS	23		
DENSITY	10.27 D.U./GROSS AC		

PARKING

NUMBER OF UNITS	23 UNITS
REQ'D PARKING RATIO 2.33 SPACES PER UNIT	54 SPACES
PARKING PROVIDED	
GARAGE SPACES (2 PER UNIT)	46 SPACES
VISITOR PARKING	19 SPACES
TOTAL PARKING SPACES PROVIDED	65 SPACES

BOUNDARY DESCRIPTION

Beginning at a point located North 89°45'38" East 1767.17 feet and North 206.20 feet from the West Quarter Corner of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian;

thence along the arc of a 190.00 foot radius curve to the right a distance of 146.96 feet (central angle of 44°19'00" and a long chord bearing N50°11'34"E 143.32 feet); thence North 72°21'04" East 262.72 feet; thence North 00°14'31" West 43.06 feet; thence North 79°15'34" East 45.54 feet; thence North 80°18'51" East 87.35 feet; thence North 77°04'30" East 85.39 feet; thence North 70°16'59" East 57.25 feet; thence South 75°25'15" East 99.26 feet; thence South 43°22'48" East 57.54 feet; thence South 31°38'09" East 35.24 feet; thence South 60°53'07" West 56.45 feet; thence South 65°14'39" West 41.91 feet; thence South 74°17'03" West 67.20 feet; thence South 85°37'37" West 62.88 feet; thence South 69°33'39" West 33.20 feet; thence South 73°02'13" West 151.79 feet; thence South 81°44'43" West 30.62 feet; thence South 81°52'29" West 24.02 feet; thence South 73°35'07" West 174.00 feet; thence South 58°41'41" West 55.96 feet; thence South 38°36'44" West 47.76 feet; thence North 54°02'00" West 25.33 feet; thence along the arc of a 225.00 foot radius curve to the left a distance of 57.45 feet (central angle of 13°06'08" and a long chord bearing N60°35'03"W 51.34 feet); thence North 67°08'07" West 21.11 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 23.61 feet (central angle of 90°11'49" and a long chord bearing N22°02'34"W 21.25 feet) to the point of beginning.

Area = 97,735 sf or 2.24 ac

SHEET INDEX

C0	COVER
C1	PRELIMINARY PLAT
C2	OVERALL UTILITY PLAN
C3-C4	GRADING AND STORM DRAINAGE PLAN
LS1-LS3	PRELIMINARY LANDSCAPE PLANS
A201-A203	BUILDING ELEVATIONS

LEGEND

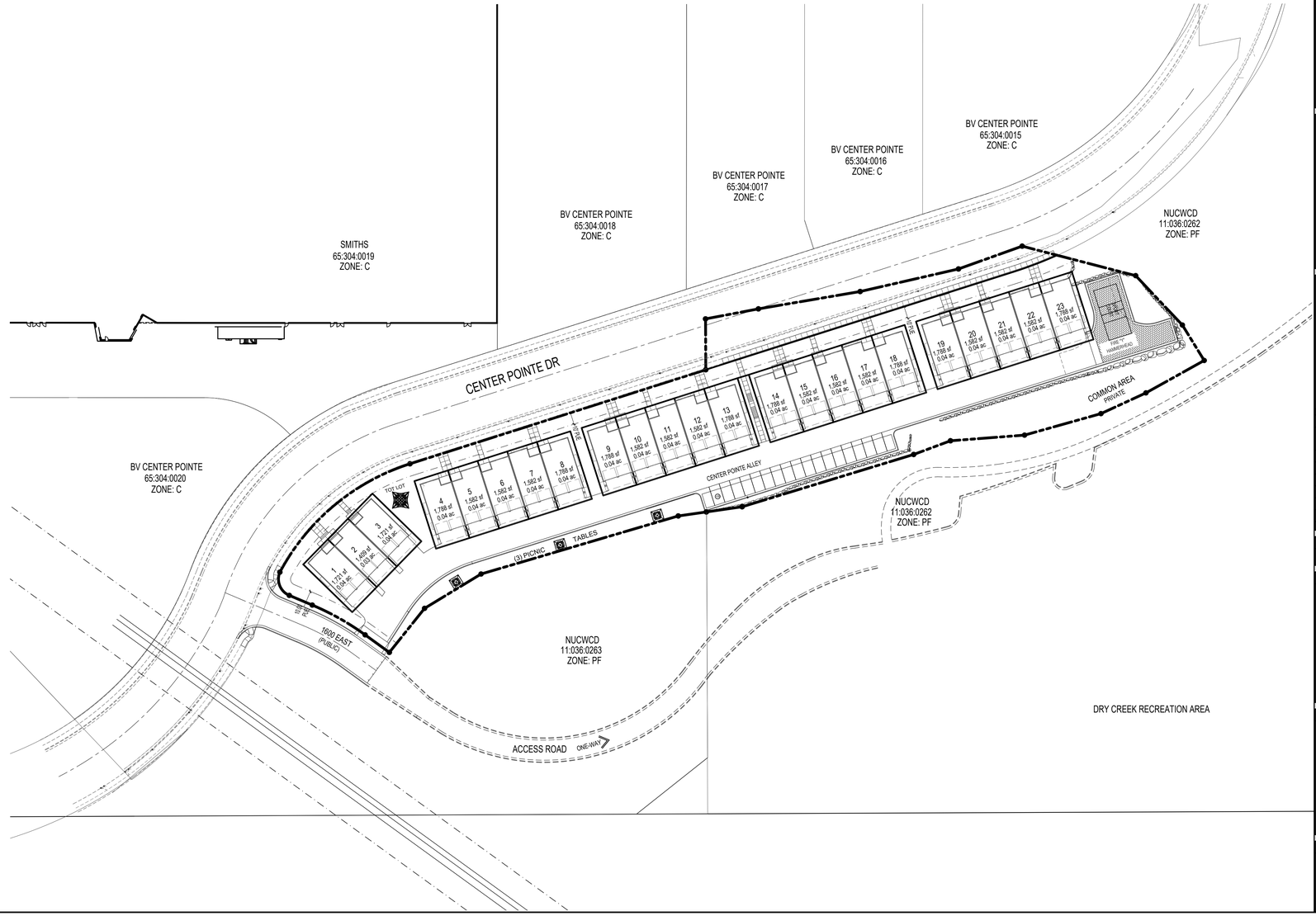
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR
- CULINARY WATER
- PRESSURIZED IRRIG.
- SANITARY SEWER
- STORM DRAIN
- FIRE HYDRANT

VICINITY SKETCH

SCALE 1:1000

SITE NOTES:

GARBAGE COLLECTION IS PROPOSED TO BE BY PRIVATE PICK-UP SERVICE



DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

A R-3 RESIDENTIAL DEVELOPMENT

0 25 50 100 150
SCALE: 1"= 50'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
R. BERG
11-9-2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	11-9-2021

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
COVER	C0

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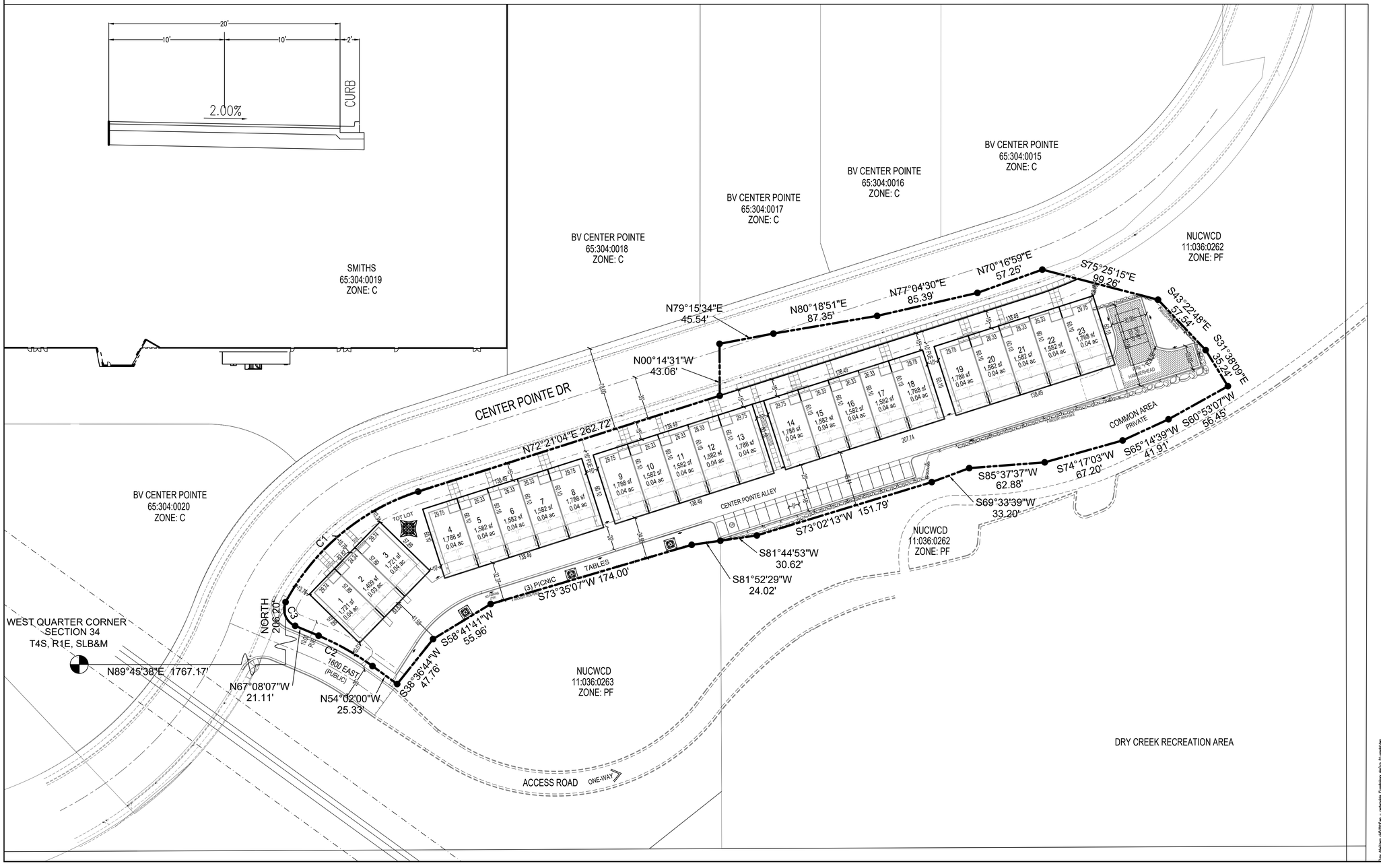
ALLEY CROSS SECTION

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	190.00	146.96	44°19'00"	143.32	N50°11'34"E
C2	225.00	57.45	13°06'08"	51.34	N60°35'03"W
C3	15.00	23.61	90°11'49"	21.25	N22°02'34"W



DEVELOPER

PATTERSON
DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER
POINTE
TOWNHOMES

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH · R. BERG · 11-9-2021 · 343602 · PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL PLAN	11-9-2021

PROJECT

CENTER
POINTE
TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
SITE PLAN	C1

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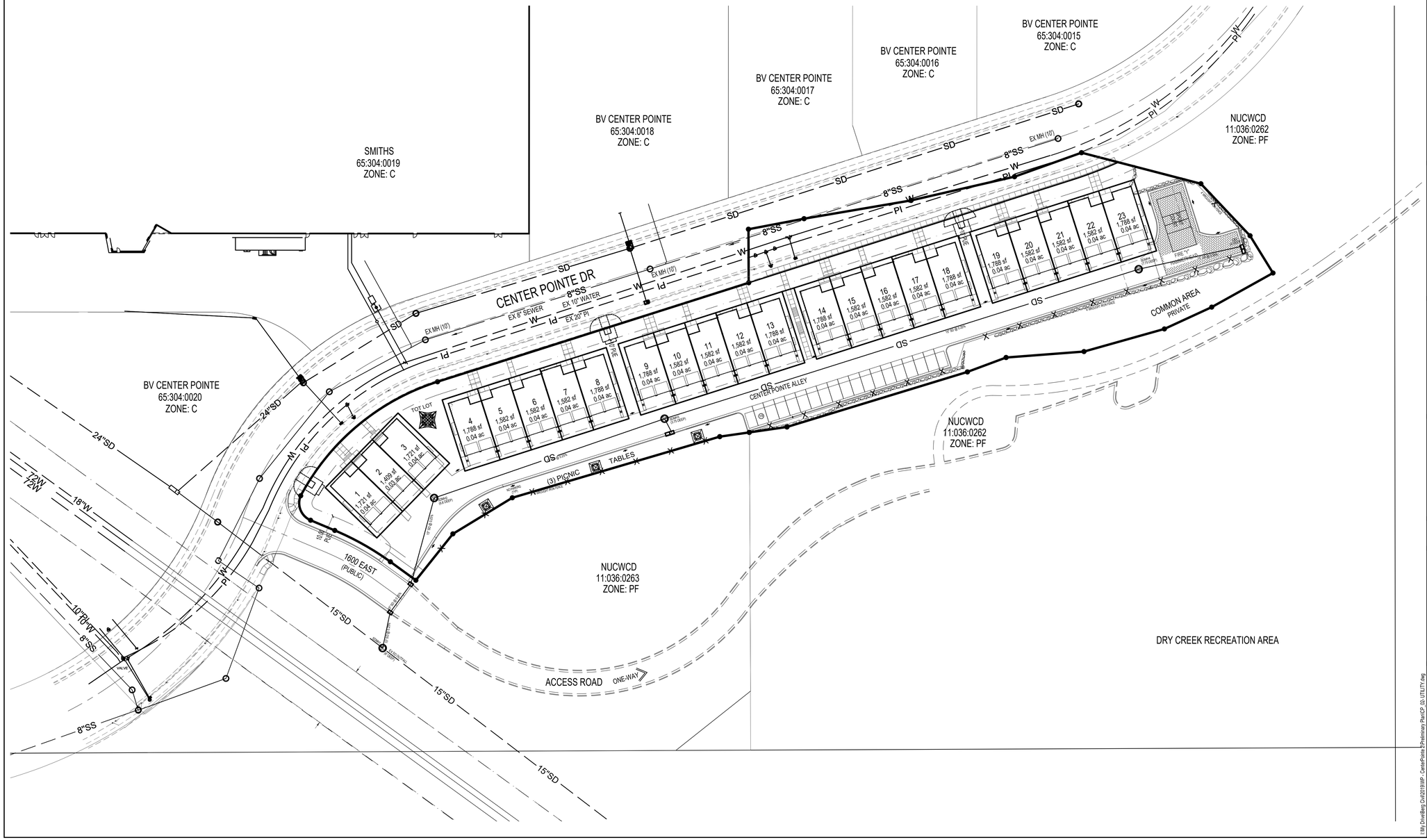
PRELIMINARY PLAN NOTES:

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT.
   - A. PLAN & PROFILES / CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
   - B. ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE, ETC.)
   - C. VALVES.
   - D. BLOWOFFS INCLUDING SIZE, TYPE & 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 OR TRANSFORMER LOCATIONS.
   - K. LOT ADDRESSES
   - L. CBR VALUES AND ROAD SUB-BASE.
   - M. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

CENTER POINT DRIVE NOTES:

1. DUE TO THE NUMBER OF ROAD CUTS REQUIRED FOR THIS PROJECT FOR THE INSTALLATION OF WATER AND SEWER SERVICES – A 2" MILL AND OVERLAY IS REQUIRED FOR SOUTHERN HALF OF CENTER POINT DR.



DEVELOPER

PATTERSON
DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER
POINTE
TOWNHOMES

0 20 40 80 120
SCALE: 1"= 40'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS		
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SEAL: STATE OF UTAH — R. Berg — 11-9-2021 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	11-9-2021

PROJECT

CENTER
POINTE
TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
UTILITY	*C2*

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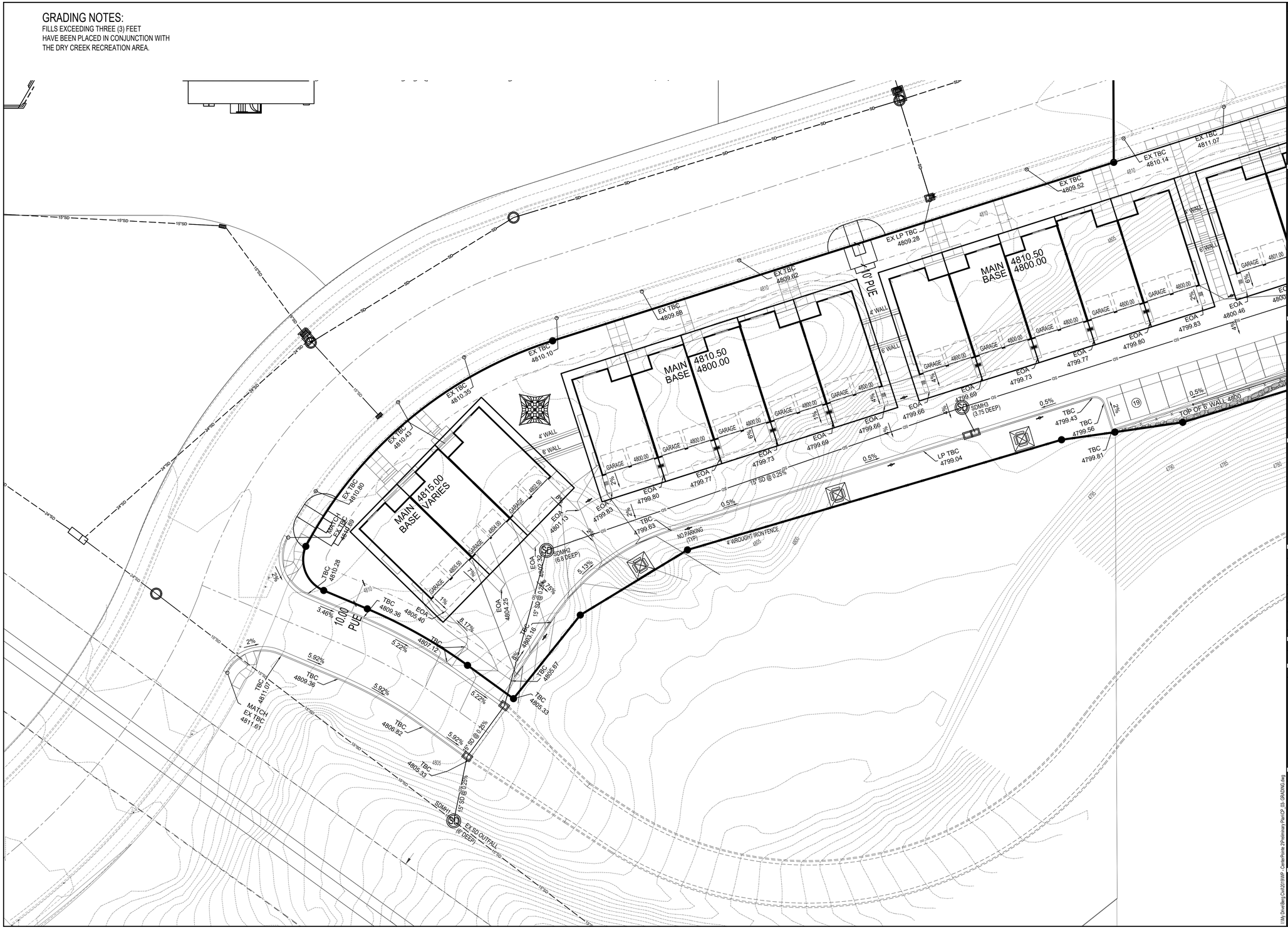
GRADING NOTES:

FILLS EXCEEDING THREE (3) FEET
HAVE BEEN PLACED IN CONJUNCTION WITH
THE DRY CREEK RECREATION AREA.



DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

0 10 20 40 60
SCALE: 1"= 20'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BERG, 11-9-2021, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL PLAN	11-9-2021

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
GRADING	*C3*

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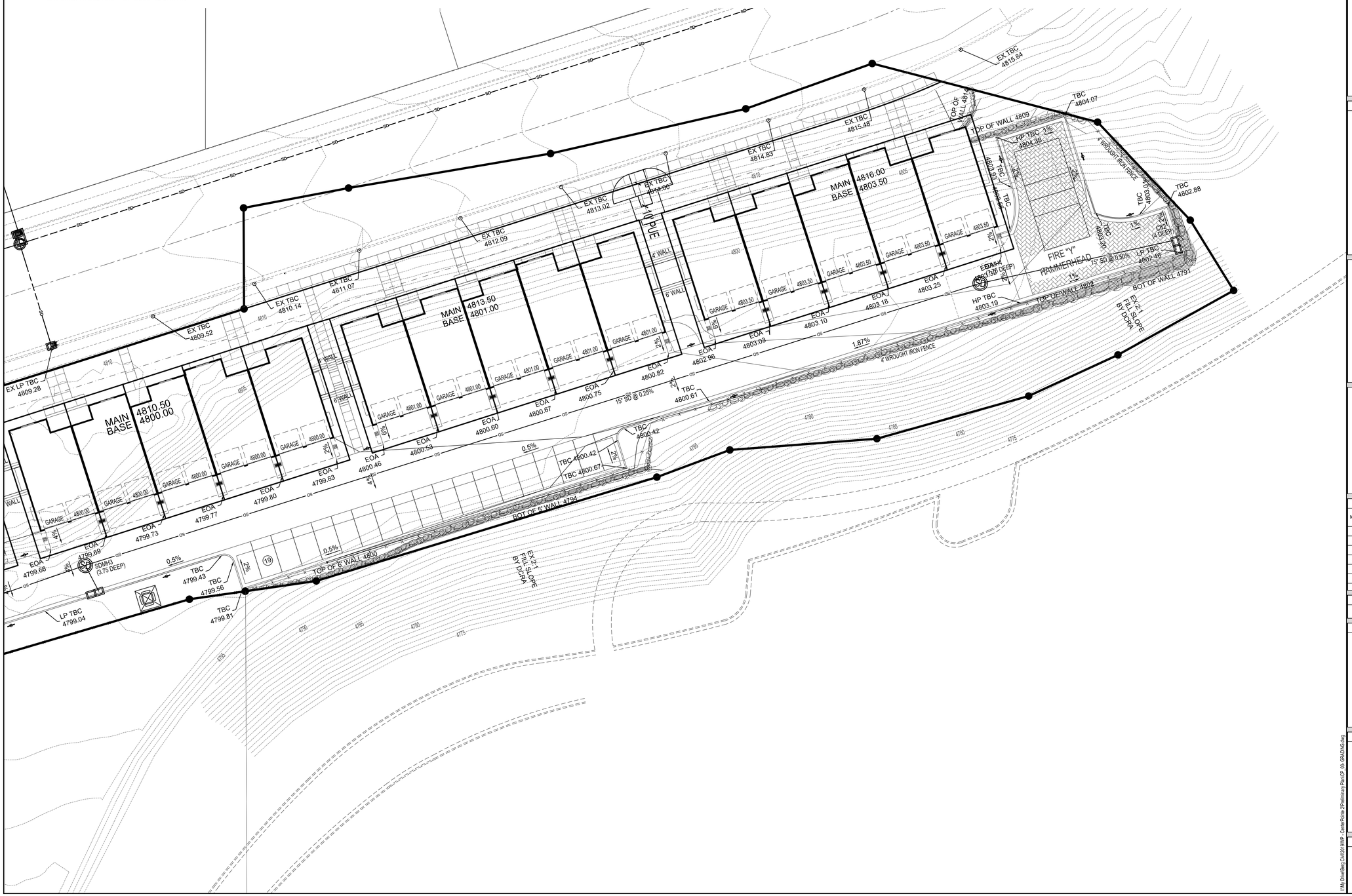
GRADING NOTES:
FILLS EXCEEDING THREE (3) FEET
HAVE BEEN PLACED IN CONJUNCTION WITH
THE DRY CREEK RECREATION AREA.

RETAINING WALLS ARE PROPOSED AS SHOWN



DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

N

0 10 20 40 60
SCALE: 1"= 20'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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ACTION	DATE
FINAL PLAN	11-9-2021

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
GRADING	*C4*

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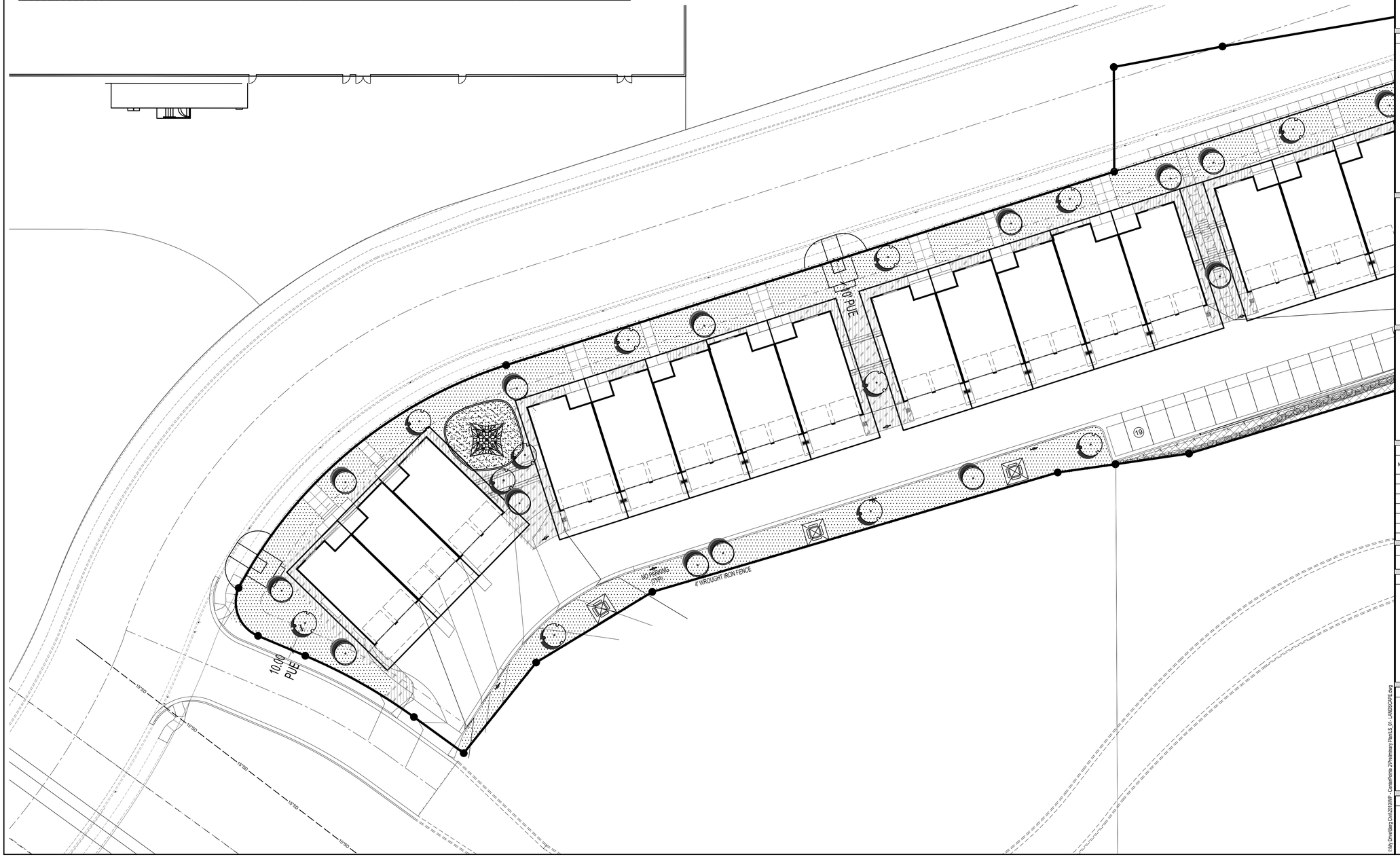
PRELIMINARY COVERAGE PLAN

SYMBOL	DESCRIPTION		AREA	
	SOD	TREES	14579 SF	46%
	MULCH	TREES, SHRUBS AND PERENNIAL PLANTINGS	6800 SF	22%
	PLAYGROUND SOFT FALL BARK		685 SF	2%
	WESTERN WHEAT GRASS MIX	DRY (NO IRRIGATION)	9300 SF	30%

PARK STRIP LANDSCAPE REQUIREMENT

ALL EXISTING AND PROPOSED PARK STRIPS TO BE IMPROVED WITH "WATER WISE" LANDSCAPING



DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

N

0 10 20 40 60
SCALE: 1"= 20'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
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ACTION	DATE
FINAL PLAN	11-9-2021

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
LANDSCAPE	*LS1*

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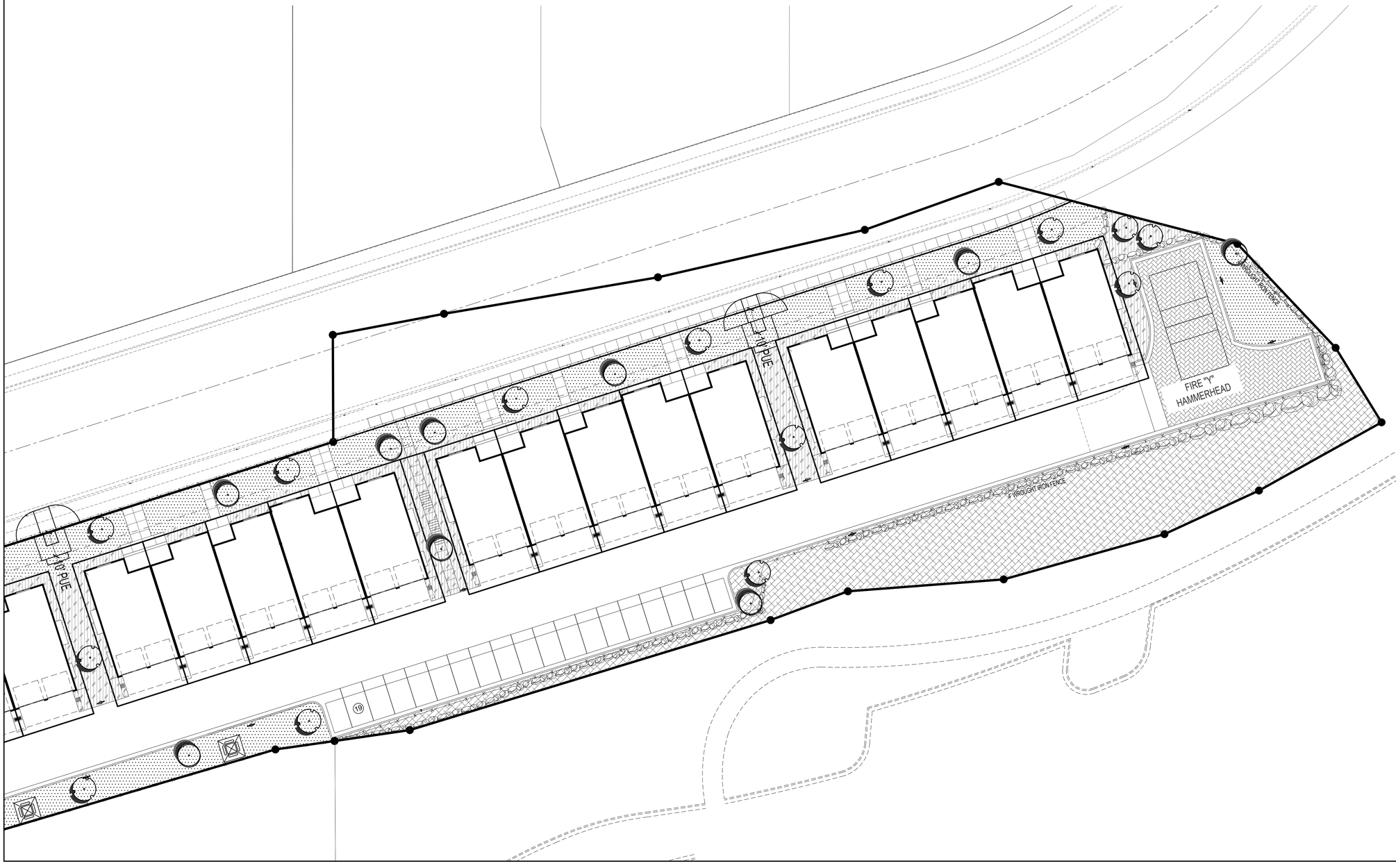
PRELIMINARY COVERAGE PLAN

SYMBOL	DESCRIPTION		AREA	
	SOD	TREES	14579 SF	46%
	MULCH	TREES, SHRUBS AND PERENNIAL PLANTINGS	6800 SF	22%
	PLAYGROUND SOFT FALL BARK		685 SF	2%
	WESTERN WHEAT GRASS MIX	DRY (NO IRRIGATION)	9300 SF	30%

PARK STRIP LANDSCAPE REQUIREMENT

ALL EXISTING AND PROPOSED PARK STRIPS TO BE IMPROVED WITH "WATER WISE" LANDSCAPING



DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

N

0 10 20 40 60

SCALE: 1"= 20'

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11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

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SEAL

STATE OF UTAH
R. Berg
REED R. BERG
11-9-2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	11-9-2021

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
LANDSCAPE	*LS2*

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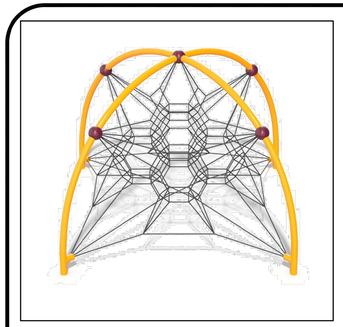
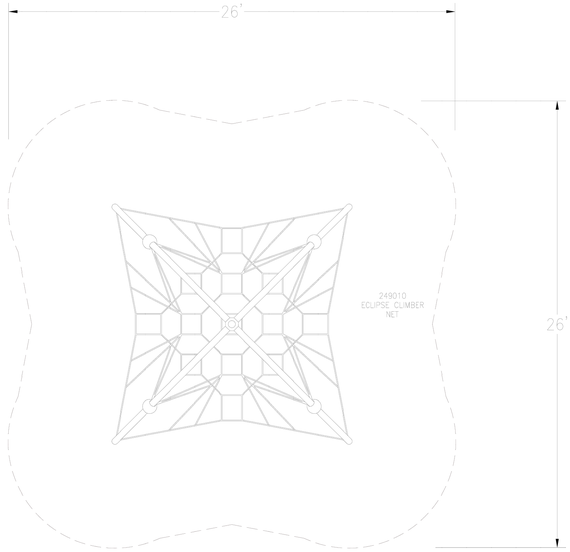
PLAYGROUND



Freestanding Play
(5-12 years)

Max Fall Height: 96 inches

TOTAL SQUARE FOOTAGE
607 SQ.FT.



landscape structures

IPEMA CERTIFIED

The play components identified on this plan are IPEMA certified. Entries model number is preceded with "I" The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US PRIOR TO CONSTRUCTION. DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT DRY. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION & CURRENT REVISION). THE SUBSURFACE MUST BE WELL-DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

DESIGNED BY:

COPYRIGHT: 5/02/19
LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH – P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1-800-328-6033 FAX: 1-763-972-6391

Date	Previous Drawing #	Initials

TOTAL ELEVATED PLAY COMPONENTS 0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP 0 REQUIRED 0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER 0 REQUIRED 0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN 1 REQUIRED 0
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS 1 REQUIRED 1

SCALE: IN FEET
0' 1' 5' 10'

N

Design
3028

Landscape
Structures

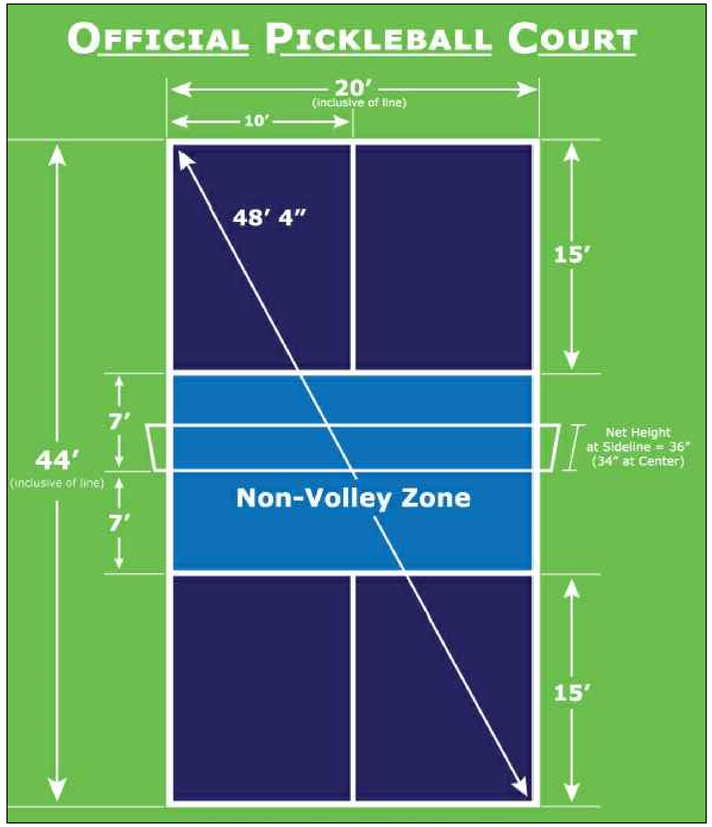
SYSTEM TYPE:
Freestanding

DRAWING #:
3028

ISO 14001:2015 CERTIFIED

ISO 9001:2015 Certified

(3) PICNIC TABLES



DEVELOPER

PATTERSON DEVELOPMENT

11251 N. SUNSET DR
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

CENTER POINTE TOWNHOMES

N

0 10 20 40 60
SCALE: 1"= 20'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
K. R. Berg
KEVIN R. BERG
11-9-2021
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	11-9-2021

PROJECT

CENTER POINTE TOWNHOMES

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
AMENITIES	*LS3*

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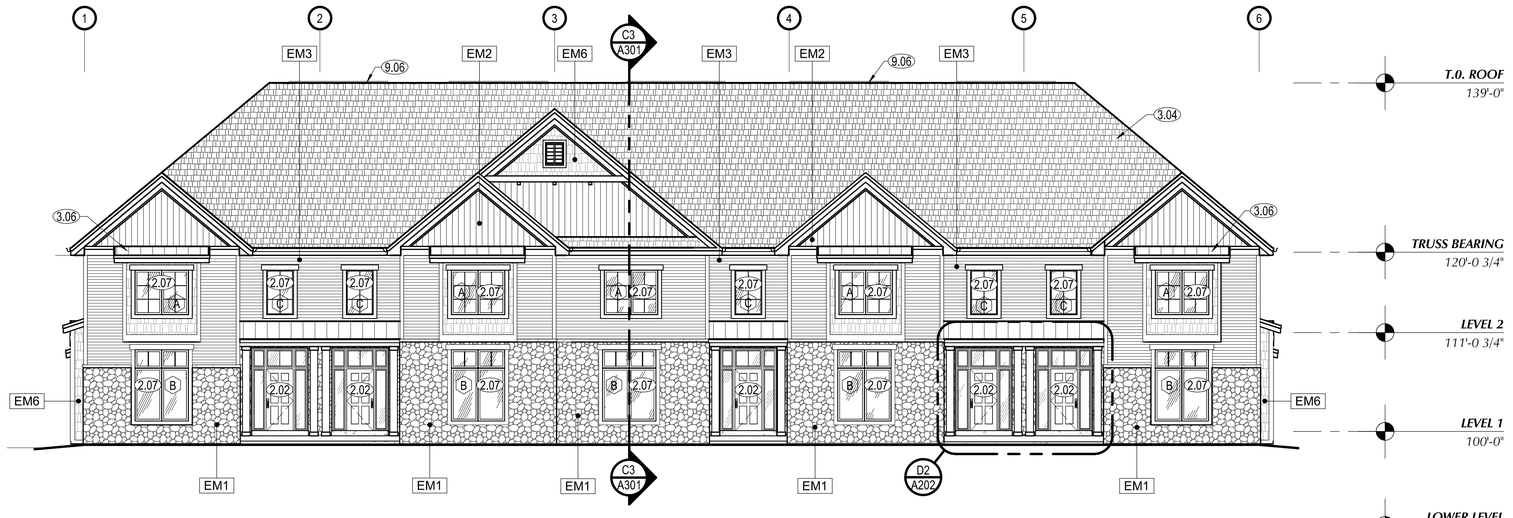
B1 NORTH ELEVATION - 5 PLEX

A201 | SCALE: 1/8" = 1'-0"



D1 SOUTH ELEVATION - 5 PLEX

A201 | SCALE: 1/8" = 1'-0"

MARK	REVISION	DATE

SHEET NOTES

2.02 INSULATED EXTERIOR DOOR.
2.07 VINYL WINDOW, SEE WINDOW SCHEDULE.
2.28 INSULATED GARAGE DOOR. SEE DOOR TYPES AND SCHEDULE.
3.04 CLASS "C" 35 YEAR ARCHITECTURAL SHINGLE OVER ICE AND WATER SHIELD, EXTEND 18" PAST WALL LINE AT EAVES, THEN 30# ROOFING FELT, OVER ENTIRE ROOF.
3.06 STANDING SEAM METAL ROOF OVER 20 POUND ROOFING FELT, OVER ICE AND WATER SHIELD.
5.05 PAINTED 1 X 5 CEMENT FIBER TRIM.
8.20 CONCRETE FOUNDATION SYSTEM. FINISHED GRADE LINE 6" MINIMUM BELOW TOP OF CONCRETE FOUNDATION. PLASTER ALL VERTICAL EXPOSED CONCRETE FOUNDATION WALLS. SEE STRUCTURAL.
9.06 11'-0" RIDGE VENT

EXTERIOR MATERIAL LEGEND

EM1	SYNTHETIC STONE FINISH
EM2	FIBER CEMENT BOARD, VERTICAL SEAMS
EM3	CEMENT LAP SIDING
EM4	CONCRETE FOUNDATION WALL
EM5	FIBER CEMENT BOARD, SMOOTH FINISH
EM6	SHAKE SHINGLE

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
E. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com

DATE: 16 AUGUST, 2021
PROJECT #: 19-053
PROJ. MAN.: DBN
CHECKED BY: DBN

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PROJECT:
LEHI TOWNHOMES
APPROX. 3250 N. 1550 E.
LEHI, UT

STATE OF UTAH
DALLAS B. NELSON
NO. 5064785-0301
LICENSED ARCHITECT
5/5/21

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

SHEET:
A201

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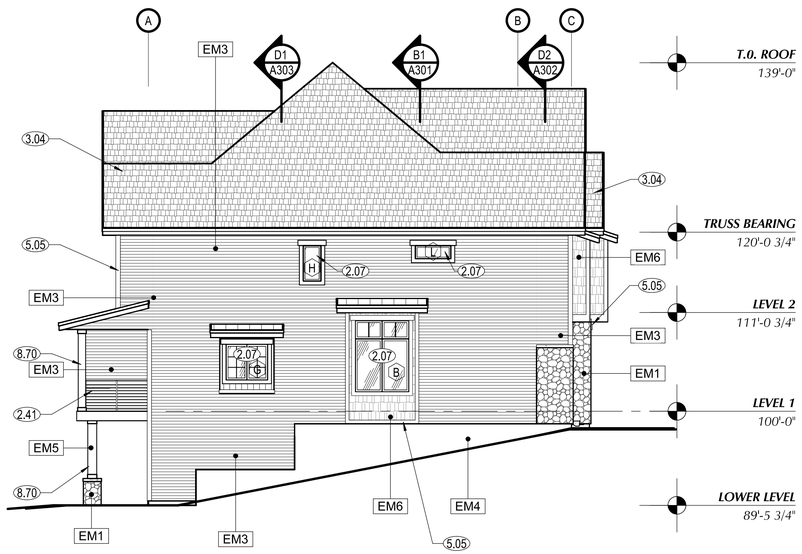
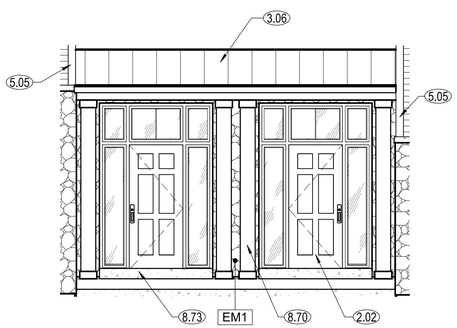
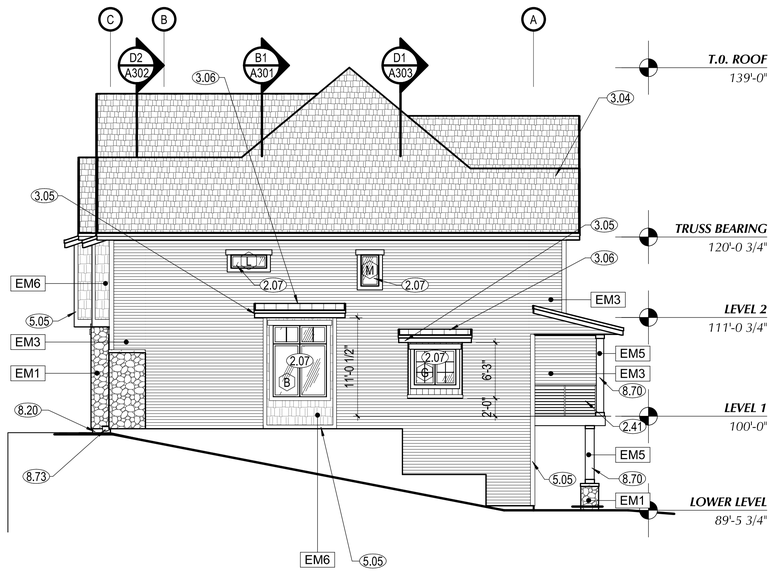
10/5/2021 2:54:39 PM



B3 WEST ELEVATION - TYPICAL
A202 | SCALE: 1/8" = 1'-0"



D2 ENLARGED ELEVATION
A202 | SCALE: 1/4" = 1'-0"



D3 EAST ELEVATION - TYPICAL
A202 | SCALE: 1/8" = 1'-0"

MARK	REVISION	DATE

SHEET NOTES

2.02 INSULATED EXTERIOR DOOR.
2.07 VINYL WINDOW, SEE WINDOW SCHEDULE.
2.41 36" HIGH STEEL RAILING, WITH POWDER COAT FINISH. 4" SPHERE CANNOT PASS THROUGH.
3.04 CLASS "C" 35 YEAR ARCHITECTURAL SHINGLE OVER ICE AND WATER SHIELD, EXTEND 18" PAST WALL LINE AT EAVES, THEN 30# ROOFING FELT, OVER ENTIRE ROOF.
3.05 1X10 BUILT-UP FASCIA
3.06 STANDING SEAM METAL ROOF OVER 20 POUND ROOFING FELT, OVER ICE AND WATER SHIELD.
5.05 PAINTED 1 X 5 CEMENT FIBER TRIM.
8.20 CONCRETE FOUNDATION SYSTEM. FINISHED GRADE LINE 6" MINIMUM BELOW TOP OF CONCRETE FOUNDATION. PLASTER ALL VERTICAL EXPOSED CONCRETE FOUNDATION WALLS. SEE STRUCTURAL.
8.70 PAINTED CEMENT FIBER VENEER OVER WOOD COLUMN. SEE STRUCTURAL.
8.73 CONCRETE STAIRS. PROVIDE #4 AT 18" O.C. EACH WAY IN CENTER THICKNESS OF STAIRS. SEE STRUCTURAL.

