Lehi City Council Meeting
Agenda
December 13, 2022

5:00 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Christmas Dinner with Staff (Broadbent Room, 5:00 p.m.- 5:50 p.m.)

Pre-Council, 6:00 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Fiber Network Update- Fiber Department

   2.2. Power Rates Update and Discussion- Power Department

   2.3. Discussion of Family Haven Development Agreement, accommodating use other than elder care (approximately 322 N 2375 W)- Planning Department

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

3. Consent Agenda

   3.1. Approve Minutes from the November 15, 2022 City Council Meeting

111522CC.pdf

3.2. Approve the 2023 City Council Meeting Schedule.
2023 Meeting Schedule (2).pdf

3.3. Approve Purchase Orders
PO Index.pdf
PO #7353.pdf
PO Request- Stuart C Irby $395310.pdf
po #7360 Asphault Paver.pdf
po #7368.pdf

Regular Agenda

4. Sale of Real Property
a. Public hearing concerning the sale of real property located at approximately 1850 N 2300 W, Parcel #12:027:0075
b. Consideration of declaring Parcel #12:027:0075 as surplus property and authorizing the Mayor to dispose of it.

Petitioner: Lehi City
Lehi Utah Purchase Agreement 11.2.22 (CL for execution).pdf

5. Consideration of Resolution 2022-98 approving and amended Development Agreement between Sanctuary at Lehi, The SNF at the Ridge, Lehi Pointe, and Lehi City.
Petitioner: Lehi City
Res 2022-98.docx
Agreement-First Amendment to East Development Agreement (SALT).docx

6. Consideration of Resolution #2022-97 approving an agreement between Lehi City and BD Bush Excavation for the construction of pressure irrigation and storm drain improvements.
Petitioner: Lehi City
REs 2022-97.docx
Agreement-PI Improvements (300 East PI and Storm Drain Replacement).docx

7. Consideration of Resolution #2022-96 approving an agreement between Lehi City and S&L Inc for the construction of asphalt trail and concrete work at Pilgrim's Landing.
Petitioner: Lehi City
Res 2022-96.docx
S&L Pilgrim's Landing.pdf

8. Consideration of Ordinance #69-2022 the Smart Cookies Academy General Plan Amendment, changing the designation from VLDRA (very low-density residential agriculture) to NC (neighborhood commercial) on 2-acres located at 1910 West 900 North.
Petitioner: Jamie Barnes

CC Staff Report Smart Cookies Academy General Plan Amendment 12.13.22.docx
Smart Cookies Acadamy General Plan Amendment DRC 10.26.22.docx
Ord 69-2022.docx
narrative.pdf
Smart Cookies Academy General Plan Amendment 10.26.22.pdf
Smart Cookies Aerial.pdf
Smart Cookies GP.pdf
Smart Cookies Zoning.pdf

9. Consideration of Final plat approval for the Bonneville Shoreline Trail and Fox Canyon Reclamation final plat located at approximately 5275 North Fox Canyon Road.
Petitioner: Riverbend
CC Staff Report Bonneville Shoreline Trail and Fox Canyon Reclamation Plat 12.13.22.docx
Bonneville Shoreline Trail and Fox Canyon Reclamation DRC 11.16.22.docx
Bonneville Shoreline Trail and Fox Canyon Reclamation Plat and Plans.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

10. Consideration of Preliminary subdivision approval for the Skye Preliminary Plat A, a 382-unit residential development located at approximately 3950 North Center Street in the Skye Planned Community.
Petitioner: DR Horton
CC Staff Report Skye Preliminary Plat A Subdivision 12.13.22.docx
Skye Preliminary A DRC 11.9.22.docx
Skye Preliminary Plan.pdf
Skye Preliminary Plat A Amenity Cost Comparison.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

11. Consideration of Preliminary subdivision approval of Jordan Walk Towns, a 60-unit residential development located at approximately 3600 West Hardman Way.
Petitioner: Ivory Development
CC Staff Report Jordan Walks Towns Subdivision 12.13.22.docx
Conditional Use Permit Narrative.pdf
Jordan Walk Townhomes Site Plan Resubmittal 10.12.22.pdf
Jordan Walk Townhomes Preliminary Resubmittal DRC 10.26.22.docx
Jordan Walk Towns Aerial.pdf
Jordan Walk Towns GP.pdf
Jordan Walk Towns Zoning.pdf

12. Consideration of Final subdivision approval for an amended version of Whisper Hollow estates, a 20-lot residential development located at approximately 1700 West 1500 North

with a cul-de-sac design vs. a street connection to 1500 North
Petitioner: CTR Development

13. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: December 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Presentations and Reports

Subject:
Fiber Network Update- Fiber Department

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: December 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Power Rates Update and Discussion- Power Department

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: December 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of Family Haven Development Agreement, accommodating use other than elder care (approximately 322 N 2375 W)- Planning Department

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: December 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the November 15, 2022 City Council Meeting

Suggested Action:

Attachments:

111522CC.pdf

LEHI CITY

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **November 15, 2022,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Excused: Paul Hancock, Council Member

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; Dean Lundell, Finance Director; Chief Jeremy Craft, Fire Department; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 5:30 p.m.

1. Welcome and Opening Comment

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

2. Presentations and Reports

2.1 Fiber Network Update - Shaye Ruitenbeek

Shaye Ruitenbeek, with the Fiber Department, gave an update on the project. She stated that they have all the signed ISP agreements. They are finalizing pricing and can release that information next month. Once they begin construction, they'll push for more pre-registrations. They are also finalizing the backbone design and progress reports are available to the public.

2.2 The Point Project Update - Alan Matheson

Scott Cuthbertson gave an update on the Point Project. The goals of the project are to maximize job creation, promote qualify of life, less car dependence and more environmentally consciences. He stated that they are soliciting feedback from residents and encouraging public engagement. Demolition of the site will begin soon, and they are in the process of selecting an initial development partner. They anticipate that it will take 25 years to build out the entire project.

2.3 Finance Update

Dean Lundell, Finance Director, stated that generally things are still positive. The city saw a 10% increase in July for sales tax revenue. He stated that the utility fund balances are where they expect them to be. He also gave an update on the budget amendment that will be considered. He suggested that they re-evaluate nonresident fees for recreation.

2.4 Discussion of Revisions Needed for Wisper Hollow Estates to meet UDOT Railroad Crossing Standards- Planning Department.

DRAFT

Kim Struthers, Community Development Director, stated that he wanted the Council to be aware of a request for an exception to the connectivity standards for the Whisper Hallow Subdivision. The exception request came about when UDOT was inspecting the rail corridor and determined that the proposed subdivision egress was too close to the rail corridor.

3. Agenda Questions
None.

4. Administrative Report
None.

5. Mayor and Council Reports
The Council reported on their committee assignments.

Mayor Johnson requested a Closed Session.

Motion: Councilor Koivisto moved to adjourn into a closed session to discuss the character, performance or competence of an individual and to discuss potential or imminent litigation. Councilor Koivisto seconded the motion.

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

The meeting adjourned into a closed session at approximately 6:15 p.m.
The meeting resumed at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

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

2. Presentations and Reports
2.1 Recognize first responders for lifesaving efforts.
Steve and Alyson Alger thanked first responders for their assistance when their family was involved in a serious car accident.

3. 20 Minute Citizen Input
Stephanie Cox stated that she lives in the neighborhood where the trees were removed. 4 tress were removed from her property so she would like to see more than $200 in compensation.

Amy Clifton expressed concerns with the compensation.

Bill Eblack would like to see all the trees replaced and also consider replacing the fence in some areas.

DRAFT

Kenneth Glade expressed concerns with the fiber network construction near his home on 1100 West. He said the project has created a nuisance and there was no notice given.

The cast from Skyridge High School's production of Footloose invited the Council to attend the musical and thanked them for their support.

Kevin and Bristol Brown stated that they lost 6 trees and would like to be compensated.

Edith Rodrigues requested more compensation and asked the Council to reconsider doing this in other neighborhoods.

Dave Mecham stated that the city removed the trees so they should be the ones to replace them all.

Chris Meely stated that he wished the Council had only removed the trees that were causing issues.

Monte also expressed concerns with the tree removal and would like to see more compensation.

Mayor Johnson stated that they will continue to have conversations about the issue. He appreciates everyone's comments.

Mayor Johnson requested that the Council Adjourn for a Local Building Authority Meeting.

Motion: Councilor Condie moved to adjourn into an LBA meeting. Councilor Southwick seconded the motion.

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

The meeting adjourned into a LBA meeting at approximately 7:30 p.m.
The meeting resumed at approximately 7:35 p.m.

Councilor Koivisto left the meeting at approximately 7:35.

4. Consent Agenda

4.1) Approve Minutes from the October 11, and October 25, 2022 City Council meetings.

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

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent. Councilor Koivisto, Absent; and Councilor Southwick, Yes. The motion passed with 3 in favor and 2 absent.

5. Budget Amendment for Fiscal Year 2023.

a. Public Hearing

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

b. Consideration of Resolution #2022-94, amending the Budget for the City of Lehi for Fiscal Year 2023.

Motion: Councilor Condie moved to approve Resolution #2022-94, amending the Budget for the City of Lehi for Fiscal Year 2023. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent. Councilor Koivisto, Absent; and Councilor Southwick, Yes. The motion passed with 3 in favor and 2 absent.

6. Consideration of Ordinance #2022-61 a Municipal Code amendment to Section 9-2B-17: Schedule of Use, adding time of day restrictions for use of the secondary water system.

Motion: Councilor Southwick moved to approve Ordinance #2022-61 a Municipal Code amendment to Section 9-2B-17: Schedule of Use, adding time of day restrictions for use of the secondary water system. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent. Councilor Koivisto, Absent; and Councilor Southwick, Yes. The motion passed with 3 in favor and 2 absent.

7. Consideration of Ordinance #68-2022 the Good and the Beautiful General Plan amendment on 9-acres of property located at 700 South Mill Pond Road changing the land use designation from Mixed Use to Heavy Commercial.

Daniel and Jenny Phillips were representing the applicant. Mrs. Phillips stated that they are an educational publishing company that caters to home schooling curriculum. She stated that the back of the building will be for supplies and the front will be for retail and also a recital hall that they will be affordable for public use.

Tony Trane was representing the applicant. He stated that there were discussions with Planning on what might be the best approach for this concept. He said that a Development Agreement was discussed and they are open to that option.

The Council liked the concept but had concerns with unintended future consequences if they approved the proposed land use. The Council agreed that they would prefer to maintain the General Plan Land Use for this location, but they would be open to a development agreement that would allow this use.

Mr. Trane stated that the applicant is withdrawing this application and they will work with staff on a development agreement when the zone change comes through.

8. **Consideration of Ordinance #66-2022 approving the Park Place Suites zone change from Commercial to Mixed-Use on 0.51-acres located at 2600 North 1200 West.**

Ryan Hales was the applicant.

Motion: Councilor Southwick moved to approve Ordinance #66-2022 approving the Park Place Suites zone change from Commercial to Mixed-Use on 0.51-acres located at 2600 North 1200 West; including all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent. Councilor Koivisto, Absent; and Councilor Southwick, Yes. The motion passed with 3 in favor and 2 absent.

9. **Consideration of Ordinance #65-2022 approving the Baker Zone Change, changing the zoning from A-1 (agriculture) to RA-1 (residential/agriculture) on approximately 1-acre located at 818 West 1220 North.**

Samuel Baker was the applicant. He stated that their plan is to add a flag lot.

Motion: Councilor Condie moved to approve Ordinance #65-2022 approving the Baker Zone Change, changing the zoning from A-1 (agriculture) to RA-1 (residential/agriculture) on approximately 1-acre located at 818 West 1220 North; including all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent. Councilor Koivisto, Absent; and Councilor Southwick, Yes. The motion passed with 3 in favor and 2 absent.

10. **Consideration of Ordinance #64-2022 approving the Ken Garff Porsche Development Code Amendment to Chapter 24 allowing the parking expansion for a legal nonconforming use.**

Chris Bick was representing the applicant. He stated that this would allow the dealership to improve the lot next to them for their use. This would include landscaping which will make it more appealing, but this amendment is necessary due to changes in land use regulations that occurred after their property was developed.

The Council inquired about unintended consequences to this change. Mr. Struthers stated that there are only 2 other dealerships in the city that could utilize this change. He stated that the landscaping requirement is a benefit to the City.

Mayor Johnson asked for public comments.

Kenneth Glade stated that the City enforces its code with developers.

Motion: Councilor Condie moved to approve Ordinance #64-2022 approving the Ken Garff Porsche Development Code Amendment to Chapter 24 allowing the parking expansion for a legal nonconforming use; including all Development Review Committee comments, but not the Planning Commission comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent. Councilor Koivisto, Absent; and Councilor Southwick, Yes. The motion passed with 3 in favor and 2 absent.

11. Consideration of Ordinance #62-2022 approving the Wesley Gurney zone change from TH-5 (transitional holding) to Light Industrial on 1.84-acres located at approximately 1735 North Boston Street.

Wesley Gurney was representing the applicant.

Motion: Councilor Southwick moved to approve Ordinance #62-2022 approving the Wesley Gurney zone change from TH-5 (transitional holding) to Light Industrial on 1.84-acres located at approximately 1735 North Boston Street; including all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent. Councilor Koivisto, Absent; and Councilor Southwick, Yes. The motion passed with 3 in favor and 2 absent.

12. Consideration of Ordinance #63-2022 a Development Code amendment to Table 37.080 adding parking requirements for residential clubhouses.

Kim Struthers explained that this would require more parking near residential clubhouses.

Motion: Councilor Southwick moved to approve Ordinance #63-2022 a Development Code amendment to Table 37.080 adding parking requirements for residential clubhouses; including all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent. Councilor Koivisto, Absent; and Councilor Southwick, Yes. The motion passed with 3 in favor and 2 absent.

13. Consideration of Ordinance #67-2022 a Development Code amendment pertaining to the Mixed-Use zone: Chapter 5, Chapter 15, Table of Uses, and Table of Bulk and Intensity.

Motion: Councilor Condie moved to approve Ordinance #67-2022 a Development Code amendment pertaining to the Mixed-Use zone: Chapter 5, Chapter 15, Table of Uses, and Table of Bulk and Intensity; including all Development Review

Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent. Councilor Koivisto, Absent; and Councilor Southwick, Yes. The motion passed with 3 in favor and 2 absent.

14. Consideration of Resolution #2022-95 appointing a Board Member to the John Hutchings Museum Board of Trustees.

Motion: Councilor Southwick moved to approve Resolution #2022-95 appointing a Board Member to the John Hutchings Museum Board of Trustees. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Absent. Councilor Koivisto, Absent; and Councilor Southwick, Yes. The motion passed with 3 in favor and 2 absent.

15. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:00 p.m.

Approved: December 13, 2022 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: December 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve the 2023 City Council Meeting Schedule.

Suggested Action:

Attachments:

2023 Meeting Schedule (2).pdf

Lehi City Council
2023 Meeting Schedule

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

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

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

January 10, 2023 City Council
January 24, 2023 City Council
February 7, 2023 Work Session
February 14, 2023 City Council
February 28, 2023 City Council
March 7, 2023 Work Session
March 14, 2023 City Council
March 28, 2023 City Council
April 11, 2023 City Council
April 25, 2023 City Council
May 2, 2023 Work Session
May 9, 2023 City Council
May 23, 2023 City Council
June 6, 2023 Work Session
June 13, 2023 City Council
June 27, 2023 City Council
July 11, 2023 City Council
July 25, 2023 City Council
August 1, 2023 Work Session
August 8, 2023 City Council
August 22, 2023 City Council
September 5, 2023 Work Session
September 12, 2023 City Council
September 26, 2023 City Council
October 3, 2023 Work Session
October 10, 2023 City Council
October 24, 2023 City Council
November 21, 2023 City Council and Election Canvass
December 5, 2023 Work Session
December 12, 2023 City Council

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

January 3rd Work Session will be canceled due to the holiday
April 4th Work Session will be canceled due to Spring Break
July 4th Work Session will be canceled due to the holiday
November 7th Work Session will be canceled due to the General Election
November 28th City Council meeting will be canceled due to the holiday
December 26th City Council meeting will be canceled due to the holiday

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

Agenda Item No: 3.3

City Council Agenda Item Report

Meeting Date: December 13, 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 #7353.pdf

PO Request- Stuart C Irby $395310.pdf

po #7360 Asphault Paver.pdf

po #7368.pdf

LEHI CITY
CITY COUNCIL AGENDA
December 13, 2022

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
BD Bush Excavation	Storm Drain and PI Project	$388,888.00	
Stuart C. Irby	Power Materials	$395,310.00	Inventory
Wheeler Machinery	Asphalt Paver	$204,000.00	$1,903,880.00
Solomon Corporation	Substation Regulators	$157,600.00	

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7353

3622

ISSUED TO: B.D. BUSH EXCAVATION
14676 SOUTH 855 WEST

BLUFFDALE UT 84065

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

DEPARTMENT:

PURCHASE ORDER DATE: 11/15/2022

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	300 EAST STORM DRAIN AND PRSSURIZED IRRIGATION PROJE	194,444.00	194,444.00	55-50-10-001
0	1.00	300 EAST STORM DRAIN AND PRSSURIZED IRRIGATION PROJE	194,444.00	194,444.00	57-50-55-110

TOTAL 388,888.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

LEHI CITY PURCHASE REQUISITION REQUEST

Dean Lundell

Supplier

Name B.D. Bush Excavation
Street 14676 S 855 W
City Bluffdale **State** Utah
Zip 84065 **Phone** 801.523.7900

Vendor 3622

Date 14-Nov-2022

Secondary / Storm Drain — **Requesting Department**

55-50-10-001 / 57-50-55-110 — **Department Account Numbers**

Department Head Signature

Quanity	Unit	Materials and Description	Price	Total
1		300 East Storm Drain and Pressurized Irrigation Project	$388,888.00	$388,888.00
		55-50-10-001 = $194,444.00		
		57-50-55-110 = $194,444.00		
				$388,888.00

Justification:
This is for the 300 East storm drain and pressurized irrigation replacement project. Thirteen (13) companies submitted bids and BD Bush was the low bidder. See attached bid tab.

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

Company	Price
BD Bush	$ 388,888.00
Geneva Rock	$ 419,625.00
M&T Enterprises	$ 453,105.50
S&L Inc	$ 455,220.00
EM Specialties	$ 455,337.50
Cody Ekker	$ 462,878.00
Newman Construction	$ 466,000.00
RB Construction	$ 487,877.36
Silver Spur	$ 510,938.00
Sunset Mountain	$ 516,782.00
PNL Construction	$ 622,193.51
VanCon	$ 676,298.00
Beck Construction	$ 1,014,633.00

LEHI CITY

300 EAST STORM DRAIN & PRESSURIZED IRRIGATION REPLACEMENT RFP

NO. 2022-18

GENERAL INFORMATION

CONTRACTOR'S NAME & ADDRESS:

BD BUSH EXCAVATION

14676 SOUTH 855 WEST

BLUFFDALE, UTAH 84065

CONTRACTORS PHONE NUMBER: 801-523-7900

CONTRACTORS LICENSE: E100 5209005-5501

NAME & TITLES OF ALL OFFICERS OF CONTRACTORS FIRM:

BRIAN BUSH – PRESIDENT

AMY BUSH – VICE PRESIDENT

NAME & TITLE OF ALL MANAGEMENT PRESONEL:

DON KIPP – OPERATION MANAGER

BRONSON ANDERSON – PROJECT MANAGER

KIRK LEE – SITE SUPERINTENDENT

SIGNATURE: _____.

PRINT: BRIAN BUSH.

DATE: 10/27/2022.

SCHEDULE OF WORK

	Item	Unit	Quant	Unit Price	Amount
1.	Mobilization, Demobilization and Traffic Control	LS	1	$18,912.00	$18,912.00
2.	Installation of new 24" concrete storm drain pipe including excavating, connections, and abandoning or removal of existing 15" concrete storm drain pipe and unsuitable materials	LF	861	$105.00	$90,405.00
3.	Installation of new 15" concrete storm drain pipe including excavating, connections and removal of existing 15" concrete storm drain pipe and unsuitable materials	LF	20	$120.00	$2,400.00
4.	Remove and abandon existing storm drain manhole	EA	5	$1,300.00	$6,500.00
5.	Install new 5' diameter storm drain manhole including clay dam installed in the pipe trench downstream from each manhole	EA	6	$5,500.00	$33,000.00
6.	Storm drain pipe zone rock backfill material	CY	300	$46.50	$13,950.00
7.	Storm drain A-1-a backfill material	CY	755	$25.00	$18,875.00
8.	Storm drain clay dam material at manhole	EA	6	$600.00	$3,600.00
9.	Installation of 8" purple PVC pressure irrigation pipe, and removal of existing pipe	LF	1114	$62.00	$69,068.00
10.	Class A-1-a Backfill for PI pipe including lawfully disposing of non-suitable native materials	CY	276	$25.00	$6,900.00
11.	Sand bedding for PI pipe	CY	197	$24.00	$4,728.00
12.	8" Gate Valves *Includes all valve boxes, reducers and fittings, connections, site restoration, etc.	EA	12	$4,000.00	$48,000.00
13.	Reconnect existing fire hydrant, complete with MJxFL tee and 6" MJxFL gate valve	EA	2	$5,500.00	$11,000.00
14.	Replace galvanized service line with purple polyethylene service line. Includes all excavation, bedding, backfill, connections, valve boxes, etc.	EA	As Needed	$2,300.00	$2,300.00
15.	Reconnect polyethylene service line, complete.	EA	11	$2,400.00	$26,400.00
16.	2" thick asphalt pavement, including base and sub base materials for PI and storm drain pipelines	SF	7300	$4.50	$32,850.00
		TOTAL			$383,888.00

THREE HUNDRED AND EIGHTY EIGHT THOUSAND EIGHT HUNDRED & EIGHTY EIGHT DOLLARS AND NO CENTS

Total Schedule Price (in writing)

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	**12/6/2022**
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
100		LED TB20-B-50-3-HS-T300 BLK 20' POLE (CMT) 20'	$625.00	$62,500.00
50		LED MB30-F-50-(S4)1-HS-PC-MH GRAY (CMT) 30'	$1,675.00	$83,750.00
100		LED MB35-F-50-(S4)-1HS-PC-MH GRAY (CMT) 35'	$1,790.00	$179,000.00
100		LED S4-03 4' CMT MAST ARM (GRAY UNFINISHED)	$320.00	$32,000.00
100		LED S6-00 6' CMT MAST ARM (GRAY UNFINISHED)	$287.00	$28,700.00
24		LED S8-00 8' CMT MAST ARM (UNFINISHED)	$390.00	$9,360.00
				395.310.00

Justification:	Price Determination	
ATT QUOTES	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
11/22/22	S013299358

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	CMT POLES		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		11/22/22	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	*	
			**********		
100EA		1	MISC. BID ITEM (PRICING PER EA)	625.000EA	62500.00
			**********		
			TB20-X-50-3-HS-T300		
			**********		
50EA		2	MISC. BID ITEM (PRICING PER EA)	1675.000EA	83750.00
			**********		
			MB30-F-50-(S4)-1-HS-PC-MH		
			**********		
100EA		3	MISC. BID ITEM (PRICING PER EA)	1790.000EA	179000.00
			**********		
			MB35-F-50-(S4)-1HS-PC-MH		
			**********		
100EA		4	*VALI S4-03 ARM FOR POLE	320.000EA	32000.00
100EA		5	*VALI S6-00 6' UNPAINTED MAST ARM	287.000EA	28700.00
24EA		6	MISC. BID ITEM (PRICING PER EA)	390.000EA	9360.00
			**********		
			S8-00		
			**********		

*** 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	**395310.00**
S&H CHGS	**0.00**
Sales Tax	**0.00**
TOTAL	**395310.00**

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 **

BORDER STATES
Supply Chain Solutions™

Border States Electric Supply

Quote

BSE Quote: 26832119
Sold-To Acct #: 141947
Valid From: 11/23/2022 To: 11/30/2022
Payment Terms: 1.0 % 10th prox net 25th prox

Border States Electric - ORE
658 N. State Street
Orem UT 84057
Phone: 801-224-3450

Created By: Anthony Dodds
Tel No: 801-226-9516
Fax No:

Lehi City Power
560 Glen Carter Dr
Lehi UT 84043-3670

Inco Terms:
FOB ORIGIN

Ship-to:
Lehi City Power
560 Glen Carter Dr
Lehi UT 84043-3670

Cust Item	BSE Item	Material MFG - Description	Quantity	Price	Per	UoM	Value
	000010		1 EA	479,259.79 /	1	EA	479,259.79
		- LEHI CITY POWER POLES & ARMS 100- TB20-B-50-3-HS-T300 (BLACK) 50- MB30-F-50-(DRILLED FOR S4)-1-HS-PC-MH (LIGHT GRAY FINISH) 100- MB35-F-50-(DRILLED FOR S4)-1-HS-PC-MH (LIGHT GRAY FINISH) 100- S4-00 (MAST ARM UNPAINTED) 4' 100- S6-00 (MAST ARM UNPAINTED) 6' 24- S8-00 (MAST ARM UNPAINTED) 8'					

Total $			479,259.79
State Tax $	0.000 %	0.00	
County Tax $	0.000 %	0.00	
Local Tax $	0.000 %	0.00	
Other Tax1 $	0.000 %	0.00	
Other Tax2 $	0.000 %	0.00	
Other Tax3 $	0.000 %	0.00	
Tax Subtotal $	0.000 %		0.00
Net Amount $			**479,259.79**

To access BSE's Terms and Conditions of Sale, please go to https://www.borderstateselectric.com

The quoted sales tax is an estimate only based upon the information provided in this quote and will be finalized at the time of Invoice based upon the material purchased, quantity purchased, and delivery location.

Shipping and handling fees in this quote are an estimate only and will be finalized at the time of Invoice.

All clerical errors contained herein are subject to correction. In the event of any cost or price increases from manufacturers or other suppliers, caused by, but not limited to, currency fluctuations, raw material or labor prices, fuel or transportation cost increases, and any import tariffs, taxes, fees, or surcharges, BSE reserves the exclusive right to change its pricing at the time of shipping and will provide notice of any such change to its customers prior to costs being incurred.

Lehi Power
560 West Glen Carter Drive
Lehi, UT 84043
Tel 385-201-2612
Kenny Norris
Warehouse Manager

Purchase Order

Order #	TREET LIGHTS
Date	11/15/2022

Vendor Address	LEHI CITY POWER 560 W GLEN CARTER DR. LEHI, UT 84043	Ship-To Address	Lehi Power 560 West Glen Carter Drive Lehi, UT 84043
Phone	(801) 768-9167 Ext. 0000		

ANIXTER

Item	Quantity	Unit Price	Sub-Total
LED TB20-B-50-3-HS-T300 BLK 20' POLE (CMT) 20'	100 ea.	$809.00	$80,900.00
LED MB30-F-50-(S4)1-HS-PC-MH GRAY (CMT) 30'	50 ea.	$1508.00	$75,400.00
LED MB35-F-50-(S4)-1HS-PC-MH GRAY (CMT) 35'	100 ea.	$2525.00	$252,500.00
LED S4-03 4' CMT MAST ARM (GRAY UNFINISHED)	100 ea.	$272.00	$27,200.00
LED S6-00 6' CMT MAST ARM (GRAY UNFINISHED)	100 ea.	$339.00	$33,900.00
LED S8-00 8' CMT MAST ARM (UNFINISHED)	24 ea.	$361.00	$8,664.00

CUSTOM COLOR FEE $500.00 TO MATCH CMT GREY.

QUOTE GOOD FOR 30 DAYS

Sub-Total	$478,564.00
Total	$478,564.00

Composite Pole - TR34

Designed for Post Top or Area Lighting Luminaires

- Tapered composite pole shaft
- Direct embedded and anchor base models
- Base cover provided with AB pole

Ordering Information

Sample Catalog Number Logic

	B	C	D	E	F	G
TR34	16	DE	BLK	TXT	23	•
TR34	20	AB	DGR	SMS	30	•
Pole	Above Grade Height	Installation Method	Color	Surface Finish	Tenon O.D.	Options

B Above Grade Height

Cat No.	Description
TR34-10	10 feet /3.0 M
TR34-11	11 feet /3.4 M
TR34-12	12 feet /3.7 M
TR34-13	13 feet /4.0 M
TR34-14	14 feet /4.3 M
TR34-15	15 feet /4.6 M
TR34-16	16 feet /4.9 M
TR34-17	17 feet /5.2 M
TR34-18	18 feet /5.5 M
TR34-19	19 feet /5.8 M
TR34-20	20 feet /6.1 M
TR34-21	21 feet /6.4 M
TR34-22	22 feet /6.7 M
TR34-23	23 feet /7.0 M
TR34-24	24 feet /7.3 M
TR34-25	25 feet /7.6 M
TR34-26	26 feet /7.9 M
TR34-27	27 feet /8.3 M
TR34-28	28 feet /8.5 M
TR34-29	29 feet /8.8 M
TR34-30	30 feet /9.1 M

C Installation Method

Cat No.	Description
DE	Direct Embedded
AB	Anchor Base

D Color

Cat No.	Description
BLK	Black
DBZ	Dark Bronze
DGR	Dark Green
SLV	Silver
WHT	White
GRY	Grey
CC	Custom Color - Please provide a min. 3" x 3" color chip.

E Surface Finish

Cat No.	Description
TXT	Natural texture of the reinforcing strands
SMS	Smooth surface finish

F Tenon O.D.

Cat No.	Description
23	2 3/8" (60 mm) O.D.
30	3" (76 mm) O.D.
99	Custom Tenon O.D.

G Options

Cat No.	Description
DTC	Top pole cap and drilling for a side mounted arm(s). Provide template or drawing for hole locations.
FLD	Top pole cap. Field drill to accept a luminaire.
RC	Receptacle housing and a NEC-approved cover with 15A GFCI receptacle. Standard location is 12"/305 mm below the top of the pole.

- Other accessories are shown on the Accessories specification sheet.

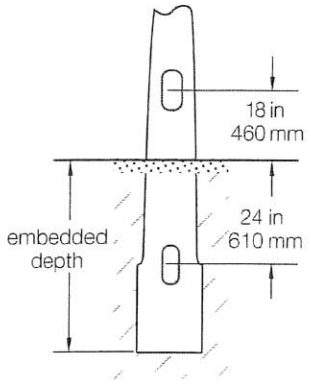


ABOVE GRADE HEIGHT
20' MODEL SHOWN

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TR34 Tapered composite pole shaft

Direct Embedded - DE

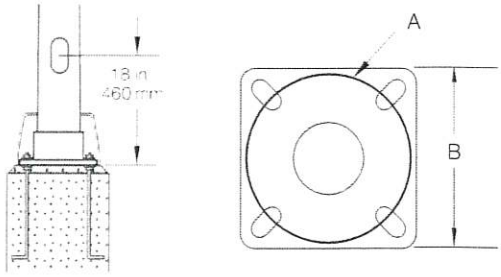


Shaft Length	Embedded Depth
10 to 13 ft	3 ft /.91 M
14 to 24 ft	4 ft /1.2 M
25 to 30 ft	5 ft /1.5 M

* Embedded depths may vary per local codes, site soil conditions, drainage and very high wind conditions.

Hand hole is: 2.5"/62 mm x 5"/125 mm.

Anchor Base Installation - AB



Anchor Base Dimensions for TR34

- Hand hole is 2.5"/62 mm x 5"/125 mm
- Mounting slots are .75"/19 mm x 1.5"/38 mm for 8" bolt circle and 1"/25 mm x 1.5"/38 mm for 10" and 12" bolt circle
- Conduit entry hole in base plate is 4.0"/100 mm

Shaft Length	Bolt Circle (A)	Base Plate Size (B)	Anchor Bolts
10' - 13'	8"/203 mm	7.5"/190 mm	5/8" x 21"
14' - 26'	10"/254 mm	10"/254 mm	3/4" x 30"
27' - 30'	12"/304 mm	11.5"/292 mm	3/4" x 30"

Specifications

POLE SHAFT

The pole shaft shall be round tapered, smooth with a .14"/3.5 mm per foot taper. The hand hole shall be 2.5"/62 mm x 5"/125 mm with a cover. The shaft shall be constructed of continuous fiberglass filament combined with a thermosetting resin. The glass filament shall be helically wound at alternating high and low angle layers for maximum compressive and bending strength. The hand hole area and hardware attachment areas shall be reinforced.

The butt end of the embedded-type post shall be enlarged and oval to increase the resistance to rotation and provide maximum ground bearing resistance (anti-lift). The post shall be non-conductive and chemically inert.

PERFORMANCE CRITERIA

The post shall be designed with a minimum safety factor of 1.5:1 and have no more than a 15% deflection at full wind loading. The post shall deflect no more than 2.5% of the above-ground length with 100 lbs of lateral top load. Poles shall be tested and rated per ANSI C136.20-2012.

DIRECT EMBEDDED INSTALLATION

Direct embedded poles shall have a 2.5 inch (62 mm) by 6 inch (152 mm) slot for conduit entrance 24 inches (610 mm) below finished grade. Embedded depths may vary per local codes, site soil conditions, drainage and very high wind conditions.

ANCHOR BASE

Anchor bases shall be constructed of primed and painted aluminum or galvanized steel. The base shall be factory bonded to the pole.

TENON

A painted galvanized steel or aluminum tenon shall be firmly bonded to the pole for mounting a post-top luminaire or arm.

FINISH

The surface of the post shall be uniform and consistent for the entire length of the post. A UV-resistant catalyzed urethane coating shall be extremely durable and retains its gloss after a 5000 hour exposure test per ASTM G154, with no dulling or chalking of the surface.

BASE COVER

For anchor-base poles, the standard base cover shall be a round or square two-piece molded ABS cover. This base cover shall be corrosion free and painted to match the pole. Base covers are not included with direct-embedded poles.

Wind Loading Data

			WIND SPEED (MPH) WITH 3 SECOND GUST FACTOR						
Cat No.	Description	WT	90	100	110	120	130	140	150
10	10 feet/3.10 M	26	11.8	9.2	7.5	6.2	5.2	4.4	3.8
11	11 feet/3.35 M	29	11.3	8.8	7.2	5.9	5.0	4.2	3.6
12	12 feet/3.66 M	31	10.2	8.0	6.5	5.3	4.4	3.7	3.2
13	13 feet/3.96 M	34	9.4	7.4	5.9	4.9	4.1	3.4	2.9
14	14 feet/4.27 M	37	8.7	6.8	5.5	4.5	3.7	3.1	2.6
15	15 feet/4.57 M	38	9.2	8.0	6.5	5.3	4.4	3.7	3.1
16	16 feet/4.88 M	42	9.3	7.3	5.9	4.8	4.0	3.3	2.8
17	17 feet/5.18 M	45	8.6	6.7	5.4	4.4	3.6	3.0	2.5
18	18 feet/5.49 M	49	7.9	6.1	4.9	3.9	3.2	2.7	2.2
19	19 feet/5.79 M	51	7.2	5.6	4.4	3.6	2.9	2.4	2.0
20	20 feet/6.10 M	52	6.6	5.1	4.0	3.2	2.6	2.1	1.8
21	21 feet/6.40 M	75	8.2	6.4	5.1	4.1	3.4	2.8	2.3
22	22 feet/6.71 M	77	7.5	5.8	4.6	3.7	3.0	2.5	2.1
23	23 feet/7.01 M	80	6.9	5.3	4.2	3.3	2.7	2.2	1.8
24	24 feet/7.32 M	83	6.3	4.9	3.8	3.0	2.4	2.0	1.6
25	25 feet/7.62 M	85	5.8	4.4	3.4	2.7	2.1	1.7	1.3
26	26 feet/7.92 M	88	5.3	4.0	3.1	2.4	1.9	1.5	1.1
27	27 feet/8.32 M	91	4.9	3.6	2.8	2.1	1.7	1.3	0.9
28	28 feet/8.53 M	93	4.4	3.3	2.5	1.9	1.4	1.1	0.7
29	29 feet/8.84 M	96	3.9	2.9	2.1	1.6	1.2	0.9	0.5
30	30 feet/9.14 M	99	3.5	2.5	1.8	1.3	1.0	0.7	0.3

Wind speed values are for a 3 second gust per ASCE. Calculated per ANSI C136.20-2012. Assumes load 12 inches above the pole top. Safety factor = 1.5:1. Maximum weight for tenon mount is 100 lbs. Contact factory for AASHTO or specific local codes.

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Composite Pole - TR50

Designed for Post Top or Side Mounting Mast Arms up to 10'

- Smooth, tapered composite pole shaft
- Direct embedded and anchor base models
- Base cover provided with AB pole

Ordering Information

Sample Catalog Number Logic

	B	C	D	E	F	G
TR50	35	AB	DBZ	SMS	30	•
TR50	25	DE	BLK	TXT	40	•
Pole	Above Grade Height	Installation Method	Color	Surface Finish	Tenon O.D.	Options

B Above Grade Height

Cat No.	Description
TR50-20	20 feet /6.10 M
TR50-21	21 feet /6.40 M
TR50-22	22 feet /6.71 M
TR50-23	23 feet /7.01 M
TR50-24	24 feet /7.32 M
TR50-25	25 feet /7.62 M
TR50-26	26 feet /7.92 M
TR50-27	27 feet /8.32 M
TR50-28	28 feet /8.53 M
TR50-29	29 feet /8.84 M
TR50-30	30 feet /9.14 M
TR50-31	31 feet /9.44 M
TR50-32	32 feet /9.75 M
TR50-33	33 feet /10.1 M
TR50-34	34 feet /10.4 M
TR50-35	35 feet /10.7 M
TR50-36	36 feet /11.0 M
TR50-37	37 feet /11.3 M
TR50-38	38 feet /11.6 M
TR50-39	39 feet /11.9 M
TR50-40	40 feet /12.2 M

C Installation Method

Cat No.	Description
DE	Direct Embedded
AB	Anchor Base

D Color

Cat No.	Description
BLK	Black
DBZ	Dark Bronze
DGR	Dark Green
SLV	Silver
WHT	White
GRY	Grey
CC	Custom Color - Please provide a min. 3" x 3" color chip.

E Surface Finish

Cat No.	Description
TXT	Natural texture of the reinforcing strands
SMS	Smooth surface finish

F Tenon O.D.

Cat No.	Description
23	2 3/8" (60 mm) O.D.
30	3" (76 mm) O.D.
40	4" (120 mm) O.D.
99	Custom Tenon O.D.

G Options

Cat No.	Description
DTC	Top pole cap and drilling for a side mounted arm(s). Provide template or drawing for hole locations.
FLD	Top pole cap. Field drill to accept a luminaire.
RC	Receptacle housing and a NEC-approved cover with 15A GFCI receptacle. Standard location is 12"/305 mm below the top of the pole.

- Other accessories are shown on the Accessories specification sheet.

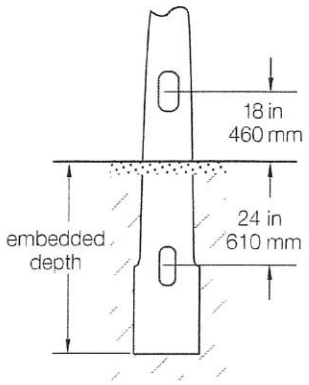


ABOVE GRADE HEIGHT
20' MODEL SHOWN

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TR50 Tapered composite pole shaft

Direct Embedded - DE



Shaft Length	Embedded Depth
20 to 24 ft	4 ft /1.2 M
25 to 34 ft	5 ft /1.5 M
35 to 40 ft	6 ft /1.8 M

* Embedded depths may vary per local codes, site soil conditions, drainage and very high wind conditions.

Hand hole is:
2.5"/62 mm x 5"/125 mm.

Specifications

POLE SHAFT
The pole shaft shall be round tapered, smooth with a .14"/3.5 mm per foot taper. The hand hole shall be 2.5"/62 mm x 5"/125 mm with a cover. The shaft shall be constructed of continuous fiberglass filament combined with a thermosetting resin. The glass filament shall be helically wound at alternating high and low angle layers for maximum compressive and bending strength. The hand hole area and hardware attachment areas shall be reinforced.

The butt end of the embedded-type post shall be enlarged and oval to increase the resistance to rotation and provide maximum ground bearing resistance (anti-lift). The post shall be non-conductive and chemically inert.

PERFORMANCE CRITERIA
The post shall be designed with a minimum safety factor of 1.5:1 and have no more than a 15% deflection at full wind loading. The post shall deflect no more than 2.5% of the above-ground length with 100 lbs of lateral top load. Poles shall be tested and rated per ANSI C136.20-2012.

DIRECT EMBEDDED INSTALLATION
Direct embedded poles shall have a 2.5 inch (62 mm) by 6 inch (152 mm) slot for conduit entrance 24 inches (610 mm) below finished grade. Embedded depths may vary per local codes, site soil conditions, drainage and very high wind conditions.

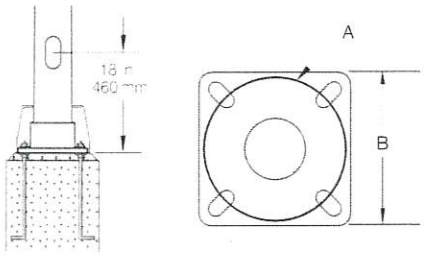
ANCHOR BASE
Anchor bases shall be constructed of primed and painted aluminum or galvanized steel. The base shall be factory bonded to the pole.

TENON
A painted galvanized steel or aluminum tenon shall be firmly bonded to the pole for mounting a post-top luminaire or arm.

FINISH
The surface of the post shall be uniform and consistent for the entire length of the post. A UV-resistant catalyzed urethane coating shall be extremely durable and retains its gloss after a 5000 hour exposure test per ASTM G154, with no dulling or chalking of the surface.

BASE COVER
For anchor-base poles, the standard base cover shall be a round or square two-piece molded ABS cover. This base cover shall be corrosion free and painted to match the pole. Base covers are not included with direct-embedded poles.

Anchor Base Installation - AB



Anchor Base Dimensions for TR50

- Hand hole is 2.5"/62 mm x 5"/125 mm
- Anchor bolts are .75" x 21" x 3" for pole up to 24 feet, taller poles 25 to 35 feet are 1" x 36" x 4"
- Mounting slots are 1"/25 mm x 1.5"/38 mm for 10" and 12" bolt circle and 1.25"/32 mm x 2.0"/51 mm for 14" and 16" bolt circle
- Conduit entry hole in base plate is 4.0"/100 mm

Shaft Length	Bolt Circle (A)	Base Plate Size (B)	Anchor Bolts
14' - 17'	10"/254 mm	10"/254 mm	3/4" x 30"
18' - 24'	12"/304 mm	11.5"/292 mm	3/4" x 30"
25' - 35'	14"/304 mm	13.5"/343 mm	1" x 36"
36' - 40'	16"/406 mm	15"/381 mm	1" x 36"

Wind Loading Data

			WIND SPEED (MPH) WITH 3 SECOND GUST FACTOR						
Cat No.	Description	WT	90	100	110	120	130	140	150
20	20 feet/6.10 M	85	16.9	13.5	10.9	9.0	7.6	6.4	5.5
21	21 feet/6.40 M	128	20.1	16.0	13.0	10.8	9.0	7.7	6.5
22	22 feet/6.71 M	133	18.9	15.1	12.3	10.1	8.5	7.2	6.1
23	23 feet/7.01 M	137	17.9	14.2	11.5	9.5	8.0	6.7	5.6
24	24 feet/7.32 M	142	16.9	13.4	10.9	9.0	7.5	6.3	5.2
25	25 feet/7.62 M	132	19.3	15.3	12.4	10.1	8.2	6.6	5.4
26	26 feet/7.92 M	137	18.5	14.7	11.9	9.6	7.7	6.2	5.0
27	27 feet/8.32 M	142	17.8	14.1	11.5	9.2	7.3	5.9	4.7
28	28 feet/8.53 M	148	17.2	13.6	11.0	8.8	6.9	5.5	4.4
29	29 feet/8.84 M	153	16.6	13.1	10.6	8.3	6.6	5.2	4.1
30	30 feet/9.14 M	158	16.0	12.6	10.2	8.0	6.2	4.9	3.8
31	31 feet/9.44 M	163	15.4	12.2	9.8	7.6	5.9	4.6	3.5
32	32 feet/9.75 M	168	14.9	11.8	9.4	7.2	5.6	4.3	3.2
33	33 feet/10.06 M	250	21.6	17.2	17.2	10.8	8.6	6.9	5.4
34	34 feet/10.36 M	257	21.2	16.9	13.4	10.5	8.4	6.6	5.5
35	35 feet/10.67 M	263	21.1	16.8	13.2	10.4	8.2	6.5	5.1
36	36 feet/10.97 M	187	13.1	10.3	7.9	5.9	4.4	3.2	2.2
37	37 feet/11.28 M	191	12.1	9.5	7.2	5.3	3.8	2.7	1.7
38	38 feet/11.58 M	196	12.5	9.7	7.3	5.4	3.9	2.7	1.7
39	39 feet/11.98 M	200	15.1	11.7	8.8	6.6	4.9	3.6	2.5
40	40 feet/12.19 M	205	14.6	11.5	8.6	6.4	4.7	3.4	2.3

Wind speed values are for a 3 second gust per ASCE. Calculated per ANSI C136.20-2012. Assumes load 12 inches above the pole top. Safety factor = 1.5:1. Maximum weight for tenon mount is 150 lbs. Contact factory for AASHTO or specific local codes.

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PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE # 7360

58009

ISSUED TO: WHEELER MACHINERY CO.
LB 413071
P.O. BOX 35143
SEATTLE WA 98124-5143

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

DEPARTMENT:

PURCHASE ORDER DATE: 11/22/2022

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	ASPHALT PAVER	204,000.00	204,000.00	64-40-56-000

TOTAL 204,000.00

Authorized By:

Jeremy Estes
Department Head

City Council Approval Date *

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

Mayor or City Administrator

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7368

588211

ISSUED TO: SOLOMON CORPORATION
P.O. BOX 245

SOLOMON KS 67480

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

DEPARTMENT:

PURCHASE ORDER DATE: 12/01/2022

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	SUBSTATION REGULATORS	157,600.00	157,600.00	53-50-53-000

TOTAL 157,600.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: December 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Sale of Real Property
a. Public hearing concerning the sale of real property located at approximately 1850 N 2300 W, Parcel #12:027:0075
b. Consideration of declaring Parcel #12:027:0075 as surplus property and authorizing the Mayor to dispose of it.

Suggested Action:

Attachments:

Lehi Utah Purchase Agreement 11.2.22 (CL for execution).pdf

PURCHASE AGREEMENT

THIS AGREEMENT (the "**Agreement**"), made this ____ day of _____, 2022 (the "**Effective Date**") by and between the City of Lehi, a Utah corporation ("**Seller**") and CAPITAL REAL ESTATE, INC., a Minnesota corporation, and/or its assigns, ("**Buyer**").

In consideration of the mutual covenants contained herein, Seller and Buyer agree as follows:

1. Purchase and Sale. Subject to the terms and conditions set forth herein, Seller agrees to sell and Buyer agrees to purchase a parcel of real estate containing approximately 1.743 acres of unimproved real estate located in the City of Lehi, as generally depicted and described on Exhibit A attached hereto, and which is platted as a separate tax parcel with a PID# of 12-027-0075; together with any improvements thereon, and together with all easements and appurtenances of any nature to the premises including all right, title and interest, if any, of Seller in and to any strip or gores of land adjacent to, abutting or adjoining the premises on all sides thereof (the "**Premises**").

2. Purchase Price. The total purchase price to be paid by Buyer for the Premises shall be Eight Hundred Fifty Thousand and No/100 Dollars ($850,000.00) (the "**Purchase Price**"), which shall be paid as follows:

(a) Within 5 Business Days from the Zoning Approval Date, Buyer shall deposit Twenty-five Thousand and No/100 Dollars ($25,000.00) earnest money, (the "**Deposit**") by check to be deposited with and held by Secured Land Title, 7090 South Union Park Avenue Ste 425, Midvale, Utah 84047, attention Sam Jensen, Phone: 801-488-5340, Email: sam.jensen@secured1andtitle.com ("**Title Company**"),to be held until Closing or cancellation of this Agreement. The Deposit shall be held in escrow by Title Company. As used herein, reference to the **"Deposit"** shall include all interest, if any, earned on the Deposit. At Closing, the Deposit shall be applied to payment of the Purchase Price. The Deposit shall become non-refundable upon the later of (i) the expiration of the Due Diligence Period (as defined below), or (ii) the expiration or waiver of all contingencies to Closing as set forth in Section 5 below.

(b) The balance of the Purchase Price, after credit for the Deposit and adjustment for prorations as provided herein, on the Closing Date in cash, by certified check or by wire transfer pursuant to written instructions provided by Seller prior to the closing.

3. Closing and Closing Costs.

(a) The closing of the transaction contemplated by this Agreement (the "**Closing**") shall be the date (the "**Closing Date**") on which the remaining Purchase Price is paid to Seller, and the Closing Date shall be on a date mutually agreed between Buyer and Seller and shall be within thirty (30) days after the waiver or expiration of the Due Diligence Period (as defined hereinafter). If the parties are unable to mutually agree upon a date, the Closing Date shall be on the 30th day after the waiver or expiration of the Due Diligence Period. Closing shall be at the Title Company and shall be conducted remotely by delivery of documents. Buyer shall be entitled to possession of the Premises as of the Closing Date.

(b) Buyer shall pay the following expenses incurred in connection with the transactions described herein: (a) one-half of all closing fees charged by the Title Company, (b) the fee for the recording of the deed, (c) the premium for any lender's title insurance policy obtained by Buyer, (d) Buyer's legal fees and expenses, (e) any additional costs for an owner's extended title insurance policy in favor of Buyer, (f) any endorsements to the owner's title insurance policy, (g) impact fees, bond fees, connection fees, meter fees, or end user type fees charged by the City of Lehi as they strictly pertain only to the development of the Premises and Buyer's intended use, and (h) any and all costs related to any financing obtained by Buyer, including, without limitation, any mortgage tax.

(c) Seller shall pay (i) the search and exam fees and all other costs to issue the Title Commitment and the premium for an owner's standard title insurance policy in favor of Buyer; (ii) the cost of removing any title or survey matter objected to by Buyer and agreed upon by Seller to remove, (iii) [Intentionally omitted]; (iv) one-half of all closing fees charged by Title Company, (v) Seller's legal fees and expenses, and (vi) all transfer taxes and documentary stamp taxes.

4. Real Estate Taxes and Special Assessments. Seller shall pay all real estate taxes due and payable in the years prior to Closing. Real estate taxes due and payable in the year of Closing shall be prorated as to time on a calendar year basis as of the date of Closing Date and as to land (to the extent the boundaries of the Premises after the Subdivision do not conform to a then currently existing tax parcel) based on relative square footage of the Premises. Seller shall pay all special assessments levied, levied but deferred, pending, or certified, as of the Closing Date.

5. Conditions to Closing. All obligations of Buyer under this Agreement are subject to the fulfillment, prior to or on the Closing Date (unless an earlier date is specified below), of each of the following conditions, as well as any other conditions contained elsewhere in this Agreement, all of which are solely for Buyer's benefit and any of which may be waived in writing by Buyer:

(a) True Representations and Warranties. The representations and warranties of Seller contained in this Agreement shall be true on the Closing Date as though such representations and warranties were made at such time.

(b) Title. Marketability of title to said real property has been established pursuant to the provisions of Section 11 this agreement.

(c) Physical Condition Inspections. For a period of ninety (90) days, beginning on the Zoning Approval Date (as the same may be extended as provided herein, the "**Due Diligence Period**"), Buyer and/or Buyer's agents shall be entitled to enter upon the Premises for the purpose of inspecting the physical condition of the Premises, including, without limitation, the suitability of soil conditions for construction contemplated by Buyer and the environmental status of the Premises, Buyer's Tenant approval, all other aspects of the Premises, City approvals, and Buyer's intended use in Buyer's sole discretion. Buyer shall be satisfied, in Buyer's sole discretion, with the results concerning such foregoing use, inspection and testing. Buyer shall defend, indemnify and hold Seller and its agents,

employees, officers, directors, shareholders, partners, members, affiliates, successors, assigns and representatives, harmless from all liabilities losses, claims, demands, damages, lost profits, consequential damages, interest, penalties, fines, monetary sanctions, attorneys' fees, experts fees, consultants fees, courts costs and any other expenses which result from or arise out of or is any way connected with in any manner whatsoever, directly or indirectly, from and against any and all loss, cost, damage, expense or liability arising out of Buyer's activities on the Premises arising from Buyer's entry upon the Premises, including but not limited to mechanic's, materialmen's or other liens filed against the Premises in connection with work performed or material furnished by or at the direction of Buyer, but not including any pre-existing conditions exposed or disclosed by such inspection or testing or any impact upon the Premises or its value resulting from such exposure or disclosure. Said indemnification shall survive Closing or earlier termination of this Agreement for a period of six months. Buyer shall take appropriate safety precautions during its testing and inspection on the Premises and shall repair any damage to the Premises to the condition it was prior to Buyer's testing and inspection, and such requirements shall survive earlier termination of this Agreement for a period of six months.

(d) Governmental Approval Contingency. For a period commencing on the Effective Date until the Zoning Approval Date, as the same may be extended as provided herein Buyer and Seller shall work together to obtain all required and necessary approvals for Buyer's intended use (the "**Approval Period**"). The Buyer's purchase of the Premises shall be contingent upon 1) the terms of this Agreement and 2) the property successfully being rezoned from its current zoning to a Neighborhood Commercial zone, which will allow for Buyer 's intended us as a daycare operation, and which process may include a site plan, general plan amendment, concept plan and general plan, and zone change request. Buyer will make initial application for such changes within 30 days of the Effective Date and will use commercially reasonable efforts to pursue such process. The date when the City has officially approved the change of zoning and all other matters noted above shall be referenced to herein as the "Zoning Approval Date". If rezoning of the Premises or if obtaining the Approvals is delayed for reasons beyond Buyer's reasonable control, Buyer and Seller agree to extend the Approval Period to accommodate such causes.

Notwithstanding anything herein to the contrary, if the Zoning Approval Date is not obtained within 6 months of the Effective Date, Buyer shall have the right but not the obligation to terminate this Agreement.

(e) Extensions of Due Diligence Period. Buyer shall have the right to extend the Due Diligence Period for a total of two (2) separate, consecutive periods of thirty (30) days each by providing prior to the expiration of the existing Due Diligence Period, written notice to Seller and depositing with Title Company an additional Ten Thousand and No/100 Dollars ($10,000.00) for each such extension exercised (each such deposit being an "**Extension Fee**"). The Extension Fees shall be non-refundable except in the event of Seller default and shall become part of the Deposit and be credited to the Purchase Price.

(f) Documents Delivered and Obligations Performed. By Closing, all documents required to be delivered to Buyer pursuant to the terms of this Agreement shall have been delivered in form required hereunder and all obligations required to be performed by Seller

pursuant to the terms of this agreement shall have been performed by Seller.

(g) No Change. Subject to the express provisions of this Agreement regarding eminent domain, during the period from and after the date of this Agreement to the Closing (the "**Executory Period**"), no change shall have occurred with respect to the condition of the Premises, or otherwise, that materially and adversely affects the market value of the Premises, unless caused by Buyer, or its representative, agents or assigns.

(h) Marked-up Title Commitment. Buyer shall at the Closing have received a mark-up of, or endorsement to, the Title Commitment, by which Title Company unconditionally consents to insure Buyer's title to be in the condition provided for in this Agreement, including deleting the so-called "standard exceptions" to coverage.

(i) Restriction and Easement. Seller agrees that as part of Closing it shall execute, deliver and record a use restriction agreement prohibiting the use of any other real property that Seller owns or controls and is adjacent to the Premises for a day care or school (the "**Restriction**"). During the Due Diligence Period, Seller and Buyer shall agree on the form of the Restriction document and, if determined to be beneficial to both parties, a cross easement agreement also to be executed, delivered and recorded at Closing providing easements for cross-access and for utilities and similar agreements between the Premises and any adjacent real property that Seller owns or controls (the "**Easement**").

If any of the contingencies described above are not satisfied by the date specified, Buyer may, at Buyer's option, declare this Agreement null and void by written notice to Seller. If Buyer declares this Agreement null and void as provided herein, Title Company shall immediately return all of the Deposit (and any interest earned thereon) to Buyer upon written notice of said termination less the sum of One Hundred and No/100 Dollars ($100.00) ("**Nonrefundable Portion**"), which the Title Company shall pay to Seller in consideration of entering into this Agreement, whereupon this Agreement shall terminate and no party hereto shall have any further rights, obligations or liabilities hereunder, except for matters that, by the terms of this Agreement, expressly survive termination of this Agreement.

6. Cooperation by Seller. Seller agrees to cooperate with Buyer in a commercially reasonable manner in obtaining all approvals required for the Zoning Approval Date for Buyer's Intended Use. Such cooperation by Seller shall include, but not be limited to, joining in the execution and delivery of petitions and applications before governmental bodies or agencies, zoning and rezoning applications for Buyer's Intended Use.

Buyer shall have full access to the Premises for purposes of conducting its inspections and due diligence at all times prior to Closing. In addition, Buyer shall have the right to advertise and market the Premises for leasing purposes from and after the date hereof until Closing, including the right to place signage on the Premises for such purpose, provided that any such signage is promptly removed, at Buyer's expense, if this Agreement is terminated.

Seller agrees, at its expense, to deliver to the Buyer, within five (5) business days of the Effective Date, copies of all (a) geotechnical test reports, (b) engineering or other physical inspection reports, (c) all existing surveys, (d) hazardous waste and environmental and wetland

reviews, examinations reports and testing results, (e) title commitments, (f) correspondence or any previous plans and other documentation with governmental entities with jurisdiction over the Premises regarding development of the Premises and surrounding area, (g) zoning information, and (h) such other existing documents affecting or involving the physical condition of the Premises and its intended development as may be reasonably requested by the Buyer in writing, but only to the extent any of the documents described in (a) through (h) above exist and are in the Seller's actual possession (collectively, the "**Seller Deliverables**"). Notwithstanding the above, the Seller's Deliverables shall not include any of Seller's financial or proprietary information. Upon delivery to Buyer of the last of the Seller Deliverables, Seller shall confirm such delivery in writing to Buyer. If the transaction contemplated herein does not close, then, upon written request from Seller, Buyer agrees to return to Seller all such documents.

7. Seller's Obligations at Closing. At the Closing, Seller shall do the following

a) Deed. Execute, acknowledge and deliver to Buyer a recordable, special warranty deed (the "**Deed**"), conveying the Premises to Buyer.

(b) Non-Foreign Seller Certificate. Execute, acknowledge and deliver to Buyer a certificate that Seller is not a foreign person as defined in the Internal Revenue Code and regulations issued pursuant thereto.

(c) Affidavit of Seller. Execute, acknowledge and deliver to Buyer and Title Company a standard form affidavit affirming that on the date of Closing there are no outstanding or unsatisfied dissolutions, judgments, tax liens, bankruptcies or mechanic's liens against or involving the Premises and that there are no unrecorded contracts, parties in possession, or boundary line disputes of which Seller has actual knowledge related to the Premises.

(d) Assignment. Execute and deliver to Buyer an assignment of all contract rights, guarantees, warrantees, causes of action, claims, leases, surveys, plans, reports, licenses and permits relating to the Premises.

(e) Use Restriction and Cross Easement. Execute, deliver and record the Restriction and the Easement, if any.

(f) Other Documents. Execute and deliver to Buyer and/or Title Company such documents, agreements, settlement statements and certificates which may be reasonably required by Buyer, Seller or Title Company.

8. Buyer's Obligations at Closing. Subject to the terms and conditions hereof, and contemporaneously with the performance by Seller of its obligations, Buyer shall at Closing deliver the following:

(a) The amount due at closing in cash, by certified check or by wire transfer pursuant to written instructions provided by Seller prior to the Closing;

(b) The Restriction and Easement signed and acknowledged by Buyer to the Title Company, if any; and

(c) Execute and deliver to Title Company such documents, agreements, settlement statements and certificate which may be reasonably required by Seller or Title company.

9. Seller's Representations. Buyer acknowledges and agrees that except as expressly provided in this Agreement, Seller has made absolutely no representations or warranties regarding the Premises, including, without limitation, its condition, its past use, or its suitability for Buyer's intended use thereof, and that Buyer is purchasing the Premises on an "AS-IS" basis. Notwithstanding the foregoing, in addition to those representations and warranties appearing in other paragraphs of this Agreement, Seller represents and warrants to Buyer that:

a) Binding Agreement. No other actions or proceedings are or will be required to be taken by Seller or any other person or entity, public or private, to make this Agreement a valid and binding obligation of Seller, to fully authorize the transaction contemplated by this Agreement and upon consummation of the transaction contemplated by this Agreement to vest the Premises in Buyer free and clear of all liens, encumbrances, security interests and adverse claims.

(b) Litigation and Government Proceedings. To the best of Seller's actual knowledge, after due inquiry, there is no litigation, proceeding (eminent domain, rezoning, building moratorium or otherwise), claim, investigation, notice of charge or deficiency pending or threatened, nor does Seller know or have reason to know any basis for any such action, which might adversely affect the Premises, the business prospects at the Premises, or which might result in liability on the part of Buyer.

c) Contracts. Other than what is recorded against the Premises, there are no contracts, unrecorded easements, covenants or restrictions or agreements of any kind or description, either written or verbal, pertaining to the Premises as of the date hereof

d) Compliance with Laws. To Seller's best of Seller's actual knowledge, Seller has complied with all statutes and ordinances regulating the sale of the Premises.

e) Access. To Seller's actual knowledge, there are no plans, studies or efforts by any governmental agency to widen, modify or realign any street or highway providing access to the Premises.

(f) Public Improvements. To the best of Seller's actual knowledge, there are no approved public improvements or levied special assessments affecting the Premises.

(g) Rights of Occupancy. There are no rights of use or occupancy for any portion of the Premises now in effect or to come into effect other than as owned by Seller, and Seller shall not enter into, extend, or renew any lease agreement covering any space in or on the Premises without the prior written approval of Buyer.

(h) Wells and Septic Systems. To the best of Seller's actual knowledge, there are no

wells on or individual sewage treatment systems on or serving the Premises.

Seller's representations and warranties shall be deemed remade as of the Closing Date and shall survive Closing and the delivery of the Deed.

10. Buyer's Representations. Prior to closing, Buyer shall not, except as provided herein or with Seller's prior written consent, perform or cause to be performed any work for which the provider would be entitled to a lien upon the Premises. Seller may withhold such consent if, in Seller's sole discretion, Buyer fails to demonstrate Buyer's financial ability to pay for such work.

11. Obligations of Seller and Buyer as to Title Matters. It is understood and agreed that the title herein required to be furnished to the Premises and to appurtenant easements, if any, by the Seller shall be marketable of record and that marketability shall be determined as of the Closing Date. Seller agrees to record all documents necessary to show of record a marketable title in Seller, and to cause all abstracts of title or registered property abstracts examined to be continued to show such filings, all at Seller's cost and expense.

(a) Evidence of Title. Within thirty (30) days from the date hereof, Seller shall order from Title Company a commitment for an owner's standard coverage policy of title insurance for the Premises, ALTA Form 1990 dated a current date and issued by Title Company and otherwise in form satisfactory to counsel for the Buyer, together with copies of all documents referred in Schedule B of the commitment along with the Survey (collectively, the "**Title Commitment**"). The Title Commitment shall be in an amount equal to the Purchase Price and shall commit to insure Buyer's ownership of fee title, free and clear of title defects and other exceptions to or exclusions from coverage, except as expressly waived by Buyer in writing and other endorsements elected by Buyer, at Buyer's sole cost and expense.

(b) Survey. Buyer shall order, at its expense, an ALTA Survey prepared in a form acceptable to the Buyer and Title Company (the "**Survey**").

(c) Examination of Title. Buyer shall be allowed until the expiration of the Due Diligence Period for examination of the Title Commitment and the Survey and the making of objections thereto, said objections to be made in writing or deemed to be waived, but this provision shall not negate the obligation of Seller to convey the Premises by a special warranty deed, as set forth above, nor negate any warranties given by such deed. If any new title matters arise after the effective date of the Title Commitment or are shown on an updated Title Commitment, Buyer shall have the right to object to such additional matters within twenty-one (21) days after Buyer becomes aware of such new matter(s).

(d) Objections, Title Corrections and Remedies. If Buyer makes objection to any exception contained in the Title Commitment or matter shown on the Survey (including any updated Title Commitment or a new matter of which Buyer becomes aware), Seller shall within ten (10) days after receipt of Buyer's objections, deliver to Buyer written notice that either (i) Seller will, at Seller's expense, remove the exception(s) to which Buyer has objected before the Closing Date; or (ii) Seller is unwilling or unable to eliminate said

exception(s). If Seller fails to so notify Buyer or is unwilling or unable to remove any such exception by the Closing Date, Buyer may elect to either terminate this Agreement by written notice to Seller, in which event the Deposit shall be returned to Buyer and the Inspection Documents (as hereafter defined) shall be returned to Seller and Buyer and Seller shall have no further obligations under this Agreement, or alternatively, Buyer may elect to purchase the Premises subject to such exception(s). To the extent Seller agrees to eliminate any exceptions, pending correction of title, the payments hereunder required and the Closing Date shall be postponed, but upon correction of title and within fourteen (14) days after written notice from Seller of the completion of correction of title, the Buyer shall perform this Agreement according to its terms.

12. Hazardous Substances, Pollutants and Contaminants.

(a) "Hazardous Substances" means any substance, waste, contaminant, pollutant or material that has been determined now or before Closing by any local, state or federal government authority to be capable of posing a risk of injury or damage to health, safety, property, or the environment, and includes, without limitation, all substances, wastes, contaminants, pollutants and materials defined or designated as hazardous, extremely or imminently hazardous, dangerous or toxic pursuant to (i) any applicable statute, code, ordinance, rule, regulation, or policy of any local or state governmental authority within the State of Utah; (ii) Sections 307 and 311 of the Clean Water Act, as amended, 33 U.S.C. §§1317, 1321; (iii) Section 1004 of the Resource Conservation and Recovery Act, as amended, 42 U.S.C. §6903; (iv) Section 101 of the Comprehensive Environmental Response and Liability Act, as amended, 42 U.S.C. §9601; (v) Section 112 of the Clean Air Act, as amended, 42 U.S.C. §7412; (vi) Section 7 of the Toxic Substances Control Act, as amended, 15 U.S.C. §2606; (vii) Sections 103 and 104 of the Hazardous Materials Transportation Act, as amended, 49 U.S.C. §§1802, 1803; or (viii) regulations promulgated pursuant to any of the foregoing, and includes all substances, wastes, contaminants, pollutants and materials defined, designated or identified as, or containing, polychlorinated biphenyls ("PCBs"), asbestos, or petroleum.

(b) Investigation by Buyer. Seller shall allow Buyer and/or Buyer's agents, employees or contractors to have reasonably free access to the Premises until expiration of the Due Diligence Period for the purposes of inspecting and testing the soil, which tests may include tests for impurities in subsoil, water, and groundwater. Buyer shall be satisfied, in Buyer's sole reasonable discretion, with the inspection and test results. Buyer shall indemnify and hold Seller harmless from all liabilities arising from entry upon the Premises, including but not limited to mechanic's, materialmen's or other liens filed against the Premises in connection with work performed or material furnished by or at the direction of Buyer.

(c) Buyer's Rights to Terminate Purchase Agreement. If Buyer is not satisfied, in Buyer's sole and absolute discretion, with the results of Buyer's investigations, Buyer may, at Buyer's option terminate this Agreement prior to the expiration of the Due Diligence Period, or any extension thereof, and the Deposit shall be refunded to Buyer immediately upon Buyer's notice of termination to Seller. If Buyer waives its right to terminate this Agreement, as described in this subparagraph, Buyer's obligations under this agreement are further conditioned on the Premises and the Seller's use thereof remaining in the same

condition as at the time of Buyer's waiver of its right to terminate.

(d) Seller's Covenants, Warranties and Representations with Regard to the Premises. Seller represents and warrants to and covenants and agrees with Buyer that:

(i) to Seller's actual knowledge, no civil or criminal governmental, administrative, or private lawsuit or proceeding regarding the environmental, health or safety aspects of the Premises is pending;

(ii) prior to Closing, Seller shall, at its sole cost and expense, and subject to Buyer's reasonable satisfaction, maintain the Premises in good repair and in the same condition as of the date of this Agreement, reasonable wear and tear excepted, and shall produce, process, treat, store, transport, use, dispose, and otherwise handle all Hazardous Substances in accordance with all applicable statutes, codes, ordinances, rules, regulations or policies;

(iii) if Seller is notified of any legal proceedings instituted with reference to the Premises prior to Closing, Seller shall promptly give notice thereof to Buyer;

(iv) the Premises and Seller's operations concerning the Premises are not presently and have not been in violation of any applicable federal, state or local statute, code, ordinance, rule, regulation or policy, and no notice from any governmental body, citizen's group, or other entity has been served upon Seller claiming any violation of any statute, code, ordinance, rule, regulation or policy, or requiring or calling attention to the need for, any work, repairs, construction, alterations or installation on or in connection with the Premises in order to comply with any statute, code, ordinance, rule, regulation or policy, with which Seller has not complied. If there are any such notices with which Seller has complied, Seller shall provide Buyer with copies thereof; and

(v) To the best of the Seller's actual knowledge, the Premises have not been used to generate, manufacture, refine, transport, treat, store, handle, dispose, transfer, produce or process any regulatory quantities of Hazardous Substances.

(e) Conditions Precedent. Buyer shall have no obligation to purchase any portion of the Premises from Seller unless at Closing each and every representation, warranty and covenant contained in paragraph 12(d) shall be true and correct on the Closing Date. If any representation, warranty or covenant contained in paragraph 12(d) is not true and correct on the Closing Date, Buyer may, at Buyer's option, elect either to terminate this Agreement, or to waive the condition and purchase the same.

13. Real Estate Brokerage Commission; Disclosure of Agent. Buyer is represented in its purchase of the Premises by Jace Bankhead of Legend Partners and Greg Shields of Pentad Retail/Hospitality (collectively referred to as the "**Broker**"), and Seller is not represented by a broker. Seller shall pay a commission of three percent (3%) of the Purchase Price to Broker. It is agreed and understood by Seller and Buyer that there are no other real estate commissions, finders' fees, or other payments of any kind due or owing to any person regarding the sale of Premises.

Each party shall indemnify, defend and hold the other party harmless from and against any claims or demands made by any broker or agent retained or alleged to have been retained by such party, other than those listed in this Section.

14. Risk of Condemnation Prior to Closing. If after the Effective Date hereof and prior to the Closing all or a part of the Premises is subjected to a bona fide threat of condemnation by a body having the power of eminent domain or is taken by eminent domain or condemnation, or all or a part of the Premises is damaged or destroyed by any cause, Seller shall provide Buyer written notice thereof and Buyer may, by written notice to Seller, elect to cancel this Agreement prior to the Closing hereunder, in which event both parties shall be relieved and released of and from any further liability hereunder, and the Deposit shall forthwith be returned to Buyer and thereupon this Agreement shall become null and void and be considered canceled, except for those items that survive termination of this Agreement. If no such election is made, this agreement shall remain in full force and effect and the purchase contemplated herein, less any interest taken by eminent domain or condemnation herein, shall be effected with no further adjustment, and upon the Closing Seller shall assign, transfer and set over to Buyer all of the right, title and interest of Seller in and to any awards that have been or that may thereafter be made for such taking, shall reasonably cooperate with Buyer in processing the claim post-Closing, and, in addition thereto, shall pay to Buyer at Closing an amount equal to all deductibles and other uninsured costs with respect to such damage.

15. Notice. Any notice given under this agreement shall be deemed given on the date the same is hand delivered to the following addresses or is deposited in the United States mail (registered or certified), postage prepaid, addressed as follows:

If to Seller:
City of Lehi
Attn: Marlin Eldred
153 North 100 East
Lehi, UT 84043

With a copy to:
City of Lehi
Attn: City Attorney
153 North 100 East
Lehi, UT 84043

If to Buyer:
Capital Real Estate, Inc.
Attn: Richard J. Hauser
60 South Sixth Street, Suite 2630
Minneapolis, MN 55402
Email: rhauser@caprei.com

With a copy to:
Malkerson Gunn Martin LLP
Michael A. Putnam, Esq. (612.344.1280)
5353 Gamble Drive, Suite 225
Minneapolis, MN 55416
Telephone: (612) 344-1111
E-mail: map@mgmllp.com

If to Title Company: Secured Land Title
Attention: Sam Jensen
7090 South Union Park Avenue Ste 425
Midvale, Utah 84047
Telephone: 801-488-5340
Email: sam.jensen@secured1andtitle.com

16. Default by Seller. In the event that Seller should default on its obligations under this Agreement, Buyer may:

(a) Terminate this Agreement, in which event the Deposit shall forthwith be returned to Buyer, in which event, Buyer shall have no further remedies or causes of action against Seller; or

(b) enforce the specific performance of this Agreement and, in such action, shall have the right to recover damages suffered by Buyer by reason of the delay in the acquisition of the Premises.

No delay or omission in the exercise of any right or remedy accruing to Buyer upon any breach by Seller under this Agreement shall impair such right or remedy or be construed as a waiver of any such breach theretofore or thereafter occurring. The waiver by Buyer of any condition or of any subsequent breach of the same or any other term, covenant, or condition herein contained shall not be deemed to be a waiver of any other condition or of any subsequent breach of the same or any other term, covenant, or condition herein contained. All rights, powers, options or remedies afforded to Buyer either hereunder or by law shall be cumulative and not alternative, and the exercise of one right, power, option or remedy shall not bar other rights, powers, options or remedies allowed herein or by law.

17. Default by Buyer. In the event Buyer should fail to consummate the transaction contemplated herein for any reason, except default by Seller, Seller's sole remedy shall be to terminate this Agreement and retain the Deposit, such sum being agreed upon as liquidated damages for the failure of Buyer to perform the duties, liabilities and obligations imposed upon it by the terms and provisions of this agreement and because of the difficulty, inconvenience, and uncertainty of ascertaining actual damages, and no other damages, rights or remedies shall, in any case, be collectible, enforceable, or available to Seller other than as provided in this paragraph, and Seller agrees to accept and take the Deposit as its total damages and relief hereunder in such event.

No delay or omission in the exercise of any right or remedy accruing to Seller upon any breach by Buyer under this agreement shall impair such right or remedy or be construed as a waiver of any such breach theretofore or thereafter occurring. The waiver by Seller of any condition or of any subsequent breach of the same or any other term, covenant, or condition herein contained shall not be deemed to be a waiver of any other condition or of any subsequent breach of the same or any other term, covenant, or condition herein contained. All rights, powers, options or remedies afforded to Seller either hereunder or by law shall be cumulative and not alternative, and the

exercise of one right, power, option or remedy shall not bar other rights, powers, options or remedies allowed herein or by law.

18. Confidentiality. Buyer and Seller agree that the terms and conditions of this Agreement shall not be disclosed by either Buyer or Seller to any other person or entity without the prior written consent of the other party, except on an "as needed" basis (e.g., Tenants, attorneys, architects, consultants, governmental authorities, joint venture partners and lenders). Each party covenants and agrees that any "as needed" parties to whom the terms of this Agreement are communicated shall be obligated in like manner not to communicate the terms and provisions hereof to others.

19. Tax Free Exchange. Buyer agrees to reasonably cooperate, at no out-of-pocket cost to Buyer, with Seller to allow Seller to take advantage of a tax free exchange under Section 1031 of the Internal Revenue Code, provided that such cooperation shall not result in a delay in Closing.

20. Assignment. Seller shall have the right to assign its rights and obligations under this Agreement to any entity to which it transfers the Property prior to Closing, provided such entity assumes Seller's obligations under this Agreement and thereafter notice of such assignment is given to Buyer. Buyer shall not have the right to assign, transfer or convey any of its rights, interests or obligations under this Agreement to any other person or entity, without Seller's prior written consent, which consent may be withheld in is sole and absolute discretion. Notwithstanding the foregoing, it is expressly understood and agreed that at any time prior to the Closing, Buyer may, without the prior consent of Seller, assign or otherwise transfer this Agreement (i) to any entity that may (as a result of consolidation, merger, restructuring or reorganization of Buyer into or with any other entity, or by acquiring all or substantially all of Buyer's stock or assets) succeed to the business carried on by Buyer; or (ii) to any parent, subsidiary or affiliate entity of Buyer or such to be formed Entity for the sole purpose of completing this Project. Furthermore, notwithstanding anything contained in this Agreement to the contrary (a) any sale or issuance of Buyer's stock in connection with a private or public offering, or (b) any transfer of the outstanding voting stock of Buyer registered under applicable securities laws that are traded on a recognized national securities exchange or over-the-counter shall not require Seller's consent.

21. Applicable Law. This agreement shall be governed by and construed in accordance with the substantive laws of the State of Utah.

22. Attorney's Fees. In any litigation, or other legal proceeding which may arise between the parties hereto, the prevailing party shall be entitled to recover its costs and reasonable attorney's fees in addition to any other relief to which such party may be entitled.

23. Headings. Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this agreement.

24. Binding Effect. This agreement shall be binding upon and shall inure to the benefit of the parties hereto and their successors and assigns.

25. Counterparts. This agreement may be executed in any number of counterparts or may be, where the same are not required, certified or otherwise delivered without the testimonium

clause and signatures; each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one agreement.

26 Severability. In case any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

27. Survival. All representations, warranties, and obligations of the parties contained in this agreement shall survive the closing of the transaction contemplated by this agreement.

28. Computation of Time. In computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or any other date that the United States Postal Service does not make regular delivery of first-class mail, in which event the period shall be postponed to the next business day thereafter. The final day of any such period shall be deemed to end at 5:00 o'clock p.m. (Central Time). Any and all references in this Agreement to time periods which are specified by reference to a certain number of days refer to calendar days, unless "business days" is otherwise expressly provided. For purposes of this Agreement, a "business day" is any day on which the United States Postal Service does make regular delivery of first-class mail.

29. Time of Essence. Time is of the essence in the performance of this Agreement.

30. Acceptance. The offer contained herein shall remain open and subject to acceptance by Seller on or before 5:00 P.M., Central time, November 18, 2022, unless sooner revoked in writing by Buyer or rejected by Seller. The acceptance of Seller shall be noted below by its endorsement of this agreement with delivery personally to Buyer. Failure of Seller to transmit acceptance, if any, within the time specified above shall terminate Buyer's offer herein without further action, time being the essence of this agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands effective the date and year first above written.

SELLER:

CITY OF LEHI

By _____
Its _____

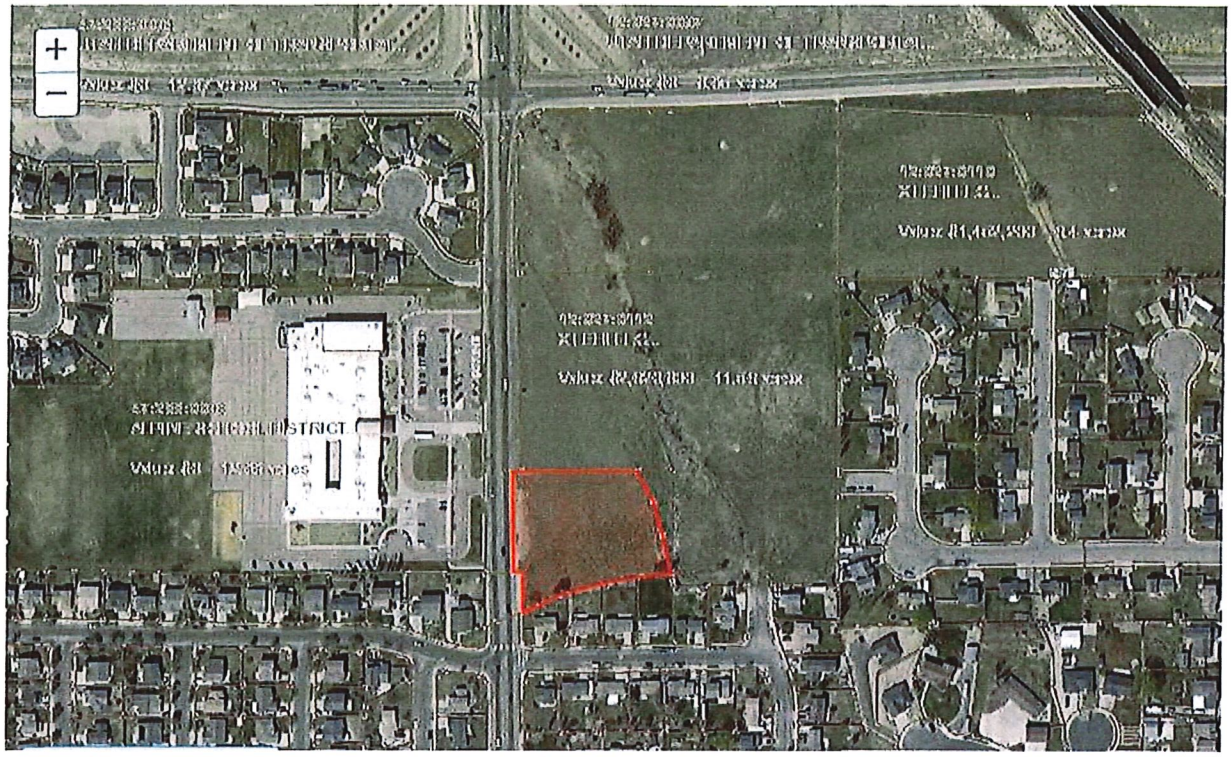
BUYER:

CAPITAL REAL ESTATE, INC.

By _____
Allison F. Morgan, Vice President

EXHIBIT A
Description of the Property

City-owned parcel east of North Point
Elementary School.



Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: December 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution 2022-98 approving and amended Development Agreement between Sanctuary at Lehi, The SNF at the Ridge, Lehi Pointe, and Lehi City.

Suggested Action:

Attachments:

Res 2022-98.docx

Agreement-First Amendment to East Development Agreement (SALT).docx

LEHI CITY

RESOLUTION NO. 2022-98

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 February 8, 2022, the City Council approved a development agreement which the parties now desire to amend;

WHEREAS, on December 13, 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 amendment and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 13th day of December, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

FIRST AMENDMENT
TO DEVELOPMENT AGREEMENT FOR THE EAST PROJECT

This **FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE EAST PROJECT** ("**Amendment**") is made and entered into as of November ____, 2022 ("**Amendment 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**"); THE SNF AT THE RIDGE, L.C., a Utah limited liability Company ("**SNF**"); and LEHI POINTE, L.L.C., a Utah limited liability company. The City, SNF, SALT, and Lehi Pointe are hereinafter referred to individually as a "**Party**" and collectively as the "**Parties**."

RECITALS:

A. The City, SALT, SNF, and Lehi Point are parties to that certain Development Agreement for the East Project dated effective as of March 10, 2022 (the "**Agreement**"). Capitalized terms used in this Amendment and not defined in this Amendment shall have the meanings given to such terms in the Agreement.

B. The City, SALT, Lehi Pointe, Hospital, and certain other parties are in the process of negotiating a Hospital Development Agreement (the "**Hospital DA**"), which will, among other things, require the Hospital to convey certain parcels to the City as required by Section 1.8(a) of the Agreement.

C. The Agreement, among other things, provides that prior to scheduling a pre-construction meeting for the East Project, (i) SALT will contribute certain water rights (collectively, "**Water Rights**") to the City as required by Section 1.3 of the Agreement, (ii) Hospital will convey certain parcels to the City as provided in Section 1.8(a) of the Agreement, and (iii) Lehi Pointe will convey the UTA Parcel to the City as provided in Section 1.8(b) of the Agreement.

D. SALT has complied with the requirement in Recital C(i) above, but the requirements in Recitals C(ii) and (iii) above (collectively, the "**Remaining Conditions**") will be satisfied only when the Hospital DA will be finalized and executed by all parties thereto.

E. The Parties desire to amend the Agreement to allow SALT and the City to conduct a pre-construction meeting for the SALT Property prior to the satisfaction of the Remaining Conditions, subject to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals**. The above-referenced Recitals, including all defined terms set forth therein, are incorporated herein by this reference.

2. **Hospital DA**. The Parties agree that the activities described in the next sentence may occur prior to the execution of the Hospital DA and the satisfaction of the Remaining Conditions. Immediately following the Amendment Effective Date, (i) SALT and the City will have the right to schedule and conduct a pre-construction meeting for the SALT Property, (ii)

SALT will have the right to apply for and obtain a building permit with respect to the SALT Property, provided that all other City requirements for a building permit are satisfied, and (iii) SALT will have the right to commence and continue construction of the SALT Property through footings and foundations, underground utilities and concrete superstructure. No further building permits will be issued and no further work will be done until the Remaining Conditions have been completed.

3. **Successors and Assigns**. The provisions of the Agreement, as amended, are binding upon and shall inure to the benefit of the Parties and their respective successors and permitted assigns.

4. **Amendment Controls**. Except as specifically provided herein, the terms and conditions of the Agreement shall remain in full force and effect. If any provision of the Agreement is in conflict with any provisions of this Amendment, the terms of this Amendment shall control.

5. **Counterparts**. This Amendment may be executed in any number of counterparts, each of which will be an original but all of which will constitute one and the same instrument. Electronic and scanned signature pages will be acceptable and shall be conclusive evidence of execution.

[signature pages follow]

IN WITNESS WHEREOF, this Amendment has been executed as of the date and year first above written.

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 _____, 2022 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 _____, 2022, 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 _____, 2022, 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 _____, 2022, 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 _____, 2022, 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

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: December 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-97 approving an agreement between Lehi City and BD Bush Excavation for the construction of pressure irrigation and storm drain improvements.

Suggested Action:

Attachments:

REs 2022-97.docx

Agreement-PI Improvements (300 East PI and Storm Drain Replacement).docx

LEHI CITY

RESOLUTION NO. 2022-97

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT BETWEEN LEHI CITY AND BD BUSH EXCAVATION INC. FOR THE CONSTRUCTION OF PRESSURE IRRIGATION AND STORM DRAIN IMPROVEMENTS

WHEREAS, Lehi City ("City") needs to construct pressure irrigation and storm drain improvements at 300 East from 300 North to 500 North;

WHEREAS, Lehi City selected BD Bush Excavation Inc. to perform the work;

WHEREAS, on December 13, 2022, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Agreement with BD Bush Excavation Inc.; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Agreement 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 them effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 13th day of December, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit “A”

AGREEMENT FOR THE CONSTRUCTION OF
PRESSURE IRRIGATION AND STORM DRAIN IMPROVEMENTS

THIS AGREEMENT FOR THE CONSTRUCTION OF PRESSURE IRRIGATION and STORM DRAIN IMPROVEMENTS ("Agreement") is made and entered into and effective as of the date the last party signs below ("Effective Date") by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and BD Bush Excavation Inc. 14676 South 855 West Bluffdale, Ut 84065 ("Contractor").

WHEREAS, City desires to contract for the construction of pressure irrigation and storm drain improvements at 300 East from 300 North to 500 North (the "Work"); and

WHEREAS, Contractor submitted a bid which City determined to be the lowest responsive and most responsible bid ("Bid") and the City desires to contract with Contractor to perform the Work;

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

1. Scope of Work. City hereby hires Contractor and Contractor agrees to be bound to the City to perform the Work as described in the Description of the Work, and the Contractor's Bid both all of which are referred to as the "Contract Documents" attached as Exhibit A and by this reference are incorporated herein and made a part hereof.

2. Term. This Work shall commence immediately upon the Effective Date. The Work shall be completed no later than March 1, 2023.

3. Payment. City shall pay Contractor a total of $388,888.00 ("Payment"), which price shall not be exceeded without prior written approval as described in this Agreement.

4. Changes in Performance. All changes in performance of this Agreement shall be described in detail on a change order request form, provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance. Contractor shall not be entitled to any additional consideration for changes in performance which were not authorized as contemplated by this section, nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like.

5. Withholding Payment for Defective Performance. The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the Payment to the extent that the City reasonably determines such withholding is

necessary to protect itself from loss or liability on the account of defective or incomplete performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.

6. Termination and Non-Appropriation. The City may terminate this Agreement at any time if, in the sole discretion of the City, Contractor's performance under this Agreement is unsatisfactory, Contractor fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein, or Contractor has otherwise materially breached this Agreement.

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

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

   6.3 Any Work which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause, then subsequently requests Contractor to recommence its performance of the scope of service after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto.

   If City terminates this Agreement without cause, Contractor shall be paid a pro rata portion of the Payment for the reasonable value of the Work that Contractor has completed or performed prior to the date of termination.

   6.4 If the Lehi City Council decides not to appropriate a sufficient amount of resources

to fund the consideration payment, this Agreement shall be void and of no further force or effect. In the event of such non-appropriation of resources, the City shall be relieved of all its obligations contemplated by this Agreement, including but not limited to the Payment.

7. Taxes.

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

8. Indemnification and Insurance.

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

8.2 Contractor, at its own expense, shall provide for the payment of workers' compensation benefits to its employees employed on or in connection with the performance of this Agreement, and in accordance with applicable State and Federal laws.

8.3 Contractor, at its own expense, shall maintain comprehensive general liability insurance in amounts including but not limited to $1,000,000 per occurrence and $3,000,000 general aggregate.

8.4 Contractor, at its own expense, shall maintain automobile public liability insurance with bodily injury and death limits of at least $250,000 for any one person, and $500,000 for any one occurrence, and a property damage limit per occurrence of $250,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain automobile public liability insurance in amounts satisfying applicable Utah law.

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

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

9. Performance and Warranty Bonds or Letters of Credit.

9.1 Prior to commencing work on the Scope of Service, Contractor must provide the City with a performance bond/performance letter of credit in the amount of the Payment. The completed performance bond/performance letter of credit is attached hereto as Exhibit B. In the event that Contractor fails to provide a performance bond/performance letter of credit within 10 days of the Effective Date, this Agreement shall be void.

9.2 The purpose of the performance bond/performance letter of credit is to guarantee the proper completion by Contractor of the Work as contemplated by this Agreement.

9.3 The performance bond/performance letter of credit shall remain valid until the City approves of and accepts the Work, as set forth in Section 9.6.

9.4 Prior to the City's approval and acceptance of the Work, Contractor must provide the City with a warranty bond/warranty letter of credit in the amount of 10% of the Payment. The completed warranty bond/warranty letter of credit is attached as Exhibit C.

9.4.1 The purposes of the warranty bond/letter of credit is to guarantee that the Work:

(A) complies with this Agreement; and

(B) will not fail in any material respect as a result of poor workmanship or materials within the Warranty Period.

9.5 The warranty bond/warranty letter of credit shall remain valid for the entire Warranty Period.

9.6 Approval and acceptance of the Work shall be deemed to have occurred when each of the following events have been satisfied:

(A) Contractor provides written notice to the City that Contractor considers the Work to be complete.

(B) The City provides written approval and acceptance of the Work, or fails to provide a written response to Contractor, within thirty (30) days after receiving the notification contemplated by Section 9.6(A), indicating the additional work which the City considers incomplete pursuant to this Agreement.

10. Authority. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents and has authority to enter into this Agreement on behalf of the party.

11. Attorneys' Fees and Costs. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

12. Non-Waiver. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

13. Binding Effect. This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, and assignees.

14. Assignment. Neither party may assign this Agreement nor delegate any responsibilities under this Agreement without prior written consent. Any purported assignment or delegation in violation of this Section without prior written consent from the non-assigning party, shall be void and will be considered a material breach of this Agreement.

15. Amendments. This Agreement may not be modified, amended, or terminated, except by an instrument in writing.

16. Time. Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.

17. Force Majeure. Neither party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, pandemics, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180 days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party.

18. Severability. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

19. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Utah.

20. Entire Agreement. All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.

[*signature page follows*]

Dated the _____ day of _____, 2022.

BD Bush Excavation Inc.

_____
By:
Its:

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this _____ day of _____, 2022, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ BD Bush Excavation Inc. and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board) and said _____ acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

_____
(notary signature)

Dated the _____ day of _____, 2022.

Lehi City Corporation

_____
Mayor Mark Johnson

Attest:

_____
Teisha, Wilson, City Recorder

EXHIBIT A – Contract Documents

Description of the Work

The Work includes but is not limited to removing 1114 linear feet of the existing pressure irrigation piping and replacing it with 8" Diameter C900 DR 18 Purple pipe and install 861 linear feet of 24" concrete storm drainpipe with new 5' manholes. The contractor shall sawcut the existing pavement at the edges of all excavation trenches, the contractor shall import bedding material conforming with city standards. The contractor shall also provide class A1a backfill material conforming with city standards including lawfully disposing of non-suitable native materials. The contractor shall be responsible for all traffic control, including submitting a traffic control plan to the City for approval prior to starting work at the site. The contractor shall furnish and install the necessary fittings for the project including 8" gate valves and all valve boxes and connections. The contractor shall reconnect the existing polyethylene service lines and replace any existing galvanized service lines with purple pipe polyethylene service lines. The contractor shall install metered connections on all existing irrigation services. The contractor shall complete all of the mobilization, traffic control, sawcutting, excavation, bedding, backfill, connections, appurtenances, lawful disposal of spoils materials, asphalt pavement, site restoration and all other work required for a complete, functional, and finished project.

EXHIBIT B – Performance/Payment Bond

EXHIBIT C – Warranty Bond

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: December 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-96 approving an agreement between Lehi City and S&L Inc for the construction of asphalt trail and concrete work at Pilgrim's Landing.

Suggested Action:

Attachments:

Res 2022-96.docx

S&L Pilgrim's Landing.pdf

LEHI CITY

RESOLUTION NO. 2022-96

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT BETWEEN LEHI CITY AND S&L INC. FOR THE CONSTRUCTION OF ASPHALT TRAIL AND CONCRETE WORK

WHEREAS, Lehi City ("City") needs to construct asphalt trial and concrete work at Pilgrim's Landing

WHEREAS, Lehi City issued RFP 2022-17 and awarded the project to S&L Inc. to perform the work;

WHEREAS, on December 13, 2022, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Agreement with S&L Inc.; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Agreement 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 them effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 13th day of December, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit “A”

AGREEMENT FOR PILGRIM'S LANDING ASPHALT TRAIL AND CONCRETE WORK

THIS AGREEMENT FOR PILGRIM'S LANDING ASPHALT TRAIL AND CONCRETE WORK ("Agreement") is made and entered into and effective as of the date the last party signs below ("Effective Date") by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and S&L Inc., 935 West Center St., Lindon, Utah 84042 ("Contractor").

WHEREAS, City desires to contract for the construction of asphalt trail and concrete work at Pilgrim's Landing as described in the City's RFP No. 2022-17 and Contractor's Response (the "Work"); and

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

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

1. **Scope of Work**. City hereby hires Contractor and Contractor agrees to be bound to the City to perform the Work as described in RFP No. 2022-17 (including all addendums), the Contractor's "Lehi Asphalt Trail Proposal", and Contractor's "Bid Summary Sheet" all attached hereto as Exhibit A, and all of which are referred to as the "Contract Documents" and by this reference are incorporated herein and made a part hereof.

2. **Term**. This Work shall commence immediately upon the Effective Date. The Work shall be completed no later than May 1, 2023.

3. **Payment**. City shall pay Contractor a total of One Hundred Sixty-Four Thousand Two Hundred and Fifty-Five Dollars ($164,255.00) ("Payment"), which price shall not be exceeded without prior written approval as described in this Agreement.

4. **Changes in Performance**. All changes in performance of this Agreement shall be described in detail on a change order request form, provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance. Contractor shall not be entitled to any additional consideration for changes in performance which

were not authorized as contemplated by this section, nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like.

5. **Withholding Payment for Defective Performance**. The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of defective or incomplete performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.

6. **Termination and Non-Appropriation**. The City may terminate this Agreement at any time if, in the sole discretion of the City, Contractor's performance under this Agreement is unsatisfactory, Contractor fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein, or Contractor has otherwise materially breached this Agreement.

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

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

   6.3 Any Work which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and

tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause, then subsequently requests Contractor to recommence its performance of the scope of service after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto.

If City terminates this Agreement without cause, Contractor shall be paid a pro rata portion of the Payment for the reasonable value of the Work that Contractor has completed or performed prior to the date of termination.

6.4 If the Lehi City Council decides not to appropriate a sufficient amount of resources to fund the consideration payment, this Agreement shall be void and of no further force or effect. In the event of such non-appropriation of resources, the City shall be relieved of all of its obligations contemplated by this Agreement, including but not limited to the Payment.

7. **Taxes**.

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

8. **Indemnification and Insurance**.

8.1 Contractor shall be solely responsible for any damage or injury which it, or its employees, agents, subcontractors, independent contractors, and the like may cause in the performance of this Agreement. Consequently, to the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the City, any subsidiary or affiliate of the City, and its past, present and future agents, representatives, and employees from and against all claims, damages, lawsuits, losses, liabilities, liens, cost, citations, penalties, fines and expenses, including but not limited to attorneys' fees, arising out of or resulting from Contractor's performance of this Agreement, provided that such claims, damages, losses, liabilities, liens, costs, citations, penalties, fines, and expenses are caused in whole or in part by any negligent, grossly negligent, reckless, or intentional act or omission attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by Contractor or any subcontractor, or any party for whose acts Contractor may be liable, regardless of whether liability is imposed upon such party. Such

obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which may otherwise exist in favor of the City. In any and all claims against the City, or any subsidiary or affiliate, or any of its past, present or future agents, representatives, or employees, by Contractor, or its current or former employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by the amount or types of damages, compensations, or benefits payable by or for Contractor, or any subcontractor, worker's compensation acts, disability benefit acts, or other employee benefit acts.

8.2 Contractor, at its own expense, shall provide for the payment of workers' compensation benefits to its employees employed on or in connection with the performance of this Agreement, and in accordance with applicable State and Federal laws.

8.3 Contractor, at its own expense, shall maintain comprehensive general liability insurance in amounts including but not limited to $1,000,000 per occurrence and $3,000,000 general aggregate.