EXTERIOR MATERIAL LEGEND

EM1	SYNTHETIC STONE FINISH
EM2	FIBER CEMENT BOARD, VERTICAL SEAMS
EM3	CEMENT LAP SIDING
EM4	CONCRETE FOUNDATION WALL
EM5	FIBER CEMENT BOARD, SMOOTH FINISH
EM6	SHAKE SHINGLE

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
E. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com

DATE: 16 AUGUST, 2021
PROJECT #: 19-053
PROJ. MAN.: DBN
CHECKED BY: DBN

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PROJECT:
LEHI TOWNHOMES
APPROX. 3250 N. 1550 E.
LEHI, UT

STATE OF UTAH
DALLAS B. NELSON
NO. 5564785-0301
LICENSED ARCHITECT
5/21

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

SHEET:
A202

BIM 360://19-053 Patterson Lehi Townhomes/19-053 Patterson Lehi Townhomes - CENTRAL.rvt
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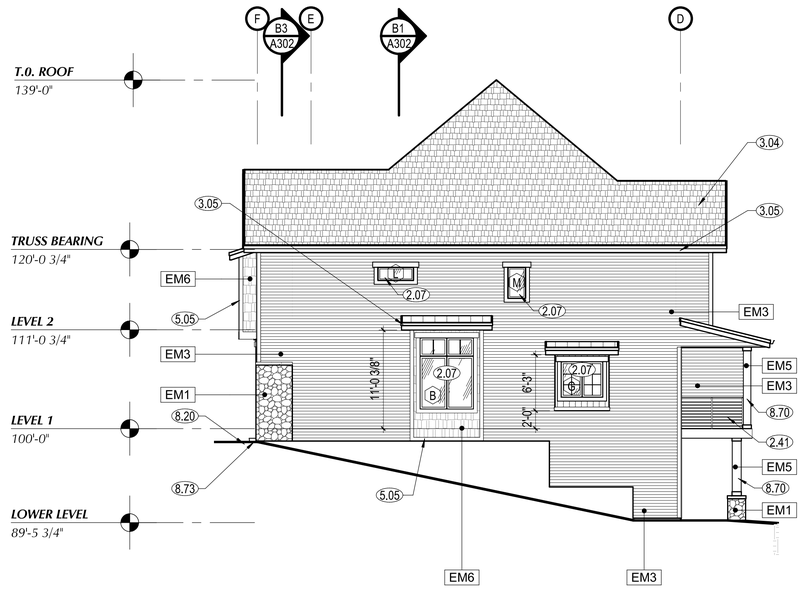
MARK	REVISION	DATE

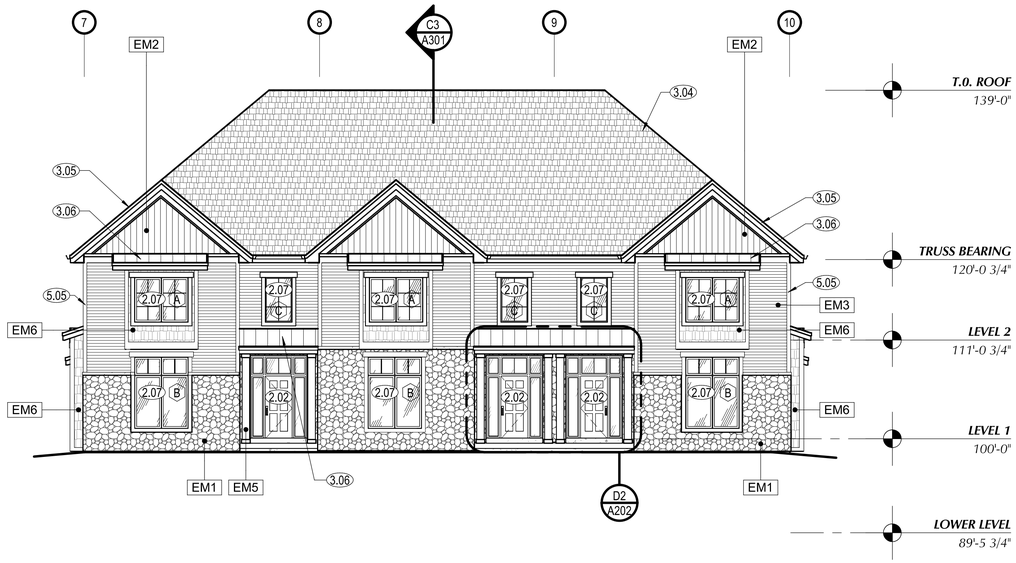
B1 NORTH ELEVATION - 3 PLEX

A203 | SCALE: 1/8" = 1'-0"



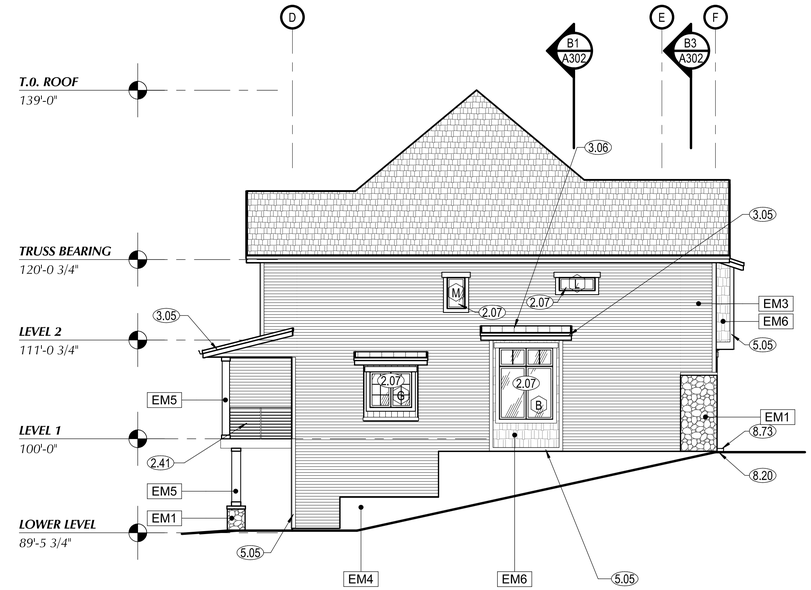
B4 EAST ELEVATION - 3 PLEX

A203 | SCALE: 1/8" = 1'-0"



D1 SOUTH ELEVATION - 3 PLEX

A203 | SCALE: 1/8" = 1'-0"



D4 WEST ELEVATION - 3 PLEX

A203 | SCALE: 1/8" = 1'-0"

SHEET NOTES

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9.06 11'-0" RIDGE VENT

EXTERIOR MATERIAL LEGEND

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STATE OF UTAH
DALLAS B. NELSON
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LICENSED ARCHITECT
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EXTERIOR ELEVATIONS

SHEET:
A203

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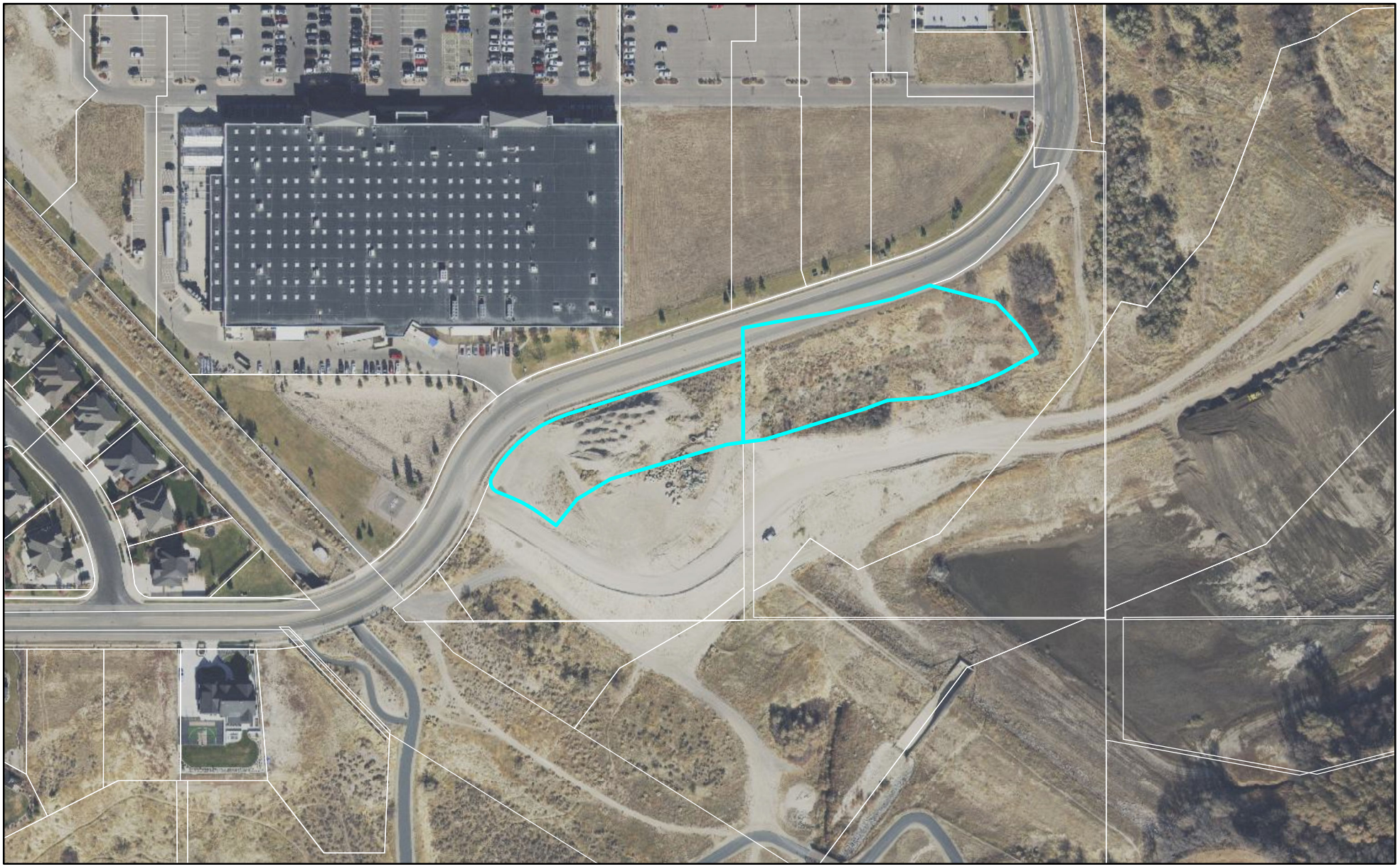
10/5/2021 2:54:44 PM

Center Pointe Towns

Aerial Map



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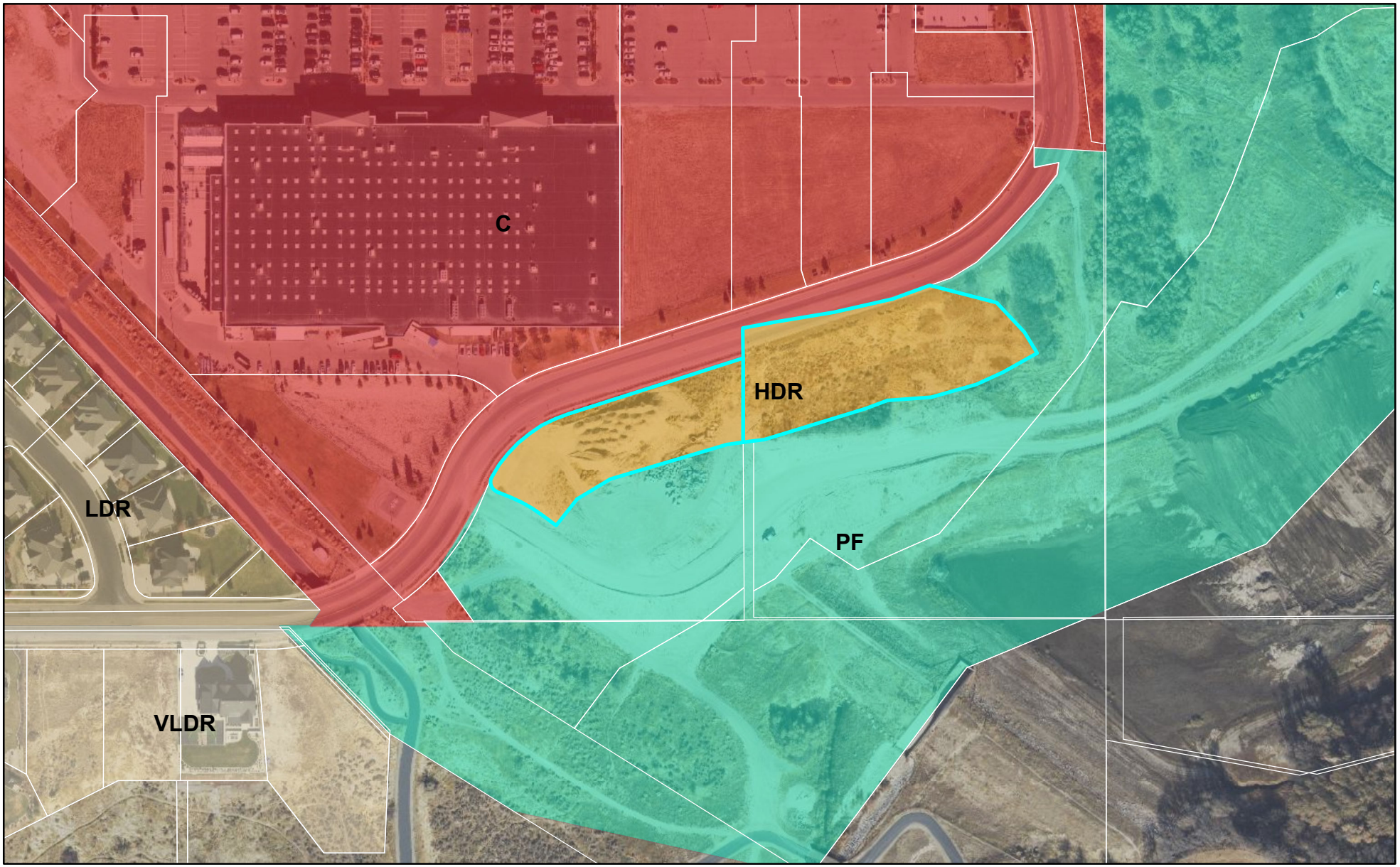
LEHI CITY

Center Pointe Towns

General Plan



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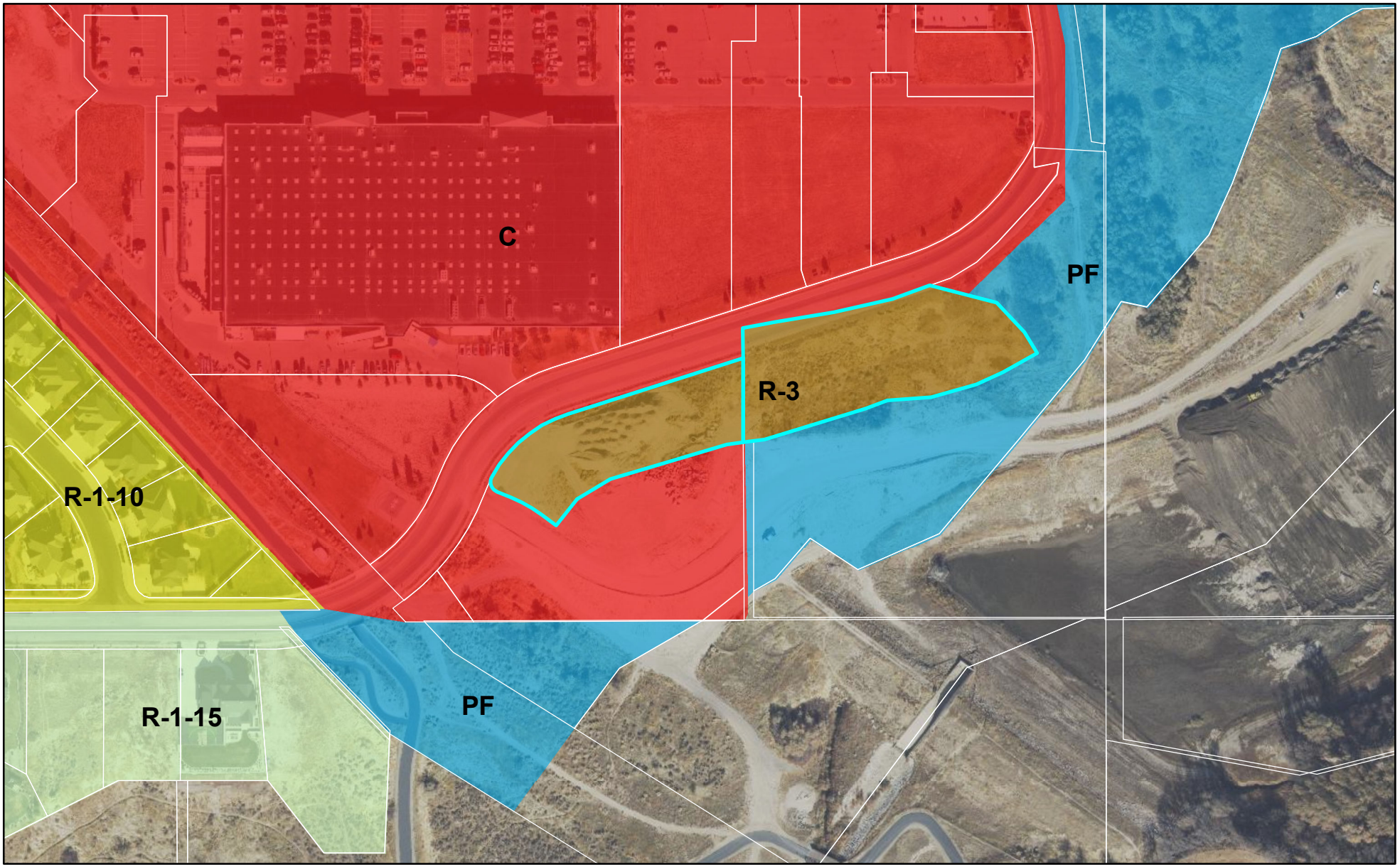
LEHI CITY

Center Pointe Towns

Zoning



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LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: February 8, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Longhorn Meadows, a 14-lot residential development located at approximately 400 South 1300 West.

Suggested Action:

Attachments:

CC Staff Report Longhorn Meadows Preliminary Subdivision 02.08.22.docx

Longhorn Meadows Preliminary Subdivision DRC 12.08.21.docx

Longhorn Meadows aerial.pdf

Longhorn Meadows GP.pdf

Longhorn Meadows Zoning.pdf

Longhorn Meadows Preliminary Subdivision 12.8.21 plans.pdf

Longhorn Meadows Right to Farm.pdf

LONGHORN MEADOWS PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Patterson Homes		
Meeting Date	February 8, 2022		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 400 South 1300 West		
Existing General Plan Designation	LDR		
Existing Zoning	R-1-Flex		
Existing Land Use	Undeveloped		
Number of Lots/Units	14 Lots		
Adjacent Zoning and Land Use	*North*	R-1-12	Peck Acres Subdivision
	South	R-1-10	Greenfield Manor Subdivision
	East	TH-5	Single family residential
	West	R-1-12	Stage Coach Plat B Subdivision
Date of DRC Review	December 8, 2021		
Date of Planning Commission Review	January 13, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

October 6, 1999 – The City Council approved the 1100 West Annexation.
September 14, 2021 – The City Council approved the Longhorn Meadows Concept and Zone Change.

REPORT ANALYSIS

The applicant is requesting approval of the Longhorn Meadows preliminary subdivision, a 14-lot residential subdivision located at approximately 400 South 1300 West. A zone change to R-1-Flex was approved recently which facilitates the densities and layout shown in the plan.

The concept plan will consist of 14 single family lots on a total of five acres. The lots range in size from 8,000 to

15,256 square feet. There is an overall density of 2.8 units per acre for this subdivision which is consistent with the goals of the General Plan designation and zoning. The R-1-Flex zone establishes a maximum density of 3.25 units per acre for developments under ten acres.

Since concept the applicant has realigned 1300 West and 1330 West so that they connect through this subdivision. Additionally, a 0.25-acre parcel will be dedicated to Lehi City to expand an existing detention pond. Access is provided to the grass landscaped area between lots 8 and 9. Several of the existing six-foot no-climb fences and four-foot field fences will remain along property lines and a new right-to-farm fence will be constructed along the east boundary.

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

1. Angle road slightly at intersection to soften curve?
2. Provide landscape and irrigation plans for the basin and access road that tie in with the existing system. A new irrigation controller will be required.
3. Add a hydrant at the intersection of 1330 W and 425 S.
4. Change gravel access to asphalt. Provide curb cut for access.

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 preliminary subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision will provide smaller single lot family homes and be consistent with the existing housing type in the neighborhood.
2. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding Planned Unit Developments.
3. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding subdivision approvals.
4. The proposed subdivision conforms/does not conform with the goals and policies of the General Plan.
5. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on January 13, 2022. The minutes and motion from this meeting are as follows:

Longhorn Meadows Preliminary Subdivision
DRC Redline Comments

*Patterson Construction- requests preliminary subdivision review of **Longhorn Meadows**, a 14-lot project located at approximately 400 South 1300 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: Glenn Yost, Scott Dunn
Date of Plans Reviewed: 11/30/21
Time Start: 1:45 pm
Time End: 1:53 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. Add a hydrant at the intersection of 1330 W and 425 S.

Greg – Water/Sewer:
2. Change gravel access to asphalt. Provide curb cut for access.
3. All water and PI lines will end with a temp blow off and or temp fire hydrant. We will address this at final.
4. Move low point in curb and combo box to property line of lot 8 or 9 to allow for curb cut and drive approach for SD maintenance
5. All weather access to all SD structures outside the city ROW will be required.
6. Modification to this piping will require Lehi Irrigation Company approval.
7. How do you enlarge the orifice plate to 13" and maintain the controlled release rate ? Upsize of this orifice plate will require Lehi Irrigation Co approval.

Trent – Parks:
8. Provide landscape and irrigation plans for the basin and access road that tie in with the existing system. A new irrigation controller will be required.

Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering:
9. Angle road slightly at intersection to soften curve?

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

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement Agreement for 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. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435).
9. Schedule a SWPPP inspection through Lehi City Water Dept. (call Rochelle Peterson at 385-201-2429). This should be the last item completed prior to scheduling a preconstruction meeting.
10. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

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.

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:

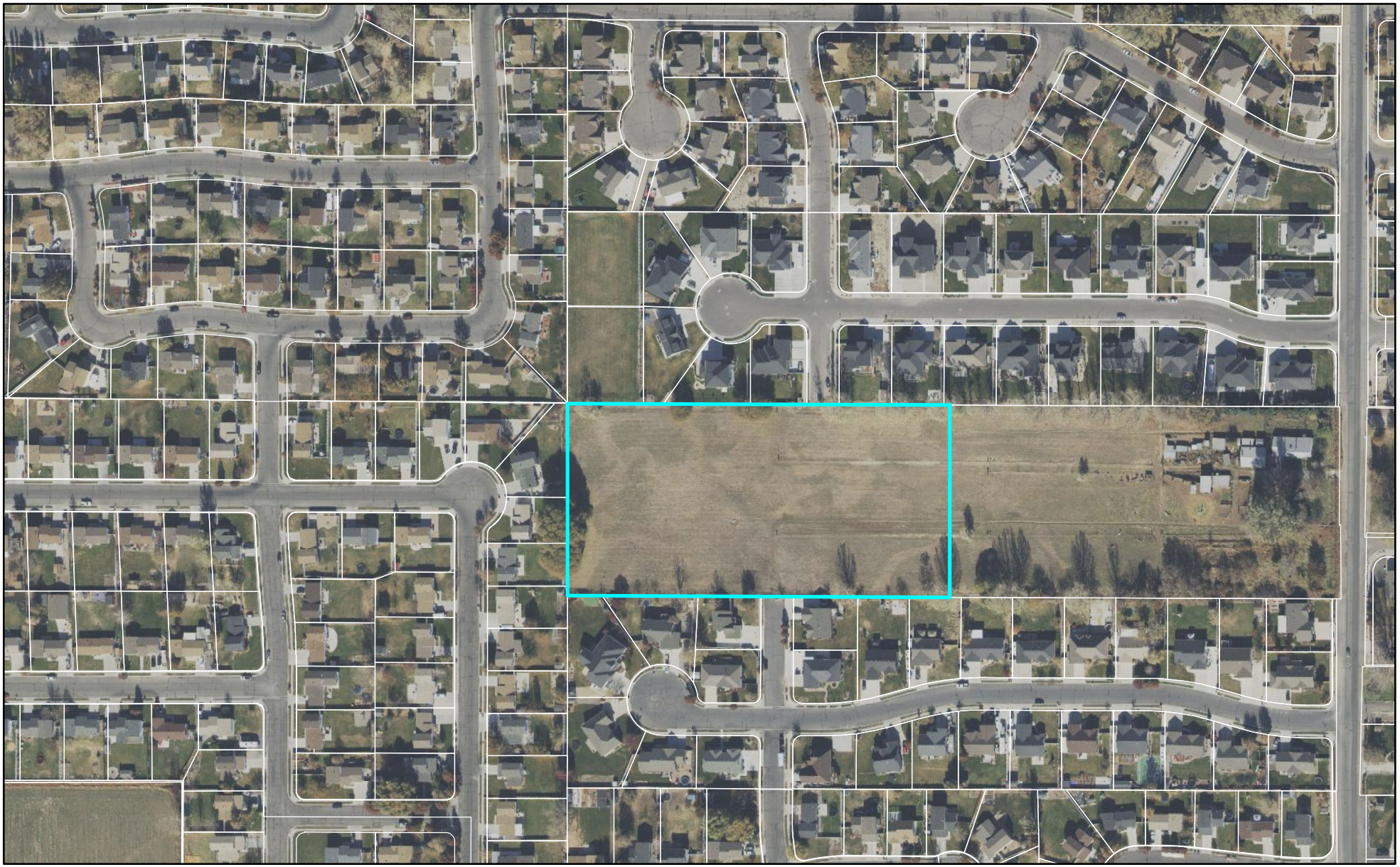
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of 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 PLANNING COMMISSION ON JANUARY 13, 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.

Longhorn Meadow Subdivision

Aerial



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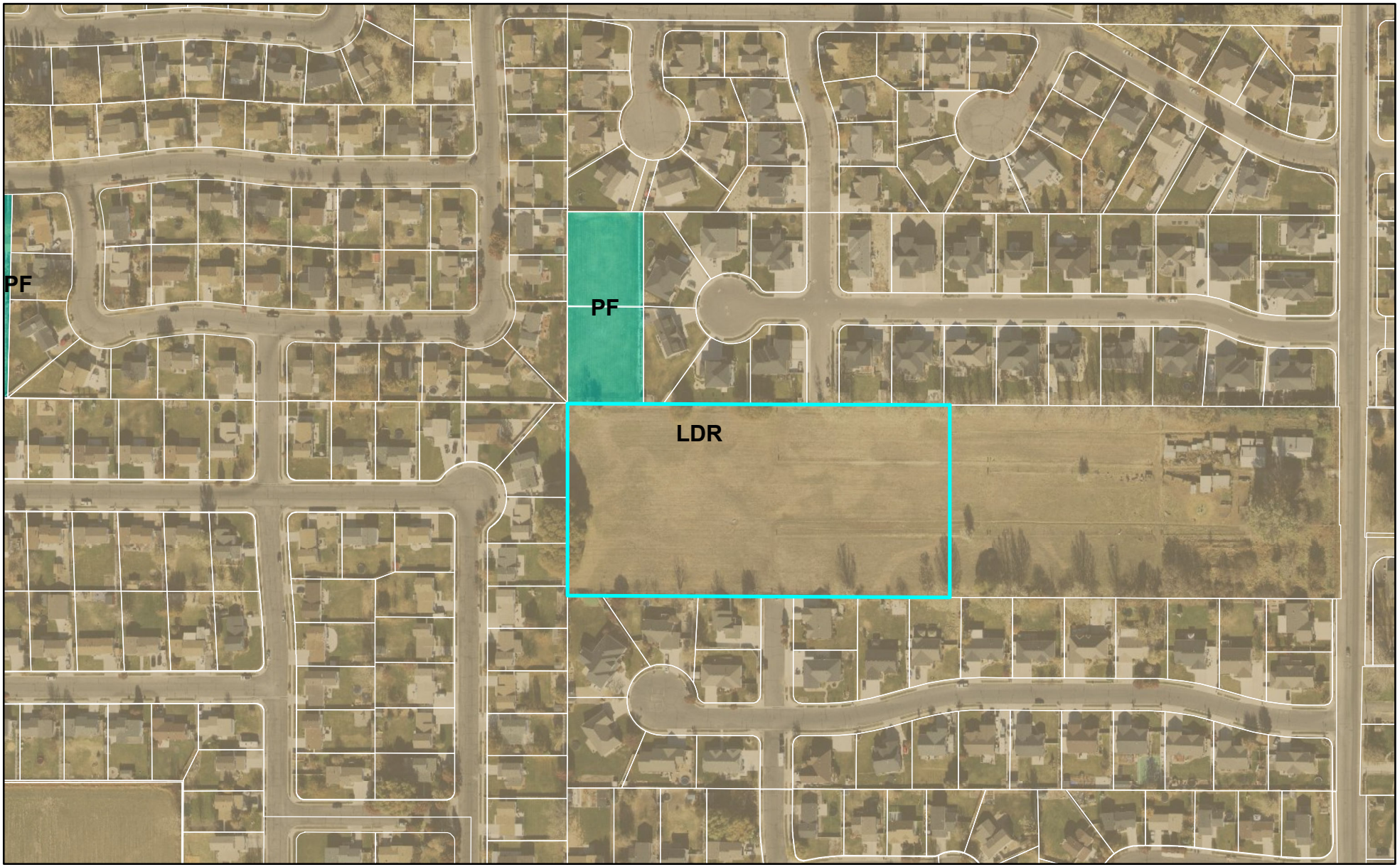
LEHI CITY

Longhorn Meadow Subdivision

General Plan



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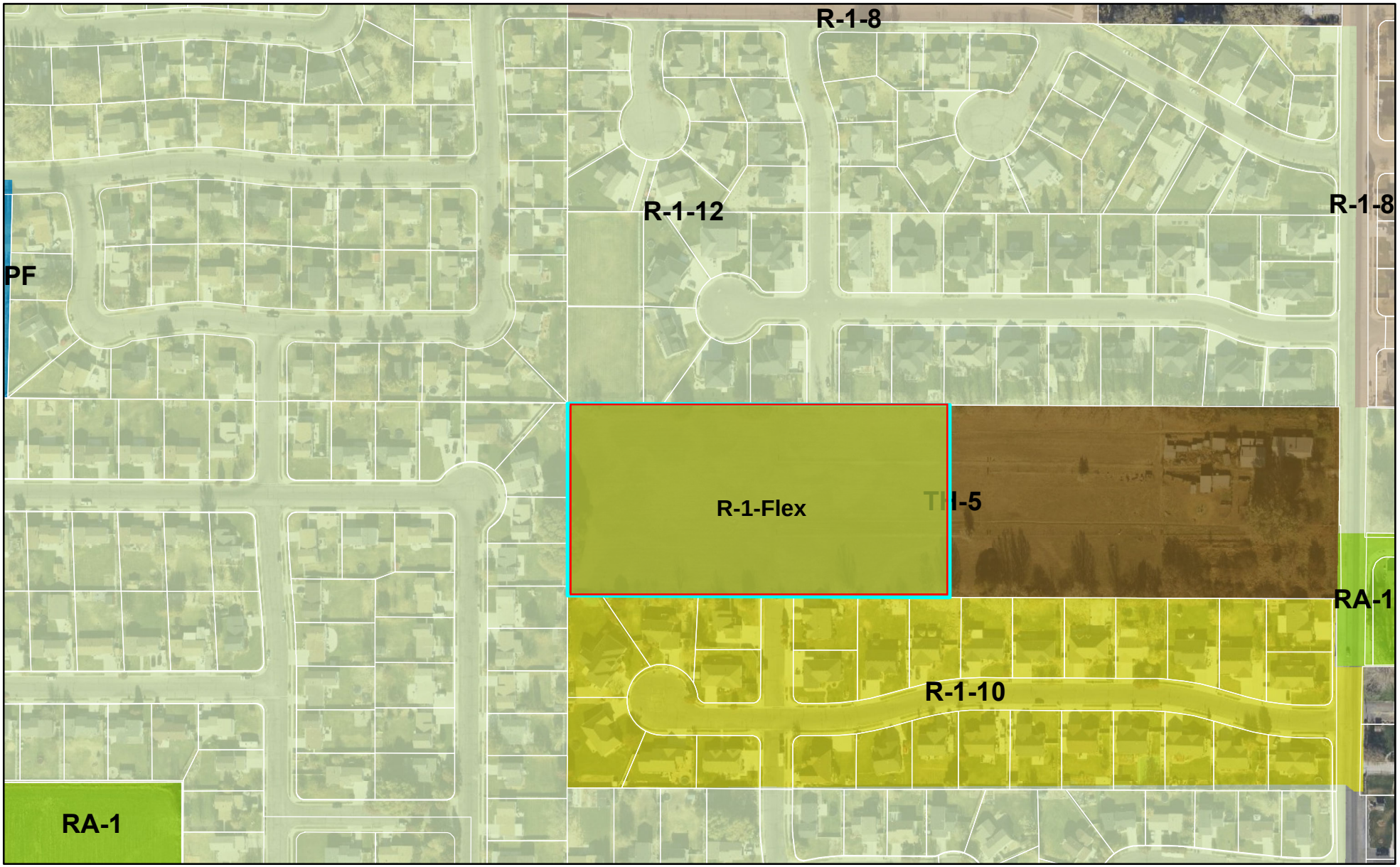
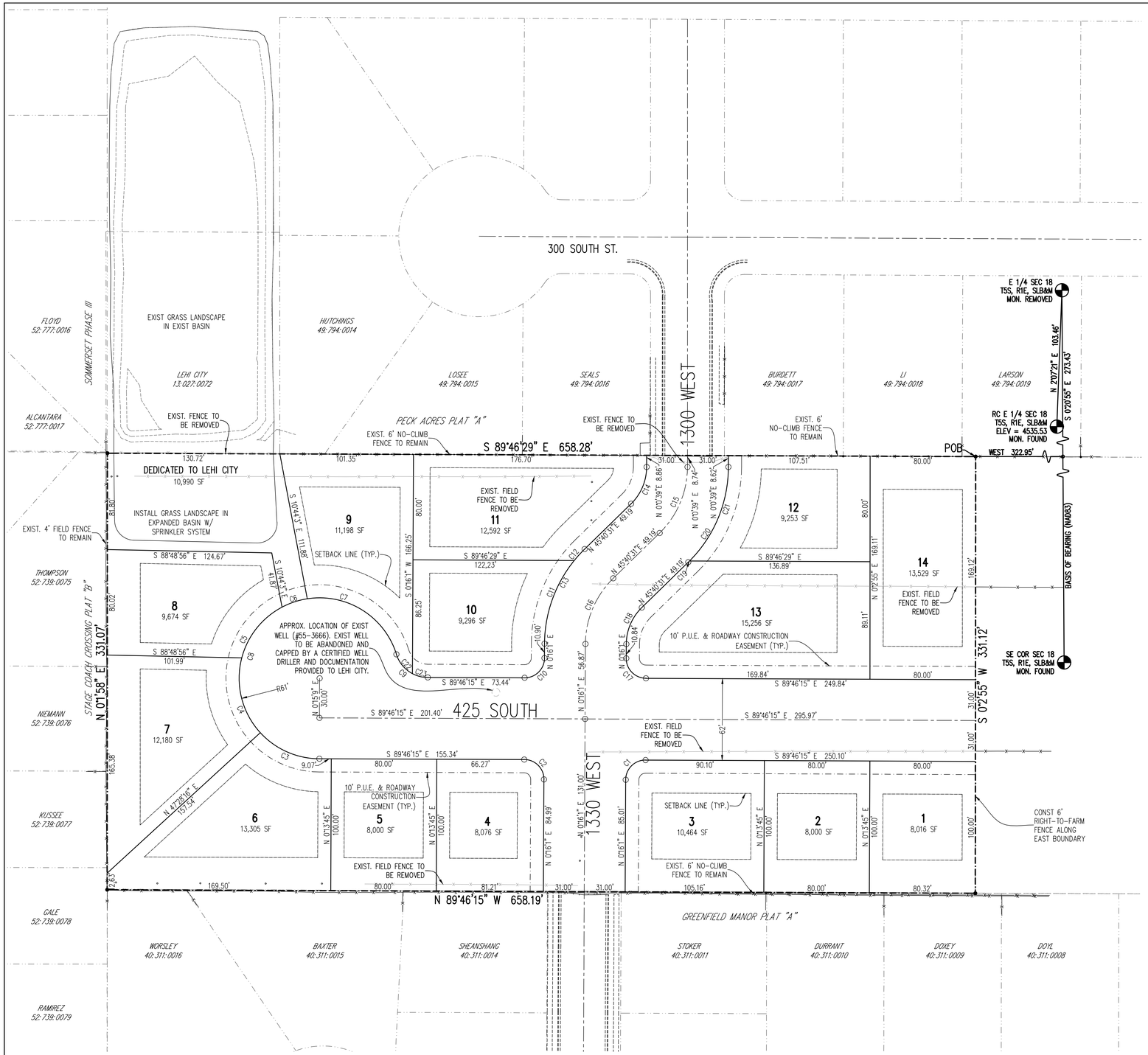
LEHI CITY

Longhorn Meadow Subdivision

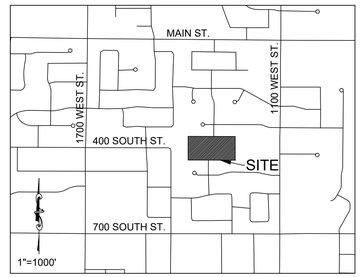
Zoning

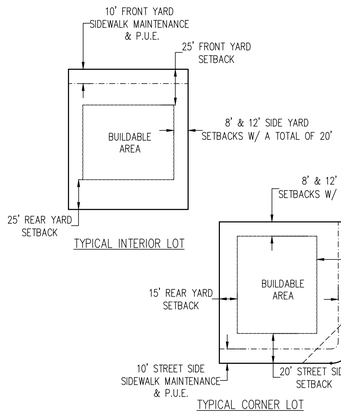


LEHI CITY



VICINITY MAP





SETBACK AND EASEMENT DETAILS

GENERAL NOTES

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   A. PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
   B. ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE ETC.).
   C. VALVES.
   D. BLOWOFF INCLUDING SIZE & 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
2. DEVELOPMENT WILL BE PLATTED IN A SINGLE PHASE.
3. OPEN SPACE IN THIS PROJECT CONSISTS OF A DETENTION AREA.
4. THE MAJORITY OF ROADWAYS WILL HAVE FILLS OF MORE THAN 3'.
5. AN EROSION CONTROL PLAN WILL BE PROVIDED WITH THE FINAL CONSTRUCTION DRAWINGS.
6. THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN.
7. ANY EXISTING WELL ON THIS SITE MUST BE CAPPED BY A CERTIFIED WELL DRILLER.
8. FENCING DETAILS WILL BE PROVIDED W/ FINAL PLAN DESIGN.
9. FULL LANDSCAPE & IRRIGATION PLANS WILL BE PROVIDED WITH THE FINAL PLANS.

TABULATIONS

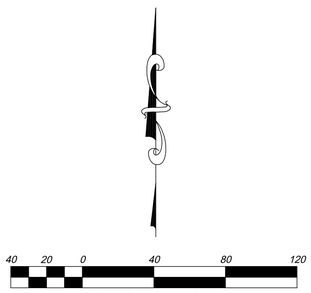
TOTAL PROJECT AREA:	217,937 SF/ 5.00 ACRES
R.O.W. AREA:	58,108 SF/ 1.33 ACRES
LOT AREA:	148,839 SF/ 3.42 ACRES
OPEN SPACE:	10,990 SF/ 0.25 ACRES
TOTAL LOTS:	14 LOTS
DENSITY (UNITS/ACRE):	2.80 LOTS/ACRES
ZONE:	R-1-FLEX

BOUNDARY DESCRIPTION

Beginning at a point located South 0°20'55" East along section line 273.43 feet and West 322.95 feet from the East Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 0°02'55" West 331.12 feet; thence North 89°46'15" West along the northerly boundary of Greenfield Manor Plat "A" a distance of 658.19 feet; thence North 0°01'58" East along the easterly boundary of Stage Coach Crossing Plat "B" a distance of 331.07 feet; thence South 89°46'29" East along the southerly boundary of Peck Acres Plat "A" a distance of 658.28 feet to the point of beginning.
Area = 5.00 Acres

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.55	89°57'44"	21.21	S 45°14'53" W
C2	15.00	23.57	90°2'16"	21.22	N 44°45'7" W
C3	61.00	50.31	47°15'30"	48.90	N 66°9'29" W
C4	61.00	60.99	57°17'26"	58.48	N 13°53'1" W
C5	61.00	50.48	47°25'4"	49.05	N 38°28'14" E
C6	61.00	20.27	19°2'17"	20.18	N 71°41'54" E
C7	61.00	86.68	81°24'52"	79.57	S 58°4'31" E
C8	61.00	268.74	252°25'8"	98.44	N 36°25'20" E
C9	25.00	31.59	72°24'10"	29.53	S 53°34'10" E
C10	15.00	23.55	89°57'44"	21.21	N 45°14'53" E
C11	101.00	68.31	38°45'5"	67.02	N 19°38'34" E
C12	101.00	11.73	6°39'25"	11.73	N 42°20'49" E
C13	101.00	80.05	45°24'30"	77.97	N 22°58'16" E
C14	39.00	31.08	45°39'52"	30.27	N 22°50'35" E
C15	70.00	55.79	45°39'52"	54.32	S 22°50'35" W
C16	70.00	55.48	45°24'30"	54.04	S 22°58'16" W
C17	15.00	23.57	90°2'16"	21.22	N 44°45'7" W
C18	39.00	30.91	45°24'30"	30.11	N 22°58'16" E
C19	101.00	1.39	0°47'10"	1.39	S 45°16'57" W
C20	101.00	80.50	45°39'52"	78.38	N 22°50'35" E
C21	101.00	79.11	44°52'43"	77.10	N 22°27'0" E
C22	25.00	19.57	44°50'26"	19.07	S 39°47'19" E
C23	25.00	12.03	27°33'43"	11.91	S 75°59'23" E



Owner:
J Scott Properties
PO Box 543, Lehi, Utah 84043
Phone: (801) 367-8539

LAND SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

Developer:
Patterson Construction
11038 Highland Blvd Suite 100, Highland, Utah 84003
Phone: (801) 756-7303

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504;

REVISIONS

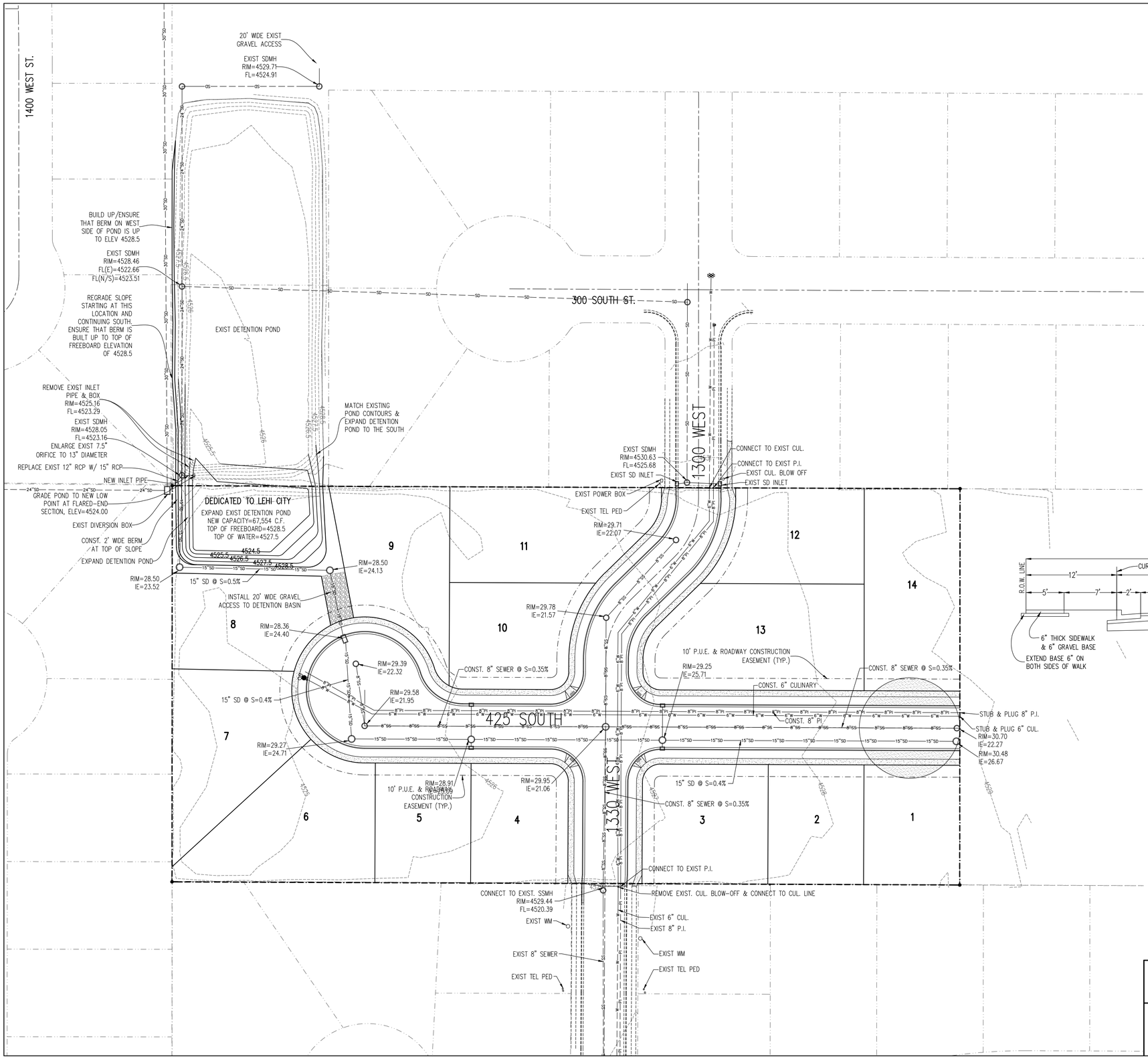
Rev.	Date	Description

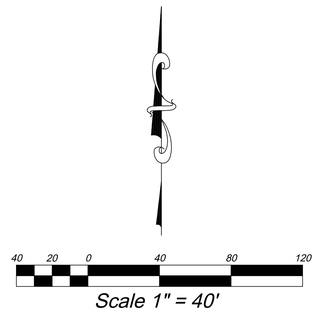
LONGHORN MEADOWS

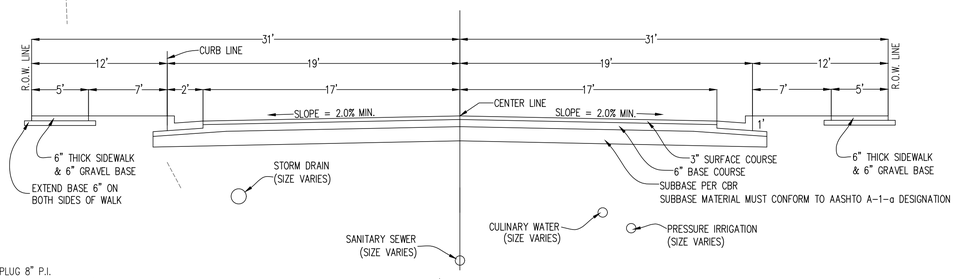
LEHI RESIDENTIAL SUBDIVISION UTAH

PRELIMINARY PLAT

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.
Scale: 1"=40'
Date: 11/22/21
1 OF 3







TYPICAL 62' STREET SECTION

SCALE: NONE

REVISIONS

Rev.	Date	Description

Developer:
Patterson Construction
11038 Highland Blvd Suite 100, Highland, Utah 84003
Phone: (801) 756-7303

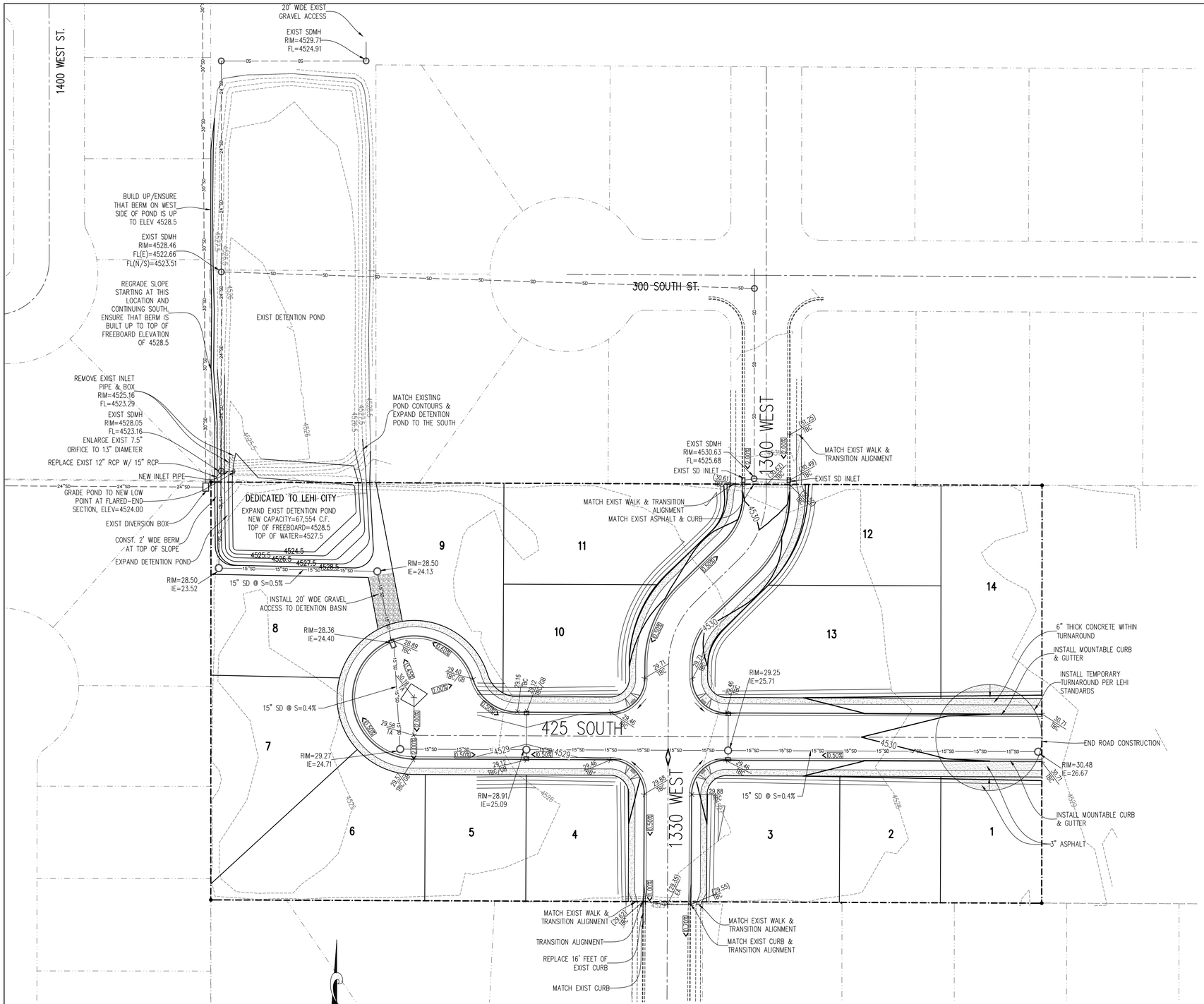
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504;

LONGHORN MEADOWS

LEHI RESIDENTIAL SUBDIVISION UTAH

PRELIMINARY UTILITY PLAN

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.
Scale: 1"=40'
Date: 11/22/21
2 OF 3



40 20 0 40 80 120

Scale 1" = 40'

REVISIONS		
Rev.	Date	Description

Developer:
Patterson Construction
11038 Highland Blvd Suite 100, Highland, Utah 84003
Phone: (801) 756-7303

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504;

LONGHORN MEADOWS

LEHI RESIDENTIAL SUBDIVISION UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.
Scale: 1"=40'
Date: 11/22/21
3 OF 3

Right to Farm Analysis

Longhorn Meadows

November 17, 2021

1. Protection of irrigation access and maintenance of ditches and canals.

   There are no existing irrigation ditches on this property.