8.4 Contractor, at its own expense, shall maintain automobile public liability insurance with bodily injury and death limits of at least $250,000 for any one person, and $500,000 for any one occurrence, and a property damage limit per occurrence of $250,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain automobile public liability insurance in amounts satisfying applicable Utah law.

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

8.6 All insurance required by this Agreement, with the exception of worker's compensation and employer's liability policies, shall include the City, its directors, officers, agents, and employees as additional insured persons with

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

9. **Performance and Warranty Bonds or Letters of Credit.**

9.1 Prior to commencing work on the Scope of Service, Contractor must provide the City with a performance bond/performance letter of credit in the amount of the Payment. The completed performance bond/performance letter of credit is attached hereto as Exhibit B. In the event that Contracor fails to provide a performance bond/performance letter of credit within 20 days of the Effective Date, this Agreement shall be void.

9.2 The purpose of the performance bond/performance letter of credit is to guarantee the proper completion by Contractor of the Work as contemplated by this Agreement.

9.3 The performance bond/performance letter of credit shall remain valid until the City approves of and accepts the Work, as set forth in Section 9.6.

9.4 Prior to the City's approval and acceptance of the Work, Contractor must provide the City with a warranty bond/warranty letter of credit in the amount of 10% of the Payment. The completed warranty bond/warranty letter of credit is attached as Exhibit C.

9.4.1 The purposes of the warranty bond/letter of credit is to guarantee that the Work:

(A) complies with this Agreement; and

(B) will not fail in any material respect as a result of poor workmanship or materials within the Warranty Period.

9.5 The warranty bond/warranty letter of credit shall remain valid for the entire Warranty Period.

9.6 Approval and acceptance of the Work shall be deemed to have occurred when each of the following events have been satisfied:

(A) Contractor provides written notice to the City that Contractor considers the Work to be complete.

(B) The City provides written approval and acceptance of the Work, or fails to provide a written response to Contractor, within thirty (30) days after receiving the notification contemplated by Section 9.6(A), indicating the additional work which the City considers incomplete pursuant to this Agreement.

10. **Authority**. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents and has authority to enter into this Agreement on behalf of the party.

11. **Attorneys' Fees and Costs**. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

12. **Non-Waiver**. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

13. **Binding Effect**. This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, and assignees.

14. **Assignment**. Neither party may assign this Agreement nor delegate any responsibilities under this Agreement without prior written consent. Any purported assignment or delegation in violation of this Section without prior

written consent from the non-assigning party, shall be void and will be considered a material breach of this Agreement.

15. **Amendments**. This Agreement may not be modified, amended, or terminated, except by an instrument in writing.

16. **Time**. Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.

17. **Force Majeure**. Neither party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, pandemics, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180 days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party.

18. **Severability**. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

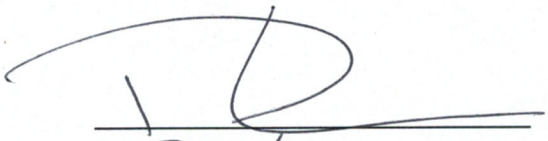
19. **Governing Law**. This Agreement shall be construed in accordance with the laws of the State of Utah.

20. **Entire Agreement**. All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.

[*signature page follows*]

Dated the 5 day of DECEMBER, 2022.

S&L Inc.



By: DUSTIN LARSEN
Its: VP

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this ____ day of _____, 2022, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of S&L Inc. and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board) and said _____ acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

_____
(notary signature)

Dated the ____ day of _____, 2022.

Lehi City Corporation

_____
Mayor Mark Johnson

Attest:

_____

Teisha, Wilson, City Recorder

EXHIBIT A – Contract Documents

EXHIBIT B – Performance Bond

EXHIBIT C – Warranty Bond

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: December 13, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #69-2022 the Smart Cookies Academy General Plan Amendment, changing the designation from VLDRA (very low-density residential agriculture) to NC (neighborhood commercial) on 2-acres located at 1910 West 900 North.

Suggested Action:

Attachments:

CC Staff Report Smart Cookies Academy General Plan Amendment 12.13.22.docx

Smart Cookies Acadamy General Plan Amendment DRC 10.26.22.docx

Ord 69-2022.docx

narrative.pdf

Smart Cookies Academy General Plan Amendment 10.26.22.pdf

Smart Cookies Aerial.pdf

Smart Cookies GP.pdf

Smart Cookies Zoning.pdf

SMART COOKIES ACADEMY GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Jamie Barnes		
Meeting Date	December 13, 2022		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	1910 West 900 North		
Acreage	2.06-acres		
Existing Zoning	RA-1/A-1		
Existing General Plan Land Use Designation	VLDRA		
Proposed Land Use Designation	NC (Neighborhood Commercial)		
Existing Land Use	Private Educational School		
Adjacent Zoning and Land Use	*North*	RA-1	Colony Point Plat A Subdivision
	South	TH-5	Single family residential
	East	RA-1/A-1	Colony Point Plat C/Peterson Estates Plat A Subdivisions
	West	A-1	Paul Peterson Subdivision
Date of DRC Review	October 26, 2022		
Date of Planning Commission Review	November 17, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval

The Planning Commission should consider the following factors, among others, when reviewing a General Plan amendment:

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

PROPERTY HISTORY

March 13, 1992 – This property was annexed as part of the Paul Peterson Addition.

November 9, 2017 – A conditional use site plan for Alpine Valley Academy was approved by the Planning Commission.

Chapter 5- Table 05-030-A

USE	DISTRICT											
	TH-5	A-5	A-1	RA-1	R-1-22	R-1-15	R-1-12	R-1-10	R-1-8/ R-1-Flex	R-2	R-2.5	R-3
Animal Rights - Category 3 [See Sec.12-120(D)]	P[1]	P	P	P	P	C[2]	C[2]					
Animal Rights - Category 4 [See Sec.12-120(D)]	P[1]	P	P	P	P	P	P	P	P	P	P	P
Assisted Living Facility											C	C
Bed and Breakfast		C	C	C								
Beekeeping [See Sec. 12-120(E)]	P[1]	P	P	P	P	P	P	P	P	P	P	P
Cannabis Production Establishment			P									
Child Daycare (commercial)										C	C	C

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Strategy 1:

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

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

NEIGHBORHOOD COMMERCIAL (NC)

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





VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

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

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

REPORT ANALYSIS

The applicants requests approval of the Smart Cookies General Plan Amendment from Very Low-Density Residential Agriculture (VLDRA) to Neighborhood Commercial (NC) on 2.06-acres located at 1910 West 900 North. Part of the reason for the request is that the A-1 and RA-1 zones do not allow for a commercial daycare. Those zones do allow for a more limited version as a home occupation business, but the number of anticipated children exceeds what would be allowed as part of a home occupation.

The applicant's narrative states their plan if the General Plan amendment is approved would be to convert the existing building that was previously used as a small private school into a daycare. They feel the change in use from a small private school to a daycare is comparable in terms of the intensity of the use of the property. They feel that the use would comply with the Neighborhood Commercial zone and be compatible with the surrounding residential homes, church, future tennis and pickleball facility, and two nearby schools.

The DRC had one comment on the proposed General Plan amendment which stated the following:
1. If any remodeling is done, it will require a building permit.

Please consider the DRC comment in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on November 17, 2022. The minutes and motion from this meeting are as follows:

3.6) Public hearing and recommendation of Jamie Barnes' request for review of the Smart Cookies Academy General Plan Amendment, changing the designation from VLDRA (very low-density residential agriculture) to NC (neighborhood commercial) on 2-acres located at 1910 West 900 North.
Brittney Harris presented information on the agenda item.

The applicant, Jamie Barnes and Tory Deckly, were present. They run an in home day care and have operated for 18 years. They would like to expand the daycare. The infrastructure is already established. The home will be occupied as a daycare only. The applicants have a bus. There is a pickup/drop off lane. Parents can drop their kids off and pick them up without having to leave their vehicles. They typically avoid high traffic due to when the children are dropped off and picked up. Hours of operation are anticipated 8:00AM to 6:00PM.

Brittney stated it is a state requirement that schools can go anyway, public and charter.

Commissioner Nielsen opened the public hearing.

Samantha Proctor – Lives across the street from Jamie Barnes'. She feels like they are trusting people to take her children too. She wanted to speak to their character and the use. They are respectful to her property. She thinks the property they are requesting will be a great area.

Mark Cluff – Is the owner of the existing property. With his age he can no longer maintain the academy. He would like it to go to someone who can help children. Education is important to him. The property is legal, and a business was run out of it at one time. Converting it back to residential would be out of his price range.

Janie Finess – Had questions about how many children would be attending. If there would be adequate parking if there would be events. If it is converted into a commercial property what would happen to the property. Would it be LDR or stay the NC.

Matthew Jorgenson – Had been helping the landlord and can address parking and traffic. There is some traffic, but it hasn't been an issue, especially with the turnaround on their property. Because of traffic the daycare will help minimize this due to people needing the facility.

Commissioner Nielsen closed the public hearing.

Commissioner Nielsen re-opened public hearing.

Mr. Bishop is opposed to the item.

Commissioner Nielsen closed the public hearing.

Brittney Harris clarified that a lot by lot, parcel by parcel evaluation was not done when the General Plan Amendment was completed. Public input is helpful when an amendment is being done.

Motion: Commissioner Jackson moved to send of positive recommendation of **Jamie Barnes' request for review of the Smart Cookies Academy General Plan Amendment, changing the designation from VLDRA (very low-density residential agriculture) to NC (neighborhood commercial) on 2-acres located at 1910 West 900 North**; including all DRC comments and findings stated in the report. Noting there is positive support from the community. Commissioner Britton seconded. Newall and Everett opposed. (5-2)

Vote: Commissioner Nielsen, yes; Commissioner Everett, no; Commissioner Britton, yes; Commissioner Bunker; yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, no. The vote passed 5 – 2.

Smart Cookies Academy General Plan Amendment
DRC Redline Comments

Jamie Barnes- requests review of the Smart Cookies Academy General Plan amendment, changing the designation from VLDRA to NC on 2-acres located at 1910 West 900 North.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Matthew Jorgensen, Jamie Barnes, Tori
Date of Plans Reviewed: 10/18/22
Time Start: 3:05 pm
Time End: 3:06 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg/Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections:
1. If any remodeling is done, it will require a building permit.

Jacob – Public Works: No comments
Ross – Engineering: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 17, 2022.

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

ORDINANCE NO: 69-2022

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP AT 1910 WEST 900 NORTH

WHEREAS, on December 13, 2022, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on November 17, 2022, to review and make a recommendation on the General Plan Amendment located at 1910 West 900 North changing the land use designation from Very Low Density Residential Agriculture (VLDRA) to Neighborhood Commercial (NC), as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on December 13, 2022, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Very Low Density Residential Agriculture (VLDRA) to Neighborhood Commercial (NC).

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject property from VLDRA to NC. The total amendment will include 2-acres of property located at 1910 West 900 North, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 69 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 13th day of December 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Exhibit A

Legal Description

LOT 305, PLAT C, COLONY POINTE SUBDV. AREA 2.060 AC.

Submittal Requirements

Description of the specific amendment to the general plan which addresses the following issues.

1.

a.) Reason and justification for the proposed amendment:: The current General plan zoning for the said property is Very Low Density Residential Agriculture. We are requesting the amendment because our business, a preschool and out of school program, is not permitted in this zoning. The nature of the established building on the property has been converted to a small private school. Our business is comparable and compatible with the same type of operation.
The Seller: Mr. Cluff, has a permit to operate his private school on the current property. As this home has already been converted into a school, with sprinkling fire alarm and system, bathrooms re-designed, a parking lot on the premises, etc. using this property for our business of all day preschool and out of school program will operate similarly to the previous private school. If this property were to be used again as a private residence, there would be substantial and costly remodeling necessary to remove the parking lot and fire sprinkling system alarm.

b.) Consistency of the proposed amendment with the goals and policies of the General Plan: The geographical area of this proposed amendment would retain the Very Low Density Residential Agricultural feel. There would be no additional residency to the neighborhood. The property use will remain as is, with open space, maintaining the residential area and/or hobby farm feel.

c.) Compatibility of the proposed land use with the existing land uses of nearby and adjoining properties:

There are currently two elementary schools in close proximity to the property involved in this request. Ascent Academy at 2199 West 900 North, and River Rock Elementary at 520 N 1700 West. These schools currently provide learning environments for approximately 1,700 children. Some of the children who attend these schools are and will likely become clients of our business. The nearby community is already accustomed to the population of children attending these schools.
There is an LDS church at 1998 West 900 North, indicating a compatible level of priorities and life focus for the members of the existing community population to that of the proposed use for the land. Approval of the amendment will allow us to serve local families, as well as those who work closeby.

D. The effect of the proposed amendment on the character of the surrounding area and whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for nearby or adjoining properties.

Due to varying schedules of clients, there will be little to no congestion at drop off or pick up times. These times will be scattered in the morning business hours, as well as the

afternoon, closing business hours. There will be occasional, single family drop off episodes. The proposed amendment would not unduly affect the uses of nearby and adjoining properties. The property has an existing parking lot with a turnaround absorbed into the property, which is off of the adjacent road (900 N) The natural, one directional flow into the property, circling and leading to the exit as well, will allow for the absorption of the slight increase in traffic.

e.) The gain to the public health, safety, and welfare and overall community benefit from the existing classification to the proposed amendment.

The number of homes being built in the area will likely have young families and need safe places for their children to go. Allowing this amendment will open the opportunity for our Daycare/preschool and out of school facility.to be close to homes and limit travel times for children and families. As applicants, we are long time Lehi residents who have established relationships with families in the nearby communities we reside.
The mental stress for parents to find a quality place, close to home for their children to be after school and during the summers when parents are working, is heavy. This amendment will assist in addressing that concern for parents and families in Lehi.

Home Sweet Home Smart Cookies Academy

Enrollment 70-100 Children
Ages 2.5 - 11 years old
Hours of operation: Monday - Friday, 8 am - 6 pm

Our Professional Philosophy statement

We believe young children learn through example, exploration, experiences, and taking chances. Our role is to provide information and materials which open the door to opportunities for their learning, development, and growth.

We model respectful and kind behavior, that we hope they will acquire and learn from.
As we welcome questions during play, art, exploring, and learning experiences, we facilitate more creativity and broaden their ability or see from different perspectives.

We desire to help children discover their talents and abilities, encourage them to use their talents for good, and highlight the importance of individual uniqueness in our communities, and in the world.

We hope and work to create long lasting, trusting relationships with the children we care for and their families.

We offer

- Early learning Nursery School
    - Ages 2.5-3.5 years old
- Preschool
    - Ages 3.5-4.5 years old
- PreK
    - Ages 4.5-5.5 years old
- Kindergarten
    - 5 years old before August 31 of each year
- Transportation to and from surrounding schools and our school
- Nutritious food and snacks
- Homework assistance
- Tutoring in individual subjects based on each child’s needs
- Quiet resting and reading area
- Teacher directed Scholastic curriculum throughout the day
- Self directed learning enrichment centers (adult supervised)

- Early morning explorers
    - Children between 5-11 years old
- After school camps
    - Children between 3-11 years old
- Summer camps
    - Children between 3-11 years old
- Fun and engaging learning experiences
- Outdoor games, sports, and activities
- Service projects
- Required background screenings for all teachers, staff and volunteers

Our goal is to provide a safe and relaxed atmosphere where children will foster a love to learn, serve, respect, and care for themselves and others; ask lots of questions and find lots of answers; and be recognized for their uniqueness and appreciated for their abilities and ideas. They will learn to create achievable goals, love and appreciate diversity, and gain an understanding of the importance of being a productive part of our community.
Students will enjoy healthy food and snacks, have designated homework time, fun and engaging child directed centers. We will provide designated time for outside sports and activities where children and youth can be themselves and share their creativity, talents and strengths. We hope to instill in each child the reality that they do not need to worry about making mistakes, but rather they will learn to love the process of creating, and participating, and acceptance.

We believe

- Children learn best through guided play.
- Children need and crave appropriate boundaries and consistency.
- Parents are a child's primary and most influential teachers.
- Parents should be partners in their children's educational experiences
- In teaching children to respect themselves and others, as well as others' belongings.

PreK- Monday/Wednesday/Friday
9am -11am

Preschool - Tuesday/Thursday
9am - 11am

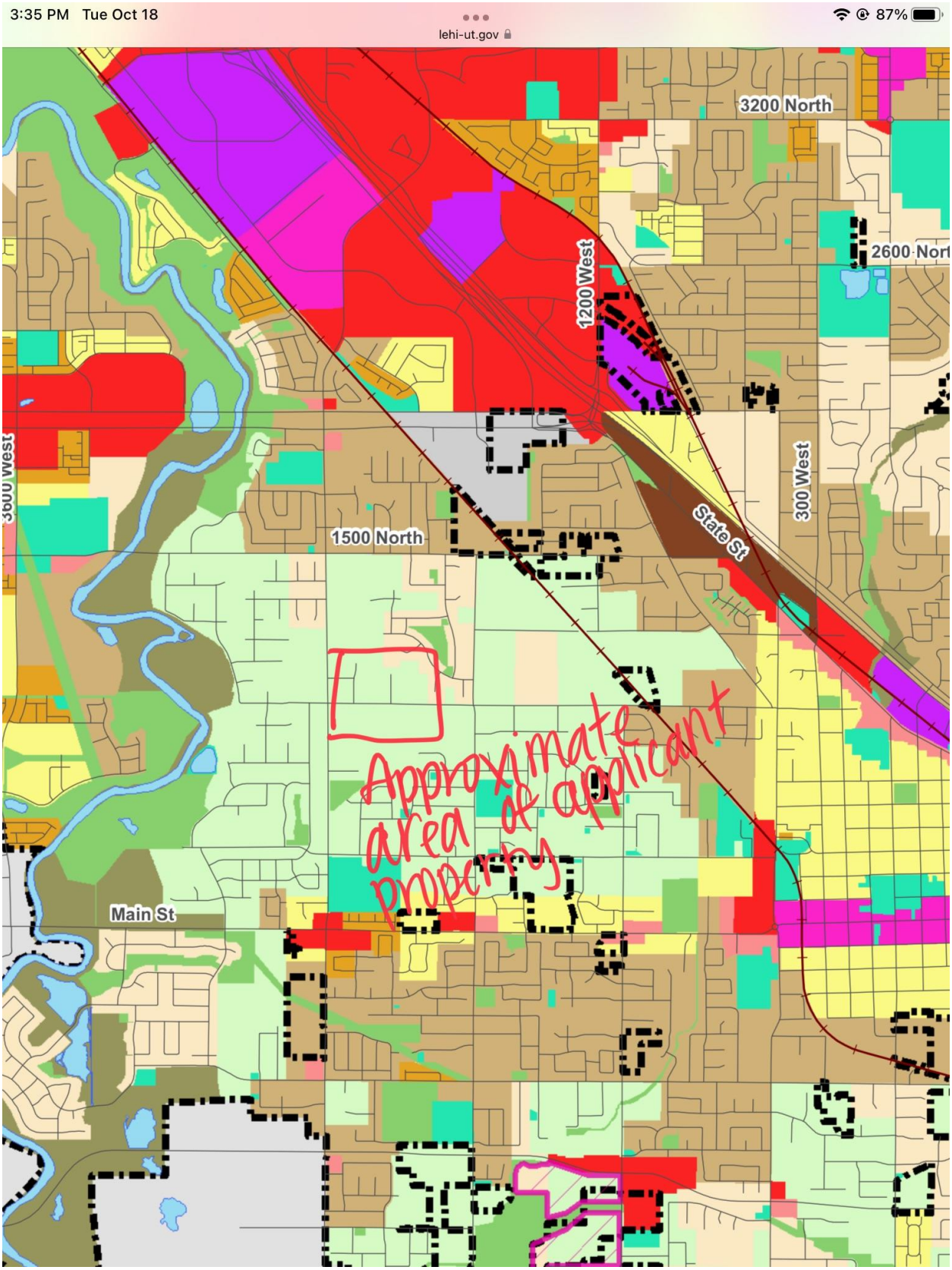
Kindergarten TBA for fall 2023

2.) MAPS

a.) Below is a satellite map of the area, including the applicant property, LDS church, Ascent Academy, and River Rock Elementary.



c.) Approximate location of the applicant property



Smart Cookies Academy General Plan Amendment

Aerial

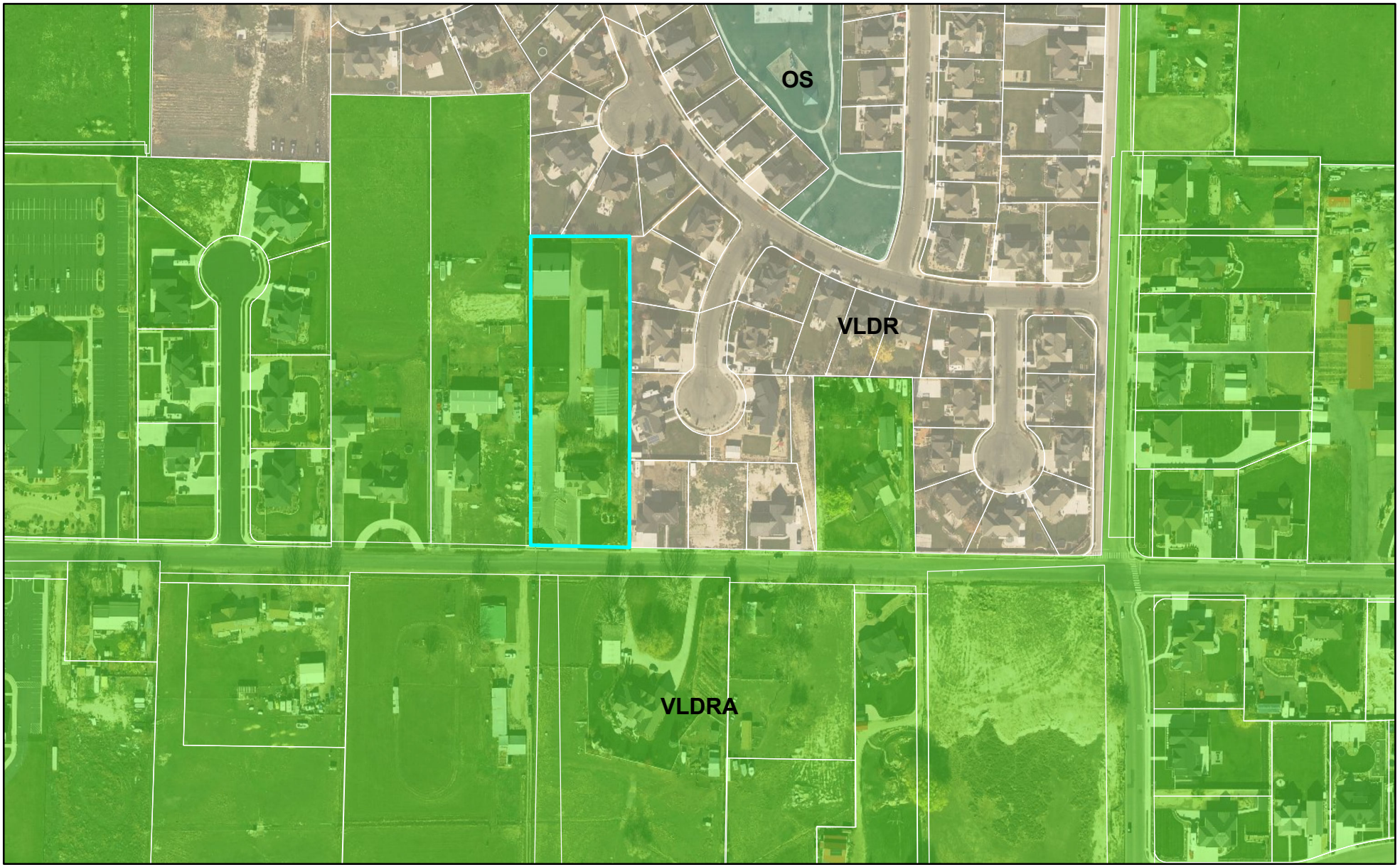


0 280 560 Feet

LEHI CITY

Smart Cookies Academy General Plan Amendment

General Plan

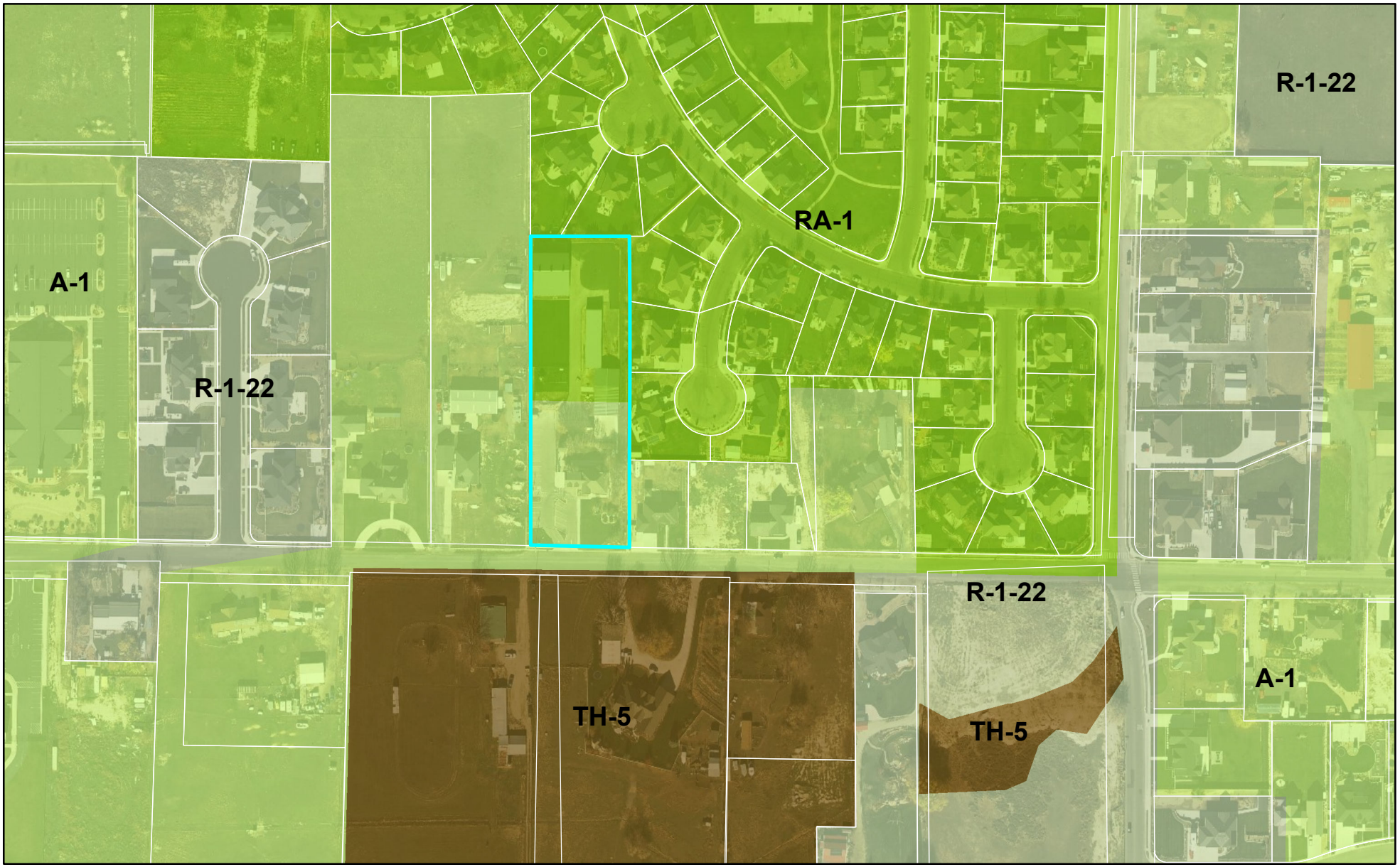


0 280 560 Feet

LEHI CITY

Smart Cookies Academy General Plan Amendment

Zoning



0 280 560 Feet

LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: December 13, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final plat approval for the Bonneville Shoreline Trail and Fox Canyon Reclamation final plat located at approximately 5275 North Fox Canyon Road.

Suggested Action:

Attachments:

CC Staff Report Bonneville Shoreline Trail and Fox Canyon Reclamation Plat 12.13.22.docx

Bonneville Shoreline Trail and Fox Canyon Reclamation DRC 11.16.22.docx

Bonneville Shoreline Trail and Fox Canyon Reclamation Plat and Plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

BONNEVILLE SHORELINE TRAIL AND FOX CANYON RECLAMATION PLAT

CITY COUNCIL REPORT

Applicant	Riverbend Management		
Meeting Date	December 13, 2022		
Requested Action/Purpose	Approval of a proposed final subdivision plat		
Location	Approximately 5275 North Fox Canyon Road		
Existing General Plan Designation	Environmentally Sensitive Area (ESA), High-Density Residential (HDR)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Dirt Access Road		
Adjacent Zoning and Land Use	*North*	PC (PF, ESA)	Water storage, power, hillside
	South	PC (ESA)	Hillside
	East	PC (LDR)	Vialetto Subdivision
	West	PC (MDR, LDR, PF)	Single family homes, undeveloped
Date of DRC Review	November 16, 2022		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	No action required
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.

APPLICABLE AREA PLAN REGULATIONS

Riverbend Area Plan Amendment.
The master transportation plan will show an all-weather access road for utility maintenance vehicles only. The 20’ wide all-weather access road will have an 8’ wide section of asphalt paving and a 12’ wide section of gravel/ all-weather access surfacing. The 8’ section of the road that is paved with asphalt will become a new section of the Bonneville Shoreline Trail. The remaining 12’ feet will be an all-access road for emergency vehicles only. Riverbed will install the 20’ wide all-weather emergency access road from the Riverbend Assisted Living parcel to Vialetto prior to the issuance of the Certificate of Occupancy of the 317-unit multifamily project.

PROPERTY HISTORY

July 26, 1997 Property came into Lehi as part of the Deerfield Annexation

January 24, 2012 City Council approved the Comprehensive Traverse Area Plan Amendment.

June 11, 2019 City Council approved the Riverbend Area Plan Amendment to the Traverse Mountain Area

REPORT ANALYSIS

The applicant requests approval of the Bonneville Shoreline Trail and Fox Canyon Reclamation Plat. This was outlined in the Riverbend Area Plan Amendment that was approved in 2019. The amendment transferred 317 residential units to the Riverbend Highway Commercial Land parcels. The amendment also included requirements for a 20-foot all-weather access road. Eight feet of it will be paved and function as part of the Bonneville Shoreline Trail, the other 12-feet will be an all-weather access material. These proposed plans meet those requirements.

The DRC reviewed the proposed plat and had seven redline comments including:

1. Show that transport trailer can access substation without high-center.
2. Developer to coordinate with Water Department with construction and payment of EDM design of drainage swale.
3. Change the name of the stub of Vialetto to something else because it will no longer connect.

Please include all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed Bonneville Shoreline Trail and Fox Canyon Reclamation Plat. Any motion should include findings. Possible findings include:

1. The proposed plat is/is not compliant with the Riverbend Amendment of the Traverse Mountain Area Plan
2. The proposed plat will provide for a connection of the Bonneville Shoreline Trail.
3. The proposed plat will provide an all weather access road to utilities and for emergency purposes.
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.

Bonneville Shoreline Trail and Fox Canyon Reclamation
DRC Redline Comments

Riverbend - requests review of the Vialetto Phase 4 - Bonneville Shoreline Trail and Fox Canyon Reclamation final plat located at approximately 5275 North Fox Canyon Road.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Jared Ford and Devin Belnap
Date of Plans Reviewed: 11/3/22
Time Start: 1:05pm
Time End: 1:28pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Some power cabinets not shown, protect in place- see C-100
2. ** Catch box labelled as F.H. (#5 PP-4)? Wash-out areas adequately redesigned?
3. Show that transport trailer can access substation without high-center.

Garion – Fire: No comments
Ryan – Water/Sewer:
4. C-100 does not show storm drain improvements. Change notes to reference correct pages.
5. Developer to coordinate with Water Department with construction and payment of EDM design of drainage swale.

Trent – Parks:
6. Provide a detail for the gates.

Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Kim – Planning:
7. Change the name of the stub of Vialetto to something else because it will no longer connect.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON DECEMBER 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.

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

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

BONNEVILLE SHORELINE TRAIL AND FOX CANYON RECLAMATION

VIALETTO WAY
LEHI , UTAH

DATE PRINTED
November 2, 2022

INDEX OF DRAWINGS

1-3	SUBDIVISION PLAT
2-3	SUBDIVISION PLAT
3-3	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	OVERALL SITE PLAN
C-200	SUBSTATION ACCESS DRIVE APPROACH
PP-1	PLAN AND PROFILE BONNEVILLE SHORELINE TRAIL
PP-2	PLAN AND PROFILE BONNEVILLE SHORELINE TRAIL
PP-3	PLAN AND PROFILE BONNEVILLE SHORELINE TRAIL
PP-4	PLAN AND PROFILE BONNEVILLE SHORELINE TRAIL
C-300	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.

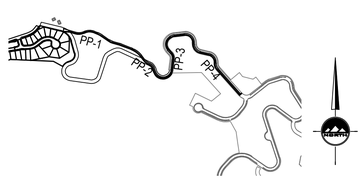
NOTICE TO DEVELOPER/ CONTRACTOR

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.

UTILITY DISCLAIMER

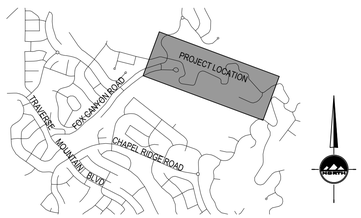
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



NO SCALE

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 = SOUTHEAST QUARTER CORNER SECTION 30, T4N, R1E, SALT LAKE BASE & MERIDIAN ELEV. = 4914.24'.

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
RIVERBEND MANAGEMENT
4609 W 65TH S
IDAHO FALLS, ID 83402
CONTACT:
DEVIN BELNAP
PHONE: 208-534-7865

BONNEVILLE SHORELINE TRAIL AND FOX CANYON RECLAMATION
VIALETTO WAY
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
11-02-2022
STATE OF UTAH

COVER

PROJECT NUMBER 5261EE
PRINT DATE 11/2/22
DRAWN BY K. QUINN
CHECKED BY J. FORD
PROJECT MANAGER J. FORD

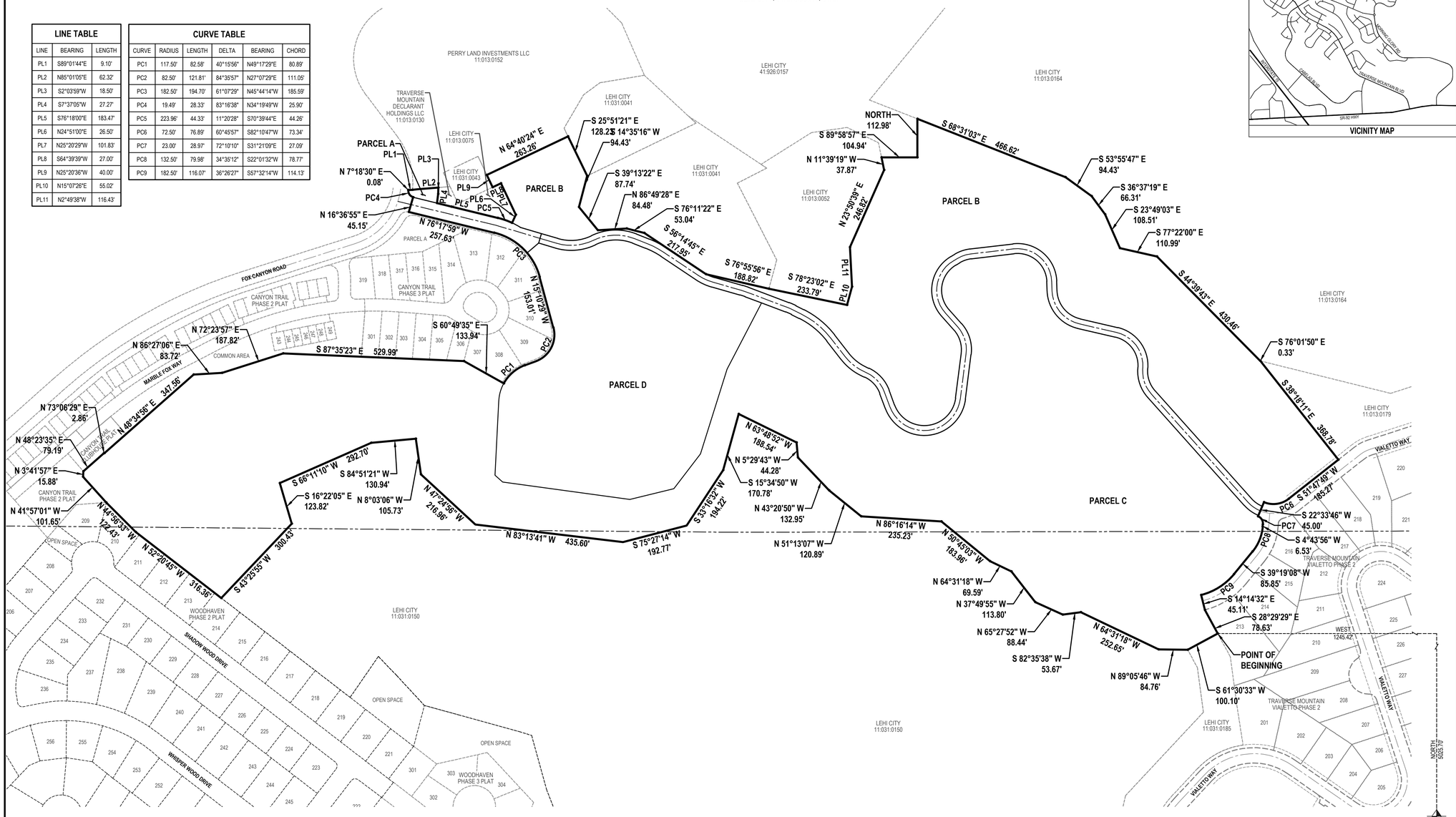
TRAVERSE MOUNTAIN VIALETTO - PHASE 4

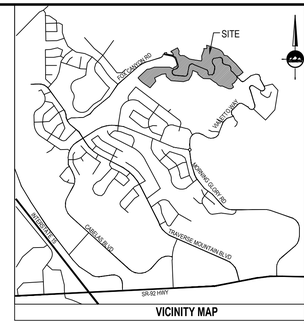
A RESIDENTIAL SUBDIVISION - FINAL PLAT

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTIONS 19
AND THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 30
TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

LINE TABLE		
LINE	BEARING	LENGTH
PL1	S89°01'44"E	9.10'
PL2	N85°01'05"E	62.32'
PL3	S2°03'59"W	18.50'
PL4	S7°37'05"W	27.27'
PL5	S76°18'00"E	183.47'
PL6	N24°51'00"E	26.50'
PL7	N25°20'29"W	101.83'
PL8	S64°39'39"W	27.00'
PL9	N25°20'36"W	40.00'
PL10	N15°07'26"E	55.02'
PL11	N2°49'38"W	116.43'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	117.50'	82.58'	40°15'56"	N49°17'29"E	80.89'
PC2	82.50'	121.81'	84°35'57"	N27°07'29"E	111.05'
PC3	182.50'	194.70'	61°07'29"	N45°44'14"W	185.59'
PC4	19.49'	28.33'	83°16'38"	N34°19'49"W	25.90'
PC5	223.96'	44.33'	11°20'28"	S70°39'44"E	44.26'
PC6	72.50'	76.89'	60°45'57"	S82°10'47"W	73.34'
PC7	23.00'	28.97'	72°10'10"	S31°21'09"E	27.09'
PC8	132.50'	79.98'	34°35'12"	S22°01'32"W	78.77'
PC9	182.50'	116.07'	36°26'27"	S57°32'14"W	114.13'





VICINITY MAP

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 VIALETTO - PHASE 4, 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 Southeast and Southwest Quarters of Section 19, the Northeast and Northwest Quarters of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Lehi City, Utah County, Utah. Subject parcel being more particularly described as follows:

Beginning at a point being North 5,025.70 feet and West 1,245.42 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 61°30'33" West 100.10 feet; thence North 89°05'46" West 84.76 feet; thence North 64°31'18" West 252.65 feet; thence South 82°35'38" West 53.67 feet; thence North 65°27'52" West 88.44 feet; thence North 37°49'55" West 113.80 feet; thence North 64°31'18" West 69.59 feet; thence North 50°43'03" West 183.96 feet; thence North 86°16'14" West 235.23 feet; thence North 51°13'07" West 120.89 feet; thence North 43°20'50" West 132.95 feet; thence North 05°29'43" West 44.28 feet; thence North 63°48'52" West 188.54 feet; thence South 15°34'50" West 170.78 feet; thence South 33°16'32" West 194.22 feet; thence South 75°27'14" West 192.77 feet; thence North 83°13'41" West 435.60 feet; thence North 47°24'56" West 216.96 feet; thence North 08°03'06" West 105.73 feet; thence South 84°51'21" West 130.94 feet; thence South 66°11'10" West 292.70 feet; thence South 16°22'05" East 123.82 feet; thence South 43°25'55" West 300.43 feet to the northeasterly boundary line of Woodhaven Phase 2 Plat; thence along said northeasterly boundary line the following two (2) courses: (1) North 52°20'45" West 316.36 feet; (2) North 44°56'33" West 122.43 feet to the northeasterly boundary line of Canyon Trail Phase 2 Plat; thence along said northeasterly boundary line the following two (2) courses: (1) North 41°57'01" West 101.65 feet; (2) North 03°41'57" East 15.88 feet to the southerly boundary line of Canyon Trail Clubhouse Plat; thence along said southerly boundary, the southerly boundary of Canyon Trail Phase 2 Plat, and the southerly, easterly, and northerly boundaries of Canyon Trail Phase 3 Plat the following thirteen (13) courses: (1) North 48°23'35" East 79.19 feet; (2) North 73°06'29" East 2.86 feet; (3) North 48°34'56" East 347.56 feet; (4) North 86°27'06" East 83.72 feet; (5) North 72°23'57" East 187.82 feet; (6) South 87°35'23" East 529.99 feet; (7) South 60°49'35" East 133.94 feet; (8) Northeasterly 82.58 feet along the arc of a 117.50 foot radius curve to the right (center bears South 60°50'29" East and the chord bears North 49°17'29" East 80.89 feet with a central angle of 40°15'56"); (9) North 69°25'27" East 34.94 feet; (10) Northeasterly 121.81 feet along the arc of a 82.50 foot radius curve to the left (center bears North 20°34'32" West and the chord bears North 27°07'29" East 111.05 feet with a central angle of 84°35'57"); (11) North 15°10'29" West 153.01 feet; (12) Northwesterly 194.70 feet along the arc of a 182.50 foot radius curve to the left (center bears South 74°49'30" West and the chord bears North 45°44'14" West 185.59 feet with a central angle of 61°07'29"); (13) North 76°17'59" West 257.63 feet; thence North 16°36'55" East 45.15 feet; thence Northwesterly 28.33 feet along the arc of a 19.49 foot radius curve to the right (center bears North 14°01'52" East and the chord bears North 34°19'49" West 25.90 feet with a central angle of 83°16'38"); thence North 07°18'30" East 0.08 feet; thence South 89°01'44" East 9.10 feet; thence North 84°09'17" East 17.53 feet; thence North 85°01'05" East 62.32 feet; thence South 02°03'59" West 18.50 feet; thence South 07°37'05" West 27.27 feet; thence South 76°18'00" East 183.47 feet; thence Southeasterly 44.33 feet along the arc of a 223.96 foot radius curve to the right (center bears South 13°40'02" West and the chord bears South 70°39'44" East 44.26 feet with a central angle of 11°20'28"); thence North 24°51'00" East 26.50 feet; thence North 25°20'29" West 101.83 feet; thence South 64°39'39" West 27.00 feet; thence North 25°20'36" West 40.00 feet; thence North 64°40'24" East 263.26 feet; thence South 25°51'21" East 128.23 feet; thence South 14°35'16" West 94.43 feet; thence South 39°13'22" East 87.74 feet; thence North 86°49'28" East 84.48 feet; thence South 76°11'22" East 53.04 feet; thence South 56°14'45" East 217.95 feet; thence South 76°55'56" East 188.82 feet; thence South 78°23'02" East 233.79 feet; thence North 15°07'26" East 55.02 feet; thence North 02°49'38" West 116.43 feet; thence North 23°50'39" East 246.82 feet; thence North 11°39'19" West 37.87 feet; thence South 89°58'57" East 104.94 feet; thence North 11°39'19" East 466.62 feet; thence South 53°55'47" East 94.43 feet; thence South 36°37'19" East 66.31 feet; thence South 23°49'03" East 108.51 feet; thence South 77°22'00" East 110.99 feet; thence South 44°39'43" East 430.46 feet; thence South 76°01'50" East 0.33 feet; thence South 38°18'11" East 368.78 feet to the westerly boundary line of Traverse Mountain Vialetto Phase 4 Subdivision; thence along said westerly boundary line the following ten (10) courses: (1) South 51°47'49" West 185.27 feet; (2) Southwesterly 76.89 feet along the arc of a 72.50 foot radius curve to the right (center bears North 38°12'11" West and the chord bears South 82°10'47" West 73.34 feet with a central angle of 60°45'57"); (3) South 22°33'46" West 45.00 feet; (4) Southeasterly 28.97 feet along the arc of a 23.00 foot radius curve to the right (center bears South 22°33'46" West and the chord bears South 31°21'09" East 27.09 feet with a central angle of 72°10'10"); (5) South 04°43'56" West 6.53 feet; (6) Southwesterly 79.98 feet along the arc of a 132.50 foot radius curve to the right (center bears North 85°16'04" West and the chord bears South 22°01'32" West 78.77 feet with a central angle of 34°35'12"); (7) South 39°19'08" West 85.85 feet; (8) Southwesterly 116.07 feet along the arc of a 182.50 foot radius curve to the right (center bears North 50°40'59" West and the chord bears South 57°32'14" West 114.13 feet with a central angle of 36°26'27"); (9) South 14°14'32" East 45.11 feet; (10) South 28°29'29" East 78.63 feet to the point of beginning. Contains 2,581,800 Square Feet or 59.270 Acres

DATE

KAREN F. WHITE
LICENSE NO. 191326

OWNER'S DEDICATION

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

TRAVERSE MOUNTAIN VIALETTO - PHASE 4

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_____.

By: _____ Its: _____

By: _____ Its: _____

By: _____ Its: _____

By: _____ Its: _____

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ the _____ of _____, LLC, in its own capacity and as the _____ of _____.

_____ Notary Public

My Commission Expires: _____ Residing at: _____

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ the _____ of _____, LLC, in its own capacity and as the _____ of _____.

_____ 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: _____ CITY ENGINEER (SEE SEAL BELOW)

ATTEST: _____ CLERK/RECORDER (SEE SEAL BELOW)

NOTES

1. SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. 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.
3. ALL LOTS BACKING THE NATURAL OPEN SPACE MEET THE INTERNATIONAL WILDLAND/URBAN INTERFACE CODE.
4. THERE ARE NO KNOWN WETLANDS OR FLOOD PLAINS.
5. THE SUBDIVISION SHALL MEET THE DETENTION REQUIREMENTS AS OUTLINED IN THE AREA PLAN. OFFSITE DETENTION IS REQUIRED.
6. DETENTION REQUIREMENTS FOR VIALETTO PHASE 4 HAS BEEN APPROVED AND ACCOUNTED FOR IN THE APPROVAL PLANS OF VIALETTO PHASE 1, 2, AND 3.
7. PARCEL A, B, AND C HEREBY DEDICATED TO LEHI CITY. SAID PARCELS TO BE MAINTAINED BY LEHI CITY.

NORTH

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

LAND USE TABLE				
PARCEL D	=	405,014 SF	9.298 AC	15.69%
ROADWAYS	=	112,631 SF	2.585 AC	4.36%
PARCEL A, B, C	=	2,064,154 SF	47.386 AC	79.95%
TOTAL AREA	=	2,581,800 SF	59.270 AC	100.00%

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT

ENSIGN ENG. LAND SURV.

MUNICIPAL ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
RESIDING IN _____ COUNTY

OWNER
RIVERBEND RESIDENTIAL, LLC
2880 NORTH 55TH WEST
IDAHO FALLS, ID 83402
801.674.9928

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 3

PROJECT NUMBER : 5260D
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/2/22

TRAVERSE MOUNTAIN VIALETTO - PHASE 4

A RESIDENTIAL SUBDIVISION - FINAL PLAT

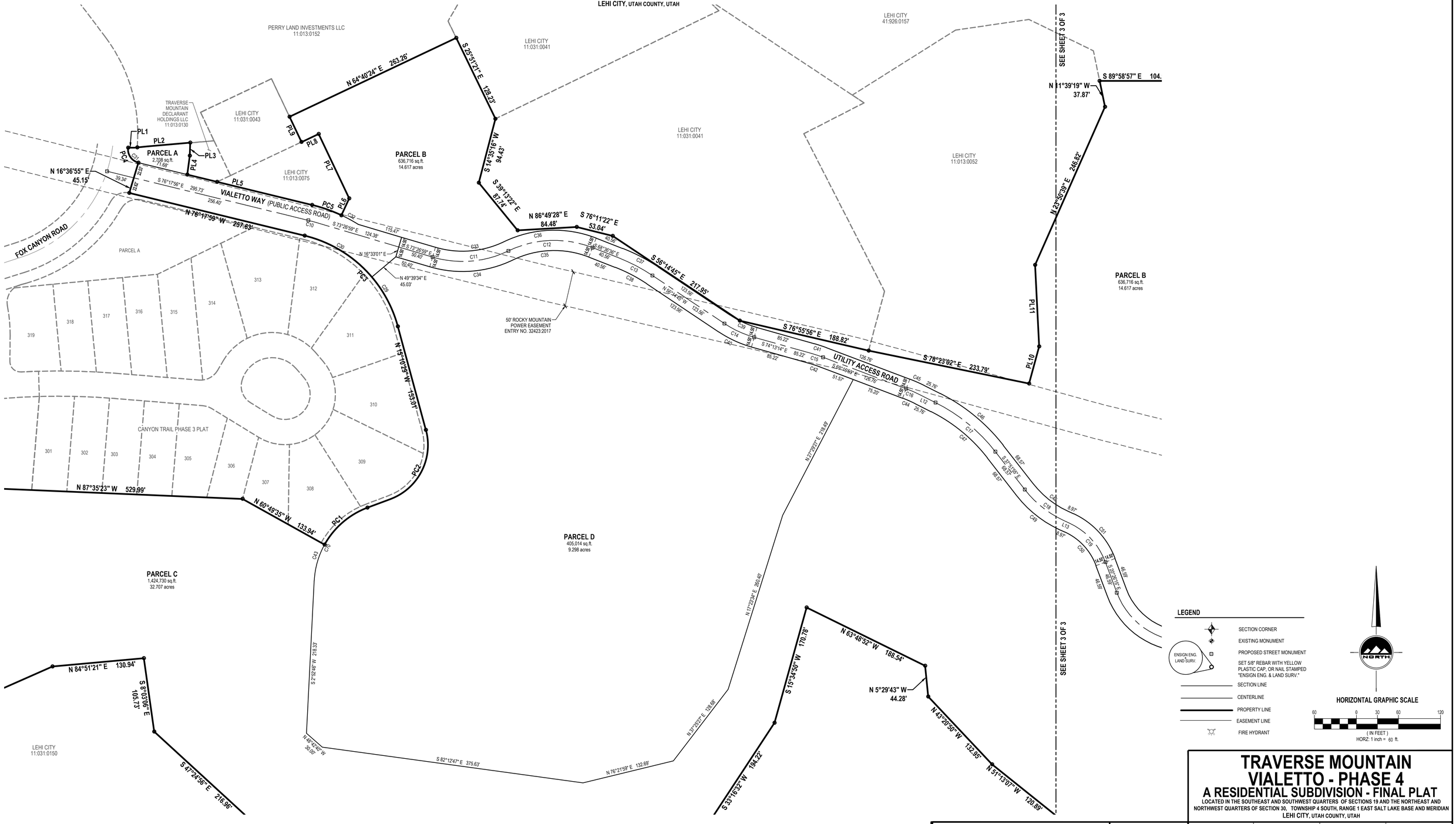
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTIONS 19 AND THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

TRAVERSE MOUNTAIN VIALETTO - PHASE 4

A RESIDENTIAL SUBDIVISION - FINAL PLAT

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTIONS 19
AND THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 30
TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT

ENSIGN ENG. LAND SURV.

NORTH

HORIZONTAL GRAPHIC SCALE

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

OWNER
RIVERBEND RESIDENTIAL, LLC
2880 NORTH 55TH WEST
IDAHO FALLS, ID 83402
801.674.9928

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

SHEET 2 OF 3

PROJECT NUMBER : 5260D
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/2/22

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

TRAVERSE MOUNTAIN VIALETTO - PHASE 4

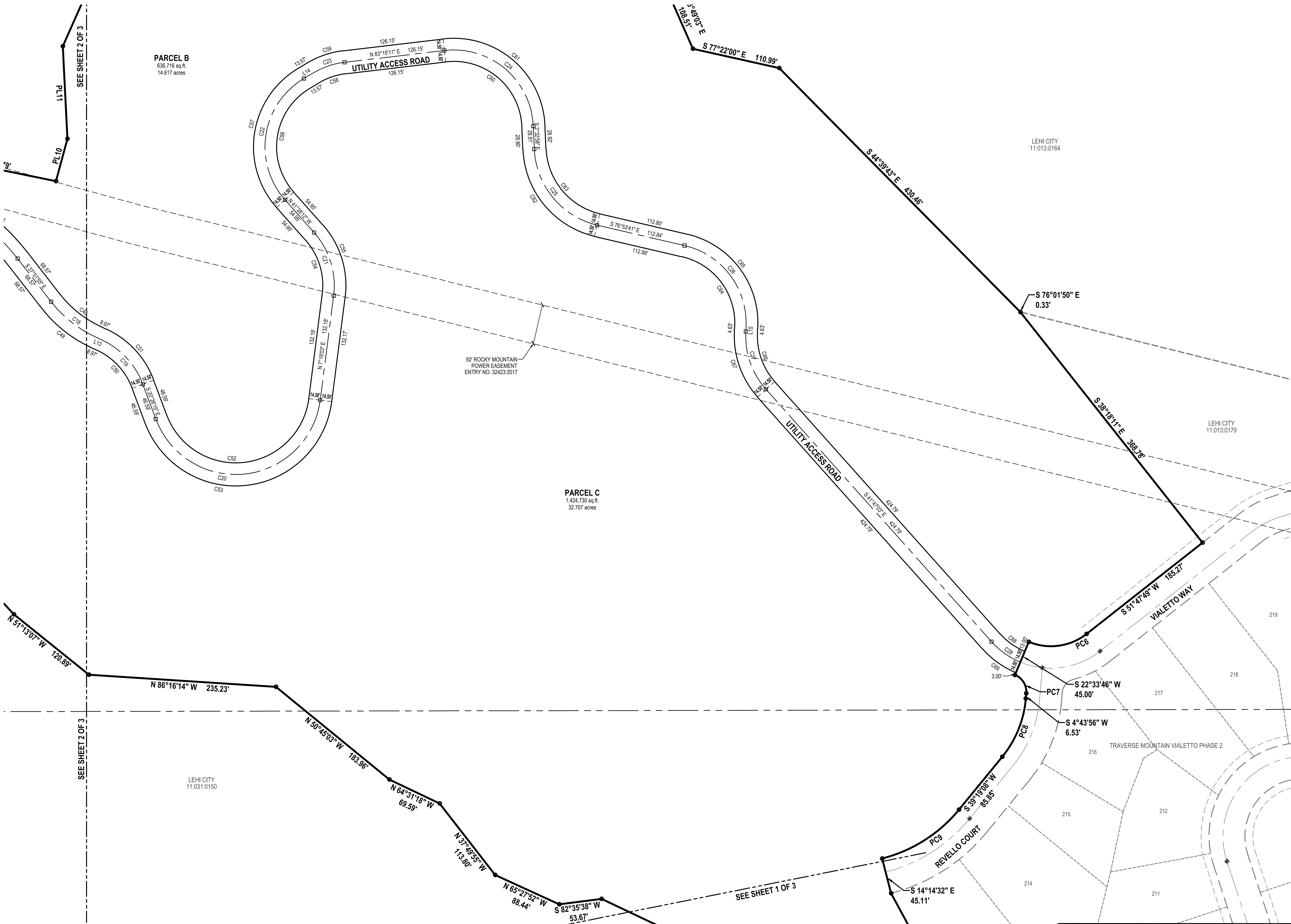
A RESIDENTIAL SUBDIVISION - FINAL PLAT

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTIONS 19 AND THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

TRAVERSE MOUNTAIN VIALETTO - PHASE 4

A RESIDENTIAL SUBDIVISION - FINAL PLAT

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTIONS 19
AND THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 30
TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	205.01'	10.19'	2°50'56"	N74°52'28"W	10.19'
C11	150.00'	111.01'	42°24'09"	N85°20'56"E	108.49'
C12	150.00'	123.68'	47°14'33"	S87°46'08"W	120.21'
C13	250.00'	53.95'	12°21'51"	N62°25'40"W	53.84'
C14	150.00'	47.06'	17°58'29"	S65°14'00"E	46.86'
C15	200.00'	17.24'	4°56'21"	N71°45'04"W	17.24'
C16	200.00'	20.60'	5°54'09"	N66°19'49"W	20.59'
C17	250.00'	111.32'	25°30'49"	N50°37'19"W	110.41'
C18	150.00'	71.38'	27°15'49"	S51°29'49"E	70.70'
C19	100.00'	78.00'	44°41'27"	N42°47'00"W	76.04'
C20	107.00'	284.38'	152°16'47"	N83°25'35"E	207.77'
C21	100.00'	85.39'	48°55'35"	N17°10'23"W	82.82'
C22	100.00'	176.03'	100°51'26"	S8°47'31"W	154.17'
C23	100.00'	41.94'	24°01'51"	S71°14'16"W	41.63'
C24	100.00'	164.41'	94°11'55"	N49°38'51"W	146.51'
C25	102.68'	132.90'	74°09'32"	S39°30'56"E	123.81'
C26	100.00'	140.09'	80°15'51"	N36°45'46"W	128.91'
C27	100.00'	78.80'	45°09'02"	S19°12'25"E	76.78'
C28	100.00'	44.77'	25°39'11"	S54°36'39"E	44.40'
C29	182.50'	80.16'	25°09'56"	N27°45'28"W	79.52'
C30	182.50'	114.54'	35°57'33"	N58°19'13"W	112.67'
C31	19.49'	28.44'	83°36'29"	S34°29'45"E	25.98'
C32	223.96'	27.01'	6°54'33"	N61°32'13"W	26.99'
C33	135.50'	100.28'	42°24'09"	N85°20'56"E	98.01'
C34	164.50'	121.74'	42°24'09"	N85°20'56"E	118.98'
C35	135.50'	111.73'	47°14'33"	S87°46'08"W	108.59'
C36	164.50'	135.64'	47°14'33"	S87°46'08"W	131.83'
C37	264.50'	57.08'	12°21'51"	N62°25'40"W	56.97'
C38	235.50'	50.82'	12°21'51"	N62°25'40"W	50.72'
C39	135.50'	42.51'	17°58'29"	S65°14'00"E	42.33'
C40	164.50'	51.61'	17°58'29"	S65°14'00"E	51.40'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	214.50'	18.49'	4°56'21"	N71°45'04"W	18.48'
C42	185.50'	15.99'	4°56'21"	N71°45'04"W	15.99'
C43	117.50'	53.89'	26°16'45"	S16°01'09"W	53.42'
C44	185.50'	19.11'	5°54'09"	N66°19'49"W	19.10'
C45	214.50'	22.10'	5°54'09"	N66°19'49"W	22.09'
C46	264.50'	117.78'	25°30'49"	N50°37'19"W	116.81'
C47	235.50'	104.87'	25°30'49"	N50°37'19"W	104.00'
C48	135.50'	64.48'	27°15'49"	S51°29'49"E	63.87'
C49	164.50'	78.28'	27°15'49"	S51°29'49"E	77.54'
C50	85.50'	66.69'	44°41'27"	N42°47'00"W	65.01'
C51	114.50'	89.31'	44°41'27"	N42°47'00"W	87.06'
C52	92.50'	245.85'	152°16'47"	N83°25'36"E	179.61'
C53	121.50'	322.92'	152°16'47"	N83°25'34"E	235.92'
C54	85.49'	73.00'	48°55'35"	N17°10'32"W	70.81'
C55	114.51'	97.78'	48°55'35"	N17°10'17"W	94.84'
C56	85.50'	150.50'	100°51'26"	S8°47'31"W	131.81'
C57	114.50'	201.55'	100°51'26"	S8°47'31"W	176.52'
C58	85.50'	35.86'	24°01'51"	S71°14'15"W	35.60'
C59	114.50'	48.02'	24°01'51"	S71°14'16"W	47.67'
C60	85.50'	140.57'	94°11'55"	N49°38'51"W	125.26'
C61	114.50'	188.25'	94°11'55"	N49°38'51"W	167.75'
C62	117.18'	151.69'	74°10'15"	S39°31'43"E	141.32'
C63	88.18'	114.11'	74°08'38"	S39°29'57"E	106.31'
C64	85.50'	119.77'	80°15'51"	N36°45'46"W	110.22'
C65	114.50'	160.40'	80°15'51"	N36°45'46"W	147.60'
C66	85.50'	67.38'	45°09'02"	S19°12'25"E	65.65'
C67	114.50'	90.23'	45°09'02"	S19°12'25"E	87.91'
C68	85.50'	38.28'	25°39'11"	S54°36'39"E	37.96'
C69	114.50'	51.27'	25°39'11"	S54°36'39"E	50.84'
C70	117.50'	136.47'	66°32'41"	S36°09'07"W	128.93'

LINE TABLE

LINE	BEARING	LENGTH
L12	S63°22'44"E	25.76'
L13	S65°07'44"E	8.97'
L14	N59°13'20"E	13.57'
L15	S3°22'06"W	4.63'

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

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

TRAVERSE MOUNTAIN VIALETTO - PHASE 4

A RESIDENTIAL SUBDIVISION - FINAL PLAT

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTIONS 19 AND THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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RICHFIELD Phone: 435.896.2983

SHEET 3 OF 3
PROJECT NUMBER : 5260D
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/2/22

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

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

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

BENCHMARK

SOUTHEAST CORNER OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND UTAH CO. BRASS CAP MON)

ELEV = 4914.24'

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LEHI CITY (2009 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND THE 2007 LEHI CIY POWER SPECIFICATIONS), APWA (2012 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. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, , CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
9. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
10. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
11. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
12. 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.
13. 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.
14. 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.
15. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
16. 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.
17. 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.
18. CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON- OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
19. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
20. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
21. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
22. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
23. 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.
24. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
31. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
32. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT-OF-WAY.
33. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
34. 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.
35. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENT CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
36. ONE COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS. THEY SHALL BE FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2009 EDITION OF THE LEHI CITY DESIGN STANDARDS AND INCLUDE ALL WATER, SEWER, STORM DRAIN, AND POWER IMPROVEMENTS.

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 (2012 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 8-INCHES.
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 ACENCY'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 (2012 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, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
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 CITY TRAFFIC ENGINEER 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 CITY TRAFFIC ENGINEER.
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
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
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
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
PIP	PLASTIC IRRIGATION PIPE
PIV	POST INDICATOR VALVE
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	SIDEWALK
SWL	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
WL	WATER LINE

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

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

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BONNEVILLE SHORELINE TRAIL AND FOX CANYON RECLAMATION

VIALETTO WAY
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
11-02-2022
STATE OF UTAH

GENERAL NOTES

PROJECT NUMBER 5261EE
PRINT DATE 11/2/22
DRAWN BY K. QUINN
CHECKED BY J. FORD
PROJECT MANAGER J. FORD

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

SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND UTAH CO. BRASS CAP MON)

ELEV = 4914.24'

GENERAL NOTES

1. CONTRACTOR TO RECLAIM PREVIOUSLY DISTURBED SLOPES AS DIRECTED BY LEHI CITY INSPECTOR. SLOPES SHALL BE RECLAIMED USING A VARIETY OF APPROACHES AT THE DISCRETION OF THE CONTRACTOR AND LEHI CITY. STABILIZING, INSTALLING TOPSOIL, AND RESEEDING WITH NATIVE VEGETATION REQUIRED AT A MINIMUM. GRADING SLOPES LIKELY NEEDED UNDER DIRECTION OF LEHI CITY INSPECTOR. OTHER AREAS MAY EXIST THAT ARE NOT IDENTIFIED 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. RECLAIM SLOPE, INSTALL TOPSOIL, AND RESEED WITH NATIVE VEGETATION. SEE DETAIL 6/C-200.
2. MITIGATE ROCK PILES UNDER DIRECTION OF LEHI CITY INSPECTOR.

NORTH

HORIZONTAL GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
HORZ: 1 inch = 80 ft.
VERT: 1 inch = N/A ft.

EXISTING LEHI CITY WATER TANK

EXISTING LEHI CITY IRRIGATION RESERVOIR

EXISTING LEHI CITY POWER FACILITY

END OF EXISTING ROADWAY IMPROVEMENTS

END OF EXISTING ROADWAY IMPROVEMENTS

SEE C-200 FOR MORE DETAIL

50' ROCKY MOUNTAIN POWER EASEMENT ENTRY NO. 32423:2017

REVELLO DRIVE

TRAVERSE MOUNTAIN DECLARANT HOLDINGS LLC 11:013:0130

PERRY LAND INVESTMENTS LLC 11:013:0152

TM MULTI-FAMILY, LLC 11:013:0147

TM MULTI-FAMILY, LLC 11:013:0146

TM MULTI-FAMILY, LLC 11:013:0174

TM MULTI-FAMILY, LLC 11:013:0175

TM MULTI-FAMILY, LLC 11:013:0172

TM MULTI-FAMILY, LLC 11:013:0168

TM MULTI-FAMILY, LLC 11:013:0169

TM MULTI-FAMILY, LLC 11:013:0170

TM MULTI-FAMILY, LLC 11:013:0167

TM MULTI-FAMILY, LLC 11:013:0180

TM MULTI-FAMILY, LLC 11:013:0082

TM MULTI-FAMILY, LLC 11:013:0171

TM MULTI-FAMILY, LLC 11:013:0083

TM MULTI-FAMILY, LLC 11:031:0186

NCP RIVERBEND MULTI-FAMILY, LLC 11:013:0165

NCP RIVERBEND MULTI-FAMILY, LLC 11:013:0166

NCP-RIVERBEND RESIDENTIAL LLC 53:426:0058

LEHI CITY 11:031:0043

LEHI CITY 11:013:0075

LEHI CITY 53:043:0104

LEHI CITY 11:031:0041

LEHI CITY 11:031:0041

LEHI CITY 11:013:0052

LEHI CITY 41:926:0157

LEHI CITY 11:013:0164

LEHI CITY 11:013:0164

LEHI CITY 11:013:0104

LEHI CITY 11:013:0104

LEHI CITY 11:031:0150

LEHI CITY 11:031:0150

LEHI CITY 11:031:0150

ENSIGN
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FOR:
RIVERBEND MANAGEMENT
4609 W 65TH S
IDAHO FALLS, ID 83402
CONTACT:
DEVIN BELNAP
PHONE: 208-534-7865

BONNEVILLE SHORELINE TRAIL AND FOX CANYON RECLAMATION

VIALETTO WAY
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
11-02-2022
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

OVERALL SITE PLAN

PROJECT NUMBER 5261EE
PRINT DATE 11/2/22
DRAWN BY K. QUINN
CHECKED BY J. FORD
PROJECT MANAGER J. FORD

C-100

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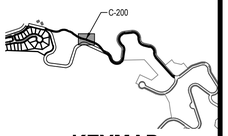
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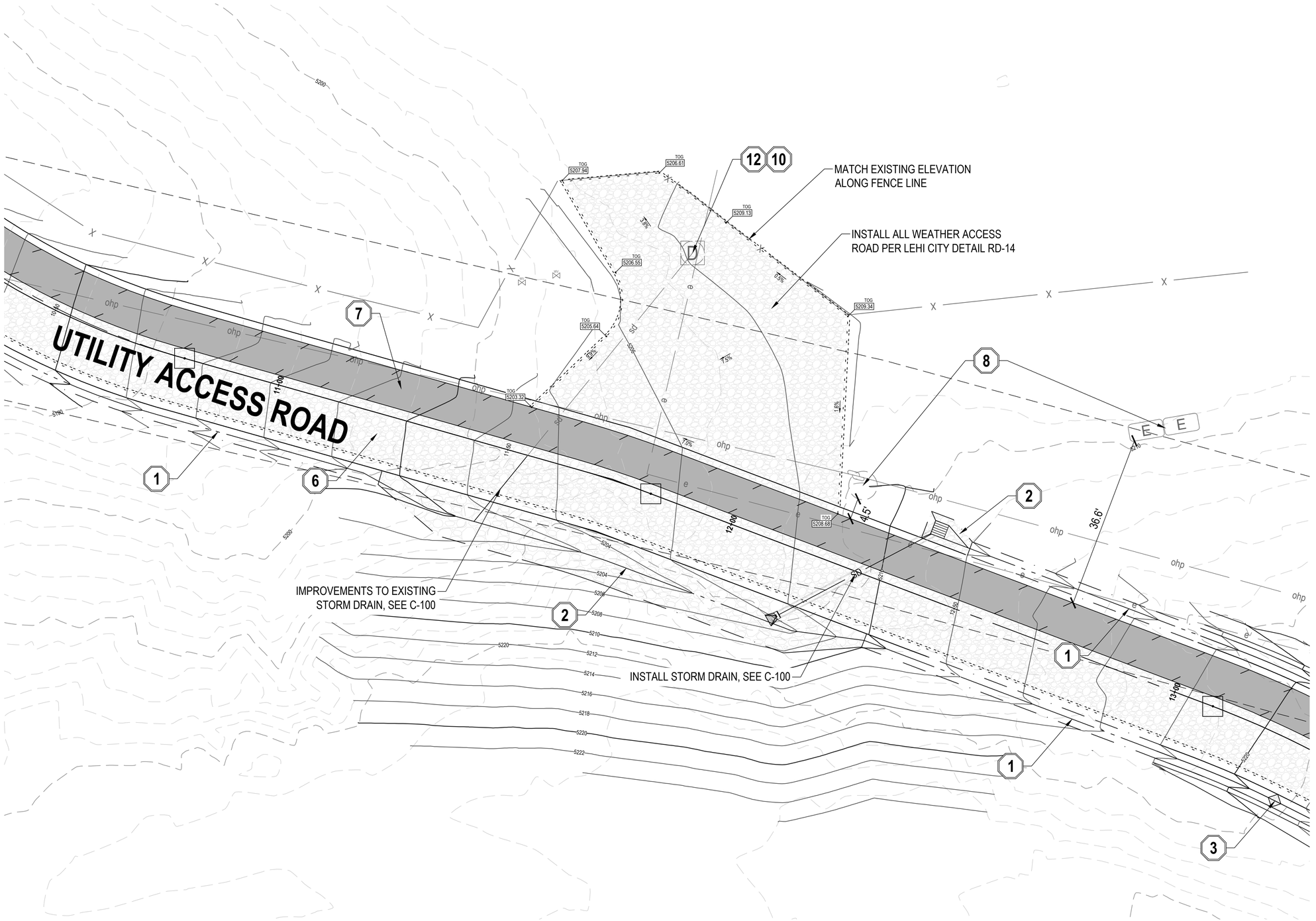
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KEYMAP





HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

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

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FOR:
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CONTACT:
DEVIN BELNAP
PHONE: 208-534-7865

BONNEVILLE SHORELINE TRAIL AND FOX CANYON RECLAMATION

VIALETTO WAY
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
11-02-2022
STATE OF UTAH

SUBSTATION ACCESS DRIVE APPROACH

PROJECT NUMBER 5261EE
PRINT DATE 11/2/22
DRAWN BY K. QUINN
CHECKED BY J. FORD
PROJECT MANAGER J. FORD

C-200

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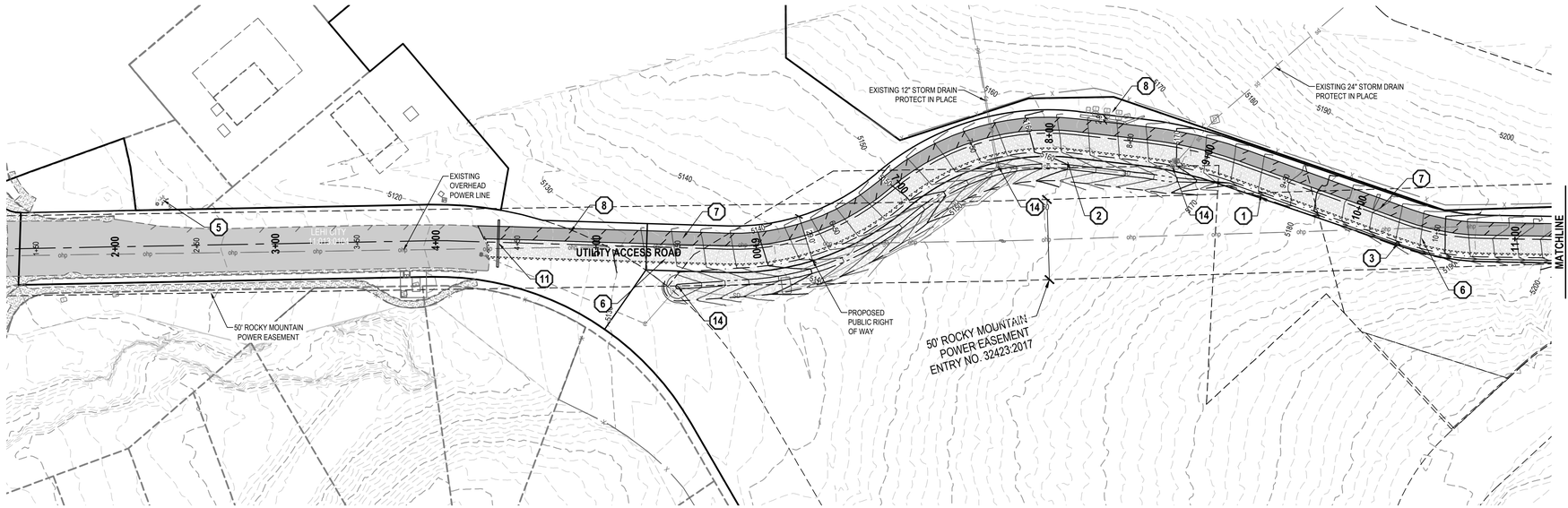
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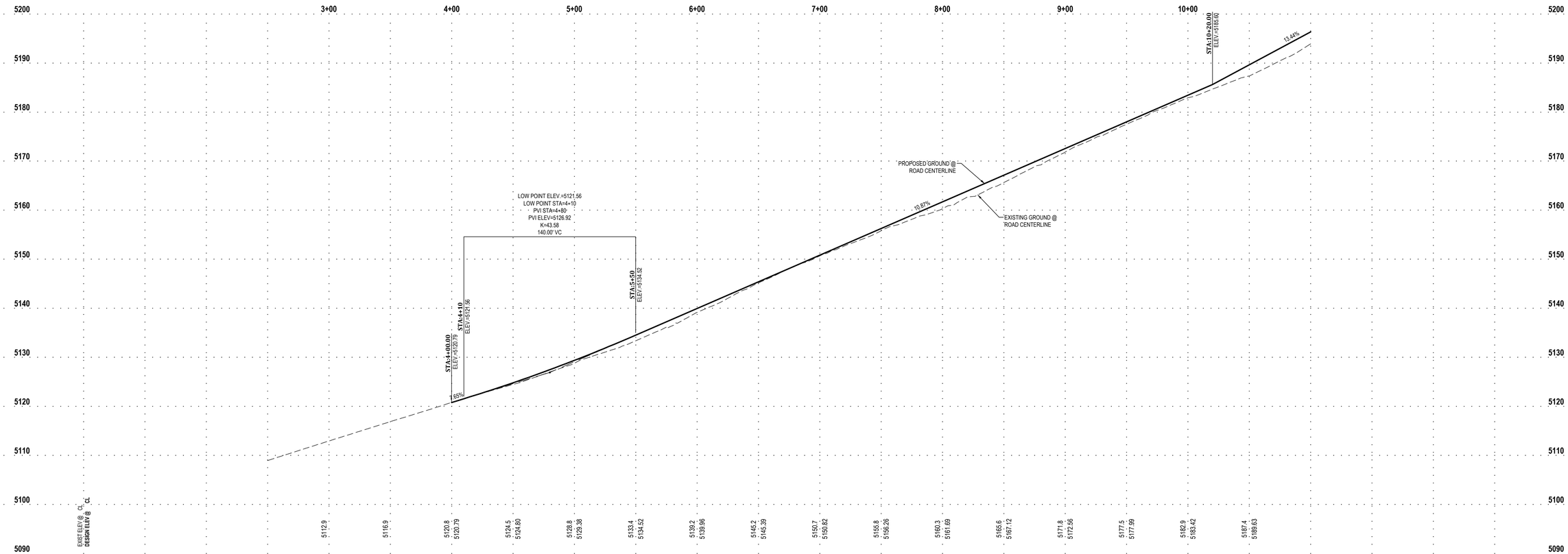


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40 0 20 40 80

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VIALETTO WAY



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BONNEVILLE SHORELINE TRAIL AND FOX CANYON RECLAMATION

VIALETTO WAY
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
11-02-2022
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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BONNEVILLE SHORELINE TRAIL

PROJECT NUMBER 5261EE
PRINT DATE 11/2/22
DRAWN BY K. QUINN
CHECKED BY J. FORD
PROJECT MANAGER J. FORD

PP-1

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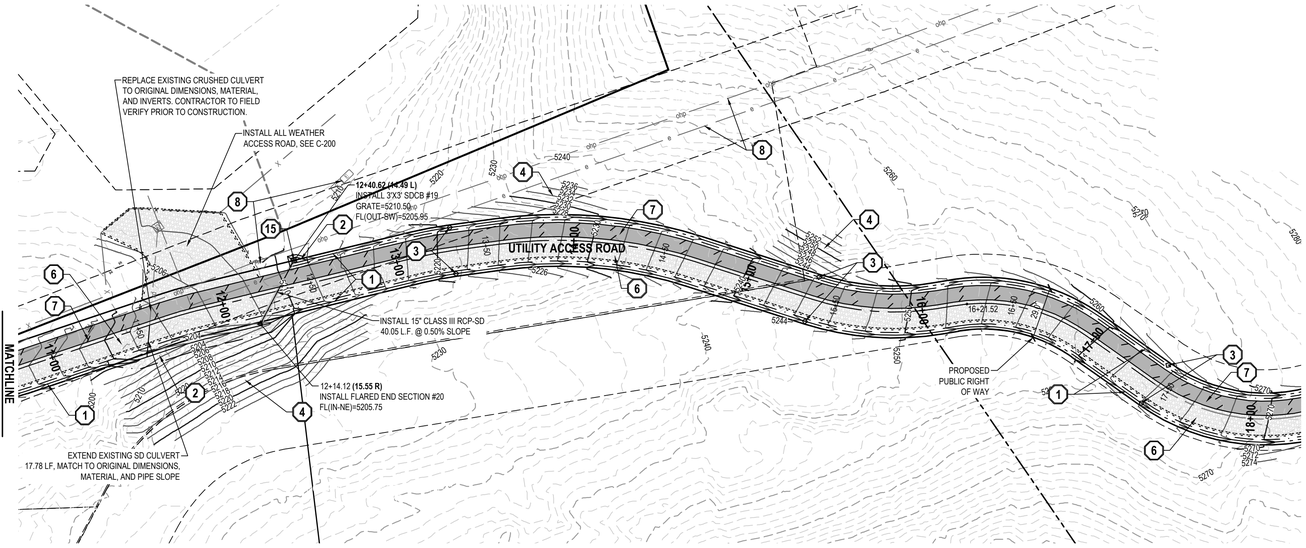
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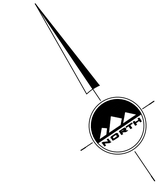
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KEYMAP

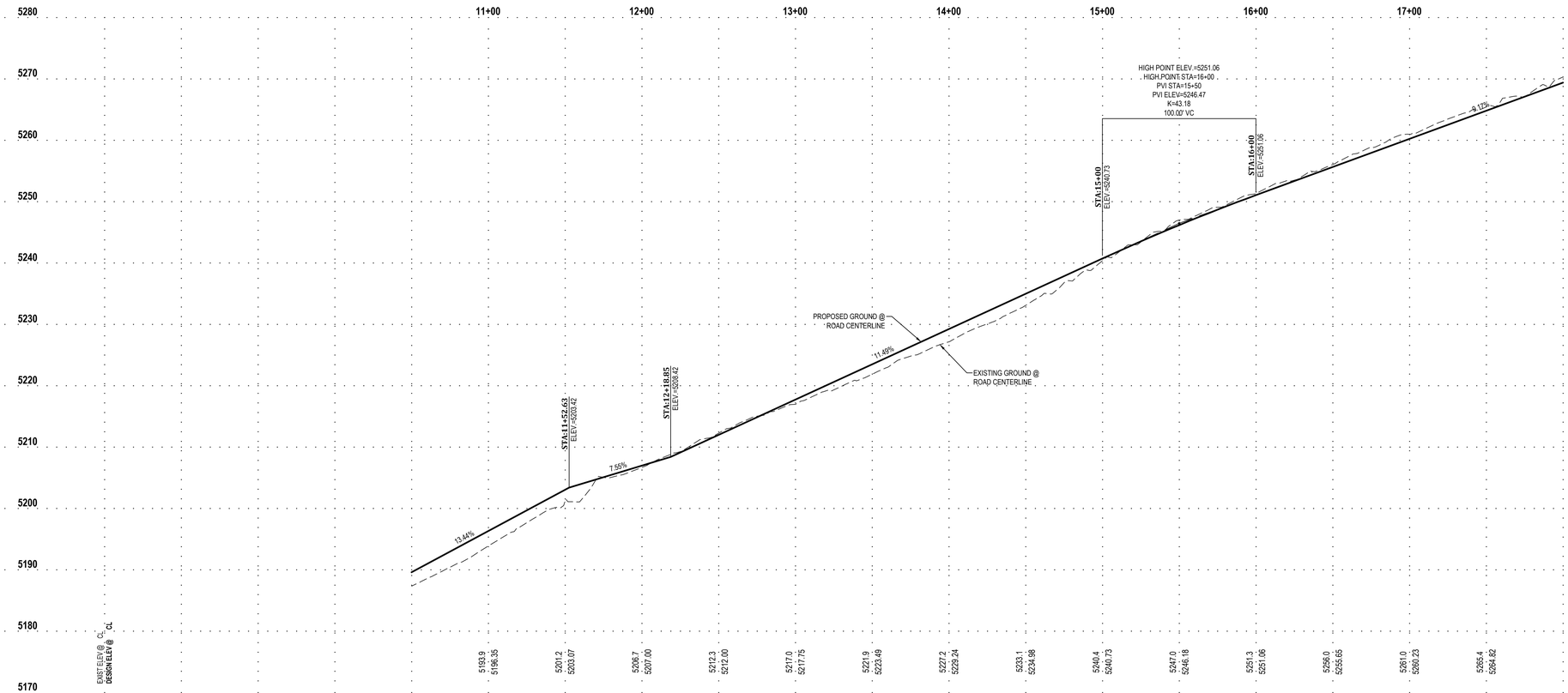


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40 0 20 40 80

(IN FEET)
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VIALETTO WAY



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FOR:
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4609 W 65TH S
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CONTACT:
DEVIN BELNAP
PHONE: 208-534-7865

BONNEVILLE SHORELINE TRAIL AND FOX CANYON RECLAMATION

VIALETTO WAY
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
11-02-2022
STATE OF UTAH

NO.	DATE	REVISION	BY
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BONNEVILLE SHORELINE TRAIL

PROJECT NUMBER 5261EE
PRINT DATE 11/2/22
DRAWN BY K. QUINN
CHECKED BY J. FORD
PROJECT MANAGER J. FORD

PP-2

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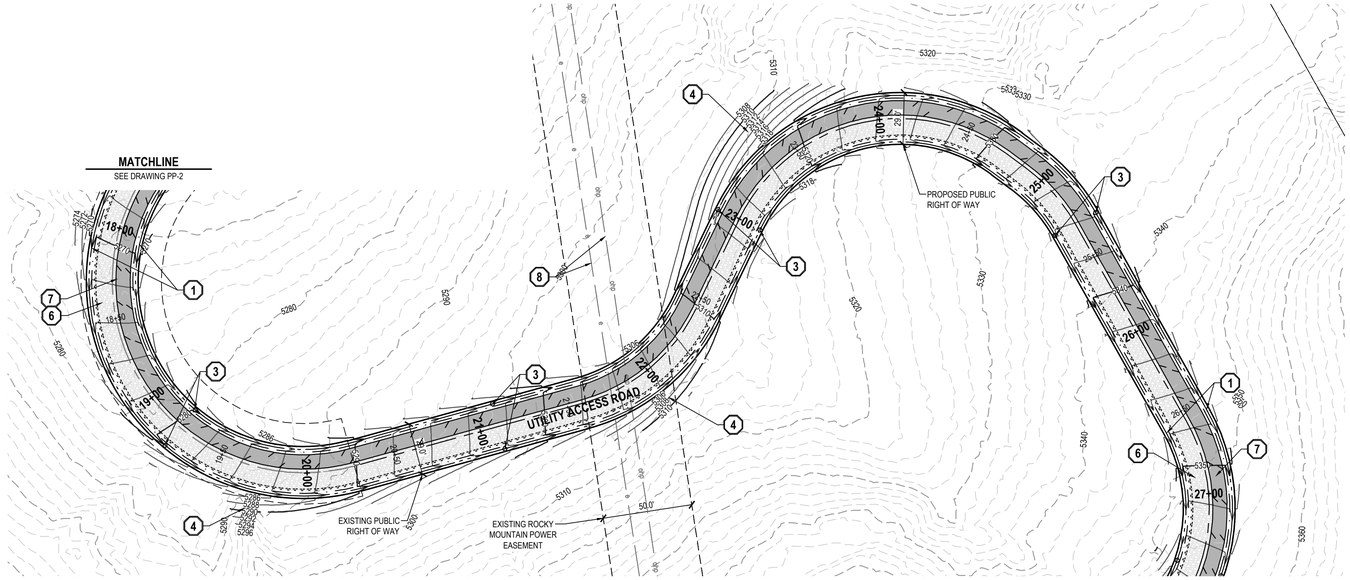
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KEYMAP

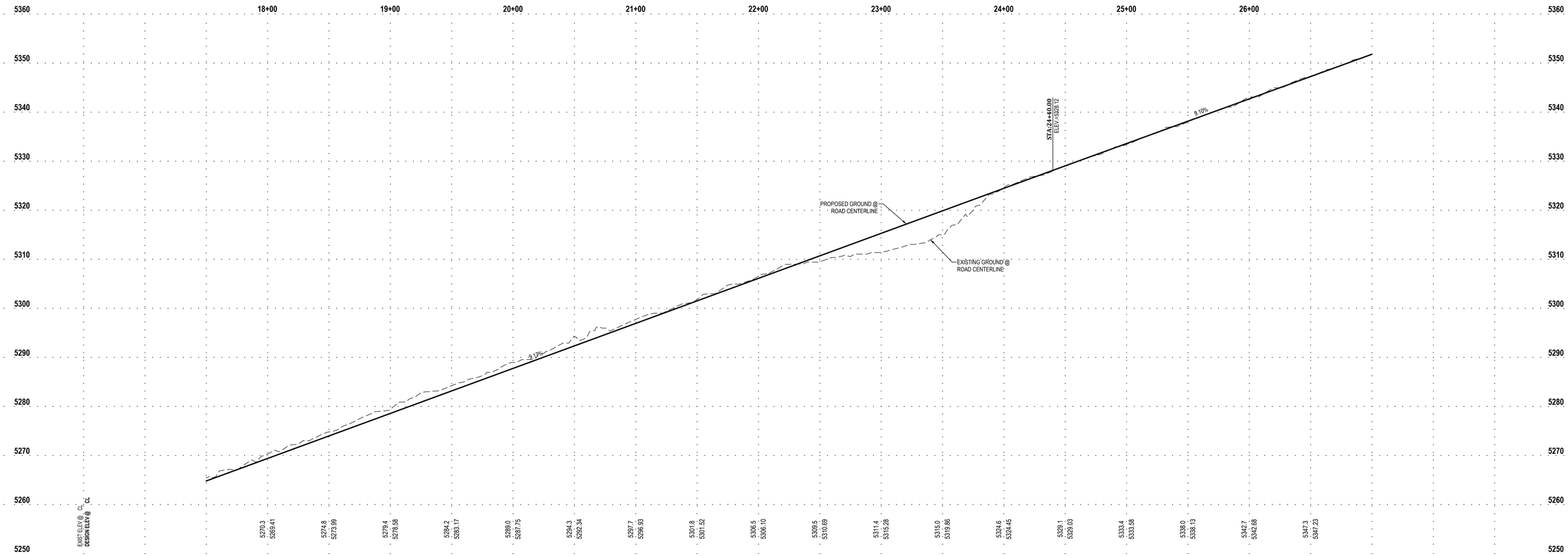


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BONNEVILLE SHORELINE TRAIL AND FOX CANYON RECLAMATION

VIALETTO WAY
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
11-02-2022
STATE OF UTAH

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BONNEVILLE SHORELINE TRAIL

PROJECT NUMBER 5261EE
PRINT DATE 11/2/22
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CHECKED BY J. FORD
PROJECT MANAGER J. FORD

PP-3

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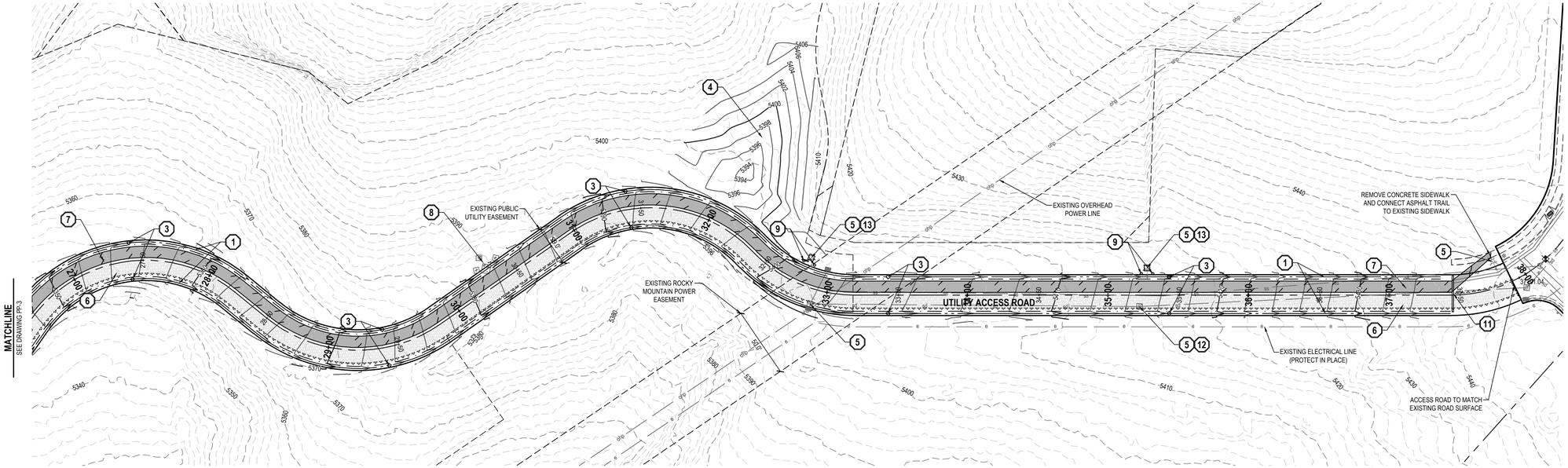
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2. DRAINAGE SWALE W/ 6" D-50 RIPRAP PER DETAIL 3/C-300.
3. INSTALL ROCK CHECK STRUCTURE @ 200' SPACING (TYP.) PER DETAIL 4/C-300.
4. EROSION CONTROL BLANKET PER DETAIL 5/C-300 (TYPICAL FOR ALL SLOPES 3:1 OR STEEPER).
5. EXISTING FIRE HYDRANT, RAISE TO PROPOSED GRADE.
6. 12' WIDE ALL WEATHER ACCESS ROAD PER LEHI CITY DETAIL RD-14/C-300.
7. 8' WIDE ASPHALT TRAIL PER LEHI CITY DETAIL TR-01/C-300.
8. PROTECT EXISTING UTILITY IN PLACE.
9. BOLLARDS TO PROTECT HYDRANTS AND BLOWOFFS. SEE DETAIL 6/C-300.
10. RAISE EXISTING GRATE OR RIM TO PROPOSED FINISHED GRADE.
11. ACCESS GATE.
12. 12" WIDE CONCRETE COLLAR, 6" THICK.
13. 4'X4'X6" CONCRETE PAD UNDER UTILITY.
14. STORM DRAIN AND SWALE IMPROVEMENTS, SEE OAK HOLLOW TANK AND POND DRAINS PLANS PREPARED BY EDM PARTNERS.
15. SD-CB WITH SLOTTED LID PER LEHI CITY DETAIL SD-06. SEE SHEET C-300.



KEYMAP

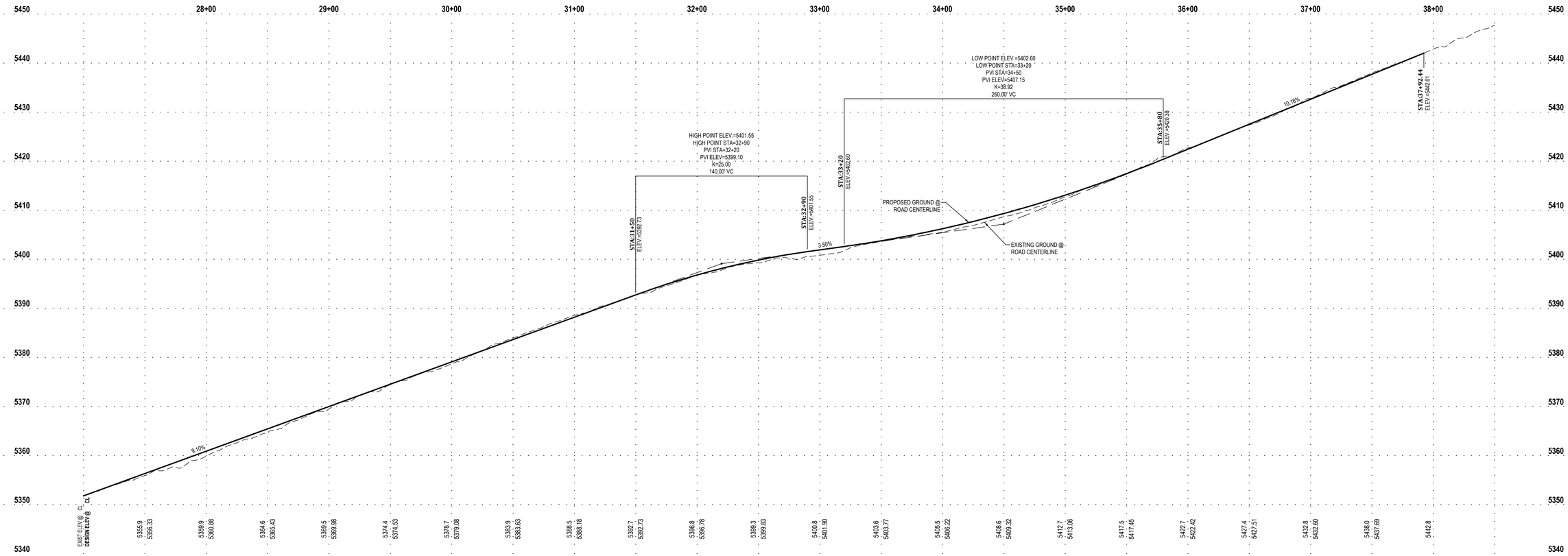


HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.
VERT: 1 inch = 10 ft.

VIALETTO WAY



ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
RIVERBEND MANAGEMENT
4609 W 65TH S
IDAHO FALLS, ID 83402
CONTACT:
DEVIN BELNAP
PHONE: 208-534-7865

BONNEVILLE SHORELINE TRAIL AND FOX CANYON RECLAMATION

VIALETTO WAY
LEHI, UTAH

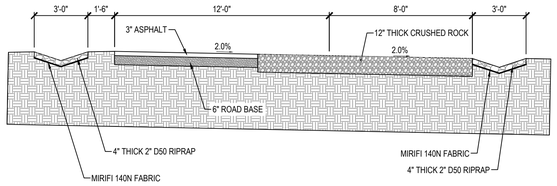
LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
11-02-2022
STATE OF UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

BONNEVILLE SHORELINE TRAIL

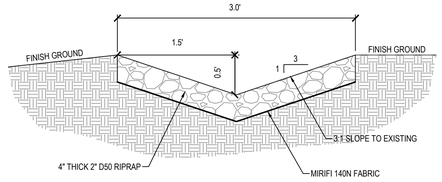
PROJECT NUMBER	PRINT DATE
5261EE	11/2/22
DRAWN BY	CHECKED BY
K. QUINN	J. FORD
PROJECT MANAGER	
J. FORD	

PP-4



1 ROAD CROSS SECTION

SCALE: NONE



2 3' ROADSIDE SWALE

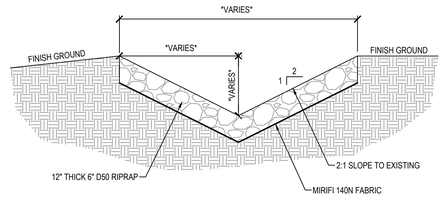
SCALE: NONE

RIPRAP NOTES

1. RIPRAP SHALL BE PLACED PER APWA STANDARD SPECIFICATION SECTION 31 37 00 RIPRAP ROCK LINING
2. CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE DAMAGED AREAS ASSOCIATED WITH DELIVERY, PLACEMENT, OR TRANSPORTATION OF RIPRAP AS WELL AS DAMAGE CAUSED BY EQUIPMENT TO PRE-CONSTRUCTION CONDITION OR BETTER.
3. RIPRAP THICKNESS SHALL BE $2*D_{50}$. RIPRAP THICKNESS SHALL BE THE MAXIMUM OF $2*D_{50}$.

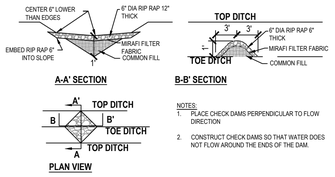
LOOSE RIPRAP GRADATIONS

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	(INCHES)	D_{50} (INCHES)
CLASS I	70-100	12	6
	50-70	9	
	35-50	6	
	2-10	3	



3 DRAINAGE SWALE

SCALE: NONE

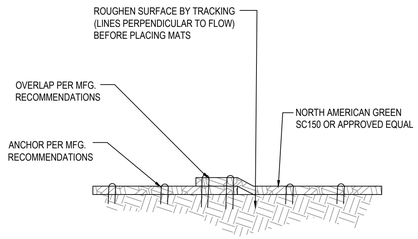


NOTES:

1. PLACE CHECK DAMS PERPENDICULAR TO FLOW DIRECTION
2. CONSTRUCT CHECK DAMS SO THAT WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM.

4 ROCK CHECK STRUCTURE

SCALE: NONE

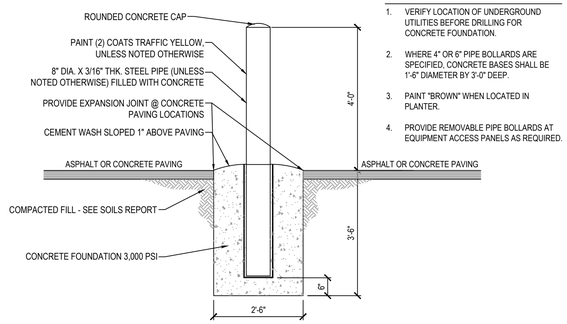


NOTES:

1. LAY OUT MATS WITH SEAMS RUNNING UP AND DOWN SLOPE AND NOT ALONG GRADE, EXCEPT IN CHANNELS OR SWALES LESS THAN 10' WIDE.

5 EROSION CONTROL BLANKET

SCALE: NONE

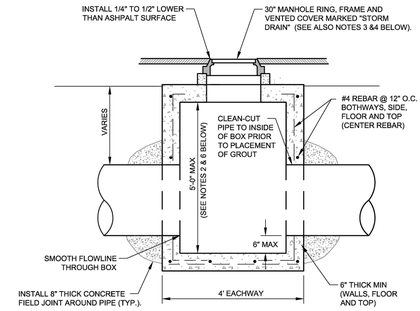


NOTES

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.

6 BOLLARD

SCALE: NONE



NOTES:

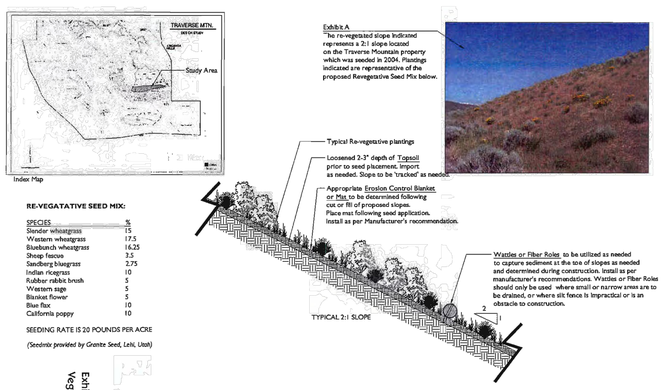
1. AN ENGINEERED PRECAST BOX MAY BE ALLOWED AS APPROVED BY THE CITY
2. FOR DEPTHS NOT TO EXCEED 5', OTHERWISE USE STANDARD LINE OR JUNCTION MANHOLE
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. (TWIST, ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. VENTED RING, COVER & BOX SHALL BE CAPABLE OF SUPPORTING TRAFFIC LOADS. RING & COVER MAY BE SUBSTITUTED WITH A GRATED LID WHEN OUTSIDE OF PAVED ROADWAY AREAS (AS APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR), BUT SHALL ALSO BE CAPABLE OF SUPPORTING TRAFFIC LOADS.
5. 3'X3' I.D. CLEANOUT BOX MAY BE REQUIRED IF MORE THAN ONE PIPE ENTERS / EXITS BOX.
6. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENT. CLEAN OUT BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDELINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHIND "SNOUT" HOODS.

LEHI CITY

LEHI CITY STANDARD DETAIL

DRAIN CLEAN-OUT BOX

SD-06 DATE: JANUARY 2022



RE-VEGATATIVE SEED MIX:

SPECIES	%
Slender wheatgrass	15
Western wheatgrass	17.5
Bluebunch wheatgrass	16.25
Sheep fescue	3.5
Sandberg bluegrass	2.75
Indian ricegrass	10
Rubber rabbit brush	5
Western sage	5
Blanket flower	5
Blue flax	10
California poppy	10

SEEDING RATE IS 20 POUNDS PER ACRE

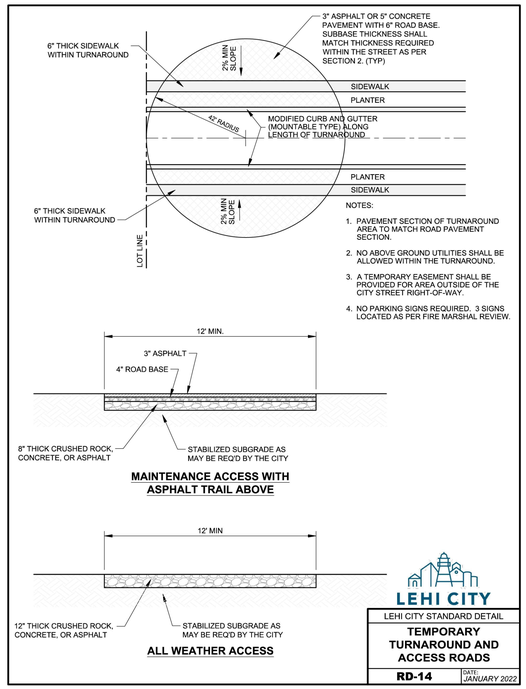
(Seedmix provided by Granite Seed, Lehi, Utah)

Exhibit 9: Slope Re-Vegetation Study

10

6 TRAVERSE MOUNTAIN NATIVE SEED MIX

SCALE: NONE

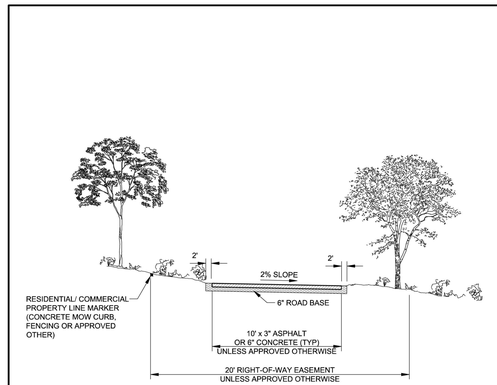


LEHI CITY

LEHI CITY STANDARD DETAIL

TEMPORARY TURNAROUND AND ACCESS ROADS

RD-14 DATE: JANUARY 2022



PROVIDE A TRAIL RAMP DETAIL? RAMP WIDTHS MATCH TRAIL WIDTH

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 2% 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.
6. ADA AND PEDESTRIAN RAMPS SHALL MATCH THE WIDTH OF THE TRAIL.

LEHI CITY

LEHI CITY STANDARD DETAIL

BICYCLE / PEDESTRIAN SHARED USE TRAIL

TR-01 DATE: JANUARY 2022

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
RIVERBEND MANAGEMENT
4609 W 65TH S
IDAHO FALLS, ID 83402
CONTACT:
DEVIN BELNAP
PHONE: 208-534-7865

BONNEVILLE SHORELINE TRAIL AND FOX CANYON RECLAMATION

VIALETTO WAY
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
11-02-2022
STATE OF UTAH

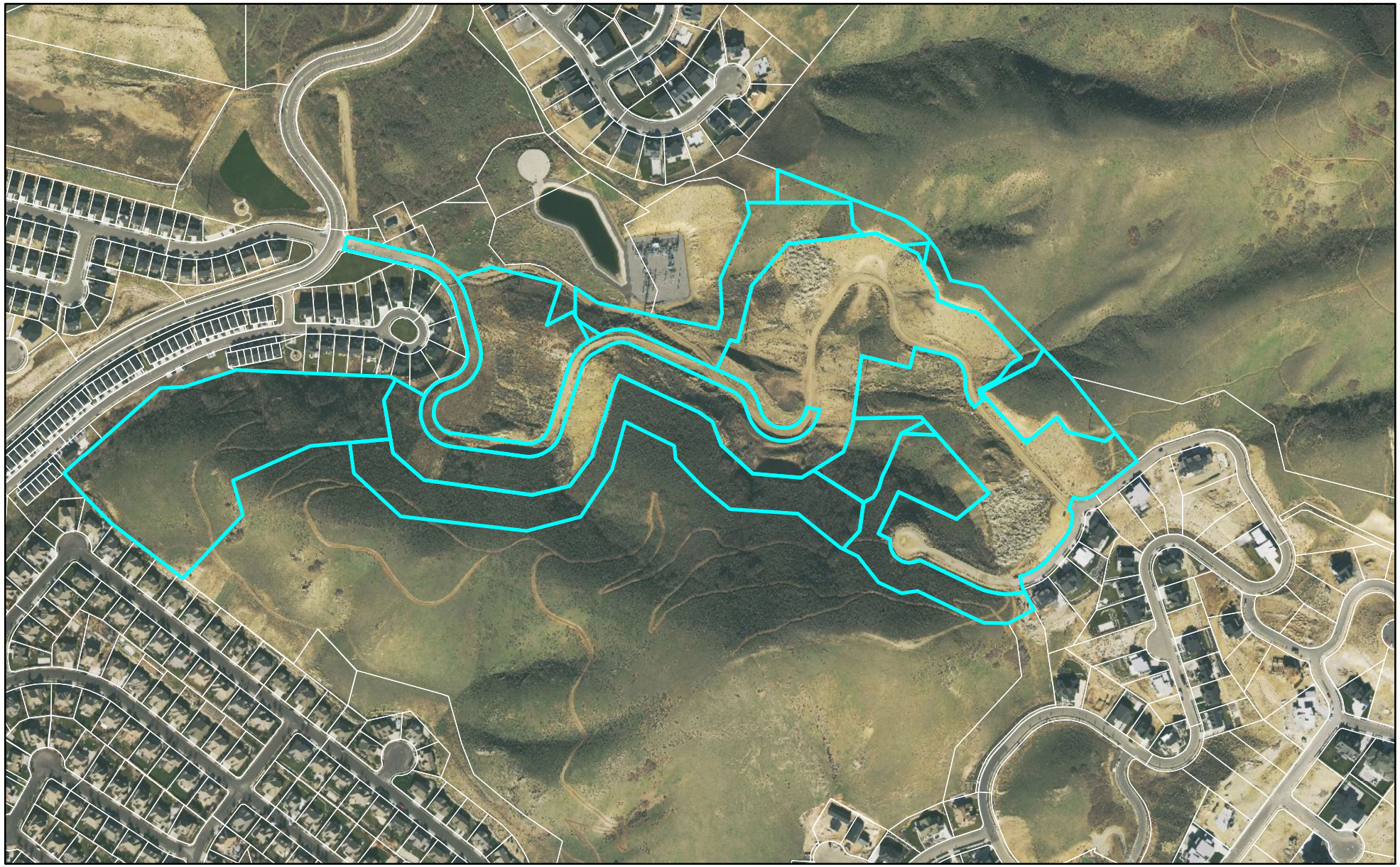
DETAILS

PROJECT NUMBER 5261EE
PRINT DATE 11/2/22
DRAWN BY K. QUINN
CHECKED BY J. FORD
PROJECT MANAGER J. FORD

C-300

Bonneville Shoreline Trail and Fox Canyon Reclamation Plat

Aerial

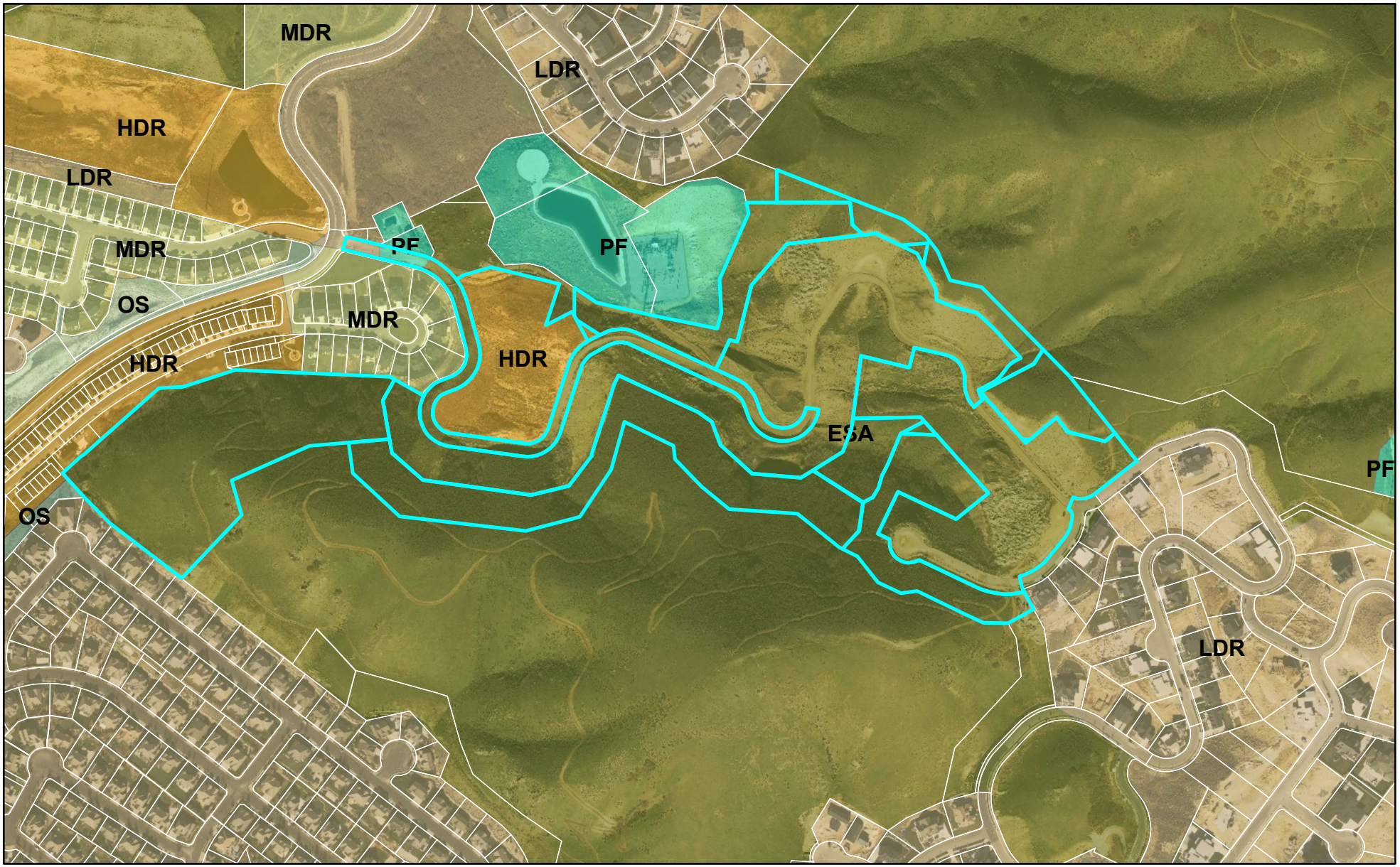


0 570 1,140 Feet

LEHI CITY

Bonneville Shoreline Trail and Fox Canyon Reclamation Plat

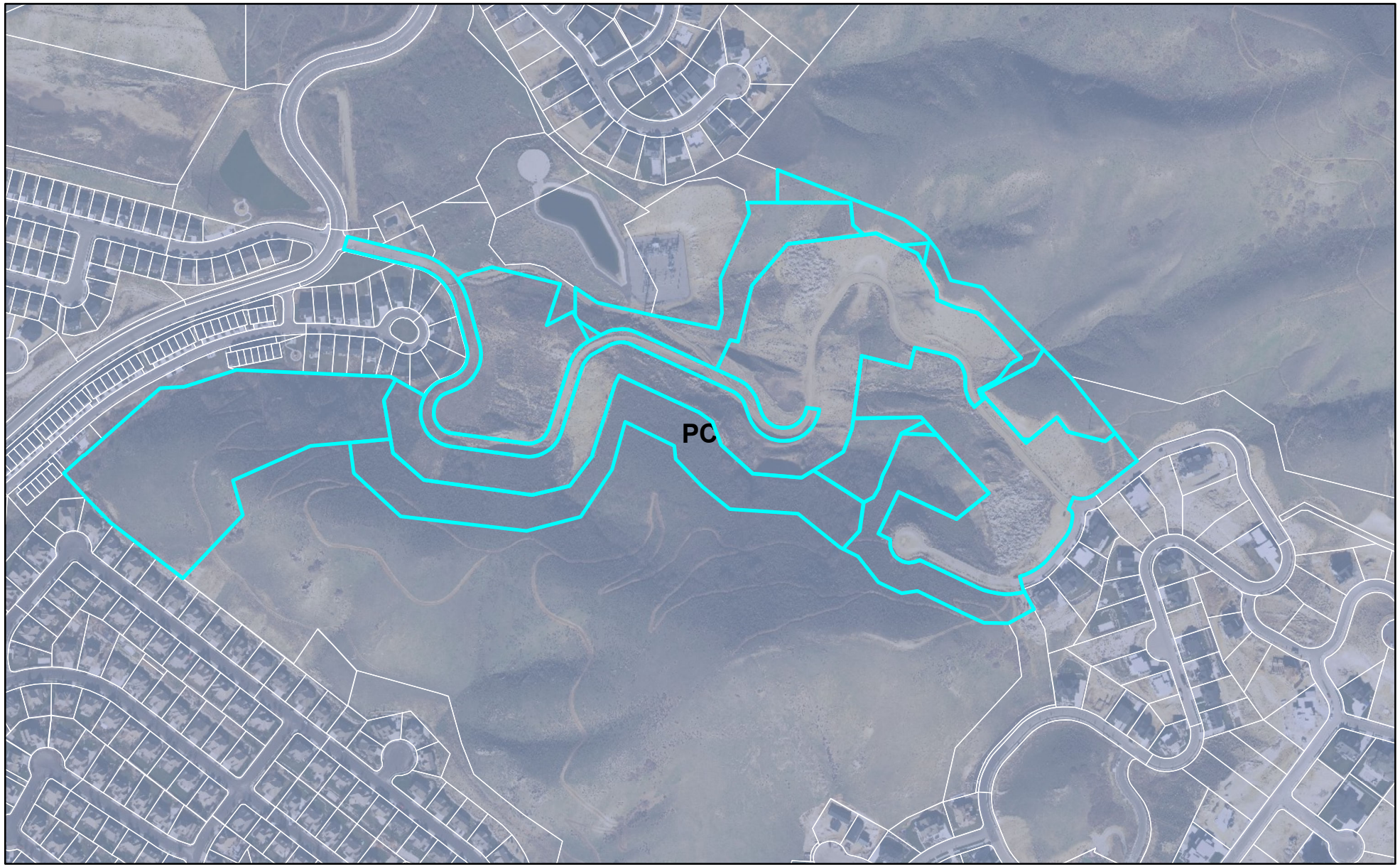
General Plan



LEHI CITY

Bonneville Shoreline Trail and Fox Canyon Reclamation Plat

Zoning



0 570 1,140 Feet

LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: December 13, 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 Skye Preliminary Plat A, a 382-unit residential development located at approximately 3950 North Center Street in the Skye Planned Community.

Suggested Action:

Attachments:

CC Staff Report Skye Preliminary Plat A Subdivision 12.13.22.docx

Skye Preliminary A DRC 11.9.22.docx

Skye Preliminary Plan.pdf

Skye Preliminary Plat A Amenity Cost Comparison.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

SKYE PRELIMINARY PLAT A SUBDIVISION

CITY COUNCIL REPORT

Applicant	DR Horton		
Meeting Date	December 13, 2022		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Decision Type	Administrative		
Location	Approximately 3950 North and Center Street		
Existing General Plan Designation	Mixed-Use (MU) and Medium Density Residential (MDR)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped		
Number of Lots/Units	382		
Adjacent Zoning and Land Use	*North*	PC (LDR/HDR)	Undeveloped Skye Area Plan
	South	SR-92	Timpanogos Highway
	East	PC (PF)	Viewpoint Middle and Belmont
	West	PC (open space)	Buffer for TI
Date of DRC Review	November 9, 2022		
Date of Planning Commission Review	November 17, 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 37.040. Connectivity Standards.

1. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project density as identified on the following table of maximum block lengths:

Density	Block Length
0-2.5 DU/AC	1,000 ft. street and pedestrian block length
2.6-4 DU/AC	800 ft. street and pedestrian block length
4.1-6 DU/AC	600 ft. street and pedestrian block length
6.1+ DU/AC	600 ft. street block length and 400 ft. pedestrian block length

a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features such as Dry Creek or the Waste Ditch drainage channel;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

c. Greenway trail segments that are not identified as a master planned trail may be considered as the satisfactory termination of a block length in lieu of a road connection and shall require positive recommendations from the Reviewing Departments and Planning Commission and approval by the City Council. Greenway trails shall only be allowed to terminate a block length if the following criteria are met:

i. the trail connects directly to a master planned trail or separated bike lane or is part of an interconnected network of trails that connects to a master planned trail or separated bike lane;
ii. the trail connection only terminates a block length in one direction;
iii. the trail connects two roads through a block to ensure bike and pedestrian connectivity;
iv. the block length for vehicular traffic does not exceed 1,250 feet for developments with less than 4.0 units per acre;
v. the block length for vehicular traffic does not exceed 900 feet for developments with 4.0 or more units per acre;
vi. a parallel vehicular route is provided to ensure reasonable vehicular and emergency access in a subdivision; and
vii. all other connectivity standards are met.

Table 37.080. Table of Off-Street Parking Requirements.

Single-Family Dwelling	2 stalls per dwelling unit, not in tandem configuration, and both stalls must be within a fully enclosed garage. Lots with less than 50’ of frontage shall provide additional off-street parking stall(s) at a rate of one space for every three dwelling units.
Two-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration. 1 stall per unit to be within a fully enclosed garage.
Townhouses (see Sec. 12.130 B)	2 stalls per dwelling unit, not in tandem configuration, one of which must be within an enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2.5 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 250 feet of the assigned units.

PROPERTY HISTORY

June 21, 1995	Part of the property came into Lehi City as part of the Micron Annexation
May 27, 1999	Part of the property came into Lehi City as part of the Low Hills Annexation
December 11, 2012	City Council approved the Micron Area Plan
August 23, 2022	City Council approved the Skye Area Plan amending the Micron Area Plan

REPORT ANALYSIS

The applicant requests approval of the Skye Preliminary Plat A including 183 townhomes, 28 twin homes, and 171 single family homes located at approximately 3950 North and Center Street.

The previously approved Skye Area Plan directs the development requirements for this area along with the Development Code. The Council may want to consider the density, road layout and parking, pedestrian access, and amenities, along with the DRC comments.

Density
The Land Use Map in the Skye Area Plan includes a variety of different density designations throughout this preliminary. The preliminary includes most of the area plan west of the Technical Manufacturing Buffer. It includes Mixed-Use, Medium Density Areas 1-3, High Density Areas 1-2, and Low-Density Areas 1-3. It also includes a parcel for the civic site.

The HD2 pod falls slightly below the minimum density shown in the Area Plan. Justification for this lower amount comes from the debris basin that is in this pod. All the other pods fall between the low and high number of units specified in the Area Plan.

The proposed preliminary subdivision includes a mixture of unit types and sizes, which can lead to a stronger, more diverse community.

Road Layout and Parking
The road layout matches the major roads shown in the Area Plan and includes other minor roads. The cross sections for the road width and traffic calming also matches that shown in the Area Plan. The applicant worked with Staff to narrow the road widths and prioritize pedestrians while also keeping safe intersections for vehicles. All of the DRC comments relate to additional traffic calming and trail alignment which will receive more review with final plat submissions.

All cross sections shown match those that were approved in the Area Plan.

The proposed townhomes meet the off-street parking space and proximity requirements. The applicant worked with Staff to move units and parking around in order to meet the proximity requirements.

Pedestrian Access
This site has significant grade throughout it. The applicant asks for an exception to the connectivity standards for maximum block length. They show pedestrian corridors to break up the longer block lengths. Granting this exception will provide flexibility for the grade while maintaining convenience for pedestrians and bicyclists.

Amenities
The applicant provided a cost comparison for the amenities they are proposing to provide. They show a greater cost for their amenities then those required by the Code. They propose a clubhouse, pool, pickleball courts, large playground, a small and large pavilion, a basketball court, cornhole, and 9-square.

The applicant has stated their intent to move the clubhouse to a future phase. In case a future phase does not happen, it must be included in these plans to meet the requirements. Their intent is to have one large clubhouse for the entire development, similar to what they did in their Cold Spring Ranch community.

DRC Comments
The DRC had one redline comment
1. Design considerations for final plat
    a. Why is the parking lane approaching the intersection? It seems that the center median should be wider down to the intersection to help shorten crossing. Or curb wall pulled back and curb extensions come to the edge of the lanes. At Traverse Terrace and Center Street.
    b. Look at narrowing Glenbrittle Drive east of where the off-street parking starts.
    c. Multi-family housing requires traffic calming features.

Potential Changes
The applicant met with Staff and outlined some potential changes they might make to the layout. They also presented these to the Planning Commission. Staff felt these changes were minor and would not require them to return to Planning Commission and City Council for approval. Changes include removing a few units and moving them elsewhere in the Area Plan. Removing these units will allow for more parking and a few larger lots. Also moving the trail along Glenbrittle Drive away from the lots to decrease conflict points with driveways.

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 preliminary subdivision meets/does not meet the requirements of the Skye Area Plan.
2. The proposed preliminary subdivision provides/does not provide adequate connectivity through pedestrian corridors.
3. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on November 17, 2022. The minutes and motion from that meeting follow.

3.3) Public hearing and recommendation of DR Horton's request for preliminary subdivision review of Skye Plat A, a 382-unit residential development located at approximately 3950 North Center Street in the Skye Planned Community.
Brittney Harris presented information on the agenda item. Includes mixed use, medium and low density, along with a civic site. Applicant has worked with Staff for pedestrian connectivity for safe passage. The applicant is requesting an exception to block length while still providing connectivity to pedestrian access. DRC had one redline comment for design for the final plat.

Commissioner Everett asked about pedestrian connectivity. Ross Dinsdale clarified the exception they are requesting is in regard to block length due to grading. In an effort to try to minimize grading, they are adding pedestrian access. The

fire marshal has reviewed the exception and does not have an issue with the request. They warrant the exception because of grade but are trying to add pedestrian access also.

The applicant, Scott Bishop with DR Horton, was present. He stated they have talked about pulling out single family homes and townhomes to allow for more parking. They have complied with the new parking ordinance and providing more parking, particularly around the condensed areas. Scott explained the clubhouse would be located outside of the plat that is shown and will be in the annexed part of Draper that is now Lehi, which is not being shown as part of the site plan tonight. The footprint will be green scape. If the requirements aren't met, a cost comparison must be shown and met.

Commissioner Nielsen opened the public hearing.

Brent Frampton – Had questions on the trailhead parking designation. Are their designated phases that are in order.

Rachel Mince – Is there an ADA accessibility and why there should be an exception or consideration. ADA laws change and whose responsibility should it be to fix it.

Commissioner Nielsen closed the public hearing.

Ross Dinsdale responded to ADA compliance and safety. Scott Bishop addressed the order of plats and can show that there is an order as they progress. Commissioner Jackson wanted to clarify they have administrative issues and legislative issues they have authority to vote on.

> **Motion:** Commissioner Bunker moved to recommend approval of **DR Horton's request for preliminary subdivision review of Skye Plat A, a 382-unit residential development located at approximately 3950 North Center Street in the Skye Planned Community**; including all DRC comments and findings stated in the report with the exception to the block length request. Noting a trigger for a timeframe. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Bunker; yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Britton. The vote passed unanimously.

Skye Preliminary Plat A
DRC Redline Comments

DR Horton- requests preliminary subdivision review of Skye Phase 1 including 382 residential lots located at approximately Center Street and 3950 North in the Skye Planned Community.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Ben Tuckett, Scott Bishop, Jeff Stephenson, and Lance
Date of Plans Reviewed: 11/1/22
Time Start: 2:37pm
Time End: 2:43pm

CRITICAL ISSUES:
Area Plan must be recorded prior to submittal for final subdivision review

DRC REDLINE COMMENTS:
Glade – Power: See General Comments
Garion – Fire: No comments
Greg/Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: See General Comments
Kim – Planning:
1. Design considerations for final plat
    a. Why is the parking lane approaching the intersection? It seems that the center median should be wider down to the intersection to help shorten crossing. Or curb wall pulled back and curb extensions come to the edge of the lanes. At Traverse Terrace and Center Street.
    b. Look at narrowing Greenbrittle Drive east of where the off-street parking starts.
    c. Multi-family housing requires traffic calming features.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. 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. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
9. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
10. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).
11. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
12. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Jacob Hernandez- jhernandez@lehi-ut.gov and 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.

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.

13. 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.
14. Address any comments or conditions from City Council approval.
15. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
16. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. Provide a 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. Over-all backbone & substation get-away circuits plan required.
2. Parking stalls, building & drive spacing and required equipment clearances will be addressed at final subdivision design.
3. Show that NFPA/NESC clearance requirements can be met.
4. You will need to provide an off-site parking plan during construction for each phase containing streets with a drivable surface less than 28'. Please contact me for further information.
5. Just heads up for final, minimum 7' turn radii and 40' centerline curvature radii need to be met on the trails throughout the plan.
6. When considering a final design of the intersections off Center Street, design the intersections to accommodate a Fire Truck with the provided dimensions.
   Length: 47'
   Width: 8'
   Height: 12' 8"
7. 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.
8. Adjust all curb inlets (low points in the roads) to align with a property line. Hooded inlets in high back curb can not be installed within a driveway approach. This is a final plat comment.
9. At time of final plat, will need to show routing/drainage of existing channels. Show sufficient buffering between westernmost development and existing Canyon Hills development to allow for grading and or retaining
10. Developer is responsible to purchase, move or remove any existing RMP facilities.
11. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
12. 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 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
13. 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.
14. All signage will require a separate review and approval process
15. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
16. 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.

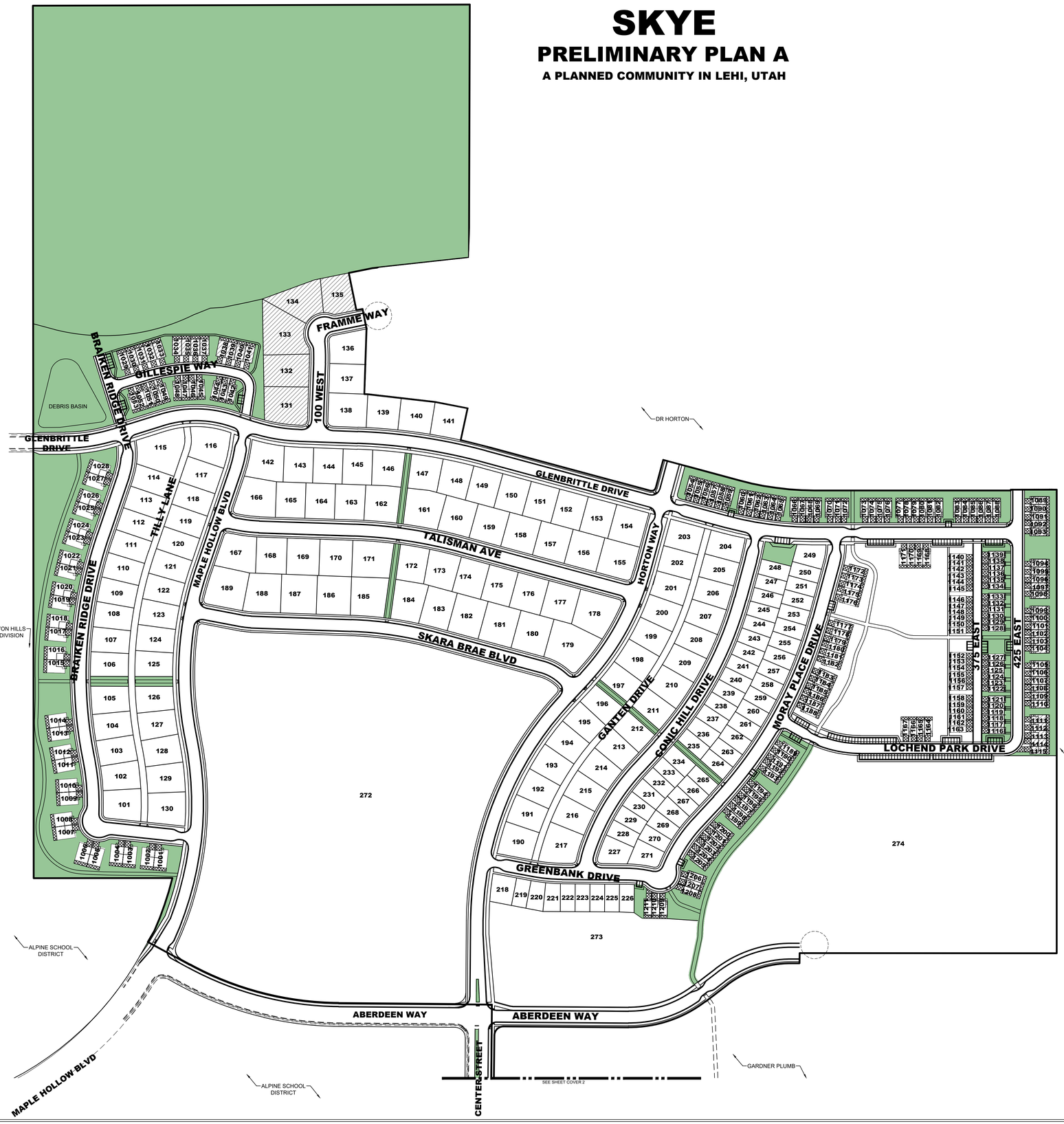
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

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

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 17th

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.

SKYE
PRELIMINARY PLAN A
A PLANNED COMMUNITY IN LEHI, UTAH



SCALE: 1"=150'

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VICINITY MAP

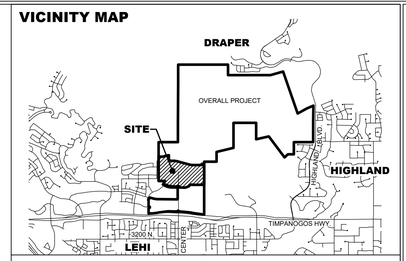


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TABULATIONS

TOTAL AREA:	163.84 ACRES
ROADWAY:	27.25 ACRES
# OF SINGLE FAMILY:	171 UNITS
REAR LOAD TOWNHOMES:	98 UNITS
FRONT LOAD TOWNHOMES:	85 UNITS
TWINHOMES:	28 UNITS
TOTAL:	382 UNITS
DENSITY:	2.33 UNITS/ACRES
PUBLIC OPEN SPACE:	40.66
PRIVATE OPEN SPACE:	14.26
ZONE:	PC

PARKING REQUIREMENTS:

COTTAGE LOTS NARROWER THAN 50': 46
PARKING REQUIRED: 16 (1 STALL PER 3 LOTS)

TOWNHOMES WITH STREET PARKING AVAILABLE: 79
PARKING REQUIRED: 27 (1 STALL PER 3 UNITS)

TOWNHOMES WITHOUT STREET PARKING AVAILABLE: 104
PARKING REQUIRED: 42 (1 STALL PER 2.5 UNITS)

TOTAL PARKING REQUIRED: 85

TOTAL PARKING PROVIDED: 150

NOTES

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - 1.1. PLAN & PROFILES / CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
   - 1.2. ALL PIPE TYPES, SPECIFIC LOCATIONS, AND DETAILS. (BENDS, DETECTOR TAPE, ETC.)
   - 1.3. VALVES
   - 1.4. BLOW-OFFS INCLUDING SIZE, TYPE, AND PROTECTION.
   - 1.5. MANHOLES, BOXES AND RELATED DETAILS.
   - 1.6. WATER AND SEWER SERVICE DETAILS.
   - 1.7. FIRE HYDRANTS.
   - 1.8. LOT LINE UTILITY EASEMENTS.
   - 1.9. STREET LIGHTS / STREET SIGNS / TRAFFIC SIGNS.
   - 1.10. POWER LINE EXTENSIONS & DOME / TRANSFORMER LOCATIONS.
   - 1.11. LOT ADDRESSES.
   - 1.12. CBR VALUES AND ROAD SUB-BASE.
   - 1.13. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.
2. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
3. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
4. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
5. ALL INTERIOR FENCE LINES TO BE REMOVED UNLESS OTHERWISE NOTED.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
OHP		OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		OPEN SPACE (REFER TO LANDSCAPE PLANS FOR DESIGN DETAILS)
		UNITS REQUIRED TO ADHERE TO ALL WILDLAND URBAN INTERFACE REQUIREMENTS

DEVELOPER / OWNER

DR. HORTON
12351 S. GATEWAY PARK PL #D-100
DRAPER, UT 84020
(801) 571-7101

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

SKYE PRELIMINARY PLAN A

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STATE OF UTAH
BRANDON J. TUCKETT
No. 9286726
11/1/2022
REGISTERED PROFESSIONAL ENGINEER
CONDITIONAL APPROVAL

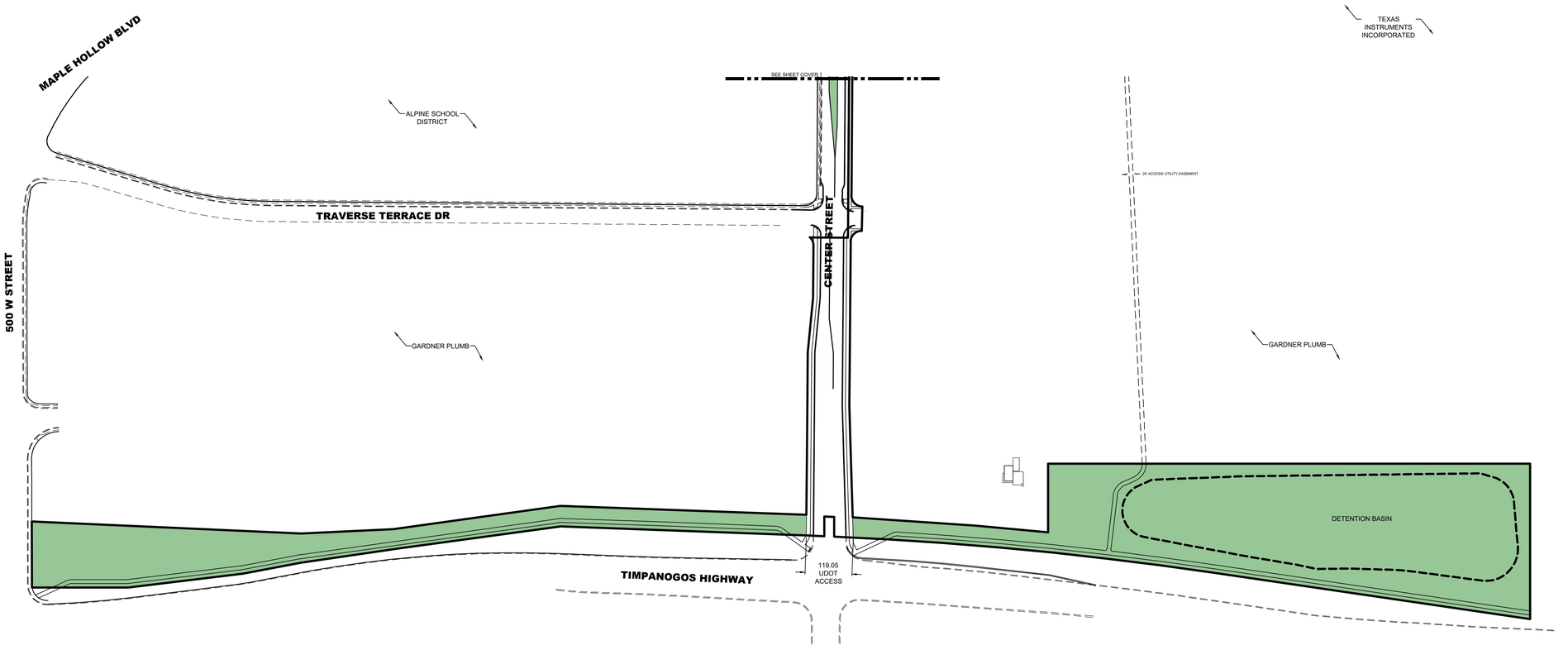
SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH
COVER

REVISIONS
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LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=150'
DATE: 11/1/2022

SHEET
COVER 1

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STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9286726
11/1/2022
REGISTERED PROFESSIONAL ENGINEER
COPY

SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

COVER (CONT)

REVISIONS

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LEI PROJECT #: 2020-0067

DRAWN BY: RWH/DSE/BJA

DESIGNED BY: BCT

SCALE: 1"=150'

DATE: 11/1/2022

SHEET

COVER 2

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GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. 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.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. 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 CONTRACTORS WORK FORCE.
3. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
4. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
5. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES, NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OF SERVICE CONNECTIONS.
6. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
7. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
8. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
9. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
10. AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
11. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
12. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
13. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
14. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

GENERAL CLEARING AND GRADING NOTES

1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER SHALL BE PROVIDED FOR FIRE PROTECTION FOR ALL GRADING ACTIVITIES DONE WITHIN THE WILDLAND URBAN INTERFACE.

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office@lei-eng.com
www.lei-eng.com

STATE OF UTAH · BRENT JAMES TUCKETT · No. 9286726 · REGISTERED PROFESSIONAL ENGINEER · 11/1/2022 · CERTIFICATION

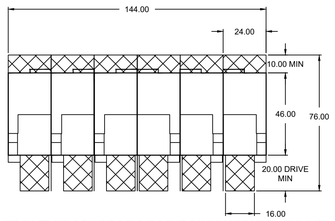
SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH

GENERAL NOTES

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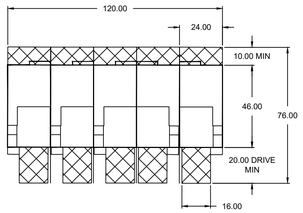
LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: NONE
DATE: 11/1/2022
SHEET: GN-1

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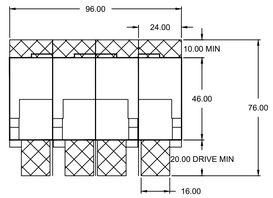
FRONT LOAD/ REAR LOAD TOWN HOMES - 6 LOTS

LOTS 1054-1065
1077-1088
1099-1110
1177-1188
1194-1205



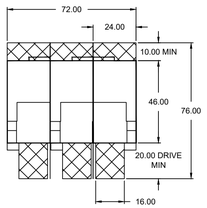
FRONT LOAD/ REAR LOAD TOWN HOMES - 5 LOTS

LOTS 1049-1053
1089-1098
1111-1115
1172-1176
1189-1193



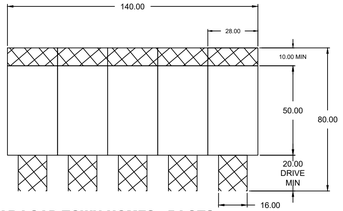
FRONT LOAD/ REAR LOAD TOWN HOMES - 4 LOTS

LOTS 1042-1044
1070-1072
1206-1211



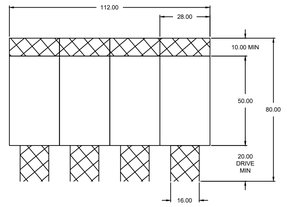
FRONT LOAD TOWN HOMES - 3 LOTS

LOTS 1001-1028



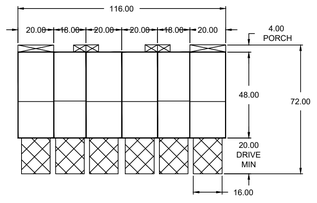
REAR LOAD TOWN HOMES - 5 LOTS

LOTS
1029-1033



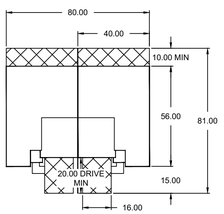
REAR LOAD TOWN HOMES - 4 LOTS

LOTS
1034-1041



REAR LOAD TOWN HOMES - 6 LOTS

LOTS
1116-1163



TWIN HOMES

LOTS 1001-1028

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	960.00	4°59'40"	83.68	S16°15'10"W 83.65
C2	1097.00	2°10'00"	41.48	N16°11'18"E 41.48
C3	1097.00	2°14'46"	43.00	N18°23'41"E 43.00
C4	1097.00	2°14'46"	43.00	N20°38'27"E 43.00
C5	1097.00	2°14'46"	43.00	N22°53'12"E 43.00
C6	1097.00	2°14'46"	43.00	N25°07'58"E 43.00
C7	1097.00	2°14'46"	43.00	N27°22'43"E 43.00
C8	1097.00	2°18'58"	44.35	N29°39'35"E 44.34
C9	1097.00	2°18'44"	44.27	N31°58'26"E 44.27
C10	1097.00	2°26'03"	46.61	N34°20'49"E 46.60
C11	1097.00	2°17'53"	44.00	N39°03'49"E 44.00
C12	1097.00	1°02'41"	20.00	N40°44'06"E 20.00
C13	1097.00	1°37'56"	31.25	N42°04'25"E 31.25
C14	664.00	4°27'07"	51.59	S39°31'46"W 51.58
C15	664.00	4°26'26"	51.46	S35°05'00"W 51.45
C16	664.00	4°25'42"	51.32	S30°38'55"W 51.31
C17	664.00	4°26'43"	51.52	S26°12'43"W 51.50
C18	664.00	4°35'03"	53.13	S21°41'50"W 53.11
C19	12.00	103°42'53"	21.72	S37°40'45"E 18.88
C20	382.00	12°33'28"	83.73	N82°55'11"W 83.56

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	12.00	81°32'03"	17.08	N62°35'32"E 15.67
C22	480.00	5°02'02"	42.17	S24°20'31"W 42.16
C23	480.00	5°08'04"	43.01	S29°25'35"W 43.00
C24	480.00	5°18'36"	44.49	S34°38'55"W 44.47
C25	480.00	5°25'35"	45.46	S40°01'00"W 45.44
C26	1281.00	2°29'22"	55.66	N41°38'42"E 55.65
C27	1281.00	2°12'31"	49.38	N39°17'46"E 49.38
C28	1281.00	2°08'11"	47.77	N37°07'24"E 47.76
C29	1097.00	2°21'02"	45.00	N36°44'22"E 45.00
C31	1281.00	2°14'52"	50.25	N34°55'53"E 50.25
C32	1281.00	2°15'55"	50.65	N32°40'29"E 50.64
C33	1281.00	2°13'03"	49.58	N30°26'00"E 49.58
C34	1281.00	2°03'27"	46.00	N28°17'45"E 46.00
C35	1281.00	2°18'39"	51.66	N26°06'42"E 51.66
C36	1281.00	2°10'09"	48.50	N23°52'18"E 48.49
C37	1281.00	2°10'09"	48.50	N21°42'09"E 48.49
C38	1281.00	2°10'08"	48.49	N19°32'01"E 48.49
C39	1281.00	2°08'55"	48.04	N17°22'29"E 48.04
C40	1281.00	1°11'43"	26.73	N15°42'10"E 26.72
C41	166.00	15°22'24"	44.54	N7°25'06"E 44.41

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C43	1039.00	2°28'44"	44.95	S88°45'38"E 44.95
C44	1039.00	5°22'11"	97.38	S84°50'11"E 97.34
C46	511.00	4°20'04"	38.66	N11°43'32"E 38.65
C48	12.00	79°46'03"	16.71	N50°34'47"E 15.39
C49	331.00	8°42'33"	50.31	S15°03'01"W 50.26
C50	726.00	6°15'16"	79.25	S24°53'11"W 79.21
C51	726.00	5°56'51"	75.36	S30°59'14"W 75.33
C52	726.00	5°55'18"	75.03	S36°55'18"W 75.00
C53	726.00	3°00'26"	38.10	S41°23'10"W 38.10
C54	1035.00	0°49'49"	15.00	N42°28'29"E 15.00
C55	1035.00	4°33'57"	82.48	N38°40'09"E 82.46
C56	1035.00	5°22'16"	97.02	N33°42'03"E 96.99
C57	1035.00	5°22'16"	97.02	N33°42'03"E 96.99
C58	1035.00	4°35'21"	82.90	N28°43'15"E 82.88
C59	1035.00	4°26'48"	80.33	N24°12'10"E 80.31
C60	1035.00	4°26'42"	80.29	N19°45'25"E 80.27
C61	1035.00	2°25'47"	43.89	N16°19'11"E 43.89
C63	1039.00	3°50'13"	69.58	S76°48'48"E 69.57
C64	797.00	4°11'45"	58.37	N17°12'11"E 58.35
C65	797.00	5°25'25"	75.44	N22°00'46"E 75.42

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C66	797.00	5°24'38"	75.26	N27°25'47"E 75.24
C67	797.00	5°56'30"	82.65	N33°06'21"E 82.61
C68	797.00	5°02'02"	70.02	N38°35'37"E 70.00
C69	797.00	5°02'02"	70.02	N38°35'37"E 70.00
C70	797.00	1°26'21"	20.02	N41°49'48"E 20.02
C71	964.00	3°05'52"	52.12	S41°25'06"W 52.11
C72	964.00	5°15'50"	88.57	S37°14'15"W 88.53
C73	964.00	5°15'50"	88.57	S31°58'25"W 88.53
C74	964.00	5°15'10"	88.38	S26°42'55"W 88.35
C75	12.00	88°04'20"	18.45	N61°04'08"E 16.68
C77	12.00	98°50'39"	20.70	N25°28'22"W 18.23
C78	728.00	9°25'24"	119.73	N28°39'39"E 119.60
C79	728.00	9°35'40"	121.91	N38°10'11"E 121.77
C80	12.00	89°55'22"	18.83	N87°55'42"E 16.96
C81	184.00	27°47'05"	89.23	N61°00'09"W 88.36
C82	1164.00	3°01'54"	61.59	N76°24'39"W 61.58
C83	1164.00	4°16'37"	86.89	N80°03'54"W 86.87
C84	1164.00	4°52'22"	98.99	N85°37'28"W 98.96
C85	119.00	8°53'35"	18.47	S83°36'51"E 18.45
C86	12.00	92°55'23"	19.46	S32°42'22"E 17.40

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C87	12.00	83°49'56"	17.56	S60°39'56"W 16.03
C88	431.00	9°52'36"	74.30	S82°21'24"E 74.20
C89	431.00	9°52'36"	74.30	S82°21'24"E 74.20
C90	1397.00	5°02'21"	122.86	N85°32'28"W 122.82
C91	1397.00	3°42'10"	90.28	N80°21'00"W 90.27
C92	1397.00	3°36'13"	87.86	N76°41'48"W 87.85
C93	1397.00	3°36'13"	87.86	N76°41'48"W 87.85
C94	1459.00	3°11'46"	81.39	N76°29'35"W 81.38
C96	1459.00	4°08'43"	105.56	N80°09'50"W 105.53
C97	1459.00	3°56'28"	100.36	N84°59'33"W 100.34
C98	1459.00	1°05'52"	27.95	N87°30'43"W 27.95
C99	369.00	10°38'33"	68.54	S82°44'22"E 68.44
C100	12.00	96°10'04"	20.14	S29°20'04"E 17.86
C101	331.00	10°00'00"	57.77	N13°44'58"E 57.70
C103	539.00	10°37'11"	99.90	S78°15'11"E 99.76
C104	539.00	4°29'52"	42.31	S85°48'42"E 42.30
C105	1671.00	1°37'43"	47.50	N87°14'47"W 47.49
C106	1671.00	0°41'09"	20.00	N82°41'00"W 20.00
C107	1671.00	3°20'17"	97.35	N80°40'17"W 97.34
C108	1671.00	3°17'32"	96.01	N77°21'22"W 96.00

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C109	1738.00	3°08'37"	95.35	N79°12'25"W 95.34
C110	1738.00	3°15'38"	98.90	N82°24'32"W 98.89
C111	1738.00	3°11'25"	96.77	N85°38'03"W 96.76
C112	1738.00	0°49'53"	25.22	N87°38'42"W 25.22
C113	528.00	7°22'36"	67.98	N1°44'57"W 67.93
C114	15.00	84°05'05"	22.01	N36°36'18"E 20.09
C116	15.00	90°00'00"	23.56	N43°03'39"W 21.21
C117	472.00	12°54'49"	106.38	N81°36'14"W 106.16
C118	15.00	90°00'00"	23.56	S46°56'21"W 21.21
C119	466.00	3°09'27"	25.68	S0°21'38"W 25.68
C120	466.00	1°39'32"	13.49	S2°02'52"E 13.49
C121	64.00	67°46'27"	75.70	S4°59'34"E 71.37
C122	64.00	67°46'27"	75.70	S4°59'34"E 71.37
C123	64.00	58°13'16"	65.03	S58°00'18"W 62.27
C124	64.00	24°52'11"	27.78	N80°26'58"W 27.56
C125	64.00	58°13'16"	65.03	S58°00'18"W 62.27
C127	965.00	6°14'40"	105.17	N1°00'21"E 105.12
C128	965.00	5°25'21"	91.33	N4°49'40"W 91.29
C129	965.00	3°53'52"	65.65	N9°29'16"W 65.64
C130	1027.00	1°08'43"	20.53	S10°51'51"E 20.53

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C131	1027.00	4°16'04"	76.50	S8°09'28"E 76.48
C132	1027.00	3°54'04"	69.93	S4°04'24"E 69.91
C133	1027.00	1°40'27"	30.01	S1°17'08"E 30.01
C134	1027.00	4°02'36"	72.48	S1°34'24"W 72.46
C135	1027.00	3°59'39"	71.59	S5°35'31"W 71.58
C136	1027.00	4°01'22"	72.11	S9°36'02"W 72.09
C137	1027.00	3°59'55"	71.67	S13°36'41"W 71.66
C138	1027.00	3°08'20"	56.26	S17°10'48"W 56.26
C139	264.00	10°00'00"	46.08	N13°44'58"E 46.02
C141	311.00	23°25'49"	127.18	N81°28'24"W 126.29
C142	311.00	3°41'14"	20.01	S84°58'04"W 20.01
C143	311.00	10°29'02"	56.91	S77°52'57"W 56.83
C145	234.00	17°34'28"	71.77	N1°26'35"W 71.49
C146	234.00	11°24'20"	46.58	N13°02'48"E 46.50
C147	234.00	11°24'20"	46.58	N13°02'48"E 46.50
C148	1278.00	1°53'13"	42.09	S17°48'22"W 42.08
C149	1278.00	3°27'02"	76.97	S15°08'15"W 76.95
C150	1278.00	3°27'02"	76.97	S11°41'13"W 76.95
C151	1278.00	3°29'08"	77.74	S8°13'08"W 77.73
C152	1278.00	3°24'40"	76.09	S4°46'14"W 76.08

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C153	1278.00	3°24'01"	75.85	S1°21'53"W 75.84
C154	1278.00	1°20'43"	30.01	S1°00'29"E 30.01
C155	1278.00	3°53'09"	86.67	S3°37'25"E 86.66
C156	1278.00	3°37'39"	80.91	S7°22'49"E 80.90
C157	1278.00	2°14'34"	50.03	S10°18'55"E 50.02
C158	714.00	2°17'27"	28.55	N10°17'29"W 28.55
C159	714.00	5°59'21"	74.64	N6°09'04"W 74.60
C160	714.00	5°43'48"	71.40	N0°17'30"W 71.38
C161	12.00	86°36'16"	18.14	S40°43'44"E 16.46
C162	964.00	5°15'45"	88.54	S21°27'27"W 88.51
C163	964.00	6°02'06"	101.54	S15°48'31"W 101.49
C165	466.00	9°05'29"	73.94	S84°59'28"E 73.86
C166	466.00	1°12'55"	9.89	S79°50'16"E 9.88
C167	964.00	5°05'45"	85.74	S6°33'27"W 85.71
C169	528.00	4°54'18"	45.20	S81°40'57"E 45.19
C170	528.00	4°53'28"	45.07	S86°34'50"E 45.06
C171	320.00	4°23'22"	24.51	N87°20'31"W 24.51
C173	683.00	17°24'21"	207.49	S2°44'02"E 206.69
C174	1309.00	30°11'11"	689.65	S3°39'23"W 681.70
C175	203.00	37°22'03"	132.39	N0°03'57"E 130.06

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C176	489.03	20°39'31"	176.32	N82°58'11"E 175.37
C177	489.00	12°38'29"	107.89	N80°22'45"W 107.67
C178	42.00	82°48'29"	60.70	N32°39'16"W 55.55
C179	501.00	17°08'25"	149.88	N81°12'38"E 149.32
C180	347.00	35°14'50"	213.47	S89°44'09"E 210.12
C181	503.00	15°22'29"	134.97	S80°22'24"E 134.57
C182	497.00	12°08'37"	105.34	N4°07'57"W 105.14
C186	300.00	10°00'00"	52.36	N13°44'58"E 52.29
C188	991.00	30°11'11"	522.11	S3°39'23"W 516.09
C189	993.50	7°36'32"	131.94	S14°56'42"W 131.84
C190	993.50	22°34'38"	391.49	S0°08'53"E 388.96
C192	150.00	8°53'35"	23.28	N83°36'51"W 23.26
C194	1133.00	13°09'57"	260.35	N81°28'40"W 259.77
C196	153.00	27°51'44"	74.40	N60°57'50"W 73.67
C197	1001.00	37°59'22"	663.70	N7°33'29"E 651.61
C198	998.55	20°34'39"	358.63	S16°15'30"W 356.70
C199	998.50	17°24'21"	303.33	S2°44'02"E 302.17
C200	605.66	11°52'40"	125.56	S80°33'55"E 125.33
C202	1428.00	13°09'57"	328.13	S81°28'40"E 327.41
C207	760.00	5°03'51"	67.17	S17°38'13"W 67.15

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C212	1312.00	27°47'05"	636.23	N28°59'51"E 630.02
C213	1312.00	13°06'50"	300.29	N36°19'58"E 299.64
C214	1312.00	14°40'15"	335.94	N22°26'25"E 335.03
C215	197.00	15°06'18"	51.94	N7°33'09"E 51.79
C216	695.00	30°17'14"	367.38	S27°44'46"W 363.12
C217	1066.00	27°47'05"	516.94	N28°59'51"E 511.89
C218	480.00	5°32'48"	46.47	N12°19'54"E 46.45
C219	1003.00	15°06'18"	264.42	N82°26'51"W 263.66
C220	1003.00	5°32'48"	97.10	S77°40'06"E 97.06
C221	1003.00	9°33'30"	167.32	S85°13'15"E 167.13
C222	340.00	29°42'59"	176.34	S75°04'57"E 174.37
C226	1001.00	10°28'44"	183.07	N5°42'10"E 182.82
C227	1001.00	32°01'30"	559.50	N26°57'17"E 552.24
C228	760.00	22°47'53"	302.40	S31°34'05"W 300.41
C229	760.00	27°51'43"	369.58	N29°02'10"E 365.95
C230	449.00	26°02'33"	204.08	N29°52'07"E 202.33
C231	351.00	19°11'18"	117.55	S79°56'33"E 117.00
C232	1716.92	13°05'21"	392.23	N81°28'40"W 391.38
C233	350.00	37°56'15"	231.75	S71°29'40"W 227.54
C234	350.00	37°29'35"	229.03	S71°16'20"W 224.97

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C235	40.00	90°03'34"	62.87	N45°01'47"E 56.60

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S88°03'39"E	3.41
L2	S79°10'04"E	9.13

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STATE OF UTAH
BRANDON J. TUCKETT
No. 9286726
REGISTERED PROFESSIONAL ENGINEER
10/31/2022
COPY

SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

LOT LAYOUT 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: N/A
DATE: 11/1/2022

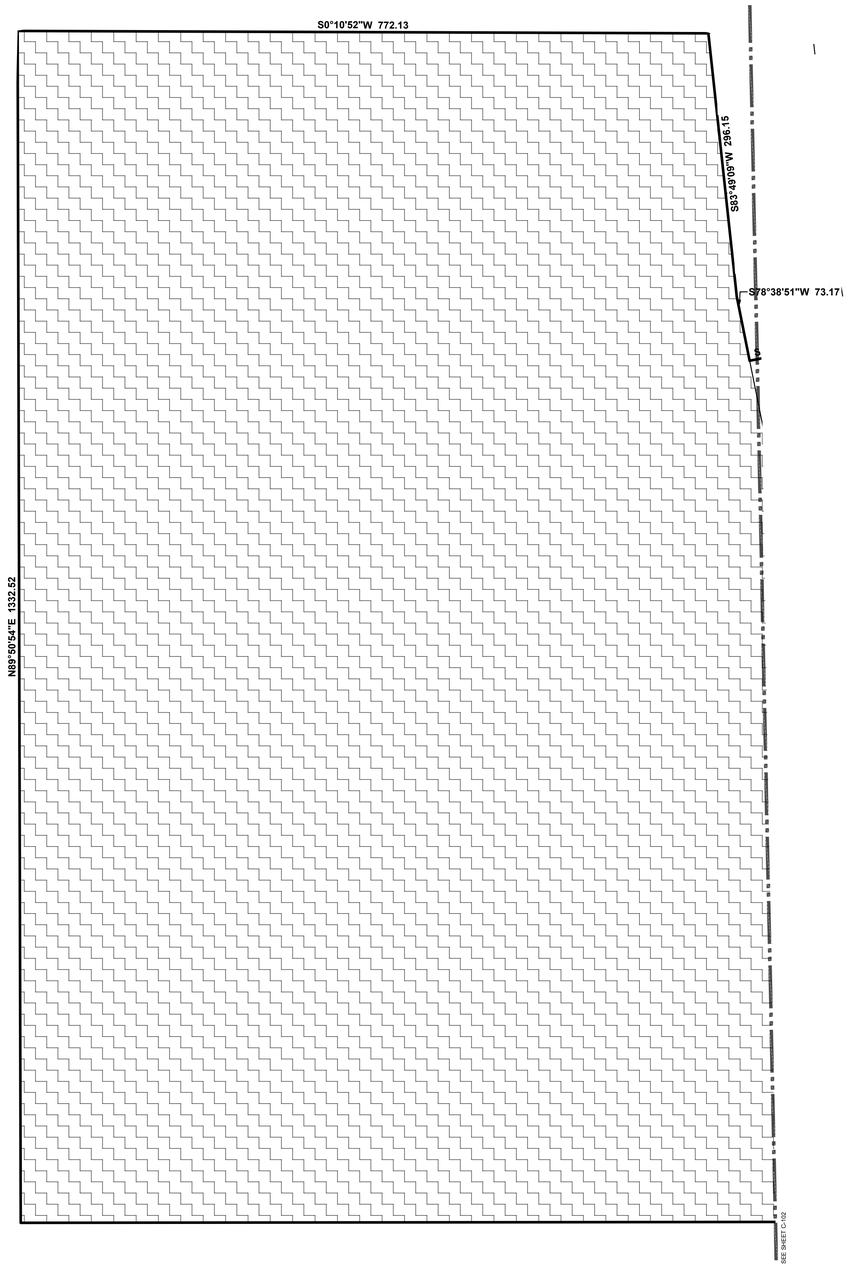
SHEET
C-100

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NORTH

SCALE: 1" = 80'

80 40 0 80



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11/1/2022
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SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH

LOT LAYOUT 2

LOT/PRIVATE AREA
LIMITED COMMON AREA
COMMON AREA/PRIVATE OPEN SPACE
PUBLIC OPEN SPACE

ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LARGE SINGLE FAMILY LOT:	117
COTTAGE LOTS:	54
ACTIVE ADULT TWINHOME:	28
FRONT LOADED TOWNHOME:	85
REAR LOADED TOWNHOME:	98
CIVIC USE (LOT 273):	TBD
COMMERCIAL USE (LOTS 274 & 275):	TBD

TABULATIONS

TOTAL AREA:	163.84 ACRES
LOT/ PRIVATE AREA:	78.59 ACRES
LIMITED COMMON AREA:	2.71 ACRES
COMMON AREA/PRIVATE OPEN SPACE:	14.26 ACRES
PUBLIC OPEN SPACE:	40.66 ACRES
PUBLIC ROADWAYS:	23.64 ACRES
PRIVATE ROADWAYS:	3.61 ACRES
# OF UNITS:	382
DENSITY:	2.33 UNITS/ACRE
ZONE:	PC

NOTE: ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 11/1/2022

SHEET
C-101

N:\LEI PROJECTS\2020\2020-0067 SR TAYLOR LEHI PHASE\1 SKYE\DRW\PRELIMINARY\SKYE PRELIM PHASE 1.DWG 10/31/2022 8:34 AM

NORTH

SCALE: 1" = 80'

80 40 0 80

SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

LOT LAYOUT 3

LEI

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ENGINEERS

SURVEYORS

PLANNERS

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www.lei-eng.com

STATE OF UTAH — BRANDON J. TUCKETT — No. 9286726 — REGISTERED PROFESSIONAL ENGINEER — 11/1/2022 — CONDITIONAL APPROVAL

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:	2020-0067
DRAWN BY:	RWH/DSE/BJA
DESIGNED BY:	BCT
SCALE:	1"=80'
DATE:	11/1/2022
SHEET	C-102

ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LARGE SINGLE FAMILY LOT:	117
COTTAGE LOTS:	54
ACTIVE ADULT TWINHOME:	28
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LOT/PRIVATE AREA

LIMITED COMMON AREA

COMMON AREA/PRIVATE OPEN SPACE

PUBLIC OPEN SPACE

W:\SKYE PRELIMINARY PLAN\DWG\SKYE PRELIMINARY PLAN.DWG, 11/1/2022 9:36 AM

TEXAS INSTRUMENTS INCORPORATED

NORTH

SCALE: 1" = 80'

80 40 0 80

15' PUE AROUND PRV

PROPOSED WATERLINE EASEMENT

S0°00'00"E 1414.02

N90°00'00"E 140.00

N0°00'00"E 2.27

N90°00'00"E 599.29

425 EAST (PRIVATE - 42' WIDE)

375 EAST (PRIVATE - 28' WIDE)

N0°00'00"W 657.94

GLENBRITTLE DRIVE (PUBLIC - 62' WIDE)

LOCHEND PARK DRIVE (PRIVATE - 42' WIDE)

S89°56'26"E 439.87

N89°58'53"W 663.13

MORAY PLACE DRIVE (PUBLIC - 62' WIDE)

CONIC HILL DRIVE (PUBLIC - 62' WIDE)

GANTEN DRIVE (PRIVATE - 20' WIDE)

HORTON WAY (PUBLIC - 69' WIDE)

GLENBRITTLE DRIVE (PUBLIC - 67' WIDE)

TALISMAN AVE (PUBLIC - 62' WIDE)

SKARA BRAE BLVD (PUBLIC - 62' WIDE)

GREENBANK DRIVE (PUBLIC - 62' WIDE)

ABERDEEN WAY (PUBLIC - 62' WIDE)

274
581108 S.F.
(MIXED USE)

273
173090 S.F.
(MIXED USE)

84' DIAMETER ACCESS EASEMENT FOR TEMPORARY TURNAROUND

N89°58'55"W 26.24

S0°18'35"W 30.97

N89°59'37"W 120.84

R=319.00
Δ=37°29'35"
L=208.75
CH=S71°16'20"W 205.04

S52°31'33"W 83.81

R=381.00
Δ=37°56'15"
L=252.27
CH=S71°29'40"W 247.69

N89°32'12"W 416.94

N89°32'12"W 380.94

30' WIDE STORM DRAIN AND SEWER EASEMENT

GARDNER PLUMB LC

R=873.00
Δ=15°06'18"
L=230.15
CH=S82°26'51"E 229.48

S74°53'42"E 241.29

S74°53'42"E 517.12

N15°06'18"E 89.00

R=12.00
Δ=90°00'00"
L=18.85
CH=N60°06'18"E 16.97

DR HORTON

SEE SHEET C-102

ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LARGE SINGLE FAMILY LOT:	117
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LOT/PRIVATE AREA

LIMITED COMMON AREA

COMMON AREA

PUBLIC OPEN SPACE

NOTE: ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.

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STATE OF UTAH · BRANDON JAMES TUCKETT · No. 9286726 · 11/1/2022 · REGISTERED PROFESSIONAL ENGINEER · CERTIFICATE OF AUTHORIZATION

SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

LOT LAYOUT 4

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 11/1/2022

SHEET
C-103

W:\LEI PROJECTS\2020 PROJECTS\20-0067 SKYE\CAD\PRELIMINARY PLAN\SKYE PRELIMINARY PLAN A.DWG 11/1/2022 9:31 AM

NORTH

SCALE: 1" =80'

80 40 0 80

SEE SHEET C-102

N0°27'48"E 962.07

S0°27'48"W 760.57

CENTER STREET

PUBLIC - 66' WIDE

ALPINE SCHOOL DISTRICT

R=28.00
Δ=90°00'03"
L=43.98
CH=S44°32'12"E 39.60

POINT OF BEGINNING

SOUTHWEST CORNER
SECTION 28
T4S, R1E, SLB&M
(FOUND 1968 UTAH COUNTY MONUMENT)

TRAVERSE TERRACE DR

SECTION LINE: S89°57'02"W 2655.66
(RECORD: S89°57'02"W 2655.65)

SOUTH 1/4 CORNER
SECTION 29
T4S, R1E, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)

S89°32'12"E 96.48

S1°23'15"W 62.01

R=28.00
Δ=90°00'00"
L=43.98
OH=S45°27'48"W 39.60

R=28.00
Δ=48°35'25"
L=23.75
CH=N23°49'55"W 23.04

N0°27'48"E 132.10

N5°38'21"E 138.56

FUTURE ACCESS TO MIXED USE DEVELOPMENT

S0°27'48"W 414.59

SEE SHEET C-106

FUTURE ACCESS TO MIXED USE DEVELOPMENT

GARDNER PLUMB

N0°27'48"E 198.31

N0°27'48"E 213.38

S1°40'53"E 89.92

S1°40'53"E 193.58

20' ACCESS/ UTILITY EASEMENT

GARDNER PLUMB

SECTION LINE: N89°58'00"W 2655.87
(RECORD: N89°57'55"W 2655.87)

SOUTH 1/4 CORNER
SECTION 28
T4S, R1E, SLB&M
(FOUND 2001 UTAH COUNTY MONUMENT)

EX. 85' ACCESS AND UTILITY EASEMENT

S89°59'48"E 1222.31

N0°00'12"E 173.84

R=9570.00
Δ=1°06'44"
L=185.77
CH=S84°47'44"E 185.77

S86°04'30"E 311.66

EX. 50' UDOT UTILITY/SLOPE EASEMENT

S0°00'00"E 393.73

R=9520.00
Δ=0°15'26"
L=42.75
CH=N87°45'25"W 42.75

N0°04'53"W 50.05

R=9570.00
Δ=0°08'54"
L=24.77
CH=N87°34'24"W 24.77

S0°04'53"E 50.05

R=9520.00
Δ=5°49'21"
L=967.46
CH=N84°34'28"W 967.04

TIMPANOGOS HIGHWAY

SECTION LINE:
S0°04'53"E 2649.67
(RECORD: N0°04'06"W 2649.58)

WEST 1/4 CORNER
SECTION 33,T4S, R1E, SLB&M
BENCH MARK NGVD 29 ELEVATION: 4788.36
(FOUND 2010 UTAH COUNTY MONUMENT)

32 33

ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
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LIMITED COMMON AREA

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STATE OF UTAH
BRANDON JAMES TUCKETT
No. 9286726
11/1/2022
REGISTERED PROFESSIONAL ENGINEER
CONDITIONAL APPROVAL

SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

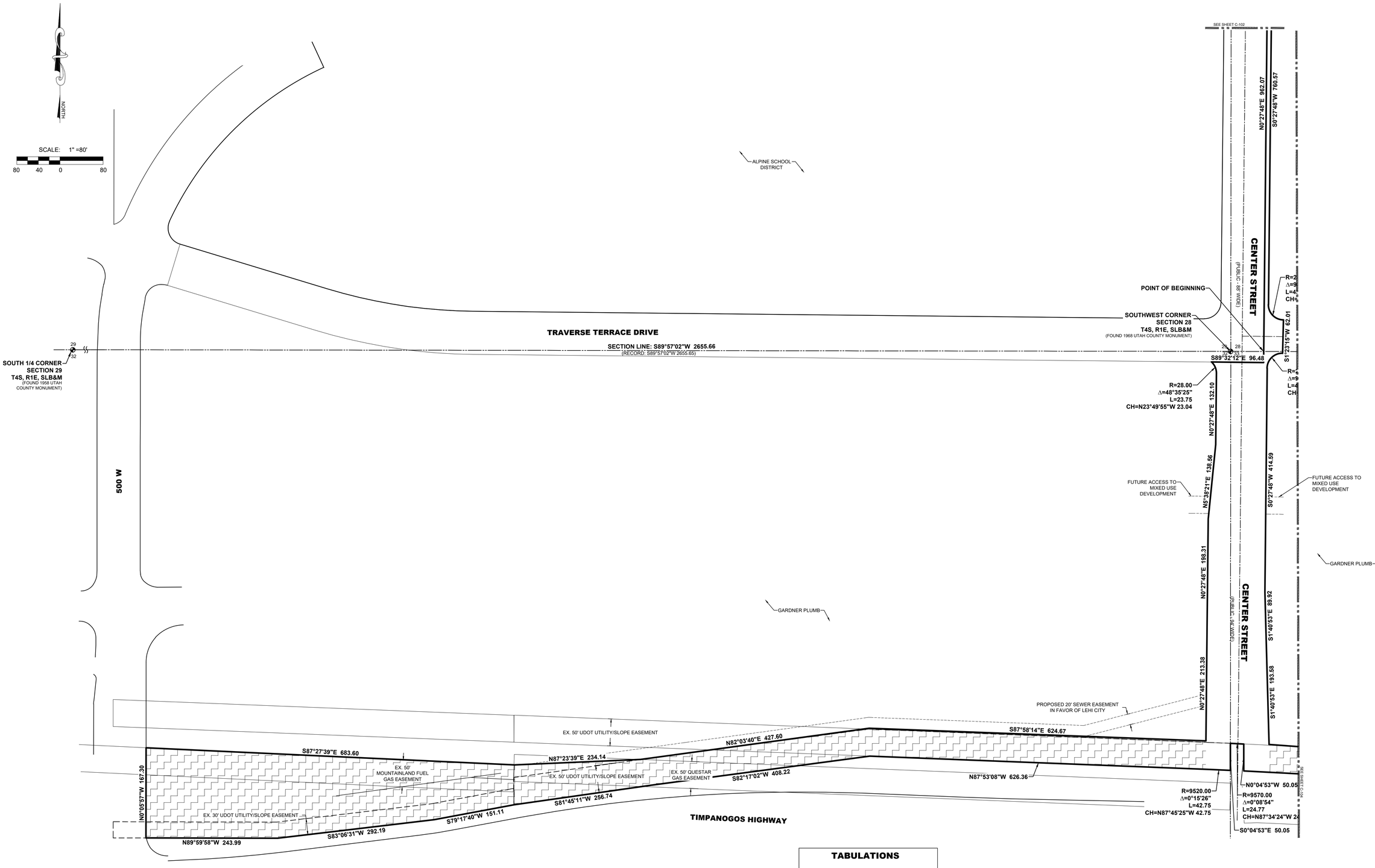
LOT LAYOUT 5

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 11/1/2022

SHEET
C-104

W:\LEI PROJECTS\2020\2020-0067 SR PLAN\LEI PROJECT\LDP\SKYE PRELIMINARY LAYOUT PLAN FINAL.DWG 11/1/2022 8:25 AM



ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
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LOT/PRIVATE AREA
LIMITED COMMON AREA
COMMON AREA
PUBLIC OPEN SPACE

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STATE OF UTAH
BRANDON J. TUCKETT
No. 9286726
11/1/2022
REGISTERED PROFESSIONAL ENGINEER
CONDITIONAL APPROVAL

SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH

LOT LAYOUT 6

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 11/1/2022

SHEET
C-105

W:\LEI PROJECTS\SKYE\2020-0067 - SF PHASE 6\CAD\SURVEY\PRELIM PLAT PHASE 6.DWG 10/31/2022 1:50 PM

LOT TYPE	HD	MD	LD	AA
MINIMUM LOT AREA	N/A	3,600 SQ.FT.	6000 SQ FT	N/A
MAX. DWELLING UNITS PER ACRE	12	7	4	6

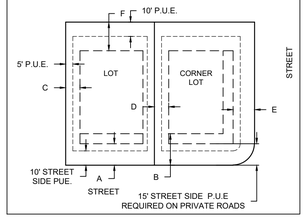
LOT TYPE LEGEND

- HD FRONT LOAD TOWNHOMES (85 LOTS)
- HD REAR LOAD TOWNHOME (98 LOTS)
- MD (112 LOTS)
- LD (59 LOTS)
- AA (28 LOTS)

TOTAL LOTS = 382

	HD LOTS 1029-1199	MD LOTS 101-130,190-272	LD LOTS 131-189	AA LOTS 1001-1028
FRONT LIVING SETBACK (A)	18 Ft	15 Ft	15 Ft	18 Ft
FRONT GARAGE SETBACK (B)	20 Ft	20 Ft	20 Ft	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft	5 Ft	10 Ft	5 Ft
INTERIOR SIDE (D)	0 Ft	5 Ft	10 Ft	0 Ft
STREET SIDE SETBACK (E)	18 Ft	18 Ft	20 Ft	18 Ft
REAR SETBACK (F)	10 Ft	10 Ft	20 Ft	10 Ft

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



NORTH

SCALE: 1"=100'

100 50 0 100

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STATE OF UTAH — BRANDON J. TUCKETT — No. 9286726 — 11/1/2022 — REGISTERED PROFESSIONAL ENGINEER — CONDITIONAL APPROVAL

SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

LOT SUMMARY

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 11/1/2022
SHEET: C-200

S:\LEI PROJECTS\2020\2020-0067 SR PARTUM 12TH PHASE\LDW\SKYE\PRELIMINARY\2020-0067 - PRELIM PHASE.DWG 10/31/2022 9:01 AM

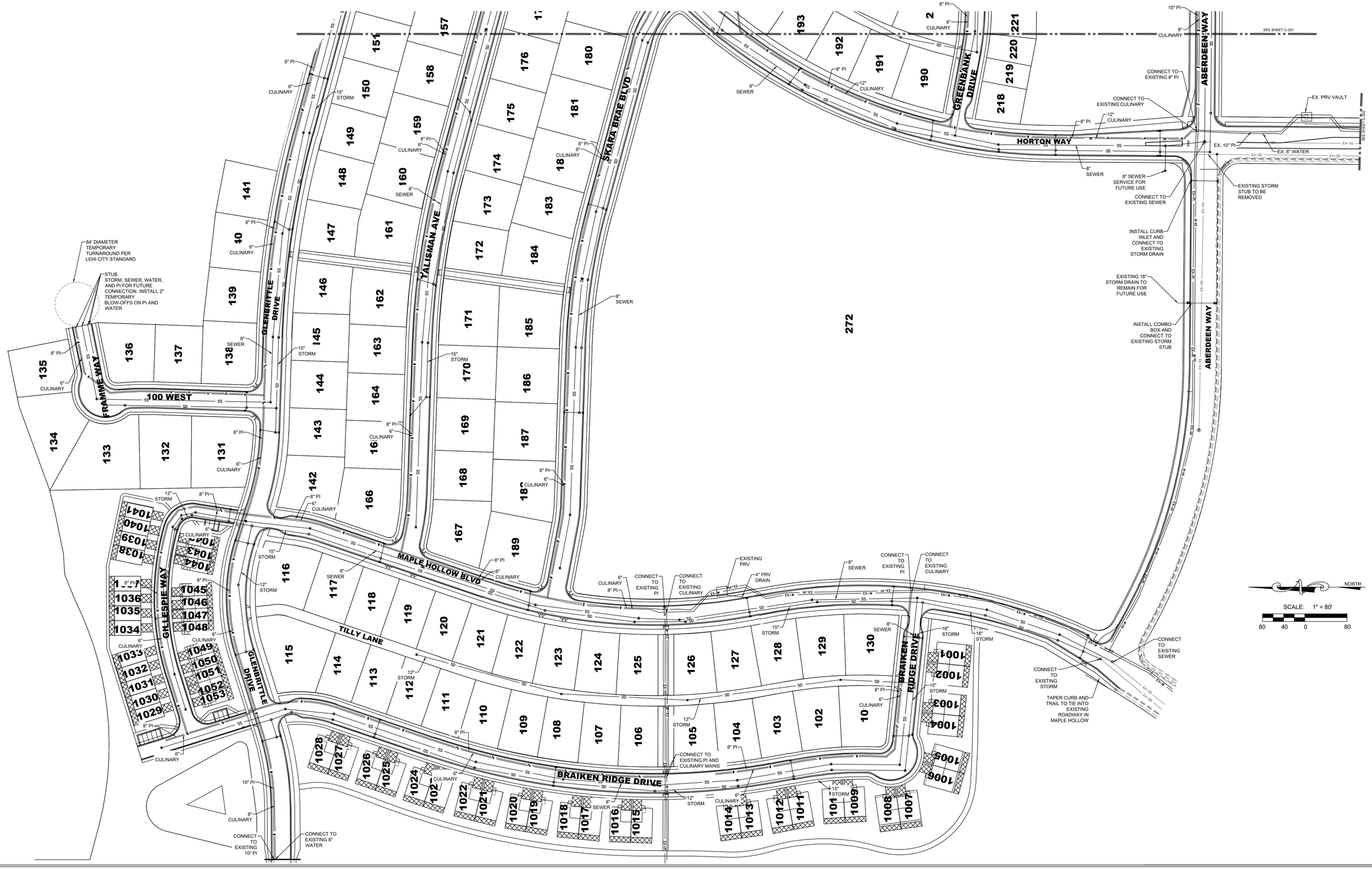
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11/1/2022
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CERTIFICATE OF AUTHORIZATION

SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

UTILITY LAYOUT 1



REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2020-0067
DRAWN BY:	RWH/DSE/BJA
DESIGNED BY:	BCT
SCALE:	1"=80'
DATE:	11/1/2022

SHEET
C-300

NORTH

SCALE: 1" = 80'

80 40 0 80

INSTALL PRV VAULT FOR CULINARY AND PI

STUB AND PLUG 8" PI AND 6" CULINARY AND INSTALL (2) 2" TEMPORARY BLOW-OFFS

4" PRV DRAIN

425 EAST

375 EAST

8" SEWER

15" STORM

6" CULINARY

8" PI

12" STORM

GLENBRITTLE DRIVE

LOCHEND PARK DRIVE

MORAY PLACE DRIVE

CONIC HILL DRIVE

GANTEN DRIVE

HORTON WAY

TALISMAN AVE

SHARK BAIT BLVD

GREENBANK DRIVE

ABERDEEN WAY

274

273

24" STORM

84' DIAMETER TEMPORARY TURNAROUND PER LEHI CITY STANDARDS

STUB AND PLUG 10" PI AND 8" CULINARY WITH TEMPORARY HYDRANT AND 6" BLOW-OFF

STUB 30" STORM FOR FUTURE DEVELOPMENT WITH MANHOLE AT PHASE LINE

30" STORM

36" STORM

10' FUTURE TRAIL

INSTALL 34' ALL WEATHER ACCESS ROAD PER LEHI CITY STANDARD

END SEWER WITH MANHOLE AT PHASE LINE

END STORM DRAIN WITH MANHOLE AT PHASE LINE

4" PRV DRAIN

10" PI

18" STORM

24" STORM

SEE SHEET C-300

SEE SHEET C-304

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STATE OF UTAH
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11/1/2022
CONSTRUCTION

SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH
UTILITY LAYOUT 2

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 11/1/2022

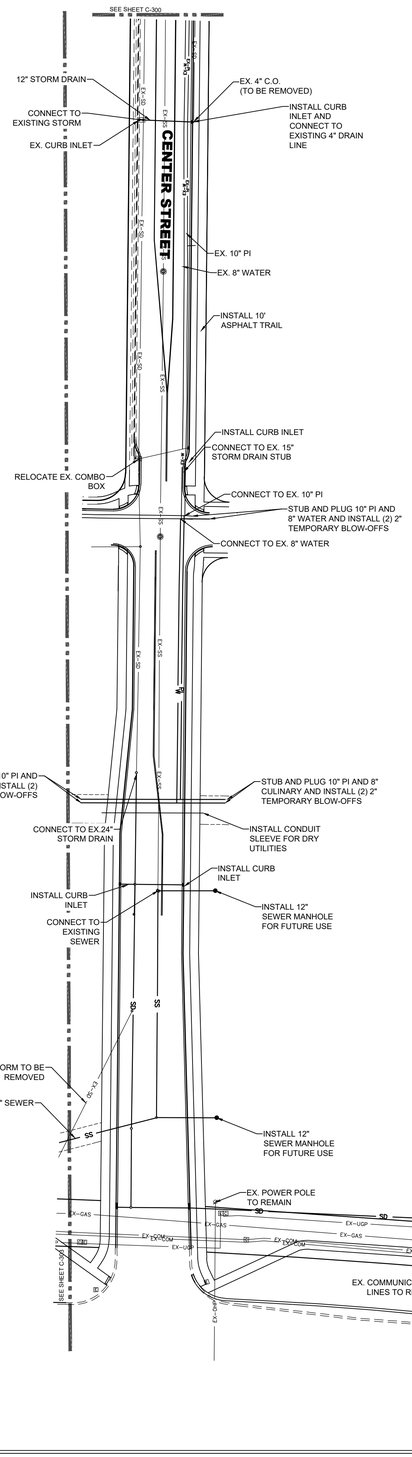
SHEET
C-301

W:\LEI PROJECTS\SKYE\2020-0067 SR TAYLOR LOTS PHASE1\LDP\SURVEY\PRELIMINARY LAYOUT\SKYE PRELIM PHASE 1.DWG 10/31/2022 9:28 AM

NORTH

SCALE: 1" =80'

80 40 0 80



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STATE OF UTAH
BRANDON J. TUCKETT
No. 9286726
REGISTERED PROFESSIONAL ENGINEER
10/31/2022
CONSTRUCTION

SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

UTILITY LAYOUT 3

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 11/1/2022

SHEET
C-302

N:\LEI PROJECTS\2020\2020-0067 SR 92 PLAN\LEI PROJECTS\CIVIL\DWG\PRELIMINARY LAYOUTS\2020-0067 PRELIM PHASE 1.DWG 10/31/2022 9:29 AM

NORTH

SCALE: 1" =80'

80 40 0 80

500 W

TRAVERSE TERRACE DRIVE

CENTER STREET

SR-92

EXISTING STORM TO BE RELOCATED WITH FUTURE DEVELOPMENT

EXISTING STORM WATER POND TO BE REMOVED WITH FUTURE DEVELOPMENT

CONNECT TO EXISTING SEWER

EX. HIGH PRESSURE GAS LINE TO REMAIN

EXISTING STORM DRAIN TO BE REMOVED WITH FUTURE DEVELOPMENT

INSTALL 18" SEWER

EX. COMMUNICATION LINES TO REMAIN

EX. UNDERGROUND POWER TO REMAIN

EXISTING STORM POND TO BE ABANDONED

EXISTING STORM TO BE REMOVED

INSTALL 18" SEWER

EX. COMMUNICATION LINES TO REMAIN

EX. UNDERGROUND POWER TO REMAIN

SEE SHEET C-301

SEE SHEET C-302

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STATE OF UTAH
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CONDITIONAL APPROVAL

SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

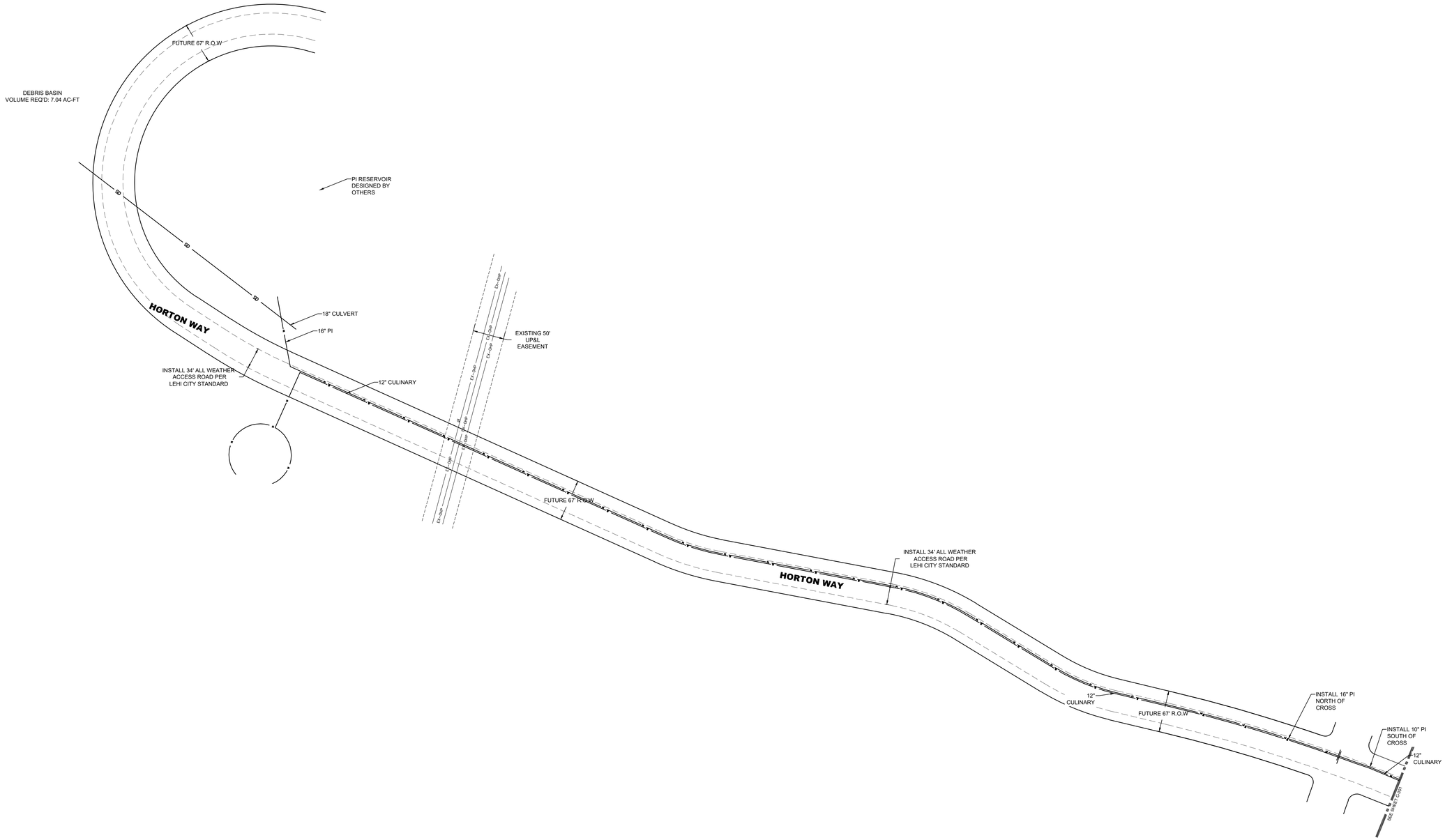
UTILITY LAYOUT 4

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #: 2020-0067
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SHEET
C-303

W:\LEI PROJECTS\2020\2020-0067 SR 92 NEAR LEHI PKWY\CAD\PRELIMINARY\2020-0067 PRELIM FINAL.DWG 10/31/2022 1:19 PM





SCALE: 1" = 80'

80 40 0 80

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SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH
OFFSITE PI AND CULINARY

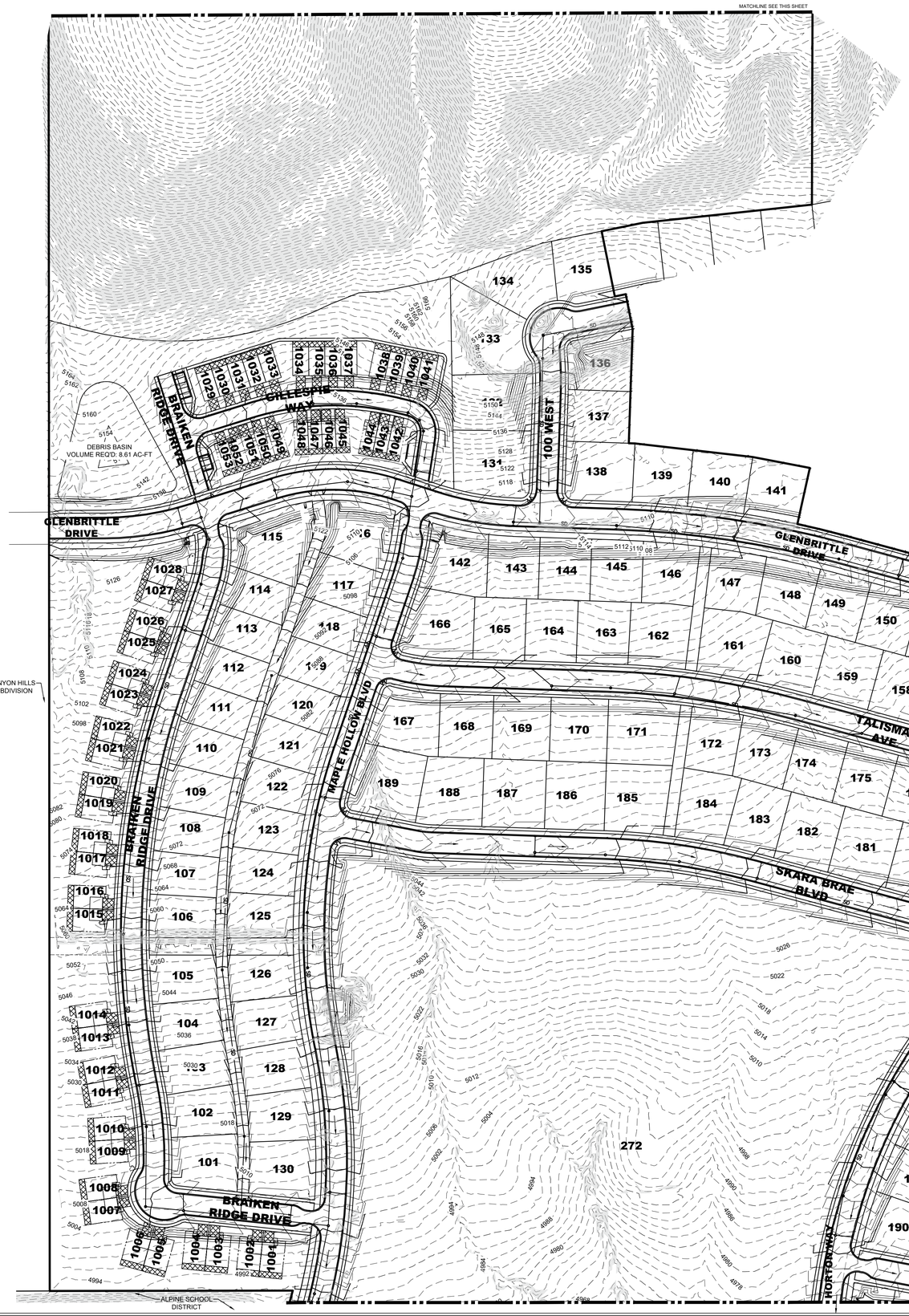
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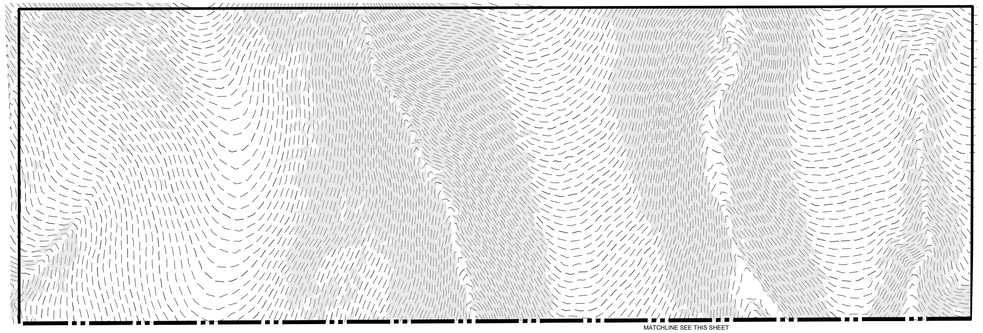
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DESIGNED BY: BCT
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DATE: 11/1/2022

SHEET
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LEGEND

AREAS GREATER THAN 30% SLOPE

NOTE: WATER SHALL BE PROVIDED FOR FIRE PROTECTION FOR ALL GRADING ACTIVITIES DONE WITHIN THE WILDLAND URBAN INTERFACE

NORTH

SCALE: 1"=100'

100 50 0 100

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STATE OF UTAH
BENJAMIN J. TUCKETT
No. 9286726
11/1/2022
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