2. Safety and protection of the public from ditches, canals, ponds, and drainage systems.

   There are no existing ditches or canals on this property. The proposed storm water detention ponds have a max depth of only 36" of water (in storm events) and would pose no hazard to the public.

3. Safety and protection of livestock and farm equipment movement corridors.

   This project does not restrict any movement along existing corridors.

4. Existing and proposed fencing on all agricultural property adjacent to the proposed development.

   There is farming/agriculture on the adjacent east property. A 6' high no-climb fence will be constructed along the east boundary of the subdivision.

5. Erosion and soil protection and conservation concerns.

   A detailed storm water pollution prevention plan will be submitted by the contractor prior to construction. This plan will indicate the placement of silt fencing, inlet protection devices, etc. to control runoff and protect the sensitive areas on this property.

6. Drainage of subdivision areas and designs to minimize the discharge or impact on agricultural lands and soils.

   There are no immediately adjacent agricultural lands that would receive drainage from this property. The adjacent west property drains towards this subdivision as discussed above.

7. Weeds, pests and household pet controls in subdivision areas.

   Homeowners will be required to comply with city ordinance.

8. Provisions, acknowledgments, and understandings by new property owners of farm work hours and that farm operations may contribute to objectionable noises and odors.

   The required Right to Farm note will be added to each final subdivision plat to notify each new property owner of the activities in the area.

9. Screening provisions and landscaping to reduce noise or visual impacts for adjoining uses.

   Landscaping will be installed around the proposed home to reduce visual impact for adjacent agricultural uses.

10. Any other provisions that the Zoning Administrator, Development Review Committee, Planning Commission and City Council considers necessary to protect the right to farm for agricultural uses, operations and areas.

    No additional provisions were identified at the time of writing this analysis.

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: February 8, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary and Final subdivision approval for the Sunset Meadows Plat B, a 3-lot residential development located at 1980 West Snow Spring Drive.

Suggested Action:

Attachments:

CC Staff Report Sunset Meadows Preliminary Subdivision 02.08.22.docx

Sunset Meadows Plat B Preliminary DRC 12.15.21.docx

Sunset Meadows Aerial.pdf

Sunset Meadows General Plan.pdf

Sunset Meadows Zoning.pdf

Sunset Meadows Plat B 12.15.21 plans.pdf

SUNSET MEADOWS PLAT B PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Patterson Homes		
Meeting Date	February 8, 2022		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	1980 West Snow Spring Drive		
Existing General Plan Designation	LDR		
Existing Zoning	R-1-12		
Existing Land Use	Undeveloped		
Number of Lots/Units	3		
Adjacent Zoning and Land Use	*North*	PF	Open Space
	South	R-3	The Towns at Snow Springs Phase 1 & 2
	East	R-1-12	Sunset Meadows Subdivision
	West	R-1-12	Dapple Gray Trails Plat C
Date of DRC Review	December 15, 2021		
Date of Planning Commission Review	January 13, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

September 10, 1999 – The City Council approved the Lehi Farms Annexation.
September 14, 2021 – The City Council approved the Sunset Meadows Plat B Concept Plan.

REPORT ANALYSIS

The applicant is requesting approval of the Sunset Meadows Plat B preliminary subdivision, a 3-lot residential subdivision located at 1980 West Snow Spring Drive.

The subdivision will consist of three single family lots on a total of 2.17 acres. The lots range in size from 12,670

to 33,287 square feet. There is an overall density of 1.38 units per acre for this subdivision which is consistent with the goals of the General Plan designation and zoning. The R-1-12 zone establishes a maximum density of three units per acre.

Since concept plan approval, the most significant change shown is the inclusion of the continuation of and connections to the Powerline trail with Parcels 1 and 2 being dedicated to Lehi City. These two parcels show the installation of a 10-foot asphalt trail with a two-foot buffer from the adjacent residential properties. Additionally, the trail continues along Snow Spring Drive to complete the gap in the trail network.

The DRC had 11 comments on the proposed concept plan, including the following:

1. Provide a little larger radius on the curbs around the curb extensions so the corners aren't so sharp. A 7' radius seems like it could work well.
2. Show sidewalk on the south side of Snow Spring Drive (east property line) turning and connecting to the trail at a perpendicular angle.
3. Suggest placing the trail on both Parcels 1 and 2 along the parcel lines of the City parcels. This will push the trail farther from the side yard fences of the private lots and ensure better visibility on corners
4. Minimum trail corridor widths are 20 feet. Update the widths on both Parcel 1 and Parcel 2
5. Show the existing trail in the Lehi City parcel 37:318:0025 and show the new trail connection at a 90-degree angle with 7-foot turning radii

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 preliminary subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding Planned Unit Developments.
2. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding subdivision approvals.
3. The proposed subdivision conforms/does not conform with the goals and policies of the General Plan.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on January 13, 2022. The minutes and motion from this meeting are as follows:

Sunset Meadows Plat B Preliminary and Final Subdivision
DRC Redline Comments

*Patterson Homes - requests preliminary subdivision review of **Sunset Meadows Plat B**, a 3-lot residential development located at 1980 West Snow Spring 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: Scott Dunn
Date of Plans Reviewed: 12/2/21
Time Start: 10:17 am
Time End: 10:35 am

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Public works staff still objects to "curb extensions" at trail crossing. Provide striping for crosswalk and stop signs for trail. See Murdock Trail crossings in Highland for example
2. Move PI services 5' from property lines.
3. Show sub base and road base extending 1' behind curb on all cross sections. Refer to Lehi City standard detail drawings Road-2

Trent – Parks:
4. Provide landscape plan for trail corridors.

Matt – Public Works:
5. CBR #?- provide the value

Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
6. Provide a little larger radius on the curbs around the curb extensions so the corners aren't so sharp. A 7' radius seems like it could work well.
7. Show sidewalk on the south side of Snow Spring Drive (east property line) turning and connecting to the trail at a perpendicular angle.
8. Suggest placing the trail on both Parcels 1 and 2 along the parcel lines of the City parcels. This will push the trail farther from the side yard fences of the private lots and ensure better visibility on corners (see Bluebeam plans).
9. Minimum trail corridor widths are 20 feet. Update the widths on both Parcel 1 and Parcel 2 (all these trail design comments can be bullets in one comment so it doesn't hold them up).
10. Show the existing trail in the Lehi City parcel 37:318:0025 and show the new trail connection at a 90-degree angle with 7-foot turning radii (see Bluebeam plans).

Gary – Building/Inspections:
11. Need engineer response on foundation drains before this can move ahead.

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. Payment in lieu of detention will be required.
5. Reimbursement Agreement for any reimbursable improvement items must be in place.
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. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
7. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

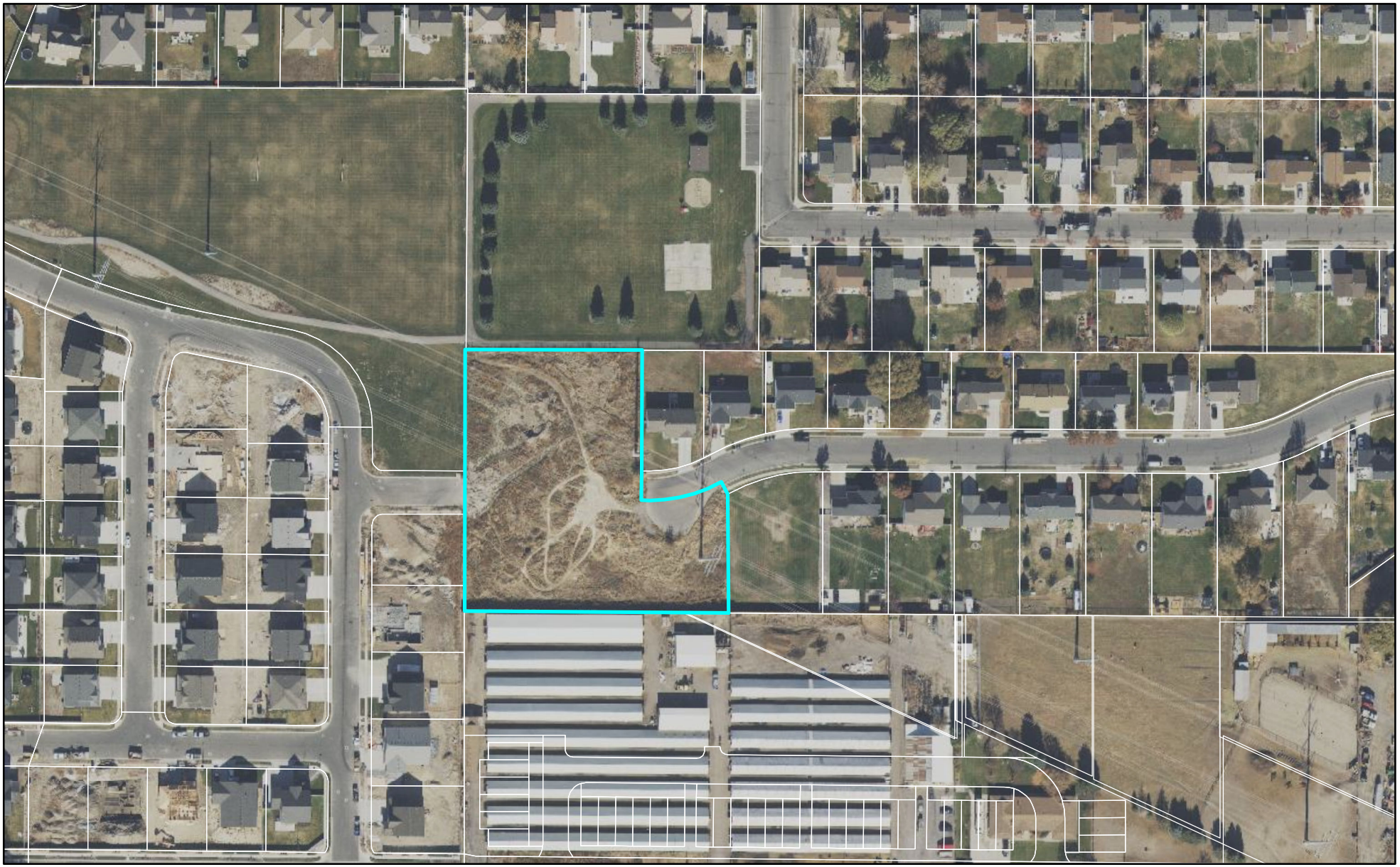
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 13, 2022.

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

Sunset Meadows Subdivision

Aerial



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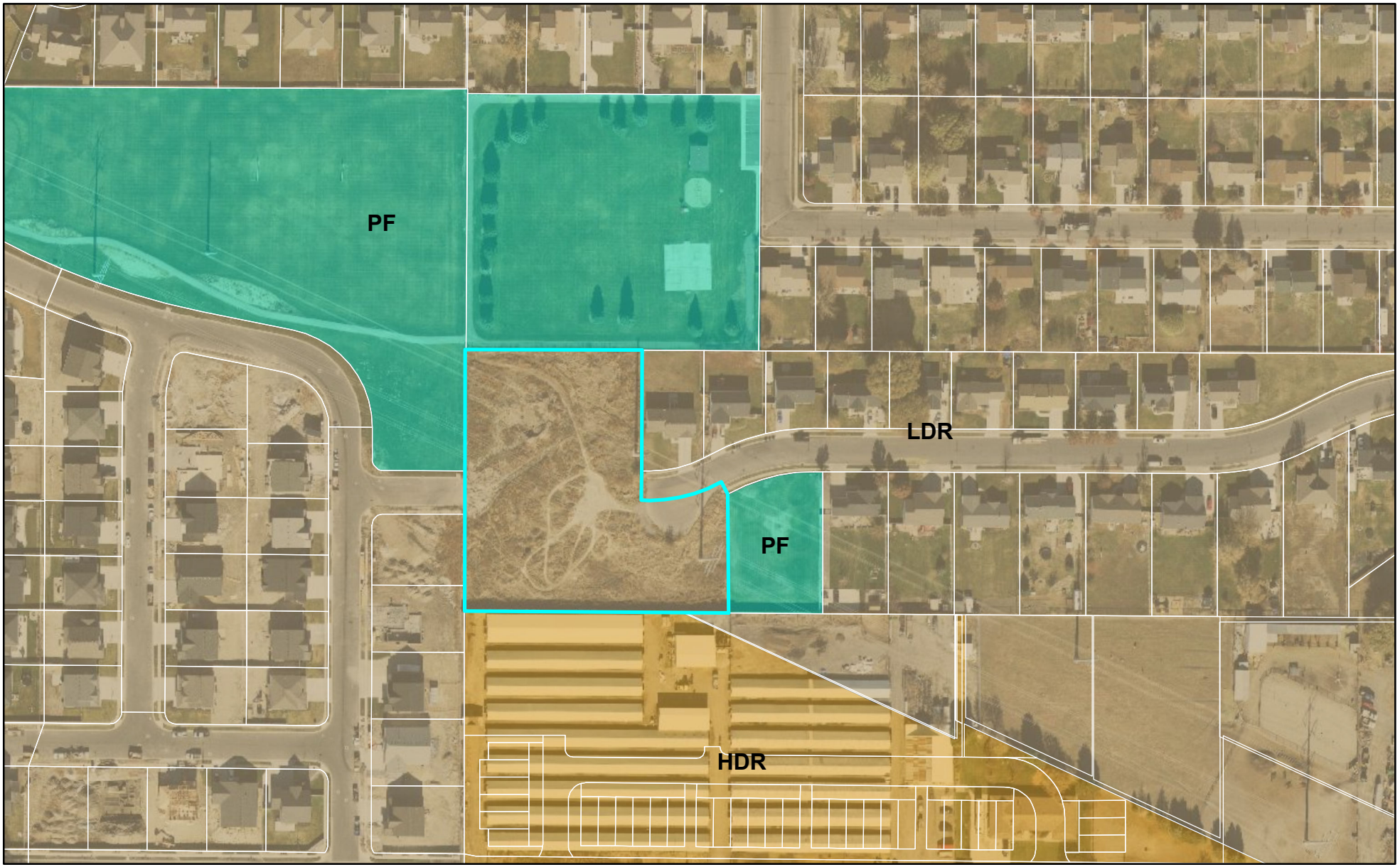
LEHI CITY

Sunset Meadows Subdivision

General Plan



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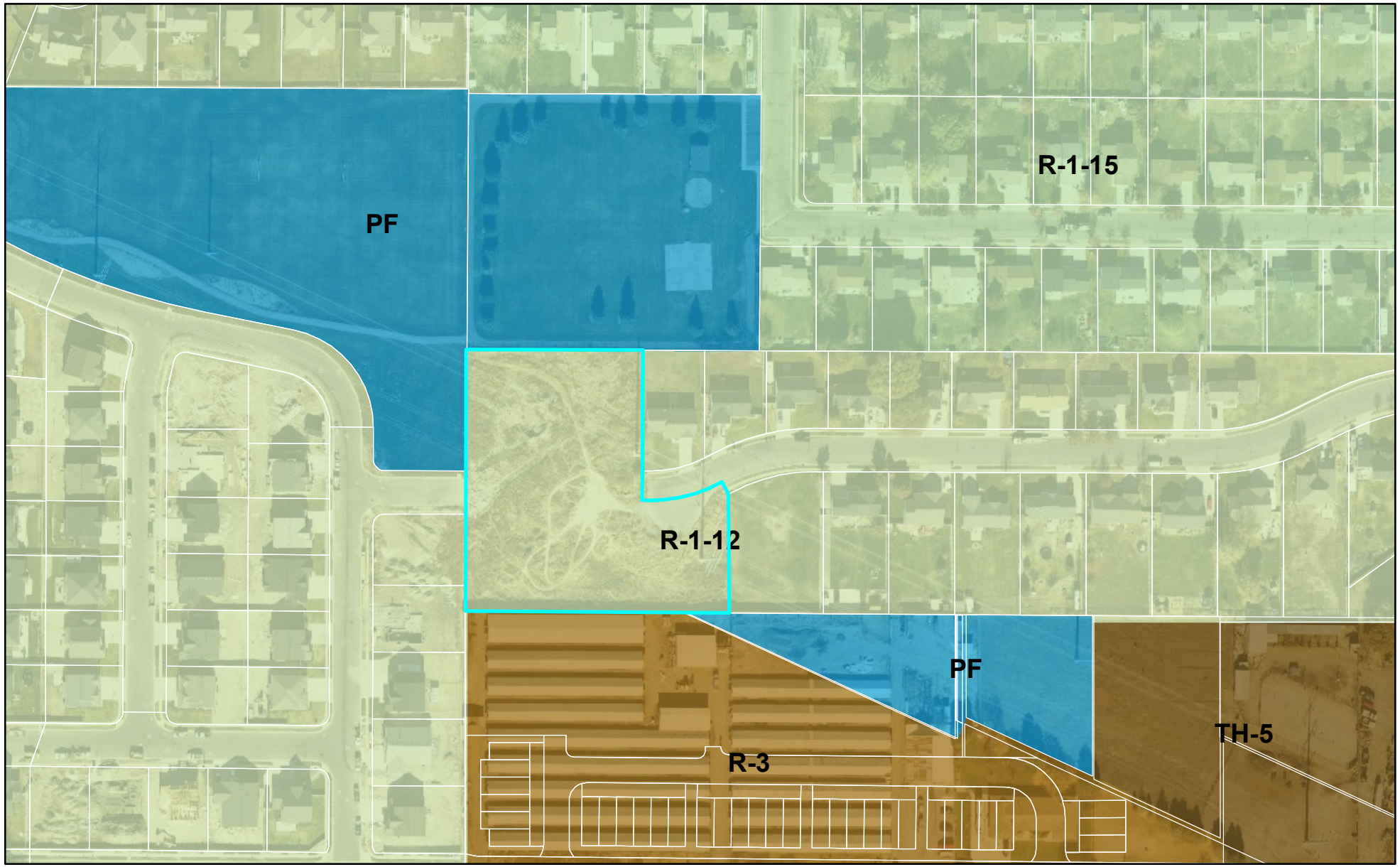
LEHI CITY

Sunset Meadows Subdivision

Zoning



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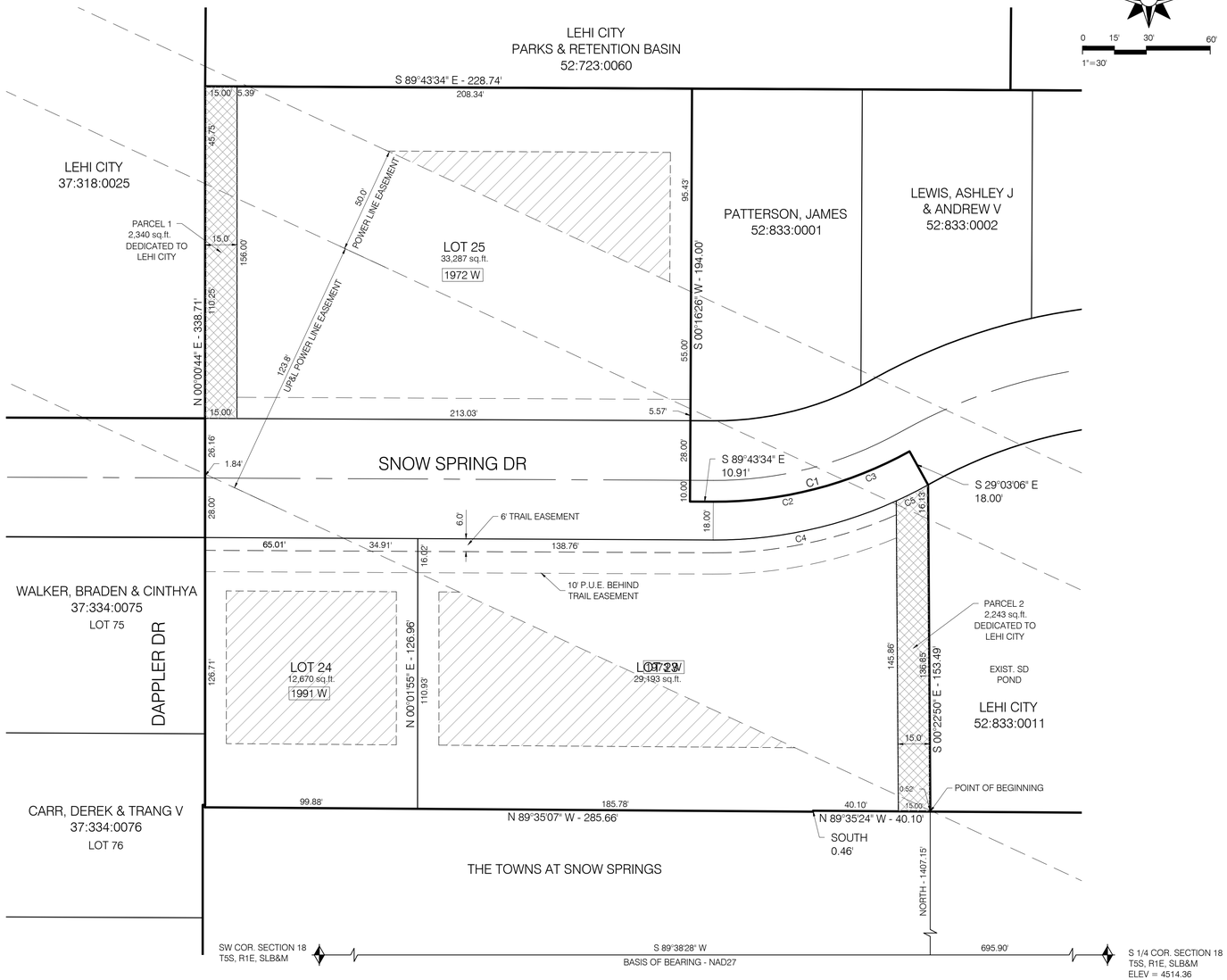
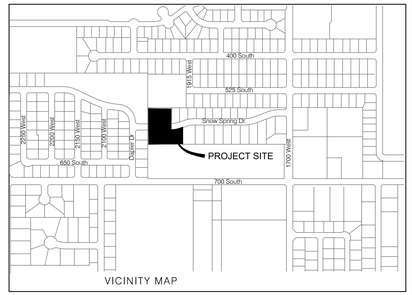
LEHI CITY

SUNSET MEADOWS PLAT "B"

A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN

LEHI CITY, UTAH COUNTY, UTAH





VICINITY MAP

GENERAL NOTES:

1. Brass Pins to be placed at Top Back of Curb at each projected property line.
2. Storm Drain Detention cannot be modified without permission from the Lehi city Engineer.

RIGHT TO FARM:

1. 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 Line
- Boundary Line
- Lot Line
- Center Line
- Easement Line
- Set Back Line
- Buildable Area
- Dedicated to Lehi City for Trail Access
- Section Corner

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 6418780. 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, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

Beginning at a point located South 89°38'28" West along section line 695.90 feet and North 1407.15 feet from the South Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°35'24" West 55.10 feet; thence South 0.46 feet; thence North 89°35'07" West along the northerly boundary of the Towns at Snow Springs PUD Phase 2 a distance of 285.66 feet; thence North 0°00'44" East along the easterly boundary of Dapple Gray Trails Plats "A" and "C" a distance of 338.71 feet; thence South 89°43'34" East along the southerly boundary of Stage Coach Crossing Plat "A" a distance of 228.74 feet; thence along the westerly boundary of Sunset Meadows Plat "A" the following five courses and distances: 1) South 0°16'26" West 194.00 feet, 2) South 89°43'34" East 10.91 feet; thence along the arc of a 188.00 foot radius curve to the left 96.24 feet through a central angle of 29°19'32" (chord bears North 75°36'40" East 95.18 feet), 4) South 29°03'06" East 18.00 feet, and 5) South 0°22'50" East 153.49 feet to the point of beginning.
Area = 2.17 Acres

SURVEYOR (SEE SEAL BELOW) DATE

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN 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_____.

OWNER OWNER

OWNER OWNER

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 DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

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 LEHI CITY PLANNING COMMISSION.

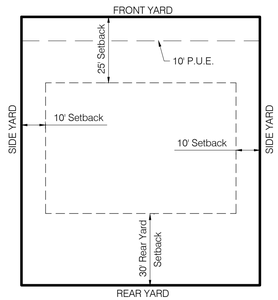
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBMECT TO THE CONITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS_____ DAY OF _____, A.D. 20_____

MAYOR

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



LOT SETBACKS & P.U.E.

Curve Table

Curve #	Length	Tangent	Radius	Delta	Chord Direction	Chord Length
C1	96.24'	49.20'	188.00'	29°19'46"	N75°36'33"E	95.19'
C2	62.74'	31.67'	188.00'	19°07'17"	N80°42'47"E	62.45'
C3	33.49'	16.79'	188.00'	10°12'29"	N66°02'54"E	33.45'
C4	88.70'	45.05'	206.00'	24°40'16"	N77°56'19"E	88.02'
C5	16.74'	8.38'	206.00'	4°39'25"	N63°16'29"E	16.74'

AREA TABULATIONS

Item	Quantity
Zone	R-1-12
Size of Subdivision	2.17 acres
Residential Lots	3 Lots totaling 1.73 acres
Open Space	2 Parcels totaling 0.11 acres
Street Dedication	0.34 acres
New Lane Miles	228 linear feet, 0.0432 miles

BASIS OF BEARINGS

BASIS OF BEARING AS SHOWN ON THIS PLAT IS BASED ON NAD 27 STATE PLANE COORDINATES, UTAH CENTRAL ZONE, AND INFORMATION AVAILABLE AT THE UTAH COUNTY RECORDER'S OFFICE.

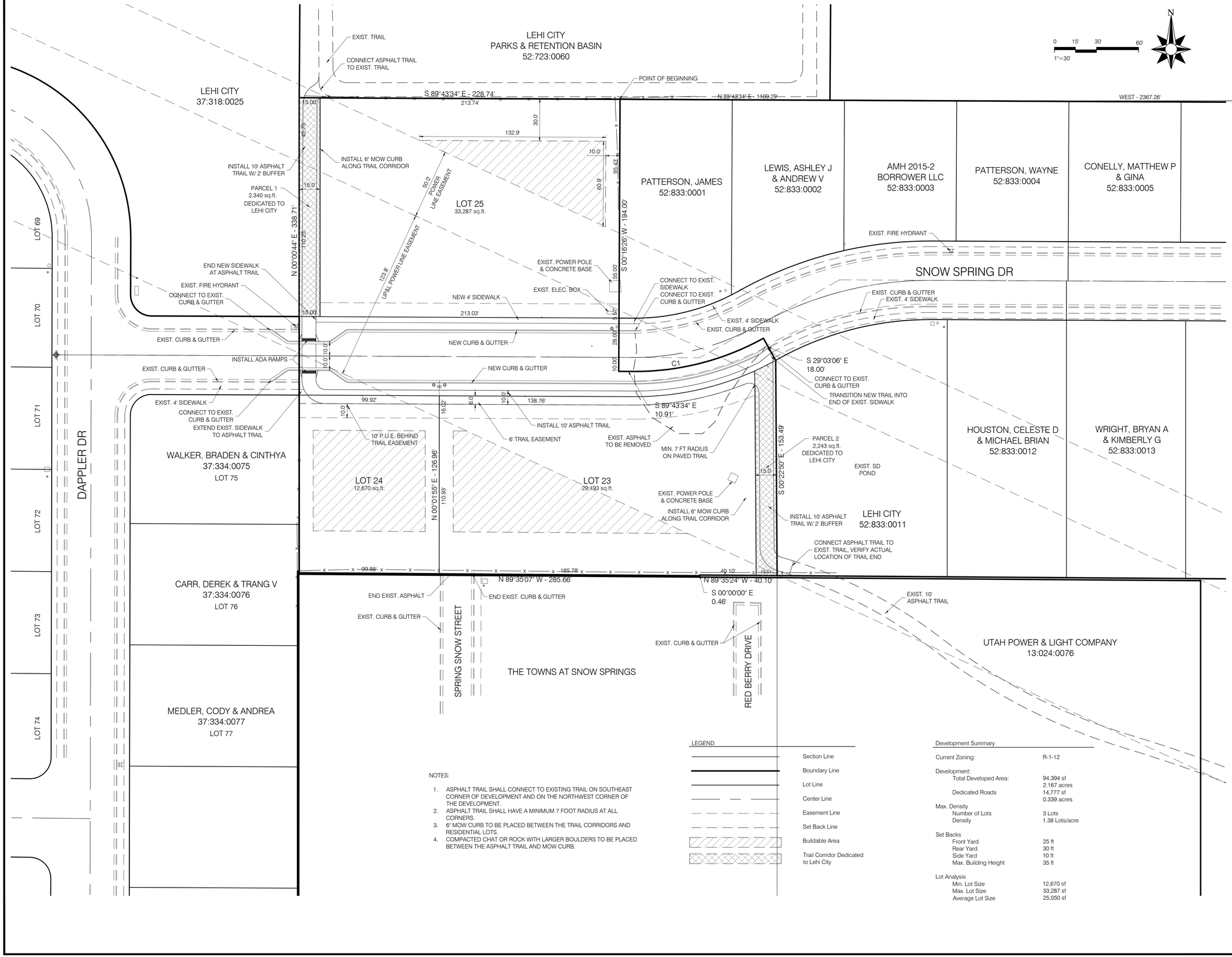
SUNSET MEADOWS PLAT "B"

A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN

LEHI CITY, UTAH COUNTY, UTAH

SCALE 1" = 40 FEET

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



NOTES:

1. ASPHALT TRAIL SHALL CONNECT TO EXISTING TRAIL ON SOUTHEAST CORNER OF DEVELOPMENT AND ON THE NORTHWEST CORNER OF THE DEVELOPMENT.
2. ASPHALT TRAIL SHALL HAVE A MINIMUM 7 FOOT RADIUS AT ALL CORNERS.
3. 6" MOW CURB TO BE PLACED BETWEEN THE TRAIL CORRIDORS AND RESIDENTIAL LOTS.
4. COMPACTED CHAT OR ROCK WITH LARGER BOULDERS TO BE PLACED BETWEEN THE ASPHALT TRAIL AND MOW CURB.

LEGEND

- Section Line
- Boundary Line
- Lot Line
- Center Line
- Easement Line
- Set Back Line
- Buildable Area
- Trail Corridor Dedicated to Lehi City

Development Summary

Current Zoning:	R-1-12
Development:	
Total Developed Area:	94,394 sf
	2.167 acres
Dedicated Roads	14,777 sf
	0.339 acres
Max. Density	
Number of Lots	3 Lots
Density	1.38 Lots/acre
Set Backs	
Front Yard	25 ft
Rear Yard	30 ft
Side Yard	10 ft
Max. Building Height	35 ft
Lot Analysis	
Min. Lot Size	12,670 sf
Max. Lot Size	33,287 sf
Average Lot Size	25,050 sf

DAVID KEITH ENGINEERING
926 South Automall Drive, American Fork
UT, 84003 (801) 742-8611
www.davidkeithengineering.com

PROJECT: SUNSET MEADOWS PLAT "B"

LOCATION: 1980 W SNOW SPRING DRIVE LEHI, UTAH

SITE PLAN

JOB #: 054

PLAN SUBMITTAL DATES

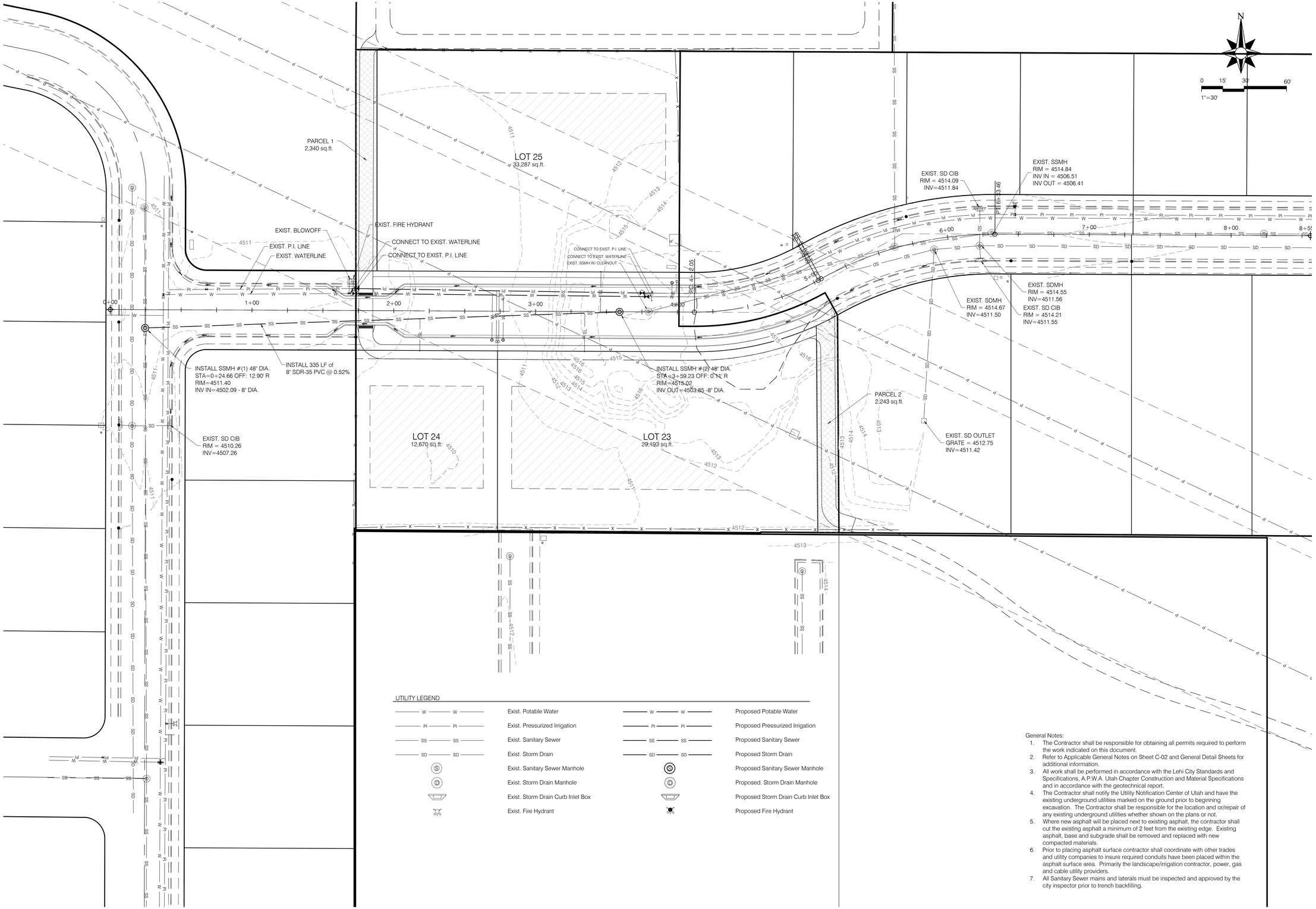
DATE:	DESCRIPTION:
10/29/21	City Comments
11/03/21	Construction Set
11/24/21	Construction Set

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT SAFLEY
11/24/2021
STATE OF UTAH

DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	May 19, 2021

SHEET NUMBER:

C-03



UTILITY LEGEND

W — W	Exist. Potable Water	W — W	Proposed Potable Water
PI — PI	Exist. Pressurized Irrigation	PI — PI	Proposed Pressurized Irrigation
SS — SS	Exist. Sanitary Sewer	SS — SS	Proposed Sanitary Sewer
SD — SD	Exist. Storm Drain	SD — SD	Proposed Storm Drain
(S)	Exist. Sanitary Sewer Manhole	(S)	Proposed Sanitary Sewer Manhole
(D)	Exist. Storm Drain Manhole	(D)	Proposed. Storm Drain Manhole
	Exist. Storm Drain Curb Inlet Box		Proposed Storm Drain Curb Inlet Box
	Exist. Fire Hydrant		Proposed Fire Hydrant

General Notes:

1. The Contractor shall be responsible for obtaining all permits required to perform the work indicated on this document.
2. Refer to Applicable General Notes on Sheet C-02 and General Detail Sheets for additional information.
3. All work shall be performed in accordance with the Lehi City Standards and Specifications, A.P.W.A. Utah Chapter Construction and Material Specifications and in accordance with the geotechnical report.
4. The Contractor shall notify the Utility Notification Center of Utah and have the existing underground utilities marked on the ground prior to beginning excavation. The Contractor shall be responsible for the location and or/repair of any existing underground utilities whether shown on the plans or not.
5. Where new asphalt will be placed next to existing asphalt, the contractor shall cut the existing asphalt a minimum of 2 feet from the existing edge. Existing asphalt, base and subgrade shall be removed and replaced with new compacted materials.
6. Prior to placing asphalt surface contractor shall coordinate with other trades and utility companies to insure required conduits have been placed within the asphalt surface area. Primarily the landscape/irrigation contractor, power, gas and cable utility providers.
7. All Sanitary Sewer mains and laterals must be inspected and approved by the city inspector prior to trench backfilling.

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PROJECT:
SUNSET MEADOWS
PLAT "B"

LOCATION:
1980 W SNOW SPRING DRIVE
LEHI, UTAH

UTILITY PLAN

JOB #: 054

PLAN SUBMITTAL DATES

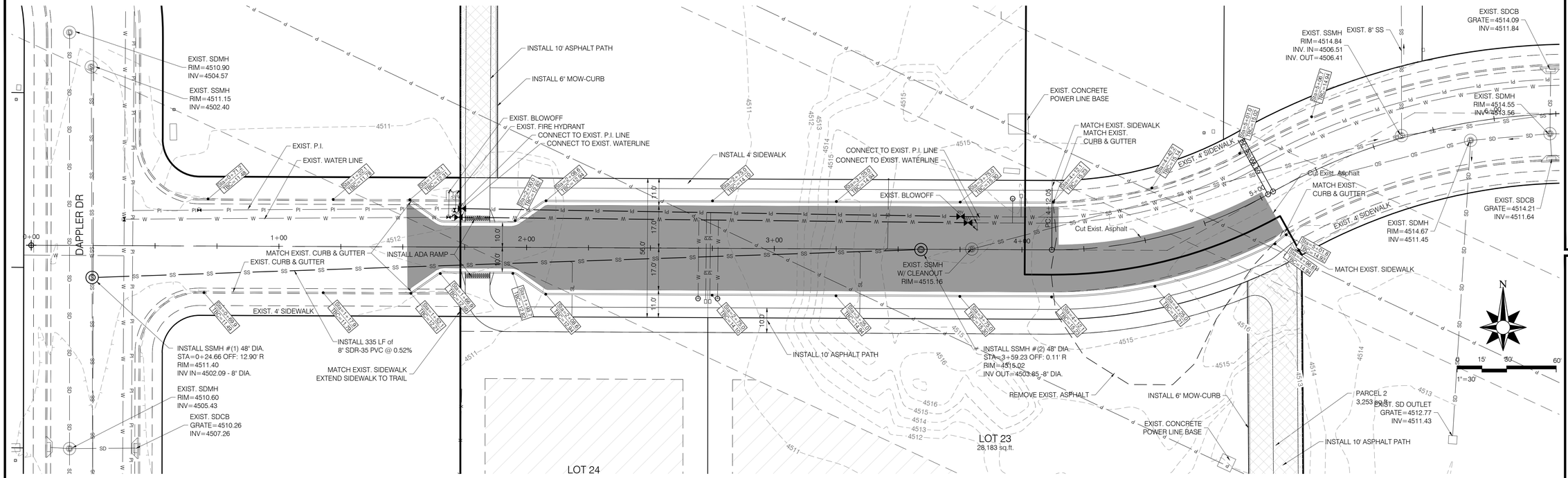
DATE:	DESCRIPTION:
10/29/21	City Comments
11/03/21	Construction Set
11/24/21	Construction Set

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT
SAFLEY
11/24/2021
STATE OF UTAH

DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	May 19, 2021

SHEET NUMBER:

C-04



General Notes:

1. The Contractor shall be responsible for obtaining all permits required to perform the work indicated on this document.
2. Refer to Applicable General Notes on Sheet C-02 and General Detail Sheets for additional information.
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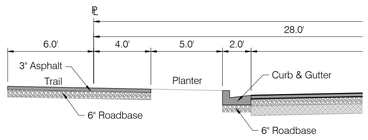
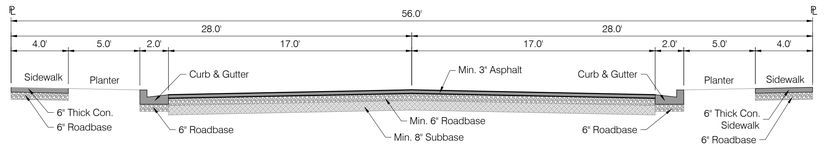
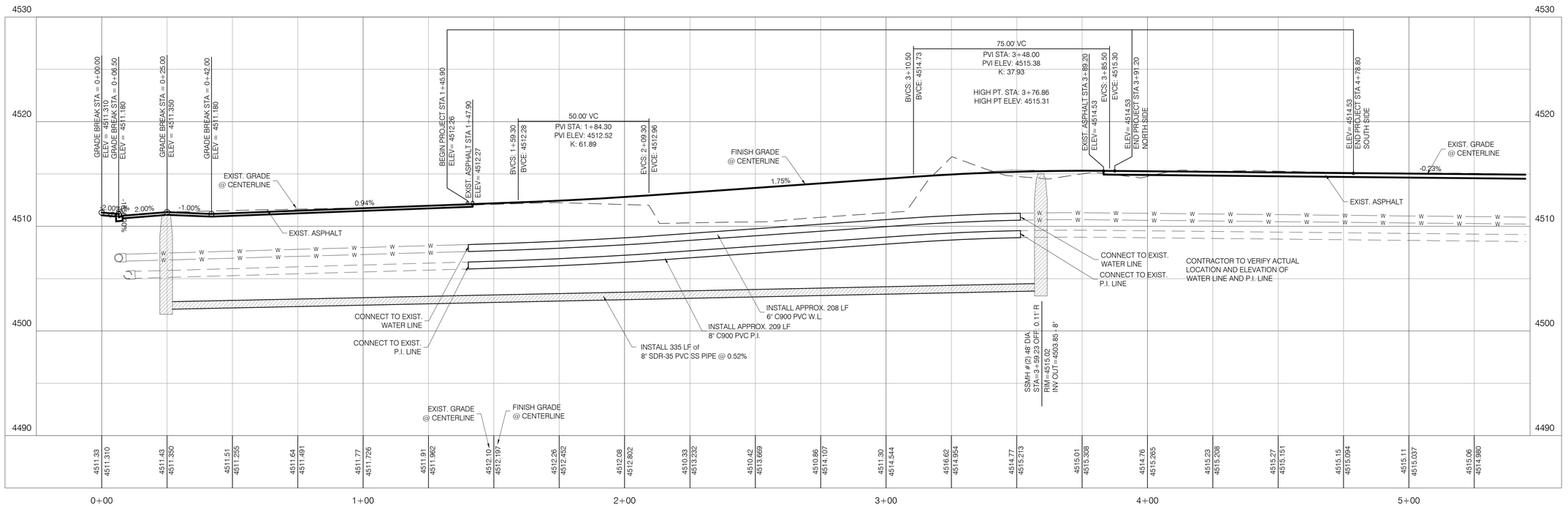


ROAD CROSS SECTION WITH TRAIL



TYPICAL ROAD CROSS SECTION



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PROJECT: SUNSET MEADOWS
PLAT "B"

LOCATION: 1980 W SNOW SPRING DRIVE
LEHI, UTAH

PLAN AND PROFILE

JOB #: 054

PLAN SUBMITTAL DATES

DATE:	DESCRIPTION:
10/29/21	City Comments
11/03/21	Construction Set
11/24/21	Construction Set

LICENSED PROFESSIONAL ENGINEER
No. 181311
F. BRENT
SAFLEY
11/24/2021
STATE OF UTAH

DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	May 19, 2021

SHEET NUMBER:

C-05

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: February 8, 2022
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Gardner Point Phase 6, a 55-lot residential subdivision located at 1400 North 4200 West.

Suggested Action:

Attachments:

CC Staff Report Gardner Point Phase 6 Final Subdivision 2.8.22.docx

Gardner Point Phase 6 Final Subdivsion DRC 01.26.22.docx

Gardner Point Phase 6 Final Subdivision - plans.pdf

Gardner Point Phase 6 Final Subdivision - landscape plan.pdf

Gardner Point Phase 6 Final Subdivision - aerial map.pdf

Gardner Point Phase 6 Final Subdivision - zoning map.pdf

Gardner Point Phase 6 Final Subdivision - general plan map.pdf

GARDNER POINT PHASE 6 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	February 8, 2022		
Requested Action/Purpose	Approval of a final subdivision		
Location	1400 North and 4200 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	55 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	None	Saratoga Springs
Date of DRC Review	January 26, 2022		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 17.040. Development Standards. *(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.
December 14, 2021	The City Council approved Gardner Point Phase 4 Final Subdivision.