SKYE PRELIMINARY PLAN A

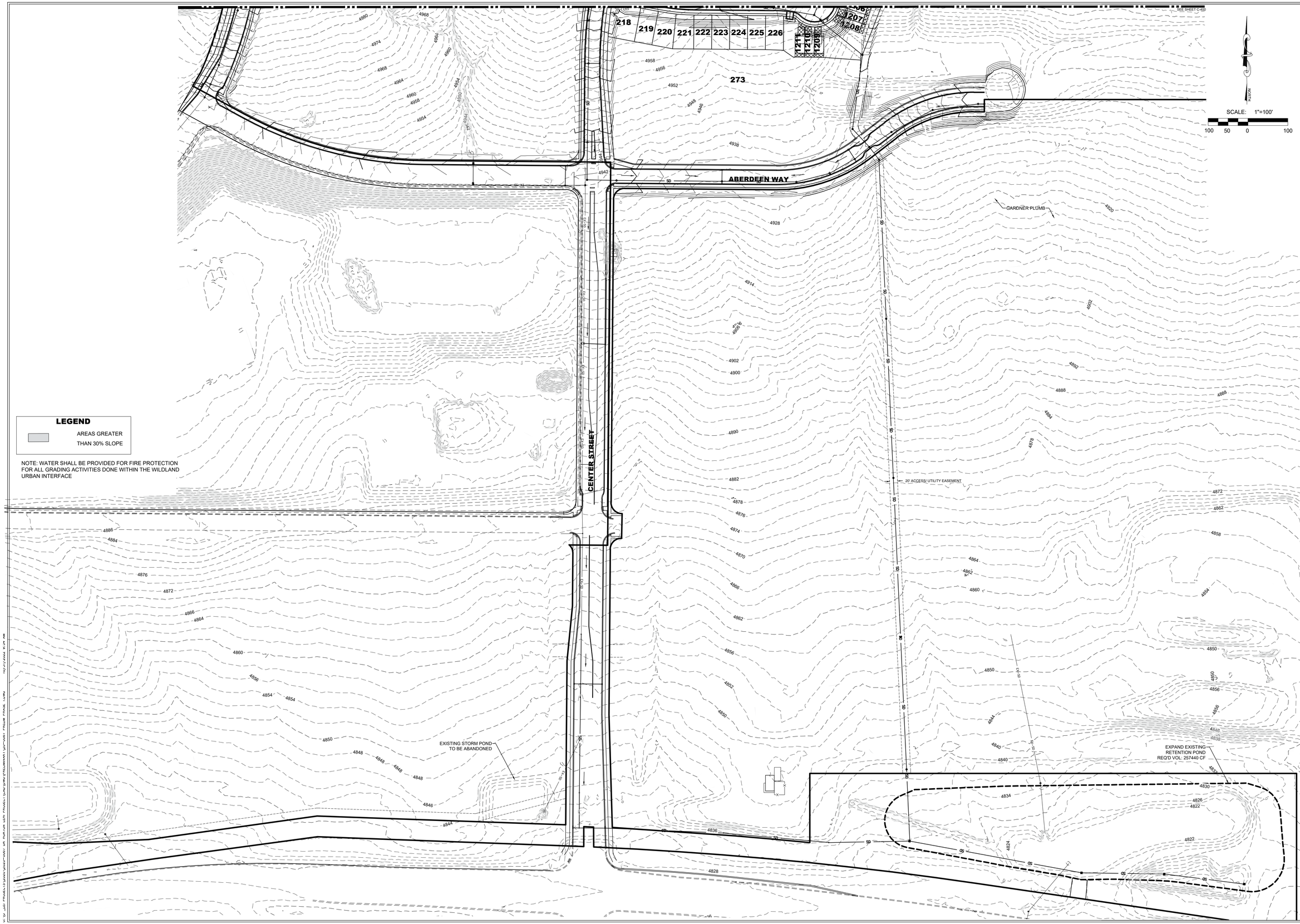
LEHI CITY, UTAH

GRADING PLAN 1

REVISIONS
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LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: 1"=100'
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LEGEND

AREAS GREATER THAN 30% SLOPE

NOTE: WATER SHALL BE PROVIDED FOR FIRE PROTECTION FOR ALL GRADING ACTIVITIES DONE WITH THE WILDLAND URBAN INTERFACE

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STATE OF UTAH
BENJAMIN J. TUCKETT
No. 9286726
11/1/2022
REGISTERED PROFESSIONAL ENGINEER
CONSTRUCTION VERSION

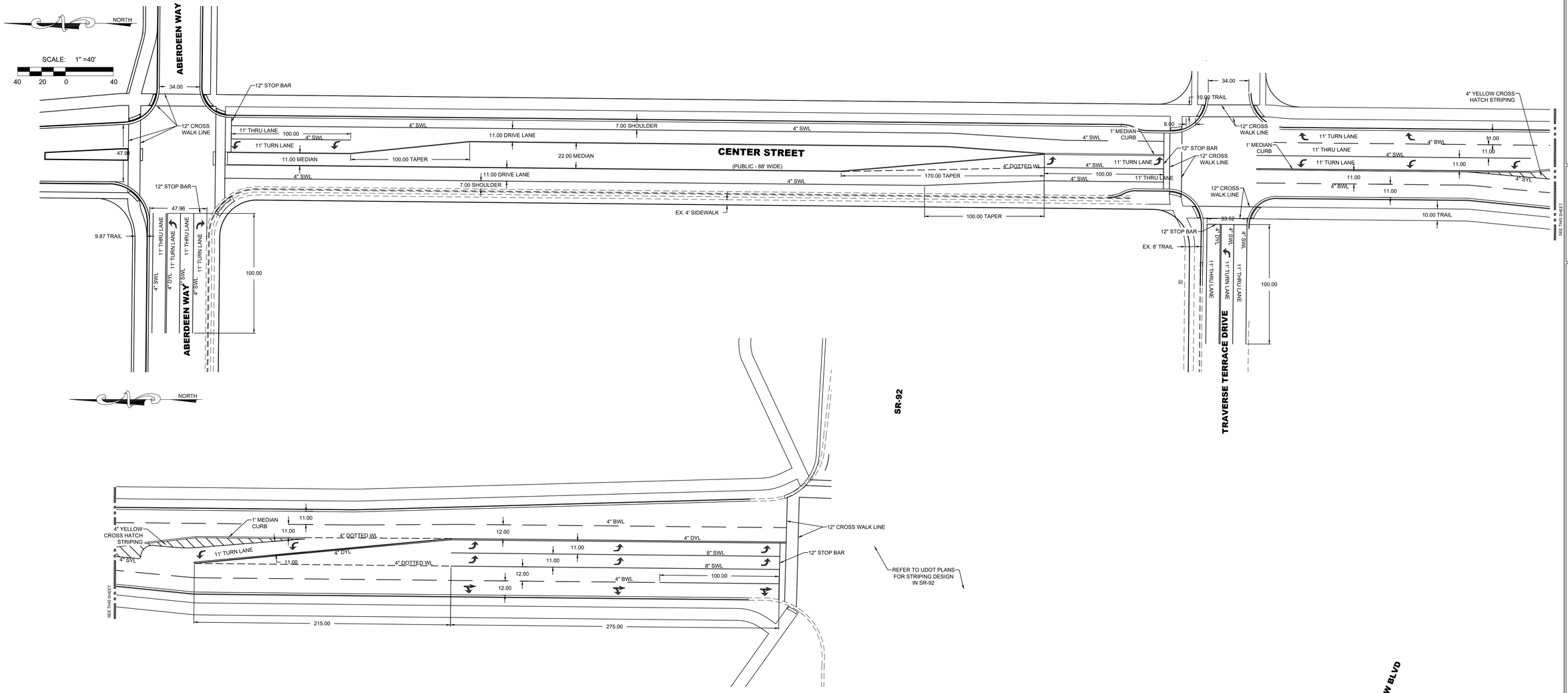
SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH

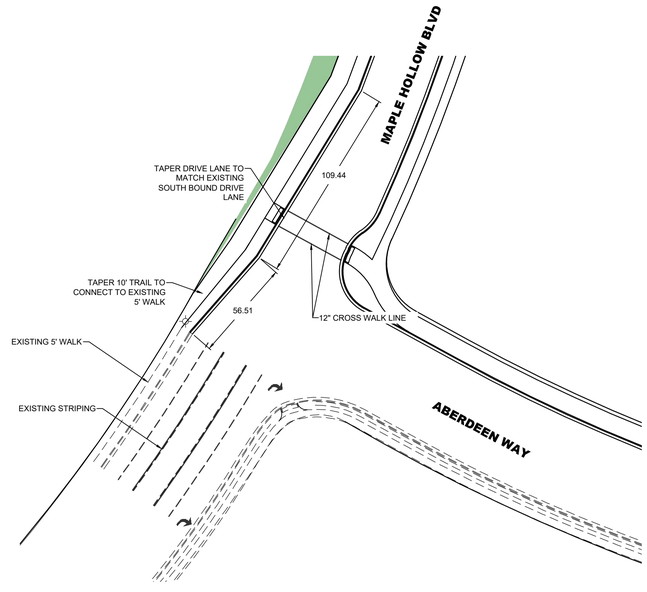
GRADING PLAN 2

REVISIONS	
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LEI PROJECT #: 2020-0067
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NOTE: ALL STRIPING TO BE DONE PER MUTCD STANDARDS

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STATE OF UTAH
BRANDON J. TUCKETT
No. 9286726
11/1/2022
REGISTERED PROFESSIONAL ENGINEER
CONSTRUCTION DRAWING

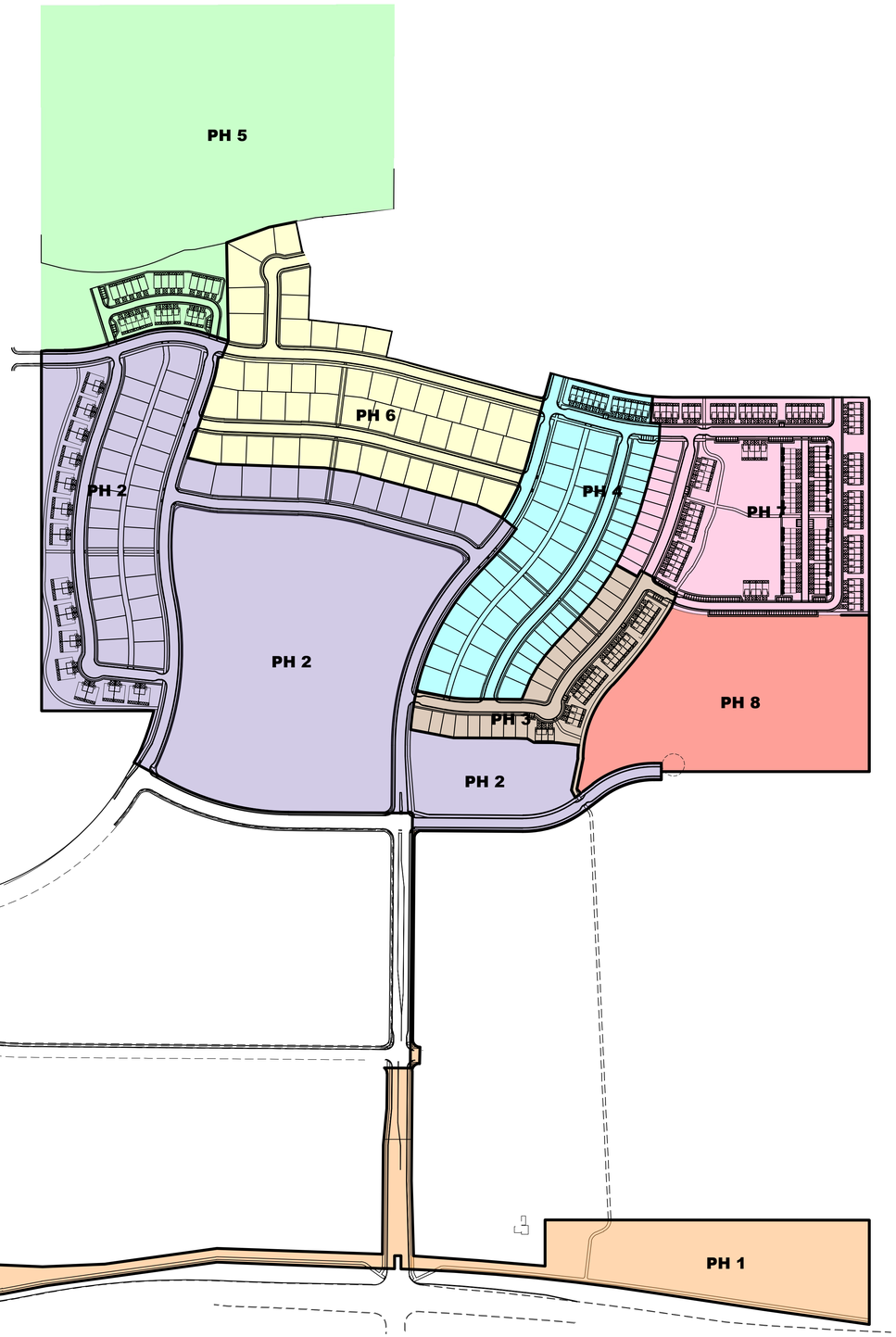
SKYE PRELIMINARY PLAN A
LEHI CITY, UTAH

HORTON WAY AND MAPLE HOLLOW BLVD STRIPING

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LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
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NORTH

SCALE: 1"=250'

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LEGEND

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- PHASE 2
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- PHASE 4
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- PHASE 6
- PHASE 7
- PHASE 8

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NOT FOR CONSTRUCTION

SKYE PRELIMINARY PLAN A

LEHI, UTAH

PHASING PLAN

REVISIONS

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LEI PROJECT #: 2020-0067

DRAWN BY: RWH/DSE/BJA

DESIGNED BY: BCT

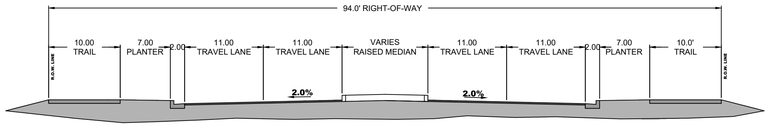
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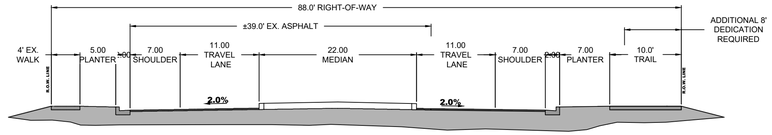
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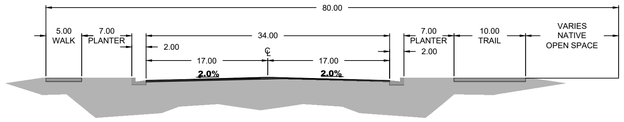
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94' MAJOR ARTERIAL
(LOWER CENTER STREET)

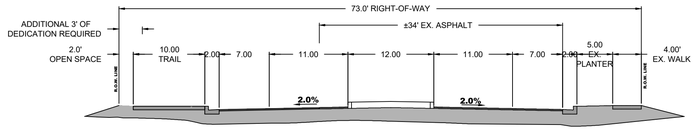


88' MAJOR COLLECTOR
(EXISTING CENTER STREET EAST OF SCHOOL)

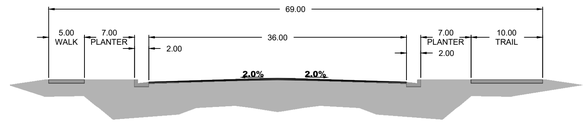


80' LOCAL ROAD
(MAPLE HOLLOW BLVD IN FRONT OF BELMONT ELEMENTARY)

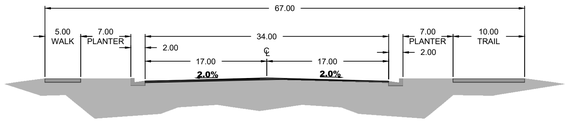
NOTE: MODIFIED MOUNTABLE CURB SHALL BE ALLOWED ON LOCAL ROADS WITHIN TOWNHOME AND MIXED USE AREAS. MODIFIED MOUNTABLE CURB SHALL ALSO BE ALLOWED ON ANY LOCAL ROADS THAT PROVIDE ACCESS TO OFFSTREET PARKING STALLS.



73' MAJOR COLLECTOR
(WEST ABERDEEN WAY)

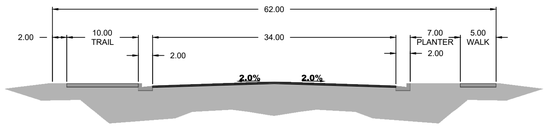


69' MINOR COLLECTOR
(MIDDLE HORTON WAY)



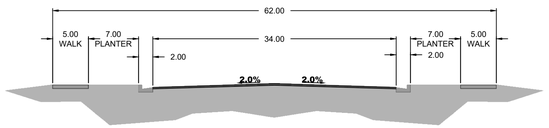
67' LOCAL ROAD
(MAPLE HOLLOW BLVD, GLENBRITTLE DRIVE)

NOTE: MODIFIED MOUNTABLE CURB SHALL BE ALLOWED ON LOCAL ROADS WITHIN TOWNHOME AND MIXED USE AREAS. MODIFIED MOUNTABLE CURB SHALL ALSO BE ALLOWED ON ANY LOCAL ROADS THAT PROVIDE ACCESS TO OFFSTREET PARKING STALLS.



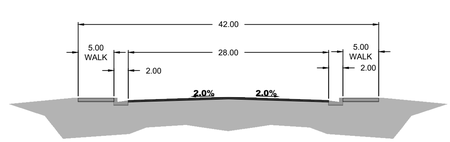
62' LOCAL ROAD
PORTION OF ABERDEEN DRIVE

NOTE: MODIFIED MOUNTABLE CURB SHALL BE ALLOWED ON LOCAL ROADS WITHIN TOWNHOME AND MIXED USE AREAS. MODIFIED MOUNTABLE CURB SHALL ALSO BE ALLOWED ON ANY LOCAL ROADS THAT PROVIDE ACCESS TO OFFSTREET PARKING STALLS.



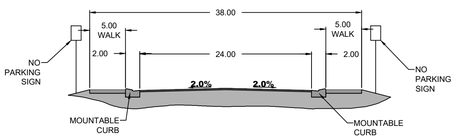
62' LOCAL ROAD
(BRAIKEN RIDGE DRIVE, 100 WEST, CONIC HILL DRIVE, MORAY PLACE DRIVE, TALISMAN AVE, SKARA BRAE BLVD, ABERDEEN DRIVE, GREENBANK DRIVE, FRAMME WAY, AND A PORTION OF GLENBRITTLE DRIVE)

NOTE: MODIFIED MOUNTABLE CURB SHALL BE ALLOWED ON LOCAL ROADS WITHIN TOWNHOME AND MIXED USE AREAS. MODIFIED MOUNTABLE CURB SHALL ALSO BE ALLOWED ON ANY LOCAL ROADS THAT PROVIDE ACCESS TO OFFSTREET PARKING STALLS.



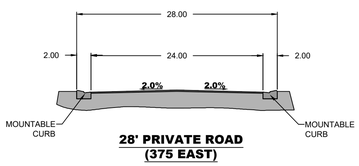
42' LOCAL ROAD
(425 EAST, LOCHEND PARK DRIVE)

NOTE: MODIFIED MOUNTABLE CURB SHALL BE ALLOWED ON LOCAL ROADS WITHIN TOWNHOME AND MIXED USE AREAS. MODIFIED MOUNTABLE CURB SHALL ALSO BE ALLOWED ON ANY LOCAL ROADS THAT PROVIDE ACCESS TO OFFSTREET PARKING STALLS.



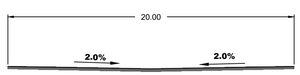
38' PRIVATE ROAD
(GILLESPIE WAY AND UPPER BRAIKEN RIDGE DRIVE)

NOTE: NO PARKING WILL BE ALLOWED ON THESE STREETS



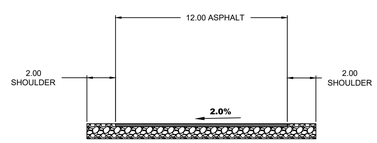
28' PRIVATE ROAD
(375 EAST)

NOTE: NO PARKING WILL BE ALLOWED ON THESE STREETS

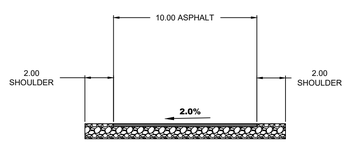


20' PRIVATE ALLEY
(TILLY LANE AND GANTEN DRIVE)

NOTE: NO PARKING WILL BE ALLOWED ON THESE STREETS



12' TRAIL



10' TRAIL

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SKYE PRELIMINARY PLAN A

LEHI CITY, UTAH

DETAIL SHEET

REVISIONS
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LEI PROJECT #: 2020-0067
DRAWN BY: RWH/DSE/BJA
DESIGNED BY: BCT
SCALE: N/A
DATE: 11/1/2022

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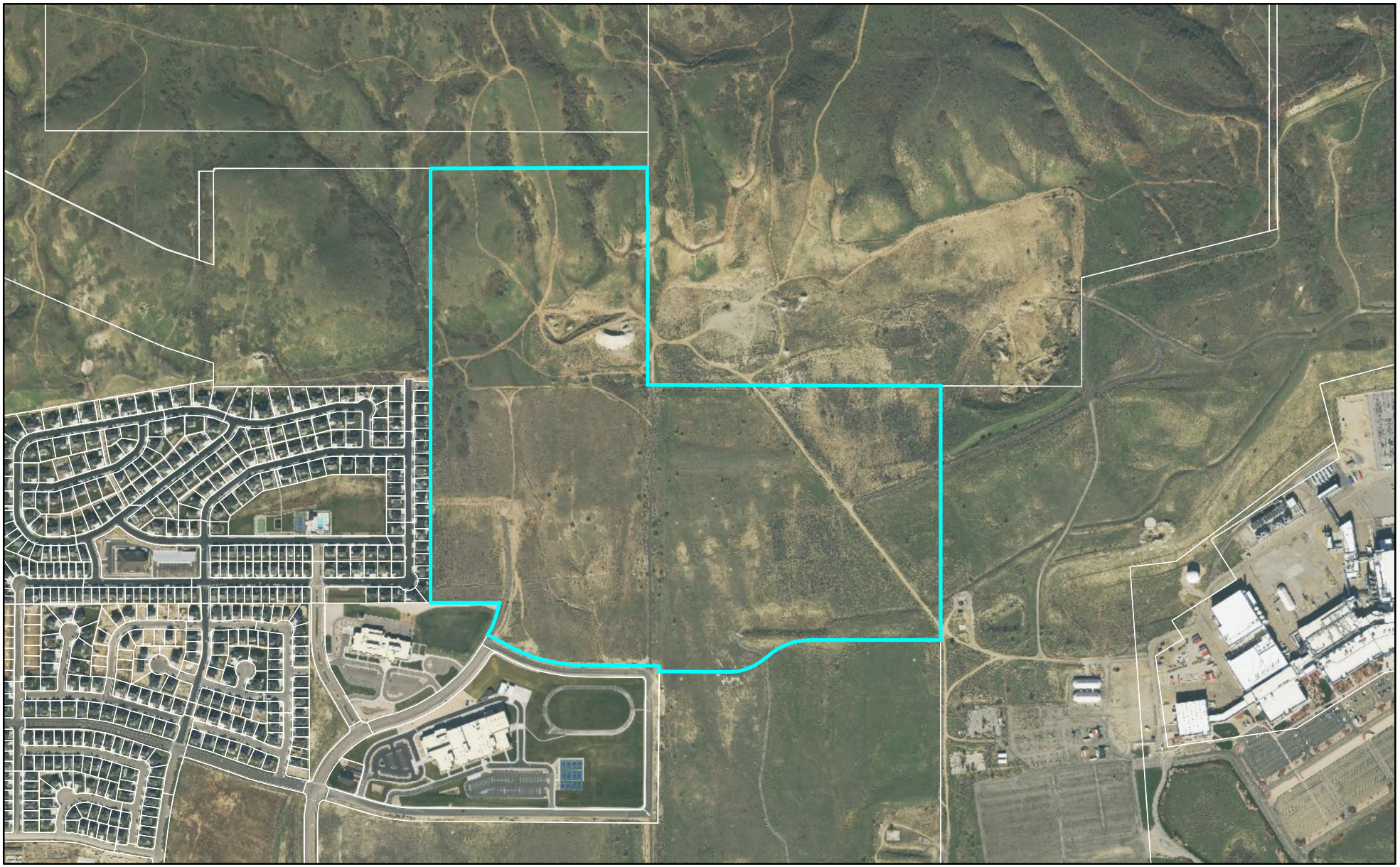
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Skye Area Plan - Preliminary Plat A - Amenities Cost Analysis

City Code Requirement	Quantity	Unit Cost	Cost		DR Horton Proposed Amenities	Quantity	Unit Cost	Cost
Clubhouse	1	$ 1,500,000.00	$ 1,500,000.00		Clubhouse	1	$ 1,500,000.00	$ 1,500,000.00
Pool	1	$ 600,000.00	$ 600,000.00		Pool	1	$ 600,000.00	$ 600,000.00
Picnic Areas	8	$ 1,200.00	$ 9,600.00		Pickleball Courts w/ Lighting & Fence	4	$ 50,000.00	$ 200,000.00
Sports Court	1	$ 60,000.00	$ 60,000.00		Large Playground Area with Engineered Wood Fiber [EWF]	1	$ 125,000.00	$ 125,000.00
Playgrounds	3	$ 75,000.00	$ 225,000.00		Small Pavillion [20x20] with 4 picnic tables	1	$ 30,000.00	$ 30,000.00
Total			**$ 2,394,600.00**		Large Pavillion [23x30] with 6 picnic tables	1	$ 50,000.00	$ 50,000.00
					Basketball Court	1	$ 60,000.00	$ 60,000.00
					Cornhole	4	$ 5,000.00	$ 20,000.00
					9-Square	1	$ 10,000.00	$ 10,000.00
					Bench Seating	12	$ 1,500.00	$ 18,000.00
					10'W Asphalt Trails [4,382 lf]	40,382	$ 5.00	$ 201,910.00
					Pet Waste Station	6	$ 450.00	$ 2,700.00
					BBQ Grill	2	$ 400.00	$ 800.00
					Trash Receptacle	18	$ 500.00	$ 9,000.00
					Total			**$ 2,827,410.00**

Skye Preliminary Plat A

Aerial

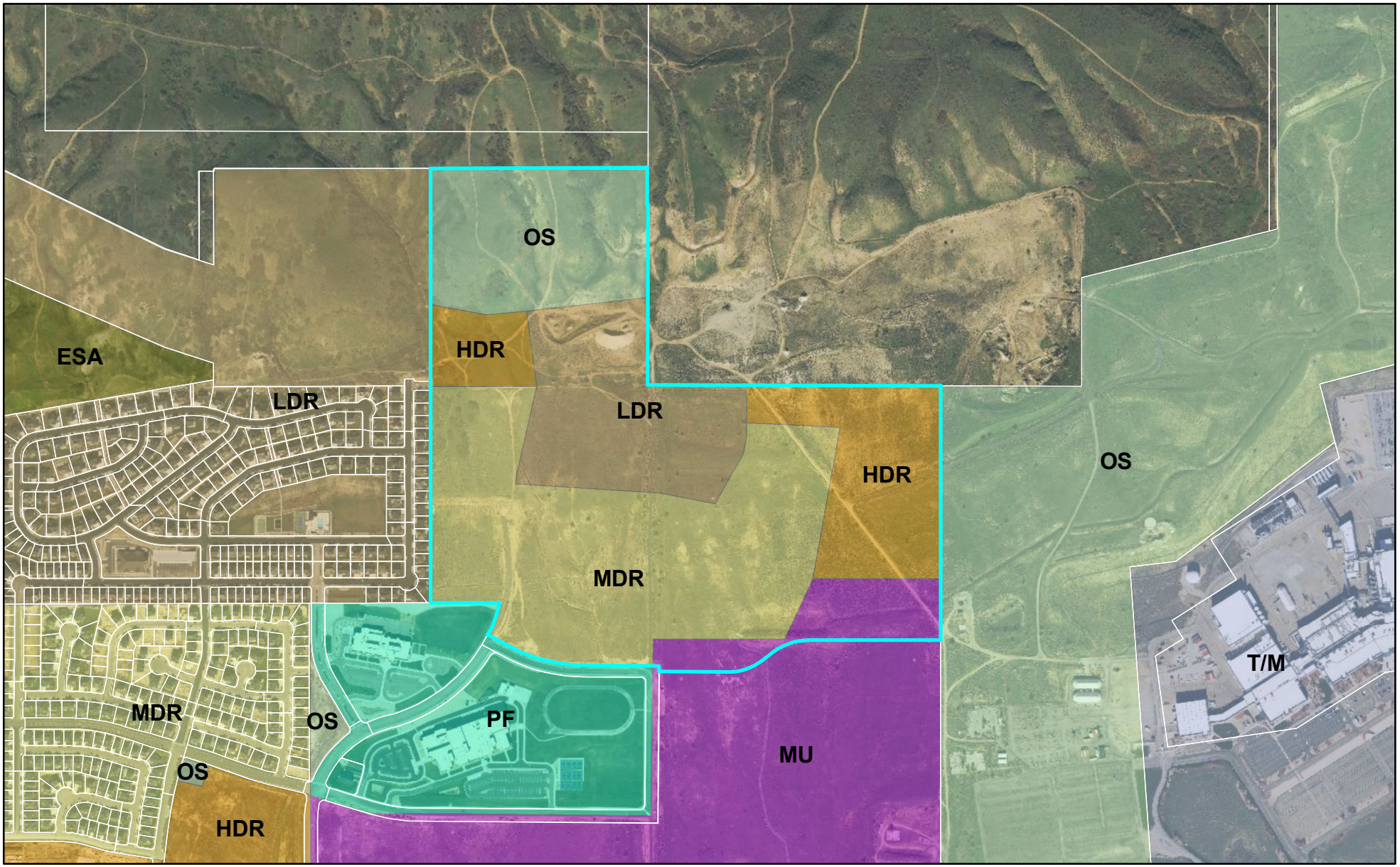


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LEHI CITY

Skye Preliminary Plat A

General Plan

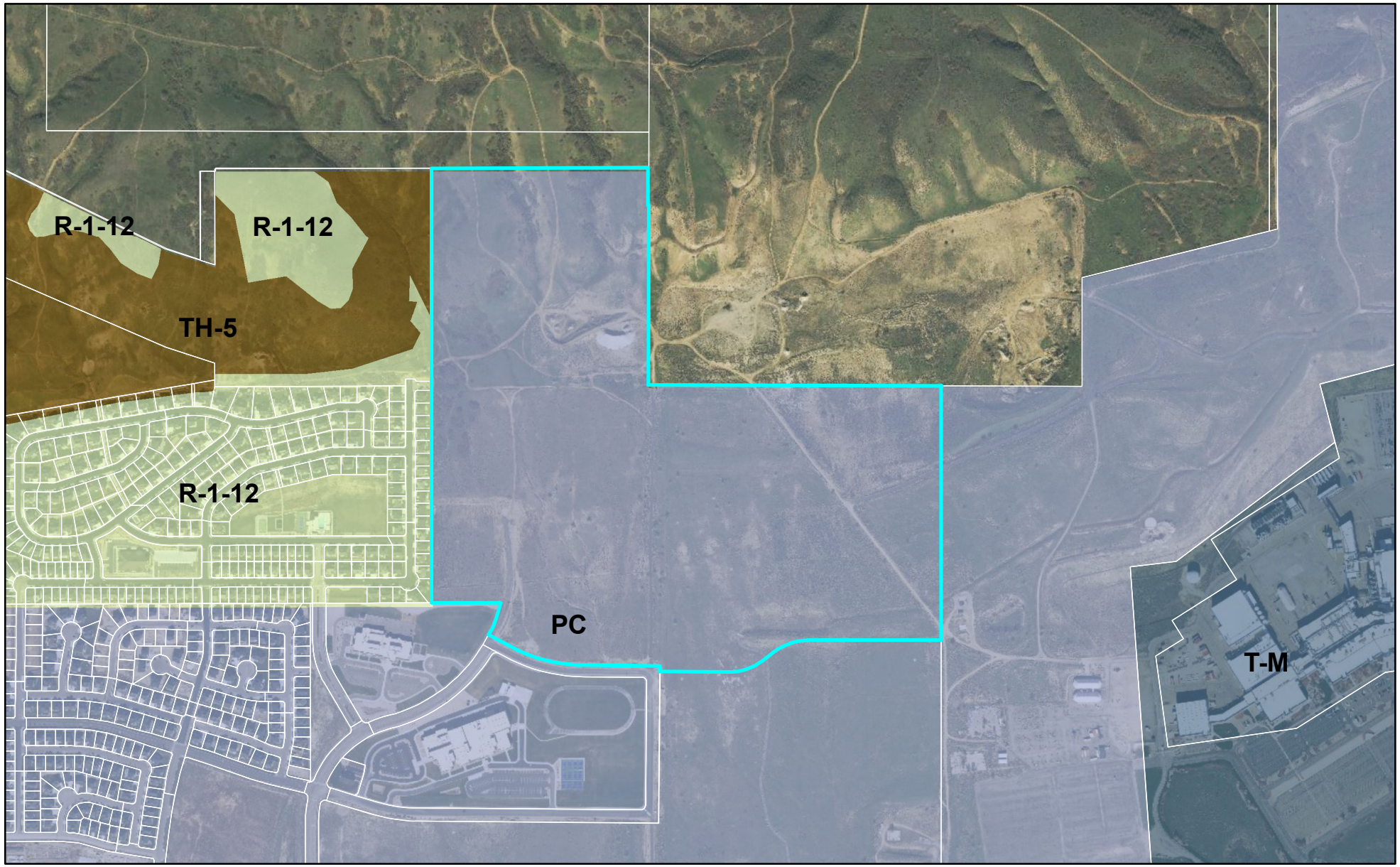


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LEHI CITY

Skye Preliminary Plat A

Zoning



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LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: December 13, 2022
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval of Jordan Walk Towns, a 60-unit residential development located at approximately 3600 West Hardman Way.

Suggested Action:

Attachments:

CC Staff Report Jordan Walks Towns Subdivision 12.13.22.docx

Conditional Use Permit Narrative.pdf

Jordan Walk Townhomes Site Plan Resubmittal 10.12.22.pdf

Jordan Walk Townhomes Preliminary Resubmittal DRC 10.26.22.docx

Jordan Walk Towns Aerial.pdf

Jordan Walk Towns GP.pdf

Jordan Walk Towns Zoning.pdf

JORDAN WALKS TOWNS PRELIMINARY SUBDIVISION AND CONDITIONAL USE

CITY COUNCIL REPORT

Applicant	Ivory Homes		
Meeting Date	December 13, 2022		
Requested Action/Purpose	Public hearing, review, and recommendation for a proposed preliminary subdivision		
Decision Type	Administrative		
Location	3600 West Hardman Way		
Existing General Plan Designation	HDR – High Density Residential		
Existing Zoning	R-3 - High Density Residential		
Existing Land Use	Undeveloped		
Number of Lots/Units	60 units		
Adjacent Zoning and Land Use	*North*	Commercial	Undeveloped
	South	TH-5 – Transitional Holding	Undeveloped
	East	R-3	Timp Pointe Condominiums
	West	PF – Public Facility	Exchange Park
Date of DRC Review	October 26, 2022		
Date of Planning Commission Review	November 17, 2022		
Assigned Planner	Katie Bussell		

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.

Section 37.020. Multi-Family Residential Design Standards. (*Am 09/24/19*).

1. Form and Massing. Building form shall be considered when designing multi-family dwellings to create visually engaging designs. The following architectural features shall be incorporated into the design of all multi-family buildings:
    a. Varied roof lines. 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.

b. Facade Details. Each facade shall be designed to the human scale and shall incorporate at least two of the following: belt courses, cornices, bay or box windows, or articulation of windows which may include sills, mullions or pilasters.
c. Facade Articulation. Each facade shall have variation in plane depth, accomplished through elements such as: variation in footprint setbacks, upper level setbacks, recessed entries, or offsets in the general plane of the facade, including columns, pilasters, fins or ribs.
d. Vertical Separation. Buildings in excess of two stories in height shall exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a mid-facade cornice or trim, a change in material, style or color, a façade step-back or roof pitch with dormer windows, or other methods.
e. Balconies and covered porches. Balconies or covered porches at least 50 square feet in size shall be incorporated on some of the units, at least one per building. Balconies or covered porches may be placed on the side or rear of a building. The 50 square feet for covered porches must be in addition to any covered entry area over the front door (see figure 137a).
f. Entrances. Primary entries of each building shall be emphasized through changes in wall plane and building massing. Exterior stairs and other entry accesses shall be integrated into the overall building design.
g. Public street orientation. Large windows, porches, entryways and other entry features shall be oriented towards public streets and active common spaces. Building ends shall contain entrances, windows and active spaces to provide for additional security and visual interest.

2. Amenities. Each multi-family project with ten units or more shall include amenities for the residents of the project as per Table 37.080 of the Development Code. Because each project will be different in nature, the amenities are likely to be different. The amount of amenities required shall be in proportion to the proposed number of units in the development. The required number of amenities is listed in Table 37.080 Multi-Family Development Amenities Requirements. Amenities shall be provided according to project size or comparable equivalent amenities as required or recommended by the Planning Commission and, as approved by the City Council, if required. Amenities included are:
    a. picnic areas, which shall consist of a barbeque and two tables on a concrete pad with a cover;
    b. sports court, which shall be at least 500 square feet and constructed with concrete or an equivalent hard surface area;
    c. playground which shall be constructed of commercial grade materials and include equipment for younger children and older children;
    d. club house used for gatherings of residents, which shall be at least 750 square feet in size complete with restrooms;
    e. swimming pool, which shall be sub-surface and be no less than 20 feet by 40 feet in size;
    f. tennis courts shall be professional regulation size and be constructed of concrete or equivalent hard surface area; and
    g. splash pads shall be at least 300 square feet in size, include a minimum of three vertical spray features, and be constructed of concrete.

PROPERTY HISTORY

September 26, 2008 This property was annexed into Lehi City as part of the Holbrook Annexation.

September 14, 2021 The City Council approved the Zone District Designation amendment and Zoning District Map Amendment to R-3.

REPORT ANALYSIS

The applicant is requesting approval of the Jordan Walk Towns Preliminary Subdivision. The proposed development will be built as an R-3 development and is not requesting to be built as a Planned Unit Development (PUD). The Development Code allows Townhomes as a conditional use in the R-3 zone. As a conditional use, the Planning Commission may place reasonable conditions on the townhomes. This report will describe the layout, amenities, and elevations of the development and the DRC comments.

Layout Requirements
The proposed development is for 60 townhome units. The townhomes are shown to be fronting open space and public roads. Roads are shown to connect to Hardman Way to the north and future developments to the south.

Amenities
The applicant is aware of the amenity requirements for multi-family developments. They are currently lacking a clubhouse and additional playground to meet the amenity requirements outlined in Chapter 37 of the development code. They have been notified to include a tabulation of equivalent value for the missing amenities to show the amenities they are providing suffice for the missing amenities required by code.

Elevations
The applicant provided preliminary elevations that they have used in other projects. These elevations appear to meet the Multi-Family Design standards. Balconies or covered porches at 50 square feet in size were included in the design. The majority of the facades appear to be constructed of materials other than Stucco, and the entrances front onto public streets, open space, and internal streets.

DRC Comments
The DRC had nine comments including the following:

1. Conditional Use application needs to be submitted before this will be scheduled for Planning Commission
2. Include tabulation on equivalent value for amenities, missing clubhouse and additional playground - see Table 37.070 for code requirements for amenities.
3. Balconies or covered porches at least 50 square feet in size shall be incorporated on some of the units, at least one per building. Balconies or covered porches may be placed on the side or rear of a building. The 50 square feet for covered porches must be in addition to any covered entry area over the front door

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

SCOPE OF APPROVAL

Subdivision review is an administrative action. Preliminary subdivisions are approved at the City Council level. Understanding this, the Planning Commission will issue a recommendation to the City Council based on their findings. During their review, the Planning Commission should determine if the proposed preliminary subdivision meets the requirements of the Lehi City Development Code. The Planning Commission can include in their motion any changes that need to be made to meet Code requirements.

The Townhomes are a Conditional Use in the R-3 zone. This allows the Commission to place reasonable conditions on the use. This might include their orientation, buffering, fencing or other similar requirements.

As a public hearing item, residents may make comments on potential concerns. Concerns focused around Code requirements or reasonable conditions that could mitigate against potential negative impacts, are the most helpful.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision meets/does not meet the layout, amenity and elevation requirements for multi-family housing.
2. The proposed townhomes can/cannot have reasonable conditions placed on them to mitigate against potential negative impacts.
3. The proposed subdivision does/does not meet all the other requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the preliminary subdivision on November 17, 2022. The minutes and motion from this meeting are attached below.

3.4) Public hearing and recommendation of Ivory Development's request for preliminary subdivision review of Jordan Walk Towns, and conditional use approval of 60 townhome units located at approximately 3600 West Hardman Way.
Brittney Harris presented information on the item. Townhomes are a conditional use in R-3 zone.

Kim Struthers wanted to clarify this is typical for setbacks for a PUD. The applicant, Brad MacKay, had an unexpected illness and could not attend tonight to represent the item. The commissioners asked about a landscape buffer.

Commissioner Nielsen opened the public hearing.

Joe Neilson – Is concerned the development will be affecting his property. He trusts Ivory homes, but the garbage has blown onto his property, and he would like to make sure this doesn't happen. He realizes construction crews are what they are.

Commissioner Nielsen closed the public hearing.

> **Motion:** Commissioner Eyre moved to recommend approval of **Ivory Development's request for preliminary subdivision review of Jordan Walk Towns, and conditional use approval of 60 townhome units located at approximately 3600 West Hardman Way**: including all DRC comments and findings stated in the report. Commissioner Bunker seconded.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Bunker; yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Britton. The vote passed unanimously.

Memorandum

To: Lehi City

CC: Ivory Development

From: Focus Engineering and Surveying

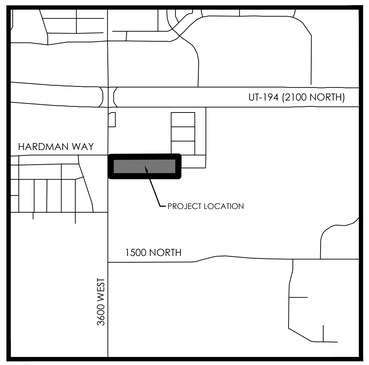
Date: 11/1/2022

Re: Jordan Walk Towns Conditional Use Permit

Ivory Development is submitting a conditional use permit for a development named Jordan Walk Towns on the corner of 3600 West and Hardman Way. This development will consist of 60 townhome units. Based on the code for setbacks within the zone there are not setbacks for townhomes. Because of this we are submitting for a conditional use permit in order to develop the proposed development.

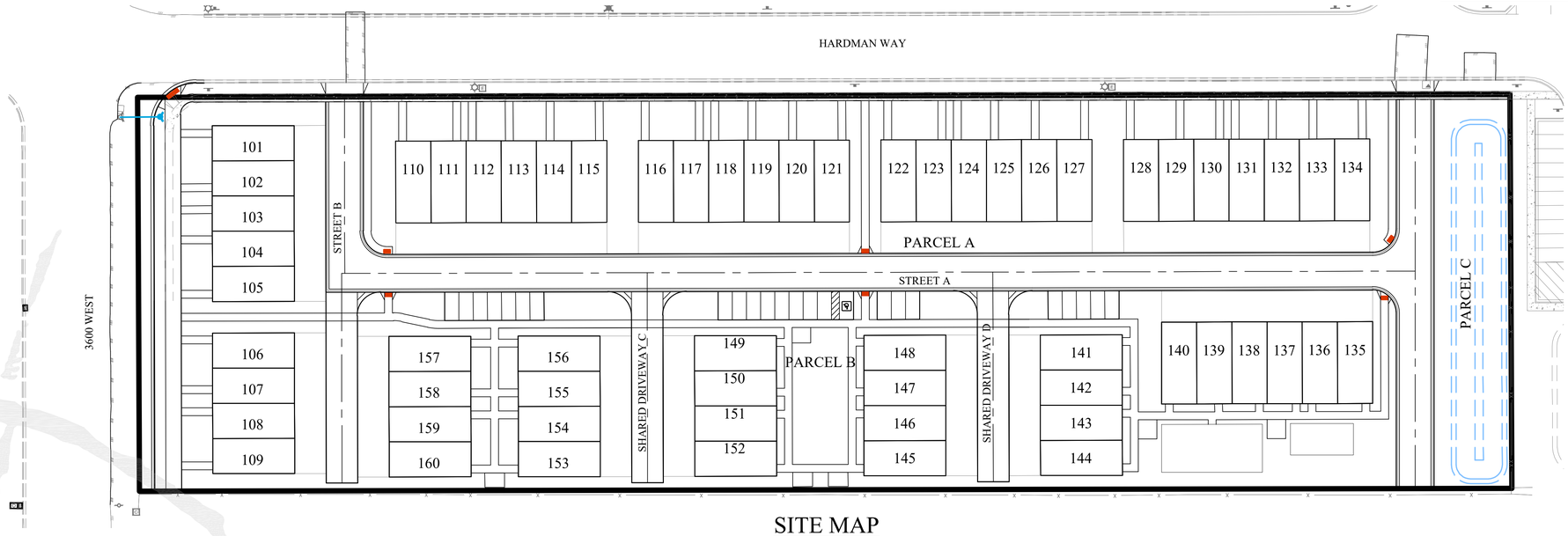
JORDAN WALK TOWNS PRELIMINARY

PREPARED FOR:
IVORY DEVELOPMENT
LOCATED IN:
LEHI, UT



VICINITY MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	PRELIMINARY PLAT
C3	SITE PLAN
C3.1	UTILITY PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C5	CIRCULATION PLAN
C6	POWER PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN



SITE MAP

NOTES

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW: PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS, ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE, ETC.), VALVES, BLOWOFFS INCLUDING SIZE TYPE & PROTECTION, MANHOLES, BOXES AND RELATED DETAILS; FIRE HYDRANTS, LOT LINE UTILITY EASEMENTS, STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS, POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS, LOT ADDRESSES;CBR VALUES AND ROAD SUB-BASE, SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

LEHI CITY NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN, AND POWER.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL WHICH IS INCLUDED IN SHEETS M6-D1.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
6. LEHI POWER WILL NOT SET EQUIPMENT OR PULL CONDUCTOR PRIOR TO CONCRETE FOR CURB AND SIDEWALK BEING PLACED.

GENERAL NOTES

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

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

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

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

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

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

CONTACTS

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

OWNER/DEVELOPER
IVORY HOMES
3340 NORTH, CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY



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

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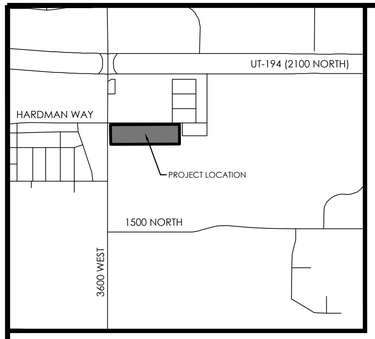
JORDAN WALK TOWNS PRELIMINARY
LEHI, UT
COVER

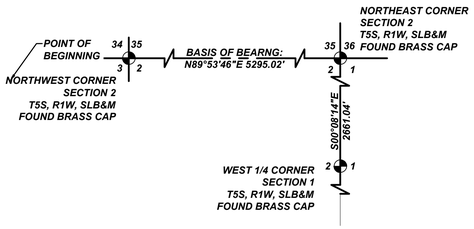
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COVER

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Line Table		
LINE	DIRECTION	LENGTH

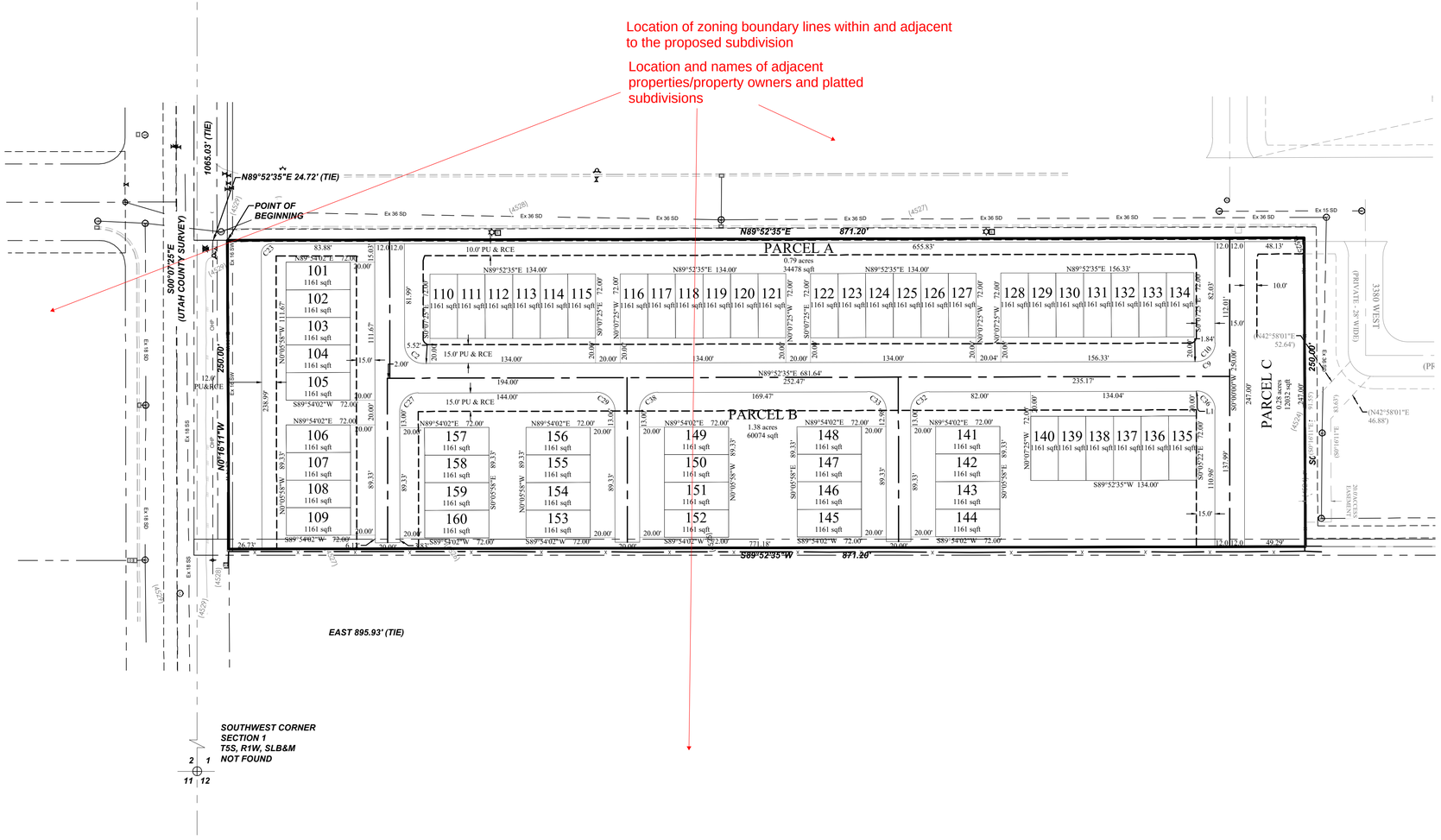
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C2	15.00	90°01'28"	23.57	S45°06'41"E	21.22
C9	15.00	89°52'35"	23.53	N44°56'17"E	21.19
C10	15.00	89°52'35"	23.53	S44°56'17"W	21.19

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

NOTE:

1. BUILDING SETBACKS WILL FOLLOW CURRENT CITY CODE.
2. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - PLAN AND PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
   - ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE, ETC.)
   - VALVES
   - BLOWOFFS INCLUDING SIZE TYPE & PROTECTION
   - MANHOLES, BOXES AND RELATED DETAILS
   - FIRE HYDRANTS
   - LOT LINE UTILITY EASEMENTS
   - STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS
   - POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS
   - LOT ADDRESSES
   - CBR VALUES AND ROAD SUB-BASE
   - SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.





OWNER/DEVELOPER
IVORY
3340 NORTH, CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

A part of that real property located in Lot 1 HUNTER ESTATES SUBDIVISION PLAT A recorded on June 14th, 1994 in the Office of the Utah County Recorder as Entry No. 49523, located in the Southwest 1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located at the Northwest Corner of Lot 1 in said subdivision said point being located S0°07'25"E 1065.03 feet along the 1/4 Section line and N89°52'35"E 24.72 feet from the West 1/4 Corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence continue along said plat the following (4) courses:(1) N89°52'35"E (record: West) 871.20 feet; (2) S0°16'11"E (record:S0°08'46"E) to and along TIMP POINT CONDOMINIUMS PHASE 2 PLAT 'G' recorded on September 28, 2021 in the Office of the Utah County Recorder as Entry No. 166744:2021 250.00 feet; (3) S89°52'35"W (record: East) 871.20 feet; (4) N0°16'11"W (Record: N0°08'46"W) 250.00 feet to the point of beginning.

Area Contains 5 Acres +/-

CALL BEFORE YOU DIG 811 IT'S THE LAW BLUE STAKES 1-800-662-4111

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JORDAN WALK TOWNS SUBDIVISION
LEHI, UT
PRELIMINARY PLAT

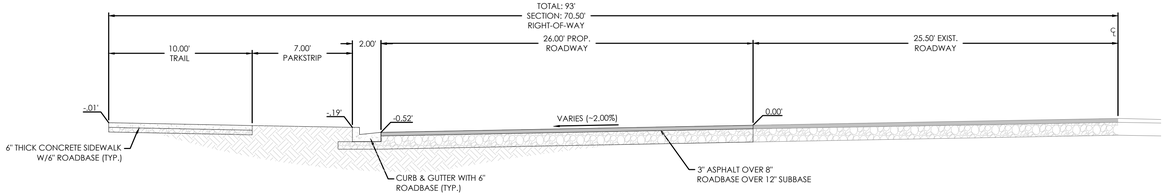
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PRELIMINARY PLAT

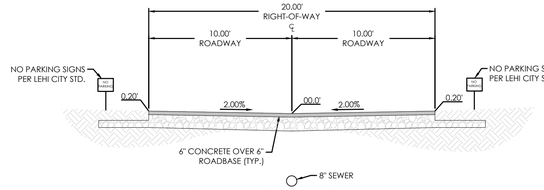
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3600 W - 93' ROW RESIDENTIAL ROAD

N.T.S.

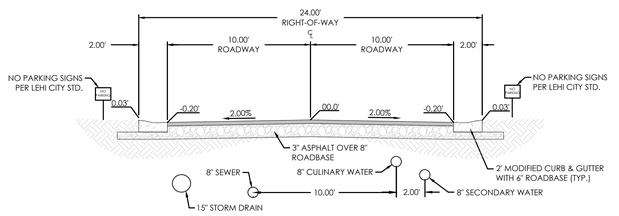


20' SHARED DRIVEWAY

N.T.S STREET C, STREET D

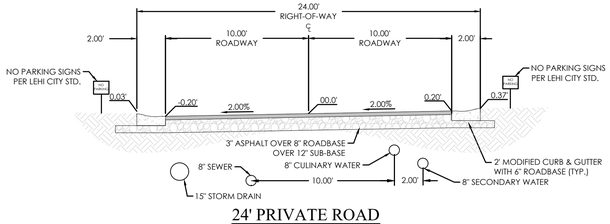
LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
x x x	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION



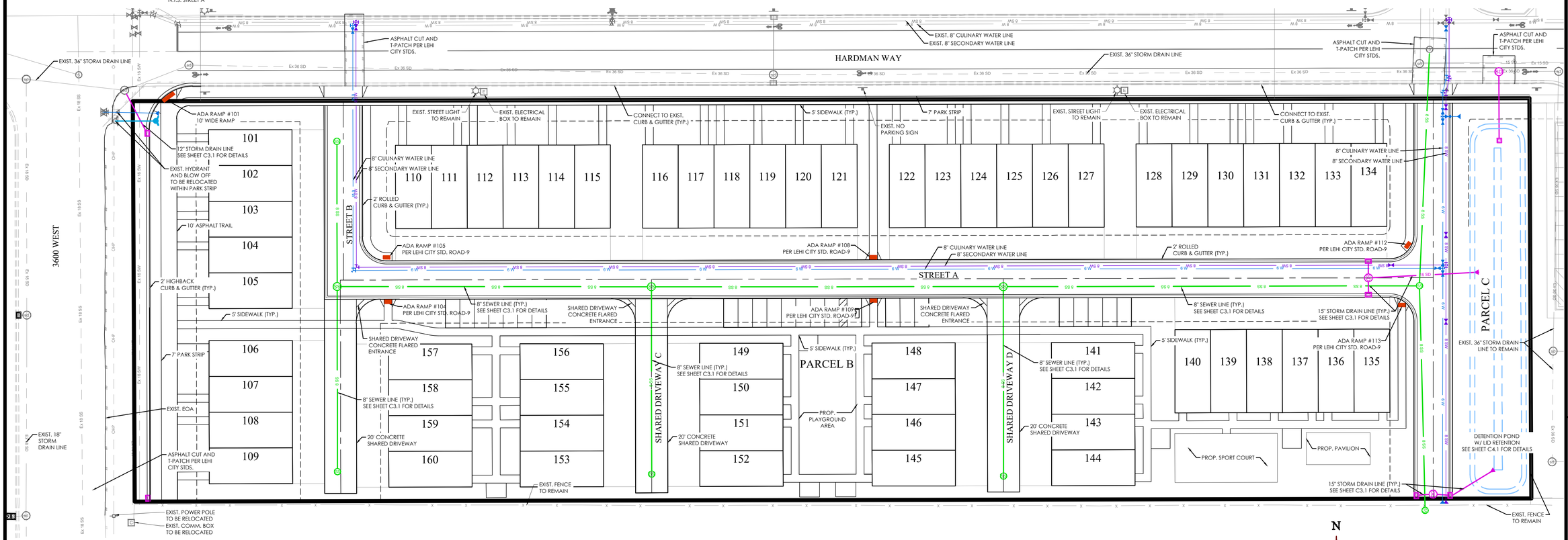
24' PRIVATE ROAD

N.T.S. STREET A



24' PRIVATE ROAD

N.T.S STREET B STA: 10+00.00-11+11.00



TABULATIONS:	
TOTAL AREA:	5.00 ACRES
TOWNHOMES:	60
OPEN SPACE:	1.83 ACRES
DENSITY:	12 UNITS/ACRE
DEVELOPMENT TYPE:	RESIDENTIAL

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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LEHI, UT

SITE PLAN

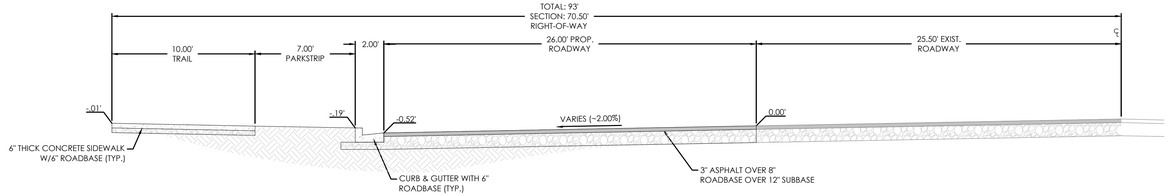
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SITE PLAN

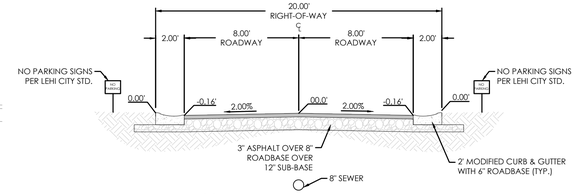
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Sheet:	C3		

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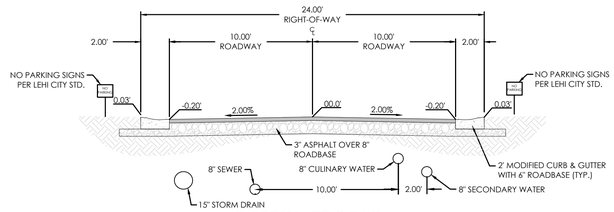
3600 W - 93' ROW RESIDENTIAL ROAD

N.T.S.



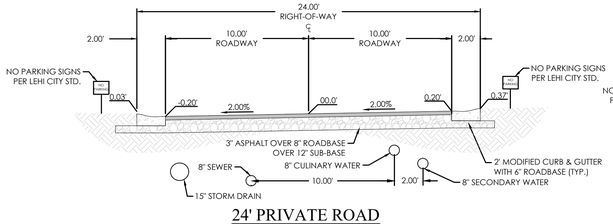
20' SHARED DRIVEWAY

N.T.S STREET C, STREET D



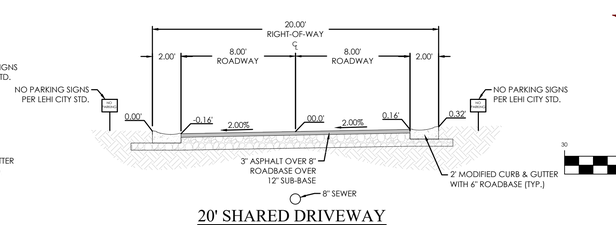
24' PRIVATE ROAD

N.T.S. STREET A



24' PRIVATE ROAD

N.T.S STREET B STA: 10+00.00-11+11.00



20' SHARED DRIVEWAY

N.T.S STREET B STA: 11+11.00-12+44.16

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LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
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x x x	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
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	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
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	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



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JORDAN WALK TOWNS PRELIMINARY

LEHI, UT

UTILITY PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
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UTILITY PLAN

Scale:	1"=30'	Drawn:	BBD
Date:	10/11/2022	Job #:	21-0148
Sheet:	C3.1		

Z:_2021\21-0148 Rasas Property Lehi\design 21-0148\dwg\sheet\C3.1 - UTILITY PLAN.dwg

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- XXXX.XX — SPOT ELEVATION
- FILL > 3.0'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

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

EXIST. SDMH #101
RIM=4528.78
INV. IN=4525.68 (SE)
INV. IN=4519.88 (W)
INV. OUT=4519.88 (E)

12" RCP
L=30.38'
S=0.50%

SD INLET #101
TBC=4528.62
INV. OUT=4525.83 (NW)

PROP. DRY WELL
TBC=4528.51

EXIST. SDMH #102
RIM=4528.67
INV. IN=4520.79 (N)
INV. IN=4520.77 (W)
INV. OUT=4520.78 (S)

3600 WEST

HARDMAN WAY

STREET B

SHARED DRIVEWAY C

PARCEL B

101 102 103 104 105 106 107 108 109

110 111 112 113 114 115 116 117 118 119 120 121

157 158 159 160 155 156 154 153 149 150 151 152

4535.38
POLE N-S N 12IN
SURVEY POINT

4527.08
COMM BOX
SURVEY POINT

MATCHLINE SEE SHEET C4.1

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LEHI, UT

GRADING PLAN

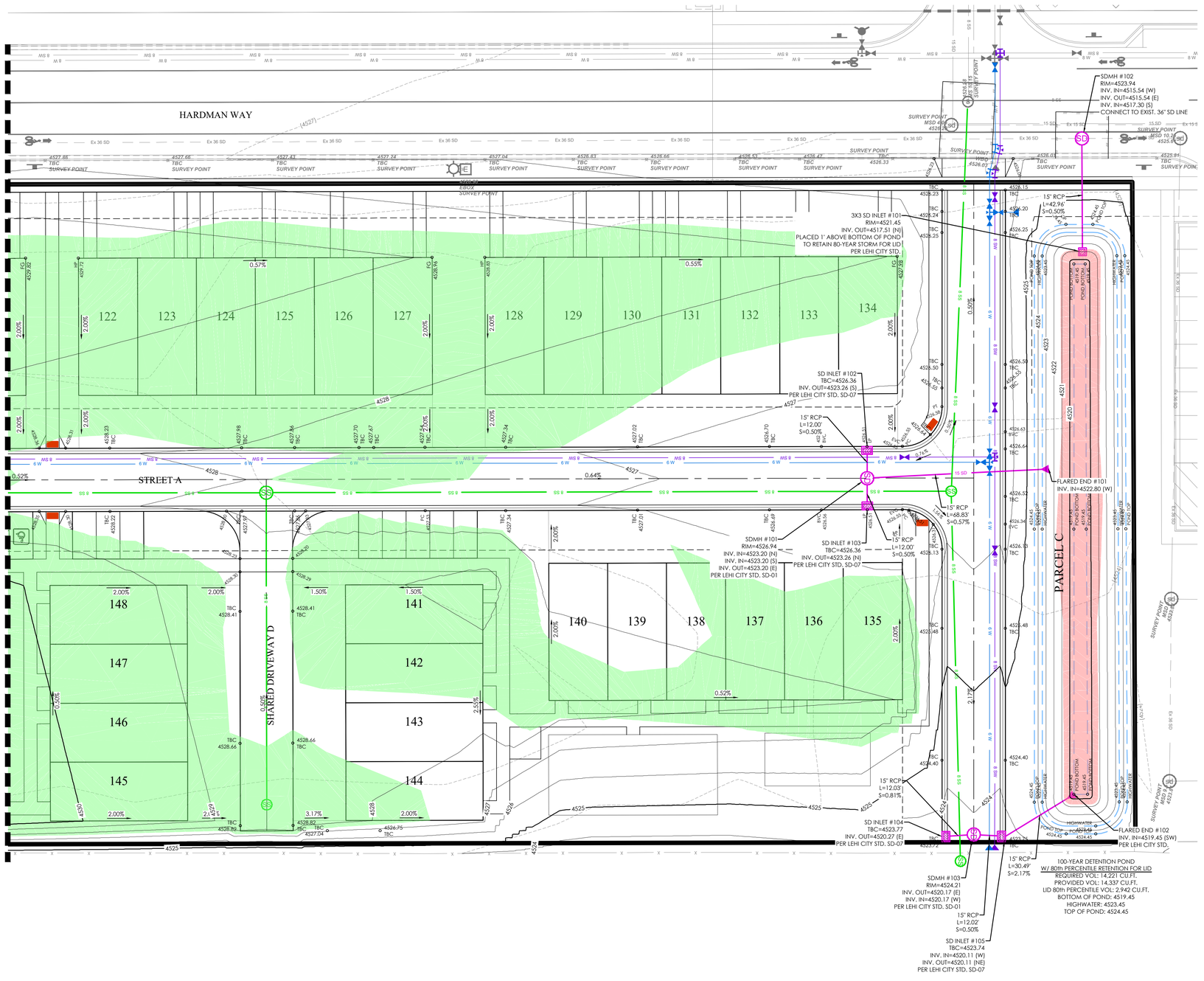
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GRADING PLAN

Scale:	1"=20'	Drawn:	BBD
Date:	10/11/2022	Job #:	21-0148
Sheet:	C4		

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LEGEND

- BOUNDARY
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- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION
- FILL > 3.0'
- CUT > 3.0'

Detention Pond

Project: Jordan Walk Towns
Location Lehi, Utah
Date: 9/6/2022
Designer: Ben Duzett

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100** year
Allowable Discharge: **0.20** cfs/acre Per Lehi City Standards

Allowable Discharges

Storm Drain Discharge: 1.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: **1.000 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	C*A
Buildings	69,660	0.90	62,694
Drives	27,018	0.90	24,316
Roadway and Sidewalk	36,145	0.90	32,531
Landscape	84,976	0.15	12,746
Totals	217,799		132,287
Weighted "C" Value		**0.61**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	3.91	0.61	5.00	11.87	10,687	1.00	900	9,787
30.0	2.63	0.61	5.00	7.99	14,377	1.00	1,800	12,577
60.0	1.63	0.61	5.00	4.95	17,820	1.00	3,600	14,221
120.0	0.89	0.61	5.00	2.69	19,351	1.00	7,200	12,151
180.0	0.59	0.61	5.00	1.80	19,482	1.00	10,800	8,682
360.0	0.32	0.61	5.00	0.96	20,794	1.00	21,600	-806
720.0	0.18	0.61	5.00	0.54	23,484	1.00	43,200	-19,716
1440.0	0.09	0.61	5.00	0.28	24,140	1.00	86,400	-62,260

Maximum Storage Requirement: ***14,221***
Maximum Storage Requirement (ac-ft): 0.33

Detention Basin Design

Storage Requirement: 14,221 *cf*
Allowable Depth: 1.0 *ft*
Detention Pond Volume: 14,337 *cf*

Total Storage **14,337** ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 1.00

Orifice Sizing: h = 2 ft
C = 0.6
A = 0.147 sf
dia. = 5.19 inches

Orifice Size= **5.2** **inch**

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JORDAN WALK TOWNS PRELIMINARY
LEHI, UT
GRADING PLAN

REVISION BLOCK

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GRADING PLAN

Scale: 1"=20' Drawn: BBD
Date: 10/11/2022 Job #: 21-0148
Sheet: C4.1

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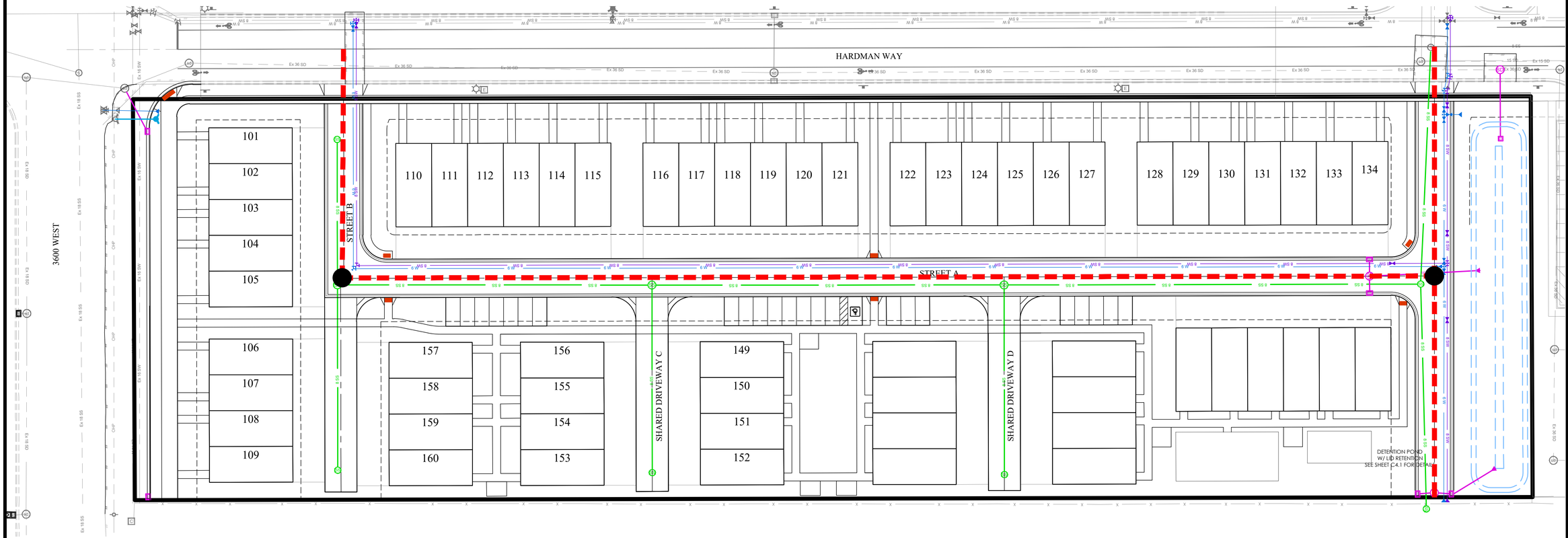
CONNECTIVITY TABULATIONS:

CURRENT ZONE:	TH-5 & C
DENSITY:	12 UNITS/ACRE
ALLOWABLE BLOCK LENGTH	600 FT
MINIMUM INDEX SCORE	1.8
CONNECTIVITY LINKS	4
CONNECTIVITY NODES	2
CONNECTIVITY INDEX SCORE	2

LEGEND

CIRCULATION NODE

CIRCULATION LINK



N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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LEHI, UT

CIRCULATION PLAN

REVISION BLOCK

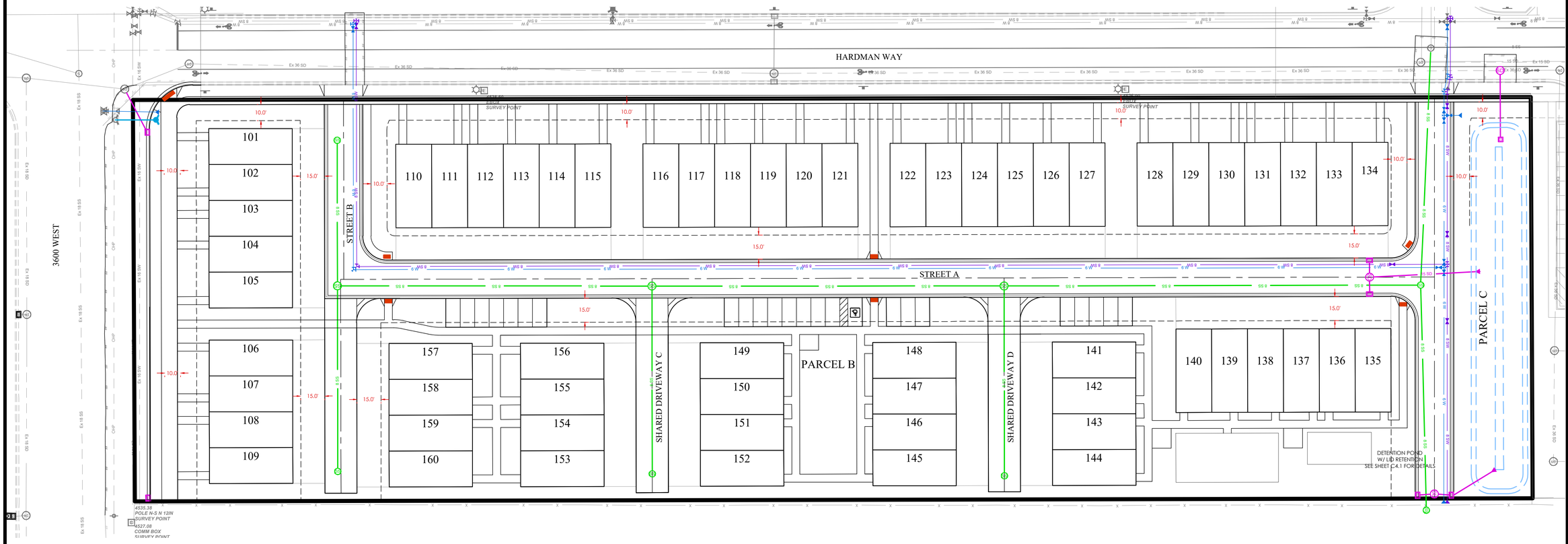
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CIRCULATION PLAN

Scale:	1"=30'	Drawn:	BBD
Date:	10/11/2022	Job #:	21-0148
Sheet:	C5		

Z:_2021\21-0148 Rozas Property Lehi\design 21-0148\dwg\sheets\C5 - CIRCULATION PLAN.dwg

NOTE:
- THIS PLAN SHOWS HOW THE MINIMUM SEPARATION REQUIREMENT BETWEEN BACK OF WALK AND BUILDINGS IS ACHIEVED.



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JORDAN WALK TOWNS PRELIMINARY
LEHI, UT
POWER PLAN

REVISION BLOCK

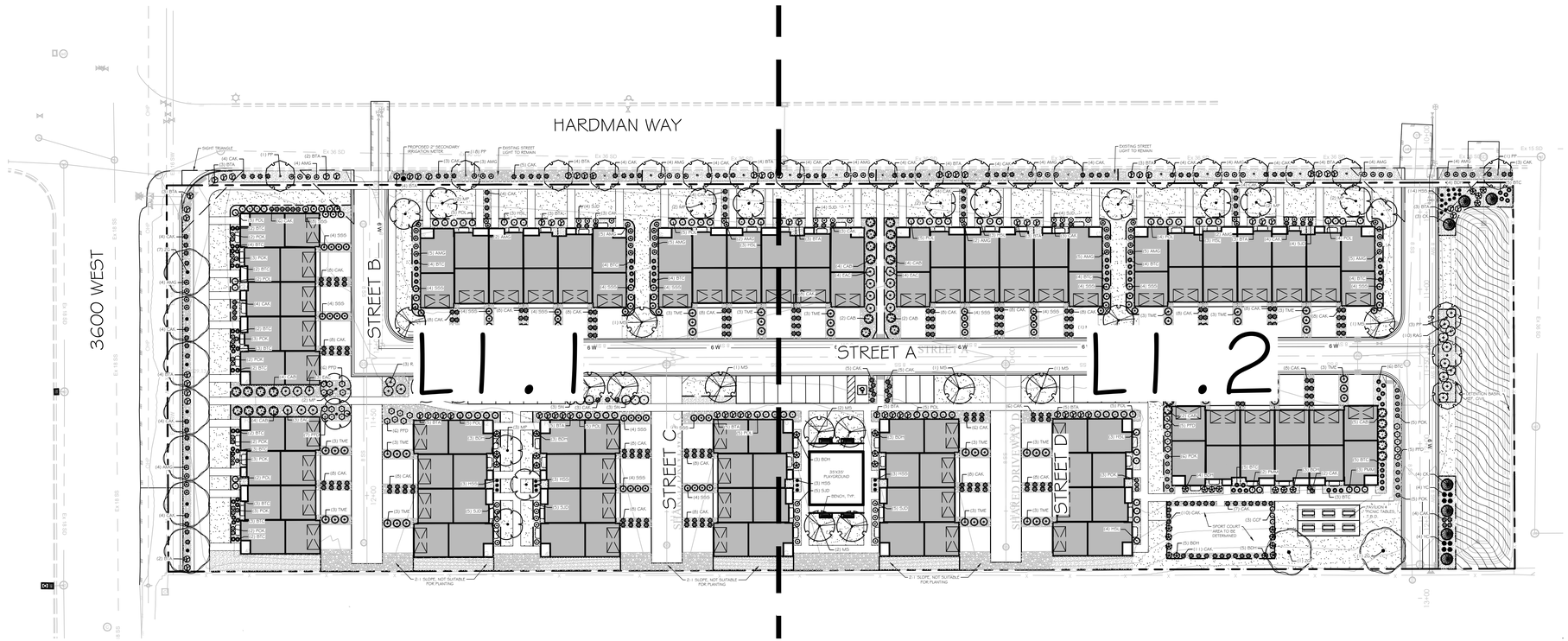
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POWER PLAN

Scale:	1"=30'	Drawn:	BBD
Date:	10/11/2022	Job #:	21-0148
Sheet:	C6		

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Z:_2021\21-0148 Rosas Property Lehi\design 21-0148\dwg\sheets\C6 - POWER PLAN.dwg



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CK	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	6` Ht.	7
MP	Malus x 'Prainfire'	Prainfire Crabapple	2" Cal.	16
MS	Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal.	16
PP	Prunus x virginiana	Canada Red Chokecherry	2" Cal.	23
ZG	Zelkova serrata `Schmidtlow` Wireless	Wireless Zelkova	2" Cal.	9

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AMG	Aronia melanocarpa `UCONNAMO12` TM	Ground Hug Black Chokeberry	5 gal.	77
BTC	Berberis thunbergii `Concorde`	Concorde Japanese Barberry	5 gal.	76
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry	5 gal.	77
BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush	2 gal.	33
CCF	Caryopteris x clandonensis `First Choice`	First Choice Bluebeard	2 gal.	3
CAB	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal.	27
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush	5 gal.	14
HSL	Hibiscus syriacus `SHIMRV24` TM	Lil` Kim Violet Rose of Sharon	5 gal.	19
POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	57
PMM	Pinus mugo `Mops`	Mugo Pine	5 gal.	5
PFD	Potentilla fruticosa `Dakota Sunspot`	Dakota Sunspot Bush Cinquefoil	2 gal.	29
RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	13
SSS	Sorbaria sorbifolia `Sem`	Sem Ash Leaf Spirea	5 gal.	71
SJD	Spiraea japonica `Double Play Doozie`	Doozie Spirea	2 gal.	36
SN	Spiraea prunifolia	Bridal Wreath Spirea	5 gal.	6
TME	Taxus x media `Everlow`	Everlow Yew	5 gal.	51
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	8

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	345
HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	26
POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	39

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	NR	NATIVE GRASS SEED MIX		seed	8,100 sf
	PP2	Poa pratensis	Kentucky Bluegrass	sod	27,640 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	RIVER COBBLE, SOUTH TOWN RIVER COBBLE, SIZE: 1"-3", FROM UTAH LANDSCAPING ROCK FROM NEPHI, UTAH OR APPROVED EQUAL.	22,333 sf
2	CRUSHED ROCK, TALON`S COVE CRUSHED ROCK, SIZE: 1"-2", FROM UTAH LANDSCAPING ROCK FROM NEPHI, UTAH OR APPROVED EQUAL.	15,470 sf

NATIVE CABIN GRASS BLEND

SPECIES	PLS/ACRE
MOUNTAIN BROME (BROMUS MARGINATUS)	7.50
SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS)	6.25
SANDBERG BLUEGRASS (POA SECUNDA SSP. SANDBERGII)	1.25
BIG BLUEGRASS (POA SECUNDA SSP. AMPLA)	1.25
SHEEP FESCUE (FESTUCA OVINA)	1.25
WESTERN WHEATGRASS (PASCOPYRUM SMITHII)	5.00
BEARDLESS BLUEBUNCH WHEATGRASS (PSEUDOROERIA SPICATA SSP. INERMIS)	2.50
TOTAL	25.00 LBS.

APPLICATION:
1. APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL TO DISTURBED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
2. APPLY SEED MIX AT A RATE OF TWENTY FIVE POUNDS PER ACRE (25 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL.
3. AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDED AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
4. SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH

LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	73,543 SQ.FT.	100
LAWN (TURF GRASS)	27,640 SQ.FT.	38
NATIVE GRASS MIX	8,100 SQ.FT.	11
ROCK MULCH	37,803 SQ.FT.	51

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEPTH OF ROCK MULCH TYPES AS SPECIFIED IN THE REF. NOTE SCHEDULE OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

IRRIGATION NOTES

1. PROPOSED AUTOMATIC IRRIGATION SYSTEM DESIGN TO BE PROVIDED WITH FINAL PLANS.
2. TURF GRASS AREAS TO RECEIVE 4" POP-UP SPRAY HEADS. ALL NATIVE SEED MIX AREAS TO RECEIVE 12" POP-UP SPRAY HEADS.
3. ALL SHRUB BED AREAS TO RECEIVE DRIP IRRIGATION WITH EMITTERS.

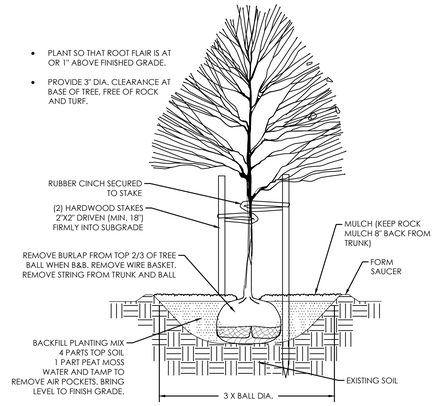
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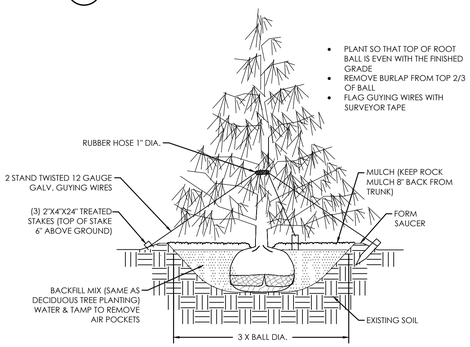
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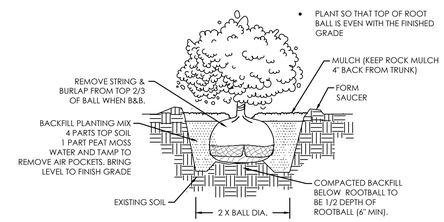
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1 inch = 40 ft.



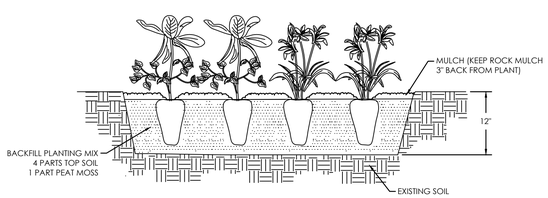
A TREE PLANTING & STAKING
NOT TO SCALE



B EVERGREEN PLANTING & GUYING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



D PERENNIAL PLANTING
NOT TO SCALE

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JORDAN WALK TOWNS PRELIMINARY
LEHI, UTAH
OVERALL LANDSCAPE PLAN

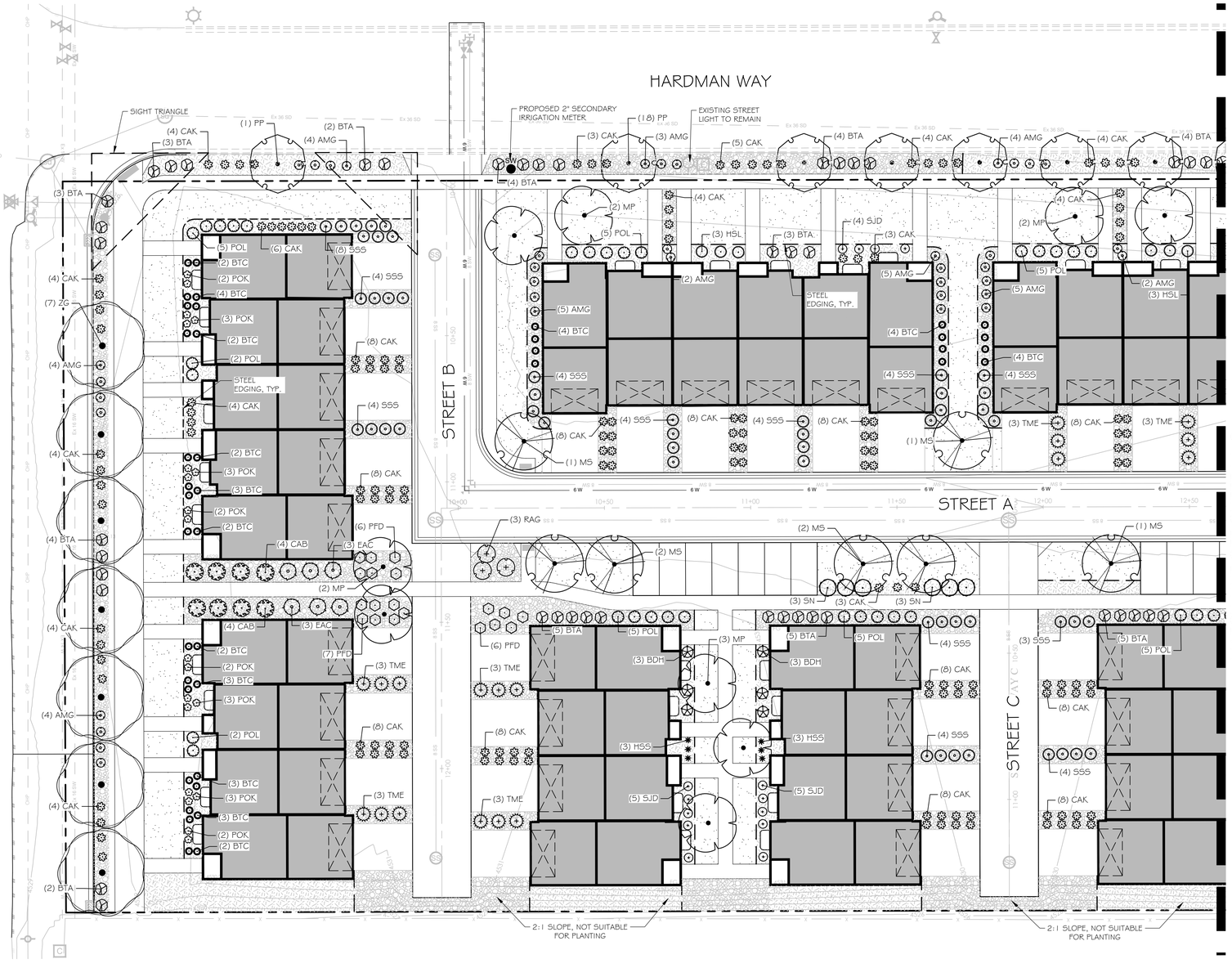
REVISION BLOCK

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OVERALL LANDSCAPE PLAN

Scale: 1"=40'	Drawn: MI/BW
Date: 10/11/2022	Job #: 21-0148
Sheet: L1.0	

Z:_2021\21-0148 Rosas Property Lehi\Design\21-0148\dwg\sheets\L1.0 - L1.XX LANDSCAPE PLAN.dwg



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CK	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	6` Ht.	7
MP	Malus x 'Prairifire'	Prairifire Crabapple	2" Cal.	16
MS	Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal.	16
PP	Prunus x virginiana	Canada Red Chokecherry	2" Cal.	23
ZG	Zelkova serrata ' Schmidtlow' Wireless	Wireless Zelkova	2" Cal.	9

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SN	Spiraea prunifolia	Bridal Wreath Spirea	5 gal.	6
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YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	8

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
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POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	39

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
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	PP2	Poa pratensis	Kentucky Bluegrass	sod	27,640 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
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2	CRUSHED ROCK, TALON`S COVE CRUSHED ROCK, SIZE: 1"-2", FROM UTAH LANDSCAPING ROCK FROM NEPHI, UTAH OR APPROVED EQUAL.	15,470 sf

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(IN FEET)
1 inch = 20 ft.

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LEHI, UTAH
LANDSCAPE PLAN

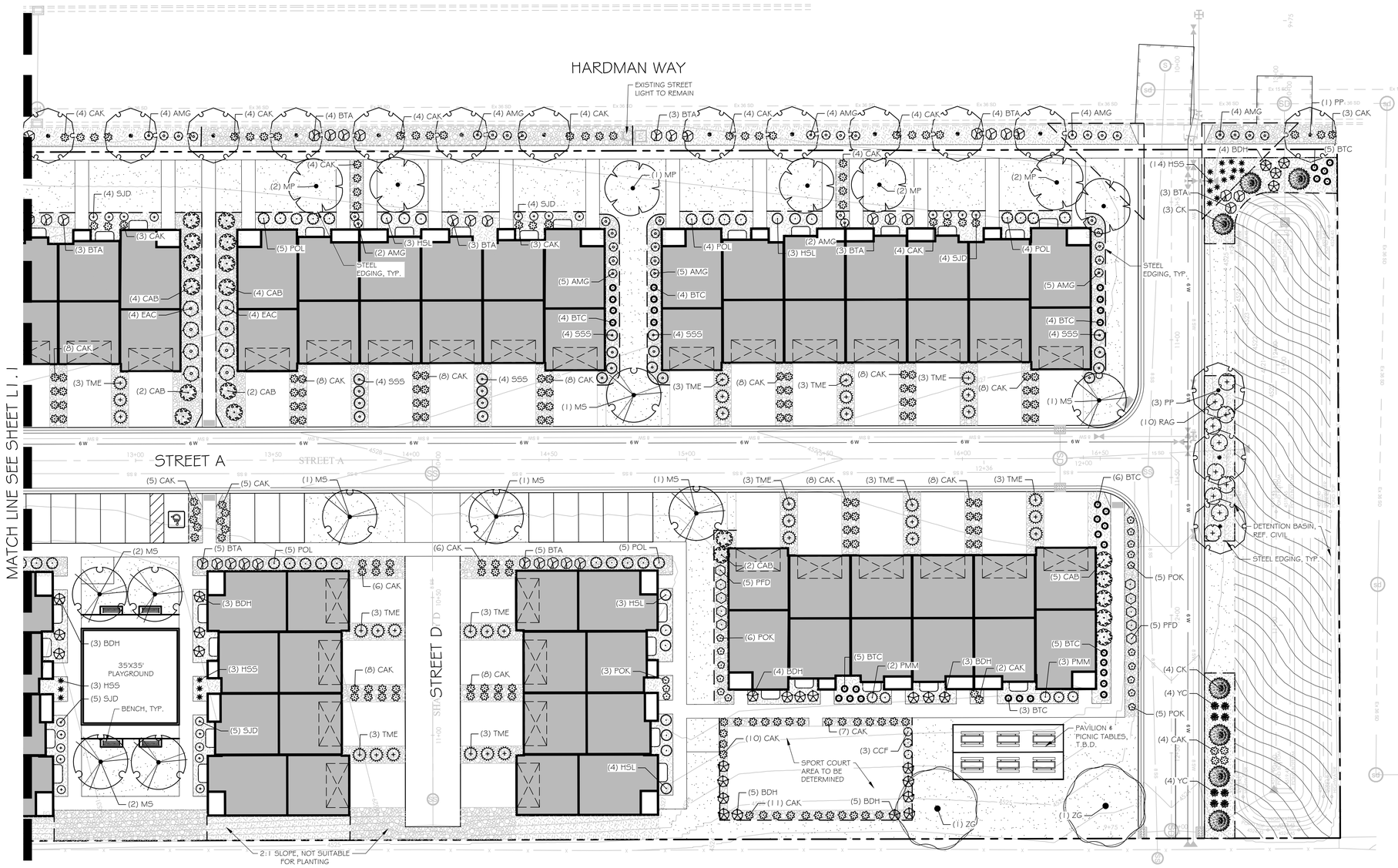
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LANDSCAPE PLAN

Scale: 1"=20' | Drawn: MI/BW
Date: 10/11/2022 | Job #: 21-0148
Sheet: L1.1

Z:_2021\21-0148 Rozos Property Lehi\design 21-0148\dwg\sheets\L1.0 - L1.XX LANDSCAPE PLAN.dwg



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CK	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	6` Ht.	7
MP	Malus x 'Prairifire'	Prairifire Crabapple	2" Cal.	16
MS	Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal.	16
PP	Prunus x virginiana	Canada Red Chokecherry	2" Cal.	23
ZG	Zelkova serrata ' Schmidtlow' Wireless	Wireless Zelkova	2" Cal.	9

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AMG	Aronia melanocarpa `UCONNAM012` TM	Ground Hug Black Chokeberry	5 gal.	77
BTC	Berberis thunbergii `Concorde`	Concorde Japanese Barberry	5 gal.	76
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry	5 gal.	77
BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush	2 gal.	33
CCF	Caryopteris x clandonensis `First Choice`	First Choice Bluebeard	2 gal.	3
CAB	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal.	27
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush	5 gal.	14
HSL	Hibiscus syriacus `SHIMRV24` TM	Lil` Kim Violet Rose of Sharon	5 gal.	19
POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	57
PMM	Pinus mugo `Mops`	Mugo Pine	5 gal.	5
PFD	Potentilla fruticosa `Dakota Sunspot`	Dakota Sunspot Bush Cinquefoil	2 gal.	29
RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	13
SSS	Sorbaria sorbifolia `Sem`	Sem Ash Leaf Spirea	5 gal.	71
SJD	Spiraea japonica `Double Play Doozie`	Doozie Spirea	2 gal.	36
SN	Spiraea prunifolia	Bridal Wreath Spirea	5 gal.	6
TME	Taxus x media `Everlow`	Everlow Yew	5 gal.	51
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	8

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	345
HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	26
POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	39

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	NR	NATIVE GRASS SEED MIX		seed	8,100 sf
	PP2	Poa pratensis	Kentucky Bluegrass	sod	27,640 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	RIVER COBBLE, SOUTH TOWN RIVER COBBLE, SIZE: 1"-3", FROM UTAH LANDSCAPING ROCK FROM NEPHI, UTAH OR APPROVED EQUAL.	22,333 sf
2	CRUSHED ROCK, TALON`S COVE CRUSHED ROCK, SIZE: 1"-2", FROM UTAH LANDSCAPING ROCK FROM NEPHI, UTAH OR APPROVED EQUAL.	15,470 sf

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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

FOR REVIEW ONLY

JORDAN WALK TOWNS PRELIMINARY

LEHI, UTAH

LANDSCAPE PLAN

REVISION BLOCK

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

LANDSCAPE PLAN

Scale: 1"=20'	Drawn: MI/BW
Date: 10/11/2022	Job #: 21-0148
Sheet: L1.2	

Z:_2021\21-0148 Rocos Property Lehi\design 21-0148\dwg\sheets\L1.0 - L1.XX LANDSCAPE PLAN.dwg

IVORY HOMES

Utah's Number One Homebuilder

978 Woodoak Lane
Salt Lake City, Utah 84117
Business: (801)-747-7000
Business Fax: (801)-747-7094



Project Vicinity Map



Code Analysis

APPLICABLE CODE:
2015 INTERNATIONAL RESIDENTIAL CODE

OCCUPANCY CLASSIFICATION:
PER IBC 101.2, TOWNHOUSE GOVERNED BY IRC, R-3

TYPE OF CONSTRUCTION:
VB - TWO STORY / 7,000 S.F. PER FLOOR PERMITED

FLOOR AREAS:
SEE SCHEDULE ON A0.00

OCCUPANT LOAD AND EXITS:
11 IN LARGEST UNIT - 1 EXIT REQUIRED
2 EXITS PROVIDED

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CP COVER SHEET & SHEET INDEX

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S1.00 FOUNDATION PLAN
S1.01 FIRST FLOOR FRAMING PLAN
S1.02 SECOND FLOOR FRAMING PLAN
S1.03 ROOF FRAMING PLAN
S2.01 FIRST FLOOR SHEAR PLAN
S2.02 SECOND FLOOR SHEAR PLAN
SD0 STRUCTURAL DETAILS
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ARCHITECTURAL
A0.00 GENERAL NOTES, ABBREVIATIONS, SYMBOL LEGEND, AREA SCHEDULE, & GAS LINE DIAGRAMS
A1.00 BASEMENT FLOOR PLAN
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ELECTRICAL / MECHANICAL
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EM1.2 SECOND FLOOR ELECTRICAL & MECHANICAL LAYOUT

South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 09/08/2020 By DDrozdek

FOCUS ENGINEERING AND SURVEYING, LLC
5150 SOUTH 380 EAST, SUITE 230
MURRAY, UTAH 84107 PH: (801) 685-9190
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PROJECT NUMBER
19-0220

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KEYNOTES
FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)
SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
(YX) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

BINGHAM COURT
11333 S. 1385 W. SOUTH JORDAN, UTAH

Building #
6
Units:
41-44

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	Sheet #
SD	CP

FOOTING SCHEDULE

MARK	LENGTH	WIDTH	HEIGHT	CONTINUOUS REINFORCEMENT				CROSSWISE REINFORCEMENT				NOTES
				QTY.	SIZE	LENGTH	SPACING	QTY.	SIZE	LENGTH	SPACING	
F24	CONT.	24"	10"	3	#4	CONT.	EQ.	-			EQ.	
F20	CONT.	20"	10"	2	#4	CONT.	EQ.	-			EQ.	
F18	CONT.	18"	10"	2	#4	CONT.	EQ.	-			EQ.	
S24	24"	24"	10"	3	#4.	18"	EQ.	3	#4.	18"	EQ.	
S30	30"	30"	10"	3	#4	24"	EQ.	3	#4	24"	EQ.	
S36	36"	36"	10"	4	#4	30"	EQ.	4	#4	30"	EQ.	
S42	42"	42"	10"	4	#4	36"	EQ.	4	#4	36"	EQ.	
S48	48"	48"	10"	5	#4	42"	EQ.	5	#4	42"	EQ.	
S54	54"	54"	10"	5	#4	48"	EQ.	5	#4	48"	EQ.	