REPORT ANALYSIS

The applicant is requesting approval of the Gardner Point Phase 6 Final Subdivision. The proposed subdivision is the fourth 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 single-family homes and open space. This report will discuss the subdivision layout and DRC comments.

Subdivision Layout

The proposed subdivision will include 55 units. The units are proposed to be single-family lots of a variety of sizes ranging from 6,000-9,400 square feet. The proposed subdivision meets the street connectivity requirements for block lengths, connectivity index, and provides additional pedestrian connectivity to the open space areas to increase walk-ability. In addition to the single-family homes, this phase will include a portion of the western linear open space area. This open space area will include a trail that will run north-south along the western side of the site. The open space area will be located south of the canal. The open space will also include amenities. The DRC did comment that the details for the amenities, including the pavilion type, will need to be provided with the landscape plan.

DRC Comments

The DRC had seven comments, including the following:

1. Label amenities and provide details (pavilion type, equipment, etc.)
2. Provide a drainage narrative for this phase.
3. Provide an additional fire hydrant on Sierra Way at the lot line of 638 & 639.
4. Provide an additional fire hydrant on Alder Way.

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 6 Final Subdivision
DRC Redline Comments

Edge Homes – requests final subdivision review of Gardner Point Phase 6, a 55-unit residential development located at approximately 4200 West and 1400 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: Brady Morris, Michael Budge, Spencer Llewelyn, Brandon Watson
Date of Plans Reviewed: 1/18/22
Time Start: 3:22 PM
Time End: 3:36 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Provide an additional fire hydrant on Sierra Way at the lot line of 638 & 639.
2. Provide an additional fire hydrant on Alder Way.
3. Fire hydrant on Linen Way must be located at a property line.
4. Line work for water services to lot 605 makes it look like they were installed with phase 2. Can these services be moved to the opposite side of lot 605 to avoid a road cut ?

Trent – Parks:
5. Label amenities and provide details (pavilion type, equipment, etc.)

Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering:
6. Provide a drainage narrative for this phase.

Luke- Traffic: No comments
Kim – Planning:
7. Recommend flared drive approaches on all private street connections to a public street.

GENERAL COMMENT:
1. A building permit will be required for any retaining walls over 4 feet.
2. In Phase 4, need to change the small remaining stub of Big Horn Drive to Sage Drive to private vs. public.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement Agreement for any reimbursable improvement items must be in place.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. Irrigation Company signature on the construction drawings for the irrigation piping.
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435).
9. Schedule a SWPPP inspection through Lehi City Water Dept. (call Rochelle Peterson at 385-201-2429). This should be the last item completed prior to scheduling a preconstruction meeting.

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

10. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Matthew Meier- mmeier@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
11. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required. Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
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 signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
7. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON FEBRUARY 8TH

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

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

Know what's below. Call before you dig.

GARDNER POINT PHASE 6

A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

INDEX OF DRAWINGS

1-1	GARDNER POINT PHASE 6 PLAT	C-400	PHASE 6 UTILITY AND HYDRANT PLAN	PP-1	PLAN AND PROFILE WEST RIM DRIVE
1-2	GARDNER POINT PHASE 6 PLAT	C-400A	OVERALL HYDRANT AND UTILITY PLAN	PP-2	PLAN AND PROFILE WEST RIM DRIVE
C-001	GENERAL NOTES	C-401	ENLARGED UTILITY PLAN 1	PP-3	PLAN AND PROFILE WEST RIM DRIVE
C-100	DEMOLITION PLAN	C-402	ENLARGED UTILITY PLAN 2	PP-4	PLAN AND PROFILE OSPREY WAY
C-200	OVERALL SITE PLAN	C-403	POWER PLAN	PP-5	PLAN AND PROFILE LINEN WAY
C-200A	CIRCULATION PLAN	C-403A	OVERALL POWER PLAN	PP-6	PLAN AND PROFILE SIERRA WAY
C-201	ENLARGED SITE PLAN 1	C-500	EROSION CONTROL PLAN	PP-7	PLAN AND PROFILE ALDER WAY
C-202	ENLARGED SITE PLAN 2	C-600	DETAILS	PP-8	PLAN AND PROFILE ALDER WAY & BIG HORN DRIVE
C-300	OVERALL GRADING AND DRAINAGE PLAN	C-601	DETAILS		
C-301	ENLARGED GRADING AND DRAINAGE PLAN 1	C-602	DETAILS		
C-302	ENLARGED GRADING AND DRAINAGE PLAN 2	C-603	DETAILS		

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.

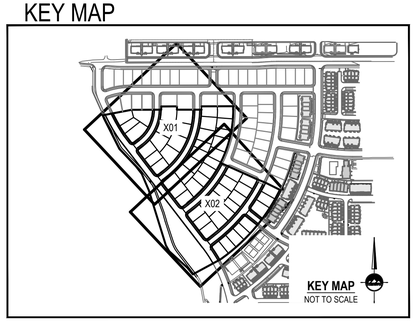
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR 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

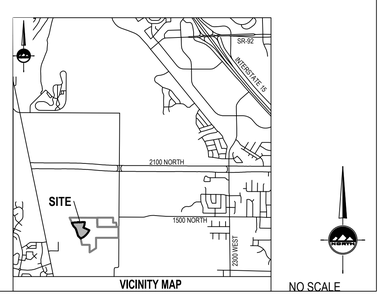
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

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



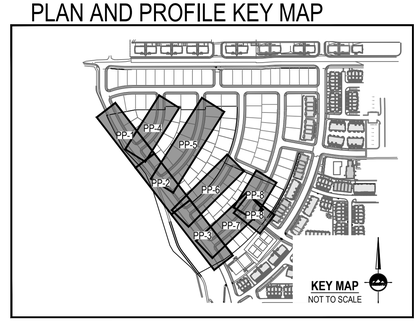
VICINITY MAP



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

CEDAR CITY
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

LAYTON
Phone: 801.547.1100

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

GARDNER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

COVER SHEET

PROJECT NUMBER 8069O
PRINT DATE 1/18/22
DRAWN BY T. GADD
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

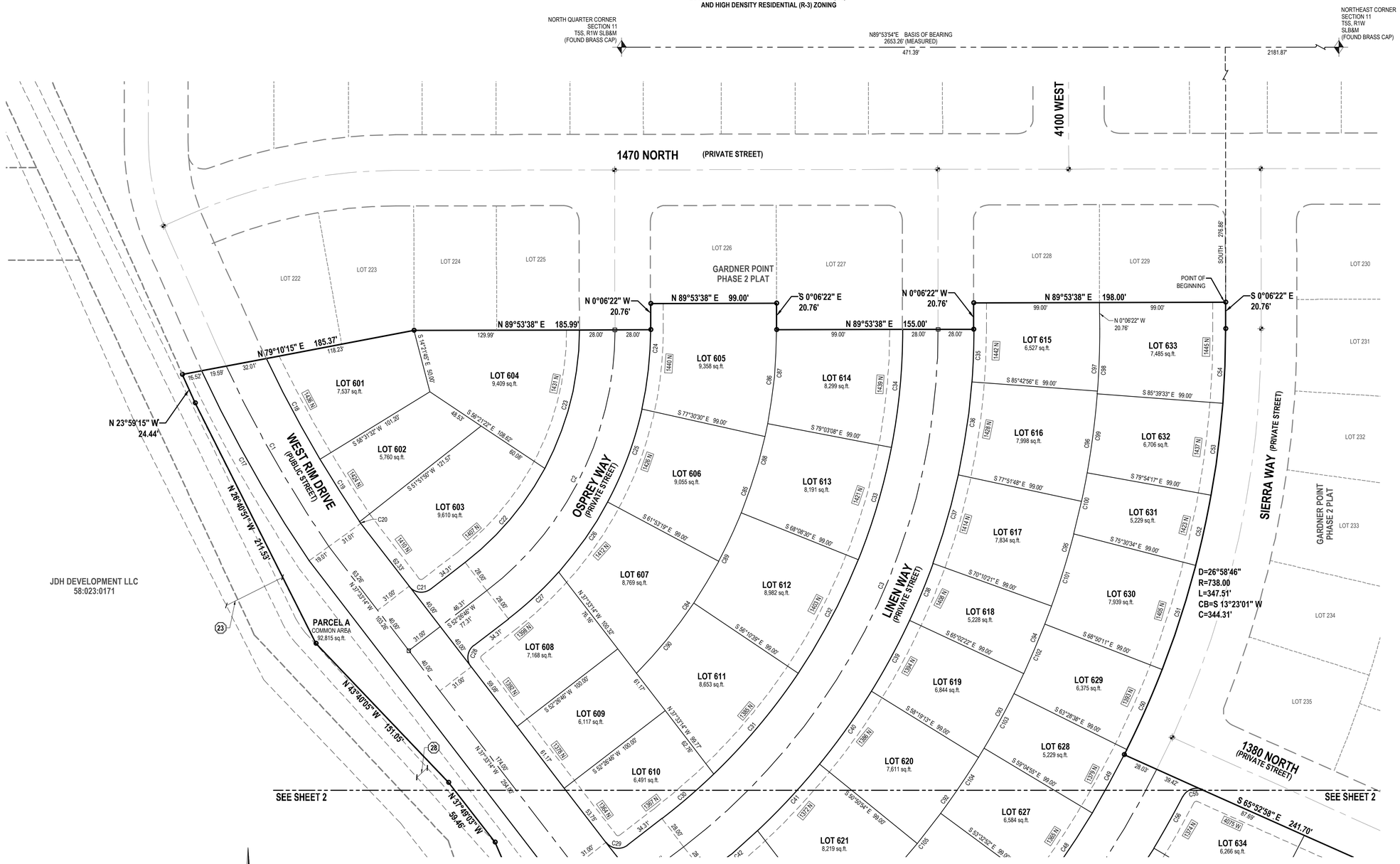
C-000

GARDNER POINT PHASE 6 PLAT

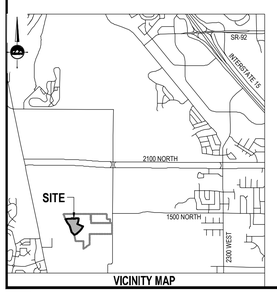
RESIDENTIAL DEVELOPMENT

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



JDH DEVELOPMENT LLC
58:023:0171



VICINITY MAP

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

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

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
4. COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. AND DATED MAY 1, 2018.
6. ALL PROJECT AMENITIES INCLUDING CLUBHOUSE, TOT LOT, SPORT COURT, BENCHES, AND TRAILS WITHIN COMMON AREAS WILL BEGIN CONSTRUCTION AT 60% OF BUILDING PERMITS ISSUED FOR THE OVERALL PROJECT AND BE COMPLETED BY 80% OF BUILDING PERMITS ISSUED.

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

EASEMENT NOTES:
23. The effect, terms and conditions of an Notice of in Canal Property Easement executed by Utah Lake Distributing Company., recorded October 31, 2002, as Entry No. 129142:2002 of official records.
24. The effect, terms and conditions of an Right of Way Easement granted to PacifiCorp, recorded February 5, 2003, as Entry No. 17491:2003 of official records.

SETBACKS FOR THE SINGLE FAMILY LOTS:
FRONT: 20'
REAR: 15'
SIDE: 5'
SIDE CORNER: 15'
FRONT PROPERTY LINE: 12' FROM TBC

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

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

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

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

SHEET 1 OF 2
PROJECT NUMBER : 8080
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : KFW
DATE : 1/13/22

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS** do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **286882** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **GARDNER POINT PHASE 6 PLAT**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northeast and Northwest Quarters 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 471.39 feet along the section line and South 276.86 feet the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°06'22" East 20.76 feet;
thence Southwesterly 347.51 feet along the arc of a 738.00 foot radius curve to the right (center bears South 89°53'38" West and the chord bears South 13°23'01" West 344.31 feet with a central angle of 26°58'46");
thence South 65°52'58" East 241.70 feet;
thence South 67°38'13" East 68.65 feet;
thence South 63°36'44" East 99.00 feet;
thence Southwesterly 585.04 feet along the arc of a 1,147.00 foot radius curve to the right (center bears North 64°01'08" West and the chord bears South 40°35'36" West 578.72 feet with a central angle of 29°13'28");
thence South 61°37'17" West 193.56 feet to a point on the Easterly Line of the Utah Lake Canal;
thence along the. Easterly Line of said Utah Lake Canal the following nine (9) courses:
(1) North 38°45'41" West 53.40 feet;
(2) North 47°38'31" West 154.70 feet;
(3) North 30°12'56" West 41.80 feet;
(4) North 17°09'04" West 362.70 feet;
(5) North 23°30'23" West 112.48 feet;
(6) North 37°49'03" West 59.46 feet;
(7) North 43°40'05" West 151.05 feet;
(8) North 26°40'51" West 211.53 feet;
(9) North 23°59'15" West 24.44 feet;
thence North 79°10'15" East 185.37 feet;
thence North 89°53'38" East 185.99 feet;
thence North 00°06'22" West 20.76 feet;
thence North 89°53'38" East 99.00 feet;
thence South 00°06'22" East 20.76 feet;
thence North 89°53'38" East 155.00 feet;
thence North 00°06'22" West 20.76 feet;
thence North 89°53'38" East 198.00 feet to the point of beginning.

Contains 633,221 Square Feet or 14.537 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

UTILITY DEDICATION

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

RESERVATION OF COMMON AREAS

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

OWNER'S DEDICATION

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

GARDNER POINT PHASE 6 PLAT

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

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

By:
Its:

ACKNOWLEDGMENT

STATE OF UTAH)S.S.
COUNTY OF)

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

NUMBER

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

PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY | CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20_____

MAYOR: _____ *ATTEST:* _____
CLERK/RECORDER (SEE SEAL BELOW)

SURVEYORS SEAL

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GARDNER POINT PHASE 6 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

GARDNER POINT PHASE 6 PLAT

RESIDENTIAL DEVELOPMENT
LOCATED IN THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
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LOCATED WITHIN NEIGHBORHOOD COMMERICAL (NC)
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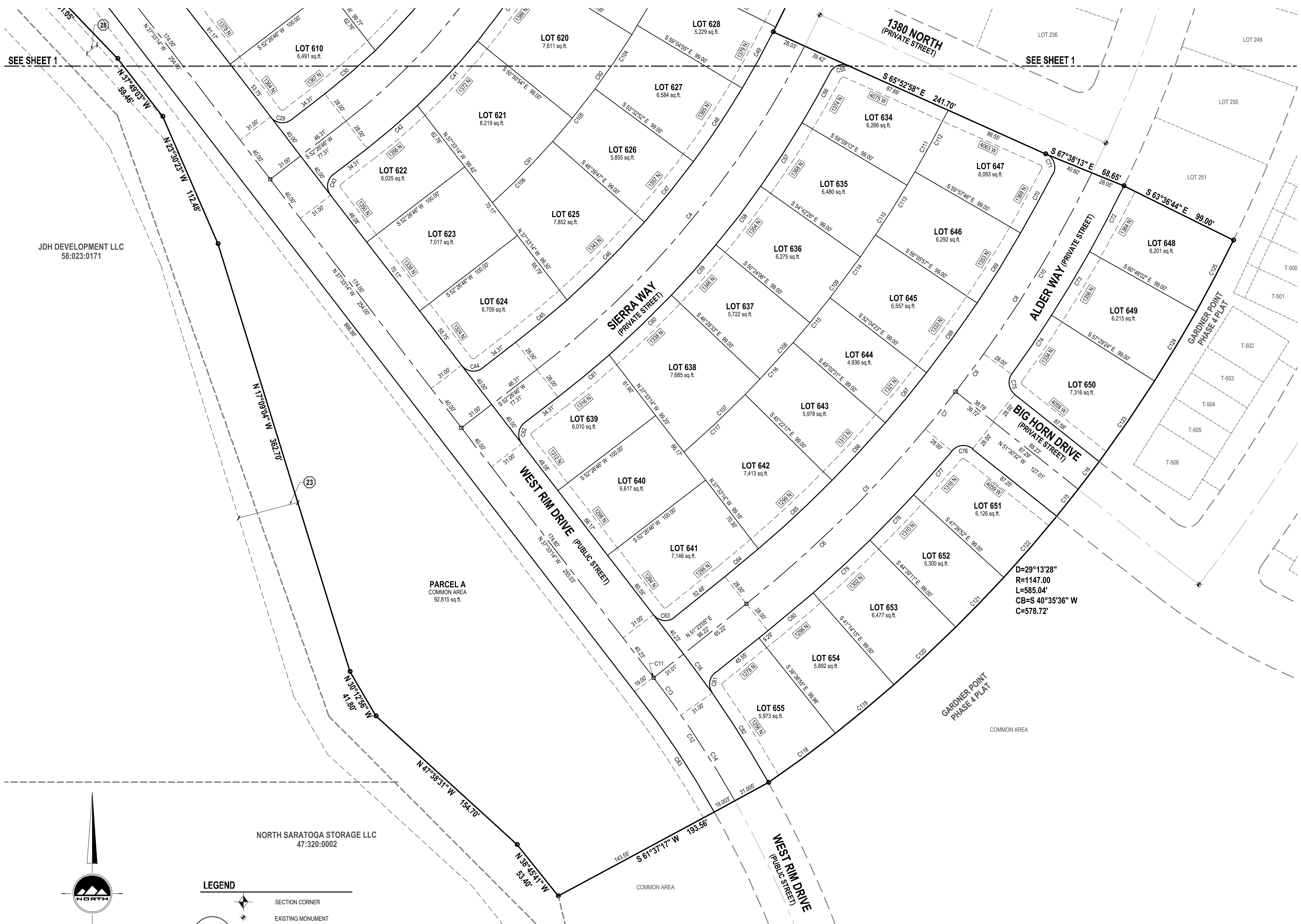

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1033.07'	163.23'	9°03'10"	S29°37'04"E	163.06'
C2	258.00'	236.64'	52°33'08"	N26°10'12"E	228.43'
C3	512.00'	469.61'	52°33'08"	N26°10'12"E	453.32'
C4	766.00'	343.24'	25°40'25"	N39°36'34"E	340.37'
C5	1020.00'	241.92'	13°35'22"	N44°35'24"E	241.36'
C6	1020.00'	202.96'	11°24'03"	N45°41'04"E	202.63'
C7	1020.00'	38.96'	2°11'19"	N38°53'23"E	38.96'
C8	1020.00'	209.25'	11°45'15"	N31°55'06"E	208.89'
C9	1020.00'	38.04'	2°08'13"	N36°43'37"E	38.04'
C10	1020.00'	171.21'	9°37'02"	N30°50'59"E	171.01'
C11	840.00'	0.56'	0°02'18"	N37°33'37"W	0.56'
C12	840.00'	119.52'	8°09'09"	N33°27'54"W	119.42'
C13	840.00'	37.32'	2°32'44"	N36°16'07"W	37.32'
C14	840.00'	82.20'	5°36'25"	N32°11'32"W	82.17'
C15	1147.00'	28.00'	1°23'55"	N38°34'18"E	28.00'
C16	1147.00'	28.01'	1°23'57"	N37°10'22"E	28.01'
C16	871.00'	39.28'	2°35'02"	N36°17'15"W	39.27'
C17	1052.07'	171.62'	9°20'48"	S29°30'06"E	171.43'
C18	1002.07'	89.66'	5°07'35"	S28°06'20"E	89.63'
C19	1002.07'	58.15'	3°19'29"	S32°19'52"E	58.14'
C20	1002.07'	1.72'	0°05'54"	S34°02'33"E	1.72'
C21	12.00'	18.85'	90°00'00"	S82°33'14"E	16.97'
C22	230.00'	97.62'	24°19'08"	N40°17'12"E	96.89'
C23	230.00'	113.34'	28°14'00"	N14°00'38"E	112.19'
C24	286.00'	62.88'	12°35'52"	N6°11'34"E	62.76'
C25	286.00'	77.97'	15°37'11"	N20°18'05"E	77.73'
C26	286.00'	67.46'	13°30'56"	N34°52'09"E	67.31'
C27	286.00'	54.01'	10°49'10"	N47°02'11"E	53.93'
C28	12.00'	18.85'	90°00'00"	S7°26'46"W	16.97'
C29	12.00'	18.85'	90°00'00"	S82°33'14"E	16.97'
C30	484.00'	53.80'	6°22'06"	N49°15'43"E	53.77'
C31	484.00'	103.53'	12°15'19"	N39°57'00"E	103.33'
C32	484.00'	101.06'	11°57'51"	N27°50'25"E	100.88'
C33	484.00'	92.17'	10°54'38"	N16°24'11"E	92.03'
C34	484.00'	93.38'	11°03'14"	N5°25'15"E	93.23'
C35	540.00'	41.38'	4°23'26"	N2°05'21"E	41.37'
C36	540.00'	74.01'	7°51'08"	N8°12'38"E	73.95'
C37	540.00'	72.49'	7°41'27"	N15°58'56"E	72.43'
C38	540.00'	48.38'	5°07'59"	N22°23'39"E	48.36'
C39	540.00'	63.32'	6°43'08"	N28°19'13"E	63.29'
C40	540.00'	70.42'	7°28'19"	N35°24'56"E	70.37'
C41	540.00'	71.52'	7°35'20"	N42°56'46"E	71.47'
C42	540.00'	53.77'	5°42'20"	N49°35'36"E	53.75'
C43	12.00'	18.85'	90°00'00"	S7°26'46"W	16.97'
C44	12.00'	18.85'	90°00'00"	S82°33'14"E	16.97'
C45	738.00'	53.73'	4°10'18"	N50°21'37"E	53.72'
C46	738.00'	88.92'	6°54'12"	N44°49'22"E	88.87'
C47	738.00'	63.36'	4°55'08"	N38°54'42"E	63.34'
C48	738.00'	71.28'	5°32'03"	N33°41'06"E	71.26'
C49	738.00'	56.61'	4°23'43"	N28°43'13"E	56.60'
C50	738.00'	69.03'	5°21'32"	N23°50'35"E	69.00'
C51	738.00'	85.95'	6°40'23"	N17°49'38"E	85.90'
C52	738.00'	56.61'	4°23'43"	N12°17'34"E	56.60'
C53	738.00'	72.71'	5°38'41"	N7°16'23"E	72.68'
C54	738.00'	58.69'	4°33'24"	N2°10'20"E	58.68'
C55	12.00'	18.14'	86°37'20"	S70°48'22"W	16.46'
C56	794.00'	46.44'	3°21'05"	N29°10'14"E	46.44'
C57	794.00'	61.62'	4°26'47"	N33°04'10"E	61.60'
C58	794.00'	59.67'	4°18'20"	N37°26'44"E	59.65'
C59	794.00'	54.40'	3°55'33"	N41°33'40"E	54.39'
C60	794.00'	69.91'	5°02'42"	N46°02'48"E	69.89'
C61	794.00'	53.73'	3°52'37"	N50°30'27"E	53.72'
C62	12.00'	18.85'	90°00'00"	S7°26'46"W	16.97'
C63	12.00'	19.07'	91°03'41"	S83°05'04"E	17.13'
C64	992.00'	35.34'	3°38'16"	N50°21'51"E	35.33'
C65	992.00'	81.64'	4°42'54"	N46°59'11"E	81.61'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C66	992.00'	63.55'	3°40'14"	N42°47'36"E	63.54'
C67	992.00'	52.48'	3°01'52"	N39°26'33"E	52.47'
C68	992.00'	69.71'	4°01'34"	N35°54'50"E	69.69'
C69	992.00'	66.89'	3°51'49"	N31°58'09"E	66.88'
C70	992.00'	54.41'	3°08'34"	N28°27'58"E	54.41'
C71	12.00'	19.43'	92°46'39"	N19°29'39"W	17.38'
C72	1048.00'	60.18'	3°17'24"	N27°35'16"E	60.17'
C73	1048.00'	59.94'	3°16'38"	N30°52'17"E	59.94'
C74	1048.00'	57.59'	3°10'02"	N34°05'03"E	57.58'
C75	12.00'	18.26'	87°10'03"	S7°55'31"E	16.55'
C76	12.00'	18.54'	88°30'27"	S84°14'15"W	16.75'
C77	1048.00'	46.98'	2°54'45"	N41°16'05"E	46.97'
C78	1048.00'	51.12'	2°47'41"	N43°56'58"E	51.11'
C79	1048.00'	62.48'	3°24'57"	N47°03'17"E	62.47'
C80	1048.00'	47.96'	2°37'20"	N50°04'25"E	47.96'
C81	12.00'	18.09'	86°22'50"	S8°11'40"W	16.43'
C82	871.00'	85.78'	5°38'35"	N32°10'27"W	85.75'
C83	821.00'	117.03'	8°10'03"	N33°29'45"W	116.93'
C84	385.00'	109.66'	16°19'09"	N36°16'15"E	109.29'
C85	385.00'	104.96'	15°37'11"	N20°18'05"E	104.63'
C86	385.00'	84.65'	12°35'52"	N6°11'34"E	84.48'
C87	385.00'	74.28'	11°03'14"	N5°25'15"E	74.16'
C88	385.00'	73.31'	10°54'38"	N16°24'11"E	73.20'
C89	385.00'	80.39'	11°57'51"	N27°50'25"E	80.25'
C90	385.00'	71.28'	10°36'29"	N39°07'35"E	71.18'
C91	639.00'	94.52'	8°28'30"	N43°23'21"E	94.43'
C92	639.00'	83.33'	7°28'19"	N35°24'56"E	83.27'
C93	639.00'	74.93'	6°43'08"	N28°19'13"E	74.89'
C94	639.00'	57.25'	5°07'59"	N22°23'39"E	57.23'
C95	639.00'	85.77'	7°41'27"	N15°58'56"E	85.71'
C96	639.00'	87.57'	7°51'08"	N8°12'38"E	87.50'
C97	639.00'	48.97'	4°23'26"	N2°05'21"E	48.95'
C98	639.00'	51.01'	4°34'25"	N2°10'51"E	51.00'
C99	639.00'	62.76'	5°37'39"	N7°16'53"E	62.74'
C100	639.00'	49.02'	4°23'43"	N12°17'34"E	49.01'
C101	639.00'	74.42'	6°40'23"	N17°49'38"E	74.38'
C102	639.00'	59.77'	5°21'32"	N23°50'35"E	59.75'
C103	639.00'	49.02'	4°23'43"	N28°43'13"E	49.01'
C104	639.00'	61.72'	5°32'03"	N33°41'06"E	61.70'
C105	639.00'	54.92'	4°55'27"	N38°54'51"E	54.90'
C106	639.00'	69.71'	6°15'01"	N44°30'05"E	69.67'
C107	893.00'	85.34'	5°28'31"	N46°15'42"E	85.31'
C108	893.00'	61.19'	3°55'33"	N41°33'40"E	61.18'
C109	893.00'	67.11'	4°18'20"	N37°26'44"E	67.09'
C110	893.00'	69.30'	4°26'47"	N33°04'10"E	69.28'
C111	893.00'	69.38'	4°27'06"	N28°37'14"E	69.36'
C112	893.00'	56.77'	3°38'34"	N28°12'58"E	56.76'
C113	893.00'	60.22'	3°51'49"	N31°58'09"E	60.21'
C114	893.00'	62.75'	4°01'34"	N35°54'50"E	62.74'
C115	893.00'	47.24'	3°01'52"	N39°26'33"E	47.24'
C116	893.00'	57.21'	3°40'14"	N42°47'36"E	57.20'
C117	893.00'	68.12'	4°22'15"	N46°48'51"E	68.11'
C118	1147.00'	67.20'	3°21'24"	N53°31'38"E	67.19'
C119	1147.00'	61.79'	3°05'11"	N50°18'21"E	61.78'
C120	1147.00'	68.38'	3°24'57"	N47°03'17"E	68.37'
C121	1147.00'	55.95'	2°47'41"	N43°56'58"E	55.94'
C122	1147.00'	65.68'	3°16'52"	N40°54'42"E	65.67'
C123	1147.00'	79.34'	3°57'48"	N34°29'30"E	79.33'
C124	1147.00'	65.61'	3°16'38"	N30°52'17"E	65.60'
C125	1147.00'	65.09'	3°15'06"	N27°36'25"E	65.08'

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

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

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 : 8069O
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : KFW
DATE : 1/13/22

GARDNER POINT PHASE 6 PLAT

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

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

CITY ENGINEER'S SEAL

CLERK-RECORDER SEAL

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.

3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.

4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.

8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.

22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.

30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.

31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.

2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.

5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.

7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.

11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.

17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.

2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.

2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)

3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.

4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.

6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.

8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.

9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.

10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.

12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.

14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.

16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

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

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED MONUMENT
- EXISTING REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER MANHOLE
- EXISTING WATER BOX
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- EXISTING SECONDARY WATER VALVE
- PROPOSED SECONDARY WATER VALVE
- EXISTING IRRIGATION BOX
- EXISTING IRRIGATION VALVE
- PROPOSED IRRIGATION VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY CLEAN OUT
- EXISTING STORM DRAIN CLEAN OUT BOX
- PROPOSED STORM DRAIN CLEAN OUT BOX
- EXISTING STORM DRAIN INLET BOX
- EXISTING STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN COMBO BOX
- PROPOSED STORM DRAIN COMBO BOX
- EXISTING STORM DRAIN CLEAN OUT
- EXISTING STORM DRAIN CULVERT
- PROPOSED STORM DRAIN CULVERT
- TEMPORARY SAG INLET PROTECTION
- TEMPORARY IN-LINE INLET PROTECTION
- ROOF DRAIN
- EXISTING ELECTRICAL MANHOLE
- EXISTING ELECTRICAL BOX
- EXISTING TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING GAS METER
- EXISTING GAS MANHOLE
- EXISTING GAS VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE BOX
- EXISTING TRAFFIC SIGNAL BOX
- EXISTING CABLE BOX
- EXISTING BOLLARD
- PROPOSED BOLLARD
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING FLOW DIRECTION
- EXISTING TREE
- DENSE VEGETATION

- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING STRIPING
- PROPOSED STRIPING
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING FLOW LINE
- PROPOSED FLOW LINE
- GRADE BREAK
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- ROOF DRAIN LINE
- CATCHMENTS
- HIGHWATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- PROPOSED SAN. SWR. SERVICE LINE
- EXISTING LAND DRAIN LINE
- PROPOSED LAND DRAIN LINE
- PROPOSED LAND DRAIN SERVICE LINE
- EXISTING CULINARY WATER LINE
- PROPOSED CULINARY WATER LINE
- PROPOSED CULINARY WATER SERVICE LINE
- EXISTING SECONDARY WATER LINE
- PROPOSED SECONDARY WATER LINE
- PROPOSED SEC. WATER SERVICE LINE
- EXISTING IRRIGATION LINE
- PROPOSED IRRIGATION LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- ACCESSIBLE ROUTE
- SAW CUT LINE
- STRAW WATTLE
- TEMPORARY BERM
- TEMPORARY SILT FENCE
- LIMITS OF DISTURBANCE
- EXISTING WALL
- PROPOSED WALL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- BUILDABLE AREA WITHIN SETBACKS
- PUBLIC DRAINAGE EASEMENT
- EXISTING ASPHALT TO BE REMOVED
- PROPOSED ASPHALT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED REVERSE PAN CURB AND GUTTER
- TRANSITION TO REVERSE PAN CURB
- CONCRETE TO BE REMOVED
- EXISTING CONCRETE
- PROPOSED CONCRETE
- BUILDING TO BE REMOVED
- EXISTING BUILDING
- PROPOSED BUILDING

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

ENSIGN
THE STANDARD IN ENGINEERING

CEDAR CITY
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

LAYTON
Phone: 801.547.1100

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

GARDNER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

GENERAL NOTES

PROJECT NUMBER 8069O
PRINT DATE 1/18/22
DRAWN BY T. GADD
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-001

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 SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING K-RAILS.
3. NOT USED.
4. NOT USED.
5. LIMIT OF DISTURBANCE.
6. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
7. REMOVE AND PROPERLY DISPOSE OF EXISTING TEMPORARY BLOW OFF VALVE.

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

CEDAR CITY
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

LAYTON
Phone: 801.547.1100

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

GARDNER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DEMOLITION PLAN

PROJECT NUMBER 8069O
PRINT DATE 1/18/22
DRAWN BY T. GADD
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-100

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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. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

TYPE OF DEVELOPMENT:
RESIDENTIAL PUD

UNIT COUNT

SINGLE FAMILY RESIDENTIAL = 55
TOWNHOMES = 0
CONDOMINIUMS = 0
TOTAL UNITS = 55
UNITS PER ACRE = 3.79

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	3.61	25%
BUILDABLE AREA	8.78	60%
OPEN SPACE	2.13	15%
TOTAL SITE	14.51	100%

NORTH

HORIZONTAL GRAPHIC SCALE

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

ENSIGN
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CEDAR CITY
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FOR:
EDGE HOMES
13702 S. 200 W. B12
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CONTACT:
JED STEWART
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GARDNER POINT PHASE 6
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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069O
PRINT DATE 1/18/22
DRAWN BY T. GADD
CHECKED BY 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

ELEVATION = 4536.22

GENERAL NOTES

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4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
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6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SITE SUMMARY TABLE	
DEVELOPABLE UNITS	55
ACRES	14.51
DENSITY	3.78 DU/AC
NODES	5
LINKS	11
ADDITIONAL HALF LINKS DUE TO TRAIL SECTIONS (SEE LIST)	1
INDEX SCORE	230
MIN. INDEX SCORE	1.75
MAX. BLOCK LENGTH	547 FT

NODES - STREET INTERSECTION OR CUL-DE-SAC LOCATED WITHIN A PROPOSED DEVELOPMENT. A STREET INTERSECTION EXISTS WHERE TWO OR MORE NAMED ROADS INTERSECT MARKED WITH A CIRCLE.

LINKS - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

ADDITIONAL HALF LINKS DUE TO TRAIL SYSTEMS

1 TRAIL ALONG WEST RIM DRIVE

NORTH

HORIZONTAL GRAPHIC SCALE

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

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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 6
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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

CIRCULATION PLAN

PROJECT NUMBER 8069O
PRINT DATE 1/18/22
DRAWN BY T. GADD
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200A

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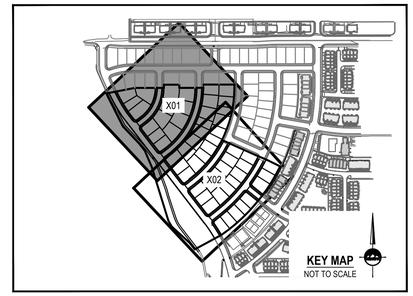
BENCHMARK

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

ELEVATION = 4536.22



GENERAL NOTES

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SCOPE OF WORK:

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

1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 5/C-600.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 3/C-600.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING ROAD-5.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. ASPHALT PAVEMENT: 3" THICK ASPHALT WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 4/C-600.
6. INSTALL FLARED DRIVE APPROACH PER LEHI CITY STANDARD DRAWING ROAD-11.
7. EXIST EDGE OF ASPHALT.
8. ROCK RETAINING WALL PER DETAIL 4/C-603. SEE GRADING PLAN FOR ELEVATIONS. RETAINING WALLS 4 FEET IN HEIGHT WILL REQUIRE A BUILDING PERMIT.
9. ADA RAMP PER LEHI CITY STANDARD DRAWING ROAD-6.
10. ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TRAIL-1. WIDTH PER PLAN. INCLUDE 2' SHOULDER ON DOWNSLOPE SIDE OF TRAIL BEFORE SLOPE BEGINS.
11. SITE AMENITIES. REFER TO LANDSCAPE DRAWINGS.
12. STREET SIGN. INSTALL PER M.U.T.C.D. STANDARDS WITH STREET SIGNS PER LEHI CITY STANDARDS.
13. INSTALL PROTECTIVE BOLLARD SPACED AT 2' MAX PER DETAIL 8/C-600.
14. INSTALL HIGH BACK REVERSE SLOPE CURB AND GUTTER PER LEHI CITY STANDARD DRAWING ROAD-5.
15. INSTALL 'NO PARKING' SIGN PER M.U.T.C.D. STANDARD PLANS. 'NO PARKING' SIGNS TO BE MAINTAINED BY DEVELOPER/HOA
16. INSTALL (2) K-RAILS WITH M.U.T.C.D. SIGN OM4-2 (18" SIGN) ATTACHED TO EACH
17. INSTALL ALL WEATHER ACCESS PER LEHI CITY STANDARD DRAWING ROAD-14.
18. INSTALL HIGH BACK REVERSE SLOPE CURB AND GUTTER PER LEHI CITY STD DRAWING ROAD-5.
19. INSTALL 3' WATERWAY PER DETAIL 15/C-600.
20. INSTALL 'NO PARKING' SIGN PER M.U.T.C.D. STANDARD PLANS. 'NO PARKING' SIGNS TO BE MAINTAINED BY DEVELOPER/HOA.

NORTH

HORIZONTAL GRAPHIC SCALE

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

ENSIGN
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CONTACT:
JED STEWART
PHONE: 801-494-0150

GARDNER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069O
PRINT DATE 1/18/22
DRAWN BY T. GADD
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-201

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

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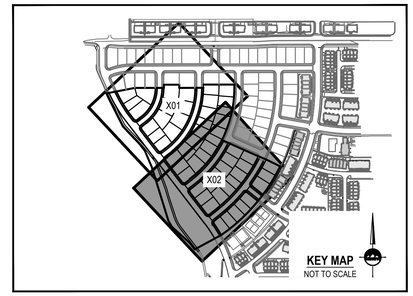
BENCHMARK

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

ELEVATION = 4536.22



GENERAL NOTES

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2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 5/C-600.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 3/C-600.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING ROAD-5.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. ASPHALT PAVEMENT: 3" THICK ASPHALT WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 4/C-600.
6. INSTALL FLARED DRIVE APPROACH PER LEHI CITY STANDARD DRAWING ROAD-11.
7. EXIST EDGE OF ASPHALT.
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01/18/2022
5150016-2202
BRADEN D. MORRIS
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SITE PLAN

PROJECT NUMBER 8069O
PRINT DATE 1/18/22
DRAWN BY T. GADD
CHECKED BY M. BUDGE
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C-202

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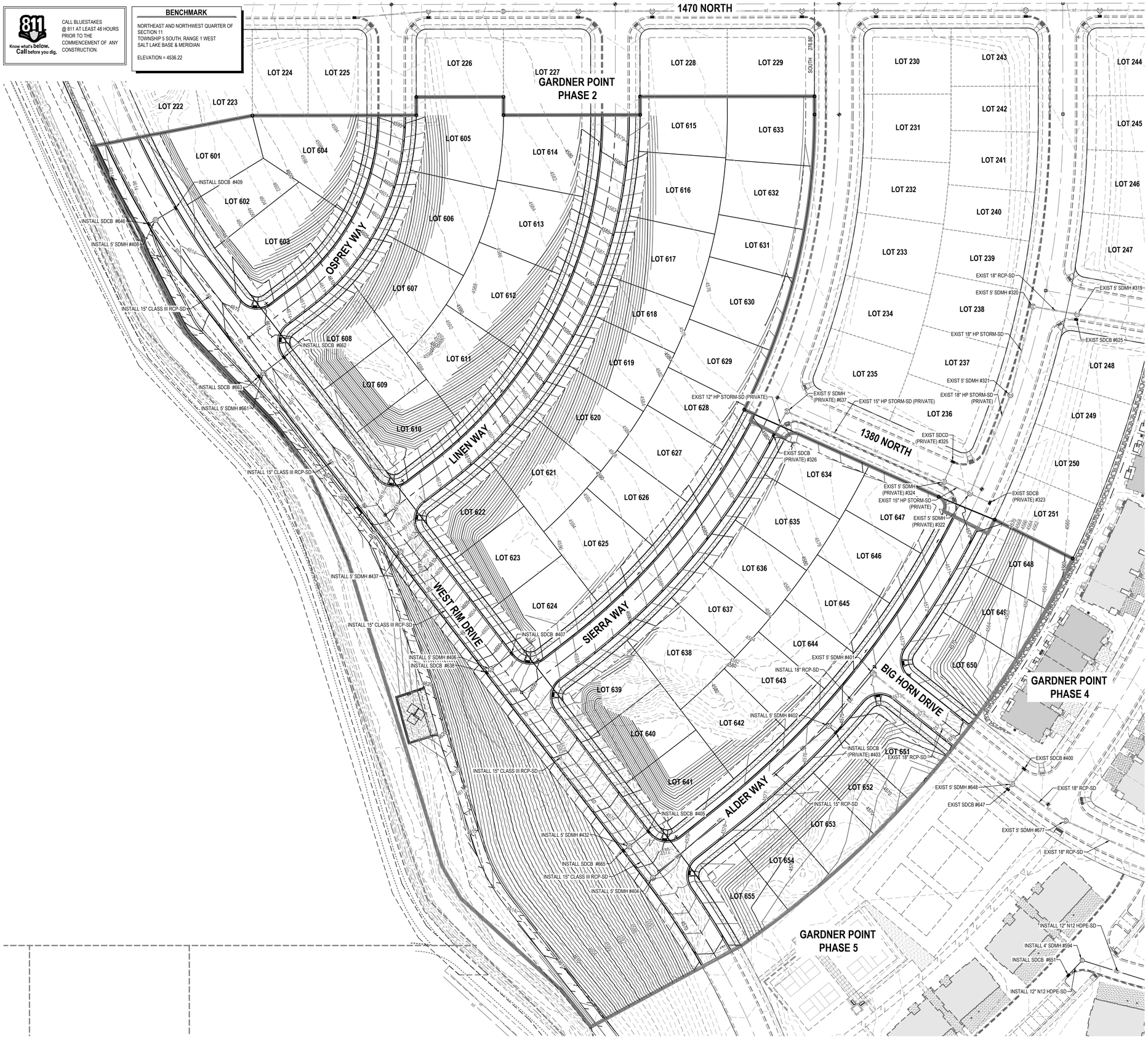

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REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

GRADING PLAN

PROJECT NUMBER 8069O
PRINT DATE 1/18/22
DRAWN BY T. GADD
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-300

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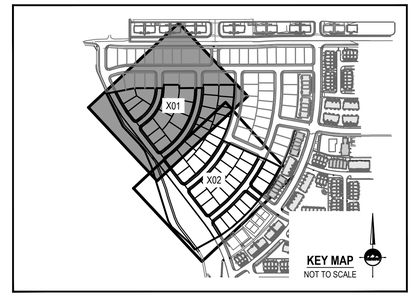
ELEVATION = 4536.22



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REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

GRADING PLAN

PROJECT NUMBER	PRINT DATE
8069O	1/18/22
DRAWN BY	CHECKED BY
T. GADD	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-301

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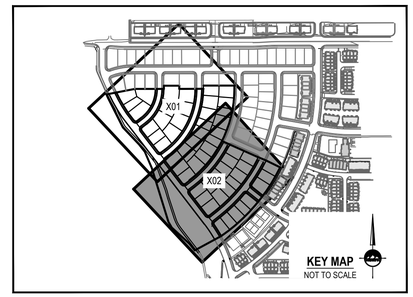

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GRADING PLAN

PROJECT NUMBER	PRINT DATE
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DRAWN BY	CHECKED BY
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PROJECT MANAGER	
B. MORRIS	

C-302

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HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
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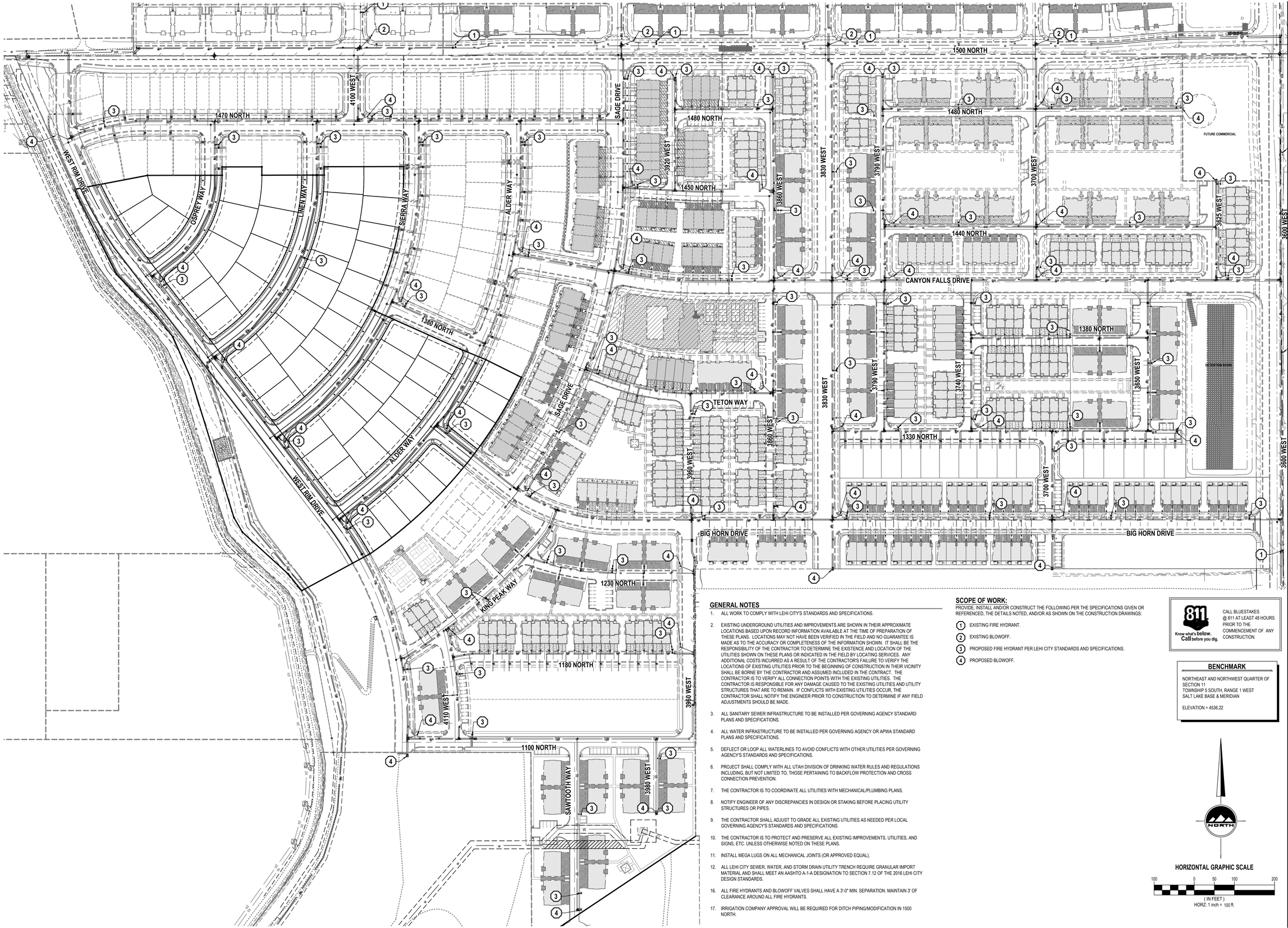
GARDNER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER 8069O
PRINT DATE 1/18/22
DRAWN BY T. GADD
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-400



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1. EXISTING FIRE HYDRANT.
2. EXISTING BLOWOFF.
3. PROPOSED FIRE HYDRANT PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. PROPOSED BLOWOFF.