NOTES:
1. 5x3,000 PSI, 1x450,000 PSI.
2. EXTEND ALL FOOTINGS BELOW THE FROST LINE OF THE LOCALITY. (30")
3. FOOTINGS SHALL BEAR ON NATIVE UNDISTURBED SOILS OR COMPACTED STRUCTURAL FILL AS APPROVED AND SPECIFIED BY A LICENSED GEOTECHNICAL ENGINEER.
4. NO PENETRATIONS SHALL BE ALLOWED THROUGH FOOTINGS, WHEN CONFLICTS ARISE THE FOOTING SHALL BE STEPPED BELOW THE CONFLICT AND THE FOUNDATION WALL SHALL EXTEND TO THE FOOTING AS REQUIRED AND THE PENETRATION CAN GO THROUGH THE FOUNDATION.
5. FOOTINGS SHALL BE CENTERED UNDER ALL WALLS & COLUMNS U.N.O.
6. PLACE ALL REINFORCING STEEL ACCURATELY & SUPPORT AGAINST DISPLACEMENT PRIOR TO POURING CONCRETE.
7. LONGITUDINAL AND CROSSWISE REINFORCEMENT SHALL HAVE 3" OF CLEAR COVER FROM THE BASE OF THE FOOTING.

FOUNDATION WALL SCHEDULE

MARK	THICKNESS	MAX. HEIGHT	VERTICAL REINFORCEMENT		HORIZONTAL REINFORCEMENT			NOTES
			SIZE	SPACING	QTY.	SIZE	SPACING	
FW1	8"	3'-0"	#4	24"	3	#4	EQ.	
FW2	8"	4'-0"	#4	24"	4	#4	EQ.	
FW3	8"	6'-0"	#4	24"	5	#4	EQ.	
FW4	8"	8'-0"	#4	24"	6	#4	EQ.	
FW5	8"	9'-0"	#4	16"	7	#4	EQ.	
FW6	12"	9'-0"	#4	18"	-	#4	16"	DOUBLE MAT

NOTES:
1. FOUNDATION WALLS OVER 8'-0" REQUIRE ADDITIONAL ENGINEERING.
2. 5x3,000 PSI, 1x450,000 PSI.
3. PLACE VERTICAL AND HORIZONTAL REINFORCEMENT IN THE CENTER OF FOUNDATION WALL.
4. PLACE HORIZONTAL REINFORCEMENT AS PLACED WITHIN 12" THE TOP AND BOTTOM OF THE FOUNDATION WALL. ALL OTHER BARS SHALL BE EQUALLY SPACED U.N.O.
5. PLACE (2) HORIZONTAL #4 BARS WITHIN 3" OF EACH OPENING AND EXTEND 48" BEYOND THE EDGE OF OPENING. VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE. PLACE (1) #4 BARS AT EACH SIDE AND BELOW EACH OPENING. HEIGHT OF CONCRETE OVER OPENINGS SHALL BE A MINIMUM OF 12" U.N.O.
6. PROVIDE 24" LONG LAP SPLICES FOR CONTINUOUS REINFORCEMENT.
7. PROVIDE ANCHOR BOLTS EMBEDDED INTO FOUNDATION WALLS AT ALL EXTERIOR AND SHEAR WALLS U.N.O. SEE ANCHOR BOLT SCHEDULE AND PLANS FOR SIZE AND SPACING OF ANCHOR BOLTS.

HOLDOWN SCHEDULE

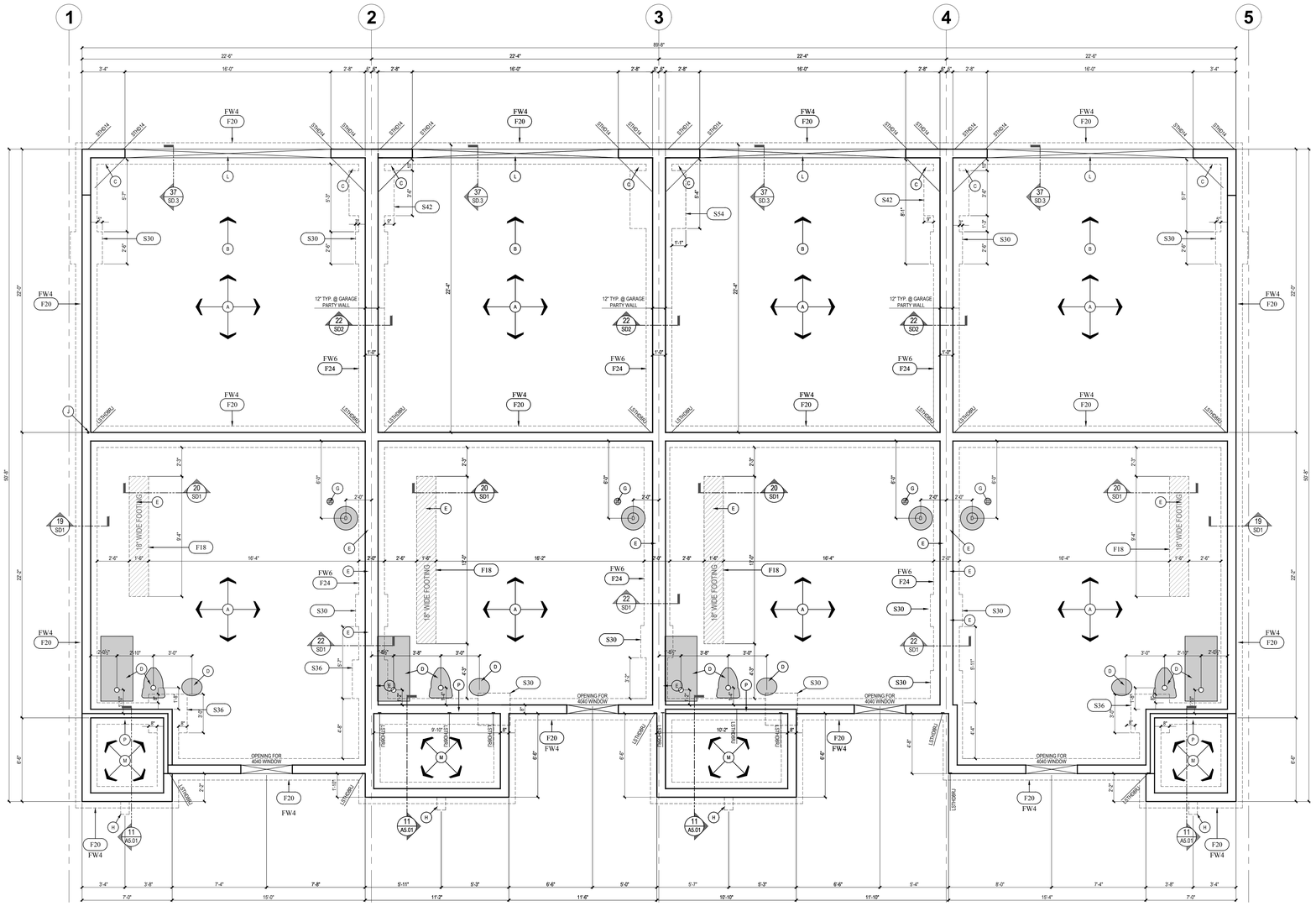
LSTHD8/8RJ
STHD10/10RJ
STHD14/14RJ
CS16x46" LONG STRAP
MST37 STRAP
MST48 STRAP

NOTES:
1. HOLDOWNS SHALL BE INSTALLED ON A MINIMUM OF (2) FULL HEIGHT KING STUDS.
2. SEE DETAILS FOR TYPICAL HOLDOWN INSTALLATION.
3. SEE DETAILS FOR TYPICAL FLOOR TO FLOOR STRAP INSTALLATION.
4. POST-INSTALLED HOLDOWNS MAY BE INSTALLED IN LIEU OF CAST IN PLACE HOLDOWNS PER DETAILS
5. 16d SINKER NAILS MAY BE SUBSTITUTED w/ 10d COMMON NAILS, MINIMUM NAIL LENGTH = 3IN".
6. USE "RJ" MODELS FOR HOLDOWNS AT TYPICAL RIMJOIST APPLICATIONS.
7. FLOOR TO FLOOR STRAPS SHALL BE CENTERED OVER THE FLOOR CAVITY.

ANCHOR BOLT SCHEDULE

MARK	DIAMETER	SPACING	DIAMETER	SPACING
AB-1	⅝"	32"	⅞"	32"
AB-2	⅝"	24"	⅞"	32"
AB-3	⅝"	18"	⅞"	24"
AB-4	⅝"	12"	⅞"	18"

NOTES:
1. ANCHOR BOLTS WITH 7" EMBEDMENT INTO FOUNDATION WALL W/3"x3"x0.229" PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS. PLACE (1) ANCHOR BOLT WITHIN 6" OF THE EDGE OF EACH PLATE. GALVANIZED ANCHORS w/TREATED PLATES REQUIRED.
2. ALL UNMARKED FOUNDATION WALLS SHALL BE ASSUMED TO BE AB4.



FOUNDATION PLAN

SCALE: ¼" = 1'-0"

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PROJECT NUMBER
19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

★ SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(YX) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

FOUNDATION

A: 4" SLAB ON GRADE
B: SLOPE GARAGE FLOOR SLAB TO OPENING @ ½" PER 12" MIN.)
C: WARP GARAGE SLAB CORNERS WHERE NEEDED FOR POSITIVE DRAINAGE TO DOOR
D: LOCATION OF PLUMBING FIXTURE*
E: LOCATION OF DRAIN FROM FLOOR(s) ABOVE*
F: LOCATION OF BASEMENT PLUMBING WALL*
G: FLOOR DRAIN
H: CONCRETE STAIR HAUNCH FOR CONCRETE STEPS CENTERED ON STEPS*
J: UFER GROUND - REBAR IN CONCRETE FOUNDATION WALL ★
K: 4" X 2'-0" NOTCH IN FOUNDATION WALL
L: BLOCK DOWN FOR OPENING*
M: FILL FOUNDATION CAVITY BENEATH PORCH w/ COMPACTED MATERIAL IN LIFTS. USE TYPICAL FLASHING. PORCH CAP REINFORCEMENT - PROVIDE #4 BREAK OUT BARS @ 18" ON CENTER EACH WAY. PROVIDE #4 DOWELS @ 18" ON CENTER EACH WAY IN SLAB, LAP BARS 24" MIN. (NO 9" DECK REQUIRED)
P: STEP UP FOUNDATION WALL 8" @ PORCH
R: SLOPE SLAB DOWN 2" AWAY FROM BUILDING
S: WARP SLAB CORNERS WHERE NEEDED FOR POSITIVE DRAINAGE TO DRAINS

* COORDINATE LOCATION AND SIZE WITH FLOOR PLANS

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building #
6
Units:
41-44

PROFESSIONAL ENGINEER
No. 10938572
MATTHEW J. HAKES
09/02/2020
STATE OF UTAH

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	Sheet #
SD	S1.00

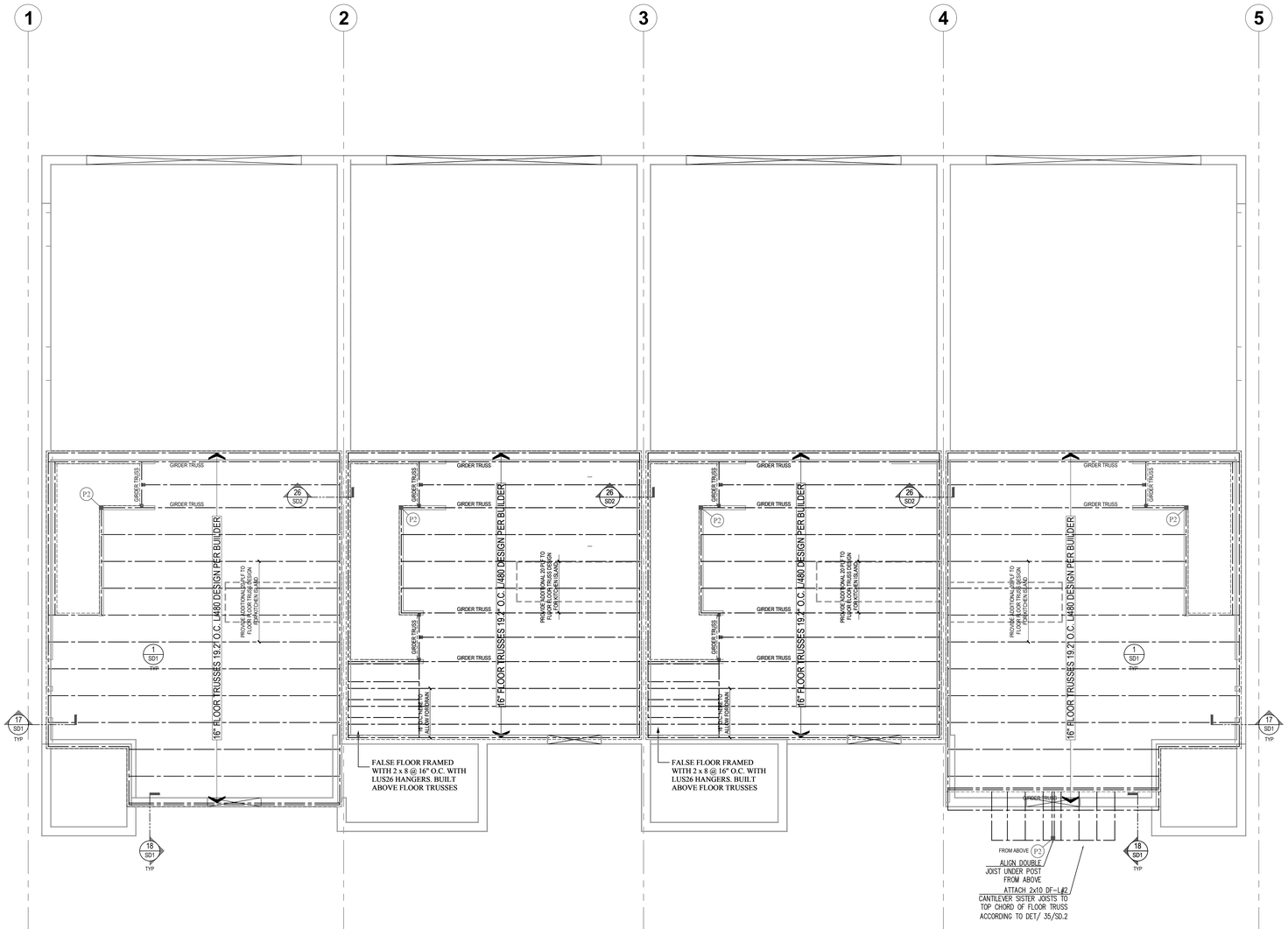
GENERAL FRAMING NOTES

1. REFER TO DETAIL SHEET SD.0 FOR GENERAL STRUCTURAL NOTES.
2. ALL DETAILS SHALL APPLY IN SIMILAR/TYPICAL SITUATIONS.
3. ALL STRUCTURAL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
4. USE (8) 16d NAILS BETWEEN TOP PLATE LAP SPLICES.
5. INTERIOR STUD WALLS SHALL BE 2x4 (AS PER PLANS) @ 16" O.C. U.N.O.
6. EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. U.N.O.
7. ALL NAIL FASTENERS SHALL BE COMMON WIRE OR BOX NAILS.
8. SHEAR WALL HOLDOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALLS ON THE PLAN.
9. ROOF FRAMING SHALL FRAMING AS PER PLANS w/ APA RATED 7/16" OSB PLYWOOD w/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
10. FLOOR FRAMING SHALL BE FRAMING AS PER PLANS w/ APA RATED 23/32" T&G OSB PLYWOOD w/ 10d RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.
12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES 9 AND 10 ABOVE.

POST SCHEDULE

MARK	SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
P8	3½"x3½" PARALLAM POST
P9	3½"x5½" PARALLAM POST
P10	3½"x7" PARALLAM POST
P11	5½"x5½" PARALLAM POST
P12	5½"x7" PARALLAM POST
P13	7"x7" PARALLAM POST

NOTES:
1. INSTALL (1) TRIMMER AND (1) KING STUD ON BOTH SIDES OF EACH OPENING U.N.O.
2. ATTACH 2x BUILT-UP POST PLIES TOGETHER w/ 16d NAILS @ 8" O.C. STAGGERED.
3. POST CALLOUTS AT HEADERS INDICATE THE NUMBER OF TRIMMER STUDS REQUIRED.
4. PROVIDE 2x SOLID BLOCKING BELOW EACH POST AT FLOOR FRAMING. BLOCKING SHALL MATCH DIMENSIONS OF POST ABOVE. PROVIDE POSTS OF EQUAL DIMENSION OR GREATER BELOW BLOCKING AND POSTS ABOVE THROUGH TO FOUNDATION/FOOTING U.N.O. OR UNLESS POST ENDS OVER A BEAM.
5. BUILT-UP 2x POSTS (P1-P5) SHALL MATCH THE WALL DIMENSION IN WHICH THEY ARE PLACED.
6. BUILT-UP POSTS SHALL BE OF #1 AT GRADE. PARALLAM POSTS SHALL BE 2.0E PSL.
7. POSTS SHALL BE CENTERED BELOW THE BEAMS/POSTS ABOVE FOR WHICH LOADS THE POSTS ARE INTENDED TO CARRY.



FIRST FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

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PROJECT NUMBER
19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

▲ SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(YX) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

FLOOR FRAMING

DRAIN LINE FOR PLUMBING FIXTURE ▲

FLUE LOCATION ▲

COMBUSTION AIR FROM OUTSIDE ▲

22 x 28 CRAWL SPACE ACCESS ▲

▲ ADJUST FLOOR JOIST LAYOUT TO ALLOW SPACE IF NEEDED

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building #
6
Units:
41-44

PROFESSIONAL ENGINEER
No. 10938572
MATTHEW J. HALES
09/02/2020
STATE OF UTAH

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # S1.01

GENERAL FRAMING NOTES

1. REFER TO DETAIL SHEET SD.0 FOR GENERAL STRUCTURAL NOTES.
2. ALL DETAILS SHALL APPLY IN SIMILAR/TYPICAL SITUATIONS.
3. ALL STRUCTURAL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
4. USE (8) 16d NAILS BETWEEN TOP PLATE LAP SPLICES.
5. INTERIOR STUD WALLS SHALL BE 2x4 (AS PER PLANS) @ 16" O.C. U.N.O.
6. EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. U.N.O.
7. ALL NAIL FASTENERS SHALL BE COMMON WIRE OR BOX NAILS.
8. SHEAR WALL HOLDOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALLS ON THE PLAN.
9. ROOF FRAMING SHALL FRAMING AS PER PLANS w/ APA RATED 7/16" OSB PLYWOOD w/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
10. FLOOR FRAMING SHALL BE FRAMING AS PER PLANS w/ APA RATED 23/32" T&G OSB PLYWOOD w/ 10d RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.
12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES 9 AND 10 ABOVE.

POST SCHEDULE

MARK	SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
P8	3½"x3½" PARALLAM POST
P9	3½"x5½" PARALLAM POST
P10	3½"x7" PARALLAM POST
P11	5½"x5½" PARALLAM POST
P12	5½"x7" PARALLAM POST
P13	7"x7" PARALLAM POST

NOTES:
1. INSTALL (1) TRIMMER AND (1) KING STUD ON BOTH SIDES OF EACH OPENING U.N.O.
2. ATTACH 3x BUILT-UP POST PLIES TOGETHER w/ 16d NAILS @ 6" O.C. STAGGERED.
3. POST CALLOUTS AT HEADERS INDICATE THE NUMBER OF TRIMMER STUDS REQUIRED.
4. PROVIDE 3x SOLID BLOCKING BELOW EACH POST AT FLOOR FRAMING. BLOCKING SHALL MATCH DIMENSIONS OF POST ABOVE. PROVIDE POSTS OF EQUAL DIMENSION OR GREATER BELOW BLOCKING AND POSTS ABOVE THROUGH TO FOUNDATION/FOOTING U.N.O. OR UNLESS POST ENDS OVER A BEAM.
5. BUILT-UP 3x POSTS (P1-P5) SHALL MATCH THE WALL DIMENSION IN WHICH THEY ARE PLACED.
6. BUILT-UP POSTS SHALL BE OF L-#2 GRADE. PARALLAM POSTS SHALL BE 2.0E PSL.
7. POSTS SHALL BE CENTERED BELOW THE BEAMS/POSTS ABOVE FOR WHICH LOADS THE POSTS ARE INTENDED TO CARRY.

OLY EXT UFB SCHEDULE

MARK	QTY.	SIZE	MATERIAL	GRADE
OLY UFB-1	1	5.25" x 16.25"	GLULAM	24F-V4 DF/DF
OLY UFB-2	3	1.75" x 16"	MICRO.LAM	1.9 E
OLY UFB-3	2	2 x 6	DIM. LUMBER	DF-L#2
OLY UFB-4	2	2 x 6	DIM. LUMBER	DF-L#2
OLY UFB-5	2	1.75" x 16"	MICRO.LAM	1.9 E
OLY UFB-6	2	1.75" x 16"	MICRO.LAM	1.9 E

BELL 2 INT UFB SCHEDULE

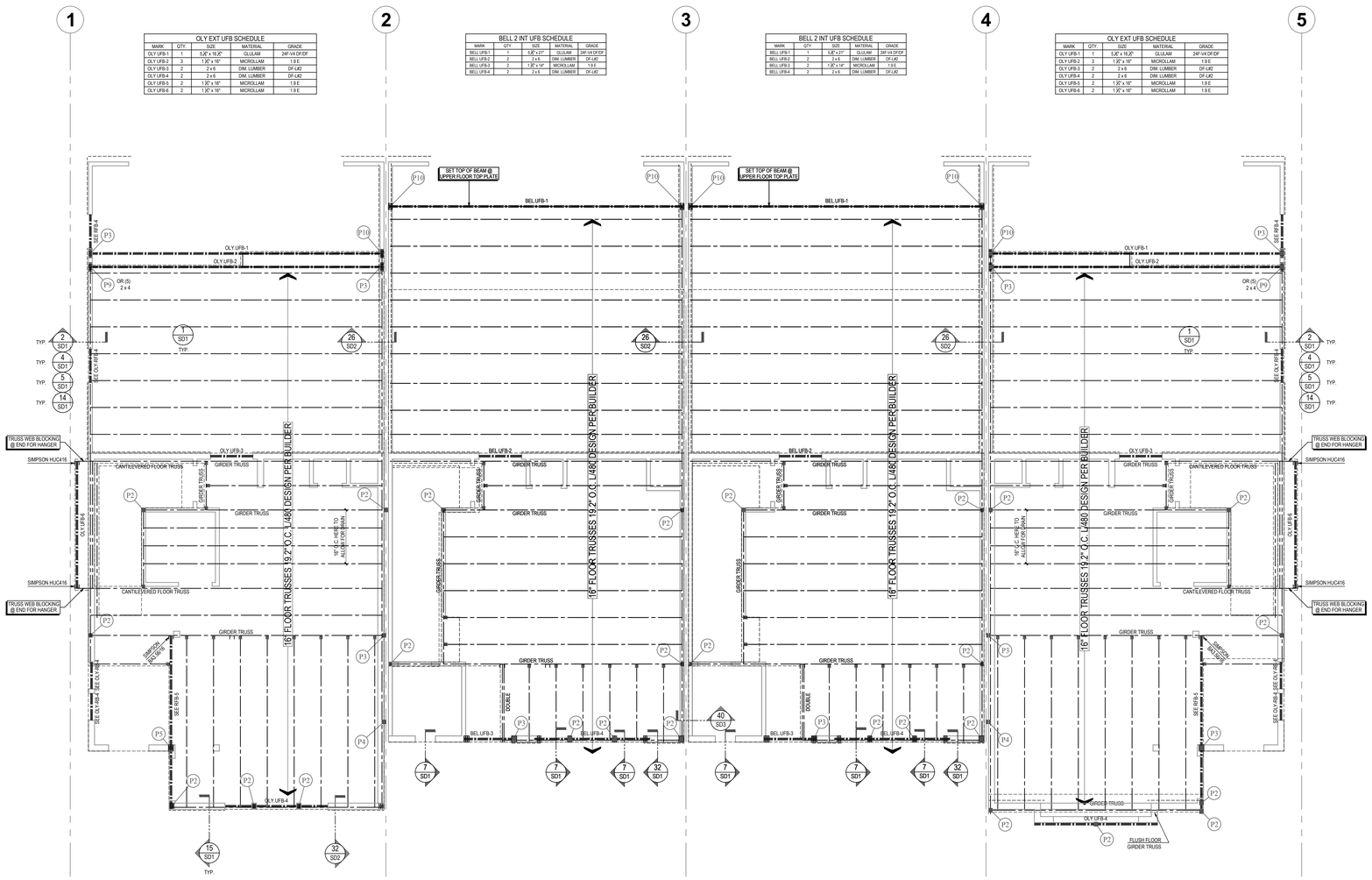
MARK	QTY.	SIZE	MATERIAL	GRADE
BELL UFB-1	1	5.25" x 21"	GLULAM	24F-V4 DF/DF
BELL UFB-2	2	2 x 6	DIM. LUMBER	DF-L#2
BELL UFB-3	2	1.75" x 14"	MICRO.LAM	1.9 E
BELL UFB-4	2	2 x 6	DIM. LUMBER	DF-L#2

BELL 2 INT UFB SCHEDULE

MARK	QTY.	SIZE	MATERIAL	GRADE
BELL UFB-1	1	5.25" x 21"	GLULAM	24F-V4 DF/DF
BELL UFB-2	2	2 x 6	DIM. LUMBER	DF-L#2
BELL UFB-3	2	1.75" x 14"	MICRO.LAM	1.9 E
BELL UFB-4	2	2 x 6	DIM. LUMBER	DF-L#2

OLY EXT UFB SCHEDULE

MARK	QTY.	SIZE	MATERIAL	GRADE
OLY UFB-1	1	5.25" x 16.25"	GLULAM	24F-V4 DF/DF
OLY UFB-2	3	1.75" x 16"	MICRO.LAM	1.9 E
OLY UFB-3	2	2 x 6	DIM. LUMBER	DF-L#2
OLY UFB-4	2	2 x 6	DIM. LUMBER	DF-L#2
OLY UFB-5	2	1.75" x 16"	MICRO.LAM	1.9 E
OLY UFB-6	2	1.75" x 16"	MICRO.LAM	1.9 E



Olympia Unit 41 | **Bellevue 2 Unit 42** | **Bellevue 2 Unit 43** | **Olympia Unit 44**

SECOND FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
5150 SOUTH 1500 WEST, OGDEN, UTAH 84405
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www.focusutah.com

PROJECT NUMBER 19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

▲ SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(YX) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

FLOOR FRAMING

- DRAIN LINE FOR PLUMBING FIXTURE ▲
- FLUE LOCATION ▲
- COMBUSTION AIR FROM OUTSIDE ▲
- 22 x 28 CRAWL SPACE ACCESS ▲

▲ ADJUST FLOOR JOIST LAYOUT TO ALLOW SPACE IF NEEDED

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

REVISIONS/ISSUES	
NO.	DESCRIPTION
1	PLAN CORRECTIONS

BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**
Units: 41-44

PROFESSIONAL ENGINEER
No. 10938572
MATTHEW S. HAKES
09/02/2020
STATE OF UTAH

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # S1.02

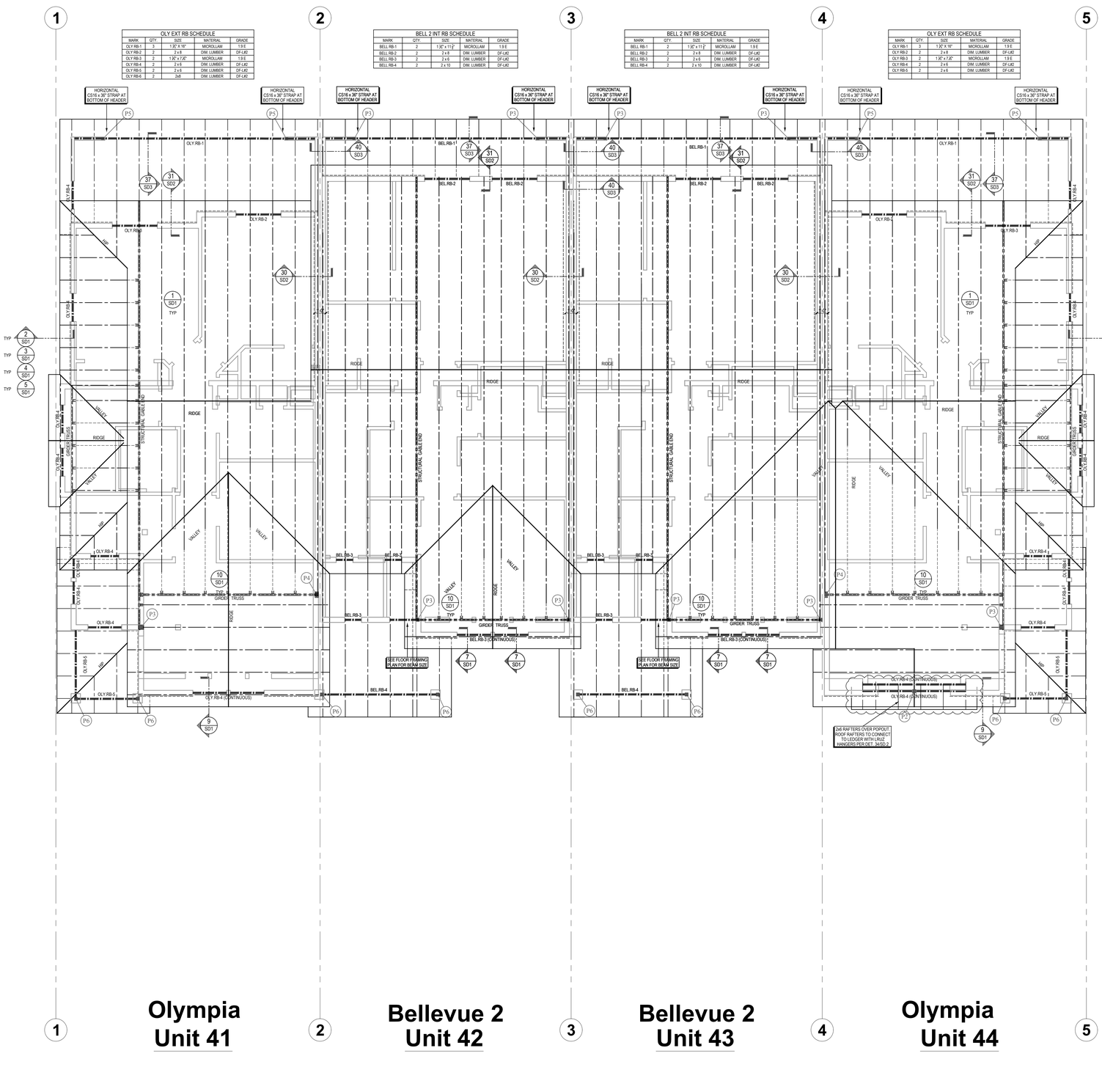
GENERAL FRAMING NOTES

1. REFER TO DETAIL SHEET SD.0 FOR GENERAL STRUCTURAL NOTES.
2. ALL DETAILS SHALL APPLY IN SIMILAR/TYPICAL SITUATIONS.
3. ALL STRUCTURAL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
4. USE (8) 16d NAILS BETWEEN TOP PLATE LAP SPLICES.
5. INTERIOR STUD WALLS SHALL BE 2x4 (AS PER PLANS) @ 16" O.C. U.N.O.
6. EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. U.N.O.
7. ALL NAIL FASTENERS SHALL BE COMMON WIRE OR BOX NAILS.
8. SHEAR WALL HOLDOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALLS ON THE PLAN.
9. ROOF FRAMING SHALL FRAMING AS PER PLANS w/ APA RATED 7/16" OSB PLYWOOD w/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
10. FLOOR FRAMING SHALL BE FRAMING AS PER PLANS w/ APA RATED 3/4" T&G OSB PLYWOOD w/ 10d RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.
12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES 9 AND 10 ABOVE.

POST SCHEDULE

MARK	SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
P8	3½"x3½" PARALLAM POST
P9	3½"x5½" PARALLAM POST
P10	3½"x7" PARALLAM POST
P11	5½"x5½" PARALLAM POST
P12	5½"x7" PARALLAM POST
P13	7"x7" PARALLAM POST

NOTES:
1. INSTALL (1) TRIMMER AND (1) KING STUD ON BOTH SIDES OF EACH OPENING U.N.O.
2. ATTACH 3x BUILT-UP POST PLIES TOGETHER w/ 16d NAILS @ 8" O.C. STAGGERED.
3. POST CALLOUTS AT HEADERS INDICATE THE NUMBER OF TRIMMER STUDS REQUIRED.
4. PROVIDE 3x SOLID BLOCKING BELOW EACH POST AT FLOOR FRAMING. BLOCKING SHALL MATCH DIMENSIONS OF POST ABOVE. PROVIDE POSTS OF EQUAL DIMENSION OR GREATER BELOW BLOCKING AND POSTS ABOVE THROUGH TO FOUNDATION/FOOTING U.N.O. OR UNLESS POST ENDS OVER A BEAM.
5. BUILT-UP 3x POSTS (P1-P5) SHALL MATCH THE WALL DIMENSION IN WHICH THEY ARE PLACED.
6. BUILT-UP POSTS SHALL BE OF #1 AT GRADE. PARALLAM POSTS SHALL BE 2.0E PSL.
7. POSTS SHALL BE CENTERED BELOW THE BEAMS/POSTS ABOVE FOR WHICH LOADS THE POSTS ARE INTENDED TO CARRY.



ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
5150 SOUTH 380 EAST, SUITE 230
MURRAY, UTAH 84107 PH (801) 913-2870
www.focusutah.com

PROJECT NUMBER
19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

- ★ SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
- (YZ) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	

BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building #
6
Units:
41-44

PROFESSIONAL ENGINEER
No. 10938572
MATTHEW S. HALES
09/02/2020
STATE OF UTAH

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	SD
Sheet #	S1.03

SHEAR WALL SCHEDULE

MARK	MATERIAL	8d NAILS		1½" 16 ga. STAPLES		NOTES
		EDGE	FIELD1	EDGE	FIELD	
SW1	7/16" OSB OR CDX PLYWOOD	6"	12"	3"	12"	
SW2	7/16" OSB OR CDX PLYWOOD	4"	12"	–	–	
SW3	7/16" OSB OR CDX PLYWOOD	3"	12"	–	–	
SW4	7/16" OSB OR CDX PLYWOOD	2"	12"	–	–	
SW5	½" GYPSUM SHEET ROCK	7"	7"	7"	7"	
SW6	⅝" GYPSUM SHEET ROCK	4"	4"	4"	4"	

NOTES:
1. ALL EXTERIOR SHEATHING NOT DESIGNATED ON THE PLANS AS A SPECIFIC SHEAR WALL (SW1-SW4) SHALL BE SHEATHED AND NAILED/STAPLED AS A SW1.
2. SHEAR WALLS FASTENED TO STUDS THAT ARE SPACED @ 24" O.C. REQUIRE FIELD NAILING @ 6" O.C. IN LIEU OF 12" O.C. AT INTERMEDIATE FRAMING MEMBERS.
3. SOLID BLOCK ALL PANEL EDGES BETWEEN THE BOTTOM PLATE AND DOUBLE TOP PLATE OF ALL WALLS W/DSB PLYWOOD.
4. 1 ¼" 16ga. STAPLES or 2" CROWN ARE ONLY ALLOWED FOR SW SW5, SW6 IF SW3 AND SW4 SHOWN.
5. SW4 OR DOUBLE SIDED SW2 OR SW3 PANELS REQUIRE 3 NOMINAL FRAMING MEMBERS OR DOUBLE 2x FRAMING MEMBERS AT ALL ADJOINING PANEL EDGES.
6. SHEATHING NAILS SHALL BE COMMON WIRE OF SCH NAILS. THE HEAD OF THE NAIL MUST BE INSTALLED FLUSH WITH THE SURFACE OF THE SHEATHING.

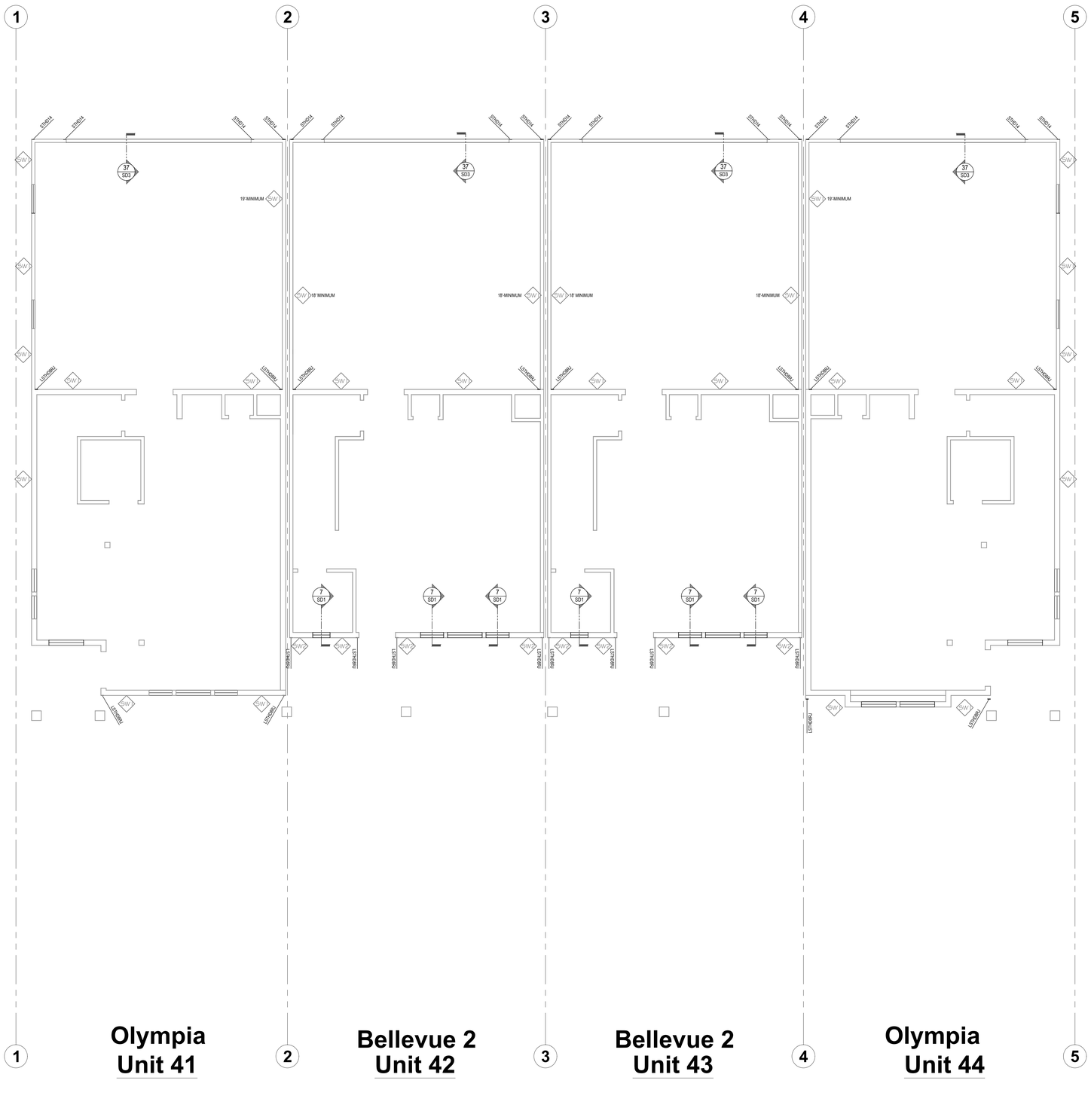
HOLDOWN SCHEDULE

LSTHD8/8RJ
STHD10/10RJ
STHD14/14RJ
CS16x46" LONG STRAP
MST37 STRAP
MST48 STRAP

NOTES:
1. HOLDOWNS SHALL BE INSTALLED ON A MINIMUM OF (2) FULL HEIGHT KING STUDS.
2. SEE DETAILS FOR TYPICAL HOLDOWN INSTALLATION.
3. SEE DETAILS FOR TYPICAL FLOOR TO FLOOR STRAP INSTALLATION.
4. POST-INSTALLED HOLDOWNS MAY BE INSTALLED IN LIEU OF CAST IN PLACE HOLDOWNS PER DETAILS
5. 16d SINKER NAILS MAY BE SUBSTITUTED w/ 10d COMMON NAILS. MINIMUM NAIL LENGTH = 3¼".
6. USE "RJ" MODELS FOR HOLDOWNS AT TYPICAL RIM/JOIST APPLICATIONS.
7. FLOOR TO FLOOR STRAPS SHALL BE CENTERED OVER THE FLOOR CAVITY.

GENERAL FRAMING NOTES

1. REFER TO DETAIL SHEET SD.0 FOR GENERAL STRUCTURAL NOTES.
2. ALL DETAILS SHALL APPLY IN SIMILAR/TYPICAL SITUATIONS.
3. ALL STRUCTURAL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
4. USE (8) 16d NAILS BETWEEN TOP PLATE LAP SPLICES.
5. INTERIOR STUD WALLS SHALL BE 2x4 (AS PER PLANS) @ 16" O.C. U.N.O.
6. EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. U.N.O.
7. ALL NAIL FASTENERS SHALL BE COMMON WIRE OR BOX NAILS.
8. SHEAR WALL HOLDOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALLS ON THE PLAN.
9. ROOF FRAMING SHALL FRAMING AS PER PLANS w/ APA RATED 7/16" OSB PLYWOOD w/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
10. FLOOR FRAMING SHALL BE FRAMING AS PER PLANS w/ APA RATED 3/4" T&G OSB PLYWOOD w/ 10d RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.
12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES 9 AND 10 ABOVE.



FIRST FLOOR SHEAR PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
5150 SOUTH 1500 WEST, SUITE 200
MURRAY, UTAH 84123 PH (801) 913-2400
www.focusutah.com

PROJECT NUMBER
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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

▲ SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(YX) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

FLOOR FRAMING

- DRAIN LINE FOR PLUMBING FIXTURE ▲
- FLUE LOCATION ▲
- COMBUSTION AIR FROM OUTSIDE ▲
- 22 x 28 CRAWL SPACE ACCESS ▲

▲ ADJUST FLOOR JOIST LAYOUT TO ALLOW SPACE IF NEEDED

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

BINGHAM COURT
11333 S. 1385 W. SOUTH JORDAN, UTAH

Building #
6
Units:
41-44

PROFESSIONAL ENGINEER
No. 10938572
MATTHEW J. HAKES
09/02/2020
STATE OF UTAH

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # S2.01

SHEAR WALL SCHEDULE						
MARK	MATERIAL	8d NAILS		1½" 16 ga. STAPLES		NOTES
		EDGE	FIELD1	EDGE	FIELD	
SW1	7/16" OSB OR CDX PLYWOOD	6"	12"	3"	12"	
SW2	7/16" OSB OR CDX PLYWOOD	4"	12"	–	–	
SW3	7/16" OSB OR CDX PLYWOOD	3"	12"	–	–	
SW4	7/16" OSB OR CDX PLYWOOD	2"	12"	–	–	
SW5	½" GYPSUM SHEET ROCK	7"	7"	7"	7"	
SW6	½" GYPSUM SHEET ROCK	4"	4"	4"	4"	

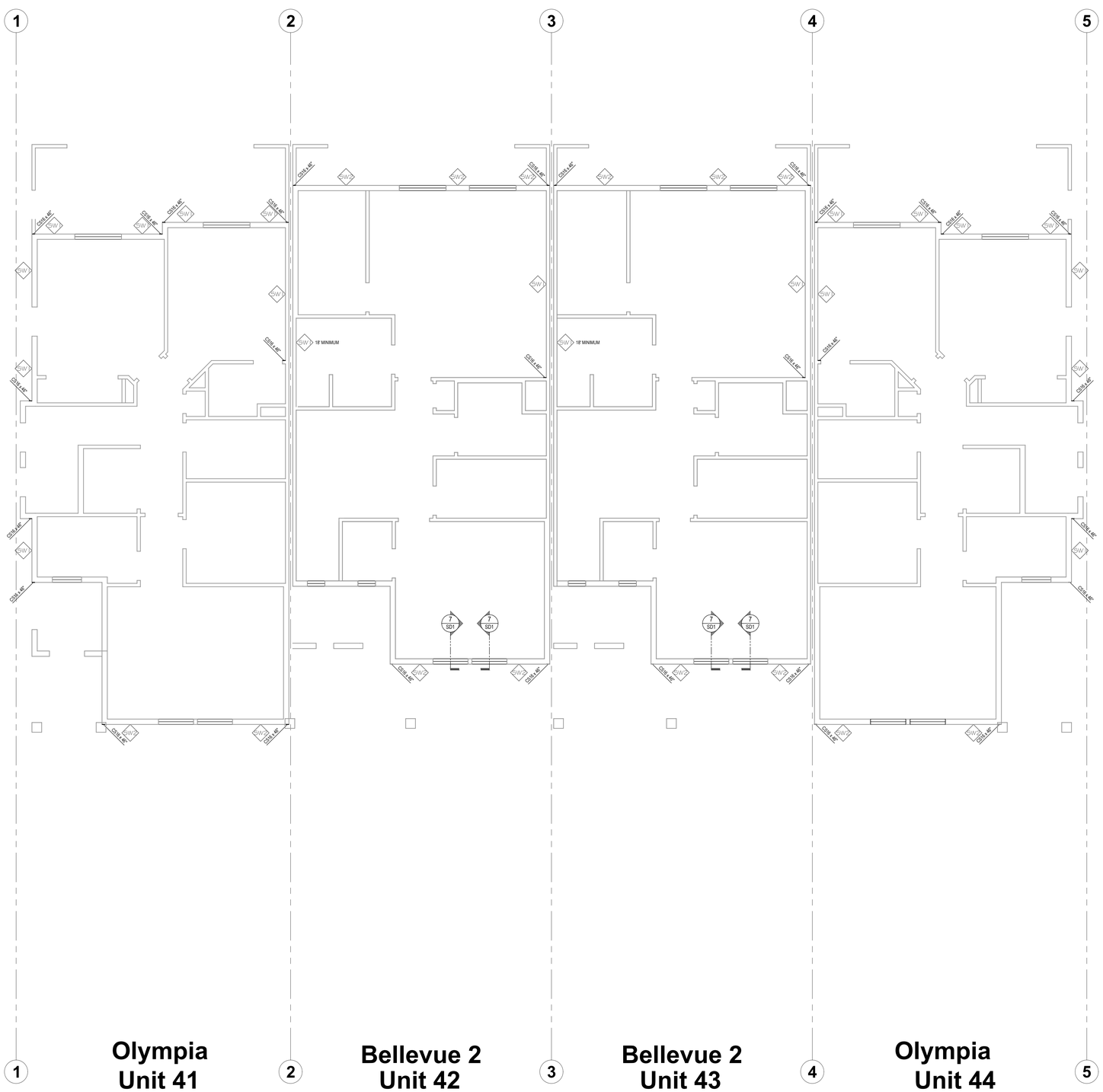
NOTES:
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2. SHEAR WALLS FASTENED TO STUDS THAT ARE SPACED @ 24" O.C. REQUIRE FIELDNAILING @ 6" O.C. IN LIEU OF 12" O.C. AT INTERMEDIATE FRAMING MEMBERS.
3. SOLID BLOCK ALL PANEL EDGES BETWEEN THE BOTTOM PLATE AND DOUBLE TOP PLATE OF ALL WALLS W/OSB PLYWOOD.
4. 1.5" 16ga. STAPLES w/ ⅞" CROWN ARE ONLY ALLOWED FOR SW SW5, SW6 IF SW5 AND SW6 SHOWN.
5. SW4 OR DOUBLE SIDED SW2 OR SW3 PANELS REQUIRE 3 NOMINAL FRAMING MEMBERS OR DOUBLE 2x FRAMING MEMBERS AT ALL ADJOINING PANEL EDGES.
6. SHEATHING NAILS SHALL BE COMMON WIRE OF SCH NAILS, THE HEAD OF THE NAIL MUST BE INSTALLED FLUSH WITH THE SURFACE OF THE SHEATHING.

HOLDOWN SCHEDULE
LSTHD8/8RJ
STHD10/10RJ
STHD14/14RJ
CS16x46" LONG STRAP
MST37 STRAP
MST48 STRAP

NOTES:
1. HOLDOWNS SHALL BE INSTALLED ON A MINIMUM OF (2) FULL HEIGHT KING STUDS.
2. SEE DETAILS FOR TYPICAL HOLDOWN INSTALLATION.
3. SEE DETAILS FOR TYPICAL FLOOR TO FLOOR STRAP INSTALLATION.
4. POST-INSTALLED HOLDOWNS MAY BE INSTALLED IN LIEU OF CAST IN PLACE HOLDOWNS PER DETAILS
5. 16d SINKER NAILS MAY BE SUBSTITUTED w/ 10d COMMON NAILS, MINIMUM NAIL LENGTH = 3¼"
6. USE "RJ" MODELS FOR HOLDOWNS AT TYPICAL RIM/JOIST APPLICATIONS.
7. FLOOR TO FLOOR STRAPS SHALL BE CENTERED OVER THE FLOOR CAVITY.

GENERAL FRAMING NOTES

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12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES 9 AND 10 ABOVE.



SECOND FLOOR SHEAR PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
3302 N. MAIN STREET, SUITE 200
SPANISH FORK, UTAH 84660
TEL: 801.798.0555 FAX: 801.798.0558
www.focusutah.com

PROJECT NUMBER
19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

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(YX) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

FLOOR FRAMING

- DRAIN LINE FOR PLUMBING FIXTURE ▲
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South Jordan City
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PROFESSIONAL ENGINEER
No. 10938572
MATTHEW J. HAKES
09/02/2020
STATE OF UTAH

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	Sheet #
SD	S2.02

GENERAL STRUCTURAL NOTES

DESIGN BASIS

GOVERNING DESIGN:

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE (IBC)
RISK CATEGORY:	II
DESIGN METHOD:	ASD

GRAVITY LOAD:

- ROOF LIVE LOAD (SNOW): 30 PSF
- ROOF DEAD LOAD: 15 PSF
- FLOOR LIVE LOAD: 40 PSF
- FLOOR DEAD LOAD: 10 PSF
- SOIL BEARING PRESSURE: 1,600 PSF (IGES No. 02058-067)

LATERAL LOAD:

- WIND SPEED: 115 MPH
- EXPOSURE CATEGORY: C
- SEISMIC SITE CLASS: D
- SEISMIC DESIGN CATEGORY: D

SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL DESIGN COEFFICIENTS AND INFORMATION.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL AMENDMENTS TO THE THIS CODE, AND/OR ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK PERFORMED.
2. CONSTRUCTION DOCUMENTS ARE VALID FOR A SINGLE USE FOR THE PROJECT LOCATION AND SHALL NOT BE REUSED, COPIED, OR REPRODUCED WITHOUT WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD, MEANS AND SEQUENCE OF ALL STRUCTURAL ERECTION UNLESS NOTED OTHERWISE ON THE DRAWINGS. FOCUS ENGINEERING AND SURVEYING IS NOT LIABLE FOR ANY DAMAGES OR INJURIES RESULTING FROM ANY METHODS, MEANS AND SEQUENCES OF STRUCTURAL ERECTION.
4. IF CHANGES OR DISCREPANCIES ARE MADE OR OBSERVED BEFORE, DURING OR AFTER CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD PRIOR TO PERFORMING ANY WORK INVOLVED OR RELATED TO THESE CHANGES OR DISCREPANCIES.
5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, EXISTING BUILDINGS OR OTHERWISE, BEFORE BEGINNING WORK INCLUDING, BUT NOT LIMITED TO: SITE CONDITIONS, DIMENSIONS, ELEVATIONS, DOORS, WINDOWS, LOCATION OF INTERIOR AND EXTERIOR WALLS, STAIRS, FINISHES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES OR ANY ITEMS THAT ARE NOT IN AGREEMENT WITH THE CONSTRUCTION DOCUMENTS.
6. STRUCTURAL REQUIREMENTS SPECIFIED IN THE ENGINEERING REPORT AND STRUCTURAL DRAWINGS SHALL SUPERSEDE ANY STRUCTURAL ITEMS ADDRESSED IN THE ARCHITECTURAL PLANS, NOTES, DRAWINGS, OR DETAILS.
7. THE ENGINEERING REPORT AND STRUCTURAL DRAWINGS ONLY PERTAIN TO THE STRUCTURAL ELEMENTS OF THE PROJECT. THE ENGINEER OF RECORD ASSUMES NO LIABILITY FOR NON-STRUCTURAL ITEMS NOR THE LIABILITY FOR THE ACCURACY, COMPLETENESS, AND CODE COMPLIANCE OF ARCHITECTURAL, DRAINAGE, ELECTRICAL, MECHANICAL, SITE CIVIL, AND ANY NON-STRUCTURAL SPECIFICATIONS.
8. APPROVAL BY THE MUNICIPAL INSPECTOR DOES NOT IMPLY APPROVAL BY THE ENGINEER OF RECORD OR COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODES. FOCUS ENGINEERING AND SURVEYING IS NOT RESPONSIBLE FOR ANY DAMAGES CAUSED BY OR RELATED TO CHANGES TO THE ORIGINAL DESIGN WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.
9. ANY STRUCTURAL SPECIFICATIONS THAT APPEAR AMBIGUOUS OR UNCLEAR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR CLARITY OR INTERPRETATION.
10. ALL SITE COMPACTED FILL SHALL BE FREE OF ANY ORGANIC MATTER AND PLACED PER THE GEOTECH RECOMMENDATIONS.
11. PROJECT SPECIFIC NOTES AND DETAILS SHALL SUPERSEDE GENERAL NOTES AND DETAILS.
12. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF THE SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. THE GENERAL CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE A STABLE WORKING ENVIRONMENT IN COMPLIANCE WITH OSHA STANDARDS PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS.
13. ALL SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL ALL PERMANENT MEMBERS ARE PLACED AND FINAL CONNECTORS ARE INSTALLED.
14. OBSERVATION VISITS TO THE SITE BY THE ENGINEER OF RECORD SHALL NOT INCLUDE THE INSPECTION OF THE CONSTRUCTION BRACING AS MENTIONED ABOVE.
16. ANY DIMENSIONS ON STRUCTURAL PLANS ARE FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL PLANS.
17. THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PORTIONS OF THE CONSTRUCTION DOCUMENTS RELATED TO THE SCOPE OF WORK OF THE STRUCTURE, AND INSURE THAT ALL SUBCONTRACTORS ARE FAMILIAR WITH THOSE PORTIONS THAT PERTAIN TO THEIR AREA OF WORK.

GENERAL FRAMING

(PER NDS)

1. ALL STRUCTURAL LUMBER, SHEATHING, AND TIMBER SHALL BE MARKED BY A COMPETENT AND RELIABLE COMPANY. THE COMPANY, GRADING AND GRADE MARKING SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER OF RECORD.
2. ALL STRUCTURAL TIMBER MEMBERS SHALL BE DOUGLAS FIR-LARCH WITH A 19% MAXIMUM MOISTURE CONTENT OF THE FOLLOWING GRADES U.N.O.:
   - 2X STUD WALLS: STUD GRADE OR BETTER
   - 2X SILL PLATES: STANDARD GRADE OR BETTER
   - 2X JOISTS/RAFTERS: NO. 2
   - 2X BUILT-UP BEAMS/HEADER: NO. 2
   - HEAVY TIMBER: NO. 1
   - POSTS: NO. 2
3. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS AND ALL STRUCTURAL LUMBER AND STRUCTURAL SHEATHING THAT IS WITHIN 8" TO EXPOSED GROUND SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.
4. STRUCTURAL MEMBERS MAY NOT BE CUT, NOTCHED OR CHAMFERED UNLESS SPECIFICALLY NOTED, DETAILED OR APPROVED BY THE ENGINEER OF RECORD.
5. FULL-HEIGHT BLOCKING SHALL BE PLACED BETWEEN JOISTS AND RAFTERS AT ALL BEARING LOCATIONS.
6. NO MORE THAN (2) SILL PLATES SHALL BE CONNECTED TO THE FOUNDATION WITH J-BOLTS THROUGH BOTH MEMBERS WITHOUT ADDITIONAL ENGINEERING.
7. BUILT-UP TIMBER BEAMS SHALL BE NAILED TOGETHER WITH (2) ROWS OF 10D NAILS AT 6" O.C.AT EACH FACE. U.N.O.
8. PROVIDE CONTINUOUS BEARING AND SOLID BLOCKING DOWN TO FOUNDATION AT ALL BEARING POINT LOADS.
9. ALL METAL ANCHORS, TIES AND CONNECTORS SHALL BE FROM SIMPSON STRONG-TIE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SUBSTITUTIONS MUST BE PRE-APPROVED IN WRITING BY THE ENGINEER OF RECORD.
10. OSB PLYWOOD FLOOR AND ROOF SHEATHING SHALL BE LAID CONTINUOUS OVER TWO OR MORE FRAMING SPANS WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING SUPPORTS. STAGGER ALL PLYWOOD JOINTS A MINIMUM OF 4'-0".
11. EXTERIOR WOOD SUPPORTED BY CONCRETE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE EXPOSED EARTH.
12. EXTERIOR WALLS ADJACENT TO VAULTED CEILINGS SHALL BE BALLOON FRAMED WITH CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSS OR RAFTER.
13. ROOF SHEATHING SHALL BE CONTINUOUS UNDERNEATH OVERBUILD FRAMING.
14. DOUBLE TOP PLATES SHALL HAVE A MINIMUM OF 4'-0" LAP SPLICE WITH A MINIMUM OF (8) 16D NAILS PER TOP PLATE SPLICE U.N.O. LAP SPLICES IN THE DOUBLE TOP PLATE SHALL OFFSET BY AT LEAST 4'-0".
15. TOP PLATE BREAKS SHALL OCCUR OVER STUDS.
16. ALL EXTERIOR WALLS SHALL BE SECURED WITH A MINIMUM OF 1/2"X10" ANCHOR BOLTS @ A MAXIMUM OF 32" O.C. SHEAR WALL DESIGN REQUIREMENTS WILL GOVERN IN ALL CASES.
17. ALL HARDWARE SHALL BE INSTALLED AND NAILED PER THE MANUFACTURER'S SPECIFICATIONS.
18. SOLID BLOCK ALL HORIZONTAL JOINTS BETWEEN THE BOTTOM PLATE AND DOUBLE TOP PLATE OF THE WALLS THAT HAVE OSB PLYWOOD.
19. EXTERIOR AND BEARING WALL STUDS ARE PERMITTED TO BE CUT OR NOTCHED WITH A DEPTH NOT TO EXCEED 25% OF THE STUD WIDTH. CUTS AND NOTCHES MAY NOT OCCUR AT THE SAME LOCATION.
20. EXTERIOR AND BEARING WALLS SHALL BE CAPPED WITH DOUBLE 2" NOMINAL THICK TOP PLATES. PROVIDE OVERLAP AT CORNERS AND INTERSECTIONS WITH OTHER PARTITION WALLS.
21. ALL MANUFACTURED WOOD PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
22. SEE MANUFACTURER'S SPECIFICATIONS FOR DRILLING HOLES AND CUTTING NOTCHES AND CHAMFERS.
23. ALL RAFTERS AND JOISTS OVER 3'-0" SHALL BE HANGERED IF NOT SUPPORTED BY BOTTOM BEARING.
24. ALTERNATE ENGINEERED WOOD PRODUCTS MUST BE PRE-APPROVED IN WRITING BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
25. ACCEPTABLE MANUFACTURERS OF ENGINEERED WOOD PRODUCTS:
   - WEYERHAUSER I-LEVEL PRODUCTS
   - LOUISIANA PACIFIC PRODUCTS
   - BOISE CASCADE PRODUCTS
   - ALL OTHER MANUFACTURER'S SHALL BE PRE-APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
28. THE USE OF ANY PRODUCT NOT SPECIFIED IN THE PLANS OR CALCULATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

GLULAM
1. GLULAM BEAMS SHALL BE 24F-V4 (SIMPLE SPAN) OR 24F-V8 (CANTILEVERED)
2. MINIMUM DESIGN VALUES:
   - E = 1,800,000 PSI
   - F_B = 2,400 PSI
   - F_V = 265 PSI

MICROLLAM
1. MICROLLAM BEAMS SHALL BE LAMINATED VENEER LUMBER (LVL)
2. MINIMUM DESIGN VALUES:
   - E = 2,000,000 PSI
   - F_B= 2,600 PSI
   - F_V = 285 PSI

PARALLAM
1. PARALLAM BEAMS SHALL BE PARALLEL STRAND LUMBER (PSL)
2. MINIMUM DESIGN VALUES:
   - E = 2,200,000 PSI
   - F_B = 2,900 PSI
   - F_V= 290 PSI

TIMBERSTRAND
1. TIMBERSTRAND BEAMS SHALL BE LAMINATED STRAND LUMBER (LSL)
2. MINIMUM DESIGN VALUES:
   - E = 1,550,000 PSI
   - F_B = 2,325 PSI
   - F_V = 310 PSI

PREFABRICATED WOOD I-JOIST
1. PREFABRICATED I-JOIST SHALL BE WEYERHAUESER TRUS JOIST TJI SERIES. U.N.O. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PRE-ENGINEERED WOOD TRUSSES

(PER IBC 2303.4)

1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT IBC, LOCAL BUILDING CODES FOR ALL IMPOSED LOADS, INCLUDING LATERAL LOADS, ROOF OVERBUILDS, OVERHEAD DOORS, AND ANY MECHANICAL EQUIPMENT LOADS.
2. ALL CALCULATIONS AND SHOP DRAWINGS SHALL BE CERTIFIED BY A LICENSED ENGINEER IN THE STATE WHERE THE PROJECT WILL BE CONSTRUCTED. THE MANUFACTURER OR GENERAL CONTRACTOR SHALL SUPPLY ALL THE TRUSS CALCULATIONS AND SHOP DRAWINGS TO THE ENGINEER OF RECORD AND THE LOCAL BUILDING OFFICIAL PRIOR TO FABRICATION.
3. TOTAL LOAD DEFLECTIONS SHALL BE LIMITED TO L/240 AND DEFLECTIONS DUE TO LIVE LOADS SHALL BE LIMITED TO L/360.
4. PERMANENT TRUSS BRACING INFORMATION SHALL BE SUPPLIED BY THE TRUSS MANUFACTURER.
5. THE TRUSS MANUFACTURER SHALL ASSUME LIABILITY OF THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES.
6. THE CONTRACTOR SHALL ASSUME LIABILITY FOR THE INSTALLATION OF THE PRE-ENGINEERED TRUSSES AS PER THE MANUFACTURER'S SPECIFICATIONS.
7. ANY DISCREPANCIES BETWEEN THE TRUSS MANUFACTURER'S TRUSS LAYOUT AND THE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO THE FABRICATION OF THE TRUSSES.
8. THE TRUSS MANUFACTURER SHALL VERIFY ALL LOADS WITH THE ENGINEER OF RECORD.
9. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE TRUSS ENGINEER.
10. ALTERATIONS RESULTING IN AN ADDITION OF LOADS TO ANY MEMBER SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE TRUSS ENGINEER.

CONCRETE

(ACI 318, 2015 IBC CHAPTER 18/19)

1. ALL CONCRETE MATERIALS, QUALITY CONTROL, AND CONSTRUCTION SHALL COMPLY WITH THE LOCAL BUILDING CODES AND ACI 318.
2. WATER SHALL BE POTABLE AND FREE FROM INJURIOUS AMOUNTS OF OIL, ACIDS, SALTS, ORGANIC MATERIALS, ETC.
3. COMPRESSIVE STRENGTH f'c (MINIMUM SPECIFIED AT 28 DAYS):
   - FOOTINGS = 3,000 PSI
   - FOUNDATION = 3,000 PSI
   - SLAB ON GRADE = 4,000 PSI
3. FOOTINGS
   - ALL FOOTINGS SHALL BEAR PAST THE FROST LINE OF THE LOCALITY.
   - WALLS AND COLUMNS SHALL BE CENTERED ON FOOTINGS U.N.O.
   - NO PENETRATIONS ARE ALLOWED THROUGH FOOTINGS.
4. CONCRETE EXPOSED TO FREEZE/THAW CYCLES SHALL CONFORM TO THE MAX WATER/CEMENT RATIOS OF ACI 318-14 TABLE 19.3.2.1 AND SHALL USE AIR ENTRAINMENT PER ACI 318-14 TABLE 19.3.3.1 (IN CONFORMANCE WITH ASTM C260).
5. THE GENERAL CONTRACTOR SHALL PROVIDE A WATERPROOF/ DAMPPROOF MEMBRANE PER THE 2015 IBC SECTION 1805.
6. BACKFILL SHALL NOT BE PLACED AGAINST A FOUNDATION WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND IS ANCHORED TO THE FLOOR ABOVE OR IS SUFFICIENTLY BRACED TO PREVENT DAMAGE FROM THE BACKFILL
7. BACKFILL SOIL SHALL BE FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLE OR BOULDERS. THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION WALL OR THE WATERPROOFING/DAMPPROOFING MATERIAL.
8. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION WALL SHALL HAVE A 5% SLOPE AWAY FROM THE BUILDING FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR FROM THE FACE OF THE FOUNDATION WALL.
9. THE THICKNESS OF CONCRETE SLABS ON GRADE FLOORS SHALL NOT BE LESS THAN 3 1/2".
10. ADHESIVE ANCHORS SHALL BE INSTALLED WITH SIMPSON SET-XP EPOXY PER THE MANUFACTURER'S SPECIFICATIONS.
11. REINFORCEMENT STEEL SHALL BE ACCURATELY PLACED AND SUPPORTED AGAINST DISPLACEMENT PRIOR TO CONCRETE POUR.

FASTENERS

(PER IBC 2303.6, 2304.9)

1. FASTENERS IN ANY TYPE OF PRESERVATIVE-TREATED AND FIRE-RETARDANT TREATED WOOD PRODUCT SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
2. SHEATHING FASTENERS SHALL BE DRIVEN SO THE HEAD OR CROWN OF THE NAIL IS FLUSH WITH THE SHEATHING SURFACE.
3. BOLT HOLES SHALL BE DRILLED WITH A BIT 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEAD AND NUT.
4. ALL NAILS SHALL BE COMMON WIRE.
5. NAILS:
   - 8D = 0.131" X 2.5"
   - 10D = 0.148" X 3.0"
   - 16D = 0.162" X 3.5"
6. STAPLES:
   - 16GA = 1.5 X .4375" CROWN
7. POWER DRIVEN PINS:
   - CONCRETE DRIVE PINS = 0.145" X 2.5" WITH PRE-ASSEMBLED WASHER
8. POST INSTALLED ANCHORS TO CONCRETE USED FOR WIND AND SEISMIC RESISTANCE APPLICATIONS SHALL BE INSTALLED USING HILTI HY-200 EPOXY U.N.O. BOLT HOLES DRILLED FOR EPOXY ANCHORS SHALL BE CLEANED USING BLOW-BRUSH-BLOW STANDARDS AS PER MANUFACTURER SPECIFICATIONS FOR THE EPOXY BEING USED.
9. BOLTS
   - CONNECTOR BOLTS = ASTM A307
   - HIGH STRENGTH BOLTS = ASTM A325
   - ANCHOR BOLTS = ASTM 307 WITH A 3"X3"X0.229" PLATE WASHER EMBEDDED 7" INTO CONCRETE

STRUCTURAL STEEL

(IBC 2015 CHAPTER 22, AISC 14TH ED.)

1. ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND WELDED IN ACCORDANCE WITH THE CURRENT IBC AND THE CURRENT EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
2. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS AND SHALL CONFORM TO ALL AWS STANDARDS. ALL WELDS SHALL HAVE THE SLAG REMOVED.
3. ALL STRUCTURAL STEEL SHALL BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
4. STEEL FABRICATOR SHALL FIELD CHECK ALL DIMENSIONS PRIOR TO FABRICATION.
5. STEEL TO STEEL CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS.
6. ALL STEEL EXPOSED TO THE ELEMENTS SHALL BE HOT-DIPPED GALVANIZED OR PROPERLY PRIMED AND PAINTED AFTER FABRICATION.
7. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, F_y = 50 KSI.
8. PIPE COLUMNS SHALL CONFORM TO ASTM A53 GRADE B.
9. TUBE COLUMNS SHALL CONFORM TO ASTM A500 GRADE B.
10. PLATES, BARS, ANGLES, CHANNELS AND OTHER MISCELLANEOUS STEEL SHAPES SHALL CONFORM TO ASTM A36, F_y = 36 KSI.

REINFORCING STEEL

1. STEEL REINFORCEMENT SHALL BE FREE FROM MUD, OIL, AND OTHER NON-METALLIC COATINGS THAT DECREASE BONDING CAPACITY AT THE TIME OF INSTALLATION.
2. REINFORCEMENT SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE CONCRETE IS PLACED.
3. ALL SPLICES IN CONTINUOUS REINFORCEMENT SHALL LAP 40 BAR DIAMETERS. U.N.O.
4. COVER
   - CONCRETE PERMANENTLY EXPOSED TO EARTH OR WEATHER: 3"
   - CONCRETE TEMPORARILY EXPOSED TO EARTH OR WEATHER:
     - #5 BAR AND SMALLER: 1 1/2"
     - #6 BAR AND LARGER: 2"
   - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - SLABS AND WALLS, #11 & SMALLER: 3/4"
     - SLABS ON GRADE: CENTER OF SLAB
     - BEAMS, COLUMNS, MAIN REINFORCING/TIES: 1 1/2"
5. f_y= 60 KSI

SOILS

1. FOCUS ENGINEERING & SURVEYING DOES NOT PROVIDE ANY GEOTECHNICAL ENGINEERING SERVICES. ALL GEOTECHNICAL SERVICES ARE TO BE EMPLOYED AT THE EXPENSE OF THE GENERAL CONTRACTOR OR OWNER. FOCUS ENGINEERING & SURVEYING WILL NOT BE LIABLE FOR ANY DAMAGES TO THE STRUCTURE RELATED TO GEOTECHNICAL DEFICIENCIES.
2. IF THE CONTRACTOR FAILS TO PROVIDE FOCUS ENGINEERING & SURVEYING WITH A GEOTECHNICAL INVESTIGATION AT THE TIME A CONTRACT IS MADE, FOCUS ENGINEERING WILL ASSUME AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOCUS ENGINEERING & SURVEYING WILL NOT BE HELD LIABLE FOR ANY STRUCTURAL DAMAGES RELATED TO ANY LACK OF CONFORMANCE BY THE CONTRACTOR TO INSURE THIS MINIMUM ALLOWABLE SOIL BEARING PRESSURE.
3. THE GEOTECHNICAL INVESTIGATION SHALL BE PERFORMED PER THE 2015 IBC SECTION 18.
4. DO NOT PLACE FOOTINGS ON DISTURBED, UNDOCUMENTED FILL, FROZEN SOIL, OR IN PONDED WATER.
5. ALL FOOTINGS, FOUNDATIONS, EXCAVATION, GRADING AND FILL SHALL BE PERFORMED PER THE APPROVED GEOTECHNICAL REPORT.
6. SOIL CONDITIONS SHALL BE OBSERVED PRIOR TO PLACEMENT OF FOOTINGS.
7. AT LOCATIONS WHERE STRUCTURAL FILL IS REQUIRED, FILL SHALL BE PLACED IN 6" LIFTS & COMPACTED AT OPTIMUM MOISTURE CONTENT. REFER TO THE GEOTECHNICAL REPORT FOR DEPTH AND EXTENT OF THE STRUCTURAL FILL.

MASONRY & STONE VENEER

1. MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED BY A STEEL LINTEL. THE STEEL LINTEL SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE MASONRY VENEER ABOVE.
2. LINTELS SHALL HAVE 1" OF BEARING FOR EVERY 1'-0" OF SPAN. BEARING LENGTH SHALL NOT BE LESS THAN 4".
3. VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL FRAMING WITH HOT-DIPPED GALVANIZED HOHMANN & BARNARD DW-10HS METAL ANCHOR TIES. EACH TIE SHALL NOT BE SPACED MORE THAN 16" O.C. VERTICALLY AND HORIZONTALLY.
4. ENGAGE #9 WIRE WITH ANCHOR TIES AT THE CENTER OF VENEER AND EMBEDDED IN THE MORTAR JOINT.

SPECIAL INSPECTIONS

(IBC CHAPTER 17, ACI 318)

1. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT IBC, LOCAL AMENDMENTS, AND/OR ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK PERFORMED.
2. THE OWNER OR GENERAL CONTRACTOR SHALL EMPLOY APPROVED AGENCIES TO PERFORM SPECIAL INSPECTIONS DURING CONSTRUCTION WHERE SPECIAL INSPECTIONS ARE REQUIRED AT THEIR EXPENSE.
3. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD DEMONSTRATING HIS/HER COMPETENCY AND APPROVAL FOR THE INSPECTION.
4. ITEMS THAT REQUIRE SPECIAL INSPECTION:
   - EXISTING SOIL CONDITIONS, FILL PLACEMENT AND LOAD BEARING REQUIREMENTS
   - WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING COMPONENTS FOR LATERAL FORCE RESISTANT SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" O.C. OR LESS. THIS IS NOT REQUIRED WHENEVER WIND LOADS ON THE STRUCTURE GOVERN LATERAL DESIGN AND THE WIND SPEEDS ARE LESS THAN 120 MPH WITH EXPOSURE CATEGORY B.
   - METAL PLATE CONNECTED WOOD TRUSSES WITH SPANS GREATER THAN 60'-0" OR GREATER IN LENGTH.
   - STRUCTURAL STEEL IN ACCORDANCE WITH AISC 360.
   - POST INSTALLED ADHESIVE ANCHORS.

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PROFESSIONAL ENGINEER
No. 10938572
MATTHEW S.
HAKES
08/04/2020
STATE OF UTAH

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

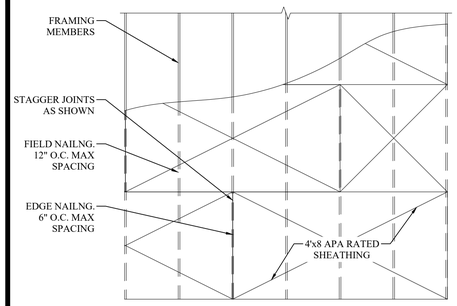
BINGHAM COURT TOWNHOMES
SOUTH JORDAN, UTAH
STRUCTURAL NOTES

REVISION BLOCK

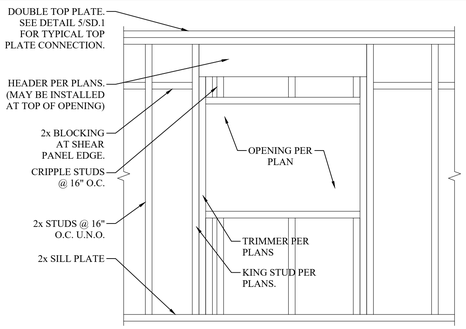
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STRUCTURAL NOTES

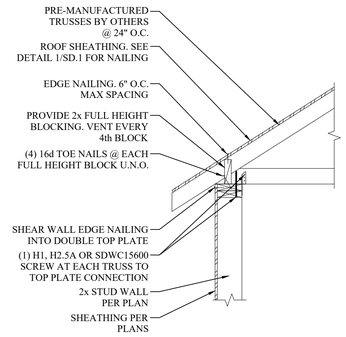
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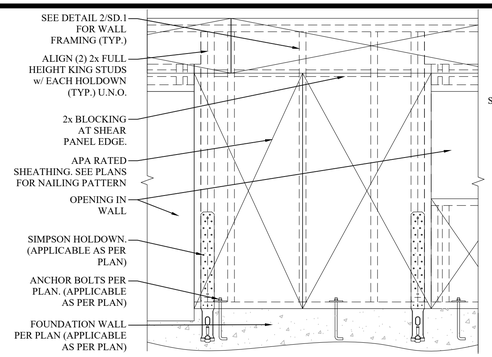
1 TYPICAL HORIZONTAL DIAPHRAGM (UNBLOCKED)



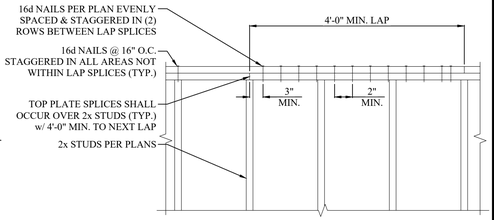
2 TYPICAL WALL FRAMING



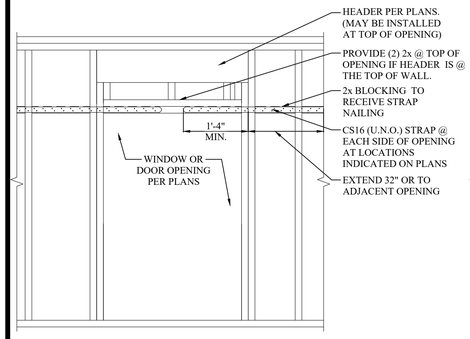
3 TYP. TRUSS TO WALL CONNECTION



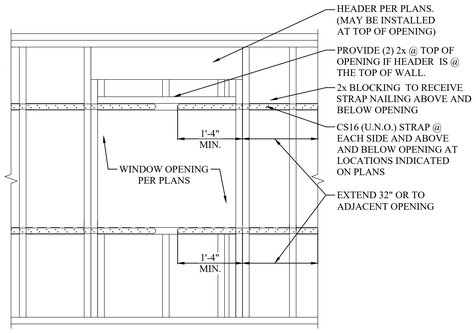
4 TYP. SHEAR WALL CONNECTION



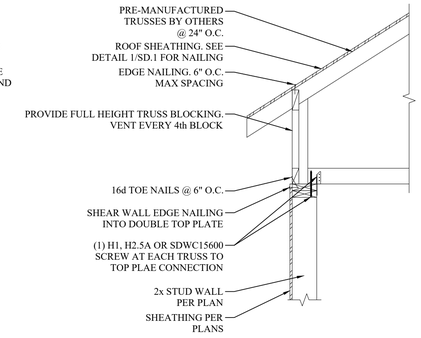
5 TYP. TOP PLATE SPLICE CONNECTION



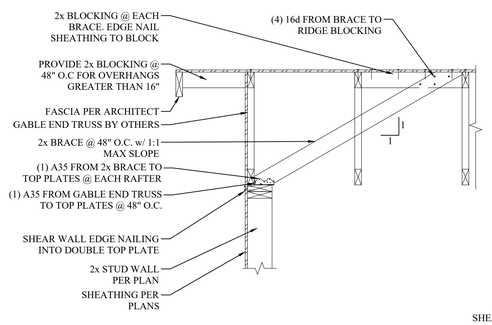
6 STRAPPED OPENING @ HEADER (ONLY REQUIRED AS CALLED ON PLANS)



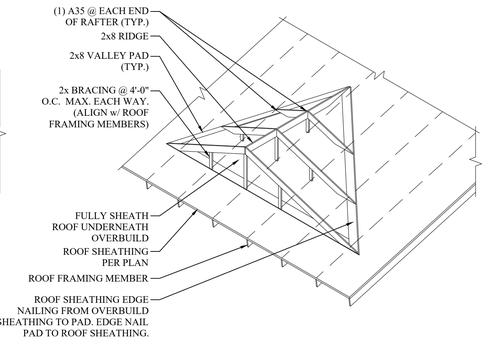
7 STRAPPED OPENING @ HEADER & SILL (ONLY REQUIRED AS CALLED ON PLANS)



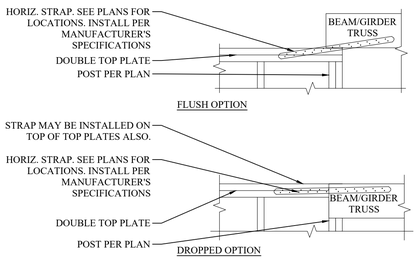
8 TYP. RAISED HEEL TRUSS TO WALL



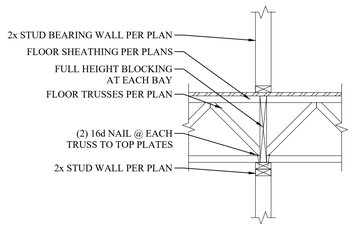
9 TYP. GABLE END TRUSS TO WALL



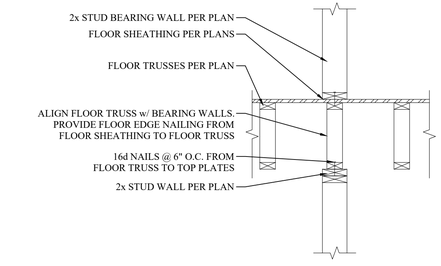
10 TYPICAL OVERBUILD



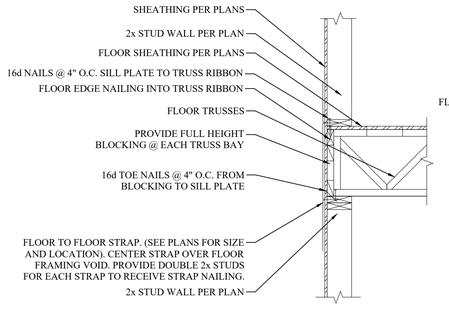
11 HORIZ. STRAP OPTIONS



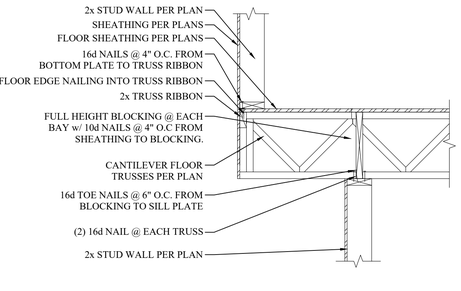
12 INT. BEARING WALL (TRUSS PERP.)



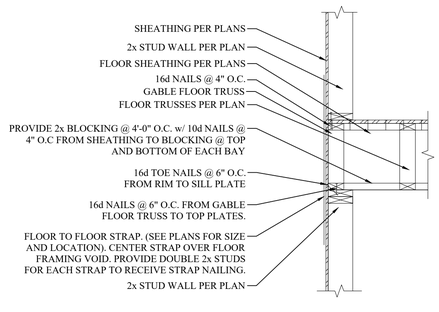
13 INT. BEARING WALL (TRUSS PARALLEL)



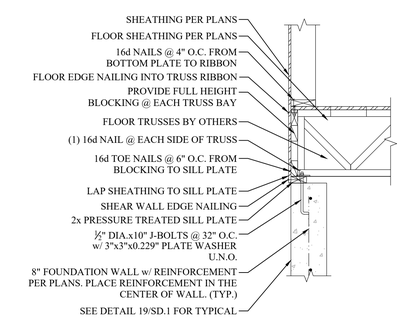
14 EXTERIOR BEARING WALL (TRUSS PERPENDICULAR)



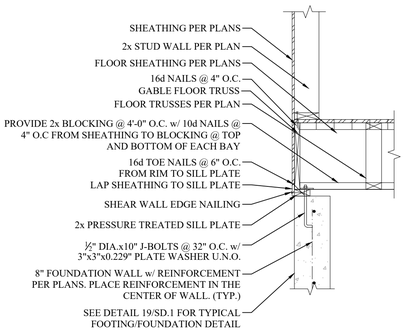
15 CANTILEVER FLOOR TRUSS



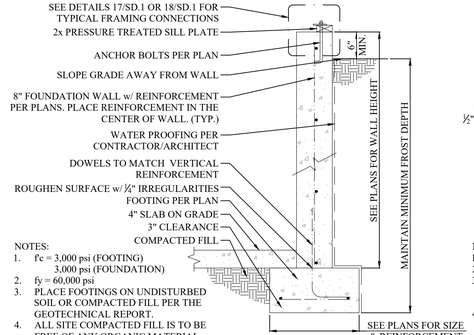
16 EXTERIOR BEARING WALL (TRUSS PARALLEL)



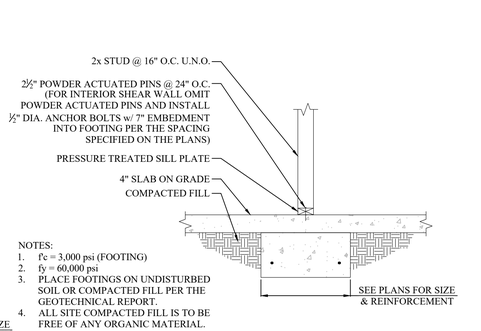
17 TRUSS TO FDN. WALL (PERP.)



18 TRUSS TO FDN. WALL (PARALLEL)



19 TYP. FOOTING & FOUNDATION



20 TYP. INTERIOR FOOTING

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PROFESSIONAL ENGINEER
No. 10938572
MATTHEW J. HAKES
08/04/2020
STATE OF UTAH

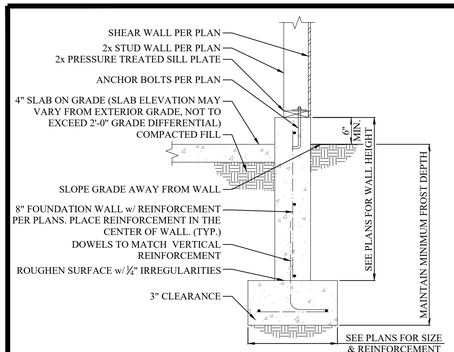
South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

BINGHAM COURT TOWNHOMES
SOUTH JORDAN, UTAH
STRUCTURAL DETAILS

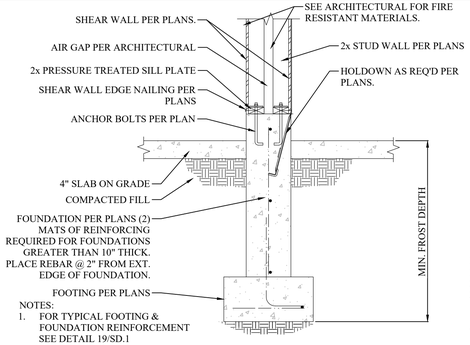
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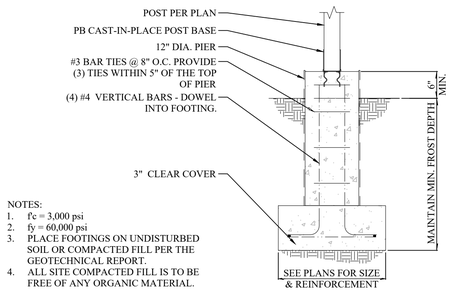
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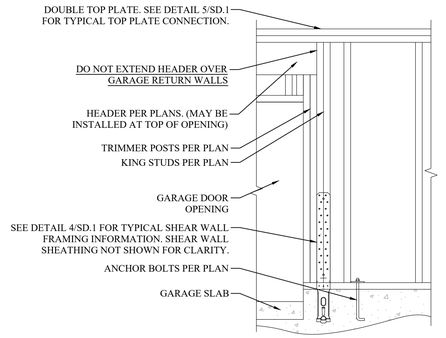
21 TYP. SLAB ON GRADE FOUNDATION



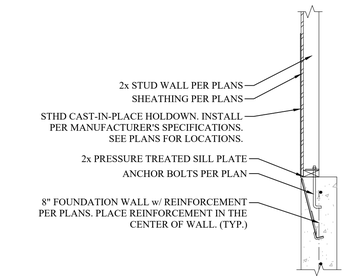
22 TYP. PARTY WALL TO SLAB ON GRADE FOUNDATION



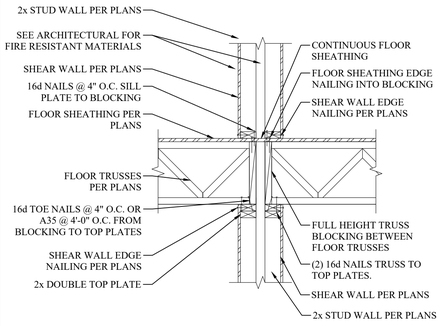
23 TYP. PIER FOUNDATION



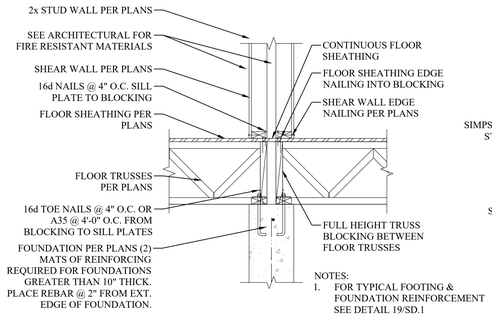
24 TYPICAL GARAGE RETURN



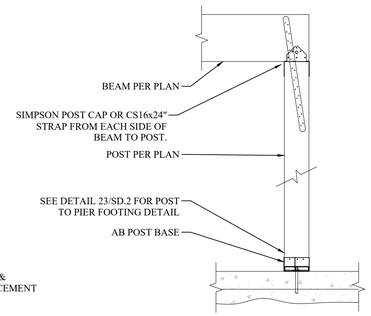
25 TYPICAL STHD HOLDOWN



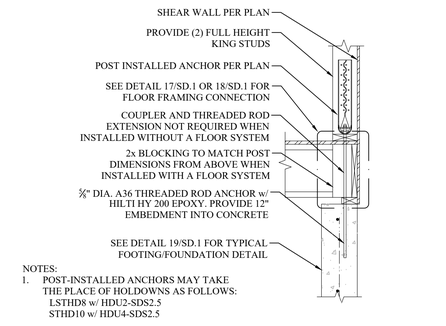
26 PARTY WALL w/ FLOOR TRUSSES (PERP.)



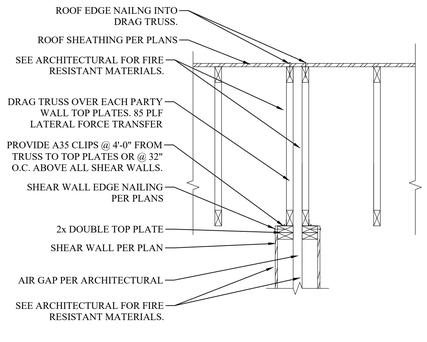
27 PARTY WALL TO FOUNDATION



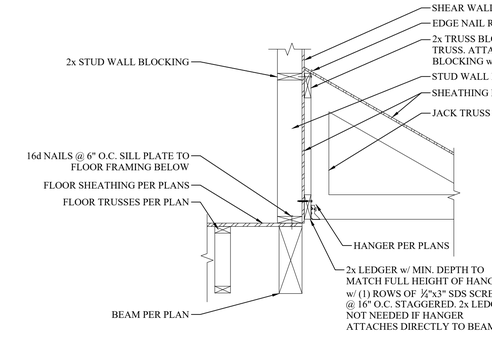
28 TYP. WOOD BEAM TO WOOD POST



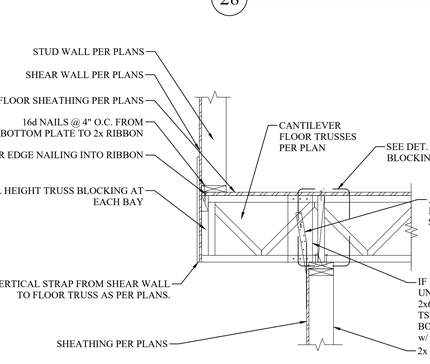
29 TYPICAL POST-INSTALLED HOLDOWN



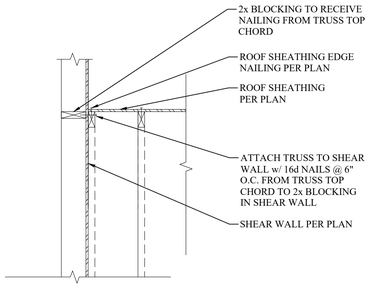
30 ROOF TO PARTY WALL (TYP.)



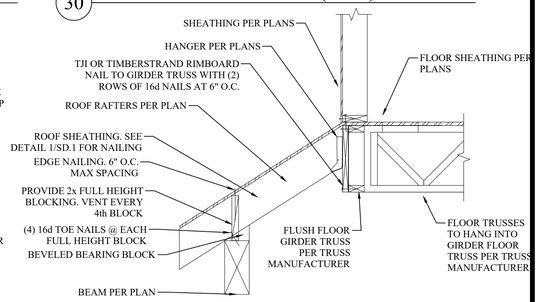
31 SHEAR TRANSFER CONNECTION



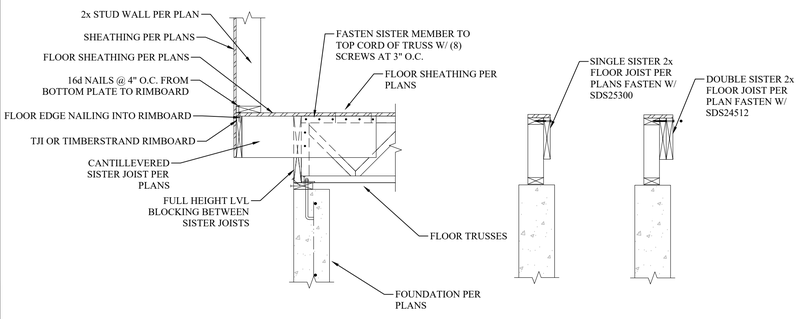
32 SHEAR WALL TO CANTILEVER FLOOR CONNECTION



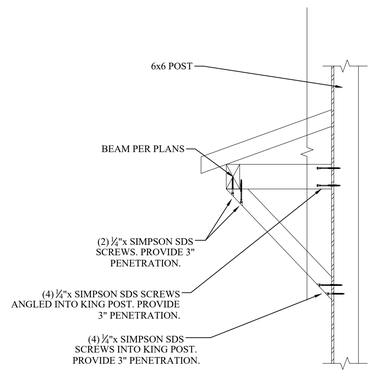
33 LOWER ROOF TO SHEAR WALL



34 RAFTERS TO LEDGER



35 CANTILEVERED SISTER JOIST UNDER BAY WINDOW



36 CORBEL DETAIL

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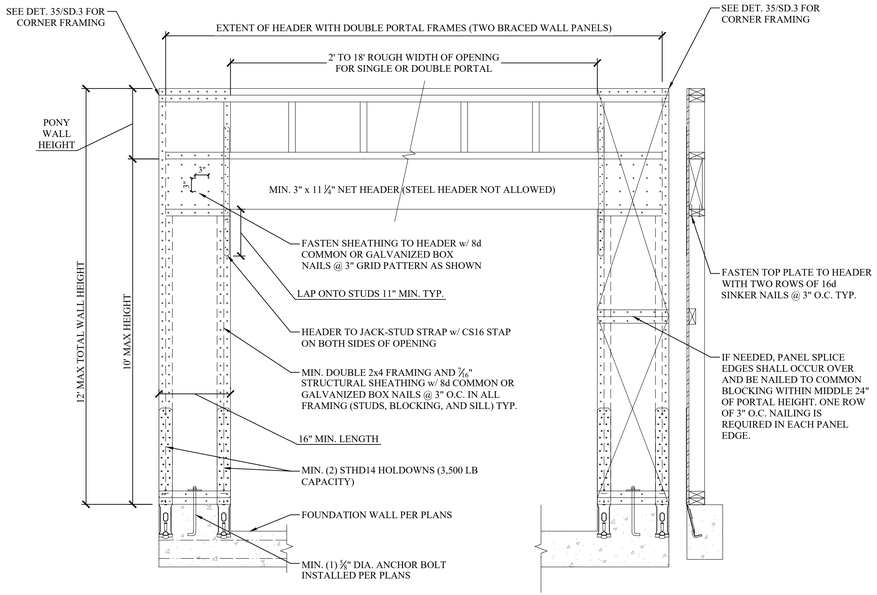
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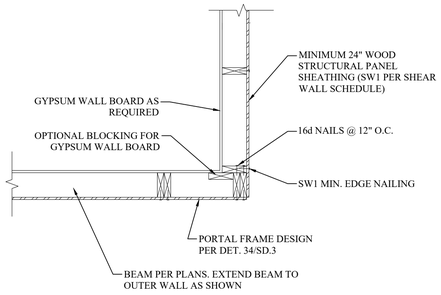
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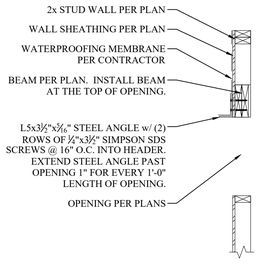
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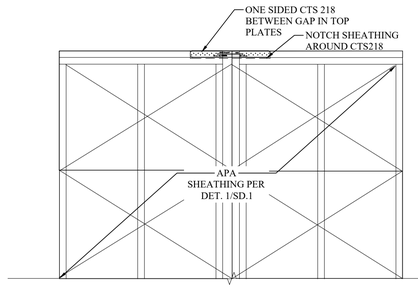
37 APA PORTAL-FRAME DESIGN WITH HOLDOWN



38 CORNER SHORT FOR APA PORTAL FRAME HEADER



39 TYPICAL STEEL LINTEL



40 SHEAR TRANSFER BETWEEN UNITS

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BINGHAM COURT TOWNHOMES
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REVISION BLOCK

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STRUCTURAL DETAILS

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Olympia - Area Schedule	
Garage = 484	
Porch = 37	
Second Floor Finished	810
First Floor Finished	557
Basement Finished	0
Total Finished	1367
Basement Un-Finished	528
Total Un-Finished	528
Total	1895

* All Measurements Are In Square Feet

Olympia Unit 41

Bellevue - Area Schedule	
Garage = 484	
Porch = 72	
Second Floor Finished	638
First Floor Finished	473
Basement Finished	0
Total Finished	1111
Basement Un-Finished	447
Total Un-Finished	447
Total	1558

* All Measurements Are In Square Feet

Bellevue 2 Unit 42

Bellevue - Area Schedule	
Garage = 484	
Porch = 72	
Second Floor Finished	638
First Floor Finished	473
Basement Finished	0
Total Finished	1111
Basement Un-Finished	447
Total Un-Finished	447
Total	1558

* All Measurements Are In Square Feet

Bellevue 2 Unit 43

Olympia - Area Schedule	
Garage = 484	
Porch = 37	
Second Floor Finished	810
First Floor Finished	557
Basement Finished	0
Total Finished	1367
Basement Un-Finished	528
Total Un-Finished	528
Total	1895

* All Measurements Are In Square Feet

Olympia Unit 44

GENERAL NOTES

I GENERAL REQUIREMENTS:

A. Codes:
1. Before final Drawings and Specifications are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in Drawings and/or Specifications appear, the Architect shall be notified of such discrepancies in writing by Builder or building official, and allowed to alter Drawings and Specifications so as to comply with governing codes before construction begins.
2. Upon written receipt of approval from the governing official, approved final Drawings and Specifications shall be submitted to the Builder by the Architect.
3. If code discrepancies are discovered during the construction process, Architect shall be notified and allowed ample time to remedy said discrepancies.
4. All work performed shall comply with all applicable local, state and national building codes, ordinances and regulations, and all other authorities having jurisdiction.
5. A jurisdiction that has territory in the vicinity of a military airport shall require all residential buildings be constructed with R18 exterior walls, R30 roofs, dual-glazed windows and solid wood, foam-filled fiberglass or metal doors to the exterior.

B. All contractors, subcontractors, suppliers, and fabricators, shall be responsible for the content of Drawings and Specifications and for the supply and design of appropriate materials and work performance.

C. All manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturers recommendations.

D. All alternates are at the option of the Builder and shall be at the Builder's request, constructed in addition to or in lieu of the typical construction, as indicated on Drawings.

E. Design loads: See Structural General Notes.

II. SITEWORK:

A. Perform excavation according to good common construction practices to the lines, grades and elevations indicated on Drawings.

B. Finish grade shall fall a minimum 6 inches within the first 10 feet to an approved point of collection. See grading and drainage plans per engineer.

C. Finish floor shall be minimum 8" above finish grade.

III. CONCRETE:

A. See Structural General Notes.

IV. MASONRY:

A. Masonry veneer shall be anchored to supporting wall per section R703.7.4 IRC.

B. Masonry veneer above openings shall be supported per table R703.7.3 IRC.

C. Flashing shall be located beneath the first course of masonry above finish ground level above the foundation wall and plate of support.

D. Weepholes shall be provided in the outside wythe of masonry at a maximum spacing of 33" on center. Weepholes shall not be less than 3/16" in diameter. Weepholes shall be located immediately above flashing.

V. METALS:

A. See structural general notes.
1. Structural Steel
2. Reinforcing Steel
3. Masonary structural notes
a. Structural steel

VI. WOOD AND PLASTICS:

A. Lumber and manufactured/engineered wood products shall, in addition to complying with governing codes, comply with:
1. "Product Use Manual" of the Western Wood products Association for selection and use of products included in that manual.
2. "Plywood Specification and Grade Guide" of the American Plywood Association.
3. "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood, when used.
4. American Wood Preservers Association standards and recommendations for fire-retardant and preservative pressure treated lumber and plywood.
a. All wood indicated as "pressure treated" or "treated" shall be preservative pressure treated.
b. All wood indicated as "fire-retardant" shall be fire-retardant pressure treated.
5. Western Red Cedar Lumber Association standards and recommendations for cedar, when used.

B. Blocking:
1. Fireblocking:
a. Provide fireblocking per IRC Section R302.11.

VII. THERMAL & MOISTURE PROTECTION:

A. Provide thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the following minimum requirements:
1. Exterior frame walls: a. 2x4 wood stud : glass fiber, batts, R-15 b. 2x6 wood stud : glass fiber, batts, R-19
2. Ceilings: a. Wood joists over unconditioned space R-30 b. Attic areas: glass fiber, blown, R-40
3. Install batts in continuous blankets without holes for electrical boxes, light fixtures or heating ductwork.
4. A separate insulation inspection prior to drywall, or an insulation certificate will be required at time of final.

B. Roofing :
1. Built-up Roof System: (1/2 (min) per ft. slope typical)
a. Provide an approved and listed Class C or better built-up roof covering assembly tested in accordance with U.L. Standard No. 55A. Install per manufacturers written instructions and R.C. Section R905.
b. Elastomeric Sealant: Provide Polycoat & Tuffflex (ICBO #ER-4789) or equal at all walk decks, windows shelves & where called out on plans. Install per manuf. written instructions.
2. Roof System:
a. Asphalt shingle roofing system shall be installed per evaluation report, manufacturers written instructions and R.C. R905.2.

C. Attic:
1. Opening shall be provided to attics of buildings with combustible ceiling or roof construction as per I.R.C. Section R807. Minimum opening size = 22"x30".
2. Contractor shall provide roof ventilation per I.R.C. Section R806.
3. Provide insulation baffles at eave and cornice vents to maintain air flow and prevent insulation from blocking the air vents.
4. Provide insulation depth markers for every 300 square feet of attic area.

D. Exterior wall:
1. Stucco System (on wood frame): ICBO #ER-1471
a. Stucco finish shall be approved thin coat stucco system & install per IRC Sect. R703.6.
b. Provide corrosion resistant weep screed & install per IRC Sect. R703.8.

E. Provide flashing, caulking and sheet metal required to prevent penetration of water through the exterior shell of the building. In addition to complying with governing codes, comply with pertinent recommendations contained in current edition of "Architectural Sheet Metal Manual" published by SMACNA, and per IRC Section R703. Locations include all openings, stucco to brick/stone or similar wainscot walls or 1/2 walls, all base flashing seams and joints, joints or intersections of stucco, siding or brick/stone veneer of dissimilar materials both horizontal and vertical.

F. Provide gutters and downspouts as specified by Builder. Downspout and splash locations shall be determined by Contractor(and approved by Builder) so as to provide positive roof and site drainage.

VIII DOORS & WINDOWS:

A. Doors:
1. Provide doors as follows and as specified by Builder:All doors shall comply with sections R308, R310, R311 and R703.8, I.R.C.
a. Entry doors and sidelights: as specified by Builder.
b. All non-glazed portions of exterior side-hinged doors shall be solid-core wood or insulated hollow metal of at least 1-3/8" thick and fully weather stripped. The perimeter door frames shall be sealed to airtight construction
c. House/Garage doors: Per sections R309, R310, and R311, I.R.C.
d. Overhead Garage doors: as specified by Builder.
e. Patio doors (hinged): full glass as specified by Builder.
f. Sliding glass doors: as specified by Builder.
g. Interior doors: as specified by Builder.
2. Glazing at exterior doors and sidelights shall be double-pane insulating glass.
3. Glazing in doors and sidelights shall be tempered glass as required by governing codes.
4. Strike plates at doors shall be solid shimmed by a single piece extending not less than 12" above and below the strike plate. Strike plates shall be attached to wood with not less than (4) number 8 by 3" screws, which shall have a minimum of 3/4" penetration into nearest stud. All strike plates of doors in pairs shall be installed as tested.
5. When hinges are exposed to exterior, at least one of the three required hinges shall be equipped with non-removeable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins. Not less than (3) three 4 1/2" steel butt hinges shall be symmetrically fastened to both the door and frame with not less than (4) four No. 9 by 3/4" wood screws or to metal with not less than (4) No. 8 machine screws. In wood construction, an open space between hinges on the door and door jambs shall be solid shimmed extending not less than 6" above and below the plate.
6. Single swinging doors and active leaf of doors in pairs shall be equipped with an approved exterior key-operating deadbolt which has a throw of not less than 1" in accordance with R311.4.4 I.R.C., the building code for requirements about door operation at an exit.
7. Security:
a. Provide security hardware as per R311, I.R.C.

B. Windows:
1. Windows: windows shall comply with sections R310 and R612, I.R.C.
2. Provide units of the size, style and quantity shown on Drawings.
3. Glazing shall be double-pane insulating glass.
4. Provide safety glazing per I.R.C. Section R308 and as shown on drawings.
5. Finish hardware shall be specified by Builder. Install all hardware required by governing codes.
6. Provide windows as specified by Builder.
7. Install per manufacturers instructions and specifications and governing codes.

IX FINISHES

A. Gypsum Panels:
1. Gypsum panels, unless otherwise noted shall be provided as follows:
a. Exterior walls:
1) Typical: 1-layer 1/2" regular panels to interior face.
b. Interior partitions: 1-layer 1/2" regular panels each side.
c. Ceiling:
1) Typical: 1-layer 1/2" regular panels to interior face.
d. Garage: Per I.R.C. Section R309.
e. Water-resistant panels per I.R.C. R702.3.1, R702.4.2.
2. Provide metal corner bead and trim at all locations shown on Drawings and as recommended by gypsum wallboard manufacturer.
3. Tape, float and sand joints and fasteners of gypsum wallboard as required to obtain a uniformly smooth surface.

B. Finishes shown on Drawings shall be specified by Builder.

X. SPECIALTIES:

A. Shower:
1. Provide cement, fiber cement, or glass mat gypsum wallboard and finishes per IRC Section R702.4 R307.2.
2. Enclosures shall be constructed of approved safety glazing as specified by Builder.
3. Enclosures shall be constructed per I.R.C. Section P2709 and include a pan liner that extends 3 inches above the shower door threshold – solid blocking is required behind at all liner locations. The shower pan liner must be installed on built up floors and must be inspected.
4. Showers and tub-shower combinations shall be installed per I.R.C. Sections P2709, P2710 and P2713.

B. Fire sprinklers: (where applicable)
1. Provide per City, State, Federal, or Municipality jurisdictional requirements, contractor to verify requirements and install entire system as per applicable specifications.

C. Stairways, Handrails and Guardrails:
1. Provide as shown on Drawings, and per sections I.R.C. R311, R312.

XI. EQUIPMENT:

A. None in this contract.

XII. FURNISHINGS:

A. None in this contract.

XIII. SPECIAL CONSTRUCTION:

A. None in this contract.

XIV. CONVEYING SYSTEMS:

A. None in this contract.

PRE MANUFACTURED FIREPLACES:

Factory-built chimneys and factory-built fireplaces shall comply with the local county Clean Burning Fireplace Legislation. A permanent gas log is required, installed to comply with 40, Code of Federal Regulations Part 60, Subpart AAA or have an insert that complies with 40, CFR Part 60, Subpart AAA.

Factory-built chimneys and factory-built fireplaces shall be ICBO listed and shall be installed in accordance with the terms of their listings and the manufacturer's instructions as specified in the Mechanical Code. The manufacturer's installation instructions and a copy of the ICBO report shall be made available to the city inspector. Hearth extensions of listed factory-built fireplaces shall conform to the conditions of listing and the manufacturer's installation instructions.

Factory-built chimneys utilized with listed factory-built fireplaces may be used in a common vertical shaft having the required fire-resistance rating. (R1005.4, I.R.C.)
All gas fireplaces shall comply with Chapter 10 of I.R.C. Section 706, 803 and 901 U.M.C. or chapter 12, A.U.P.C. Zero clearance fireplaces to be Majestic ER-5677 or equal.
All optional fireplaces shall be gas burning type and have a permanent gas log installed prior to final inspection. All fireplaces must have dampers welded open.

XV. MECHANICAL:

A. General:
1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
2. Equipment and fixtures shall be specified by Builder.
3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
4. Contractor to verify all clearance for mechanical equipment (air handler, mechanical ducts and chases , etc.,) prior to construction.
5. Any field changes of mechanical chase locations or size shall be verified with architect prior to installation.
6. Any installation that requires changes or modifications to structural members shall be coordinated with the framing contractor. Repairs shall be made according to manufactures specification and approved standard engineering practices.

B. Plumbing:
1. Provide accessible backwater valve at sewer connection per P3008.
2. Plumbing rough-in shall be provided to washer box for clothes washer.
3. All water lines shall be copper or other approved material. Waste and vent lines shall ABS.
4. Plumbing Specifications:
a. Water Closets shall have a maximum flush not to exceed 1.6 gallons
b. Shower shall have a maximum flow rate of 3 gallons per minute.
c. Kitchen, bar and lavatory faucets shall have a maximum flow rate of 3 gallons per minute.
d. Install domestic dishwashing machine per P2717.
5. Relief valve on water heater shall be both a temperature and pressure relief valve.
6. Water heater temperature and pressure relief drain shall terminate per P2803.6 and shall not terminate over walkways, patios, or other similar areas.
7. Provide an expansion tank or other expansion control device per P2903.4 and P2903.5.
8. Seal around all pipes passing through concrete walls and floor slabs.
9. Water heaters shall be installed with two straps per P2801.7.
10. Access panel openings for jetted tub equipment shall be a 12"x12" min.. opening, if the distance from the opening to the equipment is greater than 2 feet, the opening shall be 18"x18" per P2720.1.
11. Bathtubs and jetted tubs shall have a temperature limiting (120°) mix valve.
12. Hose bibs and supply line(s) that penetrate through garage fire walls shall be copper or ferrous pipe.

C. Heating, Ventilating & Air Conditioning:
1. Furnace: gas forced air as specified by Builder.
2. Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two sides in addition to being connected to the ductwork they serve.
3. All HVAC equipment shall be individually switched.
4. Provide 4" round dryer vent and installation as shown on floor plan with a maximum calculated length of 35'-0" (Per Sec. M1502.4.4.1 and Utah State I.R.C. amendment 422.
5. Mechanical exhaust ventilation where indicated in bathrooms, water closet compartments and laundry rooms shall exhaust to exterior and provide a minimum of 50 CFM air movement. Exhaust opening shall have corrosion resistant screen and be protected. Exhaust openings are prohibited to be in close proximity to attic vents or soffits. See R303.3–303.5
6. Combustion air requirements shall comply with Chapter 7 U.M.C. and G2407, I.R.C. Ventilation for installed gas appliances shall include, but is not limited to, water heaters, fireplaces, etc.. – vent with approved double wall system. All ductwork in garage shall be minimum 26 gauge with no vibration isolation material in duct.
7. Mechanical contractor to make final connections for condensation lines at all air handler units. All mechanical equipment installed in attic shall comply with section 307-3 U.M.C. or Chapter 13, I.R.C.
8. Install exhaust fan housing (supplied by electrician) and vent and duct from vented range hood or microwave. Seal and caulk ducts where they penetrate framing members and finish materials. Vent to exterior of structure, typical.
9. All air conditioning and heating systems shall be designed, sized and installed by the subcontractor to maintain a minimum interior temperature of 68° (degrees) F three feet above the floor. R303.8, I.R.C.
10. Air registers shall be of closeable type and located per plan. Return air grilles shall also be located per plan. All registers for walls and ceilings are to be color specified by home buyer.
11. Provide a certificate posted in or by the furnace room listing the R-values of the insulation installed in the walls, ceilings, foundation walls, slab, crawl space (if provided) and ducts outside conditioned space, the window u-factors and heat gain, the type and efficiency of the furnace, water heater, and air-conditioning equipment installed.

XVI. ELECTRICAL:

A. General:
1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
2. Equipment and fixtures shall be specified by Builder.
3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
4. Aluminum wire to be used only where permitted by code i.e., 220 volt locations.

B. Provide and install service panel: Per N.E.C. and N.E.C. Section E3401.

C. Ground-fault circuit-interrupter protection shall be provided as noted and per code. See Electrical plan. All electrical outlets and switches shall be located to comply with (N.E.C. and E3901 and E3903, I.R.C.)
1. Provide G.F.C.I. outlets for kitchen (per N.E.C. and E3901.4, I.R.C.)
2. Provide weather proof bubble covers on all exterior electrical outlets.
3. Provide 110 volt G.F.C.I. outlet within 25 feet of each AC unit.

D. Provide and install arc-fault circuit-interrupters (AFCI) per N.E.C. Section E3902 and N.E.C.

E. Provide and install Tamper-resistant receptacles per N.E.C. E4002.14 and N.E.C.

F. Provide and install locally certified smoke and carbon monoxide detectors per section R314 and R315, I.R.C. and Utah N.E.C. Amendments R315.1 and R315.3. Smoke and carbon monoxide detectors shall be hard wired & interconnected with 110 volt powered, equipped with a battery backup and sound an alarm audible in all sleeping areas. Approved combination smoke and carbon monoxide detectors shall be permitted.

G. Recessed incandescent light fixtures located in insulated areas shall be approved for zero- clearance insulation cover (IC).

H. Grounding Electrode: Per N.E.C. Section E3608.

I. All fixtures shall be U.L. approved for wet locations (N.E.C. or 4003.9, I.R.C.)

K. Receptacle outlets for ranges and clothes dryers shall be a 3-pole with ground type. Four-wire ground-type flexible cords will be required for connection of ranges and clothes dryers per N.E.C. Section E3908 and N.E.C.

L. Two or more 20 ampere small appliance circuits shall be provided to serve the kitchen, breakfast and dining room. These circuits shall not supply other outlets. (N.E.C. or E3703.2, E3901.3 and E3901.4, I.R.C.) All other circuits shall be rated at 15 amps. and equipped with 14 gauge copper (U.N.O.).

M. At least one 20 ampere branch circuit shall be provided to serve the laundry room and one for bathrooms. This circuit shall have no other outlets – bathrooms to be G.F.C.I. (N.E.C.) or E3703.4, E3901.6 and E3902.1 I.R.C.)

N. Provide bonding to the interior water piping and aboveground portion of gas piping systems per N.E.C. Section E3609.

P. Provide G.F.C.I. outlet for jacuzzi pump (N.E.C. or E4209, I.R.C.)

Q. Condensate shall disconnect requires working clearances and access per N.E.C. or M1305, I.R.C.)

R. Electrical boxes at fan outlets to comply with (N.E.C. or E3903.2, E3905.3.2, E4004.5, and E3905.8, I.R.C.)

S. Any field changes of electrical locations or size shall be verified with architect prior to installation.

T. Carbon monoxide detectors required when installing gas appliances in livible portions of residences. Provide a carbon monoxidedetector at all areas centrally located in the corridor or area giving access to separate sleeping areas.

South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 09/08/2020 By DDrozdek

ABBREVIATIONS

Periods only used on one word abbreviations, if the abbreviation is a different word by itself; e.g. ARCH., BIT., and LAM. Periods are usually used when abbreviating multiple words, unless they are very common without periods; e.g. AFF, HVAC, R/A, and WWF.

A
A.B. ANCHOR BOLT
ABV ABOVE
A/C AIR CONDITIONING
ACC ACCESS
ACT. ACOUSTICAL TILE (CLG)
AFF ABOVE FINISH FLOOR
A.D. AREA DRAIN
ADD ADDENDUM
ADH ADHESIVE
ADJ ADJUSTABLE
AGG AGGREGATE
A.H.U. AIR HANDLING UNIT
ALT ALTERNATE
ALUM ALUMINUM
APT. APARTMENT
APX APPROXIMATE
ARCH. ARCHITECT(URAL)
ASPH ASPHALT
A.T. ASPHALT TILE
AUTO. AUTOMATIC
AVG AVERAGE
AWNG AWNING

B
B36 36" WIDE BASE CAB.
BD BOARD
BF BI-FOLD (DOOR)
BIT. BITUMINOUS
BLKG BLOCKING
BLDG BUILDING
BLK BLOCK (CMUs)
BLKG BLOCKING
BM BEAM
B.M. BENCH MARK
BP BI-PASS (DOOR)
BRG BEARING
BRK BRICK
B.S. BOTH SIDES
BSMT BASEMENT
BTM OR BOT BOTTOM
BTWN BETWEEN
BVL BEVELED
B.W. BOTH WAYS

C
CAB CABINET
C.B. CATCH BASIN
CEM CEMENT
CER CERAMIC
CF CUBIC FOOT
CHAM CHAMFER
C.I. CAST IRON
C.I.P. CONC. CAST-IN-PLACE CONC.
CIR CIRCLE
CIRC CIRCUMFERENCE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT
CK CAULK(ING) CAULKING)
CL CLOSET OR CENTER LINE
CLG CEILING
CLR CLEAR(ANCE)
CLS CLOSURE OR CLOSER (DOOR)
CM CENTIMETER(S)
CMU CONCRETE MASONRY UNIT
C.O. CASED OPENING
COL COLUMN
COMB COMBINATION
CONC CONCRETE
COND (AC) CONDENSER
CONST CONSTRUCTION
CONT CONTINUOUS
CONTR CONTRACTOR
CORR CORRUGATED
CPR COPPER
C OR CPT CARPET
CRS COURSE(S)
CSMT CASEMENT
C.ST. CERAMIC TILE
CTR CENTER OR COUNTER
CY CUBIC YARD

D
12"D 12" DEEP
D DRYER, OR DRAIN
DBL DOUBLE
DECO DECORATIVE
DEM DEMOLISH, DEMOLITION
DEP DEPRESSED
DET DETAIL
D.F. DRINKING FOUNTAIN
DH DOUBLE HUNG
DIA OR DIAM DIAMETER
DIM DIMENSION
D.L. DEAD LOAD
DN DOWN (STAIRS)
D.P. DAMP-PROOFING
DR DOOR
DRY DRYER MACHINE
DS DOWNSPOUT
D/S DRAWER STACK (CABINET)
D.T. DRAIN TILE
DTL DETAIL
DW DISH WASHER
DWG DRAWING
DWR DRAWER

E
EA EACH
EB EYEBROW (FLAT ARCH)
E.F. EACH FACE
E.J. EXPANSION JOINT
EL ELEVATION
ELEC ELECTRIC(AL)
E.P. ELECTRICAL PANEL
EQ EQUAL
EST ESTIMATE
E.W.C. ELECTRIC WATER COOLER
EXC EXISTING
EXH EXHAUST
EXT EXTERIOR

F
FAS FASTEN(ER)
F.B. FACE BRICK
F.B.O. FURNISHED BY OTHERS
F.D. FLOOR DRAIN
F.E. FIRE EXTINGUISHER
F.F. FINISH FLOOR (LINE)
F.G. FIXED GLASS
FGL FIBERGLASS
FIN FINISH
FLG FLASHING
FLR FLOOR(ING)
FLUR FLUORESCENT (LIGHT)
FN FENCE
FND FOUNDATION
F.O. FACE OF
FP FIRE PROOF
FPHB FREEZE PROOF HOSE BIBB
FPL FIREPLACE
FR FRAME(D)(ING)
FS FULL SIZE
FTG FOOTING
FUR FURRED(ING)

G
GA GAUGE
G.B. GYPSUM (WALL) BOARD
G.C. GENERAL CONTRACTOR
GD GRADE OR GRADING
G.D.O. GARAGE DOOR OPENER
GFI GROUND FAULT INTERRUPTER
GL GLASS OR GLAZING
GLBK. GLASS BLOCK
G.I. GALVANIZED IRON
GT GROUT

H
42"H 42" HIGH (WALL)
HB HOSE BIBB
H.C. HOLLOW CORE
HD HEAD OR HARD
H.D. HEAT DETECTOR OR HEAVY DUTY
HDR HEADER
HDW HARDWARE
HGT HEIGHT
H.M. HOLLOW METAL
HORZ HORIZONTAL
HR HOUR
H.R. HALF ROUND (WINDOW)
HS HORIZONTAL SLIDER
HTG HEATING
HVAC HEATING/VENTILATING/AIR COND.
HWD HARDWOOD (FLOORS)

I
I.B. IRONING BOARD
I.D. INSIDE DIAMETER
I.L.O. LOCATION BY OTHERS
IM. INSULATED METAL
INS OR INSUL INSULATE(D)(TION)
INT INTERIOR

J
JST JOIST (FLOOR OR ROOF)
JT JOINT

K
KD KNOCKDOWN (CEILING)
KIT KITCHEN
KO KNOCKOUT
KPL KICKPLATE (ON DOOR)
K/S KNEE SPACE

L
LAM. LAMINATE(D)
LAV LAVATORY (SINK)
LB.O. LOCATION BY OTHERS
LDY LAUNDRY
L.L. LIVE LOAD
L.P. LAMINATED PLASTIC
LSL LAMINATED STRAND LUMBER
LT LIGHT
L.T. LAUNDRY TUB
LTL LINTEL
LVL LAMINATED VENEER LUMBER
LVR LOUVER

M
M METER(S)
MAX MAXIMUM
MAS MASONRY
MATL MATERIAL
MC MEDICINE CABINET
MECH MECHANICAL
MFR. MANUFACTURER
MH MANHOLE
MIN MINIMUM
MIR MIRROR
MISC MISCELLANEOUS
MLD MOULDING
MM MILLIMETER
MMB MEMBRANE
M.O. MASONRY OPENING
MOD MODULAR
MRB MARBLE
MTL METAL
MT MOUNTED(ING)
MULL MULLION OR MULLED

N
N/A NOT APPLICABLE
N.C. NOT IN CONTRACT
NL NAILABLE
NOM NOMINAL
N.T.S. NOT TO SCALE
N.G.V.D. NAT. GEODETIC VERTICAL DATUM

O
OA OVERALL
OBS OBSCURE (GLASS)
O.C. ON CENTER
O.CAB. OVERHEAD CABINET
O.D. OUTSIDE DIAMETER
O.G.D. OVERHEAD GARAGE DOOR
OH OVERHEAD
OPNG OPENING
OPT OPTIONAL
OSB ORIENTED STRAND BOARD

P
PAR PARALLEL
P.BD. PARTICLE BOARD
PC. CONC. PRECAST CONCRETE
P.E. PORCELAIN ENAMEL
PED PEDESTAL (SINK)
PERI PERIMETER
PNG PANNING
PL PLATE (HEIGHT)
P.LAM. PLASTIC LAMINATE
PLAS PLASTER
PNL PANEL
PNT PAINT(ED)
POC POUR OFF CONCRETE
PREFAB PREFABRICATED
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PSL PARALLEL STRAND LUMBER
PTN PARTITION
P.T. PRESSURE TREATED (WOOD)
PTO PAVED OR PAVING
PVC POLYVINYL CHLORIDE (PIPE)
PVMT PAVEMENT
PWD PLYWOOD

Q
Q.T. QUARRY TILE

R
R RISER (ON STAIRS)
R/A RETURN AIR
R.B. RUBBER BASE
RAD RADIUS
RBL RUBBLE
REF RUBBLE
REF OR REFR REFRIGERATOR
REQ REQUIRED
RES. RESILIENT
REV REVISION(S), REVISED
REINF REINFORCED(ING)
RFG ROOFING
R.I.B. REINFORCED JUNCTION BOX
RLG RAILING
R&M RANGE W/ MICROWAVE
RM ROOM
R.O. ROUGH OPENING
R.O.W. RIGHT OF WAY
R/S OR R&S ROD AND SHELF(S)

S
SC SOLID CORE (DOOR)
SCH SCHEDULE
SD SMOKE DETECTOR
SECT SECTION
S.F. SQUARE FEET
SF.GL. SAFETY GLASS
S.G.D. SLIDING GLASS DOOR
SH SHELF OR SHELF(VING)
SHT (SHEARING) SHEET
SHTHG SHEATHING
SIM SIMILAR
SKL SKYLIGHT
SL SKYLIGHT OR SLEEVE
SNT SEALANT
SPKT SEALER
SPEC SPECIFICATIONS
SPK (AUDIO) SPEAKER(S)
S.ST. STAINLESS STEEL
STD STANDARD
STG OR STO STORAGE
STL STEEL
STR STRUCTURAL
SQ SQUARE
SUS SUSPENDED
S.W. SHEAR WALL

T
T TREAD (AT STAIRS) OR TILE
T.B. TOWEL BAR
T.B.D. TO BE DETERMINED
TC TERRA COTTA
T.C.J. TROWELED CONTROL JOINT
TEMP. TEMPERED (GLASS)
T&G TONGUE & GROOVE
TEL TELEPHONE
THK THICK(NESS)
THR THRESHOLD
T.O.C. TOP OF CONCRETE
T.O.F. TOP OF FOUNDATION
T.O.M. TOP OF MASONRY
T.O.W. TOP OF WINDOW
TR OR TRN TRANSOM (WINDOW)
TP TOILET PAPER HOLDER
TV TELEVISION OUTLET OR LOCATION
TYP TYPICAL

U
UC UNDERCUT(DOOR)
UNF UNFINISHED
U.N.O. UNLESS NOTED OTHERWISE

V
VB VANITY BASE
V.B. VAPOR BARRIER
VB36 36" WIDE VANITY BASE
VERT VERTICAL
VIN (SHEET) VINYL
V.S. VESTABLE SINK
V.T. VINYL TILE

W
W36"X30" 36"W X 30"H WALL CAB
W WIDE OR WASHING MACHINE
WC WATER CLOSET
WD WOOD
WF WIDE FLANGE (STEEL BEAM)
WH WATER HEATER
W.H. WALL HUNG
WI WROUGHT IRON
WIC WALK-IN CLOSET
WIN WINDOW
W/ W/O WITH OR WITHOUT
WP WATERPROOF(ING)
WR. WATER RESISTANT
W.S. WATER SOFTENER
WSCT WAINSCOT
W.T.W. WALL TO WALL
WWF WELDED WIRE FABRIC

SYMBOLS

ELEVATION KEY OR SECTION KEY
SHEET NUMBER

DETAIL NUMBER OR SECTION KEY
SHEET NUMBER

ANGLE

NOTE NUMBER

REVISION NUMBER (DELTA)

SHEET NUMBER

ELEVATION LETTER

EARTH

SAND OR GRAVEL FILL

BRICK

2X4 WOOD STUD PARTITION

2X6 WOOD STUD PARTITION

2X8 WOOD STUD PARTITION

CONCRETE BLOCK

CONCRETE

SHELF ABOVE

SOFFIT ABOVE

DIMENSIONAL LUMBER

BLOCKING

ROUGH SAWN WOOD

PLYWOOD

INSULATED SHEATHING

BATT INSULATION

RIGID INSULATION

WATER CLOSET

TUB/SHOWER

SHOWER

LAVATORY

PEDESTAL

DOUBLE SINK

SINGLE SINK

WASHER

DRYER

MEDICINE CABINET

OVEN/COOKTOP

REFRIGERATOR

ENGINEERING AND SURVEYING, LLC
2302 N. 1500 W. Ste 210
North Ogden, UT 84414
(801) 621-3100 FAX (801) 621-2666
www.focusutah.com

PROJECT NUMBER
19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(70) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

REVISIONS	
DATE	DESCRIPTION
10/17/18	PLAN REVISIONS

BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # 6
Units: 41-44

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	Sheet #
SD	A0.00

FLOOR PLAN NOTES

- CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0" & CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 6'-8" (UNO)
- ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT - APPLY ELASTOMERIC SEALANT
- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNO)
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO)
- ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO)
- SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS

WALL LEDGEND

2 X 4 WALL:

2 X 6 WALL:

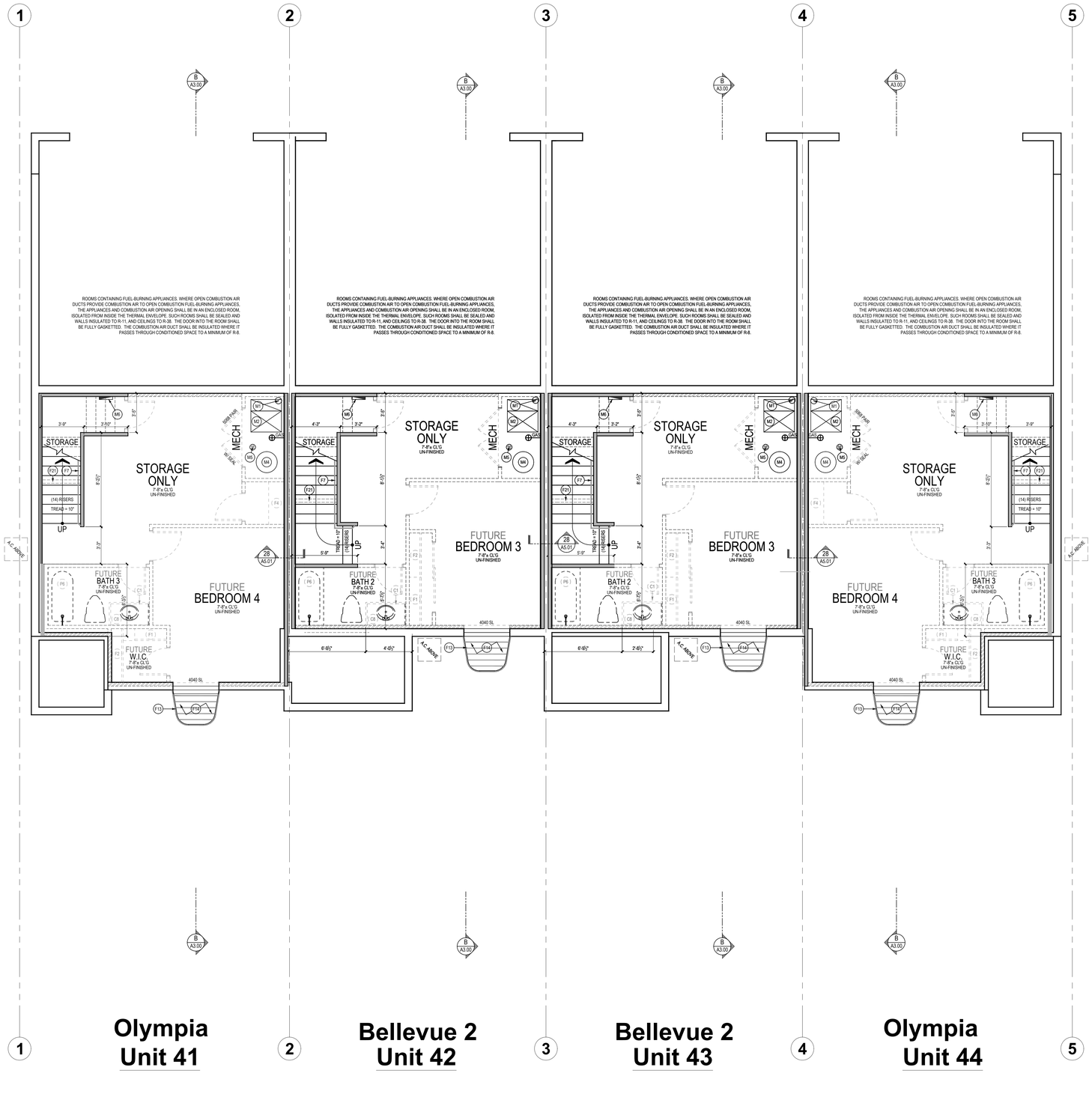
DOUBLE 2 X 4 WALL:

NON-STRUCTURAL WALL THAT CAN BE REMOVED FOR FUTURE USE:

R-11 INSUL. BLANKET ATTACHED TO FDN. WALL:

WAINSCOT EXTERIOR VENEER:

FULL HEIGHT EXTERIOR VENEER:



KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

★ SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(YY) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

MECHANICAL

M1: FLUE ●
M2: 96% EFFICIENT FURNACE ●
M3: 13 SEER AIR CONDITIONER ●
M4: 40 GALLON WATER HEATER ●
M5: FLOOR DRAIN ●
M6: ELECTRICAL PANEL ●
M7: NOT USED
M8: MECHANICAL CHASE
M9: WASHER SPACE (WASHER ALWAYS ON LEFT SIDE)
M10: CLOTHES DRYER VENT TO OUTSIDE ●
M11: STACKABLE WASHER & DRYER (VENT TO OUTSIDE) ●
M12: 18" TALL PLATFORM

PLUMBING

P1: HOSE BIB ●
P2: DOUBLE SINK w/ DISPOSALS & SPRAYER
P3: VEGGIE SINK
P4: STAINLESS STEEL LAUNDRY SINK
P5: PEDESTAL SINK
P6: 30" x 60" TUB / SHOWER COMBO ●
P7: GARDEN TUB IN TILED PLATFORM (SEE PLAN FOR SIZE) ●
P8: 36" x 42" SHOWER PAN
P9: SAFETY GLASS ENCLOSURE
P10: 32" x 60" TUB ONLY ●
P11: 2" x 6" WALL BUILT TO UNDER TUB LIP; GLASS ABOVE
P12: FLOOR DRAIN ●

FINISH

F1: (2) 12" DEEP WOOD SHELVES & (1) ROD*
F2: (2) 12" DEEP WOOD SHELVES & (2) RODS*
F3: (5) 12" DEEP WOOD SHELVES STARTING @ 54" ABOVE FLOOR*
F4: (5) 16" DEEP WOOD SHELVES STARTING @ 54" ABOVE FLOOR*
F5: (1) 12" DEEP WOOD SHELF (TOP @ 4'-6")
F6: 2 x 6 WALL (42" HIGH) w/ WOOD CAP
F7: HAND RAIL (36" HIGH) ●
F8: GUARD RAIL (36" HIGH) ●
F9: ATTIC ACCESS ●
F10: FIRE DOOR (20 MIN.) ●
F11: WOOD STEPS AS REQUIRED ●
F12: CONCRETE STEPS AS REQUIRED ●
F13: WINDOW WELL ●
F14: WINDOW WELL GRATE ●
F15: BRICK VENEER (SEE ELEVATION)
F16: INSTALL 5/8" GYPSUM ON THIS FACE OF WALL
F17: INSTALL 5/8" EXTERIOR GYPSUM OVER SHEATHING ON THIS FACE OF WALL
F18: AREA SEPARATION WALL SHALL CONTINUE THROUGH PORCH ROOF
F19: PROVIDE A CAULKED EXPANSION JOINT BETWEEN COURTYARD WALL & BUILDING
F20: PROVIDE A PAINTED SHEET METAL COVER FOR POWER & LINE SET TO A.C. UNIT
F21: PROVIDE 2'-0" WALL UNDER STAIRS
F22: 2 x 4 WALL (42" HIGH)
F23: LINE OF FRAMING BELOW
F24: 36" CONCRETE WALK
* SHELVES THAT SPAN ALL ROOMS - PROVIDE A SHELF SUPPORT

CABINET

C1: 12" HIGH RADIE CABINET
C2: 30" HIGH RADIE CABINET
C3: UPPER CABINETS (TOP @ 7'-0")
C4: UPPER CABINETS (TOP @ 8'-0")
C5: FULL DEPTH CABINET
C6: LAZY SUSAN
C7: PANTRY CABINET
C8: LAMINATE COUNTERTOP
C9: CORIAN COUNTERTOP
C10: CULTURED MARBLE COUNTERTOP
C11: GRANITE COUNTERTOP
C12: COUNTERTOP OVERHANG NO MORE THAN 10"
C13: RAISED BAR
C14: 48" TALL WALL w/ OSB FACE

KITCHEN

K1: 39" WIDE REFRIGERATOR SPACE (INSTALL WATER LINE)
K2: DISHWASHER
K3: 30" WIDE RANGE
K4: MICROWAVE ABOVE

WALL OPENING

AR1: ARCH OPENING (TOP @ 8'-0" & SIDES @ 7'-6")

SQ1: SQUARE OPENING (TOP @ 8'-8")
SQ2: SQUARE OPENING (TOP @ 8'-0")

REVISIONS	DATE
1	10/17/18
2	
3	
4	
5	

South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 09/08/2020 By DDrozdek

BASEMENT FLOOR PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
3302 NORTH MAIN STREET, SUITE 150
SPANISH FORK, UTAH 84660
(801) 798-0555 FAX (801) 798-0558
www.focusutah.com

PROJECT NUMBER
19-0220

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BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building #
6
Units:
41-44

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # A1.00

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- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO)
- ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO)
- SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS

WALL LEDGEND

2 X 4 WALL:

2 X 6 WALL:

DOUBLE 2 X 4 WALL:

NON-STRUCTURAL WALL THAT CAN BE REMOVED FOR FUTURE USE:

R-11 INSUL. BLANKET ATTACHED TO FDN. WALL:

WAINSCOT EXTERIOR VENEER:

FULL HEIGHT EXTERIOR VENEER:



South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 09/08/2020 By: DDrozdek

FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
3302 NORTH MAIN STREET, SUITE 200
SPANISH FORK, UTAH 84660
PH (801) 798-0272 FX (801) 798-0273
www.focusutah.com

PROJECT NUMBER
19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

★ SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(YY) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

MECHANICAL

M1: FLUE ●
M2: 96% EFFICIENT FURNACE ●
M3: 13 SEER AIR CONDITIONER ●
M4: 40 GALLON WATER HEATER ●
M5: FLOOR DRAIN ●
M6: ELECTRICAL PANEL ●
M7: NOT USED
M8: MECHANICAL CHASE
M9: WASHER SPACE (WASHER ALWAYS ON LEFT SIDE)
M10: STACKABLE WASHER & DRYER (VENT TO OUTSIDE) ●
M11: STACKABLE WASHER & DRYER (VENT TO OUTSIDE) ●
M12: 18" TALL PLATFORM

PLUMBING

P1: HOSE BIB ●
P2: DOUBLE SINK w/ DISPOSALS SPRAYER
P3: VEGGIE SINK
P4: STAINLESS STEEL LAUNDRY SINK
P5: PEDESTAL SINK
P6: 30" x 60" TUB / SHOWER COMBO ●
P7: GARDEN TUB IN TILED PLATFORM (SEE PLAN FOR SIZE) ●
P8: 36" x 42" SHOWER PAN
P9: SAFETY GLASS ENCLOSURE
P10: 32" x 60" TUB ONLY ●
P11: 2" x 6" WALL BUILT TO UNDER TUB LIP; GLASS ABOVE
P12: FLOOR DRAIN ●

FINISH

F1: (2) 12" DEEP WOOD SHELVES & (1) ROD*
F2: (2) 12" DEEP WOOD SHELVES & (2) ROD*
F3: (5) 12" DEEP WOOD SHELVES STARTING @ 54" ABOVE FLOOR*
F4: 25 SF DEEP WOOD SHELVES
F5: (1) 12" DEEP WOOD SHELF (TOP @ 4'-0"
F6: 2 x 6 WALL (42" HIGH) w/ WOOD CAP
F7: HAND RAIL (30" HIGH) ●
F8: GUARD RAIL (36" HIGH) ●
F9: ATTIC ACCESS ●
F10: FIRE DOOR (20 MIN.) ●
F11: WOOD STEPS AS REQUIRED ●
F12: CONCRETE STEPS AS REQUIRED ●
F13: WINDOW WELL ●
F14: WINDOW SILL (SEE ELEVATION)
F15: INSTALL 5/8" GYPSUM THIS FACE OF WALL
F17: INSTALL 5/8" EXTERIOR GYPSUM OVER SHEATHING ON THIS FACE OF WALL
F18: AREA SEPARATION WALL SHALL CONTINUE THROUGH PORCH ROOF
F19: PROVIDE A CAULKED EXPANSION JOINT BETWEEN COURTYARD WALL & BUILDING
F20: PROVIDE A PAINTED SHEET METAL COVER FOR POWER & LINE SET TO A.C. UNIT
F21: PROVIDE 2'-0" WALL UNDER STAIRS
F22: 36" CONCRETE WALK
F23: LINE OF FRAMING BELOW
F24: 36" CONCRETE WALK
*SHELVES THAT SPAN BC / RECEIVE A SHELF SUPPORT

CABINET

C1: 33" HIGH BASE CABINET
C2: 34" HIGH BASE CABINET
C3: UPPER CABINETS (TOP @ 7'-0")
C4: UPPER CABINETS (TOP @ 8'-0")
C5: FULL DEPTH CABINET
C6: LAZY SUSAN
C7: PANTRY CABINET
C8: LAMINATE COUNTERTOP
C9: CORIAN COUNTERTOP
C10: CULTURED MARBLE COUNTERTOP
C11: GRANITE COUNTERTOP
C12: COUNTERTOP OVERHANG NO MORE THAN 10"
C13: ANTIQUE MIRROR
C14: 42" TALL WALL w/ OSB FACE

KITCHEN

K1: 39" WIDE REFRIGERATOR SPACE (INSTALL WATER LINE)
K2: DISHWASHER
K3: 30" WIDE RANGE
K4: MICROWAVE ABOVE

WALL OPENING

AR1: ARCH OPENING (TOP @ 8'-0" & SIDES @ 7'-6")
SQ1: SQUARE OPENING (TOP @ 8'-0")
SQ2: SQUARE OPENING (TOP @ 8'-0")

REVISIONS	DATE

BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building #
6
Units:
41-44

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # A1.01

FLOOR PLAN NOTES

- CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0" & CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 6'-8" (UNO)
- ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT - APPLY ELASTOMERIC SEALANT
- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNO)
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO)
- ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO)
- SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS

WALL LEDGEND

2 X 4 WALL:

2 X 6 WALL:

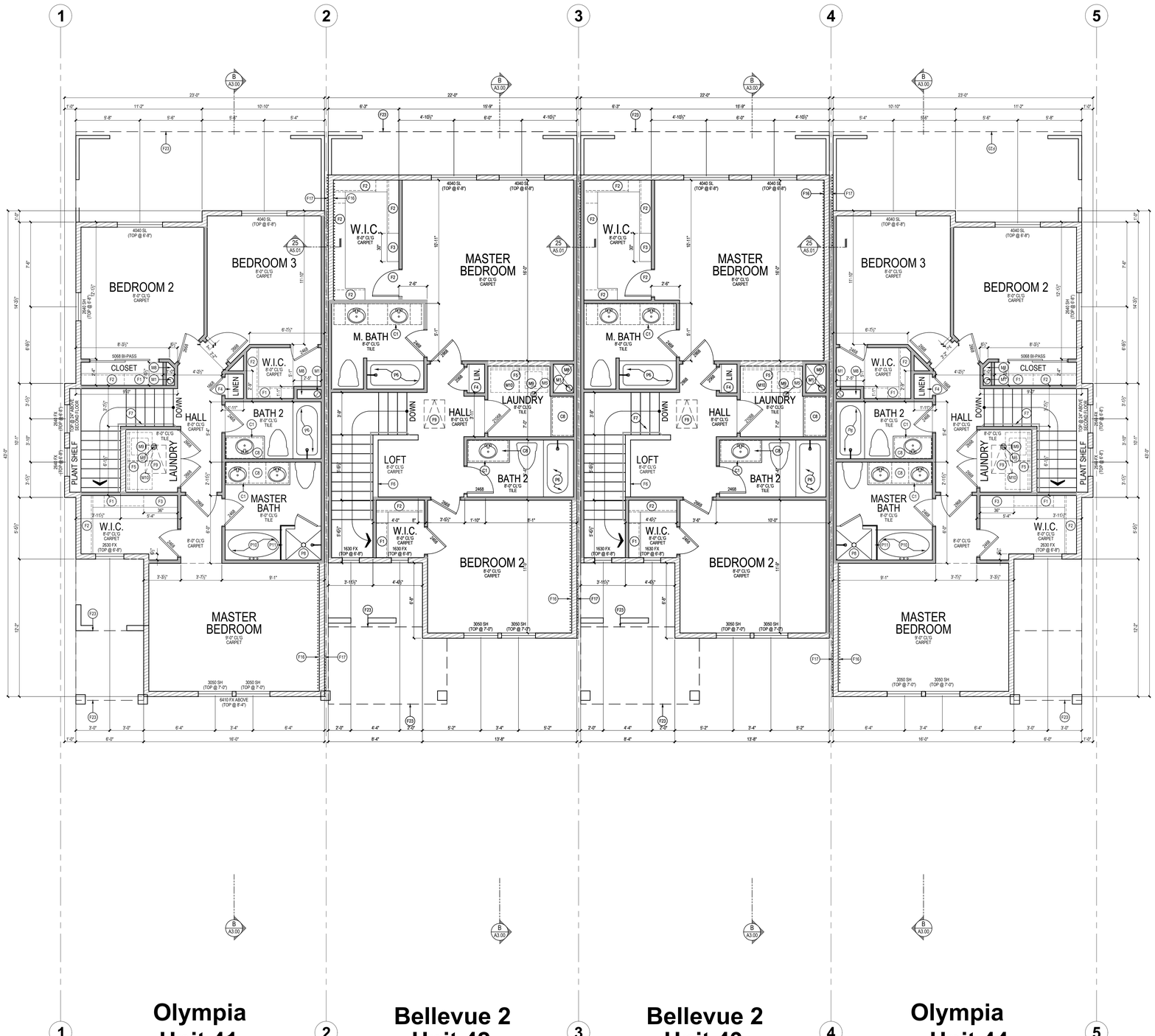
DOUBLE 2 X 4 WALL:

NON-STRUCTURAL WALL THAT CAN BE REMOVED FOR FUTURE USE:

R-11 INSUL. BLANKET ATTACHED TO FDN. WALL:

WAINSCOT EXTERIOR VENEER:

FULL HEIGHT EXTERIOR VENEER:



SECOND FLOOR PLAN

SCALE: ¼" = 1'-0"

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P12: FLOOR DRAIN ●

FINISH

F1: (2) 12" DEEP WOOD SHELVES & (1) ROD*
F2: (2) 12" DEEP WOOD SHELVES & (2) ROD*
F3: (1) 12" DEEP WOOD SHELVES STARTING @ 64" ABOVE FLOOR*
F4: (1) 16" DEEP WOOD SHELVES*
F5: (1) 12" DEEP WOOD SHELF @ 64" ABOVE FLOOR*
F6: (1) 12" DEEP WOOD SHELF (TOP @ 4'-0")*
F7: 2 x 6 WALL (42" HIGH) w/ WOOD CAP
F8: HAND RAIL (36" HIGH) ●
F9: GUARD RAIL (36" HIGH) ●
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F20: PROVIDE A PAINTED SHEET METAL COVER FOR POWER & LINE SET TO A.C. UNIT
F21: PROVIDE 2'-0" WALL UNDER STAIRS
F22: LINE OF FRAMING ABOVE
F23: LINE OF FRAMING BELOW
F24: 36" CONCRETE WALK
SHELVES THAT SPAN 84"+ PROVIDE A SHELF SUPPORT

CABINET

C1: 15" HIGH BASE CABINET
C2: 24" HIGH BASE CABINET
C3: UPPER CABINETS (TOP @ 7'-0")
C4: UPPER CABINETS (TOP @ 8'-0")
C5: FULL DEPTH CABINET
C6: LAZY SUSAN
C7: PANTRY CABINET
C8: LAMINATE COUNTERTOP
C9: CORIAN COUNTERTOP
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K2: DISHWASHER
K3: 30" WIDE RANGE
K4: MICROWAVE ABOVE

WALL OPENING

AW1: ARCH OPENING (TOP @ 8'-0" & SIDES @ 7'-4")

SO1: SQUARE OPENING (TOP @ 6'-8")
SO2: SQUARE OPENING (TOP @ 8'-0")

DESCRIPTION	DATE

BINGHAM COURT
11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**
Units: 41-44

South Jordan City
Building Department
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Drawn By: SD	Sheet # A1.02

ROOF PLAN NOTES

- PROTECT ROOF EAVES AND OVERHANGS w/ 1 hr PROTECTION (½" TYPE 'X' GYP BOARD) @ 4'-0" EACH SIDE OF AREA SEPARATION WALL

Olympia - Attic Vent Schedule

Roof **'A'**: 871 SQ. FT. / 300 = 2.90 SQ. FT. TOTAL REQ.
- 2.90 SQ. FT. TOTAL REQ. / 2 = 1.45 SQ. FT. MIN. UPPER & LOWER VENTING
- 1.75 SQ. FT. UPPER VENTILATION - PROVIDED NEAR RIDGE w/ (5) TURTLE VENTS
- 1.73 SQ. FT. LOWER VENTILATION - PROVIDED @ SOFFIT w/ VENTED SOFFIT
- 3.48 SQ. FT. TOTAL VENTILATION (EXCEEDS REQUIREMENT)

Roof **'B'**,(LOWER) 165 SQ. FT. / 300 = 0.55 SQ. FT. TOTAL REQ.
- 0.55 SQ. FT. TOTAL REQ. / 2 = 0.28 SQ. FT. MIN. UPPER & LOWER VENTING
- 0.35 SQ. FT. UPPER VENTILATION - PROVIDED w/ (1) TURTLE VENT
- 0.89 SQ. FT. LOWER VENTILATION - PROVIDED @ SOFFIT w/ VENTED SOFFIT
- 1.24 SQ. FT. TOTAL VENTILATION (EXCEEDS REQUIREMENT)

Roof **'C'**,(LOWER) 75 SQ. FT. / 150 = 0.50 SQ. FT. TOTAL REQ. @ SOFFIT
- 0.85 SQ. FT. PROVIDED @ SOFFIT w/ VENTED SOFFIT
- 0.85 SQ. FT. TOTAL VENTILATION (EXCEEDS REQUIREMENT)

PRODUCTS USED:
REVERE ALUMINUM SOFFIT CENTER VENT, .05 SQ. FT. NET FREE OPEN AREA PER SQ. FT.. LOMANCO 750 TURTLE VENT, .35 SQ. FT. NET FREE OPEN AREA EACH

Bellevue - Attic Vent Schedule

Roof **'A'**: 679 SQ. FT. / 300 = 2.26 SQ. FT. TOTAL REQ.
- 2.26 SQ. FT. TOTAL REQ. / 2 = 1.13 SQ. FT. MIN. UPPER & LOWER VENTING
- 1.75 SQ. FT. UPPER VENTILATION - PROVIDED NEAR RIDGE w/ (5) TURTLE VENTS
- 1.17 SQ. FT. LOWER VENTILATION - PROVIDED @ SOFFIT w/ VENTED SOFFIT
- 2.92 SQ. FT. TOTAL VENTILATION (EXCEEDS REQUIREMENT)

Roof **'B'**,(LOWER) 264 SQ. FT. / 300 = 0.88 SQ. FT. TOTAL REQ.
- 0.88 SQ. FT. TOTAL REQ. / 2 = 0.44 SQ. FT. MIN. UPPER & LOWER VENTING
- 0.70 SQ. FT. UPPER VENTILATION - PROVIDED w/ (2) TURTLE VENTS
- 0.89 SQ. FT. LOWER VENTILATION - PROVIDED @ SOFFIT w/ VENTED SOFFIT
- 1.59 SQ. FT. TOTAL VENTILATION (EXCEEDS REQUIREMENT)

Roof **'C'**,(LOWER) 117 SQ. FT. / 150 = 0.78 SQ. FT. TOTAL REQ. @ SOFFIT
- 3.45 SQ. FT. PROVIDED @ SOFFIT w/ VENTED SOFFIT
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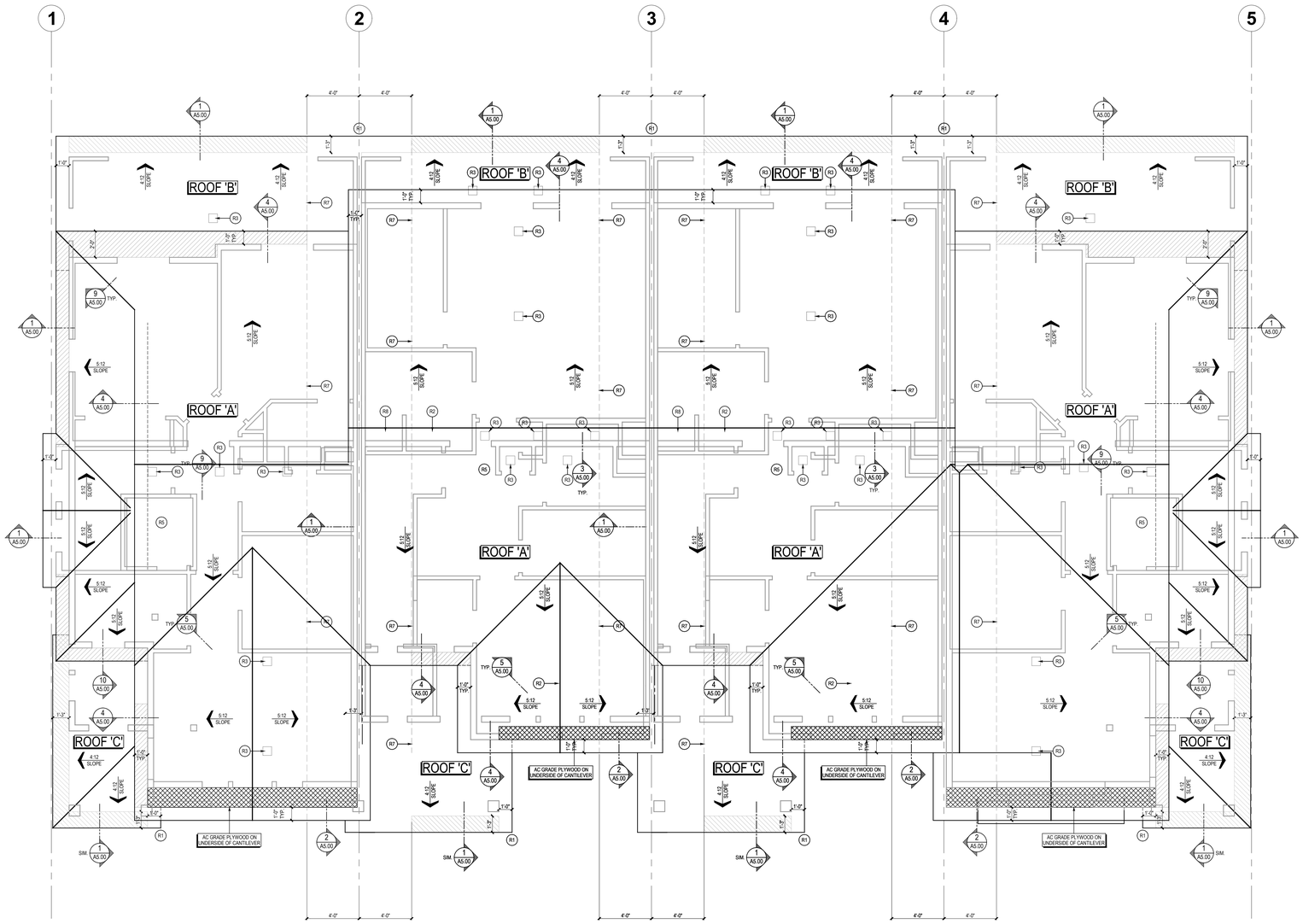
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ROOF PLAN
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3302 NORTH MAIN STREET, SUITE 150
SPRINGVILLE, UTAH 84663 PH (801) 852-6120
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ROOF
- R1: DOWNSPOUT LOCATION
- R2: OPEN RIDGE VENT
- R3: TURTLE VENT
- R4: TILE VENT
- R5: 22" X 30" ATTIC ACCESS
- R6: 4'X 8' FURNACE PLATFORM (FRAMED WITH 14" T.J's)
- R7: HOLD DOWN TRUSSES "L" FOR SHEET ROCK FIRE PROTECTION (4' FROM EACH SIDE OF PARTY WALL)
- R8: SEE ELEVATIONS FOR LOCATION OF FIRE PROTECTION
- R9: AREA SEPARATION WALL SHALL EXTEND TO UPPER SIDE OF ROOF DECK

ROOF VENT LEDGED
LOCATION OF LOWER SOFFIT VENT:

LOCATION OF UPPER SOFFIT VENT:

LOCATION OF BLOCKED OFF RIDGE VENT:

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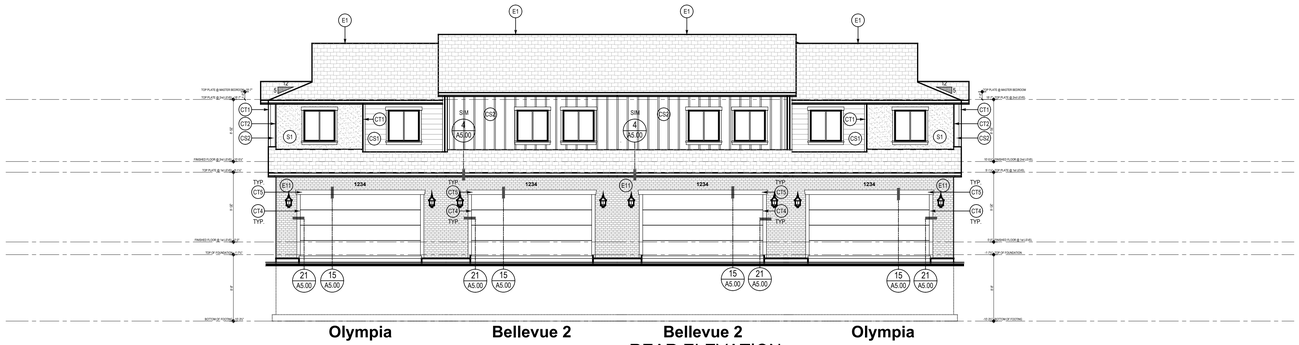


LEFT SIDE ELEVATION

SCALE: ¼" = 1'-0"

RIGHT SIDE ELEVATION

SCALE: ¼" = 1'-0"



REAR ELEVATION

SCALE: ¼" = 1'-0"

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ELEVATION

E1 : ARCHITECTURAL GRADE ASPHALT SHINGLE
E2: SLOPING SURFACE ★
E3: CONCRETE CAP AT OP MASONRY WALL
E4: DOWNSPOUT
E5: 8" CAST BRONZE ADDRESS NUMBERS
E6: COURTYARD WALL
E7: SOFFIT CORBEL
E8: GABLE CORBEL
E9: GABLE END VENT (SEE PLAN FOR SIZE)
E10: 8" FASCIA w/ ALUMINUM CLADDING & 1x4 TRIM BOARD BELOW
E11: BRICK VENEER WAINSCOT w/ SLOPED BRICK SILL
E12: BRICK SOLDIER COURSE
E13: DECORATIVE SHUTTER (SEE PLAN FOR SIZE)
E14: FOAM WINDOW SILL (SEE DETAIL)
E15: DECORATIVE WROUGHT IRON (SEE DETAIL)

STUCCO

S1: SYNTHETIC STUCCO ★
S2: STUCCO EXPANSION JOINT (144 SQ. FT. MAX.)
S3: 2" x 1" STUCCO TRIM
S4: 4" x 1" STUCCO TRIM
S5: 6" x 1" STUCCO TRIM
S6: 8" x 1" STUCCO TRIM
S7: 10" x 1" STUCCO TRIM
S8: 11½" x 1" STUCCO TRIM

COMPOSITE SIDING

CS1: 8" COMPOSITE SMOOTH LAP SIDING
CS2: COMPOSITE BOARD AND BATTEN
CS3: TAPERED COMPOSITE WOOD WRAP AROUND STRUCTURAL COLUMN w/ 10" SQUARE BASE AND 12" SQUARE CAP w/ 3½" COMPOSITE TRIM

COMPOSITE TRIM

CT1: 5½" x 5½" x 1" ONE-PIECE COMPOSITE TRIM BOARD - OUTSIDE CORNER
CT2: 11" x 11" x 1" ONE-PIECE COMPOSITE TRIM BOARD - INSIDE CORNER
CT3: 3½" x ¾" COMPOSITE TRIM BOARD
CT4: 5½" x ¾" COMPOSITE TRIM BOARD
CT5: 7¼" x ¾" COMPOSITE TRIM BOARD
CT6: 9½" x ¾" COMPOSITE TRIM BOARD
CT7: 11½" x ¾" COMPOSITE TRIM BOARD
CT8: 15½" x ¾" COMPOSITE TRIM BOARD

ELEVATION NOTES

- REFER TO GENERAL NOTE & DETAIL SHEETS FOR TYPICAL REQUIREMENTS & MATERIALS SPECIFIC TO THIS PROJECT
- GRADE CONDITIONS MAY VARY FROM SHOWN. BUILDER SHALL VERIFY & COORDINATE PER ACTUAL SITE CONDITIONS
- BUILDER TO PROVIDE ROOF & SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE (OR APPROVED EQUAL)
- INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, INSTRUCTIONS & SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER

BINGHAM COURT
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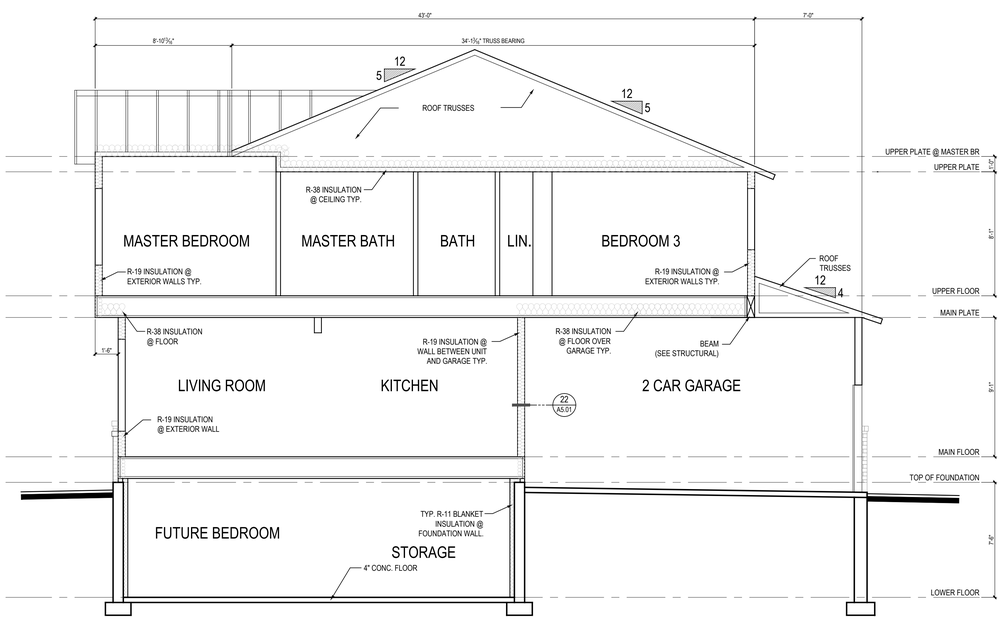
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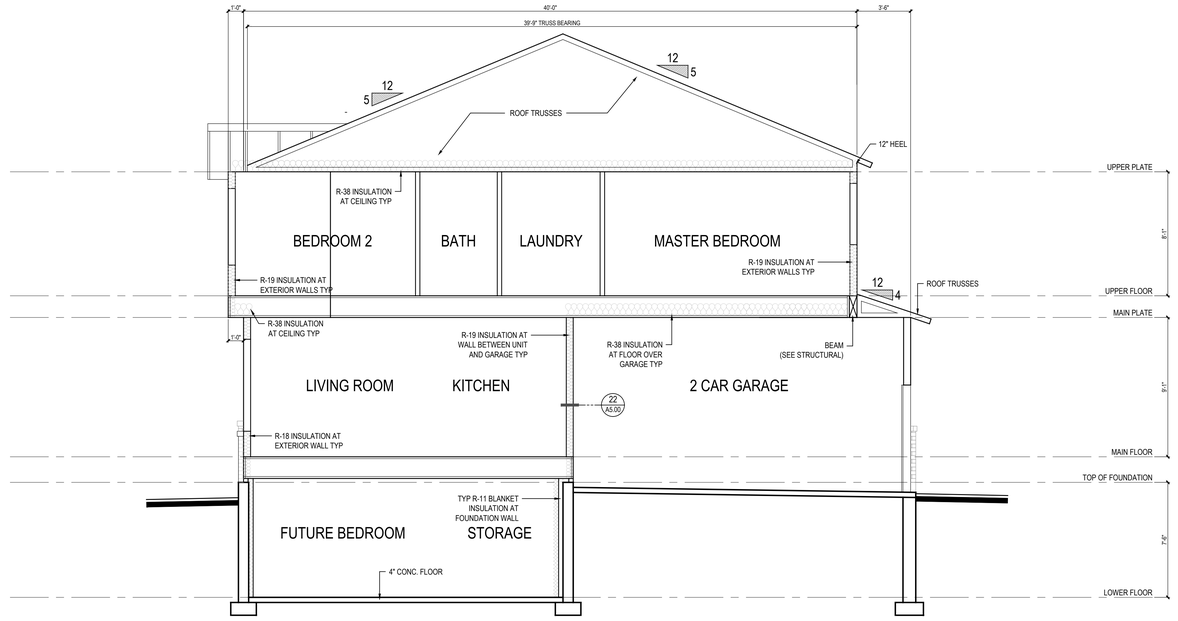
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Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # A2.00

STAIR SECTION NOTES:

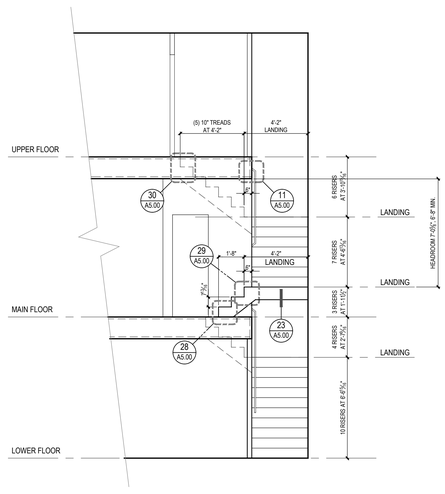
TREAD DEPTH = MINIMUM 10".
RISER HEIGHT = MAX 8".
STAIRWAY WIDTH = 36" MINIMUM.
HAND RAILS = AT STAIRS WITH 4 OR MORE RISERS, 34"-38" ABOVE NOSE OF TREAD.
HEADROOM = 6'-8" CLEAR FROM SLOPE LINE OF TREAD NOSES MEASURED VERTICALLY TO NEAREST OVERHEAD OBSTRUCTION FOR FULL WIDTH OF STAIRWAY.



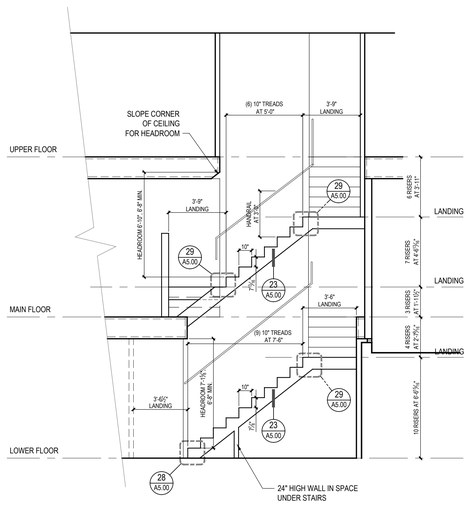
B Olympia
Building Section Scale: 1/4" = 1'-0"



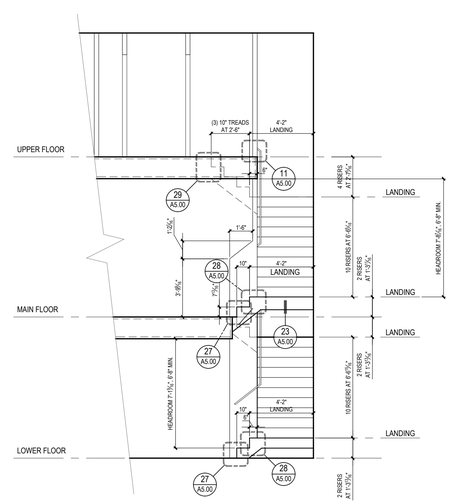
B Bellevue 2
Building Section Scale: 1/4" = 1'-0"



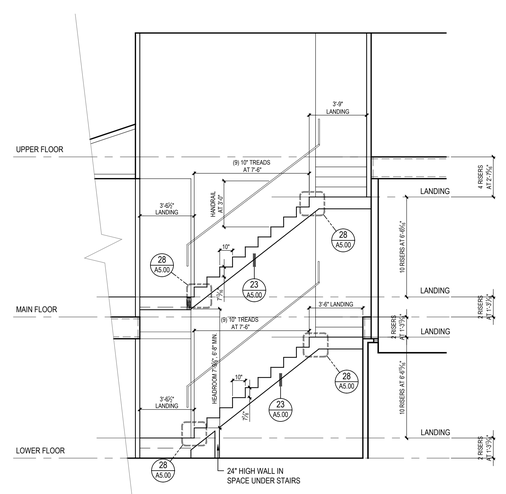
S Olympia
Stair Section - A Scale: 1/4" = 1'-0"



S Olympia
Stair Section - B Scale: 1/4" = 1'-0"



S Bellevue 2
Stair Section - A Scale: 1/4" = 1'-0"



S Bellevue 2
Stair Section - B Scale: 1/4" = 1'-0"

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PROJECT NUMBER
19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(70) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

BUILDING PLANS	DATE
PLAN CHECK	
CITY CORRECTIONS	

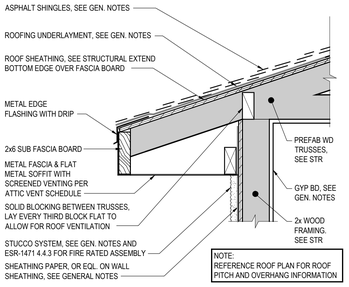
BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

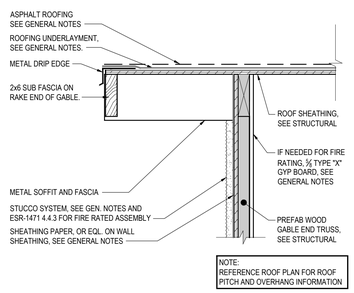
Building # **6**
Units: 41-44

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

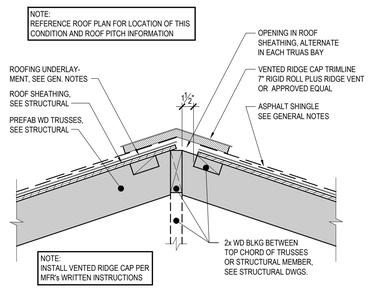
Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # A3.00



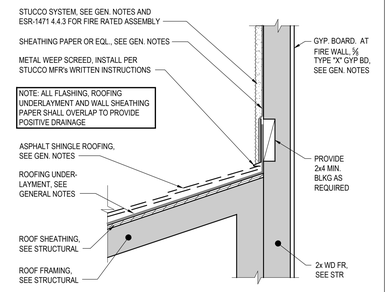
1 EAVE - FLAT SOFFIT
STUCCO WALL/METAL FASCIA-SOFFIT — Scale: 1 1/2" = 1'-0"



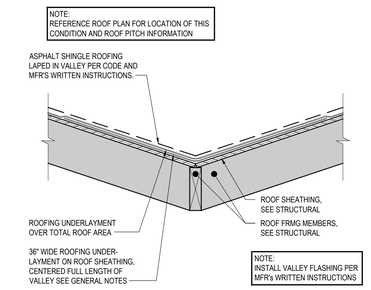
2 RAKE AT GABLE END
STUCCO WALL/METAL FASCIA-SOFFIT — Scale: 1 1/2" = 1'-0"



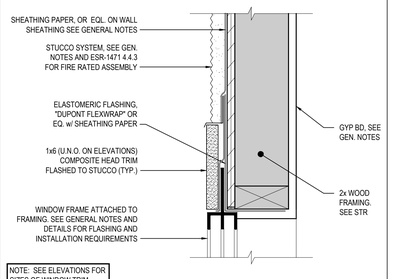
3 VENTED RIDGE CAP
ASPHALT ROOFING — Scale: 1 1/2" = 1'-0"



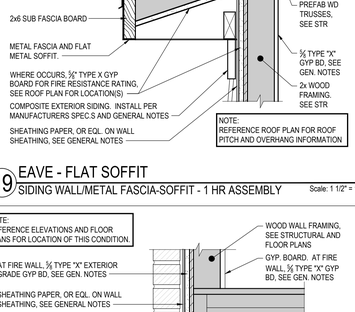
4 ROOF TO WALL FLASHING
ASPHALT ROOFING / STUCCO — Scale: 1 1/2" = 1'-0"



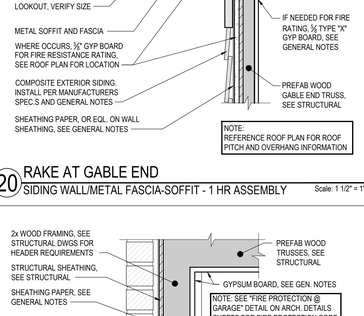
5 VALLEY FLASHING
ASPHALT ROOFING — Scale: 1 1/2" = 1'-0"



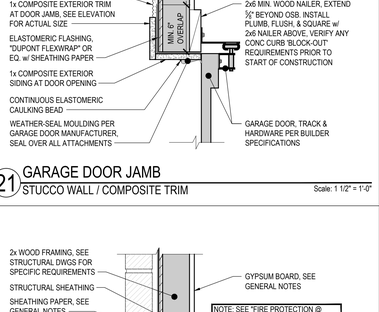
6 WINDOW HEAD
COMPOSITE TRIM AND STUCCO W/ WOOD FRAMING — Scale: 3" = 1'-0"



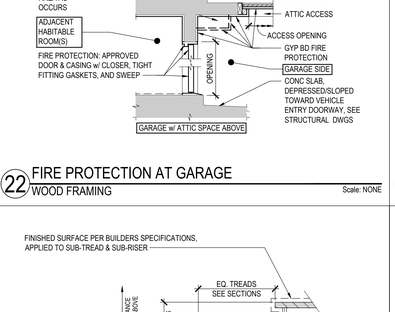
7 EAVE - FLAT SOFFIT
STUCCO WALL/METAL FASCIA-SOFFIT - 1 HR ASSEMBLY — Scale: 1 1/2" = 1'-0"



8 RAKE AT GABLE END
STUCCO WALL/METAL FASCIA-SOFFIT - 1 HR ASSEMBLY — Scale: 1 1/2" = 1'-0"



9 RIDGE/HIP CAP
ASPHALT ROOFING — Scale: 1 1/2" = 1'-0"



10 ROOF TO WALL FLASHING
ASPHALT ROOFING / STUCCO — Scale: 1 1/2" = 1'-0"

HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING. HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS. HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS. HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND BE SMOOTH WITH NO SHARP EDGES/CORNERS.

STAIR AND RAILING SUPPLIER/INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.

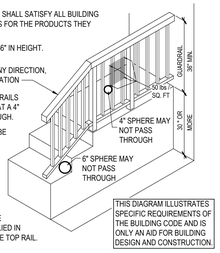
GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

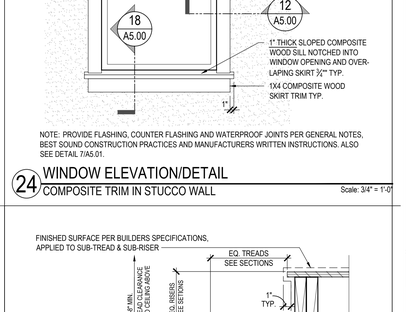
THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 20 LBS PER LINEAL FOOT APPLIED HORIZONTALLY ALONG THE TOP RAIL.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.

THE HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.



11 HANDRAIL / GUARDRAIL
Scale: NONE



12 WINDOW JAMB
COMPOSITE TRIM AND STUCCO W/ WOOD FRAMING — Scale: 3" = 1'-0"

25 TOP OF FOUNDATION
BRICK VENEER W/ WOOD FRAMED CONSTRUCTION — Scale: 1 1/2" = 1'-0"

26 GARAGE DOOR HEAD
BRICK VENEER ON WOOD FRAMING — Scale: 1 1/2" = 1'-0"

27 GARAGE DOOR JAMB
BRICK VENEER ON WOOD FRAMING — Scale: 1 1/2" = 1'-0"

NOTE: THIS DETAIL IS SCHEMATIC ONLY. IT IS INTENDED TO DESIGNATE HABITABLE AREAS & OPENINGS (ADJACENT TO GARAGE) AND HABITABLE OR ATTIC AREAS &OPENINGS (ABOVE THE GARAGE) WHICH REQUIRE FIRE PROTECTION PER APPLICABLE CODE. VERIFY ALL REQUIREMENTS PRIOR TO START OF CONSTRUCTION.

PROVIDE COMPLYING GYP BD FIRE PROTECTION / FIREBLOCKING TO: WALLS, UNDERSIDE OF ATTIC OR FLOOR-CEILING ASSEMBLY, STRUCTURAL FRAMING SUPPORT MEMBERS, AND SOFFITS LOCATED ON THE GARAGE SIDE. (SEE TABLE BELOW)

PROVIDE APPROVED, COMPLYNG DOOR(S) AT OPENINGS BETWEEN GARAGE AND ADJACENT HABITABLE ROOM(S). (SEE TABLE BELOW)

MINIMUM CODE REQUIREMENTS FOR FIRE PROTECTION AT GARAGE	
CODE	REFERENCE FOR: GYP BD REQ'd / FIRE RATING, FIREBLOCKING, DOORS, GARAGE FLOORING, AIR DUCTS
2015 IRC	R302.5, R302.6, R302.9 through R302.13 & TABLE R302.6

REFERENCE ARCHITECTURAL DWGS FOR LOCATION OF HABITABLE ROOMS, ATTIC SPACES, AND WALL / CLG OPENINGS (ADJACENT TO OR ABOVE GARAGE).

REFERENCE STRUCTURAL DRAWINGS FOR FRAMING MEMBERS AND CONNECTIONS.

28 STRUNGER AT CONCRETE FLOOR
SIMILAR AT MAIN LEVEL W/ CRAWL SPACE — Scale: 1 1/2" = 1'-0"

NOTE: THIS DETAIL IS SCHEMATIC ONLY. IT IS INTENDED TO DESIGNATE HABITABLE AREAS & OPENINGS (ADJACENT TO GARAGE) AND HABITABLE OR ATTIC AREAS &OPENINGS (ABOVE THE GARAGE) WHICH REQUIRE FIRE PROTECTION PER APPLICABLE CODE. VERIFY ALL REQUIREMENTS PRIOR TO START OF CONSTRUCTION.

PROVIDE COMPLYING GYP BD FIRE PROTECTION AND FIREBLOCKING TO WALLS, UNDER STAIR SURFACES, ANY FRAMING MEMBERS AND SOFFITS LOCATED ON THE ACCESSIBLE ENCLOSED SIDE OF SPACES UNDER STAIRS PER APPLICABLE CODE REQUIREMENTS. (SEE TABLE BELOW)

MINIMUM CODE REQUIREMENTS FOR FIRE PROTECTION UNDER INTERIOR STAIRS	
CODE	REFERENCE FOR: GYP BD REQ'd / FIRE RATING AND FIREBLOCKING
2015 IRC	R302.7 AND R302.11

REFERENCE ARCHITECTURAL PLAN(S) & STAIR SECTION(S) FOR STAIR CONFIGURATION, DIMENSIONS, TREAD, RISER, HANDRAIL & GUARDRAIL REQUIREMENTS.

REFERENCE STRUCTURAL DRAWINGS FOR STAIR FRMG MEMBERS AND CONNECTIONS.

29 STRINGER AT LANDING
SIMILAR AT LANDING ON MAIN FLOOR LEVEL — Scale: 1 1/2" = 1'-0"

18 WINDOW SILL
COMPOSITE TRIM AND STUCCO W/ WOOD FRAMING — Scale: 3" = 1'-0"

NOTE: PROVIDE FLASHING, COUNTER FLASHING AND WATERPROOF JOINTS PER GENERAL NOTES, BEST SOUND CONSTRUCTION PRACTICES AND MANUFACTURERS WRITTEN INSTRUCTIONS. ALSO SEE DETAIL 7/A5.01.

24 WINDOW ELEVATION/DETAIL
COMPOSITE TRIM IN STUCCO WALL — Scale: 3/4" = 1'-0"

28 STRUNGER AT CONCRETE FLOOR
SIMILAR AT MAIN LEVEL W/ CRAWL SPACE — Scale: 1 1/2" = 1'-0"

29 STRINGER AT LANDING
SIMILAR AT LANDING ON MAIN FLOOR LEVEL — Scale: 1 1/2" = 1'-0"

30 STRINGER AT FRAMED FLOOR
TOP OF STAIR RUN — Scale: 1 1/2" = 1'-0"

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PROJECT NUMBER
19-0220

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KEYNOTES
FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(YY) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

No.	Description	Date
1		
2		
3		
4		
5		

BINGHAM COURT
11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**
Units: **41-44**

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	Sheet #
SD	A5.00

NOTE: THIS DETAIL IS SCHEMATIC ONLY. IT IS INTENDED TO DESIGNATE STANDARD PRACTICE FOR INSTALLATION OF RESIDENTIAL WINDOWS WITH A MOUNTING FLANGE IN STUDFRAME CONSTRUCTION PER REQUIREMENTS OF AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION, DOCUMENT "AAMA 2400-02" (FORMERLY CAWM 400-95).

WINDOWS DESIGNATED IN THE DRAWINGS ARE SPECIFIED BY THE BUILDER. STANDARD AAMA 2400-02 IS NOT INTENDED TO REPLACE A MANUFACTURER's INSTALLATION INSTRUCTIONS OR FEDERAL, STATE, OR LOCAL BUILDING CODES ADOPTED BY A GOVERNING MUNICIPALITY.

VERIFY ALL REQUIRED FLASHING, SHEATHING PAPER, SEALANT, FASTENERS, MFR's INSTALLATION INSTRUCTIONS, AND CODE COMPLIANCE PRIOR TO START OF CONSTRUCTION.

METHOD "A"

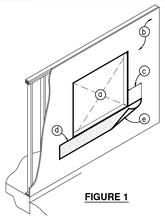


FIGURE 1

- a PROVIDE ROUGH WINDOW OPENING PER WINDOW MFR's WRITTEN INSTRUCTIONS.
- b WALL SHEATHING: IF USED, APPLY PRIOR TO FLASHING AND WINDOW INSTALLATION, VERIFY ALL EDGES FLUSH w/ ROUGH OPENING.
- c EXTEND SILL FLASHING BEYOND ROUGH OPENING (EACH SIDE) TO PROJECT BEYOND JAMB FLASHING APPLIED LATER.
- d APPLY HORIZONTALLY BELOW SILL AND FASTEN ONLY TOP EDGE TO FRAMING.
- e DO NOT FASTEN BOTTOM EDGE OF SILL FLASHING SO AS TO ALLOW APPLICATION OF SHEATHING PAPER UNDERNEATH. (SEE FIGURE 4)

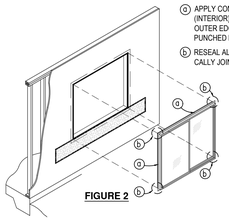


FIGURE 2

- a APPLY CONTINOUS SEALANT TO BACKSIDE (INTERIOR) OF MOUNTING FLANGE NEAR THE OUTER EDGE AND INLINE WITH ANY PRE-PUNCHED HOLES OR SLOTS ON THE FLANGE.
- b RESEAL ALL OUTSIDE JOINTS OF MECHANICALLY JOINED FRAMES PRIOR TO INSTALL.

NOTE:
SHIM AND ADJUST WINDOW SQUARE, PLUMB & LEVEL. FASTEN w/ CORROSION RE- SISTANT FASTENERS w/ SPACING @ 3" MIN. AND 10" MAX. IN EACH DIRECTION FROM EACH CORNER.

SECURE WINDOW AROUND FRAME OPENING w/EQUIVALENT OF 6d FASTENERS @ 16" O.C. MAX.

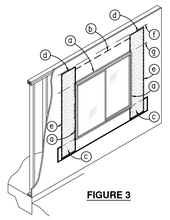


FIGURE 3

- a APPLY CONT. SEALANT TO TOP (HEAD) AND SIDES (JAMBS) OF WINDOW.
- b CONTINUE SEALANT APPROXIMATELY 8 1/2" ABOVE TOP OF WINDOW.
- c EXTEND AND OVERLAP JAMB FLASHING BEYOND TOP OF SILL FLASHING. (LEAVE SILL FLASHING BOTTOM EDGE UNATTACHED)
- d EXTEND JAMB FLASHING BEYOND BOTTOM OF HEAD FLASHING TO 1/2" LESS THAN TOP OF HEAD FLASHING APPLIED LATER.
- e EMBED JAMB FLASHING INTO SEALANT AND FASTEN.
- f TOP OF HEAD FLASHING APPLIED LATER. (SEE FIGURE 4)
- g BOT. OF HEAD FLASHING APPLIED LATER. (SEE FIGURE 4)

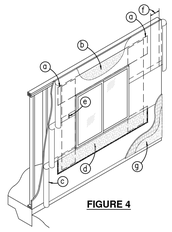


FIGURE 4

- a EXTEND HEAD FLASHING BEYOND JAMB FLASHING, EACH SIDE.
- b EMBED BOT. OF HEAD FLASHING AGAINST PREVIOUSLY APPLIED SEALANT & FASTEN. (FLASHING GOES OVER SEALANT)
- c PROVIDE AND INSTALL APPROVED SHEATHING PAPER IN A WEATHERBOARD FASHION STARTING FROM BOTTOM TO TOP OF WALL.
- d SLIP BOTTOM OF JAMB FLASHING AND SILL FLASHING OVER SHEATHING PAPER AT BOTTOM OF WINDOW SILL.
- e MINIMUM HORIZONTAL LAPS PER CODE.
- f MINIMUM VERTICAL LAPS PER CODE.
- g EXTERIOR FINISH: INSTALL EXTERIOR WALL FINISH PER MFR's WRITTEN INSTRUCTIONS. VERIFY ANY SEALANT REQUIREMENTS BETWEEN PERIMETER OF WINDOW FRAME AND EXTERIOR FINISH PRIOR TO START OF CONSTRUCTION.

METHOD "B"

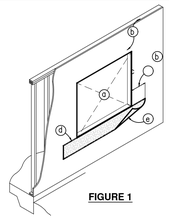


FIGURE 1

- a PROVIDE ROUGH WINDOW OPENING PER WINDOW MFR's WRITTEN INSTRUCTIONS.
- b WALL SHEATHING: IF USED, APPLY PRIOR TO FLASHING AND WINDOW INSTALLATION, VERIFY ALL EDGES FLUSH w/ ROUGH OPENING.
- c EXTEND SILL FLASHING BEYOND ROUGH OPENING (EACH SIDE) TO PROJECT BEYOND JAMB FLASHING APPLIED LATER.
- d APPLY HORIZONTALLY BELOW SILL AND FASTEN ONLY TOP EDGE TO FRAMING.
- e DO NOT FASTEN BOTTOM EDGE OF SILL FLASHING SO AS TO ALLOW APPLICATION OF SHEATHING PAPER UNDERNEATH. (SEE FIGURE 4)

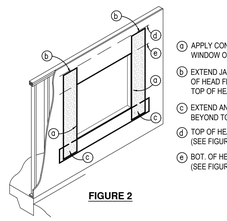


FIGURE 2

- g APPLY CONTINUOUS SEALANT ALONG WINDOW OPENING SIDES (JAMBS).
- b EXTEND JAMB FLASHING BEYOND BOTTOM OF HEAD FLASHING TO 1/2" LESS THAN TOP OF HEAD FLASHING APPLIED LATER.
- c EXTEND AND OVERLAP JAMB FLASHING BEYOND TOP OF SILL FLASHING.
- d TOP OF HEAD FLASHING APPLIED LATER. (SEE FIGURE 4)
- e BOT. OF HEAD FLASHING APPLIED LATER. (SEE FIGURE 4)

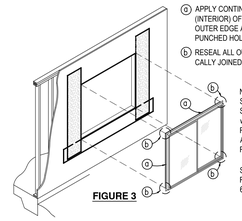


FIGURE 3

- a APPLY CONTINOUS SEALANT TO BACKSIDE (INTERIOR) OF MOUNTING FLANGE NEAR THE OUTER EDGE AND INLINE WITH ANY PRE-PUNCHED HOLES OR SLOTS ON THE FLANGE.
- b RESEAL ALL OUTSIDE JOINTS OF MECHANICALLY JOINED FRAMES PRIOR TO INSTALL.

NOTE:
SHIM AND ADJUST WINDOW SQUARE, PLUMB & LEVEL. FASTEN w/ CORROSION RE- SISTANT FASTENERS w/ SPACING @ 3" MIN. AND 10" MAX. IN EACH DIRECTION FROM EACH CORNER.

SECURE WINDOW AROUND FRAME OPENING w/EQUIVALENT OF 6d FASTENERS @ 16" O.C. MAX.

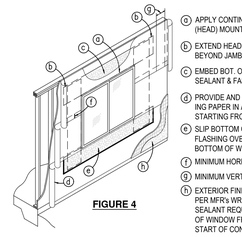


FIGURE 4

- a APPLY CONTINUOUS SEALANT ALONG TOP (HEAD) MOUNTING FLANGE.
- b EXTEND HEAD FLASHING TO PROJECT BEYOND JAMB FLASHING, EACH SIDE.
- c EMBED BOT. OF HEAD FLASHING AGAINST SEALANT & FASTEN. (FLASH. o/ SEALANT)
- d PROVIDE AND INSTALL APPROVED SHEATHING PAPER IN A WEATHERBOARD FASHION STARTING FROM BOTTOM TO TOP OF WALL.
- e SLIP BOTTOM OF JAMB FLASHING AND SILL FLASHING OVER SHEATHING PAPER AT BOTTOM OF WINDOW SILL.
- f MINIMUM HORIZONTAL LAPS PER CODE.
- g MINIMUM VERTICAL LAPS PER CODE.
- h EXTERIOR FINISH: INSTALL EXTERIOR WALL FINISH PER MFR's WRITTEN INSTRUCTIONS. VERIFY ANY SEALANT REQUIREMENTS BETWEEN PERIMETER OF WINDOW FRAME AND EXTERIOR FINISH PRIOR TO START OF CONSTRUCTION.

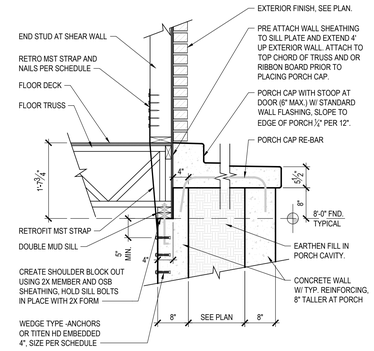
7 STANDARD WINDOW FLASHING per AAMA 2400-02

STUCCO WALL / WOOD FRAME CONSTRUCTION

Scale: NONE

RETROFIT SCHEDULE FOR HOLDOWNS			
ORIGINAL STRAP	RETROFIT MST	FASTENERS	
		BOLTS IN CONCRETE	NAILS IN WOOD
STHD8	MST37	3 - 1/2" DIA.	11 - 16d
STHD8RJ	MST48	3 - 1/2" DIA.	11 - 16d
STHD10	MST48	4 - 1/2" DIA.	17 - 16d
STHD10RJ	MST48	4 - 1/2" DIA.	17- 16d
STHD14	MST60	5 - 1/2" DIA.	24 - 16d
STHD14RJ	MST60	5 - 1/2" DIA.	24- 16d

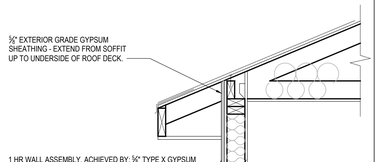
NOTE: INTERIOR GYPSUM BOARD AND WALL INSULATION NOT SHOWN FOR CLARITY.



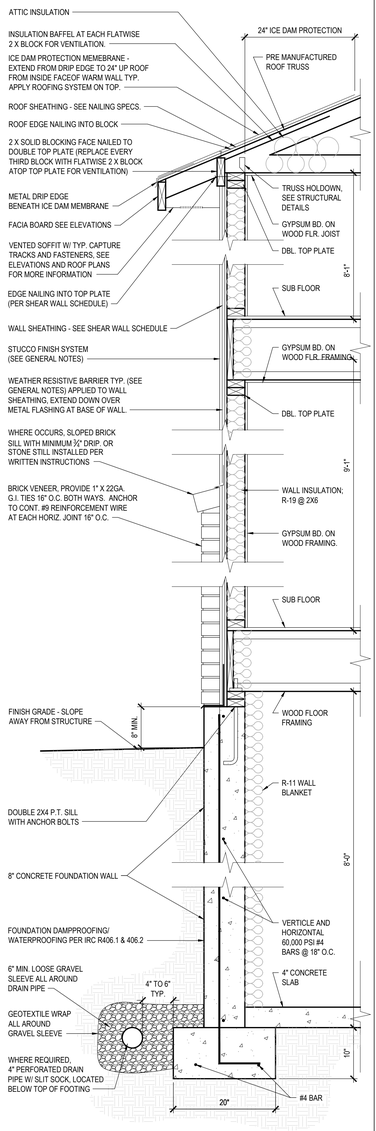
11 SHEAR WALL STRAPS & FOUNDATION AT PORCH

FND. SHOULDER DETAIL FOR PORCH CAP W/ FLOOR TRUSS

Scale: 3/4" = 1'-0"



SOFFIT AT PARTY WALL/PROPERTY LINE



30 TYPICAL EXTERIOR WALL SECTION

BRICK OR STUCCO W/ BASEMENT OR CRAWL SPACE

Scale: 1" = 1'-0"

NOTE:
THE ASSEMBLY DRAWINGS ON THIS SHEET ARE REPRESENTATIONS AND ARE NOT INCLUSIVE OF ALL POTENTIAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS INVOLVED WITH THIS WORK TO BE FAMILIAR WITH THE INSTALLATION GUIDE AND REQUIREMENTS FOR THE COMPLIANT AREA SEPARATION WALL SYSTEM PROVIDED BY THE MANUFACTURER. UNIT SEPARATION ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INSTALLATION GUIDE PROVIDED BY THE MANUFACTURER.