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BENCHMARK

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

ELEVATION = 4536.22

NORTH

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REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL HYDRANT & UTILITY PLAN

PROJECT NUMBER 80690
PRINT DATE 1/18/22
DRAWN BY T. GADD
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-400A

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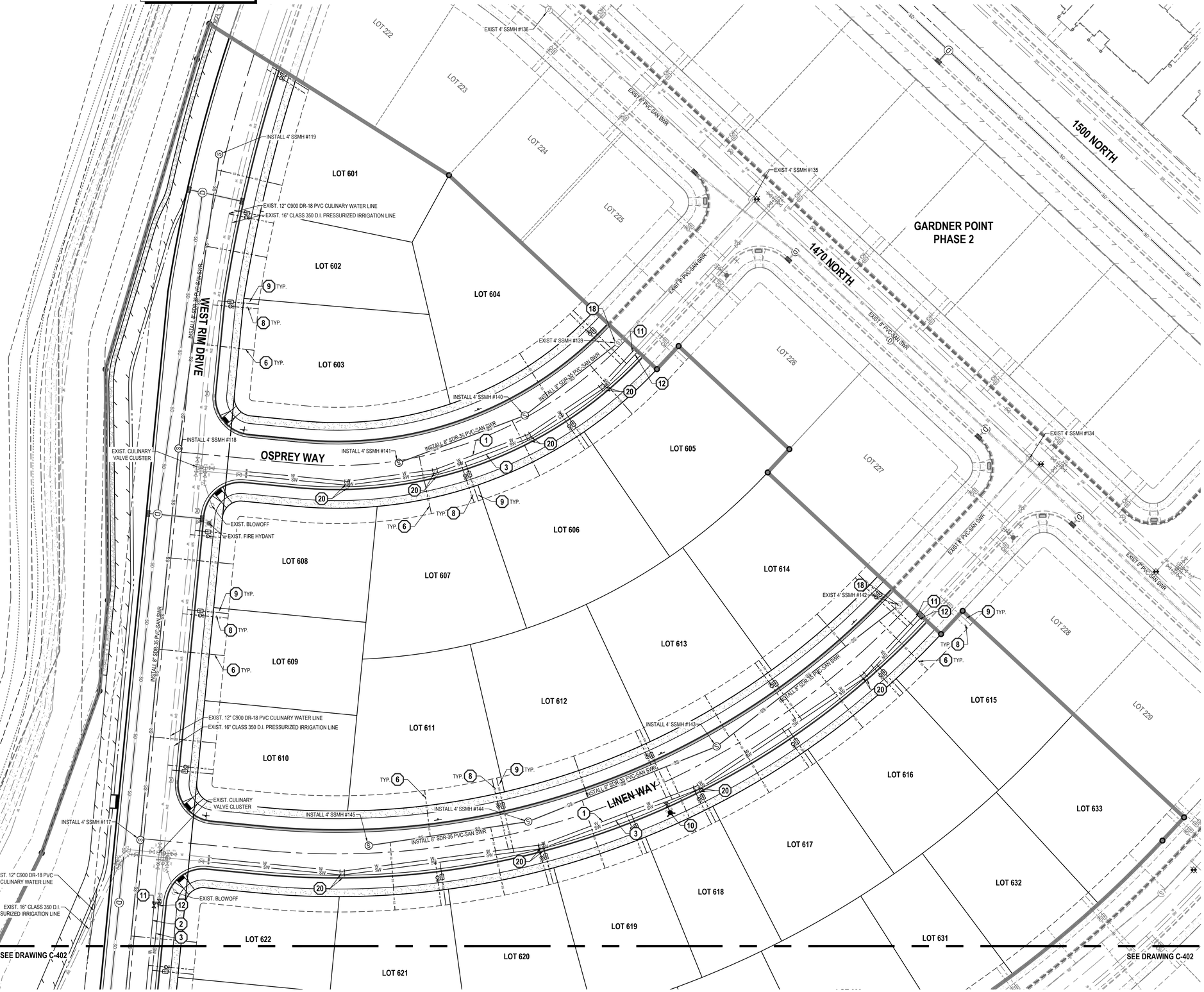

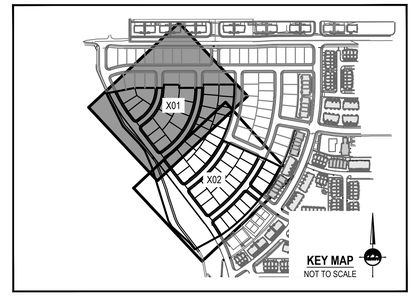

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LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER 8069O
PRINT DATE 1/18/22
DRAWN BY T. GADD
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-401

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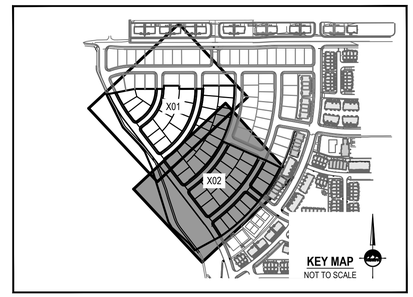

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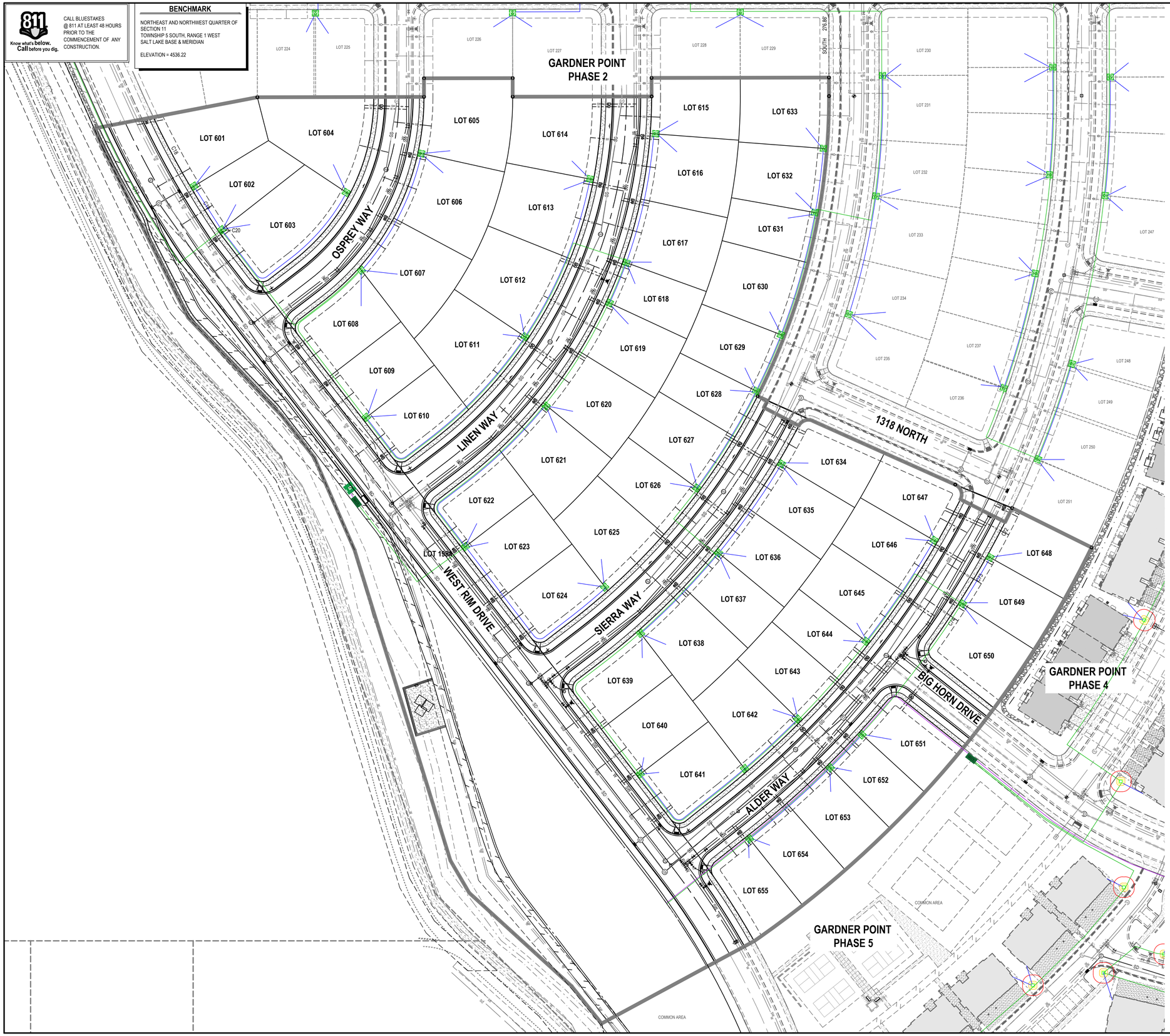


GENERAL NOTES

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.

ENSIGN
THE STANDARD IN ENGINEERING

CEDAR CITY
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

LAYTON
Phone: 801.547.1100

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

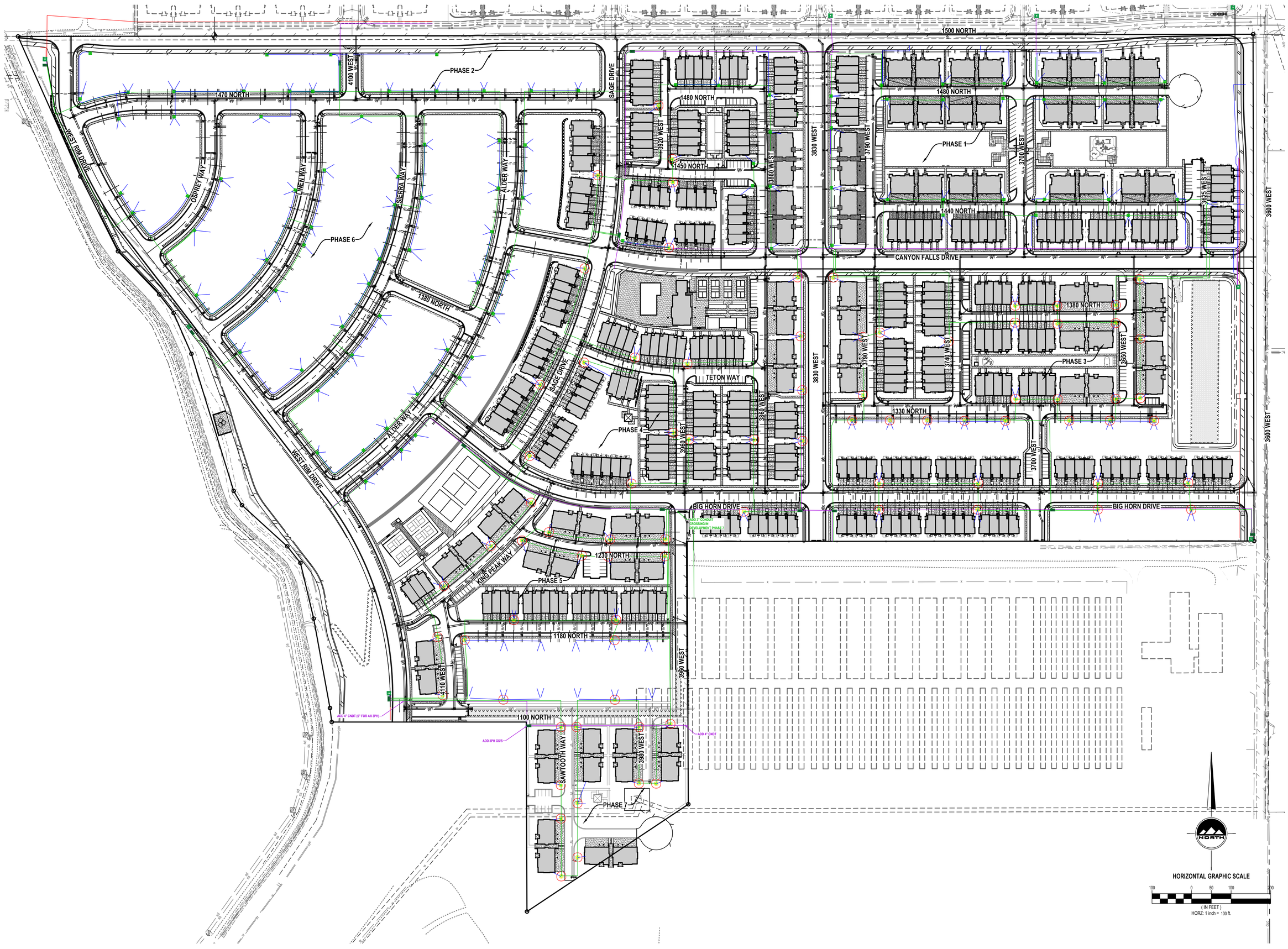
GARDNER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

POWER PLAN

PROJECT NUMBER 8069O
PRINT DATE 1/18/22
DRAWN BY T. GADD
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-403



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Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

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

GARDNER POWER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150916-2202
BRADEN D. MORRIS
STATE OF UTAH

OVERALL POWER PLAN

PROJECT NUMBER	PRINT DATE
8089O	1/18/22
DRAWN BY	CHECKED BY
T. GADD	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-403A

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. 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 (BMPS) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

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

1. INLET PROTECTION PER DETAIL 7/C-600.
2. SILT FENCE PER DETAIL 6/C-600.
3. PORTABLE TOILET PER DETAIL 1/C-600.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-600.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

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JED STEWART
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GARDNER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION

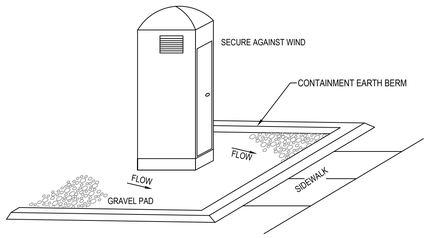
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

EROSION CONTROL

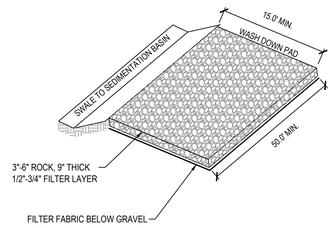
PROJECT NUMBER 8069O
PRINT DATE 1/18/22
DRAWN BY T. GADD
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-500



1 PORTABLE TOILET

SCALE: NONE

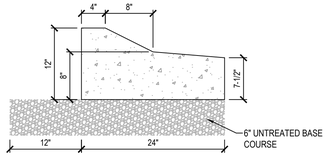


NOTE:

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

2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

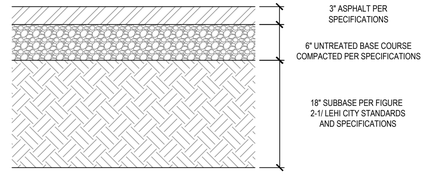


NOTE:

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

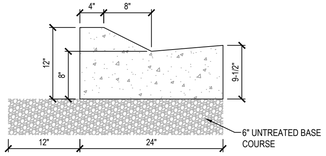
3 24" MOUNTABLE REVERSE PAN CURB AND GUTTER

SCALE: NONE



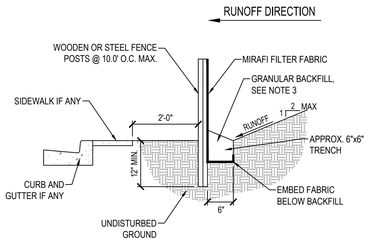
4 ASPHALT PAVEMENT SECTION

SCALE: NONE



5 24" MOUNTABLE PAN CURB AND GUTTER

SCALE: NONE

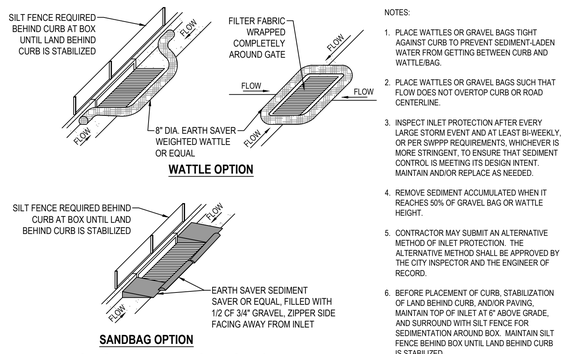


NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

6 TEMPORARY SILT FENCE

SCALE: NONE

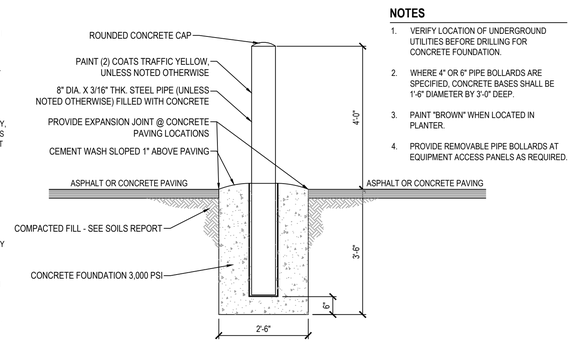


NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

7 SAG INLET PROTECTION

SCALE: NONE



NOTES

1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.

8 BOLLARD

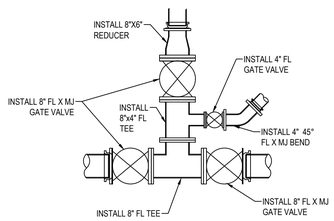
SCALE: NONE

9 NOT USED

SCALE: NONE

10 NOT USED

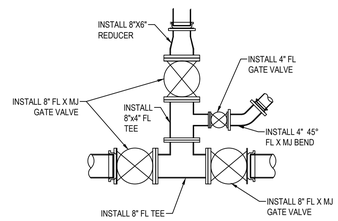
SCALE: NONE



SIERRA WAY AND WEST RIM DRIVE

11 VALVE CLUSTER

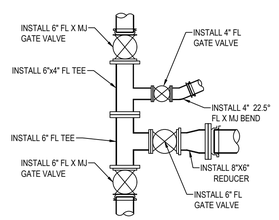
SCALE: NONE



ALDER WAY AND WEST RIM DRIVE

12 VALVE CLUSTER

SCALE: NONE



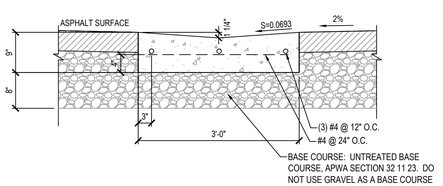
ALDER WAY AND BIG HORN DRIVE

13 VALVE CLUSTER

SCALE: NONE

14 NOT USED

SCALE: NONE

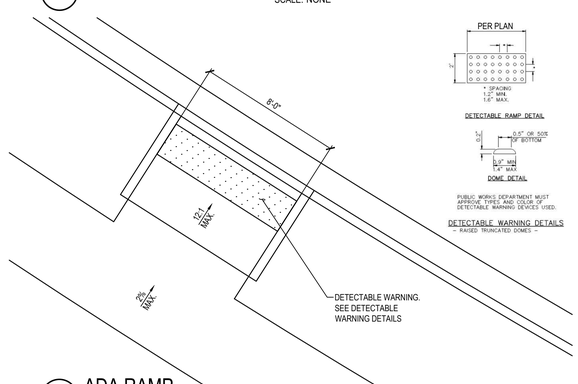


NOTE:

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

15 3' WATERWAY

SCALE: NONE



16 ADA RAMP

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

CEDAR CITY
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

SALT LAKE CITY
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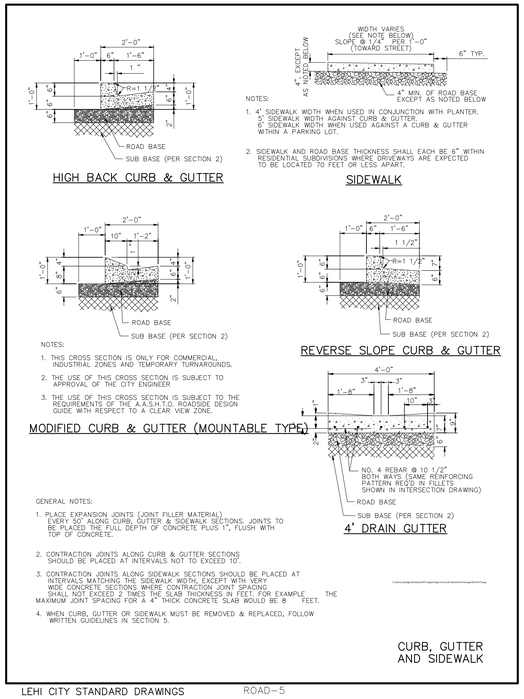
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER	PRINT DATE
8069O	1/18/22
DRAWN BY	CHECKED BY
T. GADD	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-600



HIGH BACK CURB & GUTTER

SIDEWALK

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.

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)

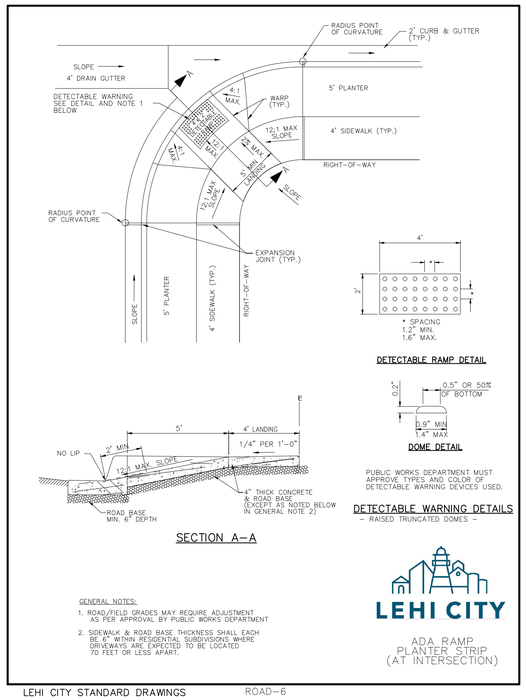
4' DRAIN GUTTER

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



DETECTABLE RAMP DETAIL

DOME DETAIL

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

SECTION A–A

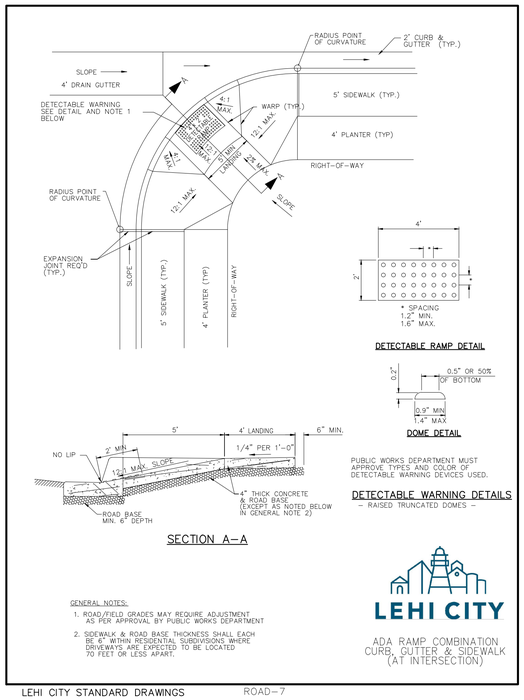
GENERAL NOTES:

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



DETECTABLE RAMP DETAIL

DOME DETAIL

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

SECTION A–A

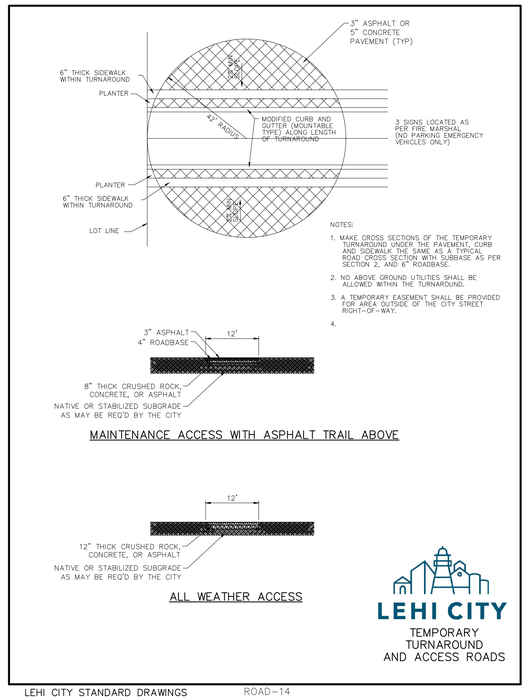
GENERAL NOTES:

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



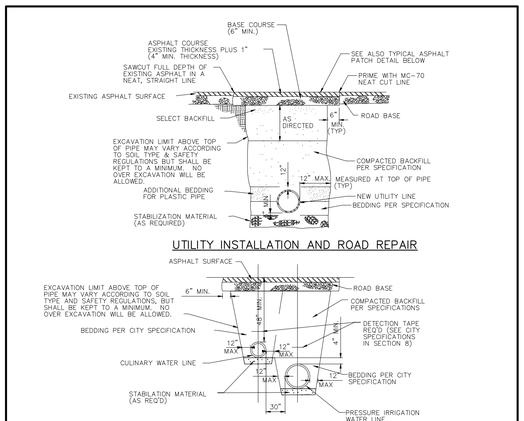
MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE

ALL WEATHER ACCESS

LEHI CITY

TEMPORARY TURNAROUND AND ACCESS ROADS

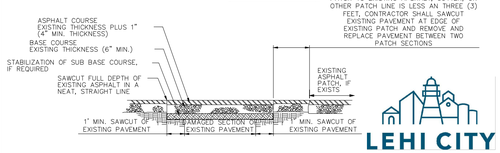
LEHI CITY STANDARD DRAWINGS ROAD-14



UTILITY INSTALLATION AND ROAD REPAIR

TYPICAL DUAL PIPE INSTALLATION (IRR. AND CUL)

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

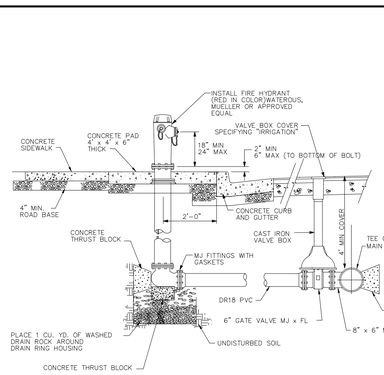


TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

STANDARD DETAIL
UTILITY TRENCHING

LEHI CITY STANDARD DRAWINGS WATER-1



FIRE HYDRANT WITH VALVE

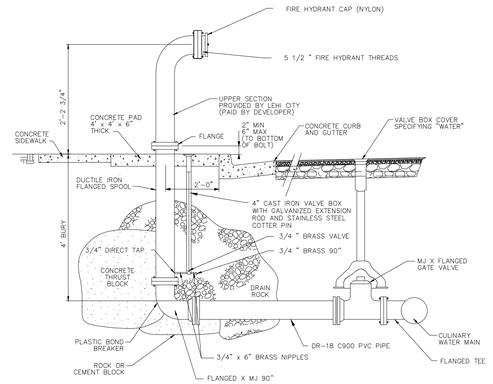
NOTES:

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



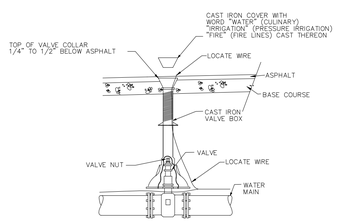
NOTE:

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

ENSIGN
THE STANDARD IN ENGINEERING

CEDAR CITY
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

LAYTON
Phone: 801.547.1100

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

GARDNER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

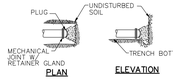
REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER	PRINT DATE
8069O	1/18/22
DRAWN BY	CHECKED BY
T. GADD	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-601

THRUST BLOCK TYPICAL



PLAN ELEVATION

PLUG DETAIL

SIZE	BENDS 30°	BENDS 45°	BENDS 22 1/2°/11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/BOSS W/ BRANCH PLUGGED	CROSS W/BOSS W/ BRANCH PLUGGED
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.9	1.3	1.3
6	4.0	2.2	1.1	0	2.8	2.0	2.8	2.8
8	7.1	3.9	2.0	1.0	4.8	3.7	4.8	4.8
10	11.1	6.0	3.0	1.5	7.3	4.4	7.0	7.0
12	16.0	8.6	4.4	2.2	11.3	5.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0

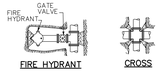
SPECIAL DESIGN

* SIZE IS BRANCH SIZE

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS of LBS/SQ. IN.
ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING



FIRE HYDRANT

CROSS

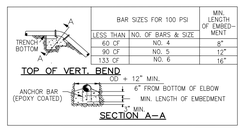
TEE

TEE (PLUGGED)

ELBOW

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.

BAR SIZES FOR 100 PSI		MIN. LENGTH OF EMBEDMENT
LESS THAN	NO. OF BARS & SIZE	
60 CF	NO. 4	8"
90 CF	NO. 5	12"
133 CF	NO. 6	16"



TOP OF VERT. BEND

OD + 12" 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.)

SIZE	BENDS 45°	BENDS 22 1/2°/11 1/2°
3	3.7	1.9 / 1.4
4	6.5	3.3 / 1.7
6	14.6	7.5 / 3.7
8	26.0	13.2 / 6.6
10	40.5	20.7 / 10.3
12	58.5	30.0 / 14.8
14	79.5	40.7 / 20.2
15	91.0	46.6 / 23.2
16	104.0	53.0 / 26.5
18		67.3 / 33.4
20		83.0 / 41.0
21		45.5
22	SPECIAL DESIGN REQUIRED	50.0
24		59.5
30		
36		

NOTES:

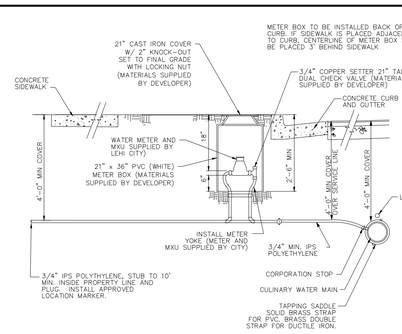
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.

LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

LEHI CITY STANDARD DRAWINGS WATER–5



GENERAL NOTES:

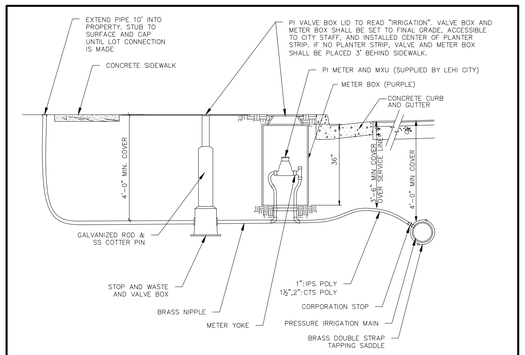
1. 10'–0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL 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. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.

LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER–6



GENERAL NOTES

1. 10'–0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'–0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
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-11-44	FORD-VB876-11-11-66	FORD-VB877-11-11-77
NIPPLE	3X18 BRASS	3-1/2X18 BRASS	2X18 BRASS
STOP AND WASTE	FORD-BC-11-444-SW-1	FORD-B11-666W-NL 1 1/2	Ford-B11-777W-NL 2
RING	D&L L-2244	D&L L-2242	
RING ADAPTER	NA	L-2336-3013 MTR ADPT RING	
LID	DFW12AUT-SWMV-T-IRRIG-LID PURPLE		
METER INSULATOR	6x28 FOAM	6x10 FOAM	
VALVE BOX	910 CAST IRON W/ HEX NUT		
BASE	NA		M-909-01
ROD	M-9080 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

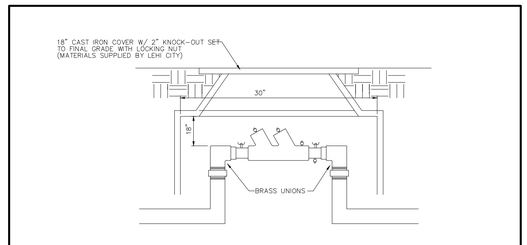
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

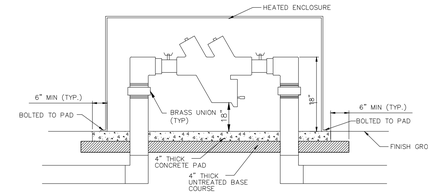
LEHI CITY STANDARD DRAWINGS WATER–8



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:

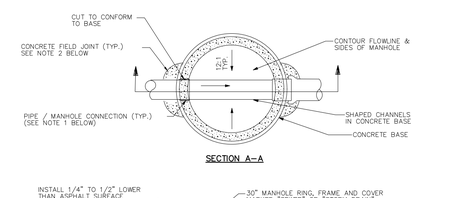
1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C–800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO –30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW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

LEHI CITY

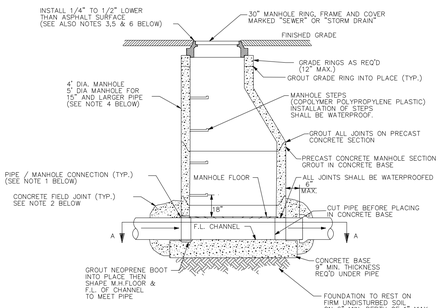
STANDARD DETAIL

BACKFLOW PREVENTION

LEHI CITY STANDARD DRAWINGS WATER–13



SECTION A–A



NOTES:

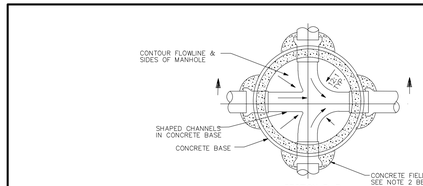
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE 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

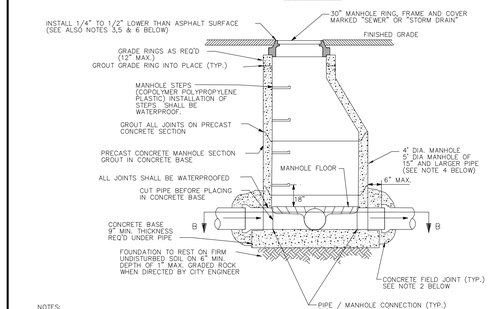
STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–1



SECTION B–B



NOTES:

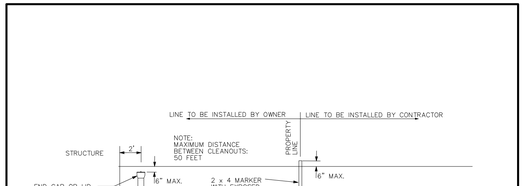
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE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

LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN–2



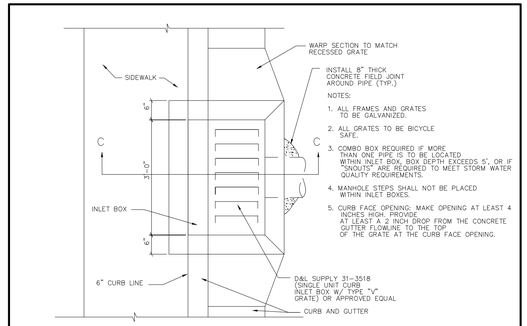
LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

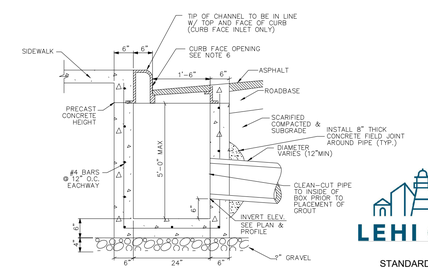
STANDARD DETAIL

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

ENSIGN
THE STANDARD IN ENGINEERING

CEDAR CITY
88 E. Fiddlers Canyon Road
Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

LAYTON
Phone: 801.547.1100

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020

CONTACT:
JED STEWART
PHONE: 801-494-0150

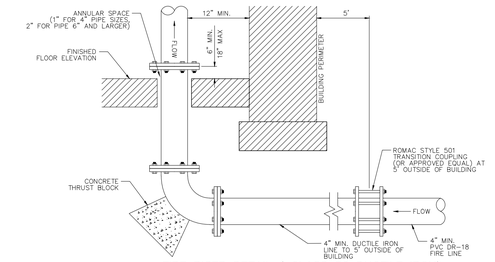
GARDNER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

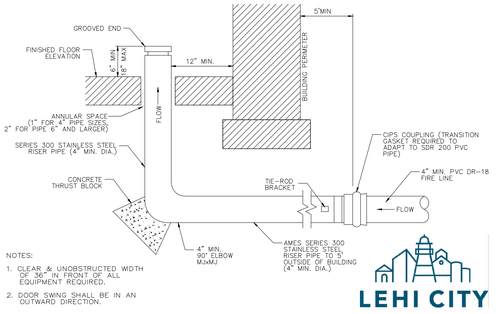
DETAILS

PROJECT NUMBER	PRINT DATE
8069O	1/18/22
DRAWN BY	CHECKED BY
T. GADD	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

C-602



FIRE RISER DETAIL (CLASS 50 DUCTILE IRON)



NOTES:

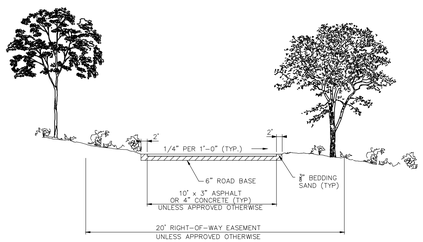
1. CLEAR & UNOBSTRUCTED WIDTH OF 36" IN FRONT OF ALL EQUIPMENT REQUIRED.
2. DOOR SWING SHALL BE IN AN OUTWARD DIRECTION.

UNDERGROUND FIRE RISER DETAIL
(STAINLESS STEEL)

LEHI CITY

STANDARD DETAIL
TYPICAL
FIRE RISER
DETAILS

LEHI CITY STANDARD DRAWINGS WATER-11



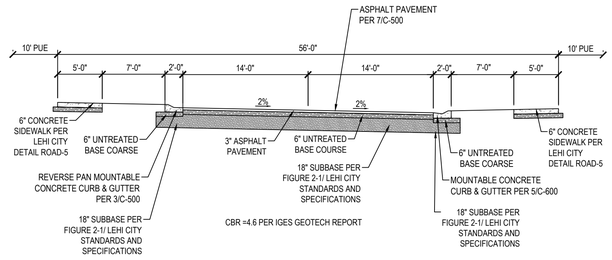
NOTES:

1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.
2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.
3. SLOPE TRAIL AS NECESSARY TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.
4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.
5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTON.

LEHI CITY

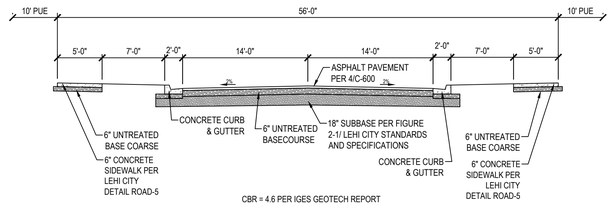
STANDARD DETAIL
Bicycle / Pedestrian
Shared Use Trail

LEHI CITY STANDARD DRAWINGS TRAIL-1



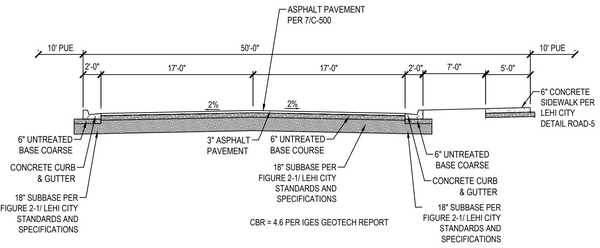
1 56' ROAD CROSS SECTION W/ (2) SIDEWALKS

SCALE: NONE



3 56' ROAD CROSS SECTION W/ (2) SIDEWALKS

SCALE: NONE

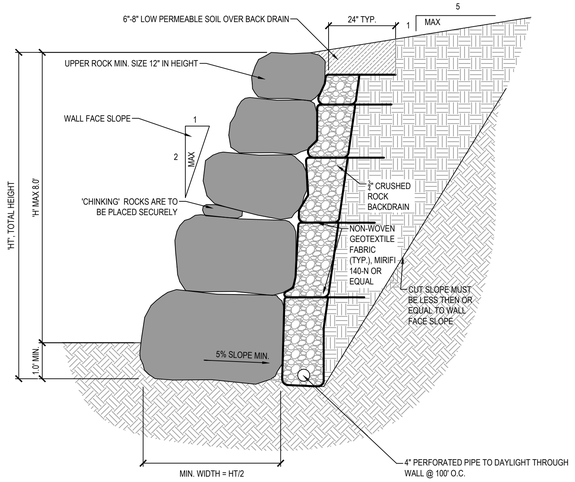


2 50' PUBLIC ROAD CROSS SECTION W/ (1) SIDEWALK

SCALE: NONE

NOTES:

1. EACH ROCK IS TO BE PLACED INDIVIDUALLY OF THE SIZE AND SHAPE SPECIFIED. ENSURE THAT EACH ROCK IS SET AND SUPPORTED BY UNDERLYING MATERIALS AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
2. UPPER ROCKS ARE TO BE SUPPORTED BY (2) ROCKS IN ROW BELOW. ROCKS ARE TO BE OFFSET SO THAT VERTICAL SEAMS ARE NOT CONSTRUCTED IN WALL.
3. PLACE BASE, FACING, AND CAP ROCKS SO THAT THEIR HEIGHT DIMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION OF THE BASE, FACING, AND CAP ROCKS IS PERPENDICULAR TO THE FACE OF ROCKERY. TYPICAL BASE DIMENSION IS 1.5 x HEIGHT OF ROCK.
4. ROCKS ARE TO BE PLACED SO THAT SLOPE BACK INTO HILLSIDE AT A MIN. OF 5%. PROVIDE 'CHINKS' AS NECESSARY BETWEEN ROCKS TO SLOPE UPPER ROCKS ADEQUATELY.
5. ALL FILL TO BE COMPACTED TO 90% MAX DRY DENSITY PLACED IN 8" LIFTS.
6. STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. DO NOT CONSTRUCT ROCK WALLS OR SLOPES EXCEEDING THE HEIGHTS SHOWN HERE WITHOUT CONSULTING WITH ENGINEER.
8. ROCKS ARE TO BE ANGULAR TO PROVIDE ADEQUATE 'FLAT SURFACE' FOR ROCK TO ROCK CONNECTION. ROUND SHAPED ROCKS ARE NOT ACCEPTABLE.
9. ROCKS ARE TO QUARRIED BY NON-EXPLOSIVE METHODS. ROCKS QUARRIED BY BLASTING METHODS ARE PRONE TO CRACKING AND ARE NOT ACCEPTABLE.
10. MAINTENANCE OF ROCK-PROTECTED SLOPES WILL BE REQUIRED AS THE ROCKS SETTLE AND MOVE OVER TIME. LOCALIZED AREAS OF ROCK-PROTECTED SLOPE MAY NEED ADJUSTMENTS TO IMPROVE ROCK INTERLOCKING OVER TIME. ADEQUATE BACKFILL OR ROCK TO ROCK CONTACT SHOULD BE MAINTAINED TO PREVENT SIGNIFICANT MOVEMENT OF THE TOP ROW OF ROCKS.
11. CARE SHOULD BE TAKEN NOT TO OVER WATER THE SOIL LOCATED ABOVE AND BEHIND THE ROCK-PROTECTED SLOPES. OVER WATERING WILL LIKELY RESULT IN SOIL ERODING THROUGH THE JOINTS BETWEEN THE ROCKS.
12. GOOD SURFACE DRAINAGE SHOULD BE PROVIDED UPSLOPE OF THE ROCK-PROTECTED SLOPES TO DIRECT RUNOFF AWAY FROM THE ROCK PROTECTED SLOPES.



4 ROCK RETAINING WALL

SCALE: NONE

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THE STANDARD IN ENGINEERING

CEDAR CITY
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Phone: 435.865.1453

SALT LAKE 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 6
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150816-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER 8069O
PRINT DATE 1/19/22
DRAWN BY T. GADD
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-603

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

SCOPE OF WORK:

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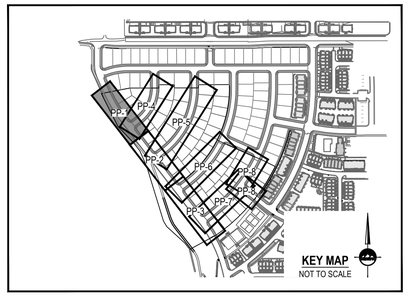
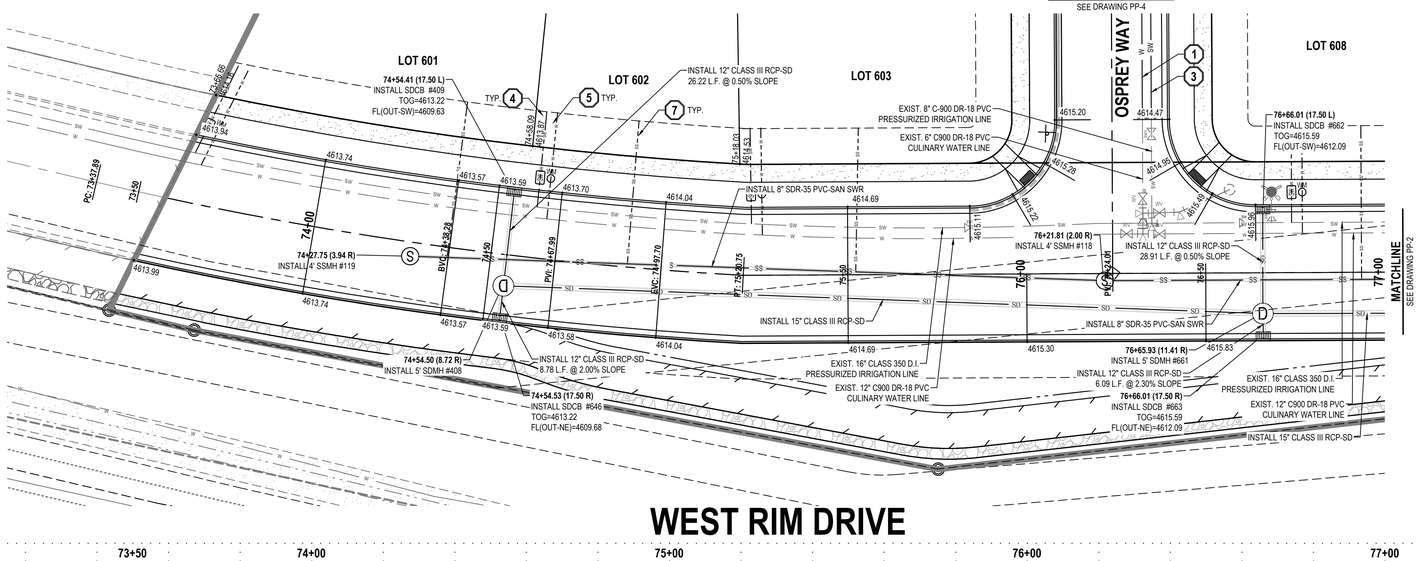
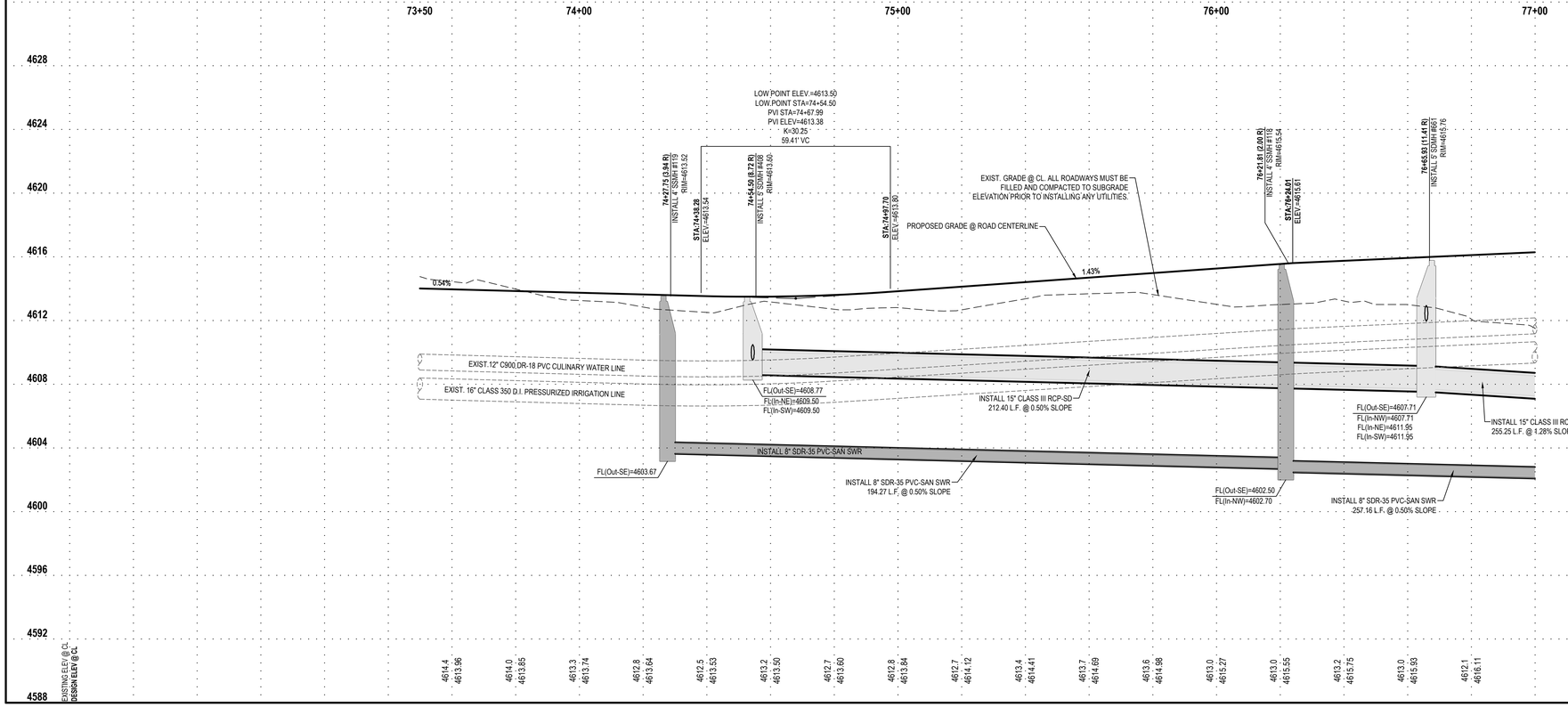




WEST RIM DRIVE



HORIZONTAL GRAPHIC SCALE

ENSIGN
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JED STEWART
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GARDNER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
WEST RIM DRIVE

PROJECT NUMBER	PRINT DATE
8069O	1/18/22
DRAWN BY	CHECKED BY
T. GADD	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-1

Know what's below. Call before you dig.