25 UNIT SEPARATION - HIGH ROOF/LOW ROOF

2-HOUR FIRE WALL WITH STEPPED ROOF

Scale: 1" = 1'-0"

NOTE:
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27 UNIT SEPARATION - AT COMMON ROOF PEAK

2-HOUR FIRE WALL AT RIDGE

Scale: 1" = 1'-0"

NOTE:
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28 UNIT SEPARATION - AT COMMON WALL

2-HOUR FIRE WALL

Scale: 1" = 1'-0"

NOTE:
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PROJECT NUMBER 19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

- ★ SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
- (YY) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

REVISIONS	
MARK	DESCRIPTION
1	ADDED SHEET A5.01

BINGHAM COURT

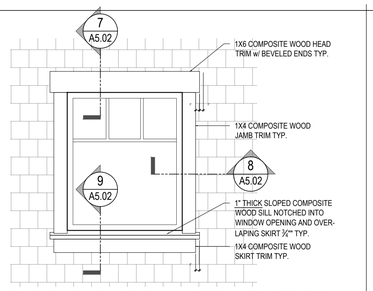
11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # 6

Units: 41-44

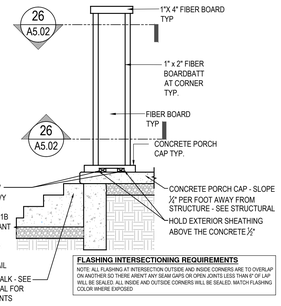
South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # A5.01

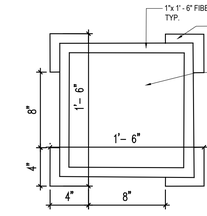


NOTE: PROVIDE FLASHING, COUNTER FLASHING AND WATERPROOF JOINTS PER GENERAL NOTES. BEST SOUND CONSTRUCTION PRACTICES AND MANUFACTURERS WRITTEN INSTRUCTIONS. ALSO SEE DETAIL 7/A5.01.

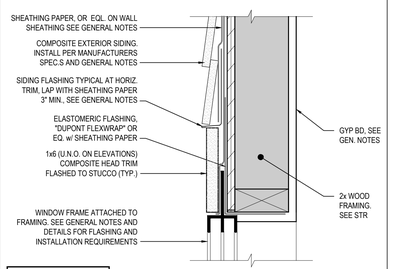
27 WINDOW ELEVATION/DETAIL
COMPOSITE TRIM IN BRICK — Scale: 3/4" = 1'-0"



25 PORCH AND COLUMN
CEMENT BOARD SIDING TRANSITION — Scale: NTS

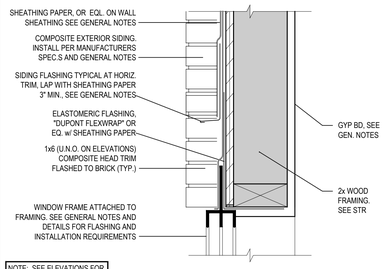


26 COLUMN DETAIL
NTS



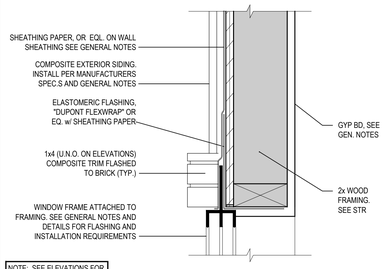
NOTE: SEE ELEVATIONS FOR SIZES OF WINDOW TRIM.

6 WINDOW HEAD
COMPOSITE SIDING W/ WOOD FRAMED CONSTRUCTION — Scale: 3" = 1'-0"



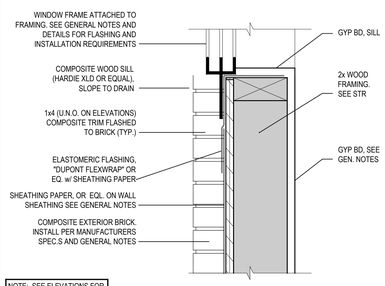
NOTE: SEE ELEVATIONS FOR SIZES OF WINDOW TRIM.

7 WINDOW HEAD
BRICK W/ WOOD FRAMED CONSTRUCTION — Scale: 3" = 1'-0"



NOTE: SEE ELEVATIONS FOR SIZES OF WINDOW TRIM.

8 WINDOW JAMB
BRICK W/ WOOD FRAMED CONSTRUCTION — Scale: 3" = 1'-0"



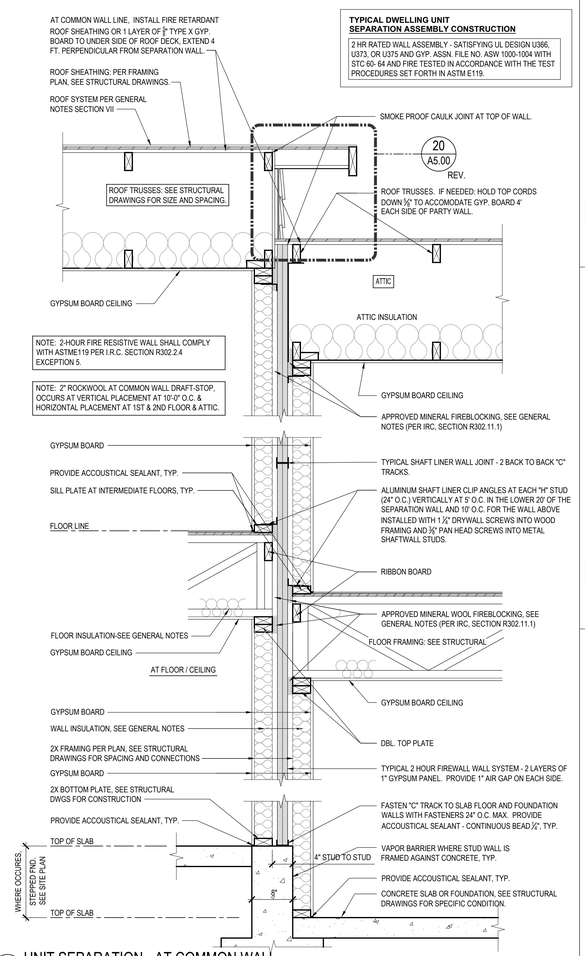
NOTE: SEE ELEVATIONS FOR SIZES OF WINDOW TRIM.

9 WINDOW SILL
BRICK W/ WOOD FRAMED CONSTRUCTION — Scale: 3" = 1'-0"

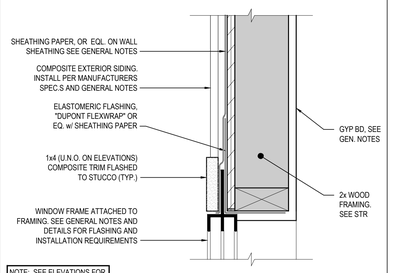
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TYPICAL DWELLING UNIT SEPARATION ASSEMBLY CONSTRUCTION

2 HR RATED WALL ASSEMBLY - SATISFYING UL DESIGN U366, U373, OR U375 AND GYP. ASSN. FILE NO. ASW 1000-1004 WITH STC 60- 64 AND FIRE TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E119.

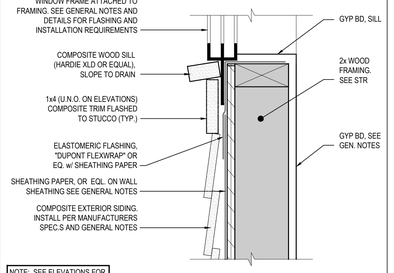


23 UNIT SEPARATION - AT COMMON WALL
2-HOUR FIRE WALL — Scale: 1" = 1'-0"



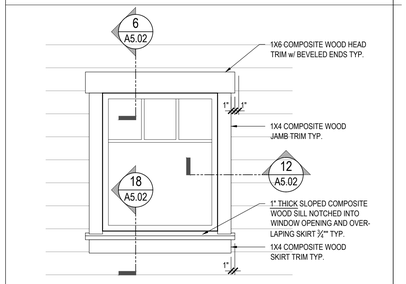
NOTE: SEE ELEVATIONS FOR SIZES OF WINDOW TRIM.

12 WINDOW JAMB
COMPOSITE SIDING W/ WOOD FRAMED CONSTRUCTION — Scale: 3" = 1'-0"



NOTE: SEE ELEVATIONS FOR SIZES OF WINDOW TRIM.

18 WINDOW SILL
COMPOSITE SIDING W/ WOOD FRAMED CONSTRUCTION — Scale: 3" = 1'-0"



NOTE: PROVIDE FLASHING, COUNTER FLASHING AND WATERPROOF JOINTS PER GENERAL NOTES, BEST SOUND CONSTRUCTION PRACTICES AND MANUFACTURERS WRITTEN INSTRUCTIONS. ALSO SEE DETAIL 7/A5.01.

24 WINDOW ELEVATION/DETAIL
COMPOSITE TRIM IN SIDING — Scale: 3/4" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
2150 SOUTH 1300 EAST, SUITE 500
SALT LAKE CITY, UTAH 84106
MIDVALE, UTAH 84047 PH (801) 352-0075
www.focusutah.com

PROJECT NUMBER 19-0220

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KEYNOTES
FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(YX) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

REVISIONS	
NO.	DESCRIPTION
1	CITY COMMENTS

BINGHAM COURT
11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**

Units: 41-44

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # A5.02

ELECTRICAL INSTALLATION GUIDE

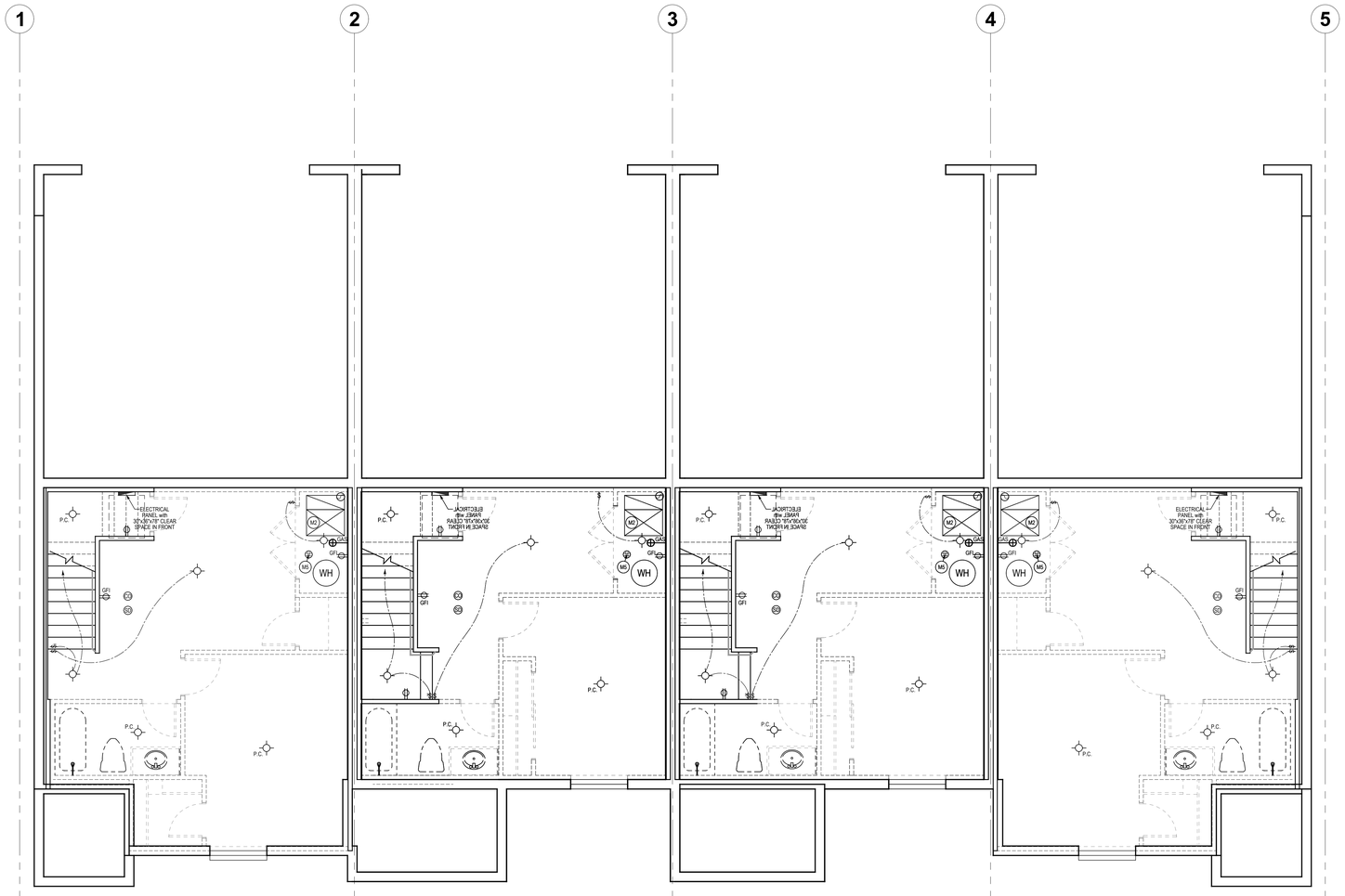
DIMENSIONS LOCATED ON PLAN TAKE PRECEDENCE OVER THIS GUIDE

- ALL SWITCHES ..... 48"
- WALL OUTLETS ..... 14"
- WALL OUTLETS OVER COUNTER ..... 6" ABOVE COUNTER
- WASHER / DRYER OUTLETS ..... 48"
- KITCHEN RANGE OUTLET ..... 24"
- KITCHEN REFRIGERATOR OUTLET ..... 48"
- KITCHEN HOOD FAN "VHIIP" ..... 66"
- KITCHEN WALL HUNG MICROWAVE OUTLET ..... 76"
- KITCHEN DISHWASHER RECEPTACLE ..... UNDER SINK
- GARAGE GFI - (ABOVE GARAGE FLOOR) ..... 48"
- BASEMENT WALL OUTLETS ..... 48"
- EXTERIOR GFI OUTLETS ..... 12"
- WATER SOFTENER AND SUMP OUTLETS ..... 48"
- TV, PHONE & DATA OUTLETS ..... 12"
- DINING & BREAKFAST FIXTURE ..... 64" TO BTM OF FIXTURE
- FOYER & STAIRWAY FIXTURE ..... 96" TO BTM OF FIXTURE
- BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR) ..... 80"
- FRONT DOOR COACH LIGHT ..... 72"
- GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR) ..... 84"
- THERMOSTAT ..... 54"
- DOORBELL CHIMES ..... 84"
- DOORBELL BUTTON ..... LEVEL w/ DOOR HANDLE

ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO CENTER LINE (UNO)

ELECTRICAL PLAN NOTES

- PROVIDE & INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) & MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- PROVIDE & INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) & MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS / CUTOFFS
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS
- ALL ELECTRICAL & MECHANICAL EQUIPMENT (I.E. FURNACES, WATER HEATERS, A/C UNITS, ELECTRICAL PANELS, DRAIN TILE SUMP & SANITARY SUMP PITS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN ANY BEDROOM SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER PER N.E.C. 210-12 (A) & (B)
- FIXTURES LOCATED IN CLOTHES CLOSETS SHALL BE COVERED & COMPLY w/ N.E.C. 410-8 REGARDING DISTANCES & TYPE OF FIXTURE
- OVEN / RANGE & ELECTRICAL DRYER ARE REQUIRED TO BE SUPPLIED BY 4-WIRE RECEPTACLE PER N.E.C. 250-60
- ALL RECEPTACLE & FIXTURE BOXES IN THE GARAGE SHALL BE OF METAL OR MATERIAL TESTED FOR FIRE RESISTIVE ASSEMBLIES & INSTALLED IN ACCORDANCE w/ THE TESTED ASSEMBLY. UBC 709.7.
- CEILING FANS NOT EXCEEDING 35 POUNDS (WITH OR WITHOUT ACCESSORIES) MAY BE SUPPORTED BY OUTLET BOXES PROVIDED THE BOXES ARE IDENTIFIED SUCH USE PER NEC 422-18
- CEILING FANS OR LIGHTS INSTALLED OUTDOORS OR UNDER PATIO COVERS MUST BE LISTED FOR DAMP LOCATION. NEC 110-11
- SPAS & HYDRO-MASSAGE TUBS SHALL COMPLY w/ NEC ARTICLE 680
- ELECTRICAL PLAN DESIGNATES SCHEMATIC LAYOUT ONLY. ALL ELECTRICAL ELEMENTS TO BE VERIFIED BY BUILDER PRIOR TO START OF CONSTRUCTION
- PROVIDE A PULL-CHAIN FIXTURE IN ATTIC
- OUTLETS SHALL BE SPACED ACCORDING TO PREVAILING CODES @ THE DISCRETION OF THE ELECTRICIAN
- ACTUAL OUTLET LOCATION MAY VARY FROM WHAT THIS PLAN SHOWS
- GARAGES: THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE(S) IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE AND NOT LESS THAN ONE RECEPTACLE OUTLET SHALL BE INSTALLED FOR EACH MOTOR VEHICLE SPACE. ("EXCEPTION: RECEPTACLES OR OTHER OUTLETS ADJACENT TO THE EXTERIOR WALLS OF THE GARAGE, OUTLETS ADJACENT TO AN EXTERIOR WALL OF THE GARAGE, OR OUTLETS IN A STORAGE ROOM WITH ENTRY FROM THE GARAGE MAY BE CONNECTED TO THE GARAGE BRANCH CIRCUIT." (2015 IRC UTAH AMENDMENT))



1 **Olympia Unit 41** | 2 **Bellevue 2 Unit 42** | 3 **Bellevue 2 Unit 43** | 4 **Olympia Unit 44** | 5

BASEMENT ELEC & HVAC PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
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www.focusutah.com

PROJECT NUMBER
19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

- ✦ SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
- (YY) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

ELECTRICAL KEY

- 110v DUPLEX OUTLET ✦
- 110v SWITCHED OUTLET ✦
- 110v 4-PLEX OUTLET ✦
- 220v OUTLET ✦
- FLOOR OUTLET ✦
- LIGHT FIXTURE
- RECESSED (CAN) LIGHT
- EYEBALL RECESSED (CAN) LIGHT
- WALL SCONCE
- EXHAUST FAN
- LIGHT FIXTURE & EXHAUST FAN
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- PHONE JACK
- TV OUTLET
- RJ45 OUTLET
- THERMOSTAT
- DOOR CHIME
- SMOKE ALARM ✦
- CARBON MONOXIDE ALARM ✦
- GARBAGE DISPOSAL
- CEILING FAN w/ LIGHT ✦
- CEILING FAN ✦
- FLUE ✦
- HAVC FLOOR SUPPLY REGISTER
- HAVC CEILING SUPPLY REGISTER
- ELECTRICAL PANEL ✦
- GAS LINE ✦

HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS

NOTE!

OUTLETS SHALL BE SPACED ACCORDING TO PREVAILING CODES AT THE DISCRETION OF THE ELECTRICIAN. ACTUAL OUTLET LOCATION MAY VARY FROM WHAT THIS PLAN SHOWS.

REVISIONS	
1	
2	
3	
4	
5	

BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**

Units: 41-44

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	Sheet #
SD	EM1.0

ELECTRICAL INSTALLATION GUIDE

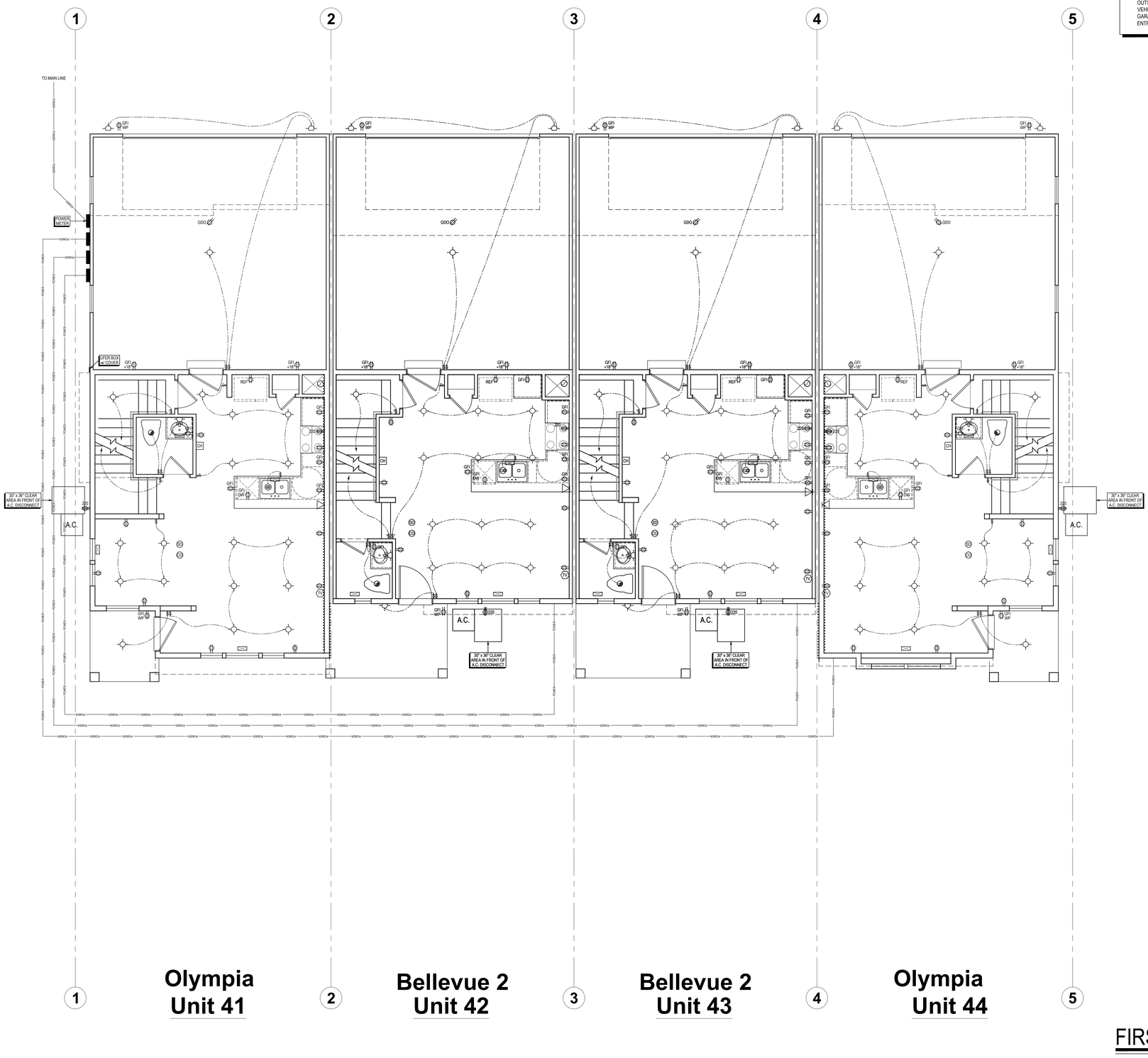
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- OUTLETS SHALL BE SPACED ACCORDING TO PREVAILING CODES @ THE DISCRETION OF THE ELECTRICIAN
- ACTUAL OUTLET LOCATION MAY VARY FROM WHAT THIS PLAN SHOWS
- GARAGES: THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE(S) IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE AND NOT LESS THAN ONE RECEPTACLE OUTLET SHALL BE INSTALLED FOR EACH MOTOR VEHICLE SPACE. ("EXCEPTION: RECEPTACLES OR OTHER OUTLETS ADJACENT TO THE EXTERIOR WALLS OF THE GARAGE, OUTLETS ADJACENT TO AN EXTERIOR WALL OF THE GARAGE, OR OUTLETS IN A STORAGE ROOM WITH ENTRY FROM THE GARAGE MAY BE CONNECTED TO THE GARAGE BRANCH CIRCUIT." (2015 IRC UTAH AMENDMENT))



FIRST FLOOR ELEC & HVAC PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
10710 SOUTH JORDAN GATEWAY, SUITE 200
SOUTH JORDAN, UTAH 84095 (801) 352-0075
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PROJECT NUMBER
19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

- ✦ SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
- (YY) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

ELECTRICAL KEY

- 110v DUPLEX OUTLET ✦
- 110v SWITCHED OUTLET ✦
- 110v 4-PLEX OUTLET ✦
- 220v OUTLET ✦
- FLOOR OUTLET ✦
- LIGHT FIXTURE
- RECESSED (CAN) LIGHT
- EYEBALL RECESSED (CAN) LIGHT
- WALL SCONCE
- EXHAUST FAN
- LIGHT FIXTURE & EXHAUST FAN
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- PHONE JACK
- TV TV OUTLET
- RJ45 RJ45 OUTLET
- T THERMOSTAT*
- CH DOOR CHIME
- SD SMOKE ALARM ✦
- CA CARBON MONOXIDE ALARM ✦
- GD GARBAGE DISPOSAL
- CEILING FAN w/ LIGHT ✦
- CEILING FAN ✦
- FLUE ✦
- HAVC FLOOR SUPPLY REGISTER
- HAVC CEILING SUPPLY REGISTER
- ELECTRICAL PANEL ✦
- GAS LINE ✦

*HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS

NOTE!

OUTLETS SHALL BE SPACED ACCORDING TO PREVAILING CODES AT THE DISCRETION OF THE ELECTRICIAN. ACTUAL OUTLET LOCATION MAY VARY FROM WHAT THIS PLAN SHOWS.

REVISIONS	DESCRIPTION
1	
2	
3	
4	
5	

BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**

Units: 41-44

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # EM1.1

ELECTRICAL INSTALLATION GUIDE

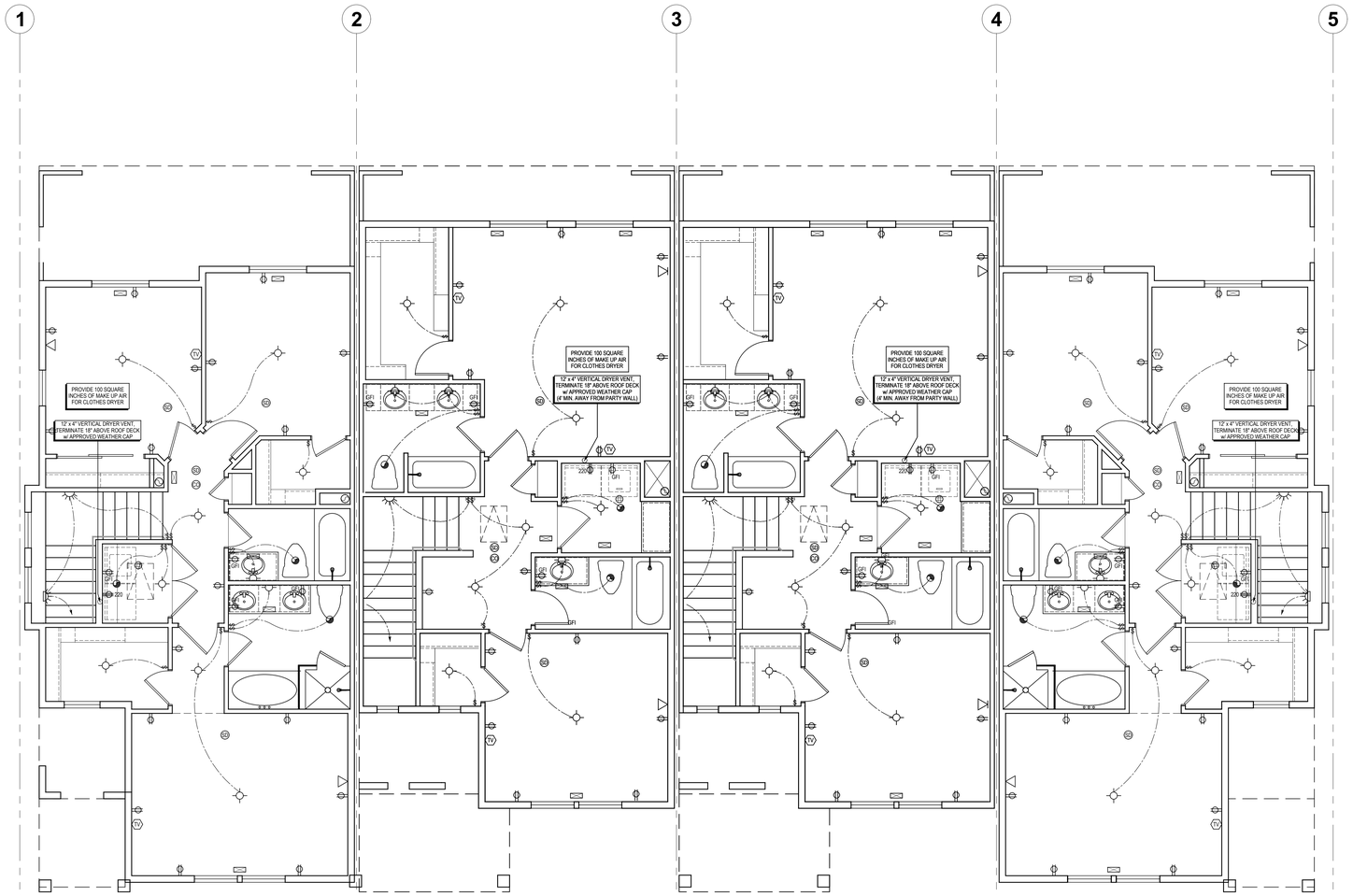
DIMENSIONS LOCATED ON PLAN TAKE PRECEDENCE OVER THIS GUIDE

- ALL SWITCHES ..... 48"
- WALL OUTLETS ..... 14"
- WALL OUTLETS OVER COUNTER ..... 6" ABOVE COUNTER
- WASHER / DRYER OUTLETS ..... 48"
- KITCHEN RANGE OUTLET ..... 24"
- KITCHEN REFRIGERATOR OUTLET ..... 48"
- KITCHEN HOOD FAN "VHIIP" ..... 66"
- KITCHEN WALL HUNG MICROWAVE OUTLET ..... 76"
- KITCHEN DISHWASHER RECEPTACLE ..... UNDER SINK
- GARAGE GFI - (ABOVE GARAGE FLOOR) ..... 48"
- BASEMENT WALL OUTLETS ..... 48"
- EXTERIOR GFI OUTLETS ..... 12"
- WATER SOFTENER AND SUMP OUTLETS ..... 48"
- TV, PHONE & DATA OUTLETS ..... 12"
- DINING & BREAKFAST FIXTURE ..... 64" TO BTM OF FIXTURE
- FOYER & STAIRWAY FIXTURE ..... C- 96" TO BTM OF FIXTURE
- BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR) ..... 80"
- FRONT DOOR COACH LIGHT ..... 72"
- GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR) ..... 84"
- THERMOSTAT ..... 54"
- DOORBELL CHIMES ..... 84"
- DOORBELL BUTTON ..... LEVEL w/ DOOR HANDLE

ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO CENTER LINE (UNO)

ELECTRICAL PLAN NOTES

- PROVIDE & INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) & MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- PROVIDE & INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) & MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS / CUTOFFS
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS
- ALL ELECTRICAL & MECHANICAL EQUIPMENT (I.E. FURNACES, WATER HEATERS, A/C UNITS, ELECTRICAL PANELS, DRAIN TILE SUMP & SANITARY SUMP PITS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN ANY BEDROOM SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER PER N.E.C. 210-12 (A) & (B)
- FIXTURES LOCATED IN CLOTHES CLOSETS SHALL BE COVERED & COMPLY w/ N.E.C. 410-8 REGARDING DISTANCES & TYPE OF FIXTURE
- OVEN / RANGE & ELECTRICAL DRYER ARE REQUIRED TO BE SUPPLIED BY 4-WIRE RECEPTACLE PER N.E.C. 250-60
- ALL RECEPTACLE & FIXTURE BOXES IN THE GARAGE SHALL BE OF METAL OR MATERIAL TESTED FOR FIRE RESISTIVE ASSEMBLIES & INSTALLED IN ACCORDANCE w/ THE TESTED ASSEMBLY. UBC 709.7.
- CEILING FANS NOT EXCEEDING 35 POUNDS (WITH OR WITHOUT ACCESSORIES) MAY BE SUPPORTED BY OUTLET BOXES PROVIDED THE BOXES ARE IDENTIFIED SUCH USE PER NEC 422-18
- CEILING FANS OR LIGHTS INSTALLED OUTDOORS OR UNDER PATIO COVERS MUST BE LISTED FOR DAMP LOCATION, NEC 110-11
- SPAS & HYDRO-MASSAGE TUBS SHALL COMPLY w/ NEC ARTICLE 680
- ELECTRICAL PLAN DESIGNATES SCHEMATIC LAYOUT ONLY. ALL ELECTRICAL ELEMENTS TO BE VERIFIED BY BUILDER PRIOR TO START OF CONSTRUCTION
- PROVIDE A PULL-CHAIN FIXTURE IN ATTIC
- OUTLETS SHALL BE SPACED ACCORDING TO PREVAILING CODES @ THE DISCRETION OF THE ELECTRICIAN
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SECOND FLOOR ELEC & HVAC PLAN

SCALE: ¼" = 1'-0"

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www.focusutah.com

PROJECT NUMBER
19-0220

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- DIMMER SWITCH
- PHONE JACK
- TV TV OUTLET
- RJ45 RJ45 OUTLET
- TS THERMOSTAT
- DC DOOR CHIME
- SD SMOKE ALARM ●
- CO CARBON MONOXIDE ALARM ●
- GD GARBAGE DISPOSAL
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- CEILING FAN ●
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HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS

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REVISIONS		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	10/17/18
2	CITY COMMENTS	11/15/18

BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building #
6
Units:
41-44

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # EM1.2

IVORY HOMES

Utah's Number One Homebuilder

978 Woodoak Lane
Salt Lake City, Utah 84117
Business: (801)-747-7000
Business Fax: (801)-747-7094



Project Vicinity Map



Code Analysis

APPLICABLE CODE:
2015 INTERNATIONAL RESIDENTIAL CODE

OCCUPANCY CLASSIFICATION:
PER IBC 101.2, TOWNHOUSE GOVERNED BY IRC, R-3

TYPE OF CONSTRUCTION:
VB - TWO STORY / 7,000 S.F. PER FLOOR PERMITED

FLOOR AREAS:
SEE SCHEDULE ON A0.00

OCCUPANT LOAD AND EXITS:
11 IN LARGEST UNIT - 1 EXIT REQUIRED
2 EXITS PROVIDED

Sheet Index

CP COVER SHEET & SHEET INDEX

STRUCTURAL
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S1.01 FIRST FLOOR FRAMING PLAN
S1.02 SECOND FLOOR FRAMING PLAN
S1.03 ROOF FRAMING PLAN
S2.01 FIRST FLOOR SHEAR PLAN
S2.02 SECOND FLOOR SHEAR PLAN
SD0 STRUCTURAL DETAILS
SD1 STRUCTURAL DETAILS
SD2 STRUCTURAL DETAILS

ARCHITECTURAL
A0.00 GENERAL NOTES, ABBREVIATIONS, SYMBOL LEGEND, AREA SCHEDULE, & GAS LINE DIAGRAMS
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ELECTRICAL / MECHANICAL
EM1.0 BASEMENT ELECTRICAL & MECHANICAL LAYOUT
EM1.1 FIRST FLOOR ELECTRICAL & MECHANICAL LAYOUT
EM1.2 SECOND FLOOR ELECTRICAL & MECHANICAL LAYOUT

South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 09/08/2020 By DDrozdek

200

FOCUS ENGINEERING AND SURVEYING, LLC
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(801) 623-4128 FAX (801) 623-4829
www.focusutah.com

PROJECT NUMBER
19-0220

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KEYNOTES
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South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

BINGHAM COURT
11333 S. 1385 W. SOUTH JORDAN, UTAH

Building #
6
Units:
41-44

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	Sheet #
SD	CP

FOOTING SCHEDULE

MARK	LENGTH	WIDTH	HEIGHT	CONTINUOUS REINFORCEMENT			CROSSWISE REINFORCEMENT				NOTES
				QTY.	SIZE	LENGTH/SPACING	QTY.	SIZE	LENGTH	SPACING	
F24	CONT.	24"	10"	3	#4	CONT.	EQ.	-		EQ.	
F20	CONT.	20"	10"	2	#4	CONT.	EQ.	-		EQ.	
F18	CONT.	18"	10"	2	#4	CONT.	EQ.	-		EQ.	
S24	24"	24"	10"	3	#4.	18"	EQ.	3	#4.	18"	EQ.
S30	30"	30"	10"	3	#4	24"	EQ.	3	#4	24"	EQ.
S36	36"	36"	10"	4	#4	30"	EQ.	4	#4	30"	EQ.
S42	42"	42"	10"	4	#4	36"	EQ.	4	#4	36"	EQ.
S48	48"	48"	10"	5	#4	42"	EQ.	5	#4	42"	EQ.
S54	54"	54"	10"	5	#4	48"	EQ.	5	#4	48"	EQ.

NOTES:
1. 1x1,500 PSI, 1x450,000 PSI.
2. EXISTING ALL FOOTINGS BELOW THE FROST LINE OF THE LOCALITY. (ST)
3. FOOTINGS SHALL BEAR ON NATIVE UNDISTURBED SOILS OR COMPACTED STRUCTURAL FILL AS APPROVED AND SPECIFIED BY A LICENSED GEOTECHNICAL ENGINEER.
4. NO PENETRATIONS SHALL BE ALLOWED THROUGH FOOTINGS, WHEN CONFLICTS ARISE THE FOOTING SHALL BE STEPPED BELOW THE CONFLICT AND THE FOUNDATION WALL SHALL EXTEND TO THE FOOTING AS REQUIRED AND THE PENETRATION CAN GO THROUGH THE FOUNDATION.
5. FOOTINGS SHALL BE CENTERED UNDER ALL WALLS & COLUMNS U.N.O.
6. PLACE ALL REINFORCING STEEL ACCURATELY & SUPPORT AGAINST DISPLACEMENT PRIOR TO POURING CONCRETE.
7. LONGITUDINAL AND CROSSWISE REINFORCEMENT SHALL HAVE 3" OF CLEAR COVER FROM THE BASE OF THE FOOTING.

FOUNDATION WALL SCHEDULE

MARK	THICKNESS	MAX. HEIGHT	VERTICAL REINFORCEMENT		HORIZONTAL REINFORCEMENT			NOTES
			SIZE	SPACING	QTY.	SIZE	SPACING	
FW1	8"	3'-0"	#4	24"	3	#4	EQ.	
FW2	8"	4'-0"	#4	24"	4	#4	EQ.	
FW3	8"	6'-0"	#4	24"	5	#4	EQ.	
FW4	8"	8'-0"	#4	24"	6	#4	EQ.	
FW5	8"	9'-0"	#4	16"	7	#4	EQ.	
FW6	12"	9'-0"	#4	18"	-	#4	16"	DOUBLE MAT

NOTES:
1. FOUNDATION WALLS OVER 8'-0" REQUIRE ADDITIONAL ENGINEERING
2. 3x1,500 PSI, 1x450,000 PSI.
3. PLACE VERTICAL AND HORIZONTAL REINFORCEMENT IN THE CENTER OF FOUNDATION WALL.
4. PLACE 2 HORIZONTAL #4 BARS WITHIN 12" OF TOP AND BOTTOM OF THE FOUNDATION WALL, ALL OTHER BARS SHALL BE EQUALLY SPACED U.N.O.
5. PLACE (2) HORIZONTAL #4 BARS WITHIN 12" OF EACH OPENING AND EXTEND 48" BEYOND THE EDGE OF OPENING. VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE. PLACE (1) #4 BARS AT EACH SIDE AND BELOW EACH OPENING. HEIGHT OF CONCRETE OVER OPENINGS SHALL BE A MINIMUM OF 12" U.N.O.
6. PROVIDE 24" LONG LAP SPLICES FOR CONTINUOUS REINFORCEMENT
7. PROVIDE ANCHOR BOLTS EMBEDDED INTO FOUNDATION WALLS AT ALL EXTERIOR AND SHEAR WALLS U.N.O. SEE ANCHOR BOLT SCHEDULE AND PLANS FOR SIZE AND SPACING OF ANCHOR BOLTS.

HOLDOWN SCHEDULE

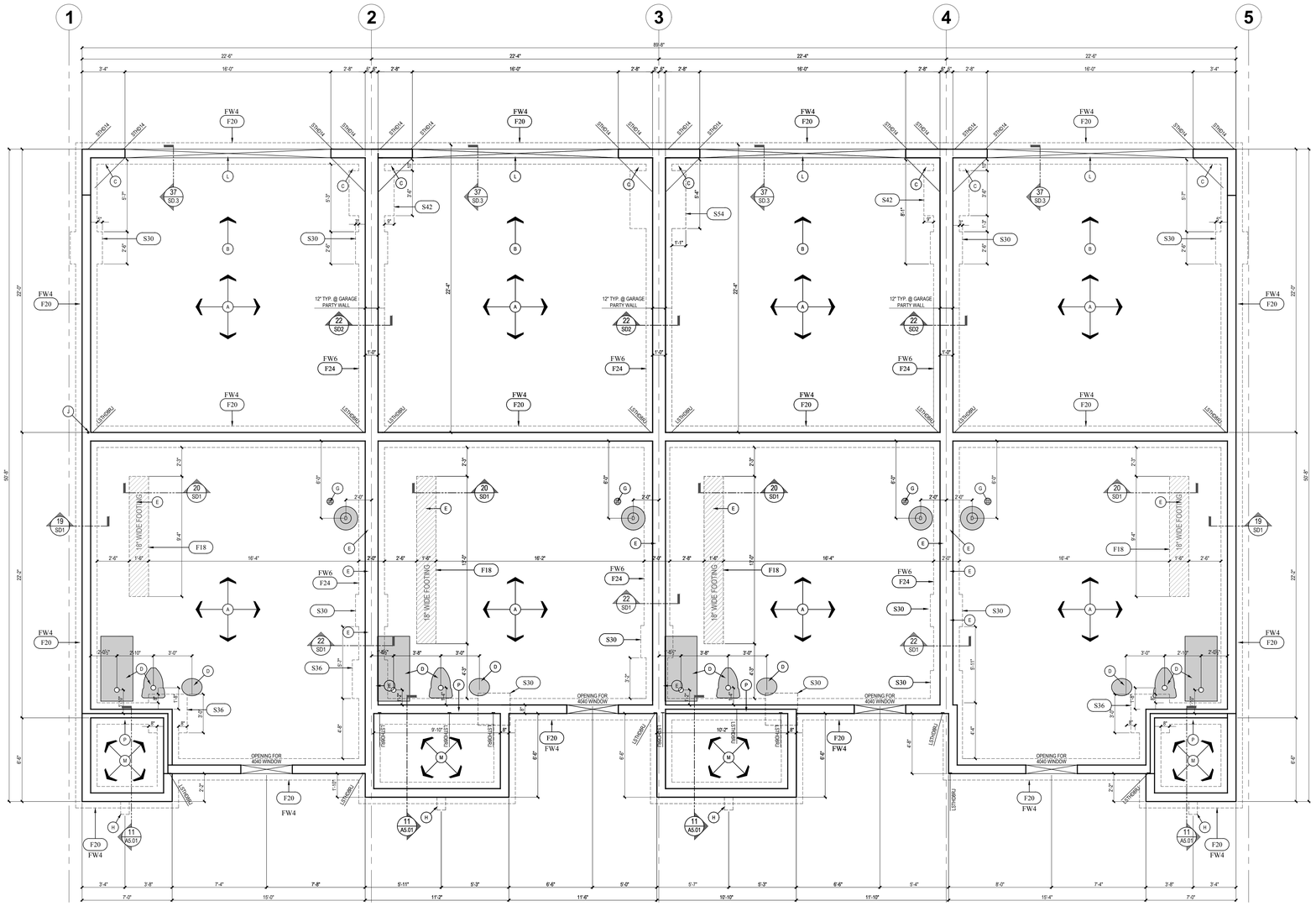
LSTHD8/8RJ
STHD10/10RJ
STHD14/14RJ
CS16x46" LONG STRAP
MST37 STRAP
MST48 STRAP

NOTES:
1. HOLDOWNS SHALL BE INSTALLED ON A MINIMUM OF (2) FULL HEIGHT KING STUDS.
2. SEE DETAILS FOR TYPICAL HOLDOWN INSTALLATION.
3. SEE DETAILS FOR TYPICAL FLOOR TO FLOOR STRAP INSTALLATION.
4. POST-INSTALLED HOLDOWNS MAY BE INSTALLED IN LIEU OF CAST IN PLACE HOLDOWNS PER DETAILS
5. 16d SINKER NAILS MAY BE SUBSTITUTED w/ 10d COMMON NAILS, MINIMUM NAIL LENGTH = 3IN".
6. USE "RJ" MODELS FOR HOLDOWNS AT TYPICAL RIMJOIST APPLICATIONS.
7. FLOOR TO FLOOR STRAPS SHALL BE CENTERED OVER THE FLOOR CAVITY.

ANCHOR BOLT SCHEDULE

MARK	DIAMETER	SPACING	DIAMETER	SPACING
AB-1	⅝"	32"	⅞"	32"
AB-2	⅝"	24"	⅞"	32"
AB-3	⅝"	18"	⅞"	24"
AB-4	⅝"	12"	⅞"	18"

NOTES:
1. ANCHOR BOLTS WITH 7" DIAMEMENT INTO FOUNDATION WALL W/3"x3"x0.229" PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS. PLACE (1) ANCHOR BOLT WITHIN 6" OF THE EDGE OF EACH PLATE. GALVANIZED ANCHORS w/TREATED PLATES REQUIRED.
2. ALL UNMARKED FOUNDATION WALLS SHALL BE ASSUMED TO BE AB1.



FOUNDATION PLAN

SCALE: ¼" = 1'-0"

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FOUNDATION

A: 4" SLAB ON GRADE
B: SLOPE GARAGE FLOOR SLAB TO OPENING @ ½" PER 12" MIN.)
C: WARP GARAGE SLAB CORNERS WHERE NEEDED FOR POSITIVE DRAINAGE TO DOOR
D: LOCATION OF PLUMBING FIXTURE*
E: LOCATION OF DRAIN FROM FLOOR(s) ABOVE*
F: LOCATION OF BASEMENT PLUMBING WALL*
G: FLOOR DRAIN
H: CONCRETE STAIR HAUNCH FOR CONCRETE STEPS CENTERED ON STEPS*
J: UFER GROUND - REBAR IN CONCRETE FOUNDATION WALL ★
K: 4" X 2'-0" NOTCH IN FOUNDATION WALL
L: BLOCK DOWN FOR OPENING*
M: FILL FOUNDATION CAVITY BENEATH PORCH w/ COMPACTED MATERIAL IN LIFTS. USE TYPICAL FLASHING. PORCH CAP REINFORCEMENT - PROVIDE #4 BREAK OUT BARS @ 18" ON CENTER EACH WAY. PROVIDE #4 DOWELS @ 18" ON CENTER EACH WAY IN SLAB, LAP BARS 24" MIN. (NO 9" DECK REQUIRED)
P: STEP UP FOUNDATION WALL 8" @ PORCH
R: SLOPE SLAB DOWN 2" AWAY FROM BUILDING
S: WARP SLAB CORNERS WHERE NEEDED FOR POSITIVE DRAINAGE TO DRAINS

* COORDINATE LOCATION AND SIZE WITH FLOOR PLANS

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Reviewed for Code Compliance
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BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

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PROFESSIONAL ENGINEER
No. 10938572
MATTHEW J. HAKES
09/02/2020
STATE OF UTAH

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	Sheet #
SD	S1.00

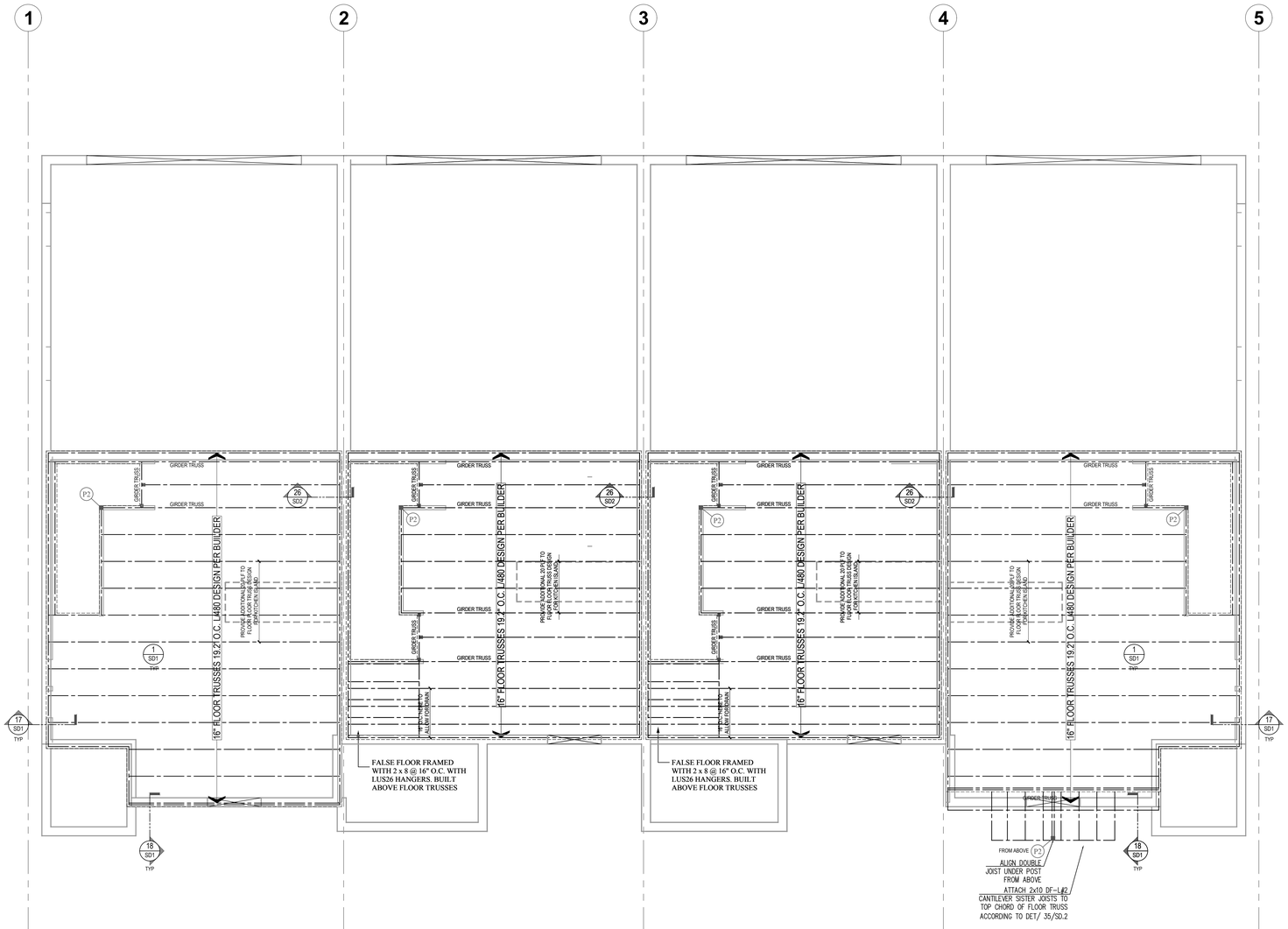
GENERAL FRAMING NOTES

1. REFER TO DETAIL SHEET SD.0 FOR GENERAL STRUCTURAL NOTES.
2. ALL DETAILS SHALL APPLY IN SIMILAR/TYPICAL SITUATIONS.
3. ALL STRUCTURAL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
4. USE (8) 16d NAILS BETWEEN TOP PLATE LAP SPLICES.
5. INTERIOR STUD WALLS SHALL BE 2x4 (AS PER PLANS) @ 16" O.C. U.N.O.
6. EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. U.N.O.
7. ALL NAIL FASTENERS SHALL BE COMMON WIRE OR BOX NAILS.
8. SHEAR WALL HOLDOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALLS ON THE PLAN.
9. ROOF FRAMING SHALL FRAMING AS PER PLANS w/ APA RATED 7/16" OSB PLYWOOD w/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
10. FLOOR FRAMING SHALL BE FRAMING AS PER PLANS w/ APA RATED 23/32" T&G OSB PLYWOOD w/ 10d RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.
12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES 9 AND 10 ABOVE.

POST SCHEDULE

MARK	SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
P8	3½"x3½" PARALLAM POST
P9	3½"x5½" PARALLAM POST
P10	3½"x7" PARALLAM POST
P11	5½"x5½" PARALLAM POST
P12	5½"x7" PARALLAM POST
P13	7"x7" PARALLAM POST

NOTES:
1. INSTALL (1) TRIMMER AND (1) KING STUD ON BOTH SIDES OF EACH OPENING U.N.O.
2. ATTACH 3x BUILT-UP POST PLIES TOGETHER w/ 16d NAILS @ 8" O.C. STAGGERED.
3. POST CALLOUTS AT HEADERS INDICATE THE NUMBER OF TRIMMER STUDS REQUIRED.
4. PROVIDE 2x SOLID BLOCKING BELOW EACH POST AT FLOOR FRAMING. BLOCKING SHALL MATCH DIMENSIONS OF POST ABOVE. PROVIDE POSTS OF EQUAL DIMENSION OR GREATER BELOW BLOCKING AND POSTS ABOVE THROUGH TO FOUNDATION/FOOTING U.N.O. OR UNLESS POST ENDS OVER A BEAM.
5. BUILT-UP 2x POSTS (P1-P5) SHALL MATCH THE WALL DIMENSION IN WHICH THEY ARE PLACED.
6. BUILT-UP POSTS SHALL BE OF #1 AT GRADE. PARALLAM POSTS SHALL BE 2.0E PSL.
7. POSTS SHALL BE CENTERED BELOW THE BEAMS/POSTS ABOVE FOR WHICH LOADS THE POSTS ARE INTENDED TO CARRY.



FIRST FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

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KEYNOTES

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▲ SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(YX) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

FLOOR FRAMING

DRAIN LINE FOR PLUMBING FIXTURE ▲

FLUE LOCATION ▲

COMBUSTION AIR FROM OUTSIDE ▪

22 x 28 CRAWL SPACE ACCESS ▲

▲ ADJUST FLOOR JOIST LAYOUT TO ALLOW SPACE IF NEEDED

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # S1.01

BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**

Units: 41-44

PROFESSIONAL ENGINEER No. 10938572 MATTHEW HALES 09/02/2020 STATE OF UTAH

GENERAL FRAMING NOTES

1. REFER TO DETAIL SHEET SD.0 FOR GENERAL STRUCTURAL NOTES.
2. ALL DETAILS SHALL APPLY IN SIMILAR/TYPICAL SITUATIONS.
3. ALL STRUCTURAL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
4. USE (8) 16d NAILS BETWEEN TOP PLATE LAP SPLICES.
5. INTERIOR STUD WALLS SHALL BE 2x4 (AS PER PLANS) @ 16" O.C. U.N.O.
6. EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. U.N.O.
7. ALL NAIL FASTENERS SHALL BE COMMON WIRE OR BOX NAILS.
8. SHEAR WALL HOLDOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALLS ON THE PLAN.
9. ROOF FRAMING SHALL FRAMING AS PER PLANS w/ APA RATED 7/16" OSB PLYWOOD w/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
10. FLOOR FRAMING SHALL BE FRAMING AS PER PLANS w/ APA RATED 23/32" T&G OSB PLYWOOD w/ 10d RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.
12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES 9 AND 10 ABOVE.

POST SCHEDULE

MARK	SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
P8	3½"x3½" PARALLAM POST
P9	3½"x5½" PARALLAM POST
P10	3½"x7" PARALLAM POST
P11	5½"x5½" PARALLAM POST
P12	5½"x7" PARALLAM POST
P13	7"x7" PARALLAM POST

NOTES:
1. INSTALL (1) TRIMMER AND (1) KING STUD ON BOTH SIDES OF EACH OPENING U.N.O.
2. ATTACH 3x BUILT-UP POST PLIES TOGETHER w/ 16d NAILS @ 6" O.C. STAGGERED.
3. POST CALLOUTS AT HEADERS INDICATE THE NUMBER OF TRIMMER STUDS REQUIRED.
4. PROVIDE 3x SOLID BLOCKING BELOW EACH POST AT FLOOR FRAMING. BLOCKING SHALL MATCH DIMENSIONS OF POST ABOVE. PROVIDE POSTS OF EQUAL DIMENSION OR GREATER BELOW BLOCKING AND POSTS ABOVE THROUGH TO FOUNDATION/FOOTING U.N.O. OR UNLESS POST ENDS OVER A BEAM.
5. BUILT-UP 3x POSTS (P1-P5) SHALL MATCH THE WALL DIMENSION IN WHICH THEY ARE PLACED.
6. BUILT-UP POSTS SHALL BE OF L-80 GRADE. PARALLAM POSTS SHALL BE 2.0E PSL.
7. POSTS SHALL BE CENTERED BELOW THE BEAMS/POSTS ABOVE FOR WHICH LOADS THE POSTS ARE INTENDED TO CARRY.

OLY EXT UFB SCHEDULE

MARK	QTY.	SIZE	MATERIAL	GRADE
OLY UFB-1	1	5.26" x 16.25"	GLULAM	24F-V4 DF/DF
OLY UFB-2	3	1.75" x 16"	MICROLLAM	1.9 E
OLY UFB-3	2	2 x 6	DIM. LUMBER	DF-L#2
OLY UFB-4	2	2 x 6	DIM. LUMBER	DF-L#2
OLY UFB-5	2	1.75" x 16"	MICROLLAM	1.9 E
OLY UFB-6	2	1.75" x 16"	MICROLLAM	1.9 E

BELL 2 INT UFB SCHEDULE

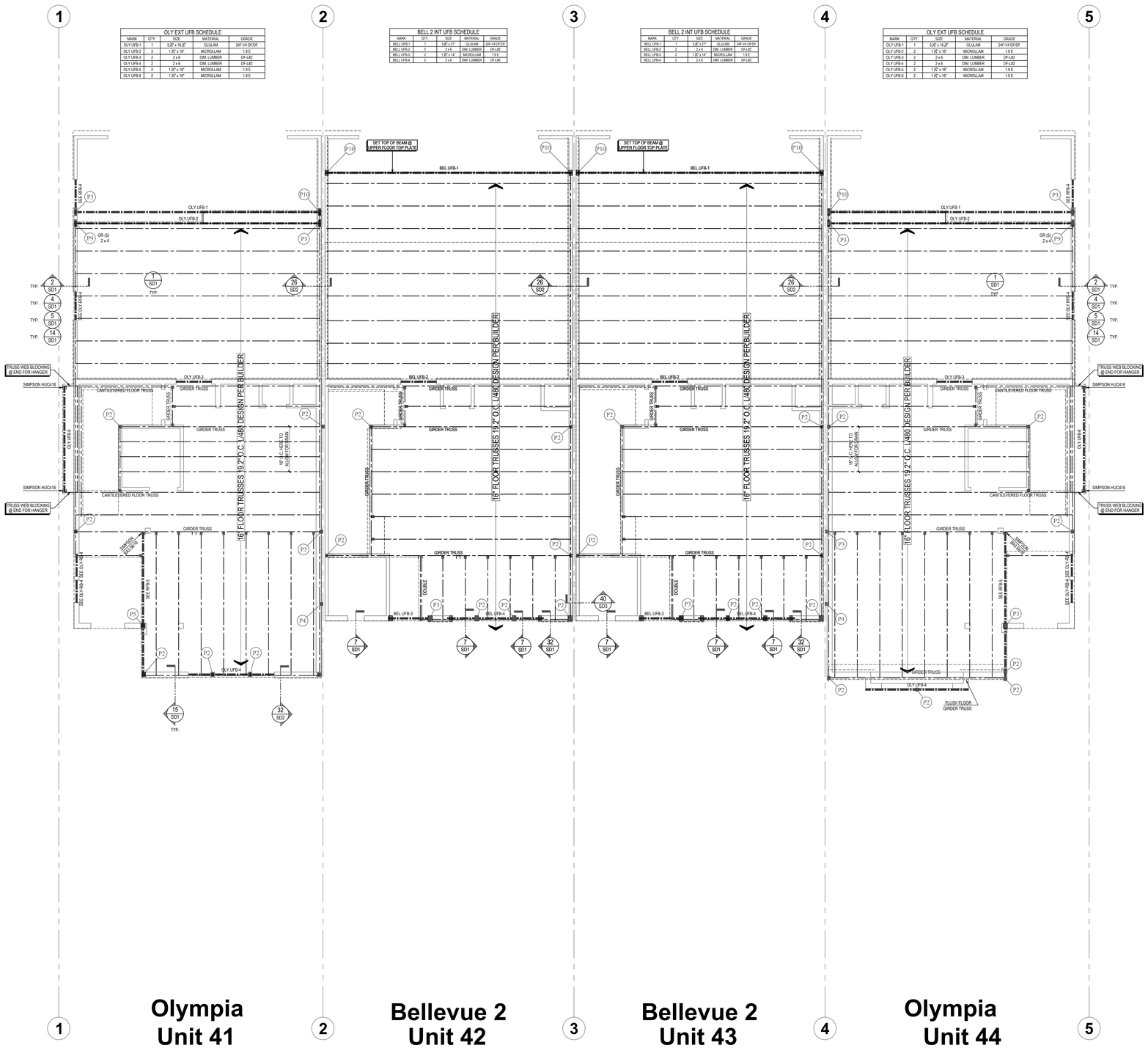
MARK	QTY.	SIZE	MATERIAL	GRADE
BELL UFB-1	1	5.26" x 27"	GLULAM	24F-V4 DF/DF
BELL UFB-2	2	2 x 6	DIM. LUMBER	DF-L#2
BELL UFB-3	2	1.75" x 14"	MICROLLAM	1.9 E
BELL UFB-4	2	2 x 6	DIM. LUMBER	DF-L#2

BELL 2 INT UFB SCHEDULE

MARK	QTY.	SIZE	MATERIAL	GRADE
BELL UFB-1	1	5.26" x 27"	GLULAM	24F-V4 DF/DF
BELL UFB-2	2	2 x 6	DIM. LUMBER	DF-L#2
BELL UFB-3	2	1.75" x 14"	MICROLLAM	1.9 E
BELL UFB-4	2	2 x 6	DIM. LUMBER	DF-L#2

OLY EXT UFB SCHEDULE

MARK	QTY.	SIZE	MATERIAL	GRADE
OLY UFB-1	1	5.26" x 16.25"	GLULAM	24F-V4 DF/DF
OLY UFB-2	3	1.75" x 16"	MICROLLAM	1.9 E
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OLY UFB-4	2	2 x 6	DIM. LUMBER	DF-L#2
OLY UFB-5	2	1.75" x 16"	MICROLLAM	1.9 E
OLY UFB-6	2	1.75" x 16"	MICROLLAM	1.9 E



SECOND FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
5150 SOUTH 1500 WEST, RIVERDALE, UT 84405
OFFICE (801) 394-4515 FAX (801) 394-4516
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PROJECT NUMBER
19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

▲ SEE GENERAL NOTES PAGES FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(YZ) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

FLOOR FRAMING

- DRAIN LINE FOR PLUMBING FIXTURE ▲
- FLUE LOCATION ▲
- COMBUSTION AIR FROM OUTSIDE ▲
- 22 x 28 CRAWL SPACE ACCESS ▲

▲ ADJUST FLOOR JOIST LAYOUT TO ALLOW SPACE IF NEEDED

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

REVISIONS/ISSUES	
NO.	DESCRIPTION
1	
2	
3	
4	
5	

BINGHAM COURT
11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**
Units: 41-44

PROFESSIONAL ENGINEER
No. 10938572
MATTHEW S. HAKES
09/02/2020
STATE OF UTAH

Drawn	9/1/20
Revised	10/17/18
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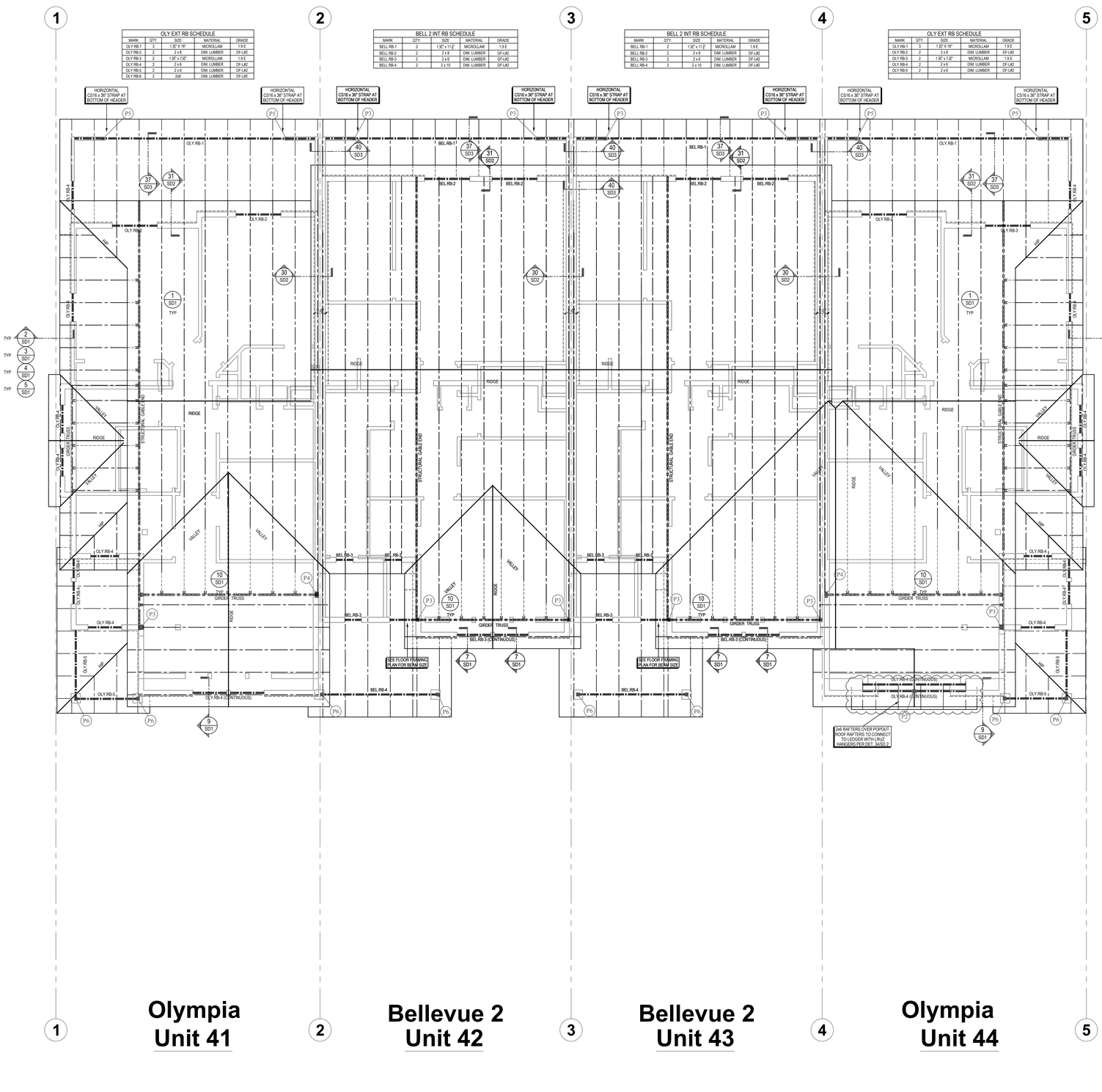
GENERAL FRAMING NOTES

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4. USE (8) 16d NAILS BETWEEN TOP PLATE LAP SPLICES.
5. INTERIOR STUD WALLS SHALL BE 2x4 (AS PER PLANS) @ 16" O.C. U.N.O.
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7. ALL NAIL FASTENERS SHALL BE COMMON WIRE OR BOX NAILS.
8. SHEAR WALL HOLDOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALLS ON THE PLAN.
9. ROOF FRAMING SHALL FRAMING AS PER PLANS w/ APA RATED 7/16" OSB PLYWOOD w/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
10. FLOOR FRAMING SHALL BE FRAMING AS PER PLANS w/ APA RATED 3/4" T&G OSB PLYWOOD w/ 10d RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.
12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES 9 AND 10 ABOVE.

POST SCHEDULE

MARK	SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
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NOTES:
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4. PROVIDE 3x SOLID BLOCKING BELOW EACH POST AT FLOOR FRAMING. BLOCKING SHALL MATCH DIMENSIONS OF POST ABOVE. PROVIDE POSTS OF EQUAL DIMENSION OR GREATER BELOW BLOCKING AND POSTS ABOVE THROUGH TO FOUNDATION/FOOTING U.N.O. OR UNLESS POST ENDS OVER A BEAM.
5. BUILT-UP 3x POSTS (P1-P5) SHALL MATCH THE WALL DIMENSION IN WHICH THEY ARE PLACED.
6. BUILT-UP POSTS SHALL BE OF #1 AT GRADE. PARALLAM POSTS SHALL BE 2.0E PSL.
7. POSTS SHALL BE CENTERED BELOW THE BEAMS/POSTS ABOVE FOR WHICH LOADS THE POSTS ARE INTENDED TO CARRY.



ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
5150 SOUTH 380 EAST, SUITE 230
MURRAY, UTAH 84107 PH (801) 913-2870
www.focusutah.com

PROJECT NUMBER
19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

- ★ SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
- (YZ) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	

BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building #
6
Units:
41-44

PROFESSIONAL ENGINEER
No. 10938572
MATTHEW S. HALES
09/02/2020
STATE OF UTAH

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	SD
Sheet #	S1.03

SHEAR WALL SCHEDULE

MARK	MATERIAL	8d NAILS		1½" 16 ga. STAPLES		NOTES
		EDGE	FIELD1	EDGE	FIELD	
SW1	7/16" OSB OR CDX PLYWOOD	6"	12"	3"	12"	
SW2	7/16" OSB OR CDX PLYWOOD	4"	12"	–	–	
SW3	7/16" OSB OR CDX PLYWOOD	3"	12"	–	–	
SW4	7/16" OSB OR CDX PLYWOOD	2"	12"	–	–	
SW5	5/8" GYPSUM SHEET ROCK	7"	7"	7"	7"	
SW6	5/8" GYPSUM SHEET ROCK	4"	4"	4"	4"	

NOTES:
1. ALL EXTERIOR SHEATHING NOT DESIGNATED ON THE PLANS AS A SPECIFIC SHEAR WALL (SW1-SW4) SHALL BE SHEATHED AND NAILED/STAPLED AS A SW1.
2. SHEAR WALLS FASTENED TO STUDS THAT ARE SPACED @ 24" O.C. REQUIRE FIELD NAILING @ 6" O.C. IN LIEU OF 12" O.C. AT INTERMEDIATE FRAMING MEMBERS.
3. SOLID BLOCK ALL PANEL EDGES BETWEEN THE BOTTOM PLATE AND DOUBLE TOP PLATE OF ALL WALLS W/DSB PLYWOOD.
4. 1 3/8" thick STAPLES w/ 7/16" CROWN ARE ONLY ALLOWED FOR SW SW5, SW6 IF SW3 AND SW4 SHOWN.
5. SW4 OR DOUBLE SIDED SW2 OR SW3 PANELS REQUIRE 3 NOMINAL FRAMING MEMBERS OR DOUBLE 2x FRAMING MEMBERS AT ALL ADJOINING PANEL EDGES.
6. SHEATHING NAILS SHALL BE COMMON WIRE OF SCH NAILS. THE HEAD OF THE NAIL MUST BE INSTALLED FLUSH WITH THE SURFACE OF THE SHEATHING.

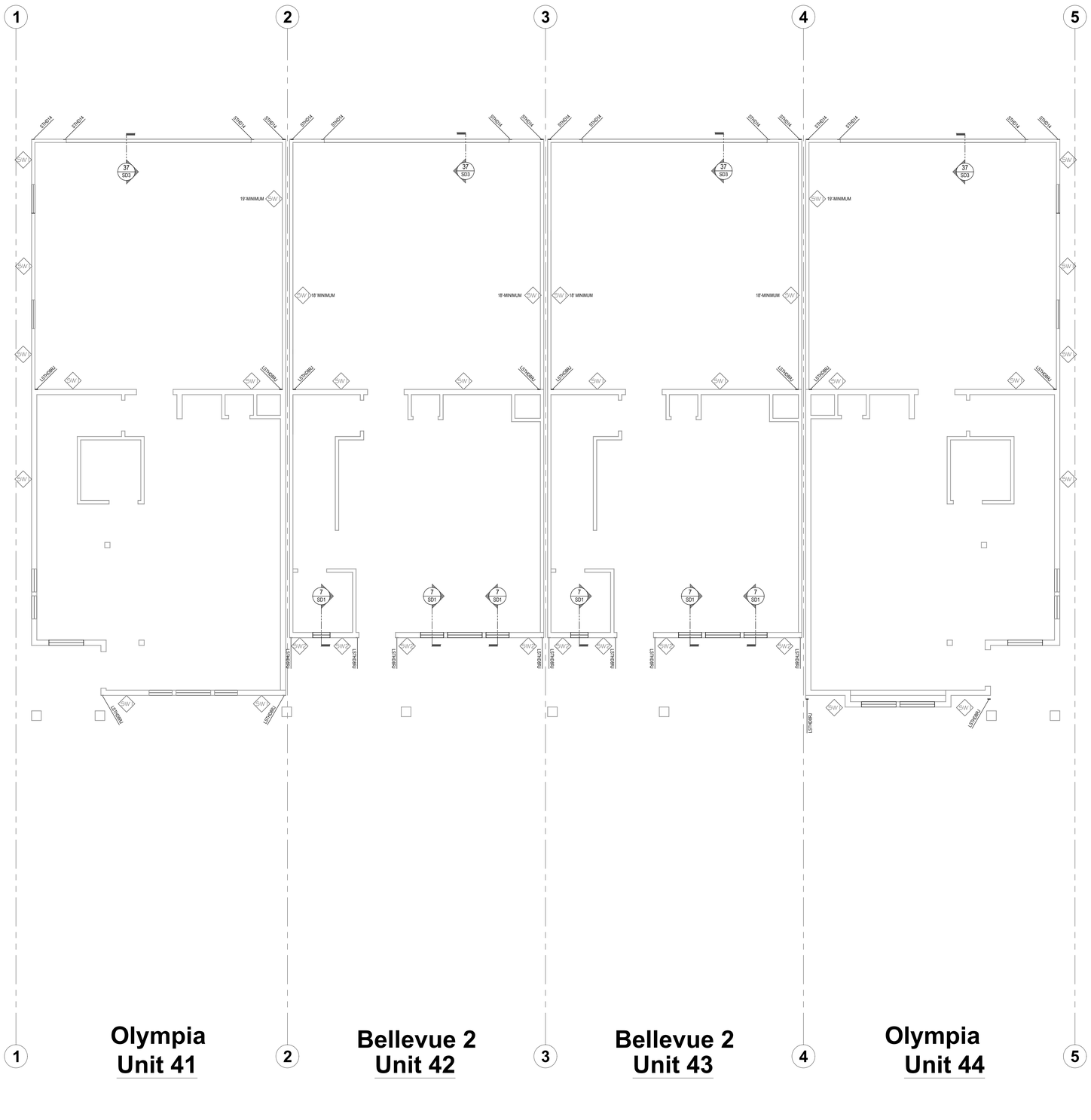
HOLDOWN SCHEDULE

LSTHD8/8RJ
STHD10/10RJ
STHD14/14RJ
CS16x46" LONG STRAP
MST37 STRAP
MST48 STRAP

NOTES:
1. HOLDOWNS SHALL BE INSTALLED ON A MINIMUM OF (2) FULL HEIGHT STUDS.
2. SEE DETAILS FOR TYPICAL HOLDOWN INSTALLATION.
3. SEE DETAILS FOR TYPICAL FLOOR TO FLOOR STRAP INSTALLATION.
4. POST-INSTALLED HOLDOWNS MAY BE INSTALLED IN LIEU OF CAST IN PLACE HOLDOWNS PER DETAILS
5. 16d SINKER NAILS MAY BE SUBSTITUTED w/ 10d COMMON NAILS. MINIMUM NAIL LENGTH = 3IN".
6. USE "RJ" MODELS FOR HOLDOWNS AT TYPICAL RIM/JOIST APPLICATIONS.
7. FLOOR TO FLOOR STRAPS SHALL BE CENTERED OVER THE FLOOR CAVITY.

GENERAL FRAMING NOTES

1. REFER TO DETAIL SHEET SD.0 FOR GENERAL STRUCTURAL NOTES.
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8. SHEAR WALL HOLDOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALLS ON THE PLAN.
9. ROOF FRAMING SHALL FRAMING AS PER PLANS w/ APA RATED 7/16" OSB PLYWOOD w/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
10. FLOOR FRAMING SHALL BE FRAMING AS PER PLANS w/ APA RATED 3/4" T&G OSB PLYWOOD w/ 10d RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.
12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES 9 AND 10 ABOVE.



FIRST FLOOR SHEAR PLAN

SCALE: ¼" = 1'-0"

FOCUS
ENGINEERING AND SURVEYING, LLC
5150 SOUTH 1500 WEST, SUITE 220
MURRAY, UTAH 84123
TEL: 801.685.8225 FAX: 801.685.8287
www.focusutah.com

PROJECT NUMBER
19-0220

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FLOOR FRAMING

- DRAIN LINE FOR PLUMBING FIXTURE ▲
- FLUE LOCATION ▲
- COMBUSTION AIR FROM OUTSIDE ▲
- 22 x 28 CRAWL SPACE ACCESS ▲

▲ ADJUST FLOOR JOIST LAYOUT TO ALLOW SPACE IF NEEDED

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Drawn By: SD	Sheet # S2.01

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		EDGE	FIELD1	EDGE	FIELD	
SW1	7/16" OSB OR CDX PLYWOOD	6"	12"	3"	12"	
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SW3	7/16" OSB OR CDX PLYWOOD	3"	12"	–	–	
SW4	7/16" OSB OR CDX PLYWOOD	2"	12"	–	–	
SW5	½" GYPSUM SHEET ROCK	7"	7"	7"	7"	
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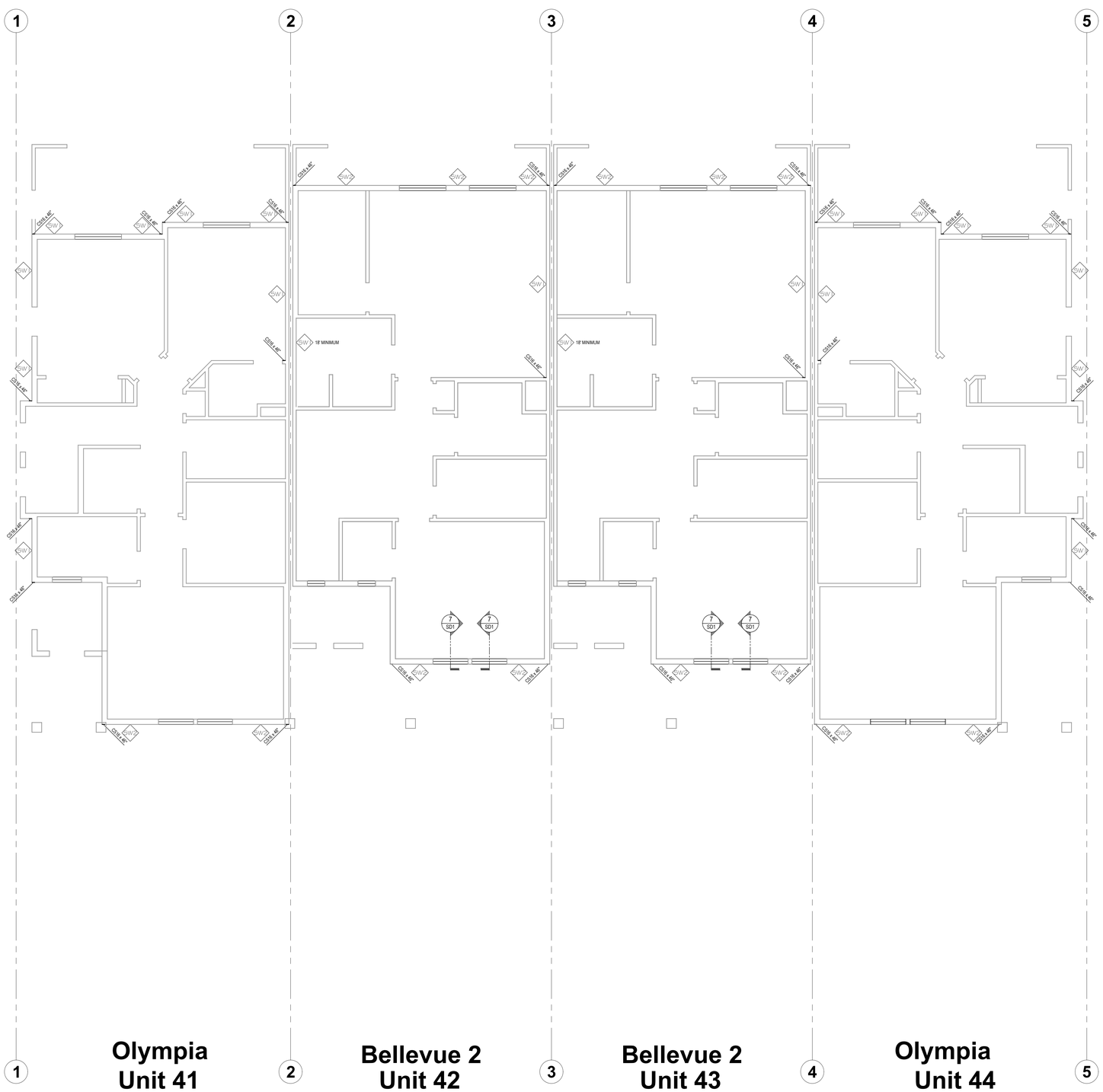
NOTES:
1. ALL EXTERIOR SHEATHING NOT DESIGNATED ON THE PLANS AS A SPECIFIC SHEAR WALL (SW1-SW4) SHALL BE SHEATHED AND NAILED/STAPLED AS A SW1.
2. SHEAR WALLS FASTENED TO STUDS THAT ARE SPACED @ 24" O.C. REQUIRE FIELDNAILING @ 6" O.C. IN LIEU OF 12" O.C. AT INTERMEDIATE FRAMING MEMBERS.
3. SOLID BLOCK ALL PANEL EDGES BETWEEN THE BOTTOM PLATE AND DOUBLE TOP PLATE OF ALL WALLS W/OSB PLYWOOD.
4. 1.5" 16ga. STAPLES w/ ⅞" CROWN ARE ONLY ALLOWED FOR SW SW5, SW6 OF SW3 AND SW6 SHOWN.
5. SW4 OR DOUBLE SIDED SW2 OR SW3 PANELS REQUIRE 3 NOMINAL FRAMING MEMBERS OR DOUBLE 2x FRAMING MEMBERS AT ALL ADJOINING PANEL EDGES.
6. SHEATHING NAILS SHALL BE COMMON WIRE OF BOX NAILS. THE HEAD OF THE NAIL MUST BE INSTALLED FLUSH WITH THE SURFACE OF THE SHEATHING.

HOLDOWN SCHEDULE
LSTHD8/8RJ
STHD10/10RJ
STHD14/14RJ
CS16x46" LONG STRAP
MST37 STRAP
MST48 STRAP

NOTES:
1. HOLDOWNS SHALL BE INSTALLED ON A MINIMUM OF (2) FULL HEIGHT KING STUDS.
2. SEE DETAILS FOR TYPICAL HOLDOWN INSTALLATION.
3. SEE DETAILS FOR TYPICAL FLOOR TO FLOOR STRAP INSTALLATION.
4. POST-INSTALLED HOLDOWNS MAY BE INSTALLED IN LIEU OF CAST IN PLACE HOLDOWNS PER DETAILS
5. 16d SINKER NAILS MAY BE SUBSTITUTED w/ 10d COMMON NAILS. MINIMUM NAIL LENGTH = 3¼".
6. USE "RJ" MODELS FOR HOLDOWNS AT TYPICAL RIMJOIST APPLICATIONS.
7. FLOOR TO FLOOR STRAPS SHALL BE CENTERED OVER THE FLOOR CAVITY.

GENERAL FRAMING NOTES

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SECOND FLOOR SHEAR PLAN

SCALE: ¼" = 1'-0"

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DRAIN LINE FOR PLUMBING FIXTURE ▲

FLUE LOCATION ▲

COMBUSTION AIR FROM OUTSIDE ▲

20 x 28 CRAWL SPACE ACCESS ▲

▲ ADJUST FLOOR JOIST LAYOUT TO ALLOW SPACE IF NEEDED

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No.	Description	Date
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2	CITY COMMENTS	10/17/18

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09/02/2020
STATE OF UTAH

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	Sheet #
SD	S2.02

GENERAL STRUCTURAL NOTES

DESIGN BASIS

GOVERNING DESIGN:

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE (IBC)
RISK CATEGORY:	II
DESIGN METHOD:	ASD

GRAVITY LOAD:

- ROOF LIVE LOAD (SNOW): 30 PSF
- ROOF DEAD LOAD: 15 PSF
- FLOOR LIVE LOAD: 40 PSF
- FLOOR DEAD LOAD: 10 PSF
- SOIL BEARING PRESSURE: 1,600 PSF (IGES No. 02058-067)

LATERAL LOAD:

- WIND SPEED: 115 MPH
- EXPOSURE CATEGORY: C
- SEISMIC SITE CLASS: D
- SEISMIC DESIGN CATEGORY: D

SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL DESIGN COEFFICIENTS AND INFORMATION.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL AMENDMENTS TO THE THIS CODE, AND/OR ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK PERFORMED.
2. CONSTRUCTION DOCUMENTS ARE VALID FOR A SINGLE USE FOR THE PROJECT LOCATION AND SHALL NOT BE REUSED, COPIED, OR REPRODUCED WITHOUT WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD, MEANS AND SEQUENCE OF ALL STRUCTURAL ERECTION UNLESS NOTED OTHERWISE ON THE DRAWINGS. FOCUS ENGINEERING AND SURVEYING IS NOT LIABLE FOR ANY DAMAGES OR INJURIES RESULTING FROM ANY METHODS, MEANS AND SEQUENCES OF STRUCTURAL ERECTION.
4. IF CHANGES OR DISCREPANCIES ARE MADE OR OBSERVED BEFORE, DURING OR AFTER CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD PRIOR TO PERFORMING ANY WORK INVOLVED OR RELATED TO THESE CHANGES OR DISCREPANCIES.
5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, EXISTING BUILDINGS OR OTHERWISE, BEFORE BEGINNING WORK INCLUDING, BUT NOT LIMITED TO: SITE CONDITIONS, DIMENSIONS, ELEVATIONS, DOORS, WINDOWS, LOCATION OF INTERIOR AND EXTERIOR WALLS, STAIRS, FINISHES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES OR ANY ITEMS THAT ARE NOT IN AGREEMENT WITH THE CONSTRUCTION DOCUMENTS.
6. STRUCTURAL REQUIREMENTS SPECIFIED IN THE ENGINEERING REPORT AND STRUCTURAL DRAWINGS SHALL SUPERSEDE ANY STRUCTURAL ITEMS ADDRESSED IN THE ARCHITECTURAL PLANS, NOTES, DRAWINGS, OR DETAILS.
7. THE ENGINEERING REPORT AND STRUCTURAL DRAWINGS ONLY PERTAIN TO THE STRUCTURAL ELEMENTS OF THE PROJECT. THE ENGINEER OF RECORD ASSUMES NO LIABILITY FOR NON-STRUCTURAL ITEMS NOR THE LIABILITY FOR THE ACCURACY, COMPLETENESS, AND CODE COMPLIANCE OF ARCHITECTURAL, DRAINAGE, ELECTRICAL, MECHANICAL, SITE CIVIL, AND ANY NON-STRUCTURAL SPECIFICATIONS.
8. APPROVAL BY THE MUNICIPAL INSPECTOR DOES NOT IMPLY APPROVAL BY THE ENGINEER OF RECORD OR COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODES. FOCUS ENGINEERING AND SURVEYING IS NOT RESPONSIBLE FOR ANY DAMAGES CAUSED BY OR RELATED TO CHANGES TO THE ORIGINAL DESIGN WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.
9. ANY STRUCTURAL SPECIFICATIONS THAT APPEAR AMBIGUOUS OR UNCLEAR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR CLARITY OR INTERPRETATION.
10. ALL SITE COMPACTED FILL SHALL BE FREE OF ANY ORGANIC MATTER AND PLACED PER THE GEOTECH RECOMMENDATIONS.
11. PROJECT SPECIFIC NOTES AND DETAILS SHALL SUPERSEDE GENERAL NOTES AND DETAILS.
12. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF THE SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. THE GENERAL CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE A STABLE WORKING ENVIRONMENT IN COMPLIANCE WITH OSHA STANDARDS PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS.
13. ALL SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL ALL PERMANENT MEMBERS ARE PLACED AND FINAL CONNECTORS ARE INSTALLED.
14. OBSERVATION VISITS TO THE SITE BY THE ENGINEER OF RECORD SHALL NOT INCLUDE THE INSPECTION OF THE CONSTRUCTION BRACING AS MENTIONED ABOVE.
16. ANY DIMENSIONS ON STRUCTURAL PLANS ARE FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL PLANS.
17. THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PORTIONS OF THE CONSTRUCTION DOCUMENTS RELATED TO THE SCOPE OF WORK OF THE STRUCTURE, AND INSURE THAT ALL SUBCONTRACTORS ARE FAMILIAR WITH THOSE PORTIONS THAT PERTAIN TO THEIR AREA OF WORK.

GENERAL FRAMING

(PER NDS)

1. ALL STRUCTURAL LUMBER, SHEATHING, AND TIMBER SHALL BE MARKED BY A COMPETENT AND RELIABLE COMPANY. THE COMPANY, GRADING AND GRADE MARKING SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER OF RECORD.
2. ALL STRUCTURAL TIMBER MEMBERS SHALL BE DOUGLAS FIR-LARCH WITH A 19% MAXIMUM MOISTURE CONTENT OF THE FOLLOWING GRADES U.N.O.:
   - 2X STUD WALLS: STUD GRADE OR BETTER
   - 2X SILL PLATES: STANDARD GRADE OR BETTER
   - 2X JOISTS/RAFTERS: NO. 2
   - 2X BUILT-UP BEAMS/HEADER: NO. 2
   - HEAVY TIMBER: NO. 1
   - POSTS: NO. 2
3. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS AND ALL STRUCTURAL LUMBER AND STRUCTURAL SHEATHING THAT IS WITHIN 8" TO EXPOSED GROUND SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.
4. STRUCTURAL MEMBERS MAY NOT BE CUT, NOTCHED OR CHAMFERED UNLESS SPECIFICALLY NOTED, DETAILED OR APPROVED BY THE ENGINEER OF RECORD.
5. FULL-HEIGHT BLOCKING SHALL BE PLACED BETWEEN JOISTS AND RAFTERS AT ALL BEARING LOCATIONS.
6. NO MORE THAN (2) SILL PLATES SHALL BE CONNECTED TO THE FOUNDATION WITH J-BOLTS THROUGH BOTH MEMBERS WITHOUT ADDITIONAL ENGINEERING.
7. BUILT-UP TIMBER BEAMS SHALL BE NAILED TOGETHER WITH (2) ROWS OF 10D NAILS AT 6" O.C.AT EACH FACE. U.N.O.
8. PROVIDE CONTINUOUS BEARING AND SOLID BLOCKING DOWN TO FOUNDATION AT ALL BEARING POINT LOADS.
9. ALL METAL ANCHORS, TIES AND CONNECTORS SHALL BE FROM SIMPSON STRONG-TIE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SUBSTITUTIONS MUST BE PRE-APPROVED IN WRITING BY THE ENGINEER OF RECORD.
10. OSB PLYWOOD FLOOR AND ROOF SHEATHING SHALL BE LAID CONTINUOUS OVER TWO OR MORE FRAMING SPANS WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING SUPPORTS. STAGGER ALL PLYWOOD JOINTS A MINIMUM OF 4'-0".
11. EXTERIOR WOOD SUPPORTED BY CONCRETE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE EXPOSED EARTH.
12. EXTERIOR WALLS ADJACENT TO VAULTED CEILINGS SHALL BE BALLOON FRAMED WITH CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSS OR RAFTER.
13. ROOF SHEATHING SHALL BE CONTINUOUS UNDERNEATH OVERBUILD FRAMING.
14. DOUBLE TOP PLATES SHALL HAVE A MINIMUM OF 4'-0" LAP SPLICE WITH A MINIMUM OF (8) 16D NAILS PER TOP PLATE SPLICE U.N.O. LAP SPLICES IN THE DOUBLE TOP PLATE SHALL OFFSET BY AT LEAST 4'-0".
15. TOP PLATE BREAKS SHALL OCCUR OVER STUDS.
16. ALL EXTERIOR WALLS SHALL BE SECURED WITH A MINIMUM OF 1/2"X10" ANCHOR BOLTS @ A MAXIMUM OF 32" O.C. SHEAR WALL DESIGN REQUIREMENTS WILL GOVERN IN ALL CASES.
17. ALL HARDWARE SHALL BE INSTALLED AND NAILED PER THE MANUFACTURER'S SPECIFICATIONS.
18. SOLID BLOCK ALL HORIZONTAL JOINTS BETWEEN THE BOTTOM PLATE AND DOUBLE TOP PLATE OF THE WALLS THAT HAVE OSB PLYWOOD.
19. EXTERIOR AND BEARING WALL STUDS ARE PERMITTED TO BE CUT OR NOTCHED WITH A DEPTH NOT TO EXCEED 25% OF THE STUD WIDTH. CUTS AND NOTCHES MAY NOT OCCUR AT THE SAME LOCATION.
20. EXTERIOR AND BEARING WALLS SHALL BE CAPPED WITH DOUBLE 2" NOMINAL THICK TOP PLATES. PROVIDE OVERLAP AT CORNERS AND INTERSECTIONS WITH OTHER PARTITION WALLS.
21. ALL MANUFACTURED WOOD PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
22. SEE MANUFACTURER'S SPECIFICATIONS FOR DRILLING HOLES AND CUTTING NOTCHES AND CHAMFERS.
23. ALL RAFTERS AND JOISTS OVER 3'-0" SHALL BE HANGERED IF NOT SUPPORTED BY BOTTOM BEARING.
24. ALTERNATE ENGINEERED WOOD PRODUCTS MUST BE PRE-APPROVED IN WRITING BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
25. ACCEPTABLE MANUFACTURERS OF ENGINEERED WOOD PRODUCTS:
   - WEYERHAUSER I-LEVEL PRODUCTS
   - LOUISIANA PACIFIC PRODUCTS
   - BOISE CASCADE PRODUCTS
   - ALL OTHER MANUFACTURER'S SHALL BE PRE-APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
28. THE USE OF ANY PRODUCT NOT SPECIFIED IN THE PLANS OR CALCULATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

GLULAM
1. GLULAM BEAMS SHALL BE 24F-V4 (SIMPLE SPAN) OR 24F-V8 (CANTILEVERED)
2. MINIMUM DESIGN VALUES:
   - E = 1,800,000 PSI
   - F_B = 2,400 PSI
   - F_V = 265 PSI

MICROLLAM
1. MICROLLAM BEAMS SHALL BE LAMINATED VENEER LUMBER (LVL)
2. MINIMUM DESIGN VALUES:
   - E = 2,000,000 PSI
   - F_B= 2,600 PSI
   - F_V = 285 PSI

PARALLAM
1. PARALLAM BEAMS SHALL BE PARALLEL STRAND LUMBER (PSL)
2. MINIMUM DESIGN VALUES:
   - E = 2,200,000 PSI
   - F_B = 2,900 PSI
   - F_V= 290 PSI

TIMBERSTRAND
1. TIMBERSTRAND BEAMS SHALL BE LAMINATED STRAND LUMBER (LSL)
2. MINIMUM DESIGN VALUES:
   - E = 1,550,000 PSI
   - F_B = 2,325 PSI
   - F_V = 310 PSI

PREFABRICATED WOOD I-JOIST
1. PREFABRICATED I-JOIST SHALL BE WEYERHAUESER TRUS JOIST TJI SERIES. U.N.O. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PRE-ENGINEERED WOOD TRUSSES

(PER IBC 2303.4)

1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT IBC, LOCAL BUILDING CODES FOR ALL IMPOSED LOADS, INCLUDING LATERAL LOADS, ROOF OVERBUILDS, OVERHEAD DOORS, AND ANY MECHANICAL EQUIPMENT LOADS.
2. ALL CALCULATIONS AND SHOP DRAWINGS SHALL BE CERTIFIED BY A LICENSED ENGINEER IN THE STATE WHERE THE PROJECT WILL BE CONSTRUCTED. THE MANUFACTURER OR GENERAL CONTRACTOR SHALL SUPPLY ALL THE TRUSS CALCULATIONS AND SHOP DRAWINGS TO THE ENGINEER OF RECORD AND THE LOCAL BUILDING OFFICIAL PRIOR TO FABRICATION.
3. TOTAL LOAD DEFLECTIONS SHALL BE LIMITED TO L/240 AND DEFLECTIONS DUE TO LIVE LOADS SHALL BE LIMITED TO L/360.
4. PERMANENT TRUSS BRACING INFORMATION SHALL BE SUPPLIED BY THE TRUSS MANUFACTURER.
5. THE TRUSS MANUFACTURER SHALL ASSUME LIABILITY OF THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES.
6. THE CONTRACTOR SHALL ASSUME LIABILITY FOR THE INSTALLATION OF THE PRE-ENGINEERED TRUSSES AS PER THE MANUFACTURER'S SPECIFICATIONS.
7. ANY DISCREPANCIES BETWEEN THE TRUSS MANUFACTURER'S TRUSS LAYOUT AND THE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO THE FABRICATION OF THE TRUSSES.
8. THE TRUSS MANUFACTURER SHALL VERIFY ALL LOADS WITH THE ENGINEER OF RECORD.
9. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE TRUSS ENGINEER.
10. ALTERATIONS RESULTING IN AN ADDITION OF LOADS TO ANY MEMBER SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE TRUSS ENGINEER.