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SALT LAKE BASE & MERIDIAN

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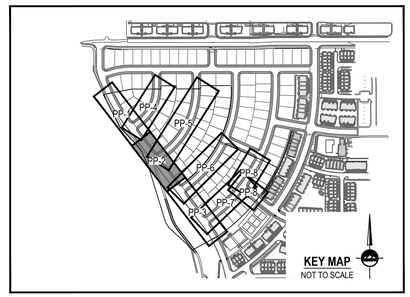

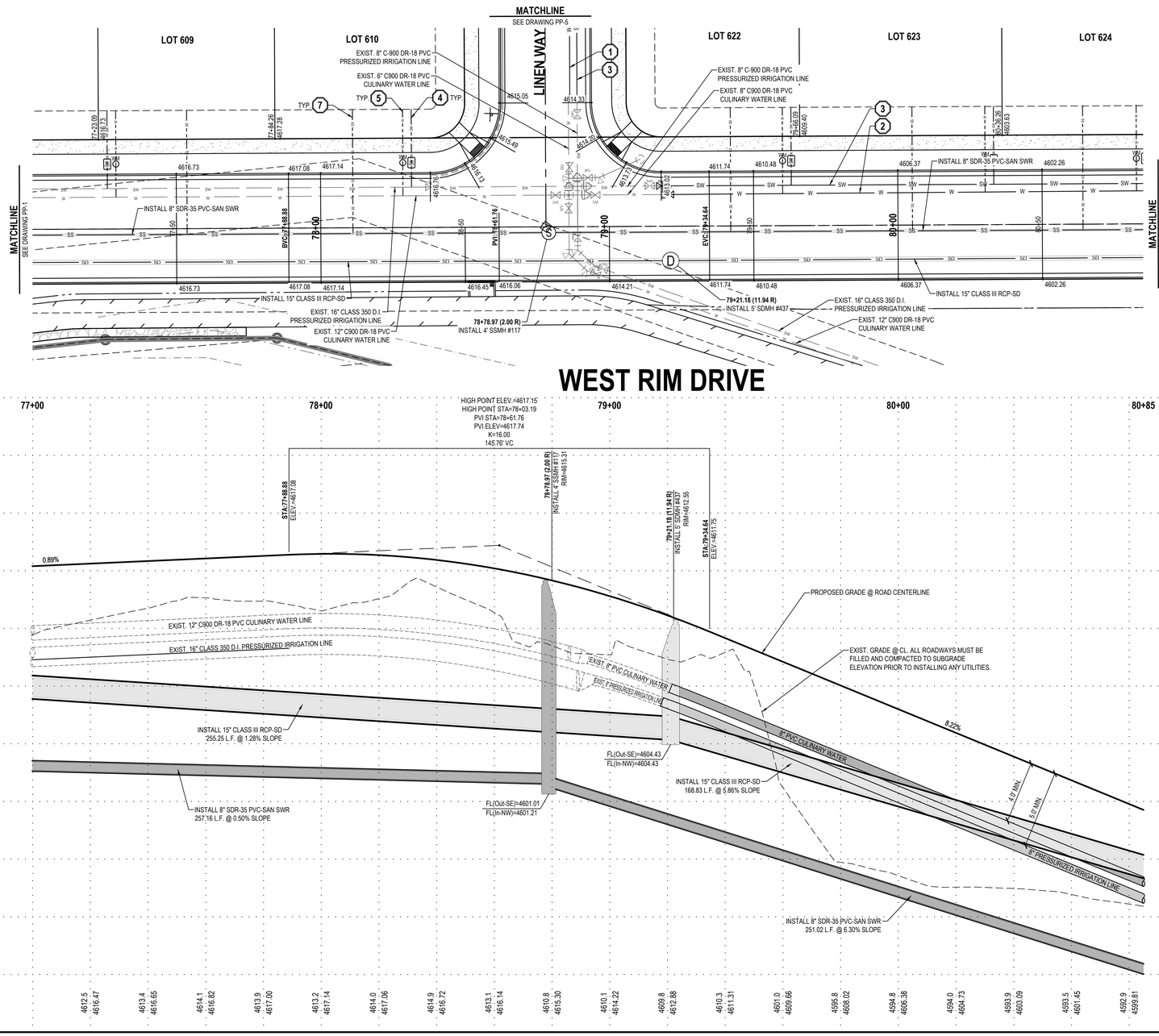

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REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
WEST RIM DRIVE

PROJECT NUMBER	PRINT DATE
80650	1/18/22
DRAWN BY	CHECKED BY
T. GADD	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-2

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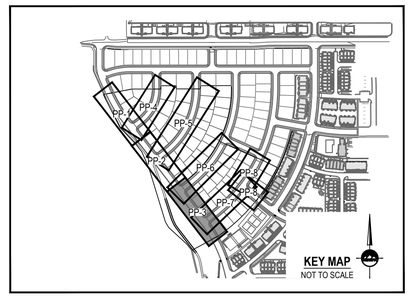

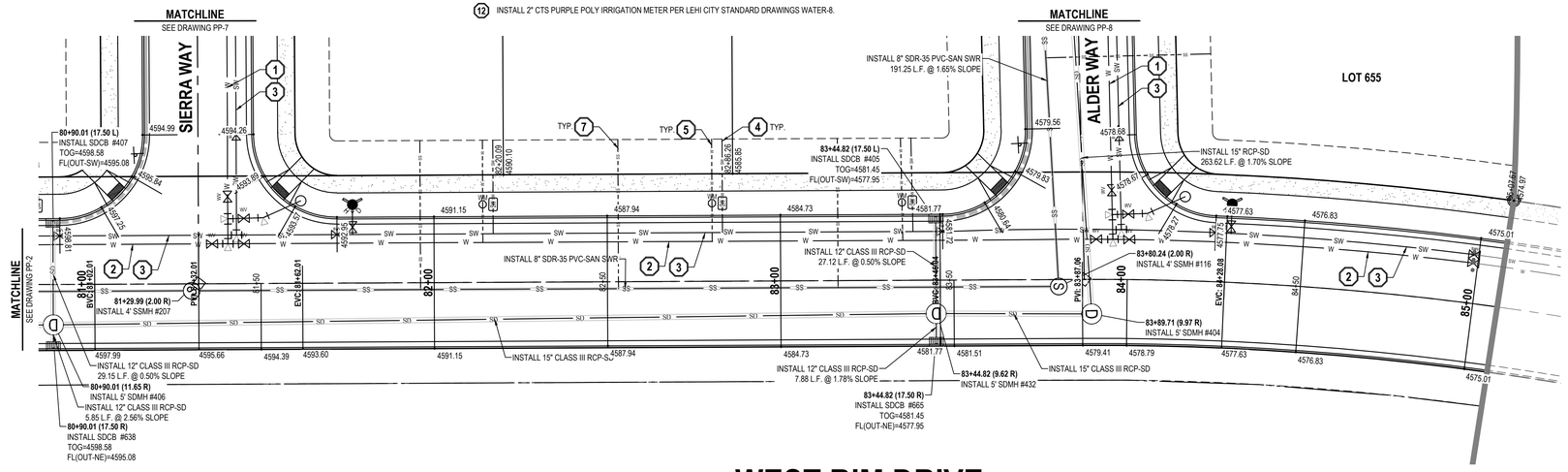

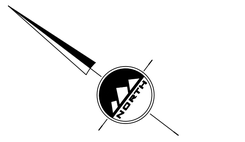

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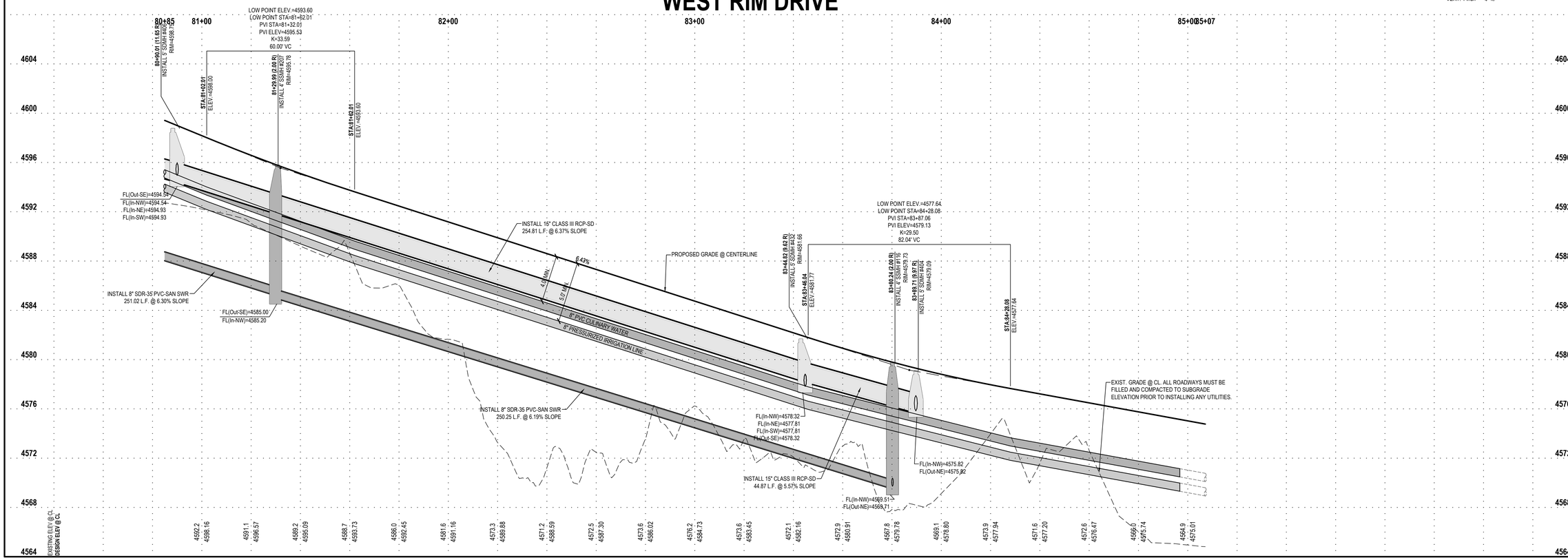

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01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
WEST RIM DRIVE

PROJECT NUMBER	PRINT DATE
8069O	1/18/22
DRAWN BY	CHECKED BY
T. GADD	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-3

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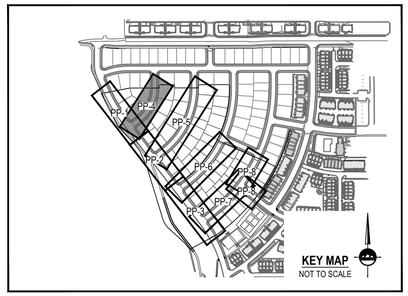

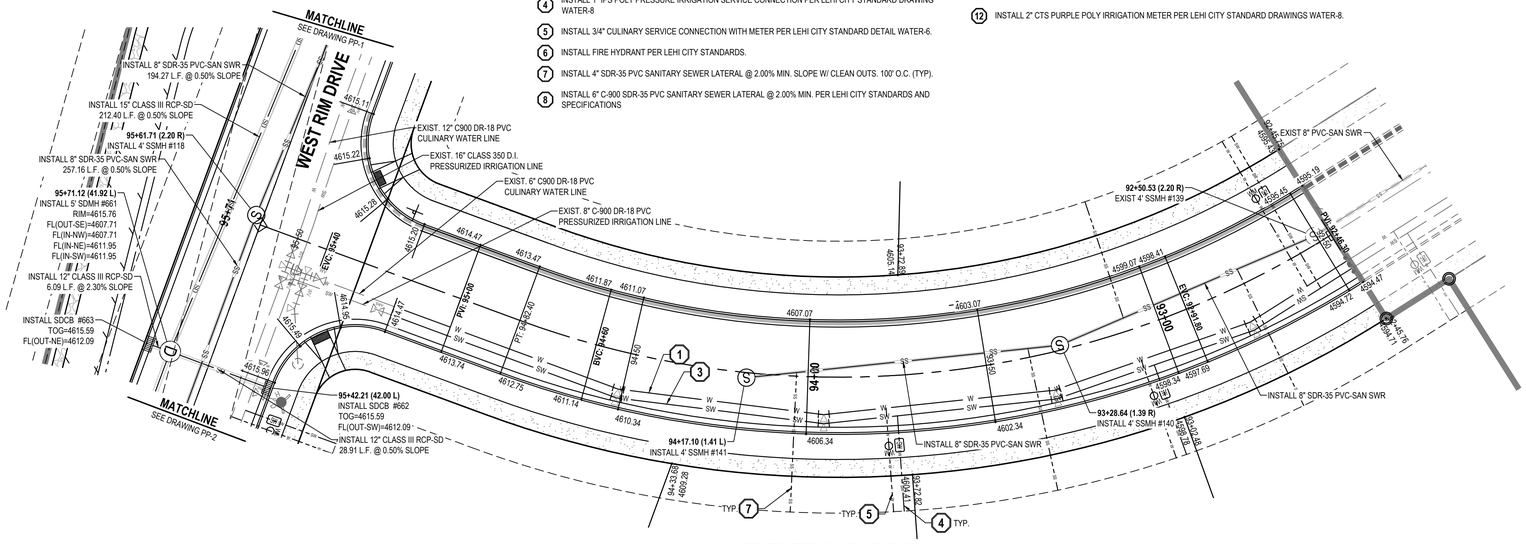

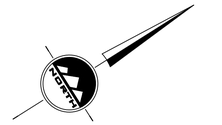

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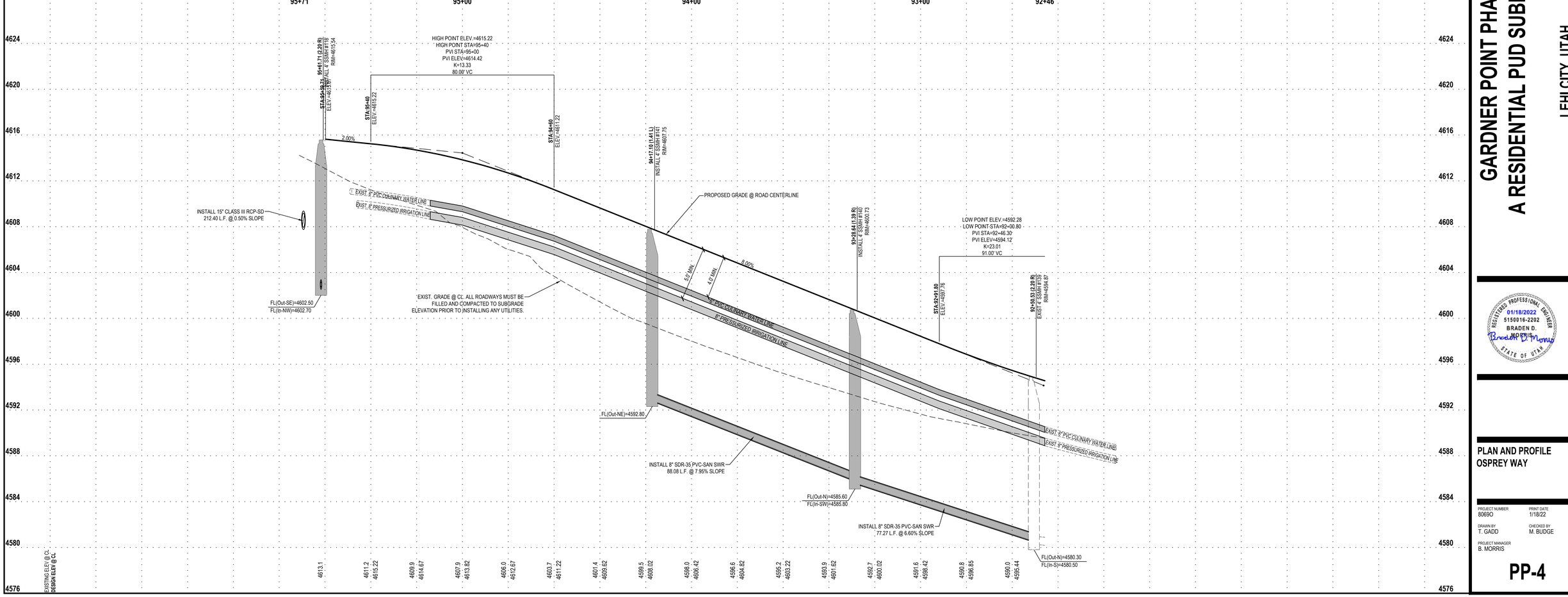

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THE STANDARD IN ENGINEERING

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Suite 210
Cedar City, UT. 84720
Phone: 435.865.1453

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
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Phone: 801.547.1100

RICHFIELD
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WWW.ENSIGNENG.COM

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

GARDNER POINT PHASE 6
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
01/18/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

PLAN AND PROFILE
OSPREY WAY

PROJECT NUMBER	PRINT DATE
8069O	1/18/22
DRAWN BY	CHECKED BY
T. GADD	M. BUDGE
PROJECT MANAGER	
B. MORRIS	

PP-4

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

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BENCHMARK

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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

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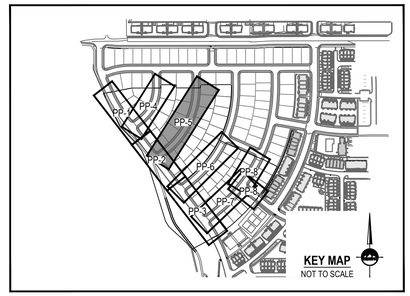

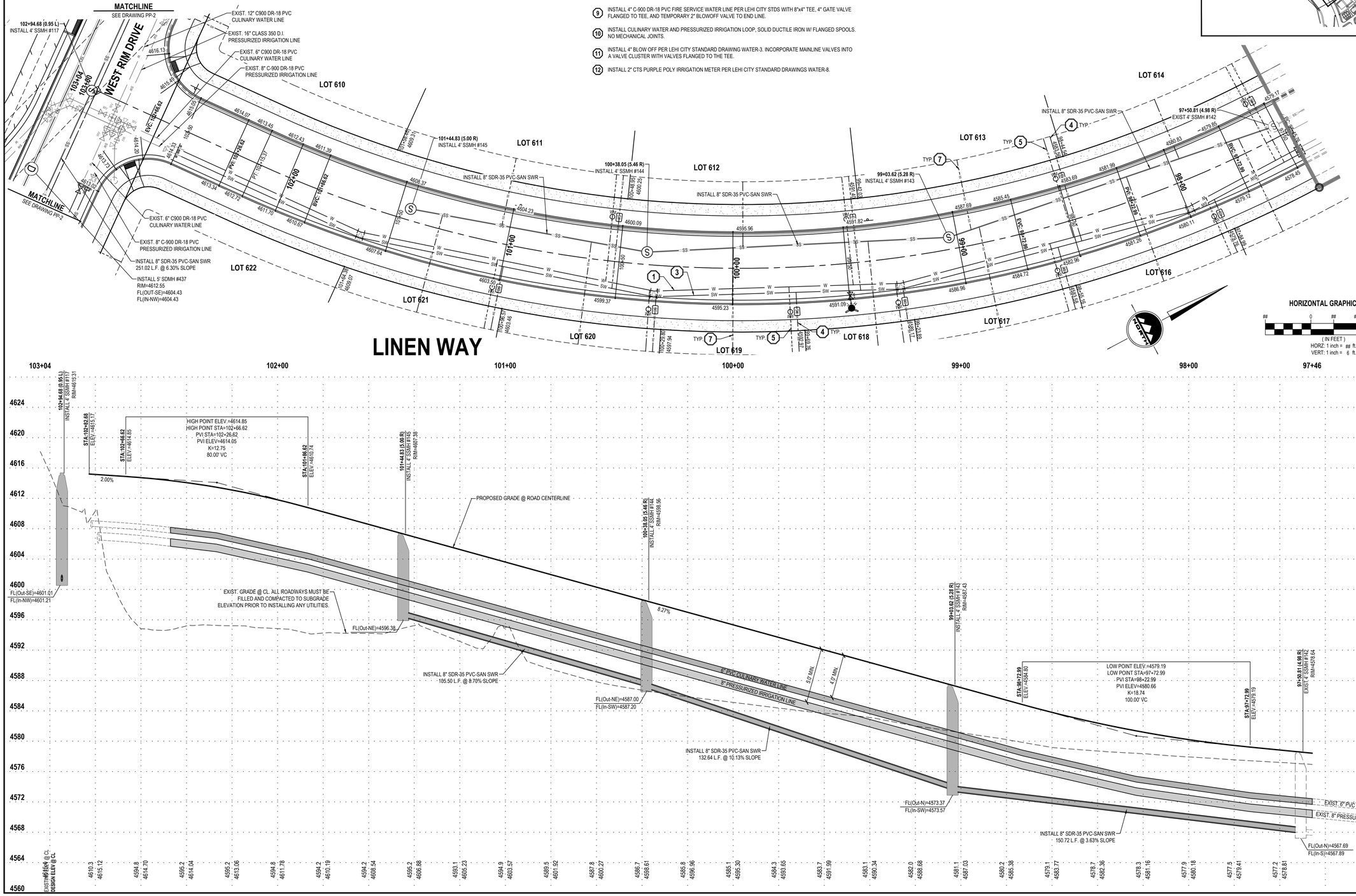

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LINEN WAY

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PROJECT MANAGER	
B. MORRIS	

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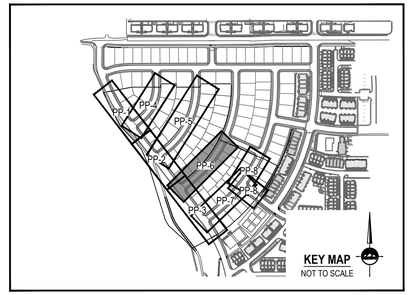

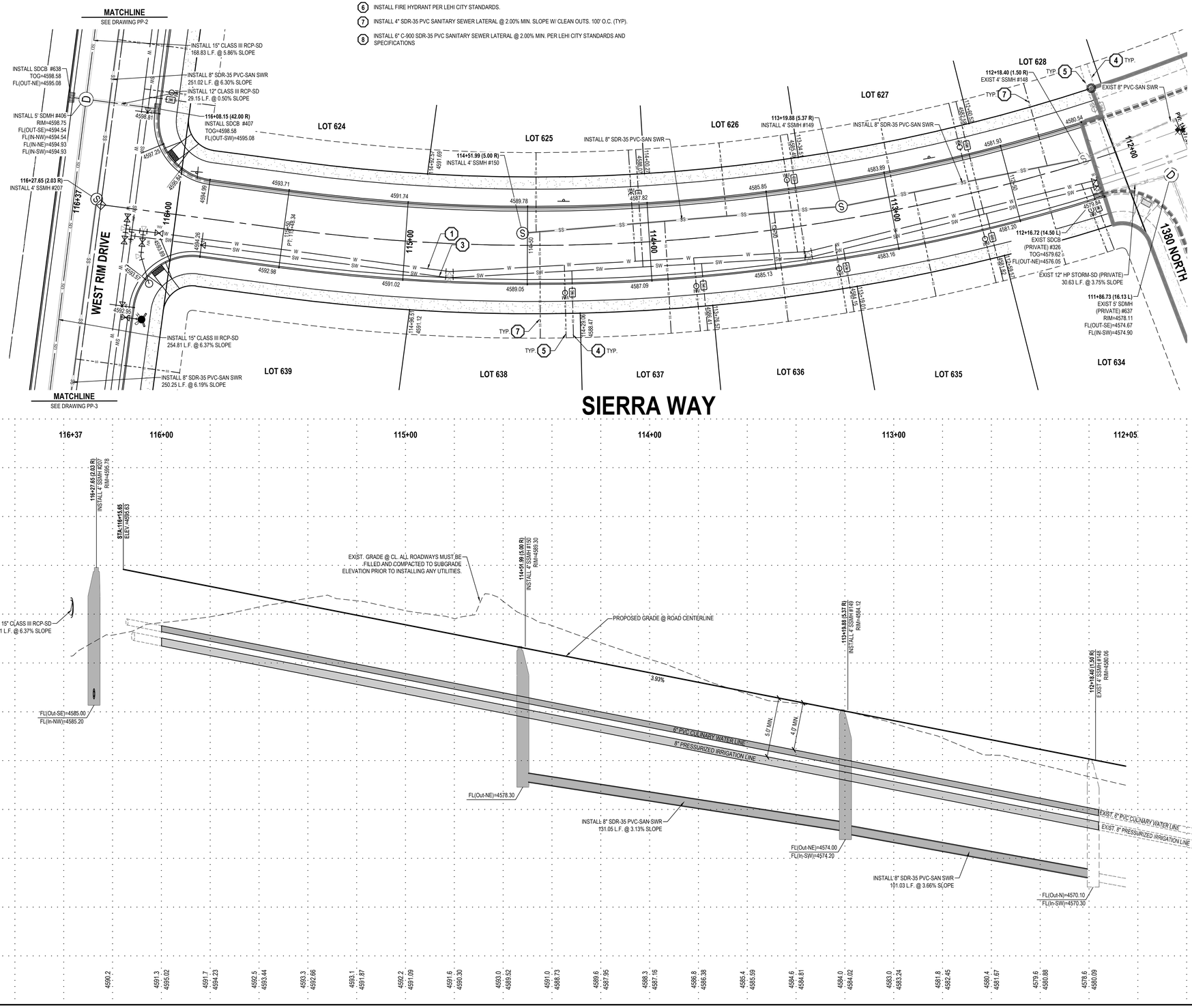

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PLAN AND PROFILE
SIERRA WAY

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PROJECT MANAGER	
B. MORRIS	

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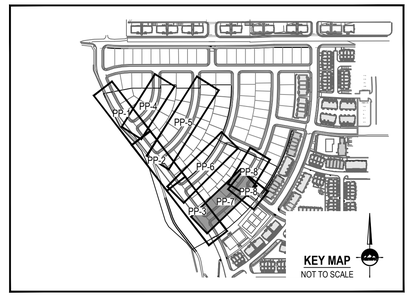

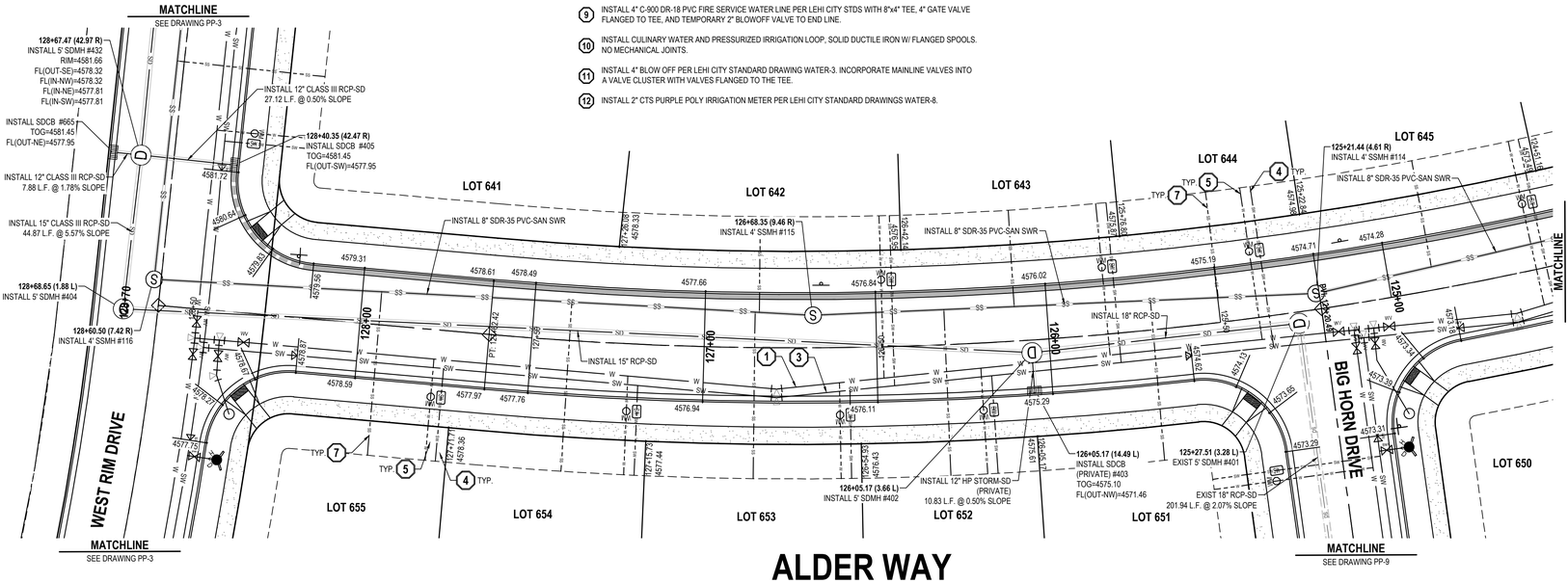

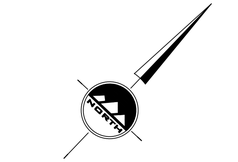

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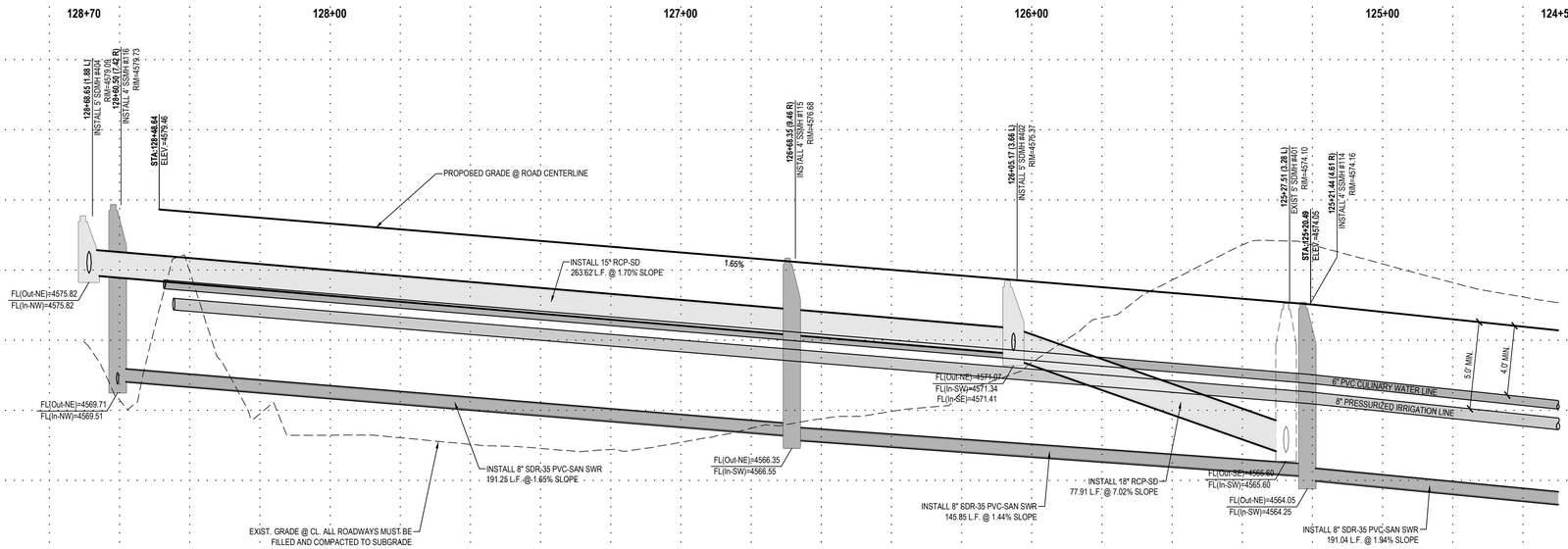

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ALDER WAY

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PROJECT MANAGER	
B. MORRIS	

PP-7

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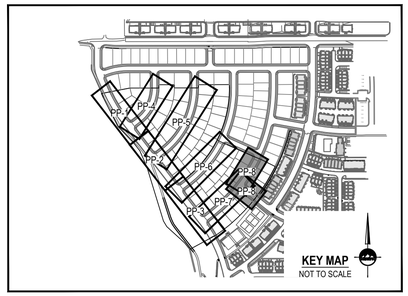

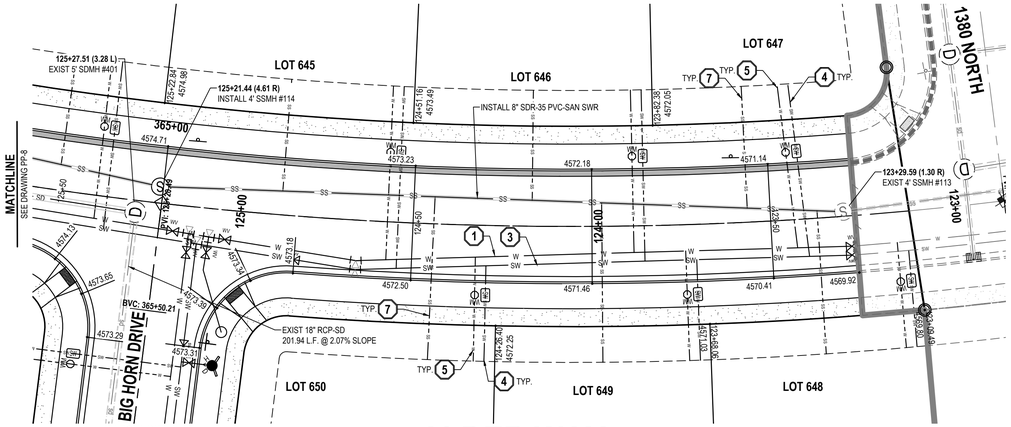

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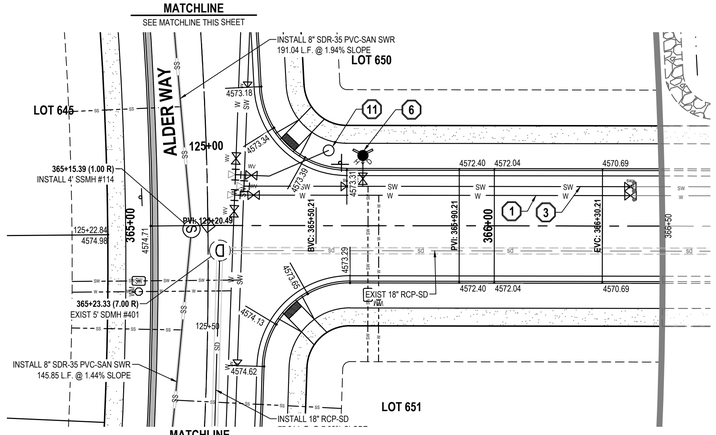
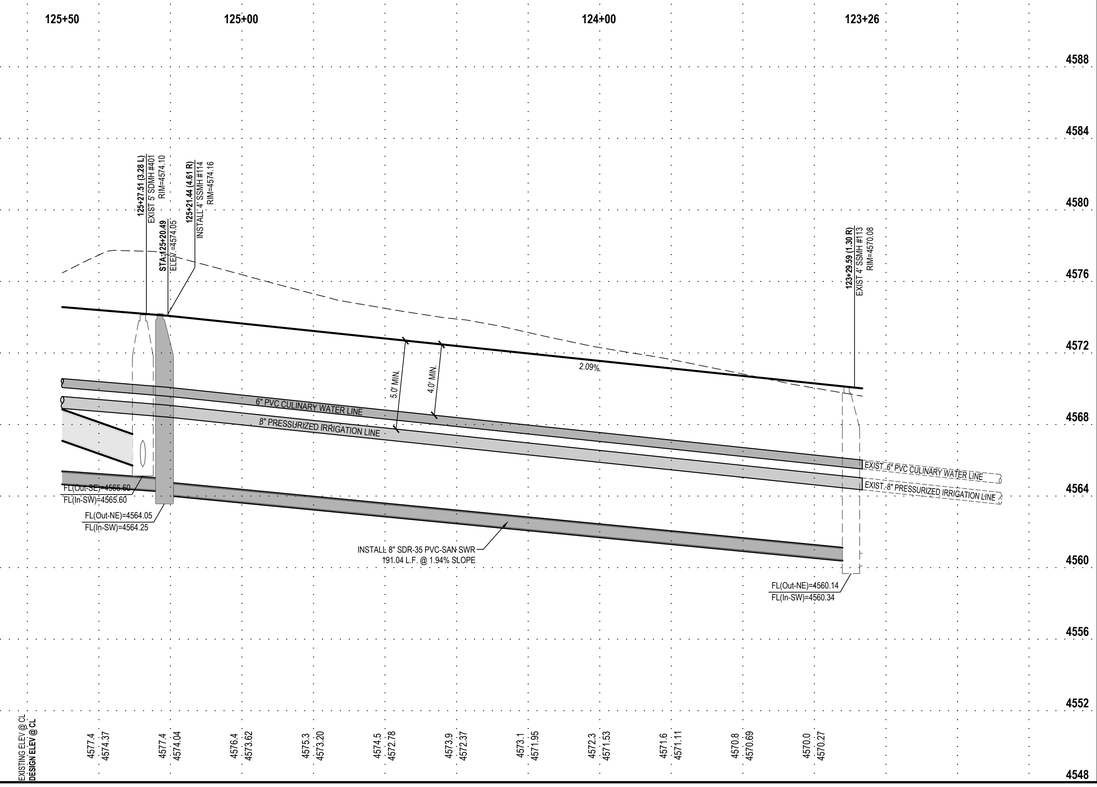
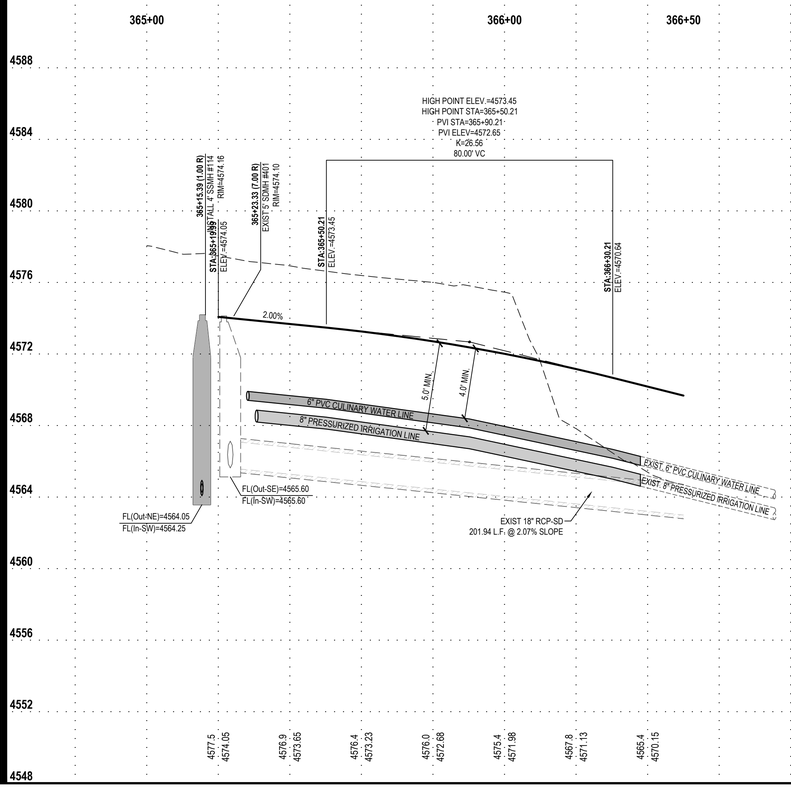


BIG HORN DRIVE





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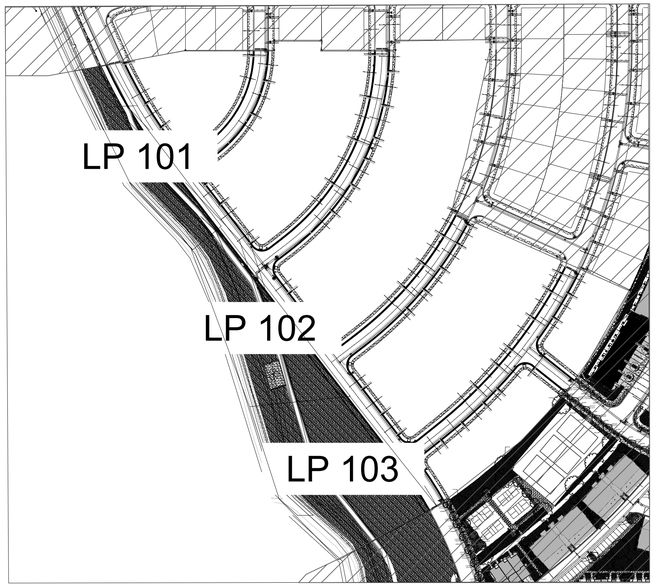

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
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 10S 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	113,089 sf

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

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

1.1 SUMMARY

1.2 SITE CONDITIONS

1.3 PERMITS

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

1.5 FINAL INSPECTION

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

1.7 WARRANTY

1.2 SITE CONDITIONS

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

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 WARRANTY

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

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

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

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

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

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

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

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

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

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

PART III - EXECUTION

3.1 GRADING

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

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

3.2 TURF GRADING

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

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

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

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

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

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

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

3.4 TURF - SOD LAYING

A. FERTILIZATION: FERTILIZE PER SOD FARM RECOMMENDATIONS.

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

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

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

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

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

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

END OF SECTION

TOTAL
LANDSCAPED AREA:
TEMPORARY IRRIGATED AREA = 113,089 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.

LANDSCAPE NOTES

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

ISSUE DATE	PROJECT NUMBER
01-18-2022	UT20036

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

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

0' 75' 150' 300' 600'
GRAPHIC SCALE: 1" = 150'

PROJECT INFORMATION

GARDNER POINT: PH 6
1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

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

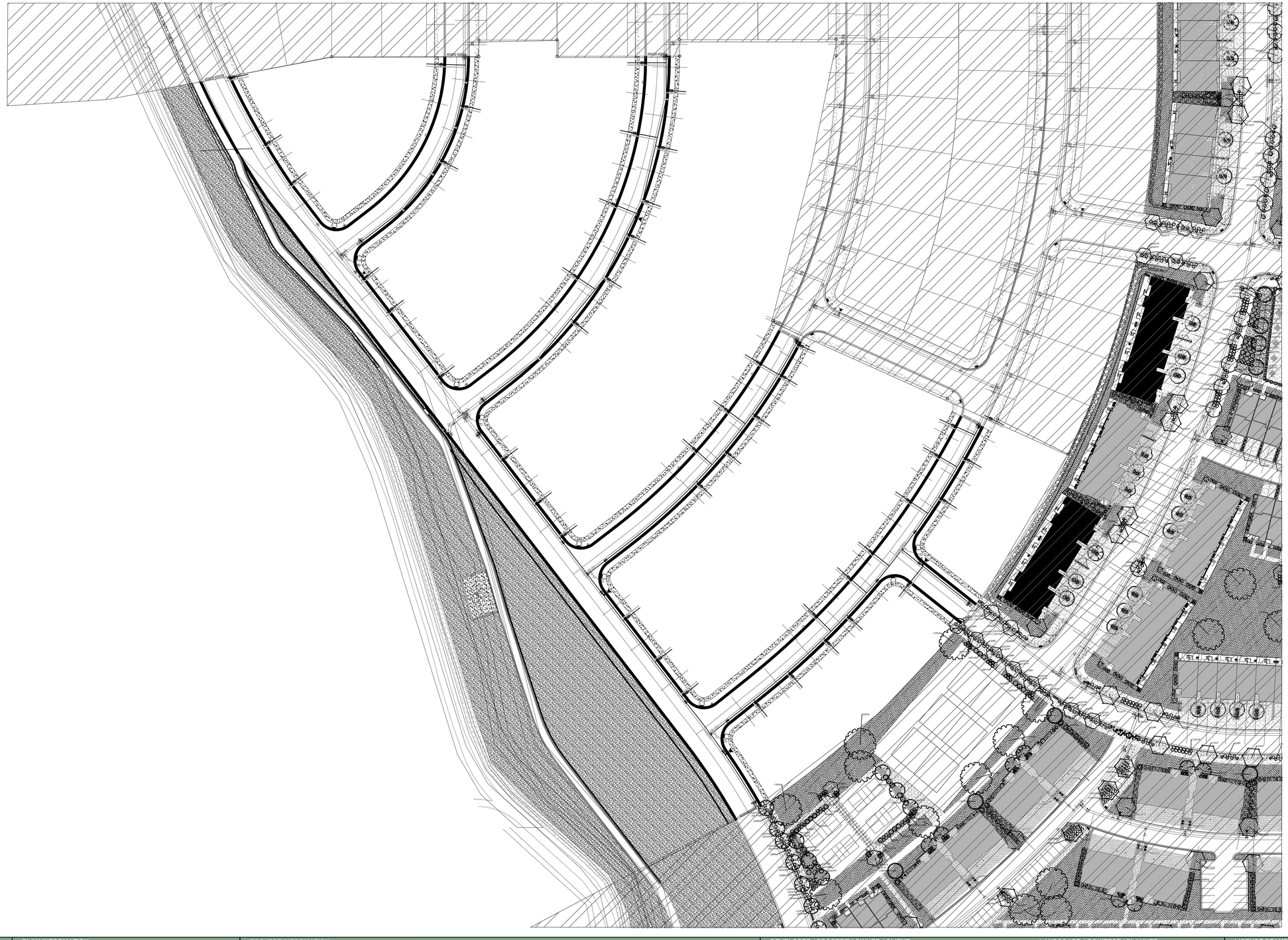
LICENSE STAMP

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	1/18/2022

LANDSCAPE PLAN

LP-100



ISSUE DATE	PROJECT NUMBER
01-18-2022	UT20036

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
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0' 30' 60' 120' 240'
GRAPHIC SCALE: 1" = 60'

PROJECT INFORMATION

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1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANDROSETH 8128121-5301 01/18/2022 LICENSED STATE OF UTAH

DRAWING INFO

PM:	JTA
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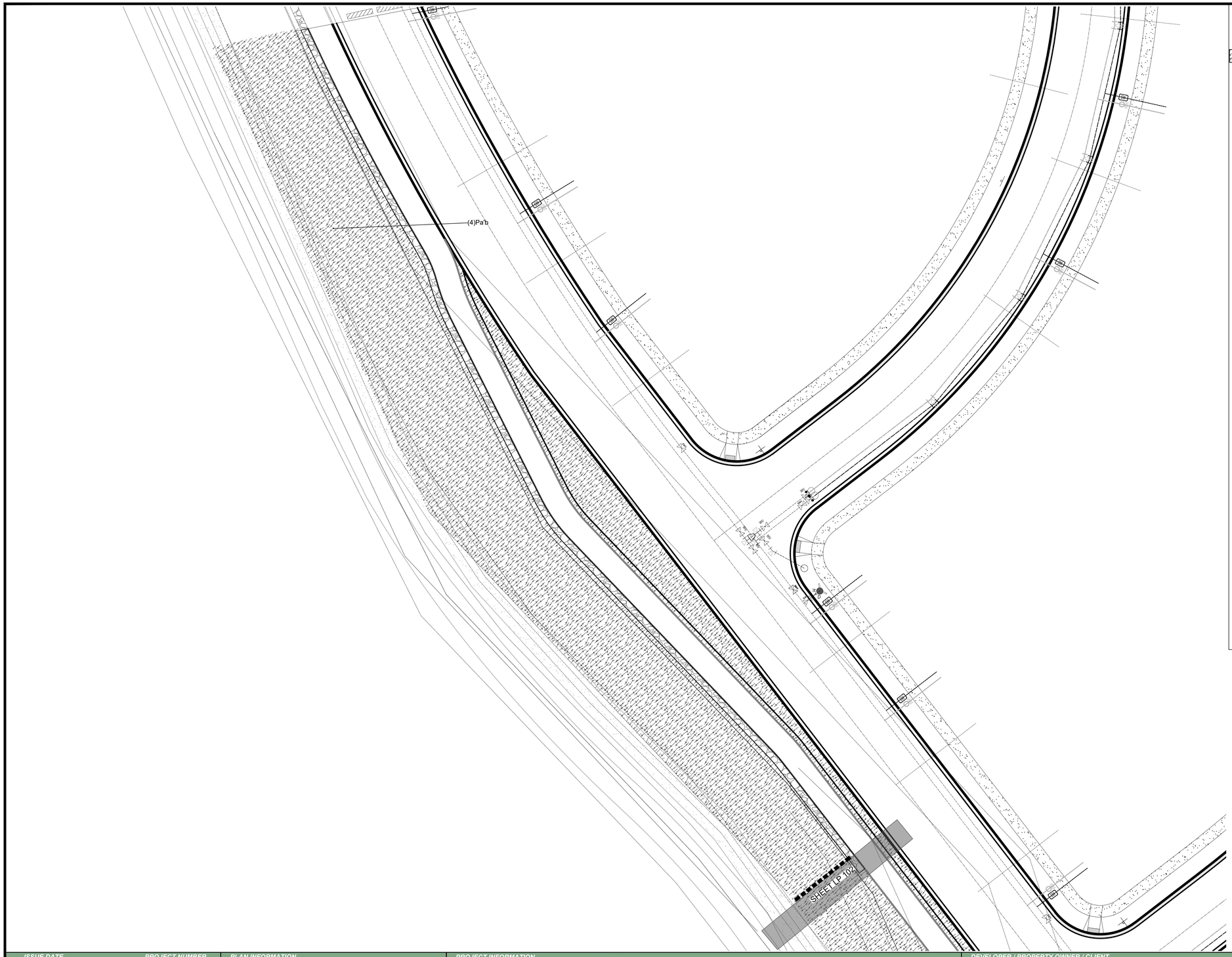
CHECKED:	TM
PLOT DATE:	1/18/2022

LANDSCAPE PLAN

LP-OVERALL



REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
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	113,089 sf

ISSUE DATE	PROJECT NUMBER
01-18-2022	UT20036

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
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N

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

PROJECT INFORMATION

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1500 NORTH 3830 WEST
LEHI, UTAH

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Developer / Property Owner:

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www.pkjdesigngroup.com

LICENSE STAMP

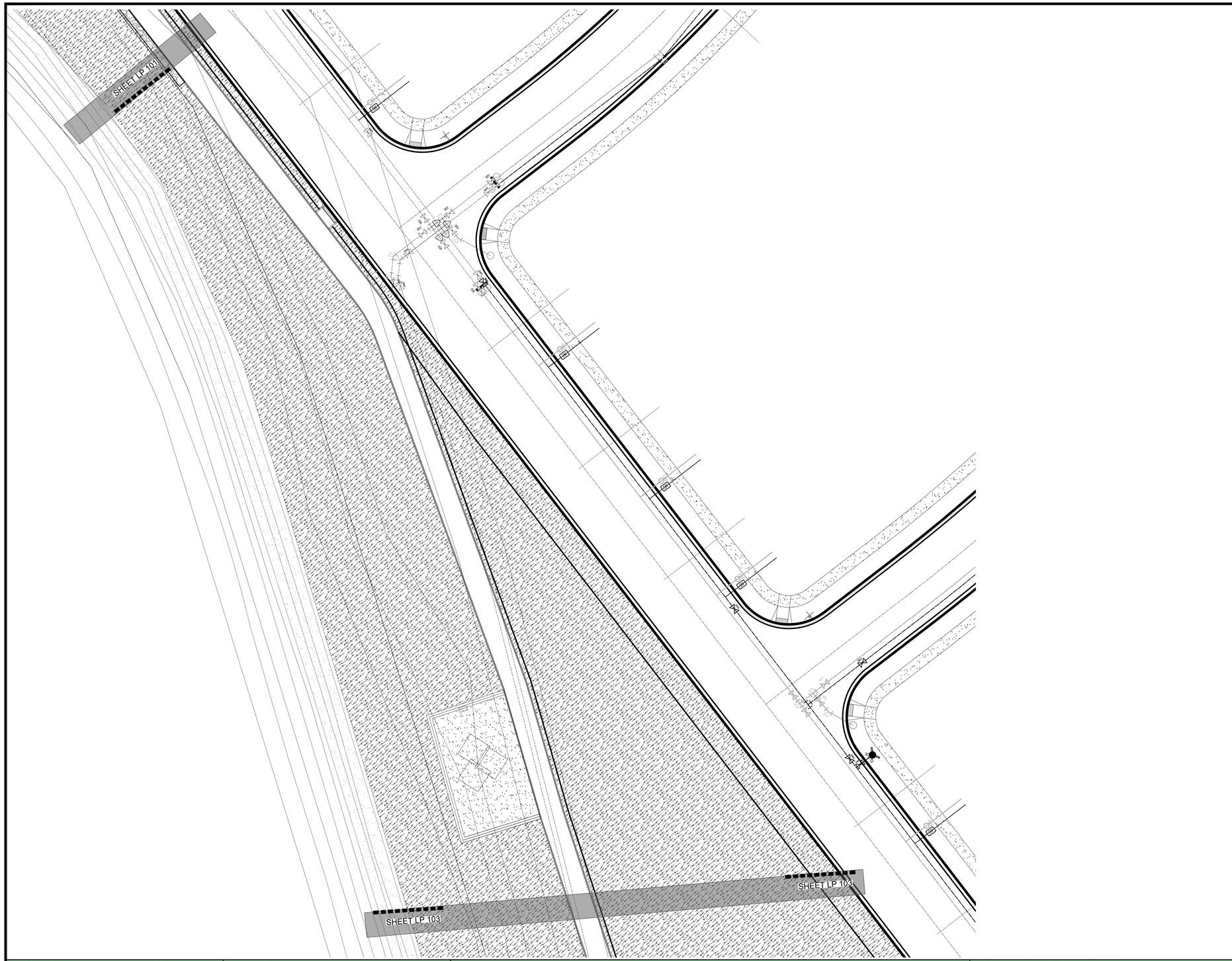
LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
8128121-5301
01/18/2022
LICENSE NO.
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	1/18/2022

LANDSCAPE PLAN

LP-101



REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
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N

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

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDROSETH
8128121-5301
01/18/2022
LICENSING
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	1/18/2022

LANDSCAPE PLAN

LP-102

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
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%	113,089 sf

CONTACT GREAT BASIN SEED AT (435) 286-6872

ISSUE DATE 01-18-2022 **PROJECT NUMBER** UT20036

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0' 10' 20' 40' 80'
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LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:

ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KENT ANDREW ANSWORTH
8139147-5301
01/18/2022
REGISTERED
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	1/18/2022

LANDSCAPE PLAN

LP-103

1. CENTRAL LEADER
2. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE. TREE SHALL BE A MINIMUM 2" CALIPER, MEASURED **20"** ABOVE GROUND LEVEL.
3. ROOT BALL, MODIFIED AS REQUIRED.
4. TOP OF ROOT BALL SHALL BE AT GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE. ANY TREE PLANTED TOO DEEP WILL NOT BE ACCEPTED.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE THE BACKFILL.
6. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE SURROUNDING THE PERIPHERY OF THE ROOT BALL.
7. 4" MULCH LAYER. NO MORE THAN 1" MULCH TO COVER ROOT BALL.
8. FINISHED GRADE
9. DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
10. EXISTING SOIL
11. REMOVE CONTAINERS, WIRE, BASKETS, ETC PRIOR TO PLANTING. COMPLETELY REMOVE TWINE & BURLAP FROM B&B STOCK.
12. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.

NOTES:
1. THE SPACING & SPECIES OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING COMMISSION. ANY SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY.
2. TREES SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
3. TREES SHALL BE KEPT:
   a. OUTSIDE OF THE INTERSECTION SIGHT TRIANGLES AS DEFINED WITHIN SECTION 12 OF THE DEVELOPMENT CODE.
   b. NOT LESS THAN 20' FROM LAMP STANDARDS & POWER POLES.
   c. NOT LESS THAN 10' FROM FIRE HYDRANTS.
   d. NOT LESS THAN 5' FROM SERVICE WALKS & DRIVEWAYS.
   e. NOT LESS THAN 5' FROM WATER METERS.
4. THE DEVELOPER SHALL PAY THE INSTALLATION COST OF PARKWAY TREES. PARKWAY TREES SHALL BE INSTALLED ON ALL STREETS, IN CONFORMANCE TO THE STANDARD DETAILS, INCLUDING ARTERIAL STREETS, AS REQUIRED BY PLANNING & ZONING.
5. TREES TO BE INSPECTED BY LEHI CITY AT DELIVERY AND/OR PRIOR TO PLANTING TO ENSURE QUALITY & SIZE.
6. TREES TO BE INSPECTED DURING PLANTING BY LEHI CITY TO ENSURE PROPER INSTALLATION.
7. TREES MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
8. PLANT TREE TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE. PREPARE PLANTING HOLE & STAKE TREE (SEE DETAIL L3) AS REQUIRED BY CITY REPRESENTATIVE.

3X WIDEST DIMENSION OF ROOT BALL

L1 TREE WITH BERM (EXISTING SOIL NOT MODIFIED)
SCALE: NTS — SECTION VIEW DETAIL

MEANDERING SIDEWALK TYPICAL PLANTING PLAN

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. TREE PLANTING
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

1. CENTRAL LEADER
2. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE. TREE SHALL BE A MINIMUM 2" CALIPER, MEASURED **20"** ABOVE GROUND LEVEL.
3. ROOT BALL, MODIFIED AS REQUIRED.
4. TOP OF ROOT BALL SHALL BE AT GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE. ANY TREE PLANTED TOO DEEP WILL NOT BE ACCEPTED.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE THE BACKFILL.
6. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE, CENTERED AROUND 2/3 OF THE ROOT BALL ON THE DOWNHILL SIDE.
7. 4" MULCH LAYER. NO MORE THAN 1" MULCH TO COVER ROOT BALL.
8. FINISHED GRADE
9. DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
10. EXISTING SOIL
11. REMOVE CONTAINERS, WIRE, BASKETS, ETC. PRIOR TO PLANTING. COMPLETELY REMOVE TWINE & BURLAP FROM B&B STOCK.
12. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.

NOTES:
1. THE SPACING & SPECIES OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE PLANNING COMMISSION. ANY SUBSTITUTIONS MUST BE APPROVED BY LEHI CITY.
2. TREES SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
3. TREES SHALL BE KEPT:
   a. OUTSIDE OF THE INTERSECTION SIGHT TRIANGLES AS DEFINED WITHIN SECTION 12 OF THE DEVELOPMENT CODE.
   b. NOT LESS THAN 20' FROM LAMP STANDARDS & POWER POLES.
   c. NOT LESS THAN 10' FROM FIRE HYDRANTS.
   d. NOT LESS THAN 5' FROM SERVICE WALKS & DRIVEWAYS.
   e. NOT LESS THAN 5' FROM WATER METERS.
4. THE DEVELOPER SHALL PAY THE INSTALLATION COST OF PARKWAY TREES. PARKWAY TREES SHALL BE INSTALLED ON ALL STREETS, IN CONFORMANCE TO THE STANDARD DETAILS, INCLUDING ARTERIAL STREETS, AS REQUIRED BY PLANNING & ZONING.
5. TREES TO BE INSPECTED BY LEHI CITY AT DELIVERY AND/OR PRIOR TO PLANTING TO ENSURE QUALITY & SIZE.
6. TREES TO BE INSPECTED DURING PLANTING BY LEHI CITY TO ENSURE PROPER INSTALLATION.
7. TREES MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
8. PLANT TREE TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE. PREPARE PLANTING HOLE & STAKE TREE (SEE DETAIL L3) AS REQUIRED BY CITY REPRESENTATIVE.

3X WIDEST DIMENSION OF ROOT BALL

L2 TREE ON SLOPE 5% (20:1) – UNMODIFIED
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. TREE PLANTING - SLOPE
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOTO SCALE

1. 32" LONG NON-ABRASIVE RUBBER TIES
2. 2, 1.1/2"-2" DIA. LODGE POLE PINE STAKES. INSTALL 2" FROM EDGE OF ROOT BALL & SHALL NOT INTERFERE WITH PERMANENT BRANCHES.
3. REMOVE NURSERY STAKE. IF CENTRAL LEADER NEEDS SUPPORT, ATTACH A 1/2" x 8' BAMBOO POLE TO TRUNK.
4. PREVAILING WIND
5. DEER FENCING
6. 6" POSTS SHALL BE INSTALLED 6' FROM BASE OF TREE TO SUPPORT DEER FENCING

PLAN VIEW

NOTES:
1. STAKE ALL TREES THAT ARE DETERMINED TO REQUIRE A STAKE (CITY DISCRETION) AT THE TIME OF PLANTING.
2. PLACE TWO 1¾ INCH – 2 INCH DIAMETER WOOD TREE STAKES 1 TO 2 FEET FROM THE CENTER & DRIVING STAKE 24 INCHES INTO SOLID GROUND. FASTEN THE TREE TO THE UPPER END OF THE STAKE IN AT LEAST TWO LOCATIONS USING "CINCH TIES" OR EQUIVALENT. METAL T-POSTS WILL NOT BE APPROVED AS TREE STAKES.

L3 TREE STAKING
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TREE STAKING
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

C TREE w/ BERM (EXISTING SOIL MODIFIED)
NOTO SCALE

NOTES:
1. ALL SHRUBS SHALL BE A MINIMUM 5 GALLON SIZE UNLESS WRITTEN APPROVAL IS OBTAINED & VARIETY, SIZE & SPACING IS STATED.
2. ALL CONTAINERS, WIRE BASKETS, ETC., SHALL BE REMOVED FROM SHRUBS PRIOR TO PLANTING. ALL B&B STOCK SHALL HAVE THE BALING TWINE & BURLAP REMOVED.
3. ANY SHRUBS PLANTED TOO DEEP WILL NOT BE ACCEPTED. ROOT BALL SHALL BE LEVEL WITH FINISHED GRADE. ROOT COLLAR SHALL BE 2" ABOVE FINISHED GRADE.
4. SHRUBS SHOULD BE SELECTED BASED ON THE AREA'S SOIL & CLIMATE.
5. SHRUBS MAY BE ACCEPTED AFTER 30 DAYS MAINTENANCE TIME FROM INSPECTION, PROVIDED IT IS WEED FREE & OF NORMAL ACCEPTABLE GROWTH FOR THE TIME OF YEAR.
6. PLANT SHRUB TO ITS NORMAL DEPTH & PUDDLE WITH A RUNNING STREAM OF WATER FROM A HOSE.

1. SHRUB
2. ROOTBALL
3. 4" LAYER OF MULCH NO MORE THAN 1" MULCH TO COVER ROOT BALL.
4. ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE SURROUNDING THE PERIPHERY OF THE ROOT BALL.
5. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. POUR WATER AROUND THE ROOTBALL TO SETTLE THE BACKFILL.
6. DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA & DEPTH SHOWN. SLOPE SIDES.
7. FINISHED GRADE
8. EXISTING SOIL
9. BOTTOM OF ROOT BALL TO REST ON EXISTING OR RECOMPACTED SOIL.

3X WIDEST DIMENSION OF ROOT BALL

M1 SHRUB – UNMODIFIED SOIL
SCALE: NTS — SECTION DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. SHRUB PLANTING
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

E SHRUB PLANTING DETAIL
NOT TO SCALE

SPACING DESIGNATION ON PLANT SHCEDULE

- MAINTAIN PLANT BASE 1" HIGHER THAN EXISTING GRADE, TO ALLOW FOR SETTLEMENT
- 3" MULCH TO BE PULLED 6" AWAY FROM PERENNIAL STEM
- 4" TOPSOIL
- 2" TOPSOIL MIXED WITH TOP 3" OF NATIVE SOIL.
- BACKFILL MIXTURE: 75% NATIVE SOIL WITH 25% TOPSOIL
- REMOVE POT FROM THE BALL. SCARIFY ROOT BALL SIDES TO PROMOTE LATERAL ROOT GROWTH
- NATIVE SOIL BASE

2X BALL DIA.

F PERENNIAL PLANTING
NOT TO SCALE — PKJ DESIGN GROUP

1" SOD ROLL, MOIST AND COOL LAID ON MISTED LEVEL TOPSOIL
4" TOPSOIL
2" TOPSOIL TILLED WITH TOP 3" OF FINE GRADED GROUND
SUB-BASE
SEPARATOR: CURB OR METAL EDGING SEE PLANS AND SPECIFIC DETAILS
3" ORGANIC OR INORGANIC MULCH, SEE PLAN FOR TYPE AND SIZE
DEWITT 5 OZ WEED BARRIER, IF CALLED OUT ON PLANS
4" TOPSOIL
2" TOPSOIL TILLED WITH TOP 3" OF FINE GRADED GROUND
SUB-BASE

I SOD LAYING/MULCH DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

BROWN MULCH
SHRUB BED
SHOVEL EDGE TAPER DOWN 3" BELOW GRADE
TURF
3" MIN
MIN
SUBGRADE

I CUT EDGE DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

MULCH AND BOULDER SIZES PER PLAN, COLOR AND SIZE MIGHT CHANGE BY LOCATION
WEED BARRIER FABRIC PER PLAN
MAKE THE DRY STREAM BED WITH 50% LARGE ROCK AND 50% SMALL/MEDIUM ROCK. SCULPT TO LOOK LIKE A STREAM BED WITH SWALE CHANNEL IN MIDDLE AND BOULDERS SCATTERED PER PLAN ON THE EDGES OF THE STREAM AS SHOWN.
UNDISTURBED SUB BASE

J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

INSTALL SOD OR SEED 1" BELOW TOP OF ADJACENT CONCRETE, SITE ELEMENTS, AS SHOWN.
1. POP UP SPRAY HEAD
2. SOD WITH TIGHT, BEVELED JOINTS
3. GRASS SEED BED
4. AMEND SOIL AS REQUIRED BY TOPSOIL TEST REPORT
5. MOWSTRIP, CURB OR SIDEWALK

SOD INSTALLATION
GRASS SEED INSTALLATION

NOTES:
1. SOD MAY BE ACCEPTED 30 DAYS AFTER INSPECTION & AFTER MIN. FOUR CUTTINGS (SINCE EVERY 7 DAYS). IF SOD IMPROVEMENTS ARE NOT ACCEPTED AFTER THIS TIME PERIOD, DEVELOPER SHALL BE REQUIRED TO CONTINUE MAINTENANCE UNTIL ACCEPTED/APPROVED.
2. PREPARE LAWN AREAS AS SPECIFIED UNDER SOIL PREPARATION. SLOPE ALL AREAS TO DRAIN ACCORDING TO THE ARCHITECT'S DRAWINGS & APPROVAL FROM PUBLIC WORKS DEPARTMENT & PARKS DEPARTMENT.
3. RAKE SOD AREAS UNTIL THE SURFACE IS SMOOTH & OF UNIFORM TEXTURE PRIOR TO PLANTING THE TURF.
4. THE FINISH GRADE OF ALL SOD AREAS SHALL BE BETWEEN 0 & 1/4 INCHES BELOW THE SIDEWALK OR ADJACENT PAVEMENT AREAS.
5. SOD MUST BE INSTALLED DURING THE NORMAL GROWING SEASON. IF DORMANT SOD IS INSTALLED, IT WILL NOT BE ACCEPTED UNTIL THE FOLLOWING NORMAL GROWING SEASON.
6. LAY SOD WITH STAGGERED SEAMS.
7. AFTER SOD HAS BEEN LAID, IRRIGATE & THEN ROLL SOD WITH WATER ROLLER (50 POUND MIN. WEIGHT) TO LEVEL SOD & INSURE POSITIVE CONTACT WITH SOIL.
8. SELECT GRASS ACCORDING TO INTENDED USE, LOCATION & MAINTENANCE REQUIREMENTS. DROUGHT TOLERANT GRASSES SHOULD BE UTILIZED WITHIN ALL TURF AREAS.
9. REDUCE THE SIZE OF WATER SENSITIVE LAWNS WITH ENLARGED BEDS & HARDSCAPES. ELIMINATE LAWN AREAS THAT ARE DIFFICULT TO IRRIGATE, INCLUDING LONG & NARROW OR SMALL & ODD-SHAPED AREAS.
10. APPLY COMMERCIAL GRADE FERTILIZER AS PER THE FOLLOWING SPECIFICATIONS:
    a. 46-0-0 WITH DIMENSION COATED NITROGEN (PRE-EMERGENT) FROM JANUARY 1ST TO MAY 31ST AT A RATE OF 2 POUNDS PER 1,000 SQ. FT.
    b. 25-5-6 FROM JUNE 1ST TO AUGUST 31ST AT A RATE OF 4 POUNDS PER 1,000 SQ. FT.
    c. 46-0-0 (50% SLOW RELEASE) SULPHUR COATED UREA FROM SEPTEMBER 1ST TO DECEMBER 31ST AT A RATE OF 2 POUNDS PER 1,000 SQ. FT.

P1 SOD & SEED LAWN INSTALLATION
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
CITY-WIDE/SOD INSTALLATIONS
SCALE: NO SCALE
DATE: 11/9/2016
REVISION
REVISION DATE:

L SOD LAYING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
01-18-2022	UT20036

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

PLAN INFORMATION

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

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

PROJECT INFORMATION

GARDNER POINT: PH 6
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

JEREMY AINSWORTH — 813917 — 8/20 — REGISTERED LANDSCAPE ARCHITECT — STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 1/18/2022

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 proteet 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
1/18/2022	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' 75' 150' 300' 600'

GRAPHIC SCALE: 1" = 150'

PROJECT INFORMATION

GARDNER POINT: PH 6

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

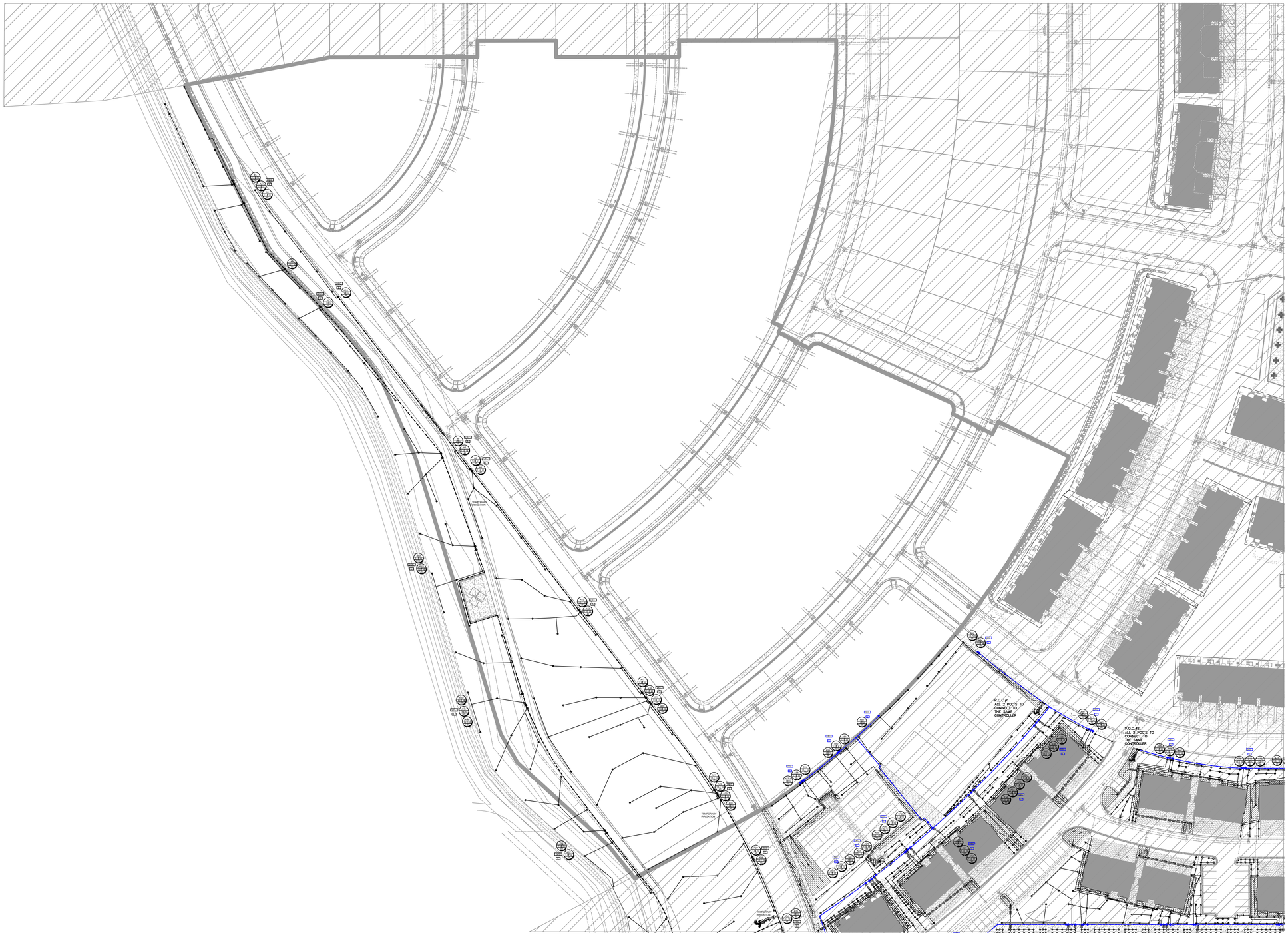
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANDREW KOHLER 01/18/2022 STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	1/18/2022

IR 100



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N

0' 30' 60' 120' 240'

GRAPHIC SCALE: 1" = 60'

PROJECT INFORMATION

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1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

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13702 S 200 W B12
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Building Architect / Engineer:

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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

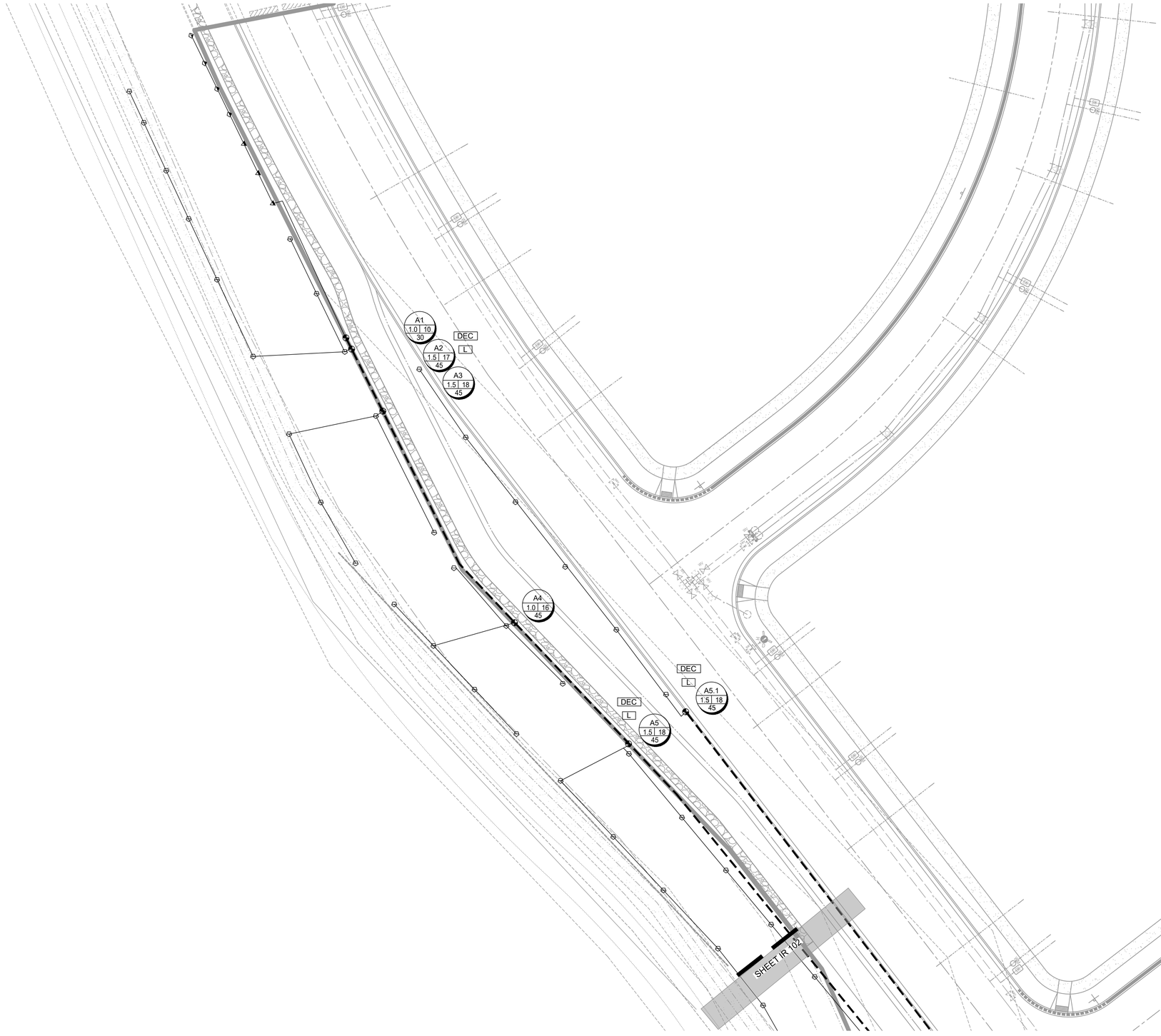
LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
01/18/2022
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	1/18/2022

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 TST @ 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 DUPICTED 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"

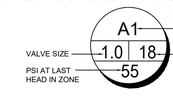
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

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 WATERUSE 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
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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 6

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
KENNY AINSWORTH
6121214-5501
01/18/2022
STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	1/18/2022

IRRIGATION PLAN

IR-101

IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 TST @ 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 DUPICTED 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"

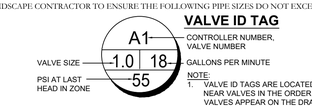
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

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
1/18/2022	UT20036

NO.	REVISION	DATE
1		
2		
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4		
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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'

GARDNER POINT: PH 6

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
6128127-5501
01/18/2022
REGISTERED
STATE OF UTAH

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	1/18/2022

IRRIGATION PLAN

IR-102

IRRIGATION LEGEND

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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
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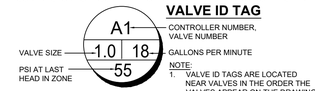
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

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
1/18/2022	UT20036

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

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

PROJECT INFORMATION

GARDNER POINT: PH 6

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

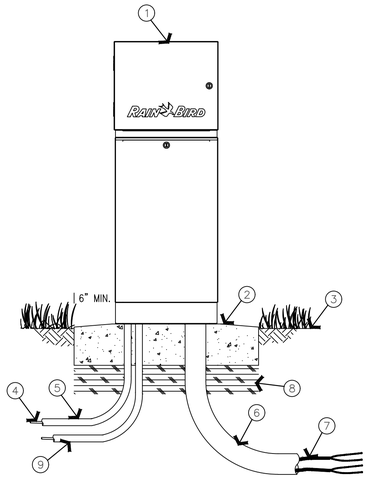
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128114 5301
01/18/2022
RENEWAL DATE
STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	1/18/2022

IRRIGATION PLAN

IR-103



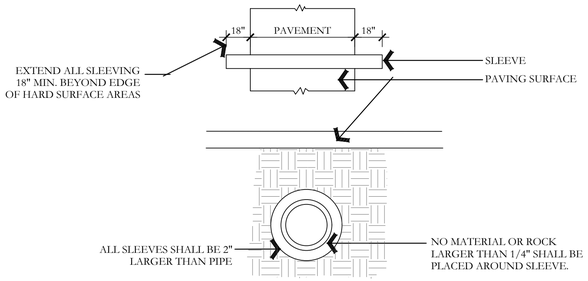
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY 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.

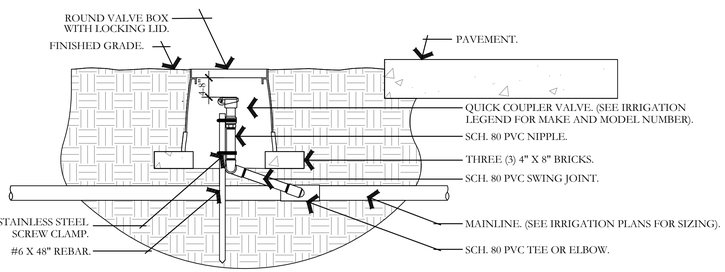
KEY SPECIFICATIONS

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

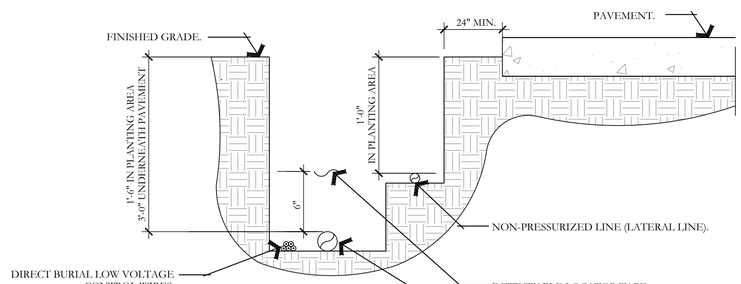
A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL
NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
NOT TO SCALE — PKJ DESIGN GROUP

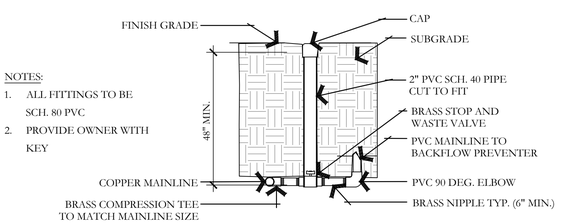


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED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

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

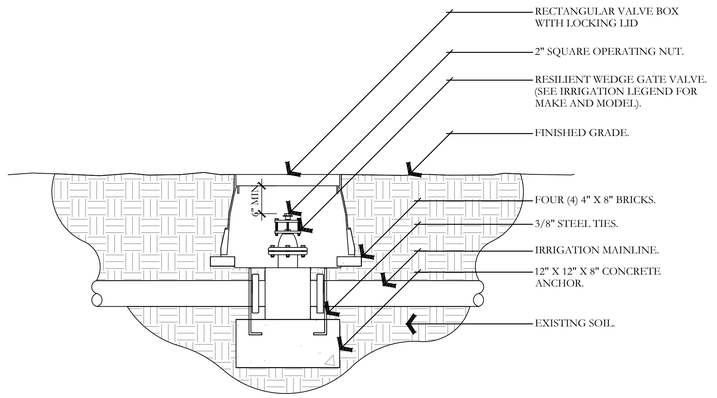
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL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

G QUICK COUPLER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



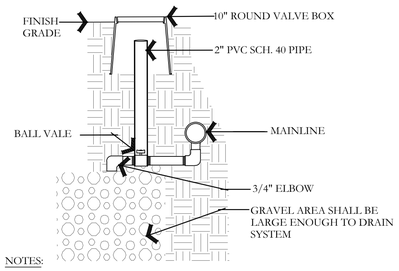
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

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



NOTES:
1. 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.

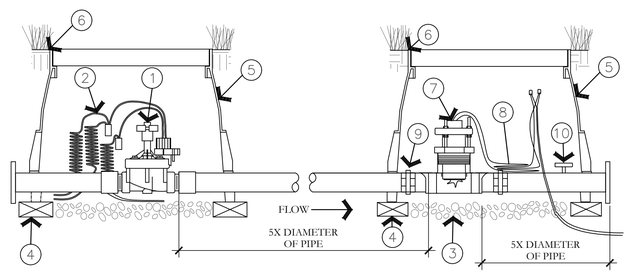
C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



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
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
1/18/2022	UT20036

NO.	REVISION	DATE
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PLAN INFORMATION

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

PROJECT INFORMATION

GARDNER POINT: PH 6
1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:
ENSIGN ENGINEERS
45 WEST 10000 SOUTH,
SUITE 500
SANDY, UT 84070

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

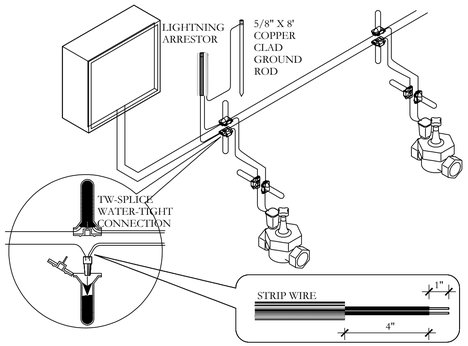
LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 812812-5301 — 01/18/2022 — STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	1/18/2022

IRRIGATION DETAILS

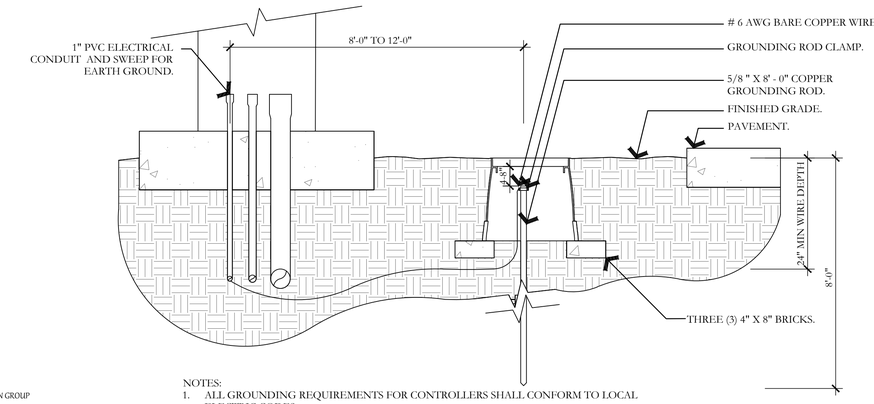
IR 501



J 2-WIRE CONNECTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

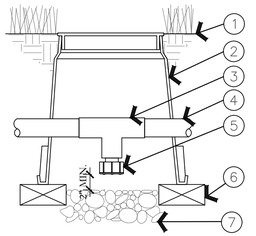


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE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

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

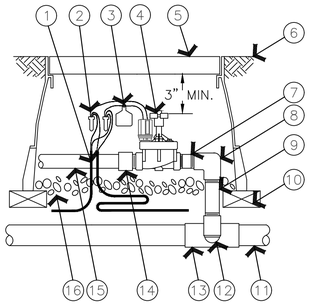


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

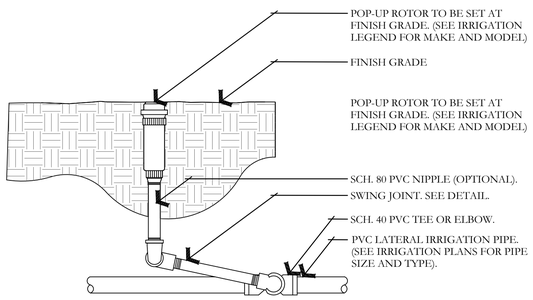


1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9.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

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

PKJ DESIGN GROUP

NOT TO SCALE

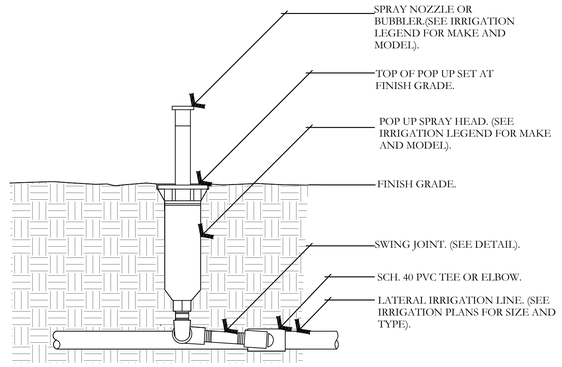


NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR SPRAYHEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



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

PKJ DESIGN GROUP

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
1/18/2022	UT20036

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
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PROJECT INFORMATION

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1500 NORTH 3830 WEST
LEHI, UTAH

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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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www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
812812-5301
01/18/2022
RENEWAL 04/30/2023
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	1/18/2022

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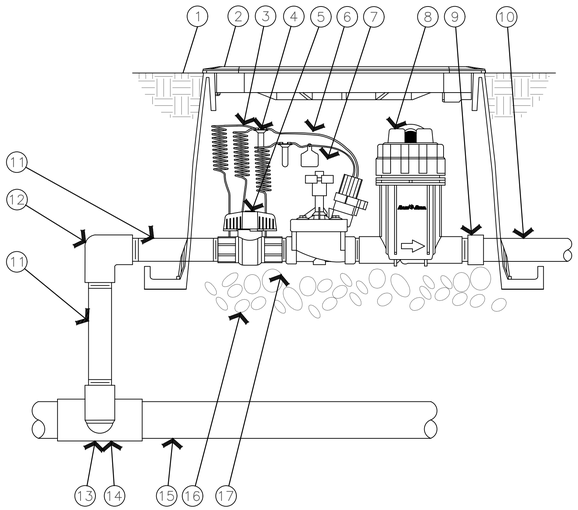
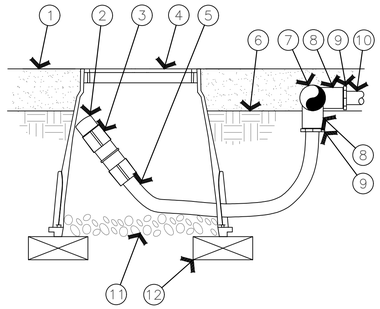


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



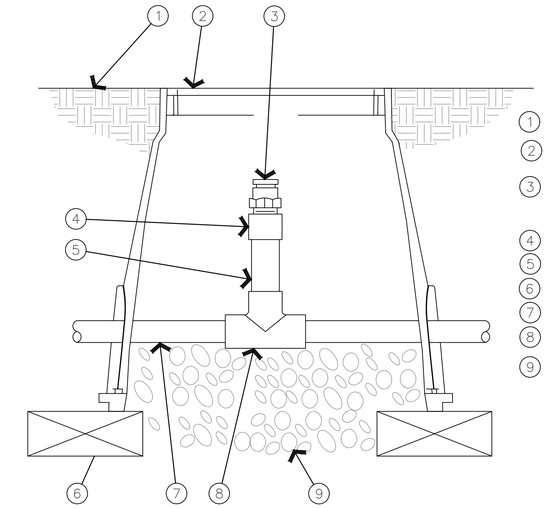
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE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

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

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

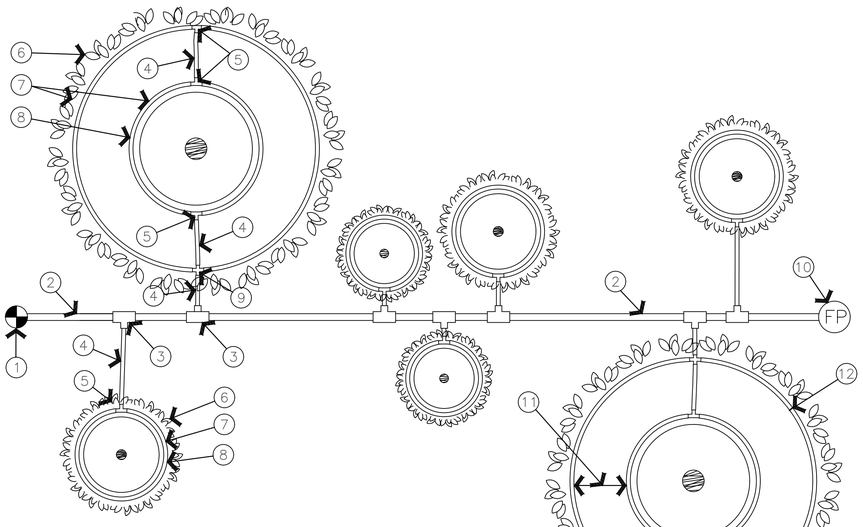


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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PLAN INFORMATION

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1500 NORTH 3830 WEST
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Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

ENSIGN ENGINEERS
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PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
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LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

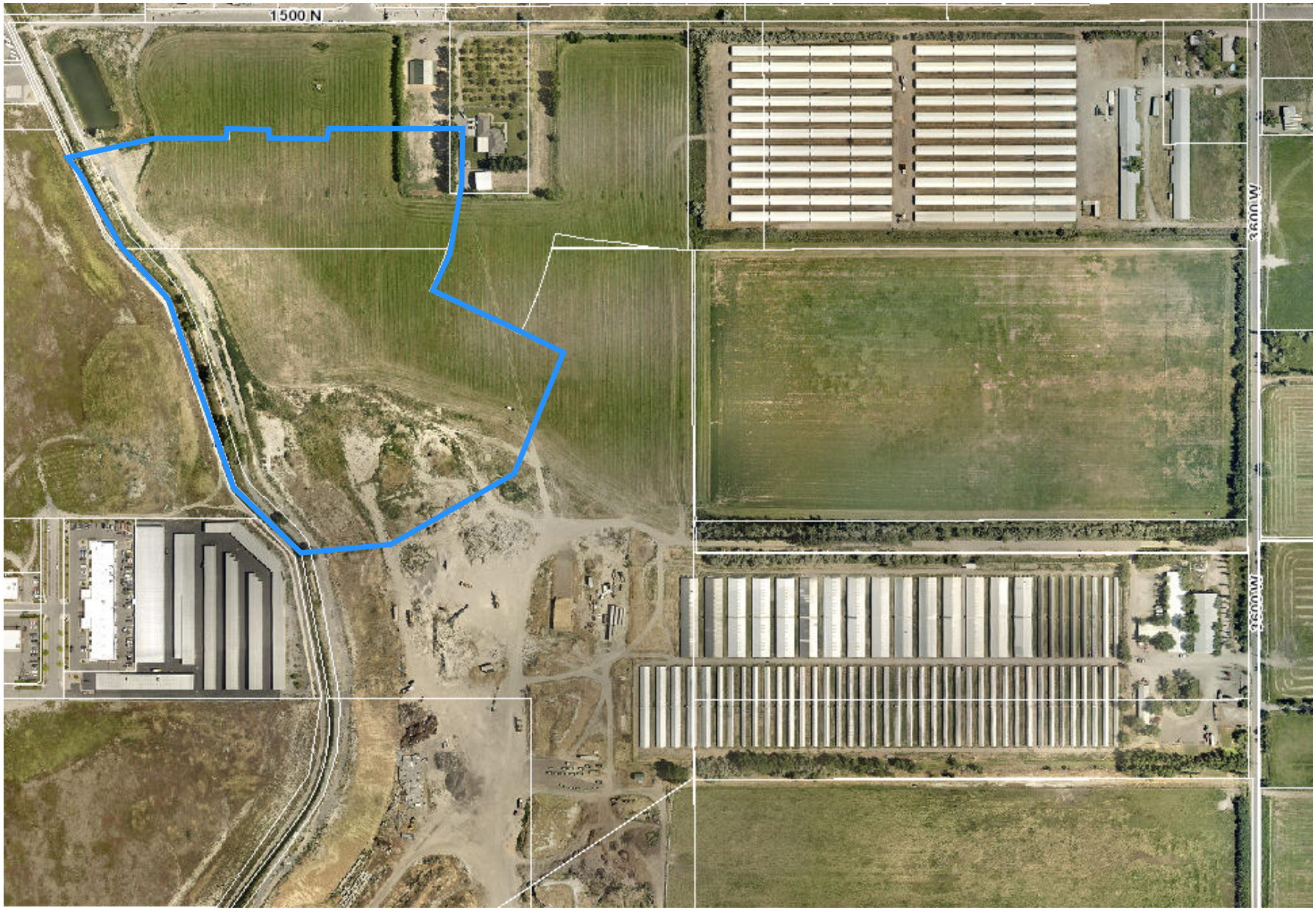
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812821-5301
01/18/2022
ELECTRONIC SIGNATURE
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	1/18/2022

IR 503

Gardner Point Phase 6 Final Subdivision

Aerial



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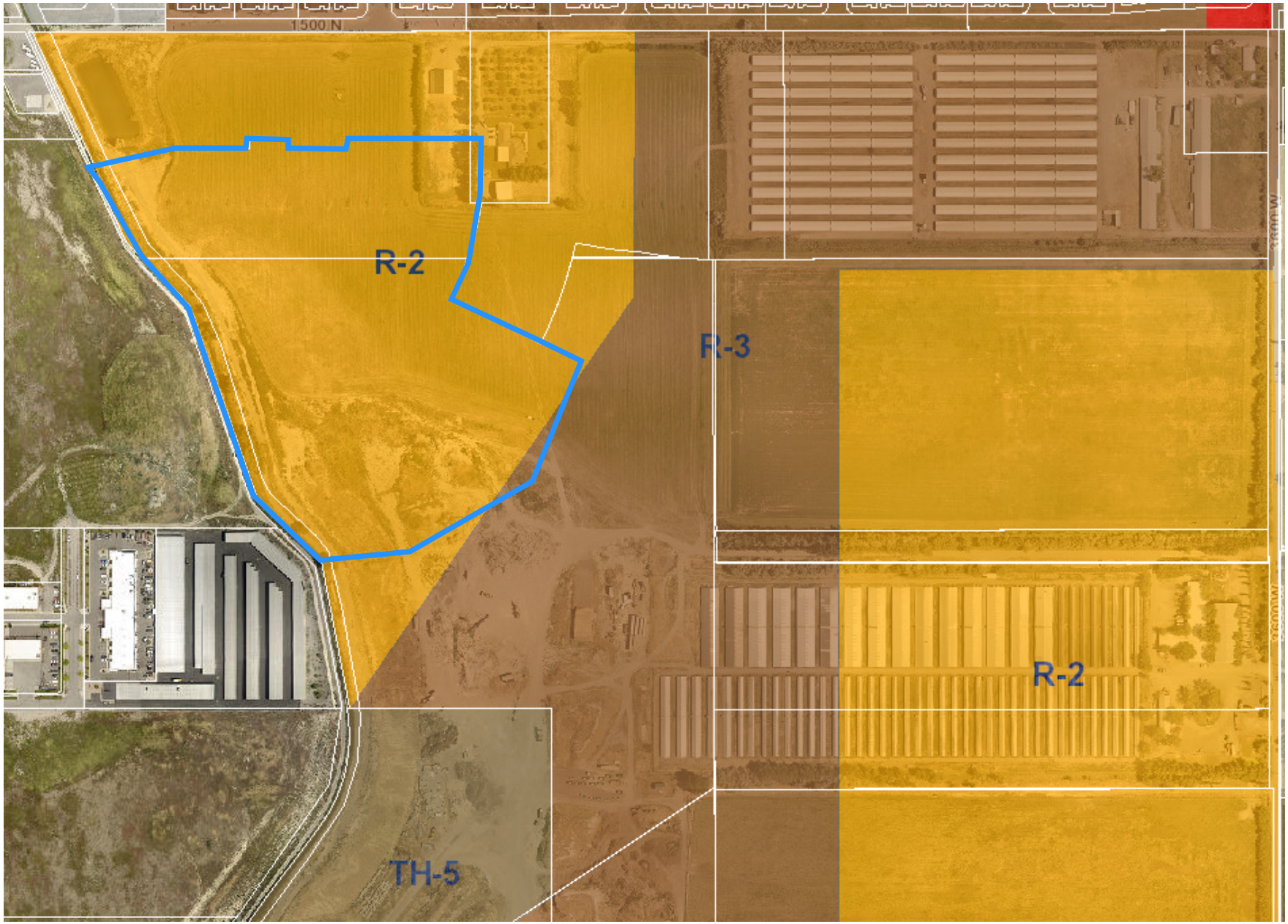
LEHI CITY

Gardner Point Phase 6 Final Subdivision

Zoning

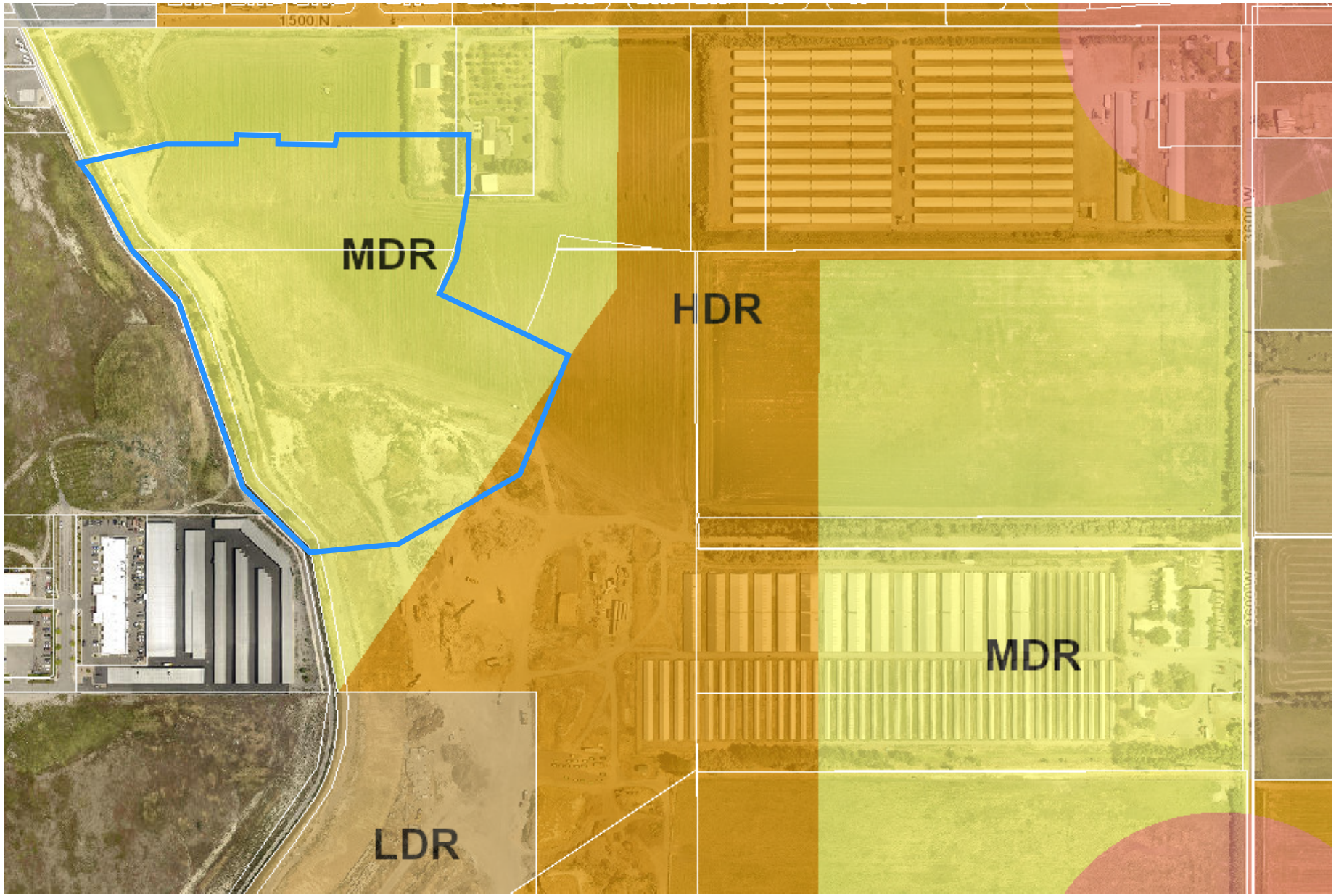


0 420 840 Feet

LEHI CITY

Gardner Point Phase 6 Final Subdivision

General Plan



0 420 840 Feet

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: February 8, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-08, approving an amended Development Agreement between Sanctuary at Lehi LLC, the SNF at the Ridge LC, Lehi Pointe LLC and Lehi City for the East Project.

Suggested Action:

Attachments:

Res 2022-08.docx

Development Agreement-Howland East 2.2.2022 (redline).docx

Development Agreement-Howland East 2.2.2022 (clean).docx

LEHI CITY

RESOLUTION NO. 2022-08

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AMENDED 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 January 11, 2022, the City Council approved a development agreement which the parties now desire to amend;

WHEREAS, on February 8, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the amended 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 amended 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 8th day of February, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Draft 1/3/22

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 _____, 2022 (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**"), and (ii) to SALT a portion of the Hospital Parcel containing approximately 0.92 acres, depicted on the Map as "Parcel #4" ("**Parcel #4**").

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 527 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 scheduling a pre-construction meeting for the East Project, SALT shall contribute 237.15 acre feet of culinary 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. The additional 237.15 acre feet of culinary water rights are for the 527 residential units identified in Section 1.2 above.

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 and then down to the existing termination of Sandalwood Drive as shown on the Map. 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. 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's construction of the Loop Road does not include utility extensions that are necessary for the development area. The City will complete the construction of the Loop Road prior to (such 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. If right-of-way acquisition is delayed, the Road Construction Deadline will be reasonably extended by the parties. 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, compacted and certified building pad (~50,000 sf). All such grading activities shall be completed by the Road Construction Deadline.

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**"). 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 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: $500,000 in Condemnation Proceeds for the "Old UDOT Parcel" shown on the Map, and $500,000 in matching UDOT funds if Condemnation Proceeds are used for Loop Road construction.
>
> To SALT: $100,000 in Condemnation Proceeds for a portion of the SALT Parcel which is labeled as "SALT Condemned Parcel" on the Map, and $100,000 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.

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**") prior to scheduling a pre-construction meeting for the East Project.

(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 ("**UTA Additional Property**") for the construction of the Loop Road. The UTA Parcel is depicted on the Map.

(c) The transfer of the UTA Additional Property must be approved by the UTA Board of Commissioners prior to scheduling a pre-construction meeting on the East Project. The UTA Additional Property must be deeded to Lehi City prior to issuance of a Certificate of Occupancy for any units in the East Project.

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

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

See Exhibit C dated 1/3/22 (three pages)

Exhibit D
Hospital Deed

Exhibit D-1
UTA Deed

Draft 1/3/22

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 _____, 2022 (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**"), and (ii) to SALT a portion of the Hospital Parcel containing approximately 0.92 acres, depicted on the Map as "Parcel #4" ("**Parcel #4**").

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 527 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 scheduling a pre-construction meeting for the East Project, SALT shall contribute 237.15 acre feet of culinary 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. The additional 237.15 acre feet of culinary water rights are for the 527 residential units identified in Section 1.2 above.

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 and then down to the existing termination of Sandalwood Drive as shown on the Map. 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. 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's construction of the Loop Road does not include utility extensions that are necessary for the development area. The City will complete the construction of the Loop Road prior to (such 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. If right-of-way acquisition is delayed, the Road Construction Deadline will be reasonably extended by the parties. 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.

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(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 ("**UTA Additional Property**") for the construction of the Loop Road. The UTA Parcel is depicted on the Map.

(c) The transfer of the UTA Additional Property must be approved by the UTA Board of Commissioners prior to scheduling a pre-construction meeting on the East Project. The UTA Additional Property must be deeded to Lehi City prior to issuance of a Certificate of Occupancy for any units in the East Project.

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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.

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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

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

See Exhibit C dated 1/3/22 (three pages)

Exhibit D
Hospital Deed

Exhibit D-1
UTA Deed

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: February 8, 2022
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #10-2022, an amendment to the Lehi City Development Code Chapters 16 and 17, amending the requirements for PUDs and PRDs.

Suggested Action:

Attachments:

CC Staff Report Ch. 16 & 17 Development Code Amendment 02.08.22.docx

Ord 10-2022.docx

Ch. 16 and 17 Development Code Amendment DRC 12.01.21.docx

Ch16PRD Open Space Requirements 11.08.21.docx

Ch17PUD 20% Open Space Requirement 10.25.21.docx

CHAPTER 16 & 17 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	February 8, 2022
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	December 1, 2021
Date of Planning Commission Review	January 13, 2022

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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

REPORT ANALYSIS

The applicant requests approval of proposed amendments to Chapters 16 and 17 of the Development Code. The proposed amendments address open space in PUDs and PRDs.

Since review at Planning Commission, language was added to both Chapters 16 and 17 to change space within existing power transmission easements to only count as half credit towards the required open space acreage. Similar language already exists in Chapter 6 for open space requirements under power transmission lines in Planned Community Zones.

Both chapters also have added language that wetlands can be used at full credit towards the open space acreage. It also requires that at least ten percent of the proposed open space to be usable open space. Usable open space includes boardwalks, trails, playgrounds, and parks.

Chapter 17 was updated to require 20 percent open space in Planned Unit Developments (PUDs). The Planning Commission recommended this change. Previously just ten percent open space was required for PUDs. This change will make both PUDs and PRDs have a 20 percent open space requirement. The difference between the two is PRDs

provide public open space dedicated to the City. PUDs provide private open space. For density bonus in Ch. 17, the percentage of open space was increased to match the 20% and allows density bonuses to be considered for anything above 20%.

DRC Comments

The DRC reviewed the proposed amendment and had four redline comments:

1. Change to 15 trees per acre.
2. Add Planning Commission ability to approve less on usable wetland space on Chapter 17.
3. Change wording to read, "A minimum of 10% of the required open space, or less as approved by the Planning Commission, shall be designated as usable open space...

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on January 13, 2022. The minutes and motion from this meeting are as follows:

ORDINANCE NO: 10-2022

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTERS 16 AND 17

WHEREAS, it has become necessary to amend Chapters 16 and 17 of the Lehi City Development Code, amending the requirements for Planned Unit Developments and Planned Residential Developments; and

WHEREAS, this amendment seeks to amend the open space requirements for both Planned Unit Developments and Planned Residential Developments; and

WHEREAS, following a public hearing on January 13, 2022, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on February 8, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 13, 2022, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapters 16 and 17 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapters 16 and 17 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 10 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 8th day of February, 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Ch. 16 & 17 Development Code Amendment
DRC Redline Comments

Lehi City – requests review of Chapter 16 and 17 Development Code Amendment, amending the requirements for PUDs and PRDs.

DRC Members Present: Glade Kirkham, Garion Rowett, Matthew Meier, Kim Struthers, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Mike West, Sierra Pierson
Representatives of the Applicant Present: Planning Department
Date of Plans Reviewed: 11/17/21
Time Start: 3:34 PM
Time End: 3:53 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. No.

Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks:
2. Change to 15 trees per acre.

Gary – Building/Inspections: No comments
Matt – Public Works:
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
3. Add Planning Commission ability to approve less on usable wetland space on Chapter 17.
4. Change wording to read, "A minimum of 10% of the required open space, or less as approved by the Planning Commission, shall be designated as usable open space...

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 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.

CHAPTER 16

PLANNED RESIDENTIAL DEVELOPMENT (PRD)

(Amended 08/14/18; 07/28/20)

Section 16.010. Purpose.
Section 16.020. Description.
Section 16.030. Allowed Uses
Section 16.040. Requirements for PRD Projects.
Section 16.050. Combined PRD and Subdivision applications Permitted.
Section 16.060. Approval Process.
Section 16.070. Application Requirements.
Section 16.080. Approval Criteria.
Section 16.090. Provision of Services.
Section 16.100. Certificates of Occupancy.
Section 16.110. Maintenance of Common Areas.
Section 16.120. Phased Development Procedures.
Section 16.130. Amendments to Development Plan.

Section. 16.010. Purpose.

A Planned Residential Development (PRD) may be allowed at the discretion of the Planning Commission and City Council in any agricultural or residential district by complying with the provisions of this Chapter. The Planned Residential Development provisions of this Code are an overlay zoning district provision to allow design flexibility in the development of lands within the City, the placement of buildings on lots and development areas, and to encourage the realization of several potential public benefits. The intent is to:

A. provide flexible development options where the standard lot pattern is not practical or desirable due to physical constraints;

B. provide flexibility in architectural design, placement of buildings, use of open space and outdoor living areas, provision of circulation facilities and parking, and related site and design considerations;

C. promote the preservation of open and natural areas;

D. allow for common open areas within a development area while still achieving the density of the base zone;

E. support reductions in development costs and ongoing maintenance costs;

F. provide for efficient use of public services and improvements;

G. encourage and preserve opportunities for energy efficient development; and

H. promote an attractive and safe living environment.

Section 16.020. Description.

A Planned Residential Development (PRD) is a site plan or subdivision area containing houses and dwelling units with some or all of the lots reduced below the minimum lot sizes required by the zoning district, but where the overall project and site area meets the density standard of the zoning district. These projects require that the planning for lots and the locations of houses and dwellings be achieved in a coordinated, functional and unified manner. Because the exact location of each house or dwelling is determined during the review and approval phases, greater flexibility in development standards is possible while assuring that the character of the underlying district is maintained.

Section 16.030. Allowed Uses.

Planned Residential Developments allow all of the uses that are allowed in the underlying zone by right, or as a conditional use, with appropriate conditions.

Section 16.040. Requirements for Planned Residential Development Projects.

(Amended 4/11/00; 08/13/02; 12/08/15; 09/08/20)

A. Qualifying Districts**.** Planned Residential Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City with a minimum area requirement of ten acres.

B. Procedure for Approval**.** Planned Residential Developments are allowed subject to the requirements of this Chapter and the site plan and subdivision requirements, review, and procedures as contained in this Code.

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 Residential 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, 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 including churches and schools.

2. Net usable site area shall be 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 as determined by the Planning Commission and City Council on a case-by-case basis at the time of Concept Plan approval.

4. If the Planned Residential 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.

E. 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 be considered for 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 20 percent.

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

F. Lot Sizes**.** There shall be no minimum lot size requirement of area, width, or depth. However, lot sizes shall be adequate to promote compatibility with adjoining activities on and off the development site as determined by the Planning Commission and City Council.

G. Housing Types Allowed**.** Allowed housing types shall be consistent with the types of housing allowed by the underlying zoning district. The proposed locations for all houses and dwelling units, or building envelopes for all structures, shall be shown on the plat or site plan in enough detail so that compliance with the required development standards is assured.

H. Building Setbacks**.** Along the perimeter of the development site or project area, all development shall meet the building setback standards of the underlying zoning district. Within the site, building setbacks and separation shall be established as part of the preliminary development plan approval by the reviewing and approval bodies of the City sufficient to promote a functional, attractive, and compatible development. Setbacks may be reduced but shall be sufficient to allow for the installation of all required public utilities.

I. Height. The height limit of the underlying zoning district shall apply.

J. Required Open Space. At least 20% of the total Planned Residential Development site shall be devoted to open space as defined in Chapter 39 of this code, or payment in lieu of open space provided. Additional density may be authorized for the provision of open space greater than the required 20% minimum. Open Space proposed for dedication may be received by the City at the discretion of the City Council. All open space shall be in common ownership, city ownership, or held in a form acceptable to the City to guarantee public access.

K. 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 landscaping 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.

4. Area(s) within existing power transmission easements included in the required open space shall be given half credit toward open space acreage.

5. Area(s) in existing wetlands may be given full credit toward open space acreage requirement. A minimum of 10% of the proposed open space shall be designated as useable open space, which may include, but is not limited to, boardwalks, trails, playgrounds, and parks.
6.

L. Location of Open Space. The location of open space conserved through clustered residential 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 contiguous, not a collection of remnants, and the majority of residential lots or units within the PRD shall abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

Section 16.050. Combined Planned Residential Development and Subdivision Applications Permitted.

A subdivision plat may be approved concurrently with the approval of the Planned Residential Development. To do so, the applicant must request preliminary plat approval concurrently with the Planned Residential Development approval. The combined Planned Residential Development and subdivision application shall be subject to the review and appeal procedures and the subdivision procedures and requirements of this Code.

Section 16.060. Approval Process.

Planned Residential Developments (PRDs) are to be reviewed in a three-step process: Concept Plan, Preliminary Plat, and Final Plat.

A. Concept Plan. 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 meetings to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for the layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat. Overall density of the proposed PRD will be discussed as part of the Concept Plan; however, the total density of the PRD shall be established as part of the preliminary plat approval. Sections 11.010 – 11.040 of the Development Code identify the requirements for Concept Plan.

B. Preliminary Plat. The Preliminary Plat examines items such as density, including the number, type, and location of all dwelling units and other associated structures, parking, impact on surrounding areas, adequacy of services, project amenities, and plan for service improvements, consistent with the preliminary subdivision requirements of this Code. Preliminary approval shall only be granted when there is a reasonable certainty that the Planned Residential Development will fulfill all requirements of this Code for subdivision approval. The preliminary application requirements for a Planned Residential Development are those identified for a preliminary subdivision plat as identified in Section 11.070.

C. Final Plat. Review of the final plat is an administrative and technical matter. The applicant shall submit the detailed and technical information necessary to demonstrate that all City standards, requirements, and conditions have been met. Approval shall only be granted if the final plat is in conformance with the preliminary approval and the requirements of the City for final subdivision plat approval as identified in Section 11.120 have been met.

Section 16.070 Application Requirements. *(Amended. 1/13/04)*

Applications for preliminary and final plat review and approval shall contain all information required by the City for subdivision approval as required in Chapter 11, as well as the following:

A. A statement of how the purpose and intent of this Chapter will be achieved by the proposed Planned

Residential Development (PRD). The statement shall include sketches or illustrations of the proposed character of the development, including architecture of buildings and a description of how the development will relate to surrounding land uses. The statement shall also include a description of existing neighborhood features and neighborhood and community amenities to be provided by the development.

B. A summary report identifying the different land uses, including the amount of land for housing, open areas, streets, and parking; the number and type of housing units; and a statement of how necessary services will be provided.

Section 16.080 Approval Criteria.

The preliminary plat can be approved if the review and approval body finds that all of the following approval criteria have met:

A. The plat fulfills the purposes for Planned Residential Developments;

B. The plat meets all the requirements of this Chapter and all other applicable Chapters, particularly the development standards as contained within this Code;

C. There is a certainty that the applicable development standards and service standards will be met;

D. Adequate public facilities exist or can be provided to serve the proposed Planned Residential Development; and

E. The proposed Planned Residential Development provides greater amenities for residents of the City and efficiency in the provision of City services than would be achieved by a conventional development pattern.

Section 16.090. Provision of Services.

(Amended 1/13/04)

It is the responsibility of the applicant to provide all service facilities necessary for the functioning of the Planned Residential Development consistent with the requirements generally imposed on subdivision or site plan approvals. All services shall be provided at no cost to the public.

Section 16.100. Certificates of Occupancy.

Certificates of occupancy will not be issued unless all improvements and conditions of approval have been fulfilled to the satisfaction of the City Engineer and Chief Building Official, or the applicant has filed a guarantee with the City to ensure completion and warranty of all required improvements and conditions.

Section 16.110. Maintenance of Common Areas.

Unless dedicated and accepted by the City, an enforceable maintenance agreement for any common-owned areas shall be created and recorded. The agreement shall be approved by the City Attorney to assure that the City's interests are maintained and protected.

Section 16.120. Phased Development Procedures.

An applicant may submit a preliminary subdivision plat or preliminary site plan for the entire Planned Residential Development area that proposes phased final subdivision plats or phased final site plans. However, dedication of open space as required by Section 16.040(I) shall be required for the entire Planned Residential Development at the time of final subdivision approval of the first phase of the Planned Residential Development area.

Section 16.130. Amendments to the Development Plan.

Applicants may be granted revisions to approved preliminary or final Planned Residential Development plans. Requests for revisions shall be submitted in writing to the City. Changes and amendments to approved preliminary and final Planned Residential Development plans shall be processed following the same procedure as the original review and approval unless they are determined to meet the standards for a Minor Revision as identified in Section 14.020 of this Code.

CHAPTER 17

PLANNED UNIT DEVELOPMENTS

(Amended 08/14/18; 07/28/20)

Section 17.010. Purpose and Intent.
Section 17.020. Approval Process.
Section 17.030. Application Requirements.
Section 17.040. Development Standards.
Section 17.050. Guarantees.
Section 17.060. Amendments to an Approved Planned Unit Development.

Section 17.010. Purpose and Intent.

(Amended 2/27/01, 11/14/17)

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

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

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

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

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

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

Section 17.020. Approval Process.

(Amended 2/27/01; 08/13/02)

A. Planned Unit Development (PUD) projects are to be reviewed in a three-step process: Concept Plan, Preliminary Plat, and Final Plat.

1. Concept Plan. 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 meetings to receive direction on project layout as well as discuss the procedure for approval, 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. Overall density of the proposed PUD will be discussed as part of the Concept Plan; however, the total density of the PUD shall be established as part of the preliminary plat approval. Sections 11.010 – 11.040 of the Development Code identify the requirements for Concept Plan.

2. Preliminary Plat**.** The Preliminary Plat examines items such as density, including the number, type, and location of all dwelling units and other associated structures, parking, impact on surrounding areas, adequacy of services, project amenities, and plan for service improvements, consistent with the preliminary subdivision requirements of this Code. Preliminary approval shall only be granted when there is a reasonable certainty that the PUD will fulfill all requirements of this Code for subdivision approval. The preliminary application requirements for a PUD are those identified for a preliminary subdivision plat as identified in Section 11.070.

3. Final Plat**.** Review of the final plat is an administrative and technical matter. The applicant shall submit the detailed and technical information necessary to demonstrate that all City standards, requirements, and conditions have been met. Approval shall only be granted if the final plat is in conformance with the preliminary approval and the requirements of the City for final subdivision plat approval as identified in Section 11.120 have been met.

B. The City Council may require a subdivision or residential project to be processed as a Planned Unit Development if the subdivision or residential project includes contiguously owned property larger than ten acres, contains more than 25 lots or residential units, or is located adjacent to a master planned arterial or collector road.

Section 17.030. Application Requirements.
In addition to the requirements for a preliminary and final subdivision plat and preliminary and final site plan, whichever is applicable, as contained in this Code and the Lehi City Design Standards and Public Improvements Specifications, a Planned Unit Development application shall provide the following information:

1. preliminary architectural drawings and elevations of all dwellings, structures, and other buildings;

2. site plans of sufficient detail showing all buildings, structures, parking areas, and open space areas, and identifying the locations of all buildings, structures, roadways, and other private and public improvements;

3. tables showing the total number of acres in the proposed development and percentage designated for each of the proposed types of uses including off-street parking, streets, parks, playgrounds, schools, and churches; and

4. tabulations of the overall density for all residential and nonresidential uses and any other data that the reviewing bodies may require.

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.

B. 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.

C. 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.

D. 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.

E. 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 20 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 twenty 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.

4. Area(s) within existing power transmission easements included in the required open space shall be given half credit toward open space acreage.

5. Area(s) in existing wetlands may be given full credit toward open space acreage requirement. A minimum of 10% of the proposed open space shall be designated as useable open space, which may include, but is not limited to, boardwalks, trails, playgrounds, and parks.

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.

Section 17.060. Amendments to an Approved Planned Unit Development.

Amendments to an approved Planned Unit Development may be permitted by following the procedures required for the original approval and upon the filing of a petition with the City by at least two-thirds or more of the property owners within the Planned Unit Development area.

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: February 8, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-07, granting Wasatch Broadband LLC a nonexclusive franchise to operate a telecommunications network in Lehi City.

Suggested Action:

Attachments:

Res 2022-07.docx

Application-Telecommunications Franchise.docx

Agreement-Telecommunications Franchise High Speed Utah.docx

LEHI CITY

RESOLUTION 2022-07

A RESOLUTION GRANTING WASATCH BROADBAND LLC, A NONEXCLUSIVE FRANCHISE TO OPERATE A TELECOMMUNICATIONS NETWORK IN LEHI CITY PURSUANT TO A FRANCHISE AGREEMENT SPECIFYING WASATCH BROADBAND'S RIGHTS AND DUTIES UNDER THE FRANCHISE

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

WHEREAS, Lehi City and Wasatch Broadband, LLC desire to enter into a nonexclusive franchise agreement granting to Wasatch Broadband, LLC the right and privilege to operate a telecommunications network in Lehi, Utah; and,

WHEREAS, Lehi City and Wasatch Broadband, LLC have negotiated a nonexclusive franchise agreement setting forth Wasatch Broadband's rights and duties with respect to its operation of a telecommunications network in Lehi, Utah (a copy of which is attached hereto as "Exhibit A"); and,

WHEREAS, on the 8th day of February, 2022, the Municipal Council held a duly noticed public meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) that it should approve the attached Franchise Agreement and thereby grant to Wasatch Broadband, LLC a franchise to operate a telecommunications network in Lehi, Utah; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The attached Franchise Agreement between Lehi City and Wasatch Broadband, LLC is hereby approved; the mayor is authorized to execute the Agreement on behalf of Lehi City; and Wasatch Broadband, LLC is granted a franchise to operate a telecommunications network in Lehi, Utah, pursuant to the Franchise Agreement.

PART II:

This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City this 8th day of February, 2022.

ATTEST:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

Application for Telecommunications Franchise
Lehi City Code Chapter 5.64.050

Applicant: _____High Speed Utah, LLC_____

General Information Requirement:

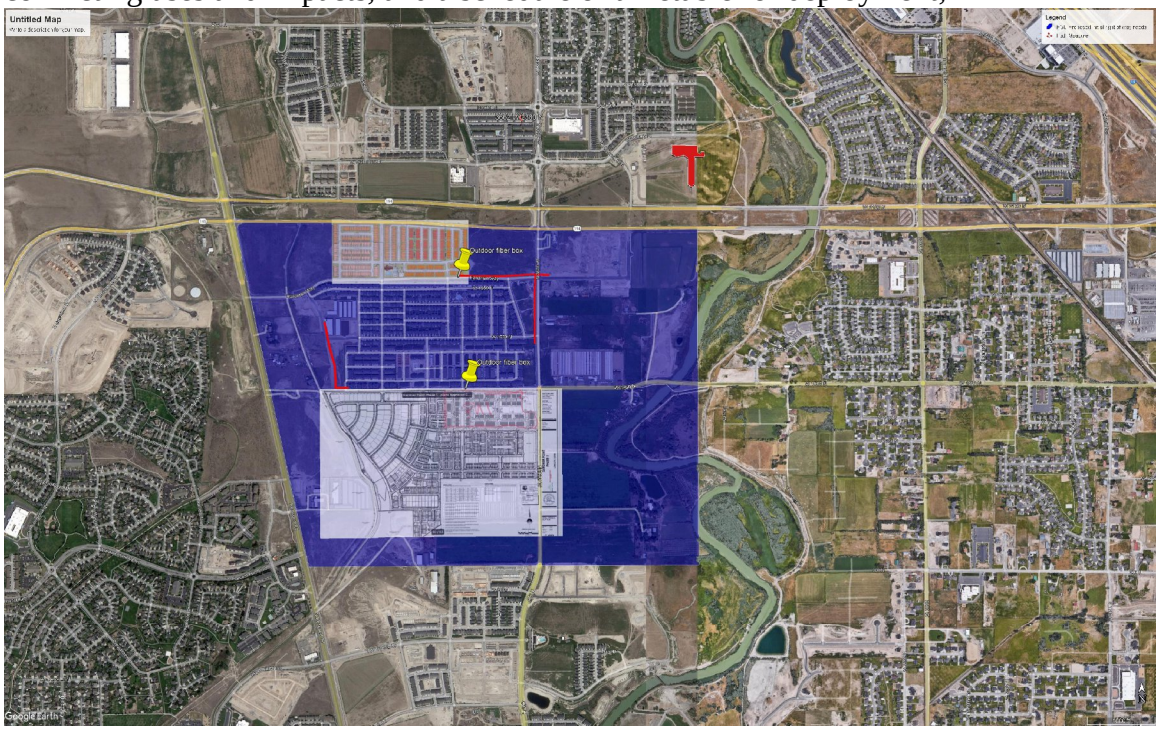
1. The identity of the applicant including all names by which the applicant does business and all business names registered with the State of Utah, together with the name and address of the applicant's agent for service of process, if any;

High Speed Utah, LLC
Wasatch Broadband

2. A generalized, non-proprietary description of the services that the applicant presently plans to offer using facilities located within public right-of-way, and a description of those facilities;

Internet service to residences and businesses using fiber optics
point to point data services

3. A non-proprietary description of proposed routes for facilities within public right-of-way, in a scale and with other detail sufficient for the City to identify potential conflicting uses and impacts, and a schedule or timetable for deployment;



Lines in red are propsed conduit/fiber paths that HSU is seeking to install. Fiber boxes labeled are equipment cabinets located in the public utility easement and house

electronics necessary to provide internet to our customers. Fiber cabinets will require power from the city.

4. Financial information sufficient to demonstrate the applicant's financial ability to obtain performance and maintenance bonds and liability insurance for its work within public right-of-way;

See attached balance sheet and profit and loss for 2021

5. Information showing the applicant has applied for or obtained all other governmental approvals and permits necessary to construct and operate the facilities and provide the telecom services provided, including a copy of the order from the PSC granting a Certificate of Convenience and Necessity;

These are unnecessary for internet-only utilities seeking right of ways

6. Information showing the applicant's ability to provide location services in conjunction with Blue Stake of Utah Utility Notification Center, Inc.

Active bluestakes account is MJWANGSGARD. Active since 2018.

7. Information showing whether the applicant intends to provide cable service, video-dial-tone service or other video programming service for the City's use in determining if the applicant is subject to a cable television franchise; and,

No video services will be provided

8. Other information as City may request after initial review.

9. At the applicant's request, the City shall deem (any of) the matter submitted to be exempt from public disclosure to the extent allowed by Utah law.

10. Please include a one-time application fee of $500 as per the City's Consolidated Fee schedule.

Let me know how to pay this

LEHI CITY AND HIGH SPEED UTAH LLC
TELECOMMUNICATIONS FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT (hereinafter "Agreement") is entered into as of the _____ day of _____, 2022, by and between the City of Lehi, Utah (hereinafter "City"), a municipal corporation and political subdivision of the State of Utah, with principal offices at 153 North 100 East, Lehi, Utah, and High Speed Utah LLC, a Utah limited liability company, (hereinafter "Company"), with its principal offices at: [address].

WITNESSETH:

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

WHEREAS, Lehi City Code Chapter 5.64 "Telecommunications Rights-of-Way" provides for the use of the City’s rights of way for the installation, construction, and maintenance of systems in the City’s rights-of-way; and

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

WHEREAS, the City and Company have negotiated an arrangement whereby the Company may provide its services within the City pursuant to the terms and conditions outlined in this Agreement and in Lehi City Code Chapter 5.64, and subject to the further reasonable regulation under its police and other regulatory power;

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

ARTICLE 1

FRANCHISE AGREEMENT AND ORDINANCE

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

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

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

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

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

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

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

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

ARTICLE 2
FRANCHISE FEE

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

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

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

(b) The City and the Company agree to negotiate in good faith any amendments to this

Agreement as shall be necessary to accommodate the change in the Franchise Fee, including payment provisions; provided such new or changed provisions shall conform substantially with the provisions contained in any permits held by other similarly situated companies.

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

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

ARTICLE 3
TERM AND RENEWAL

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

3.2 Rights of Company Upon Expiration or Revocation. Upon expiration of the franchise granted herein, whether by lapse of time, by agreement between the Company and the City, or by revocation or forfeiture, the Company shall have the right to remove from the Rights-of-Way any and all of its System, but in such event, it shall be the duty of the Company, immediately upon such removal, to restore the Rights-of Way from which such System is removed to as good condition as the same was before the removal was effected.

3.3 Rights of City Upon Expiration or Revocation. Upon expiration of the term of this Franchise, forfeiture, or lawful revocation of this Franchise, and if no renewal or extension thereof is agreed upon, Company may, at the discretion of the City Council, be required, in part or entirely, to remove all its wires, poles, fixtures, and other facilities or equipment installed or used in the enjoyment of the Franchise. Alternatively, the removal, or sale of such facilities and equipment may be directed, limited, or conditioned by the City by agreement or through means of other lawful municipal power or right. The City may continue to invoke any or all provisions of this Franchise against Company or any successor entity enjoying de facto franchise privileges

after expiration or revocation. The City and the Company will work together to take all other actions deemed necessary and proper by the City to accommodate the transition to any successor as may be in the best interest of the City or its inhabitants and the Company.

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

4.1 Franchise Rights to Use the Public Right-of-Way. The Company shall have the right to use the public right-of-way within the City to construct and maintain its network subject to the conditions set forth in this Agreement, including the provisions of Chapter 5.64; provided, however, that the Company shall not, pursuant to this Agreement, place any new poles, mains, cables, structures, pipes, conduits, or wires on, over, under, within any right-of-way, City park, pleasure ground, or other recreational area currently existing or developed in the future without a permit from the City Representative. Nothing contained herein shall preclude the City from granting a revocable permit for such purpose. In addition, Company shall have the right to utilize any easements across private property granted to the City for utility purposes, provided the City's written permission is obtained in each case and the documents granting such easements to the City authorize such use. Company specifically understands and acknowledges that certain City easements and rights-of-way may be prescriptive in nature, and that nothing in this Franchise extends permission to use the easement or right-of-way beyond the extent that the City may have acquired, and such easements and rights-of-way may be subject to third party prior or after-acquired interests. Company is cautioned to examine each individual easement and right-of-way and the legal arrangement between the City and adjacent property owners. The City assumes no duty or obligation to defend any interest in any easement or right-of-way and Company remains solely responsible to make any arrangements required as a result of other persons claiming an interest in the City easement or right-of-way.

4.2 Company Duty to Relocate; Subordination to City Use. Whenever the City, for any lawful public purpose, shall require the relocation or reinstallation of any property of the Company or its successors in any of the streets, alleys, rights-of-way, or public property of the City, it shall be the obligation of the Company, upon notice of such requirement and written demand made of the Company, and within a reasonable time thereof, but not less than thirty (30) calendar days, to remove and relocate or reinstall such facilities as may be reasonably necessary to meet the requirements of the City. Such relocation, removal, or reinstallation by the Company shall be at no cost to the City; provided, however, that the Company and its successors and assigns may maintain and operate such facilities, with the necessary appurtenances, in the new location or locations without additional payment, if the new location is a public place. Notwithstanding the foregoing, the duty of the Company to install or relocate its lines underground shall be subject to the provisions of paragraph 4.4 below. Any money and all rights to reimbursement from the State of Utah or the federal government to which the Company may

be entitled for work done by Company pursuant to this paragraph shall be the property of the Company. The City shall assign or otherwise transfer to the Company all rights the City may have to recover costs for such work performed by the Company and shall reasonably cooperate with the Company's efforts to obtain reimbursement. In the event the City has required the Company to relocate its facilities to accommodate a private third party, the City shall use good faith to require such third party to pay the costs of relocation. Notwithstanding anything to the contrary herein, the Company's use of the right-of-way shall in all matters be subordinate to the City's use of the right-of-way for any public purpose. The City and Company shall coordinate the placement of their respective facilities and improvements in a manner which minimizes adverse impact on each other. Where placement is not otherwise regulated, the facilities shall be placed with adequate clearance from such public improvements so as not to impact or be impacted by such public improvements.

4.3 Duty to Obtain Approval to Move Company Property; Emergency. Except as otherwise provided herein, the City, without the prior written approval of the Company, shall not intentionally alter, remove, relocate, or otherwise interfere with any Company facilities. However, if it becomes necessary (in the judgment of the Mayor, City Council, City Engineer, Fire Chief, or Police Chief, Energy Director, or their designees) to cut, move, remove, or damage any of the cables, appliances, or other fixtures of the Company because of a fire, emergency, disaster, or imminent threat thereof, these acts may be done without prior written approval of the Company, and the repairs thereby rendered necessary shall be made by the Company, without charge to the City. Should the City take actions pursuant to this section, the Company shall indemnify, defend, and hold the City harmless from and against any and all claims, demands, liens, or liability for (a) loss or damage to the Company's property and/or (b) interruptions of telecommunications services provided by the use of or through the Company's property (including telecommunications services provided by the Company to the Company's customers), whether such claims, demands, liens, or liability arise from or are brought by the Company, its insurers, the Company's customers, or third parties. If, however, the City requests emergency funding reimbursement from federal, state or other governmental sources, the City shall include in its request the costs incurred by the Company to repair facilities damaged by the City in responding to the emergency. Any funds received by the City on behalf of Company shall be paid to the Company within thirty (30) business days.

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

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

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

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

4.8 Supervision by the City.

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

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

4.9 Company's Duty to Remove Its Network.

a. The Company shall promptly remove, at its own cost and expense, from any public property within the City, all or any part of the network when one or more of the following conditions occur:

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

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

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

(4) The Franchise expires pursuant to this Agreement.

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

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

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

4.11 Agreement to Abide Construction and Technical Requirements. In addition to the provisions of this Article 4, Company expressly agrees to comply with all other provisions of Lehi City Code 5.64.060 governing the construction and technical requirements of the System.

ARTICLE 5
POLICE POWERS

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

ARTICLE 6
SEVERABILITY

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

ARTICLE 7
EARLY TERMINATION, REVOCATION OF FRANCHISE AND OTHER REMEDIES

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

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

(b) The Company, by act or omission, materially violates a material duty herein set forth in any particular within the Company's control, and with respect to which redress is not otherwise herein provided. In such event, the City, acting by or through its City Council, may determine, after hearing, that such failure is of a material nature, and thereupon, after written notice giving the Company notice of such determination, the Company, within sixty (60) calendar days of such notice, shall commence efforts to remedy the conditions identified in the notice and shall have ninety (90) calendar days from the date it receives notice to remedy the conditions. After the expiration of such 90-day period and failure to correct such conditions, the City may declare the franchise forfeited and this Agreement terminated, and thereupon, the Company shall have no further rights or authority hereunder; provided, however, that any such declaration of forfeiture and termination shall be subject to judicial review as provided by law, and provided further, that in the event such failure is of such nature that it cannot be reasonably corrected within the 90-day time period provided above, the City shall provide additional time for the reasonable correction of such alleged failure if the reason for the noncompliance was not the intentional or negligent act or omission of the Company; if Company is currently serving as Lehi City's incumbent local exchange carrier, Company will be allowed to continue operation while the issue is being negotiated in good faith; or

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

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

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

7.3 Remedies at Law. In the event the Company or the City fails to fulfill any of its respective obligations under this Agreement, the City or the Company, whichever the case may be, shall have a breach of contract claim and remedy against the other, in addition to any other remedy provided herein or by law; provided, however, that no remedy that would have

the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement.

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

ARTICLE 8
NOTICES

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

8.2 Company Designee and Address. Unless otherwise specified herein or in the Telecommunications Rights-of-Way Ordinance, all notices from the City to the Company pursuant to or concerning this Agreement, shall be delivered to (a) [provider], Attention: [contact and address]; with a copy to such other offices as the Company may designate by written notice to the City.

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

ARTICLE 9
INSURANCE AND INDEMNIFICATION

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

9.2 Company Indemnification of City. The Company shall indemnify, and at the City's option defend, and hold the City, its officers, agents and employees thereof, harmless from and against any and all claims, suits, actions, liability and judgments for damages or otherwise harmless from and against claims, demands, liens, and all liability or damage of whatsoever kind on account of or arising from the exercise by the Company of the related rights, or from the operations of the Company within the City, and shall pay the costs of defense plus reasonable attorneys' fees. Said indemnification shall include, but not be limited to, the Company's negligent acts or omissions pursuant to its use of the rights and privileges of this Agreement, including construction, operation, and maintenance of telecommunications lines and appurtenances, whether or not any such use, act, or omission complained of is authorized, allowed, or prohibited by this Agreement.

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

9.4 Insurance. Company shall file a certificate of insurance with the City Risk Manager, and at all times thereafter maintain in full force and effect at its sole expense, an acceptable policy or policies which have one (1) of the three highest or best ratings from the Alfred M. Best Company of liability insurance, including comprehensive general liability insurance. The policy or policies shall name as additional insured the Company, and in their capacity as such, their officers, agents and employees. Policies of insurance shall be in the minimum single limit amount of two million dollars ($3,000,000) per occurrence. The insurer or insurers shall be authorized to write the required insurance in the State of Utah. The policy or policies of insurance shall be maintained by the Company in full force and effect during the entire term of the Franchise. Each policy of insurance shall contain a statement on its face that the insurer will not cancel the policy or fail to renew the policy, whether for nonpayment of premium, or otherwise, and whether at the request of the Company or for other reasons, except after thirty (30) calendar days advance written notice mailed by the insurer to the City, and that such notice shall be transmitted postage prepaid.

9.5 City's Right to Intervene. In any suit in which the City is named as a party and seeks indemnification from the Company, and in which the City in its own reasonable discretion believes that a conflict of interest with Company exists, the City shall have the right to provide its own defense in connection with the same. In such event, in addition to being reimbursed for any such judgment that may be rendered against the City which is subject to indemnification hereunder, together with all court costs incurred therein, the Company shall reimburse the City for all reasonable attorney's fees, including those employed by the City in such case or cases, as well as all reasonable expenses incurred by the City by reason of undertaking the defense of such suit or suits, whether such suit or suits are successfully defended, settled, compromised, or fully adjudicated against the City.

9.6 No Creation of a Private Cause of Action. The provisions set forth herein are not intended to create liability for the benefit of third parties but is solely for the benefit of the Company and the City. In the event any claim is made against the City that falls under these indemnity provisions and a Court of competent jurisdiction should adjudge, by final decree, that the City is liable therefore, the Company shall indemnify and hold the City harmless of and from any such judgment or liability, including any court costs, expenses, and attorney fees incurred by the City in defense thereof. Nothing herein shall be deemed to prevent the parties indemnified and held harmless herein from participating in the defense of any litigation by their own counsel at their own expense. Such participation shall not under any circumstances relieve the Company from its duty of defense against liability or paying any judgment entered against such party.

9.7 Performance Bonds and Other Surety. To ensure completion of the Company's performance of its obligations hereunder, Company shall furnish to the City a performance bond from an insurer or guarantor that is acceptable to the City.

ARTICLE 10
REMEDIES

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

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

10.3 Third Party Beneficiaries. The benefits and protection provided by this Agreement shall inure solely to the benefit of the City and the Company. This Agreement shall

not be deemed to create any right in any person who is not a party and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third party (other than the permitted successors and assigns of a party hereto).

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

ARTICLE 11
TRANSFER OF FRANCHISE

11.1 Written Approval Required. The Company shall not transfer or assign the Franchise or any rights under this Agreement to another entity, unless the City shall first give its approval in writing, which approval shall not be unreasonably withheld or delayed; provided however, that the Company may fully assign the Franchise to its corporate parent, a corporate affiliate or a subsidiary, and also that inclusion of the Franchise as property subject to the liens of the Company's mortgages or other security interests shall not constitute a transfer or assignment. Any attempted assignment or transfer without such prior written consent shall constitute a default of the Franchise. In the event of such a default, City shall proceed according to the procedure set forth in this ordinance, and any applicable state or federal law.

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

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

(1) qualifications of proposed assignee or transferee;
(2) legal integrity of proposed assignee or transferee;
(3) financial ability and stability of the proposed assignee or transferee;
(4) the corporate connection, if any, between the Company, and proposed assignee or transferee;

(5) any other aspect of the proposed assignee's or transferee's background which could affect the health, safety, and welfare of the citizenry of the City as it relates to the operation of telecommunications network.

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

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

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

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

ARTICLE 12
ACCEPTANCE BY THE COMPANY OF FRANCHISE

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

Ordinance in writing with the City Recorder of the City in a form approved by the City Attorney; otherwise, this Agreement and any ordinance adopted relating thereto and all rights granted hereunder shall be null and void.

ARTICLE 13
GENERAL PROVISIONS

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

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

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

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

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

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

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

LEHI CITY CORPORATION:

Date:_____ _____
Mark Johnson, Mayor

ATTEST:

Date:_____ _____
Teisha Wilson, City Recorder

HIGH SPEED UTAH LLC

Date: _____ By: _____
Officer, Title

STATE OF UTAH)

)ss.

COUNTY OF UTAH)

On this _____ day of _____, 2022, before me, a Notary Public in and for said State, personally appeared [officer], known or identified to me to be the [title] of [provider], a Utah limited liability company, and the person whose name is subscribed to the within instrument, and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public for _____
Residing at: _____
My commission expires: _____