CONCRETE

(ACI 318, 2015 IBC CHAPTER 18/19)

1. ALL CONCRETE MATERIALS, QUALITY CONTROL, AND CONSTRUCTION SHALL COMPLY WITH THE LOCAL BUILDING CODES AND ACI 318.
2. WATER SHALL BE POTABLE AND FREE FROM INJURIOUS AMOUNTS OF OIL, ACIDS, SALTS, ORGANIC MATERIALS, ETC.
3. COMPRESSIVE STRENGTH f'c (MINIMUM SPECIFIED AT 28 DAYS):
   - FOOTINGS = 3,000 PSI
   - FOUNDATION = 3,000 PSI
   - SLAB ON GRADE = 4,000 PSI
3. FOOTINGS
   - ALL FOOTINGS SHALL BEAR PAST THE FROST LINE OF THE LOCALITY.
   - WALLS AND COLUMNS SHALL BE CENTERED ON FOOTINGS U.N.O.
   - NO PENETRATIONS ARE ALLOWED THROUGH FOOTINGS.
4. CONCRETE EXPOSED TO FREEZE/THAW CYCLES SHALL CONFORM TO THE MAX WATER/CEMENT RATIOS OF ACI 318-14 TABLE 19.3.2.1 AND SHALL USE AIR ENTRAINMENT PER ACI 318-14 TABLE 19.3.3.1 (IN CONFORMANCE WITH ASTM C260).
5. THE GENERAL CONTRACTOR SHALL PROVIDE A WATERPROOF/ DAMPPROOF MEMBRANE PER THE 2015 IBC SECTION 1805.
6. BACKFILL SHALL NOT BE PLACED AGAINST A FOUNDATION WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND IS ANCHORED TO THE FLOOR ABOVE OR IS SUFFICIENTLY BRACED TO PREVENT DAMAGE FROM THE BACKFILL
7. BACKFILL SOIL SHALL BE FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLE OR BOULDERS. THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION WALL OR THE WATERPROOFING/DAMPPROOFING MATERIAL.
8. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION WALL SHALL HAVE A 5% SLOPE AWAY FROM THE BUILDING FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR FROM THE FACE OF THE FOUNDATION WALL.
9. THE THICKNESS OF CONCRETE SLABS ON GRADE FLOORS SHALL NOT BE LESS THAN 3 1/2".
10. ADHESIVE ANCHORS SHALL BE INSTALLED WITH SIMPSON SET-XP EPOXY PER THE MANUFACTURER'S SPECIFICATIONS.
11. REINFORCEMENT STEEL SHALL BE ACCURATELY PLACED AND SUPPORTED AGAINST DISPLACEMENT PRIOR TO CONCRETE POUR.

FASTENERS

(PER IBC 2303.6, 2304.9)

1. FASTENERS IN ANY TYPE OF PRESERVATIVE-TREATED AND FIRE-RETARDANT TREATED WOOD PRODUCT SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
2. SHEATHING FASTENERS SHALL BE DRIVEN SO THE HEAD OR CROWN OF THE NAIL IS FLUSH WITH THE SHEATHING SURFACE.
3. BOLT HOLES SHALL BE DRILLED WITH A BIT 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEAD AND NUT.
4. ALL NAILS SHALL BE COMMON WIRE.
5. NAILS:
   - 8D = 0.131" X 2.5"
   - 10D = 0.148" X 3.0"
   - 16D = 0.162" X 3.5"
6. STAPLES:
   - 16GA = 1.5 X .4375" CROWN
7. POWER DRIVEN PINS:
   - CONCRETE DRIVE PINS = 0.145" X 2.5" WITH PRE-ASSEMBLED WASHER
8. POST INSTALLED ANCHORS TO CONCRETE USED FOR WIND AND SEISMIC RESISTANCE APPLICATIONS SHALL BE INSTALLED USING HILTI HY-200 EPOXY U.N.O. BOLT HOLES DRILLED FOR EPOXY ANCHORS SHALL BE CLEANED USING BLOW-BRUSH-BLOW STANDARDS AS PER MANUFACTURER SPECIFICATIONS FOR THE EPOXY BEING USED.
9. BOLTS
   - CONNECTOR BOLTS = ASTM A307
   - HIGH STRENGTH BOLTS = ASTM A325
   - ANCHOR BOLTS = ASTM 307 WITH A 3"X3"X0.229" PLATE WASHER EMBEDDED 7" INTO CONCRETE

STRUCTURAL STEEL

(IBC 2015 CHAPTER 22, AISC 14TH ED.)

1. ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND WELDED IN ACCORDANCE WITH THE CURRENT IBC AND THE CURRENT EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
2. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS AND SHALL CONFORM TO ALL AWS STANDARDS. ALL WELDS SHALL HAVE THE SLAG REMOVED.
3. ALL STRUCTURAL STEEL SHALL BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
4. STEEL FABRICATOR SHALL FIELD CHECK ALL DIMENSIONS PRIOR TO FABRICATION.
5. STEEL TO STEEL CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS.
6. ALL STEEL EXPOSED TO THE ELEMENTS SHALL BE HOT-DIPPED GALVANIZED OR PROPERLY PRIMED AND PAINTED AFTER FABRICATION.
7. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, F_y = 50 KSI.
8. PIPE COLUMNS SHALL CONFORM TO ASTM A53 GRADE B.
9. TUBE COLUMNS SHALL CONFORM TO ASTM A500 GRADE B.
10. PLATES, BARS, ANGLES, CHANNELS AND OTHER MISCELLANEOUS STEEL SHAPES SHALL CONFORM TO ASTM A36, F_y = 36 KSI.

REINFORCING STEEL

1. STEEL REINFORCEMENT SHALL BE FREE FROM MUD, OIL, AND OTHER NON-METALLIC COATINGS THAT DECREASE BONDING CAPACITY AT THE TIME OF INSTALLATION.
2. REINFORCEMENT SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE CONCRETE IS PLACED.
3. ALL SPLICES IN CONTINUOUS REINFORCEMENT SHALL LAP 40 BAR DIAMETERS. U.N.O.
4. COVER
   - CONCRETE PERMANENTLY EXPOSED TO EARTH OR WEATHER: 3"
   - CONCRETE TEMPORARILY EXPOSED TO EARTH OR WEATHER:
     - #5 BAR AND SMALLER: 1 1/2"
     - #6 BAR AND LARGER: 2"
   - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - SLABS AND WALLS, #11 & SMALLER: 3/4"
     - SLABS ON GRADE: CENTER OF SLAB
     - BEAMS, COLUMNS, MAIN REINFORCING/TIES: 1 1/2"
5. f_y= 60 KSI

SOILS

1. FOCUS ENGINEERING & SURVEYING DOES NOT PROVIDE ANY GEOTECHNICAL ENGINEERING SERVICES. ALL GEOTECHNICAL SERVICES ARE TO BE EMPLOYED AT THE EXPENSE OF THE GENERAL CONTRACTOR OR OWNER. FOCUS ENGINEERING & SURVEYING WILL NOT BE LIABLE FOR ANY DAMAGES TO THE STRUCTURE RELATED TO GEOTECHNICAL DEFICIENCIES.
2. IF THE CONTRACTOR FAILS TO PROVIDE FOCUS ENGINEERING & SURVEYING WITH A GEOTECHNICAL INVESTIGATION AT THE TIME A CONTRACT IS MADE, FOCUS ENGINEERING WILL ASSUME AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOCUS ENGINEERING & SURVEYING WILL NOT BE HELD LIABLE FOR ANY STRUCTURAL DAMAGES RELATED TO ANY LACK OF CONFORMANCE BY THE CONTRACTOR TO INSURE THIS MINIMUM ALLOWABLE SOIL BEARING PRESSURE.
3. THE GEOTECHNICAL INVESTIGATION SHALL BE PERFORMED PER THE 2015 IBC SECTION 18.
4. DO NOT PLACE FOOTINGS ON DISTURBED, UNDOCUMENTED FILL, FROZEN SOIL, OR IN PONDED WATER.
5. ALL FOOTINGS, FOUNDATIONS, EXCAVATION, GRADING AND FILL SHALL BE PERFORMED PER THE APPROVED GEOTECHNICAL REPORT.
6. SOIL CONDITIONS SHALL BE OBSERVED PRIOR TO PLACEMENT OF FOOTINGS.
7. AT LOCATIONS WHERE STRUCTURAL FILL IS REQUIRED, FILL SHALL BE PLACED IN 6" LIFTS & COMPACTED AT OPTIMUM MOISTURE CONTENT. REFER TO THE GEOTECHNICAL REPORT FOR DEPTH AND EXTENT OF THE STRUCTURAL FILL.

MASONRY & STONE VENEER

1. MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED BY A STEEL LINTEL. THE STEEL LINTEL SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE MASONRY VENEER ABOVE.
2. LINTELS SHALL HAVE 1" OF BEARING FOR EVERY 1'-0" OF SPAN. BEARING LENGTH SHALL NOT BE LESS THAN 4".
3. VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL FRAMING WITH HOT-DIPPED GALVANIZED HOHMANN & BARNARD DW-10HS METAL ANCHOR TIES. EACH TIE SHALL NOT BE SPACED MORE THAN 16" O.C. VERTICALLY AND HORIZONTALLY.
4. ENGAGE #9 WIRE WITH ANCHOR TIES AT THE CENTER OF VENEER AND EMBEDDED IN THE MORTAR JOINT.

SPECIAL INSPECTIONS

(IBC CHAPTER 17, ACI 318)

1. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT IBC, LOCAL AMENDMENTS, AND/OR ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK PERFORMED.
2. THE OWNER OR GENERAL CONTRACTOR SHALL EMPLOY APPROVED AGENCIES TO PERFORM SPECIAL INSPECTIONS DURING CONSTRUCTION WHERE SPECIAL INSPECTIONS ARE REQUIRED AT THEIR EXPENSE.
3. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD DEMONSTRATING HIS/HER COMPETENCY AND APPROVAL FOR THE INSPECTION.
4. ITEMS THAT REQUIRE SPECIAL INSPECTION:
   - EXISTING SOIL CONDITIONS, FILL PLACEMENT AND LOAD BEARING REQUIREMENTS
   - WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING COMPONENTS FOR LATERAL FORCE RESISTANT SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" O.C. OR LESS. THIS IS NOT REQUIRED WHENEVER WIND LOADS ON THE STRUCTURE GOVERN LATERAL DESIGN AND THE WIND SPEEDS ARE LESS THAN 120 MPH WITH EXPOSURE CATEGORY B.
   - METAL PLATE CONNECTED WOOD TRUSSES WITH SPANS GREATER THAN 60'-0" OR GREATER IN LENGTH.
   - STRUCTURAL STEEL IN ACCORDANCE WITH AISC 360.
   - POST INSTALLED ADHESIVE ANCHORS.

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PROFESSIONAL ENGINEER
No. 10938572
MATTHEW S. HAKES
08/04/2020
STATE OF UTAH

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

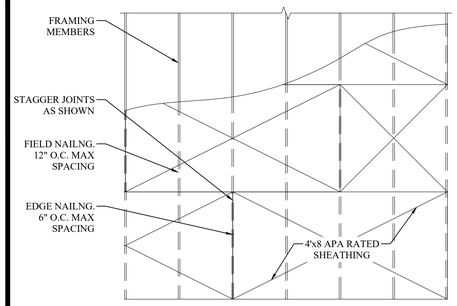
BINGHAM COURT TOWNHOMES
SOUTH JORDAN, UTAH
STRUCTURAL NOTES

REVISION BLOCK

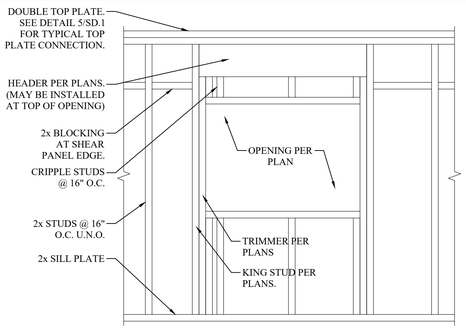
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STRUCTURAL NOTES

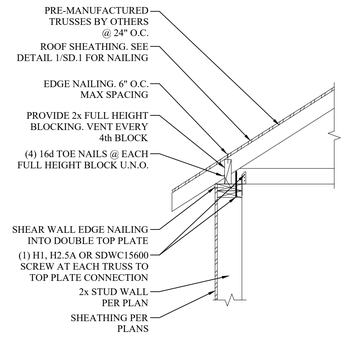
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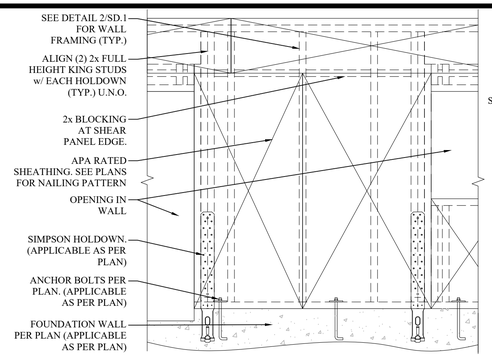
1 TYPICAL HORIZONTAL DIAPHRAGM (UNBLOCKED)



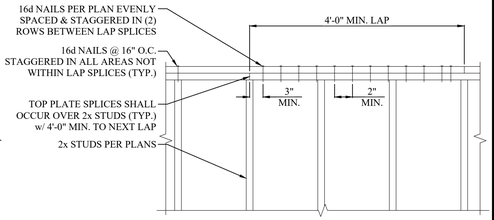
2 TYPICAL WALL FRAMING



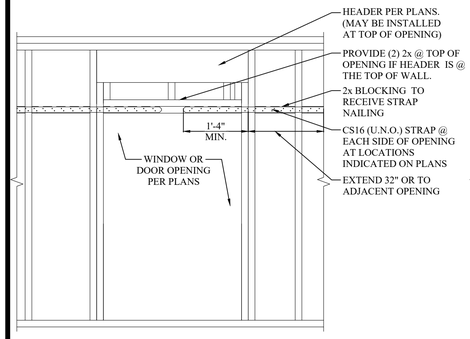
3 TYP. TRUSS TO WALL CONNECTION



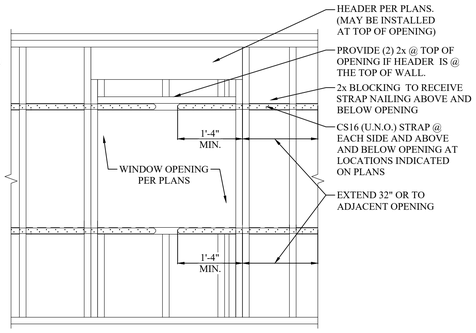
4 TYP. SHEAR WALL CONNECTION



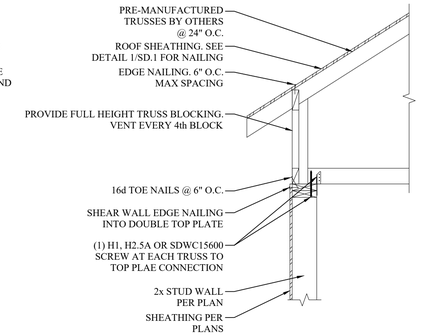
5 TYP. TOP PLATE SPLICE CONNECTION



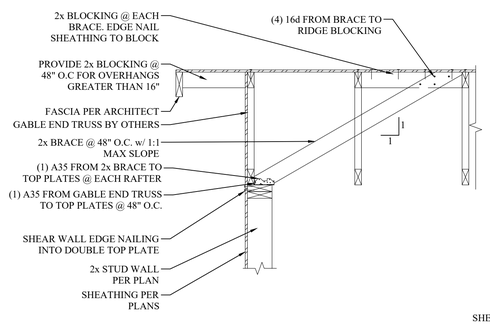
6 STRAPPED OPENING @ HEADER (ONLY REQUIRED AS CALLED ON PLANS)



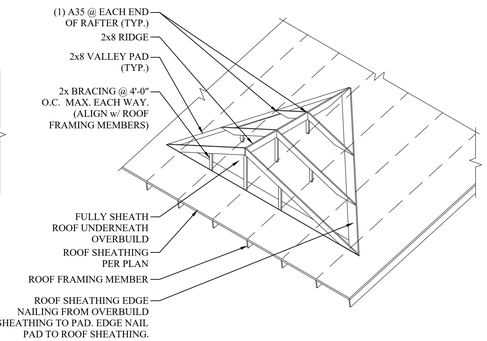
7 STRAPPED OPENING @ HEADER & SILL (ONLY REQUIRED AS CALLED ON PLANS)



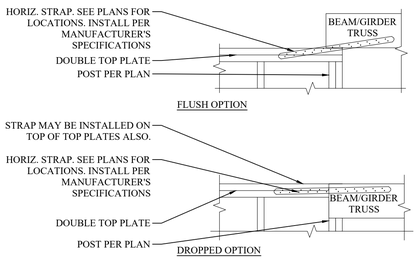
8 TYP. RAISED HEEL TRUSS TO WALL



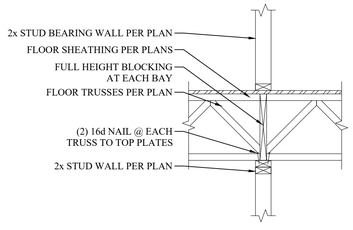
9 TYP. GABLE END TRUSS TO WALL



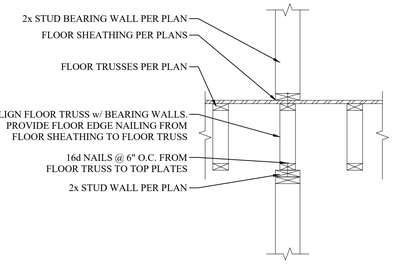
10 TYPICAL OVERBUILD



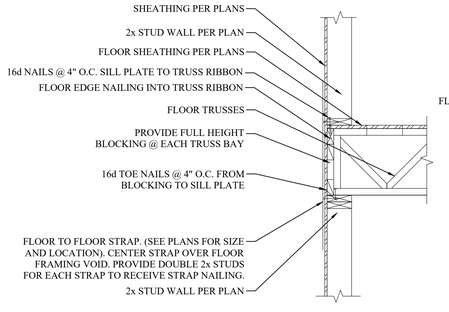
11 HORIZ. STRAP OPTIONS



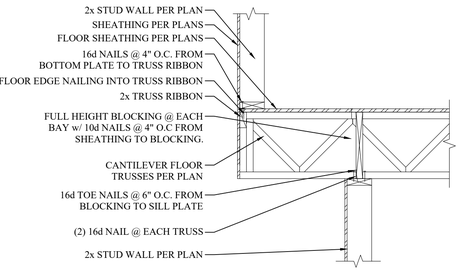
12 INT. BEARING WALL (TRUSS PERP.)



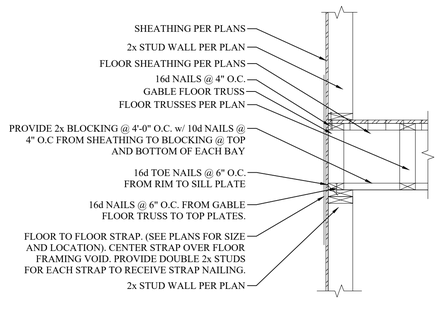
13 INT. BEARING WALL (TRUSS PARALLEL)



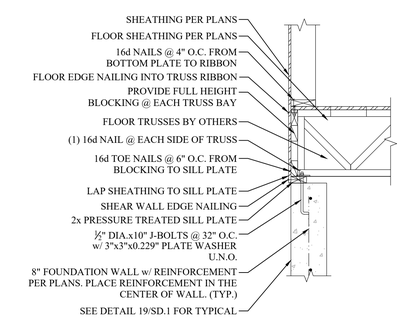
14 EXTERIOR BEARING WALL (TRUSS PERPENDICULAR)



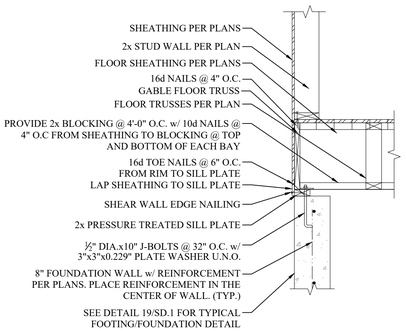
15 CANTILEVER FLOOR TRUSS



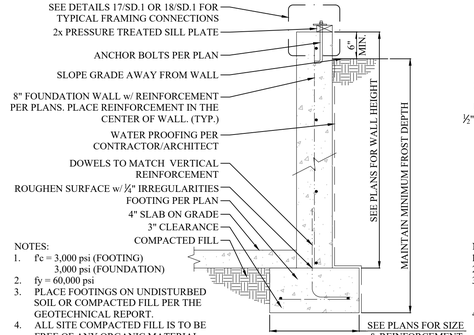
16 EXTERIOR BEARING WALL (TRUSS PARALLEL)



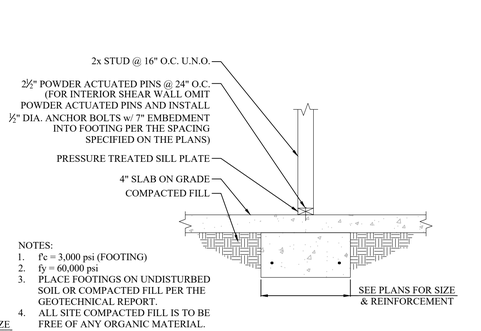
17 TRUSS TO FDN. WALL (PERP.)



18 TRUSS TO FDN. WALL (PARALLEL)



19 TYP. FOOTING & FOUNDATION



20 TYP. INTERIOR FOOTING

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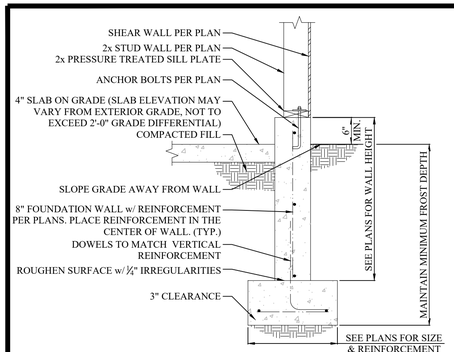
South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

BINGHAM COURT TOWNHOMES
SOUTH JORDAN, UTAH
STRUCTURAL DETAILS

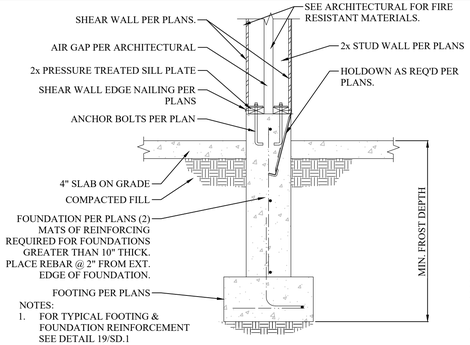
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STRUCTURAL DETAILS

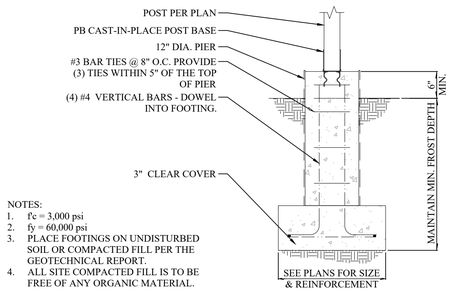
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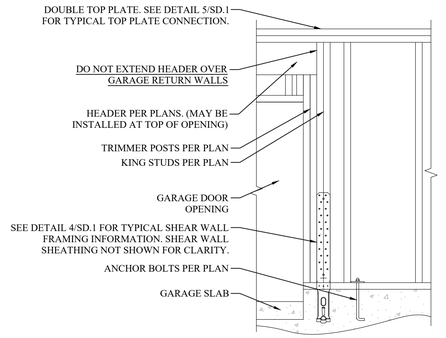
21 TYP. SLAB ON GRADE FOUNDATION



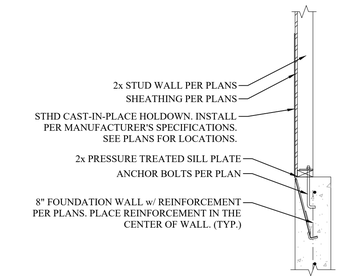
22 TYP. PARTY WALL TO SLAB ON GRADE FOUNDATION



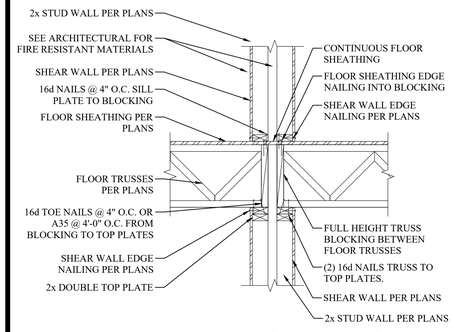
23 TYP. PIER FOUNDATION



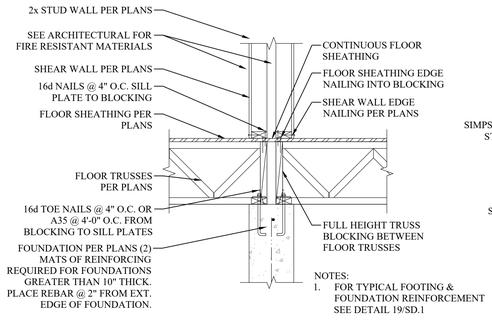
24 TYPICAL GARAGE RETURN



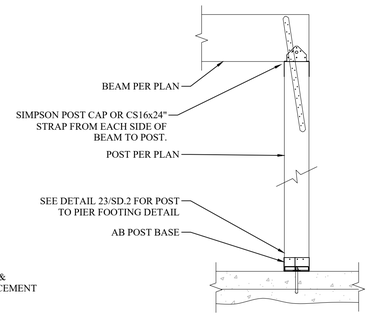
25 TYPICAL STHD HOLDOWN



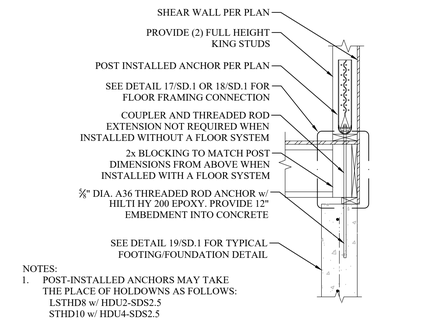
26 PARTY WALL w/ FLOOR TRUSSES (PERP.)



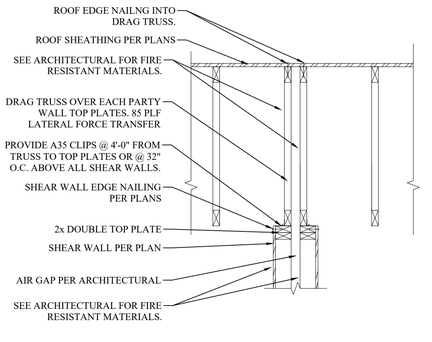
27 PARTY WALL TO FOUNDATION



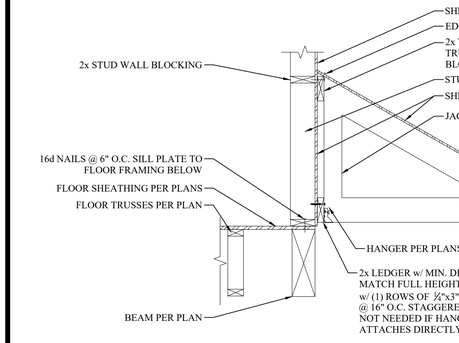
28 TYP. WOOD BEAM TO WOOD POST



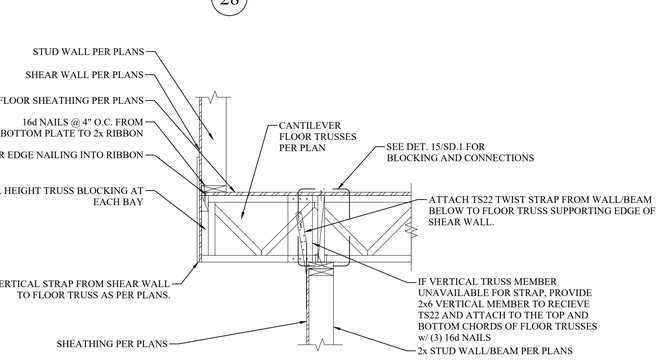
29 TYPICAL POST-INSTALLED HOLDOWN



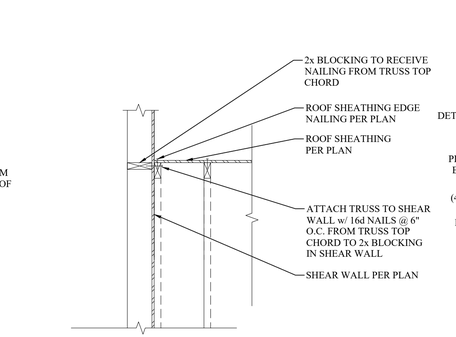
30 ROOF TO PARTY WALL (TYP.)



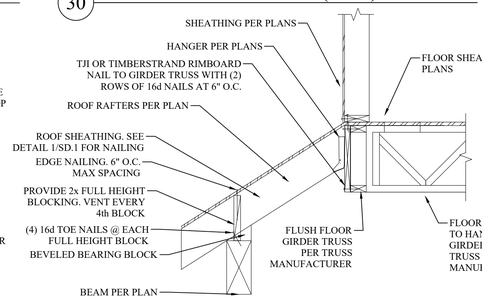
31 SHEAR TRANSFER CONNECTION



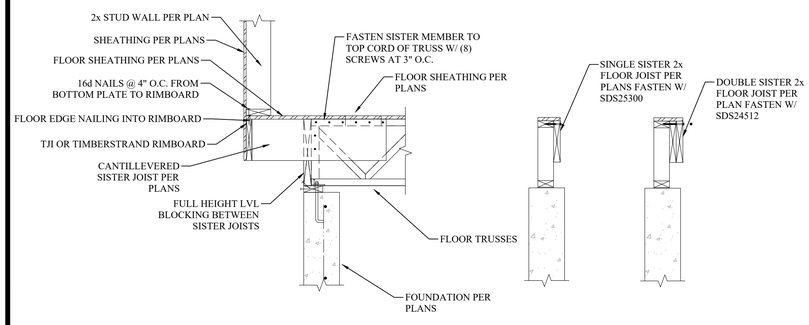
32 SHEAR WALL TO CANTILEVER FLOOR CONNECTION



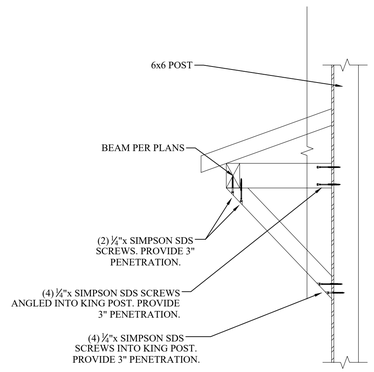
33 LOWER ROOF TO SHEAR WALL



34 RAFTERS TO LEDGER



35 CANTILEVERED SISTER JOIST UNDER BAY WINDOW



36 CORBEL DETAIL

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PROFESSIONAL ENGINEER
No. 10938572
MATTHEW S. HAKES
08/04/2020
STATE OF UTAH

South Jordan City
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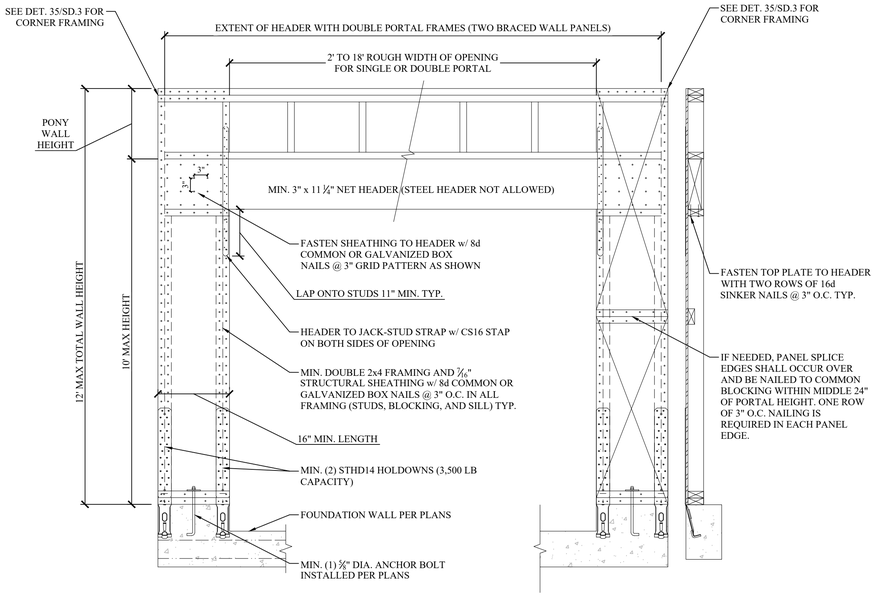
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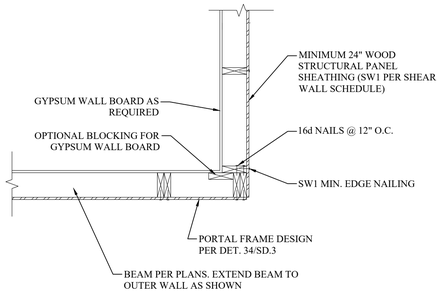
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STRUCTURAL DETAILS

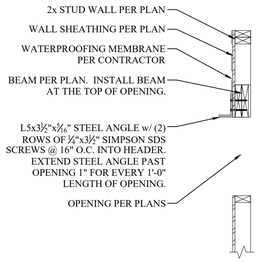
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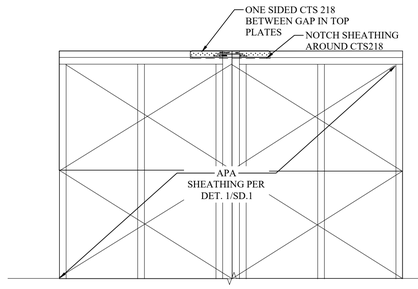
37 APA PORTAL-FRAME DESIGN WITH HOLDOWN



38 CORNER SHORT FOR APA PORTAL FRAME HEADER



39 TYPICAL STEEL LINTEL



40 SHEAR TRANSFER BETWEEN UNITS

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STRUCTURAL DETAILS

Scale: N.T.S.	Drawn: JAW
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Sheet: SD.3	

Olympia - Area Schedule	
Garage = 484	
Porch = 37	
Second Floor Finished	810
First Floor Finished	557
Basement Finished	0
Total Finished	1367
Basement Un-Finished	528
Total Un-Finished	528
Total	1895

* All Measurements Are In Square Feet

Olympia Unit 41

Bellevue - Area Schedule	
Garage = 484	
Porch = 72	
Second Floor Finished	638
First Floor Finished	473
Basement Finished	0
Total Finished	1111
Basement Un-Finished	447
Total Un-Finished	447
Total	1558

* All Measurements Are In Square Feet

Bellevue 2 Unit 42

Bellevue - Area Schedule	
Garage = 484	
Porch = 72	
Second Floor Finished	638
First Floor Finished	473
Basement Finished	0
Total Finished	1111
Basement Un-Finished	447
Total Un-Finished	447
Total	1558

* All Measurements Are In Square Feet

Bellevue 2 Unit 43

Olympia - Area Schedule	
Garage = 484	
Porch = 37	
Second Floor Finished	810
First Floor Finished	557
Basement Finished	0
Total Finished	1367
Basement Un-Finished	528
Total Un-Finished	528
Total	1895

* All Measurements Are In Square Feet

Olympia Unit 44

GENERAL NOTES

I GENERAL REQUIREMENTS:

A. Codes:
1. Before final Drawings and Specifications are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in Drawings and/or Specifications appear, the Architect shall be notified of such discrepancies in writing by Builder or building official, and allowed to alter Drawings and Specifications so as to comply with governing codes before construction begins.
2. Upon written receipt of approval from the governing official, approved final Drawings and Specifications shall be submitted to the Builder by the Architect.
3. If code discrepancies are discovered during the construction process, Architect shall be notified and allowed ample time to remedy said discrepancies.
4. All work performed shall comply with all applicable local, state and national building codes, ordinances and regulations, and all other authorities having jurisdiction.
5. A jurisdiction that has territory in the vicinity of a military airport shall require all residential buildings be constructed with R18 exterior walls, R30 roofs, dual-glazed windows and solid wood, foam-filled fiberglass or metal doors to the exterior.

B. All contractors, subcontractors, suppliers, and fabricators, shall be responsible for the content of Drawings and Specifications and for the supply and design of appropriate materials and work performance.

C. All manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturers recommendations.

D. All alternates are at the option of the Builder and shall be at the Builder's request, constructed in addition to or in lieu of the typical construction, as indicated on Drawings.

E. Design loads: See Structural General Notes.

II. SITEWORK:

A. Perform excavation according to good common construction practices to the lines, grades and elevations indicated on Drawings.

B. Finish grade shall fall a minimum 6 inches within the first 10 feet to an approved point of collection. See grading and drainage plans per engineer.

C. Finish floor shall be minimum 8" above finish grade.

III. CONCRETE:

A. See Structural General Notes.

IV. MASONRY:

A. Masonry veneer shall be anchored to supporting wall per section R703.7.4 IRC.

B. Masonry veneer above openings shall be supported per table R703.7.3 IRC.

C. Flashing shall be located beneath the first course of masonry above finish ground level above the foundation wall and plate of support.

D. Weepholes shall be provided in the outside wythe of masonry at a maximum spacing of 33" on center. Weepholes shall not be less than 3/16" in diameter. Weepholes shall be located immediately above flashing.

V. METALS:

A. See structural general notes.
1. Structural Steel
2. Reinforcing Steel
3. Masonary structural notes
a. Structural steel

VI. WOOD AND PLASTICS:

A. Lumber and manufactured/engineered wood products shall, in addition to complying with governing codes, comply with:
1. "Product Use Manual" of the Western Wood products Association for selection and use of products included in that manual.
2. "Plywood Specification and Grade Guide" of the American Plywood Association.
3. "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood, when used.
4. American Wood Preservers Association standards and recommendations for fire-retardant and preservative pressure treated lumber and plywood.
a. All wood indicated as "pressure treated" or "treated" shall be preservative pressure treated.
b. All wood indicated as "fire-retardant" shall be fire-retardant pressure treated.
5. Western Red Cedar Lumber Association standards and recommendations for cedar, when used.

B. Blocking:
1. Fireblocking:
a. Provide fireblocking per IRC Section R302.11.

VII. THERMAL & MOISTURE PROTECTION:

A. Provide thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the following minimum requirements:
1. Exterior frame walls: a. 2x4 wood stud : glass fiber, batts, R-15 b. 2x6 wood stud : glass fiber, batts, R-19
2. Ceilings: a. Wood joists over unconditioned space R-30 b. Attic areas: glass fiber, blown, R-40
3. Install batts in continuous blankets without holes for electrical boxes, light fixtures or heating ductwork.
4. A separate insulation inspection prior to drywall, or an insulation certificate will be required at time of final.

B. Roofing :
1. Built-up Roof System: (1/2 (min) per ft. slope typical)
a. Provide an approved and listed Class C or better built-up roof covering assembly tested in accordance with U.L. Standard No. 55A. Install per manufacturers written instructions and R.C. Section R905.
b. Elastomeric Sealant: Provide Polycoat & Tuffflex (ICBO #ER-4789) or equal at all walk decks, windows shelves & where called out on plans. Install per manuf. written instructions.
2. Roof System:
a. Asphalt shingle roofing system shall be installed per evaluation report, manufacturers written instructions and R.C. R905.2.

C. Attic:
1. Opening shall be provided to attics of buildings with combustible ceiling or roof construction as per I.R.C. Section R807. Minimum opening size = 22"x30".
2. Contractor shall provide roof ventilation per I.R.C. Section R806.
3. Provide insulation baffles at eave and cornice vents to maintain air flow and prevent insulation from blocking the air vents.
4. Provide insulation depth markers for every 300 square feet of attic area.

D. Exterior wall:
1. Stucco System (on wood frame): ICBO #ER-1471
a. Stucco finish shall be approved thin coat stucco system & install per IRC Sect. R703.6.
b. Provide corrosion resistant weep screed & install per IRC Sect. R703.8.

E. Provide flashing, caulking and sheet metal required to prevent penetration of water through the exterior shell of the building. In addition to complying with governing codes, comply with pertinent recommendations contained in current edition of "Architectural Sheet Metal Manual" published by SMACNA, and per IRC Section R703. Locations include all openings, stucco to brick/stone or similar wainscot walls or 1/2 walls, all base flashing seams and joints, joints or intersections of stucco, siding or brick/stone veneer of dissimilar materials both horizontal and vertical.

F. Provide gutters and downspouts as specified by Builder. Downspout and splash locations shall be determined by Contractor(and approved by Builder) so as to provide positive roof and site drainage.

VIII DOORS & WINDOWS:

A. Doors:
1. Provide doors as follows and as specified by Builder:All doors shall comply with sections R308, R310, R311 and R703.8, I.R.C.
a. Entry doors and sidelights: as specified by Builder.
b. All non-glazed portions of exterior side-hinged doors shall be solid-core wood or insulated hollow metal of at least 1-3/8" thick and fully weather stripped. The perimeter door frames shall be sealed to airtight construction
c. House/Garage doors: Per sections R309, R310, and R311, I.R.C.
d. Overhead Garage doors: as specified by Builder.
e. Patio doors (hinged): full glass as specified by Builder.
f. Sliding glass doors: as specified by Builder.
g. Interior doors: as specified by Builder.
2. Glazing at exterior doors and sidelights shall be double-pane insulating glass.
3. Glazing in doors and sidelights shall be tempered glass as required by governing codes.
4. Strike plates at doors shall be solid shimmed by a single piece extending not less than 12" above and below the strike plate. Strike plates shall be attached to wood with not less than (4) number 8 by 3" screws, which shall have a minimum of 3/4" penetration into nearest stud. All strike plates of doors in pairs shall be installed as tested.
5. When hinges are exposed to exterior, at least one of the three required hinges shall be equipped with non-removeable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins. Not less than (3) three 4 1/2" steel butt hinges shall be symmetrically fastened to both the door and frame with not less than (4) four No. 9 by 3/4" wood screws or to metal with not less than (4) No. 8 machine screws. In wood construction, an open space between hinges on the door and door jambs shall be solid shimmed extending not less than 6" above and below the plate.
6. Single swinging doors and active leaf of doors in pairs shall be equipped with an approved exterior key-operating deadbolt which has been tested in accordance with R311.4.4 I.R.C., the building code for requirements about door operation at an exit.
7. Security:
a. Provide security hardware as per R311, I.R.C.

B. Windows:
1. Windows: windows shall comply with sections R310 and R612, I.R.C.
2. Provide units of the size, style and quantity shown on Drawings.
3. Glazing shall be double-pane insulating glass.
4. Provide safety glazing per I.R.C. Section R308 and as shown on drawings.
5. Finish hardware shall be specified by Builder. Install all hardware required by governing codes.
6. Provide windows as specified by Builder.
7. Install per manufacturers instructions and specifications and governing codes.

IX FINISHES

A. Gypsum Panels:
1. Gypsum panels, unless otherwise noted shall be provided as follows:
a. Exterior walls:
1) Typical: 1-layer 1/2" regular panels to interior face.
b. Interior partitions: 1-layer 1/2" regular panels each side.
c. Ceiling:
1) Typical: 1-layer 1/2" regular panels to interior face.
d. Garage: Per I.R.C. Section R309.
e. Water-resistant panels per I.R.C. R702.3.1, R702.4.2.
2. Provide metal corner bead and trim at all locations shown on Drawings and as recommended by gypsum wallboard manufacturer.
3. Tape, float and sand joints and fasteners of gypsum wallboard as required to obtain a uniformly smooth surface.

B. Finishes shown on Drawings shall be specified by Builder.

X. SPECIALTIES:

A. Shower:
1. Provide cement, fiber cement, or glass mat gypsum wallboard and finishes per IRC Section R702.4 R307.2.
2. Enclosures shall be constructed of approved safety glazing as specified by Builder.
3. Enclosures shall be constructed per I.R.C. Section P2709 and include a pan liner that extends 3 inches above the shower door threshold – solid blocking is required behind at all liner locations. The shower pan liner must be installed on built up floors and must be inspected.
4. Showers and tub-shower combinations shall be installed per I.R.C. Sections P2709, P2710 and P2713.

B. Fire sprinklers: (where applicable)
1. Provide per City, State, Federal, or Municipality jurisdictional requirements, contractor to verify requirements and install entire system as per applicable specifications.

C. Stairways, Handrails and Guardrails:
1. Provide as shown on Drawings, and per sections I.R.C. R311, R312.

XI. EQUIPMENT:

A. None in this contract.

XII. FURNISHINGS:

A. None in this contract.

XIII. SPECIAL CONSTRUCTION:

A. None in this contract.

XIV. CONVEYING SYSTEMS:

A. None in this contract.

PRE MANUFACTURED FIREPLACES:

Factory-built chimneys and factory-built fireplaces shall comply with the local county Clean Burning Fireplace Legislation. A permanent gas log is required, installed to comply with 40, Code of Federal Regulations Part 60, Subpart AAA or have an insert that complies with 40, CFR Part 60, Subpart AAA.

Factory-built chimneys and factory-built fireplaces shall be ICBO listed and shall be installed in accordance with the terms of their listings and the manufacturer's instructions as specified in the Mechanical Code. The manufacturer's installation instructions and a copy of the ICBO report shall be made available to the city inspector. Hearth extensions of listed factory-built fireplaces shall conform to the conditions of listing and the manufacturer's installation instructions.

Factory-built chimneys utilized with listed factory-built fireplaces may be used in a common vertical shaft having the required fire-resistance rating. (R1005.4, I.R.C.)
All gas fireplaces shall comply with Chapter 10 of I.R.C. Section 706, 803 and 901 U.M.C. or chapter 12, A.U.P.C. Zero clearance fireplaces to be Majestic ER-5677 or equal.
All optional fireplaces shall be gas burning type and have a permanent gas log installed prior to final inspection. All fireplaces must have dampers welded open.

XV. MECHANICAL:

A. General:
1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
2. Equipment and fixtures shall be specified by Builder.
3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
4. Contractor to verify all clearance for mechanical equipment (air handler, mechanical ducts and chases , etc.,) prior to construction.
5. Any field changes of mechanical chase locations or size shall be verified with architect prior to installation.
6. Any installation that requires changes or modifications to structural members shall be coordinated with the framing contractor. Repairs shall be made according to manufactures specification and approved standard engineering practices.

B. Plumbing:
1. Provide accessible backwater valve at sewer connection per P3008.
2. Plumbing rough-in shall be provided to washer box for clothes washer.
3. All water lines shall be copper or other approved material. Waste and vent lines shall ABS.
4. Plumbing Specifications:
a. Water Closets shall have a maximum flush not to exceed 1.6 gallons
b. Shower shall have a maximum flow rate of 3 gallons per minute.
c. Kitchen, bar and lavatory faucets shall have a maximum flow rate of 3 gallons per minute.
d. Install domestic dishwashing machine per P2717.
5. Relief valve on water heater shall be both a temperature and pressure relief valve.
6. Water heater temperature and pressure relief drain shall terminate per P2803.6 and shall not terminate over walkways, patios, or other similar areas.
7. Provide an expansion tank or other expansion control device per P2903.4 and P2903.5.
8. Seal around all pipes passing through concrete walls and floor slabs.
9. Water heaters shall be installed with two straps per P2801.7.
10. Access panel openings for jetted tub equipment shall be a 12"x12" min.. opening, if the distance from the opening to the equipment is greater than 2 feet, the opening shall be 18"x18" per P2720.1.
11. Bathtubs and jetted tubs shall have a temperature limiting (120°) mix valve.
12. Hose bibs and supply line(s) that penetrate through garage fire walls shall be copper or ferrous pipe.

C. Heating, Ventilating & Air Conditioning:
1. Furnace: gas forced air as specified by Builder.
2. Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two sides in addition to being connected to the ductwork they serve.
3. All HVAC equipment shall be individually switched.
4. Provide 4" round dryer vent and installation as shown on floor plan with a maximum calculated length of 35'-0" (Per Sec. M1502.4.4.1 and Utah State I.R.C. amendment 422.
5. Mechanical exhaust ventilation where indicated in bathrooms, water closet compartments and laundry rooms shall exhaust to exterior and provide a minimum of 50 CFM air movement. Exhaust opening shall have corrosion resistant screen and be protected. Exhaust openings are prohibited to be in close proximity to attic vents or soffits. See R303.3–303.5
6. Combustion air requirements shall comply with Chapter 7 U.M.C. and G2407, I.R.C. Ventilation for installed gas appliances shall include, but is not limited to, water heaters, fireplaces, etc.. – vent with approved double wall system. All ductwork in garage shall be minimum 26 gauge with no vibration isolation material in duct.
7. Mechanical contractor to make final connections for condensation lines at all air handler units. All mechanical equipment installed in attic shall comply with section 307-3 U.M.C. or Chapter 13, I.R.C.
8. Install exhaust fan housing (supplied by electrician) and vent and duct from vented range hood or microwave. Seal and caulk ducts where they penetrate framing members and finish materials. Vent to exterior of structure, typical.
9. All air conditioning and heating systems shall be designed, sized and installed by the subcontractor to maintain a minimum interior temperature of 68° (degrees) F three feet above the floor. R303.8, I.R.C.
10. Air registers shall be of closeable type and located per plan. Return air grilles shall also be located per plan. All registers for walls and ceilings are to be color specified by home buyer.
11. Provide a certificate posted in or by the furnace room listing the R-values of the insulation installed in the walls, ceilings, foundation walls, slab, crawl space (if provided) and ducts outside conditioned space, the window u-factors and heat gain, the type and efficiency of the furnace, water heater, and air-conditioning equipment installed.

XVI. ELECTRICAL:

A. General:
1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
2. Equipment and fixtures shall be specified by Builder.
3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
4. Aluminum wire to be used only where permitted by code i.e., 220 volt locations.

B. Provide and install service panel: Per N.E.C. and N.E.C. Section E3401.

C. Ground-fault circuit-interrupter protection shall be provided as noted and per code. See Electrical plan. All electrical outlets and switches shall be located to comply with (N.E.C. and E3901 and E3903, I.R.C.)
1. Provide G.F.C.I. outlets for kitchen (per N.E.C. and E3901.4, I.R.C.)
2. Provide weather proof bubble covers on all exterior electrical outlets.
3. Provide 110 volt G.F.C.I. outlet within 25 feet of each AC unit.

D. Provide and install arc-fault circuit-interrupters (AFCI) per N.E.C. Section E3902 and N.E.C.

E. Provide and install Tamper-resistant receptacles per N.E.C. E4002.14 and N.E.C.

F. Provide and install locally certified smoke and carbon monoxide detectors per section R314 and R315, I.R.C. and Utah N.E.C. Amendments R315.1 and R315.3. Smoke and carbon monoxide detectors shall be hard wired & interconnected with 110 volt powered, equipped with a battery backup and sound an alarm audible in all sleeping areas. Approved combination smoke and carbon monoxide detectors shall be permitted.

G. Recessed incandescent light fixtures located in insulated areas shall be approved for zero- clearance insulation cover (IC).

H. Grounding Electrode: Per N.E.C. Section E3608.

I. All fixtures shall be U.L. approved for wet locations (N.E.C. or 4003.9, I.R.C.)

K. Receptacle outlets for ranges and clothes dryers shall be a 3-pole with ground type. Four-wire ground-type flexible cords will be required for connection of ranges and clothes dryers per N.E.C. Section E3908 and N.E.C.

L. Two or more 20 ampere small appliance circuits shall be provided to serve the kitchen, breakfast and dining room. These circuits shall not supply other outlets. (N.E.C. or E3703.2, E3901.3 and E3901.4, I.R.C.) All other circuits shall be rated at 15 amps. and equipped with 14 gauge copper (U.N.O.).

M. At least one 20 ampere branch circuit shall be provided to serve the laundry room and one for bathrooms. This circuit shall have no other outlets – bathrooms to be G.F.C.I. (N.E.C.) or E3703.4, E3901.6 and E3902.1 I.R.C.)

N. Provide bonding to the interior water piping and aboveground portion of gas piping systems per N.E.C. Section E3609.

P. Provide G.F.C.I. outlet for jacuzzi pump (N.E.C. or E4209, I.R.C.)

Q. Condensate shall disconnect requires working clearances and access per N.E.C. or M1305, I.R.C.)

R. Electrical boxes at fan outlets to comply with (N.E.C. or E3903.2, E3905.3.2, E4004.5, and E3905.8, I.R.C.)

S. Any field changes of electrical locations or size shall be verified with architect prior to installation.

T. Carbon monoxide detectors required when installing gas appliances in livible portions of residences. Provide a carbon monoxidedetector at all areas centrally located in the corridor or area giving access to separate sleeping areas.

ABBREVIATIONS

Periods only used on one word abbreviations, if the abbreviation is a different word by itself; e.g. ARCH., BIT., and LAM. Periods are usually used when abbreviating multiple words, unless they are very common without periods; e.g. AFF, HVAC, R/A, and WWF.

A
A.B. ANCHOR BOLT
ABV ABOVE
A/C AIR CONDITIONING
ACC ACCESS
ACT. ACOUSTICAL TILE (CLG)
AFF ABOVE FINISH FLOOR
A.D. AREA DRAIN
ADD ADDENDUM
ADH ADHESIVE
ADJ ADJUSTABLE
AGG AGGREGATE
A.H.U. AIR HANDLING UNIT
ALT ALTERNATE
ALUM ALUMINUM
APT. APARTMENT
APX APPROXIMATE
ARCH. ARCHITECT(URAL)
ASPH ASPHALT
A.T. ASPHALT TILE
AUTO. AUTOMATIC
AVG AVERAGE
AWNG AWNING

B
B36 36" WIDE BASE CAB.
BD BOARD
BF BI-FOLD (DOOR)
BIT. BITUMINOUS
BLKG BLOCKING
BLDG BUILDING
BLK BLOCK (CMUs)
BLKG BLOCKING
BM BEAM
B.M. BENCH MARK
BP BI-PASS (DOOR)
BRG BEARING
BRK BRICK
B.S. BOTH SIDES
BSMT BASEMENT
BTM OR BOT BOTTOM
BTWN BETWEEN
BVL BEVELED
B.W. BOTH WAYS

C
CAB CABINET
C.B. CATCH BASIN
CEM CEMENT
CER CERAMIC
CF CUBIC FOOT
CHAM CHAMFER
C.I. CAST IRON
C.I.P. CONC. CAST-IN-PLACE CONC.
CIR CIRCLE
CIRC CIRCUMFERENCE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT
CK CAULK(ING) CAULKING)
CL CLOSET OR CENTER LINE
CLG CEILING
CLR CLEAR(ANCE)
CLS CLOSURE OR CLOSER (DOOR)
CM CENTIMETER(S)
CMU CONCRETE MASONRY UNIT
C.O. CASED OPENING
COL COLUMN
COMB COMBINATION
CONC CONCRETE
COND (AC) CONDENSER
CONST CONSTRUCTION
CONT CONTINUOUS
CONTR CONTRACTOR
CORR CORRUGATED
CPR COPPER
C OR CPT CARPET
CRS COURSE(S)
CSMT CASEMENT
C.ST. CERAMIC TILE
CTR CENTER OR COUNTER
CY CUBIC YARD

D
12"D 12" DEEP
D DRYER, OR DRAIN
DBL DOUBLE
DECO DECORATIVE
DEM DEMOLISH, DEMOLITION
DEP DEPRESSED
DET DETAIL
D.F. DRINKING FOUNTAIN
DH DOUBLE HUNG
DIA OR DIAM DIAMETER
DIM DIMENSION
D.L. DEAD LOAD
DN DOWN (STAIRS)
D.P. DAMP-PROOFING
DR DOOR
DRY DRYER MACHINE
DS DOWNSPOUT
D/S DRAWER STACK (CABINET)
D.T. DRAIN TILE
DTL DETAIL
DW DISH WASHER
DWG DRAWING
DWR DRAWER

E
EA EACH
EB EYEBROW (FLAT ARCH)
E.F. EACH FACE
E.J. EXPANSION JOINT
EL ELEVATION
ELEC ELECTRIC(AL)
E.P. ELECTRICAL PANEL
EQ EQUAL
EST ESTIMATE
E.W.C. ELECTRIC WATER COOLER
EXC EXISTING
EXH EXHAUST
EXT EXTERIOR

F
FAS FASTEN(ER)
F.B. FACE BRICK
F.B.O. FURNISHED BY OTHERS
F.D. FLOOR DRAIN
F.E. FIRE EXTINGUISHER
F.F. FINISH FLOOR (LINE)
F.G. FIXED GLASS
FGL FIBERGLASS
FIN FINISH
FLG FLASHING
FLR FLOOR(ING)
FLUR FLUORESCENT (LIGHT)
FN FENCE
FND FOUNDATION
F.O. FACE OF
FP FIRE PROOF
FPHB FREEZE PROOF HOSE BIBB
FPL FIREPLACE
FR FRAME(D)(ING)
FS FULL SIZE
FTG FOOTING
FUR FURRED(ING)

G
GA GAUGE
G.B. GYPSUM (WALL) BOARD
G.C. GENERAL CONTRACTOR
GD GRADE OR GRADING
G.D.O. GARAGE DOOR OPENER
GFI GROUND FAULT INTERRUPTER
GL GLASS OR GLAZING
GLBK. GLASS BLOCK
G.I. GALVANIZED IRON
GT GROUT

H
42"H 42" HIGH (WALL)
HB HOSE BIBB
H.C. HOLLOW CORE
HD HEAD OR HARD
H.D. HEAT DETECTOR OR HEAVY DUTY
HDR HEADER
HDW HARDWARE
HGT HEIGHT
H.M. HOLLOW METAL
HORZ HORIZONTAL
HR HOUR
H.R. HALF ROUND (WINDOW)
HS HORIZONTAL SLIDER
HTG HEATING
HVAC HEATING/VENTILATING/AIR COND.
HWD HARDWOOD (FLOORS)

I
I.B. IRONING BOARD
I.D. INSIDE DIAMETER
I.L.O. LOCATION BY OTHERS
IM. INSULATED METAL
INS OR INSUL INSULATE(D)(TION)
INT INTERIOR

J
JST JOIST (FLOOR OR ROOF)
JT JOINT

K
KD KNOCKDOWN (CEILING)
KIT KITCHEN
KO KNOCKOUT
KPL KICKPLATE (ON DOOR)
K/S KNEE SPACE

L
LAM. LAMINATE(D)
LAV LAVATORY (SINK)
LB.O. LOCATION BY OTHERS
LDY LAUNDRY
L.L. LIVE LOAD
L.P. LAMINATED PLASTIC
LSL LAMINATED STRAND LUMBER
LT LIGHT
L.T. LAUNDRY TUB
LTL LINTEL
LVL LAMINATED VENEER LUMBER
LVR LOUVER

M
M METER(S)
MAX MAXIMUM
MAS MASONRY
MATL MATERIAL
MC MEDICINE CABINET
MECH MECHANICAL
MFR. MANUFACTURER
MH MANHOLE
MIN MINIMUM
MIR MIRROR
MISC MISCELLANEOUS
MLD MOULDING
MM MILLIMETER
MMB MEMBRANE
M.O. MASONRY OPENING
MOD MODULAR
MRB MARBLE
MTL METAL
MT MOUNTED(ING)
MULL MULLION OR MULLED

N
N/A NOT APPLICABLE
N.C. NOT IN CONTRACT
NL NAILABLE
NOM NOMINAL
N.T.S. NOT TO SCALE
N.G.V.D. NAT. GEODETIC VERTICAL DATUM

O
OA OVERALL
OBS OBSCURE (GLASS)
O.C. ON CENTER
O.CAB. OVERHEAD CABINET
O.D. OUTSIDE DIAMETER
O.G.D. OVERHEAD GARAGE DOOR
OH OVERHEAD
OPNG OPENING
OPT OPTIONAL
OSB ORIENTED STRAND BOARD

P
PAR PARALLEL
P.BD. PARTICLE BOARD
PC. CONC. PRECAST CONCRETE
P.E. PORCELAIN ENAMEL
PED PEDESTAL (SINK)
PERI PERIMETER
PNG PANNING
PL PLATE (HEIGHT)
P.LAM. PLASTIC LAMINATE
PLAS PLASTER
PNL PANEL
PNT PAINT(ED)
PR PAIR (OF)
PREFAB PREFABRICATED
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PSL PARALLEL STRAND LUMBER
PTN PARTITION
P.T. PRESSURE TREATED (WOOD)
PV PAVED (OR PAVING
PVC POLYVINYL CHLORIDE (PIPE)
PVMT PAVEMENT
PWD PLYWOOD

Q
Q.T. QUARRY TILE

R
R RISER (ON STAIRS)
R/A RETURN AIR
R.B. RUBBER BASE
RAD RADIUS
RBL RUBBLE
RCP REFLECTED
REF OR REFR REFRIGERATOR
REQ REQUIRED
RES. RESILIENT
REV REVISION(S), REVISED
REINF REINFORCED(ING)
RFG ROOFING
R.I.B. REINFORCED JUNCTION BOX
RLG RAILING
R&M RANGE W/ MICROWAVE
RO ROOF
R.O. ROUGH OPENING
R.O.W. RIGHT OF WAY
R/S OR R&S ROD AND SHELF(S)

S
SC SOLID CORE (DOOR)
SCH SCHEDULE
SD SMOKE DETECTOR
SECT SECTION
S.F. SQUARE FEET
SF.GL. SAFETY GLASS
S.G.D. SLIDING GLASS DOOR
SH SHELF OR SHELF(VING)
SHT (SHEARING) SHEET
SHTHG SHEATHING
SIM SIMILAR
SKL SKYLIGHT
SL SKYLIGHT OR SLEEVE
SNT SEALANT
SPKT SEALER
SPEC SPECIFICATIONS
SPK (AUDIO) SPEAKER(S)
S.ST. STAINLESS STEEL
STD STANDARD
STG OR STO STORAGE
STL STEEL
STR STRUCTURAL
SQ SQUARE
SUS SUSPENDED
S.W. SHEAR WALL

T
T TREAD (AT STAIRS) OR TILE
T.B. TOWEL BAR
T.B.D. TO BE DETERMINED
TC TERRA COTTA
T.C.J. TROWELED CONTROL JOINT
TEMP. TEMPERED (GLASS)
T&G TONGUE & GROOVE
TEL TELEPHONE
THK THICK(NESS)
THR THRESHOLD
T.O.C. TOP OF CONCRETE
T.O.F. TOP OF FOUNDATION
T.O.M. TOP OF MASONRY
T.O.W. TOP OF WINDOW
TR OR TRN TRANSOM (WINDOW)
TP TOILET PAPER HOLDER
TV TELEVISION OUTLET OR LOCATION
TYP TYPICAL

U
UC UNDERCUT(DOOR)
UNF UNFINISHED
U.N.O. UNLESS NOTED OTHERWISE

V
VB VANITY BASE
V.B. VAPOR BARRIER
VB36 36" WIDE VANITY BASE
VERT VERTICAL
VIN (SHEET) VINYL
V.S. VESTABLE SINK
V.T. VINYL TILE

W
W0630 36"W X 30"H WALL CAB
W WIDE OR WASHING MACHINE
WC WATER CLOSET
WD WOOD
WF WIDE FLANGE (STEEL BEAM)
WH WATER HEATER
W.H. WALL HUNG
WI WROUGHT IRON
WIC WALK-IN CLOSET
WIN WINDOW
W/ W/O WITH OR WITHOUT
WP WATERPROOF(ING)
W.R. WATER RESISTANT
W.S. WATER SOFTENER
WSCT WAINSCOT
W.T.W. WALL TO WALL
WWF WELDED WIRE FABRIC

SYMBOLS

ELEVATION KEY OR SECTION KEY
SHEET NUMBER

DETAIL NUMBER OR SECTION KEY
SHEET NUMBER

ANGLE

NOTE NUMBER

REVISION NUMBER (DELTA)

SHEET NUMBER

ELEVATION LETTER

EARTH

SAND OR GRAVEL FILL

BRICK

2X4 WOOD STUD PARTITION

2X6 WOOD STUD PARTITION

2X8 WOOD STUD PARTITION

CONCRETE BLOCK

CONCRETE

SHELF ABOVE

SOFFIT ABOVE

DIMENSIONAL LUMBER

BLOCKING

ROUGH SAWN WOOD

PLYWOOD

INSULATED SHEATHING

BATT INSULATION

RIGID INSULATION

WATER CLOSET

TUB/SHOWER

SHOWER

LAVATORY

PEDESTAL

DOUBLE SINK

SINGLE SINK

WASHER

DRYER

MEDICINE CABINET

OVEN/COOKTOP

REFRIGERATOR

South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 09/08/2020 **By:**DDrozdek

FOCUS ENGINEERING AND SURVEYING, LLC
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PROJECT NUMBER
19-0220

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KEYNOTES
FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)
SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
(70) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

BINGHAM COURT
11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**
Units: 41-44

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	Sheet #
SD	A0.00

FLOOR PLAN NOTES

- CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0" & CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 6'-8" (UNO)
- ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT - APPLY ELASTOMERIC SEALANT
- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNO)
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO)
- ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO)
- SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS

WALL LEDGEND

2 X 4 WALL:

2 X 6 WALL:

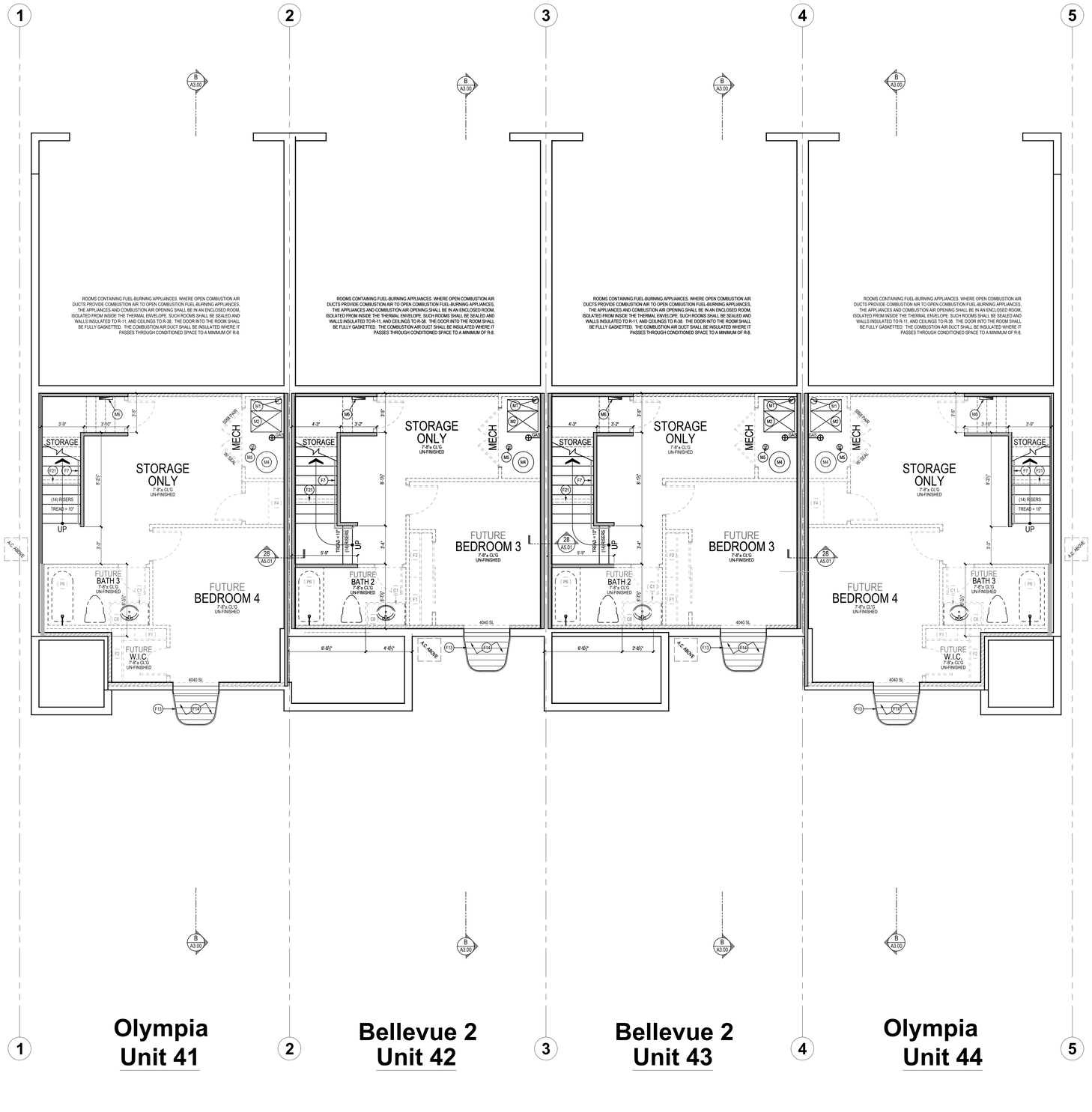
DOUBLE 2 X 4 WALL:

NON-STRUCTURAL WALL THAT CAN BE REMOVED FOR FUTURE USE:

R-11 INSUL. BLANKET ATTACHED TO FDN. WALL:

WAINSCOT EXTERIOR VENEER:

FULL HEIGHT EXTERIOR VENEER:



Olympia Unit 41

Bellevue 2 Unit 42

Bellevue 2 Unit 43

Olympia Unit 44

BASEMENT FLOOR PLAN

SCALE: ¼" = 1'-0"

South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 09/08/2020 By DDrozdek

FOCUS ENGINEERING AND SURVEYING, LLC
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★ SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(YY) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

MECHANICAL

M1: FLUE ●
M2: 96% EFFICIENT FURNACE ●
M3: 13 SEER AIR CONDITIONER ●
M4: 40 GALLON WATER HEATER ●
M5: FLOOR DRAIN ●
M6: ELECTRICAL PANEL ●
M7: NOT USED
M8: MECHANICAL CHASE
M9: WASHER SPACE (WASHER ALWAYS ON LEFT SIDE)
M10: CLOTHES DRYER (VENT TO OUTSIDE) ●
M11: STACKABLE WASHER & DRYER (VENT TO OUTSIDE) ●
M12: 18" TALL PLATFORM

PLUMBING

P1: HOSE BIB ●
P2: DOUBLE SINK w/ DISPOSALS & SPRAYER
P3: VEGGIE SINK
P4: STAINLESS STEEL LAUNDRY SINK
P5: PEDESTAL SINK
P6: 30" x 60" TUB / SHOWER COMBO ●
P7: GARDEN TUB IN TILED PLATFORM (SEE PLAN FOR SIZE) ●
P8: 36" x 42" SHOWER PAN
P9: SAFETY GLASS ENCLOSURE
P10: 32" x 60" TUB ONLY ●
P11: 2" x 6" WALL BUILT TO UNDER TUB LIP; GLASS ABOVE
P12: FLOOR DRAIN ●

FINISH

F1: (2) 12" DEEP WOOD SHELVES & (1) ROD*
F2: (2) 12" DEEP WOOD SHELVES & (2) RODS*
F3: (5) 12" DEEP WOOD SHELVES STARTING @ 54" ABOVE FLOOR*
F4: (5) 16" DEEP WOOD SHELVES STARTING @ 54" ABOVE FLOOR*
F5: (1) 12" DEEP WOOD SHELF (TOP @ 4'-6")
F6: 2 x 6 WALL (42" HIGH) w/ WOOD CAP
F7: HAND RAIL (36" HIGH) ●
F8: GUARD RAIL (36" HIGH) ●
F9: ATTIC ACCESS ●
F10: FIRE DOOR (20 MIN.) ●
F11: WOOD STEPS AS REQUIRED ●
F12: CONCRETE STEPS AS REQUIRED ●
F13: WINDOW WELL ●
F14: WINDOW WELL GRATE ●
F15: 8" CONCRETE WALL (SEE ELEVATION)
F16: INSTALL 5/8" GYPSUM ON THIS FACE OF WALL
F17: INSTALL 5/8" EXTERIOR GYPSUM OVER SHEATHING ON THIS FACE OF WALL
F18: AREA SEPARATION WALL SHALL CONTINUE THROUGH PORCH ROOF
F19: PROVIDE A CAULKED EXPANSION JOINT BETWEEN COURTYARD WALL & BUILDING
F20: PROVIDE A PAINTED SHEET METAL COVER FOR POWER & LINE SET TO A.C. UNIT
F21: PROVIDE 2'-0" WALL UNDER STAIRS
F22: 2 x 4 WALL (42" HIGH)
F23: LINE OF FRAMING BELOW
F24: 36" CONCRETE WALK
* SHELVES THAT SPAN ALL WALLS - PROVIDE A SHELF SUPPORT

CABINET

C1: 12" HIGH RADIE CABINET
C2: 30" HIGH RADIE CABINET
C3: UPPER CABINETS (TOP @ 7'-0")
C4: UPPER CABINETS (TOP @ 8'-0")
C5: FULL DEPTH CABINET
C6: LAZY SUSAN
C7: PANTRY CABINET
C8: LAMINATE COUNTERTOP
C9: CORIAN COUNTERTOP
C10: CULTURED MARBLE COUNTERTOP
C11: GRANITE COUNTERTOP
C12: COUNTERTOP OVERHANG NO MORE THAN 10"
C13: RAISED BAR
C14: 48" TALL WALL w/ OSB FACE

KITCHEN

K1: 39" WIDE REFRIGERATOR SPACE (INSTALL WATER LINE)
K2: DISHWASHER
K3: 30" WIDE RANGE
K4: MICROWAVE ABOVE

WALL OPENING

AR1: ARCH OPENING (TOP @ 8'-0" & SIDES @ 7'-6")
SQ1: SQUARE OPENING (TOP @ 8'-8")
SQ2: SQUARE OPENING (TOP @ 8'-0")

REVISIONS	BY	DATE
1		
2		
3		
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BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**
Units: 41-44

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # A1.00

FLOOR PLAN NOTES

- CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0" & CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 6'-8" (UNO)
- ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT - APPLY ELASTOMERIC SEALANT
- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNO)
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO)
- ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO)
- SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS

WALL LEDGEND

2 X 4 WALL:

2 X 6 WALL:

DOUBLE 2 X 4 WALL:

NON-STRUCTURAL WALL THAT CAN BE REMOVED FOR FUTURE USE:

R-11 INSUL. BLANKET ATTACHED TO FDN. WALL:

WAINSCOT EXTERIOR VENEER:

FULL HEIGHT EXTERIOR VENEER:



South Jordan City
Planning Division
Reviewed for Code Compliance
Date: **09/08/2020** **By:** DDrozdek

FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
3302 NORTH MAIN STREET, SUITE 200
SPANISH FORK, UTAH 84660
PH (801) 798-0272 FX (801) 798-0273
www.focusutah.com

PROJECT NUMBER
19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

◆ SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

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M5: FLOOR DRAIN ♦
M6: ELECTRICAL PANEL ♦
M7: NOT USED
M8: MECHANICAL CHASE
M9: WASHER SPACE (WASHER ALWAYS ON LEFT SIDE)
M10: DRYER SPACE (VENT TO OUTSIDE) ♦
M11: STACKABLE WASHER & DRYER (VENT TO OUTSIDE) ♦
M12: 18" TALL PLATFORM

PLUMBING

P1: HOSE BIB ♦ I
P2: DOUBLE SINK w/ DISPOSALS SPRAYER
P3: VEGGIE SINK
P4: STAINLESS STEEL LAUNDRY SINK
P5: PEDESTAL SINK
P6: 30" x 60" TUB / SHOWER COMBO ♦
P7: GARDEN TUB IN TILED PLATFORM (SEE PLAN FOR SIZE) ♦
P8: 36" x 42" SHOWER PAN
P9: SAFETY GLASS ENCLOSURE
P10: 32" x 60" TUB ONLY ♦
P11: 2" x 6" WALL BUILT TO UNDER TUB LIP; GLASS ABOVE
P12: FLOOR DRAIN ♦

FINISH

F1: (2) 12" DEEP WOOD SHELVES & (1) ROD*
F2: (2) 12" DEEP WOOD SHELVES & (2) ROD*
F3: (5) 12" DEEP WOOD SHELVES STARTING @ 54" ABOVE FLOOR*
F4: 24" DEEP WOOD SHELVES*
F5: (1) 12" DEEP WOOD SHELF (TOP @ 4'-6")*
F6: 2 x 6 WALL (42" HIGH) w/ WOOD CAP
F7: HAND RAIL (30" HIGH) ♦
F8: GUARD RAIL (36" HIGH) ♦
F9: ATTIC ACCESS ♦
F10: FIRE DOOR (20 MIN.) ♦
F11: WOOD STEPS AS REQUIRED ♦
F12: CONCRETE STEPS AS REQUIRED ♦
F13: WINDOW WELL ♦
F14: WINDOW SEAT (SEE ELEVATION)
F16: INSTALL 5/8" GYPSUM THIS FACE OF WALL
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CABINET

C1: 33" HIGH BASE CABINET
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C5: FULL DEPTH CABINET
C6: LAZY SUSAN
C7: PANTRY CABINET
C8: LAMINATE COUNTERTOP
C9: CORIAN COUNTERTOP
C10: CULTURED MARBLE COUNTERTOP
C11: GRANITE COUNTERTOP
C12: COUNTERTOP OVERHANG NO MORE THAN 10"
C13: BASE FILLER
C14: 42" TALL WALL w/ OSB FACE

KITCHEN

K1: 39" WIDE REFRIGERATOR SPACE (INSTALL WATER LINE)
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AR1: ARCH OPENING (TOP @ 8'-0" & SIDES @ 7'-6")
SQ1: SQUARE OPENING (TOP @ 8'-0")
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REVISIONS	DATE

BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building #
6
Units:
41-44

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	Sheet #
SD	A1.01

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WALL LEDGEND

2 X 4 WALL:

2 X 6 WALL:

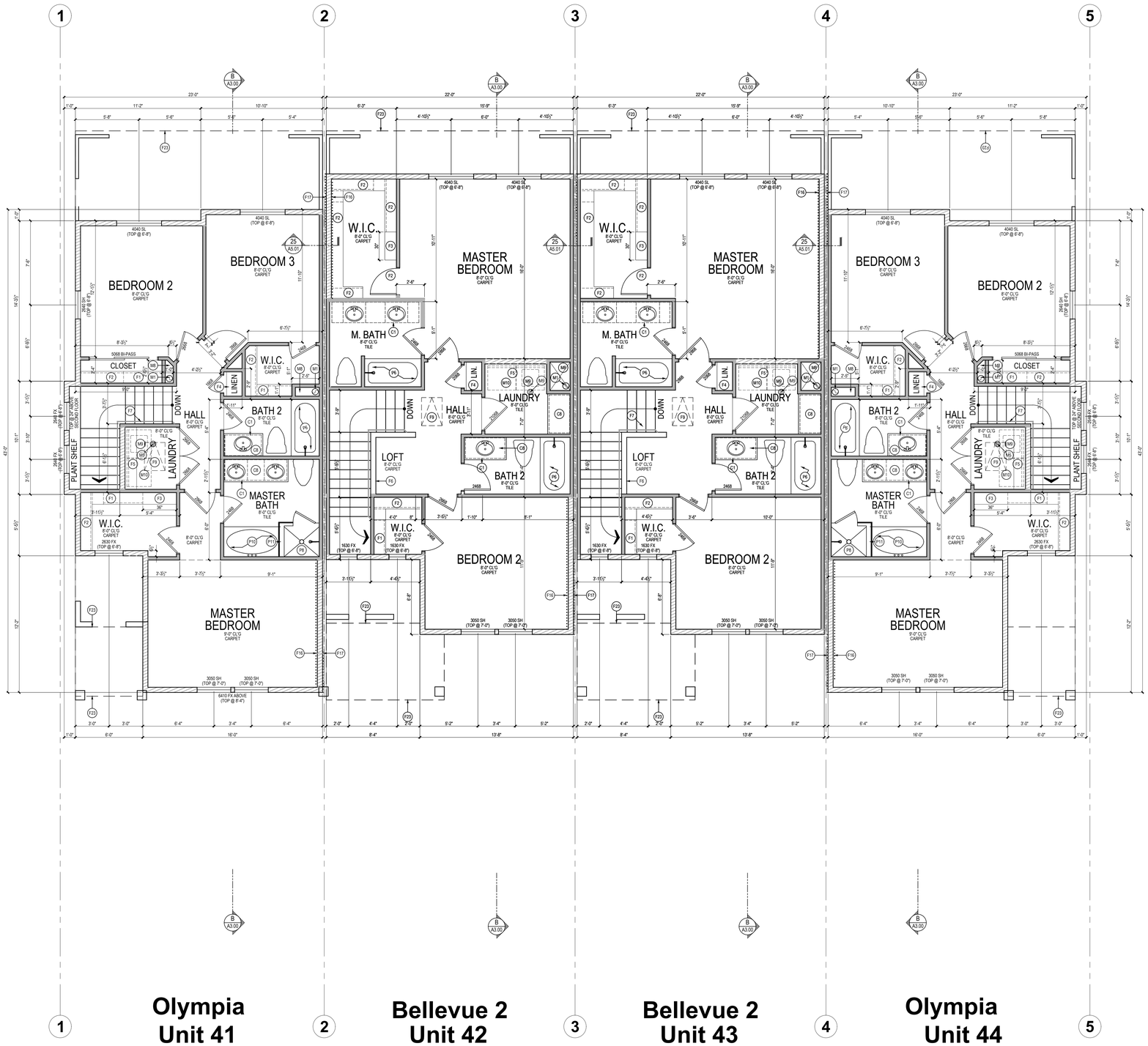
DOUBLE 2 X 4 WALL:

NON-STRUCTURAL WALL THAT CAN BE REMOVED FOR FUTURE USE:

R-11 INSUL. BLANKET ATTACHED TO FDN. WALL:

WAINSCOT EXTERIOR VENEER:

FULL HEIGHT EXTERIOR VENEER:



SECOND FLOOR PLAN

SCALE: ¼" = 1'-0"

South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 09/08/2020 By: DDrozdek

FOCUS ENGINEERING AND SURVEYING, LLC
3302 N. MAIN STREET, SUITE 200
SPANISH FORK, UTAH 84660 (801)798-0555
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F14: WINDOW WELL ●
F15: WINDOW WELL GRATE ●
F16: INSTALL 5/8" GYPSUM (INTERIOR)
F17: INSTALL 5/8" EXTERIOR GYPSUM OVER SHEATHING ON THIS FACE OF WALL
F18: AREA SEPARATION WALL SHALL CONTINUE THROUGH PORCH ROOF
F19: PROVIDE A CAULKED EXPANSION JOINT BETWEEN COURTYARD WALL & BUILDING
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F21: PROVIDE 2'-0" WALL UNDER STAIRS
F22: LINE OF FRAMING ABOVE
F23: LINE OF FRAMING BELOW
F24: 36" CONCRETE WALK
SHELVES THAT SPAN 84"+ PROVIDE A SHELF SUPPORT

CABINET

C1: 33" HIGH BASE CABINET
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C14: 42" TALL WALL w/ OSB FACE

KITCHEN

K1: 39" WIDE REFRIGERATOR SPACE (WITH WATER LINE)
K2: DISHWASHER
K3: 30" WIDE RANGE
K4: MICROWAVE ABOVE

WALL OPENING

AW1: ARCH OPENING (TOP @ 8'-0" & SIDES @ 7'-4")

SQ1: SQUARE OPENING (TOP @ 6'-8")
SQ2: SQUARE OPENING (TOP @ 8'-0")

No.	Description	Date
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BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**
Units: 41-44

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # A1.02

ROOF PLAN NOTES

- PROTECT ROOF EAVES AND OVERHANGS w/ 1 hr PROTECTION (½" TYPE 'X' GYP BOARD) @ 4'-0" EACH SIDE OF AREA SEPARATION WALL

Olympia - Attic Vent Schedule

Roof **'A'**: 871 SQ. FT. / 300 = 2.90 SQ. FT. TOTAL REQ.
- 2.90 SQ. FT. TOTAL REQ. / 2 = 1.45 SQ. FT. MIN. UPPER & LOWER VENTING
- 1.75 SQ. FT. UPPER VENTILATION - PROVIDED NEAR RIDGE w/ (5) TURTLE VENTS
- 1.73 SQ. FT. LOWER VENTILATION - PROVIDED @ SOFFIT w/ VENTED SOFFIT
- 3.48 SQ. FT. TOTAL VENTILATION (EXCEEDS REQUIREMENT)

Roof **'B'**,(LOWER) 165 SQ. FT. / 300 = 0.55 SQ. FT. TOTAL REQ.
- 0.55 SQ. FT. TOTAL REQ. / 2 = 0.28 SQ. FT. MIN. UPPER & LOWER VENTING
- 0.35 SQ. FT. UPPER VENTILATION - PROVIDED w/ (1) TURTLE VENT
- 0.89 SQ. FT. LOWER VENTILATION - PROVIDED @ SOFFIT w/ VENTED SOFFIT
- 1.24 SQ. FT. TOTAL VENTILATION (EXCEEDS REQUIREMENT)

Roof **'C'**,(LOWER) 75 SQ. FT. / 150 = 0.50 SQ. FT. TOTAL REQ. @ SOFFIT
- 0.85 SQ. FT. PROVIDED @ SOFFIT w/ VENTED SOFFIT
- 0.85 SQ. FT. TOTAL VENTILATION (EXCEEDS REQUIREMENT)

PRODUCTS USED:
REVERE ALUMINUM SOFFIT CENTER VENT, .05 SQ. FT. NET FREE OPEN AREA PER SQ. FT..
LOMANCO 750 TURTLE VENT, .35 SQ. FT. NET FREE OPEN AREA EACH

Bellevue - Attic Vent Schedule

Roof **'A'**: 679 SQ. FT. / 300 = 2.26 SQ. FT. TOTAL REQ.
- 2.26 SQ. FT. TOTAL REQ. / 2 = 1.13 SQ. FT. MIN. UPPER & LOWER VENTING
- 1.75 SQ. FT. UPPER VENTILATION - PROVIDED NEAR RIDGE w/ (5) TURTLE VENTS
- 1.17 SQ. FT. LOWER VENTILATION - PROVIDED @ SOFFIT w/ VENTED SOFFIT
- 2.92 SQ. FT. TOTAL VENTILATION (EXCEEDS REQUIREMENT)

Roof **'B'**,(LOWER) 264 SQ. FT. / 300 = 0.88 SQ. FT. TOTAL REQ.
- 0.88 SQ. FT. TOTAL REQ. / 2 = 0.44 SQ. FT. MIN. UPPER & LOWER VENTING
- 0.70 SQ. FT. UPPER VENTILATION - PROVIDED w/ (2) TURTLE VENTS
- 0.89 SQ. FT. LOWER VENTILATION - PROVIDED @ SOFFIT w/ VENTED SOFFIT
- 1.59 SQ. FT. TOTAL VENTILATION (EXCEEDS REQUIREMENT)

Roof **'C'**,(LOWER) 117 SQ. FT. / 150 = 0.78 SQ. FT. TOTAL REQ. @ SOFFIT
- 3.45 SQ. FT. PROVIDED @ SOFFIT w/ VENTED SOFFIT
- 3.45 SQ. FT. TOTAL VENTILATION (EXCEEDS REQUIREMENT)

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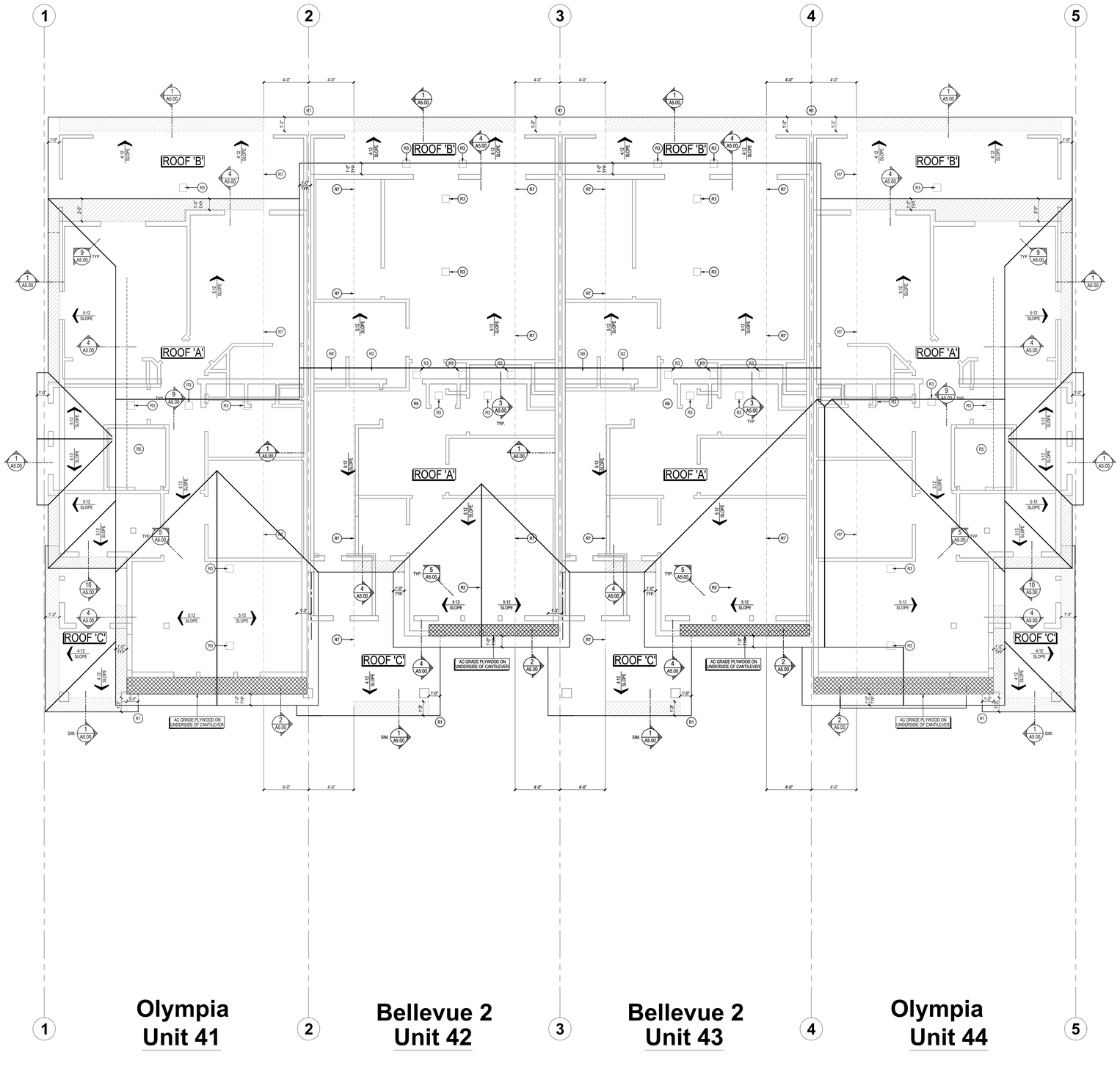
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South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 09/08/2020 By: DDrozdek

ROOF PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
3302 NORTH MAIN STREET, SUITE 150
SPRINGVILLE, UTAH 84663 PH (801) 852-6120
www.focusutah.com

PROJECT NUMBER
19-0220

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ROOF
- R1: DOWNSPOUT LOCATION
- R2: OPEN RIDGE VENT
- R3: TURTLE VENT
- R4: TILE VENT
- R5: 22" X 30" ATTIC ACCESS
- R6: 4'X 8' FURNACE PLATFORM (FRAMED WITH 14" TJI's)
- R7: HOLD DOWN TRUSSES "L" FOR SHEET ROCK FIRE PROTECTION (4' FROM EACH SIDE OF PARTY WALL)
- R8: SOFFIT FOR FIRE PROTECTION
- R9: AREA SEPARATION WALL SHALL EXTEND TO UPPER SIDE OF ROOF DECK

ROOF VENT LEDGED
- LOCATION OF LOWER SOFFIT VENT:
- LOCATION OF UPPER SOFFIT VENT:
- LOCATION OF BLOCKED OFF RIDGE VENT:

REVISIONS	DESCRIPTION
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BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

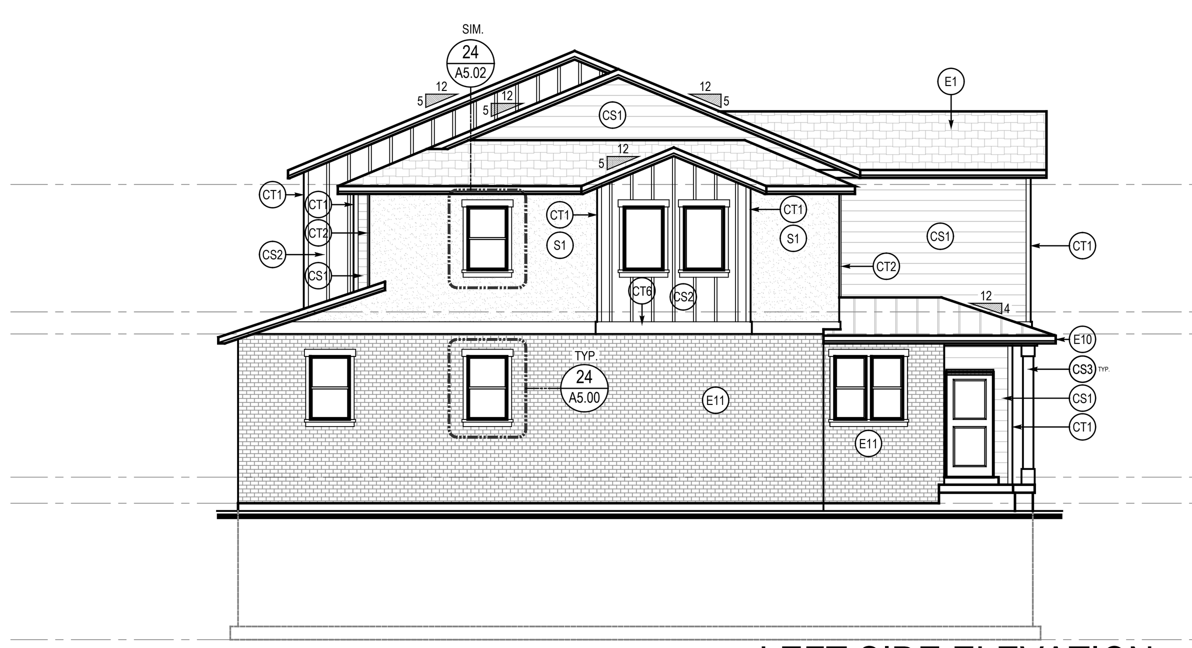
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South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

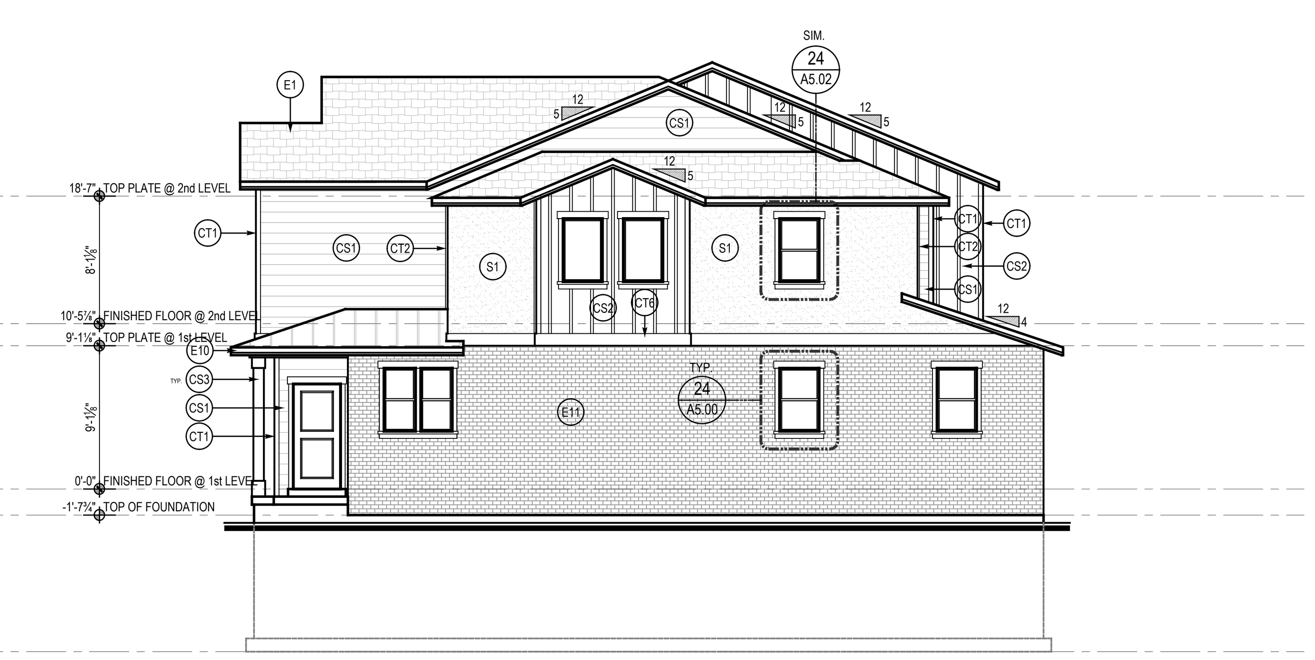
Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # A1.03



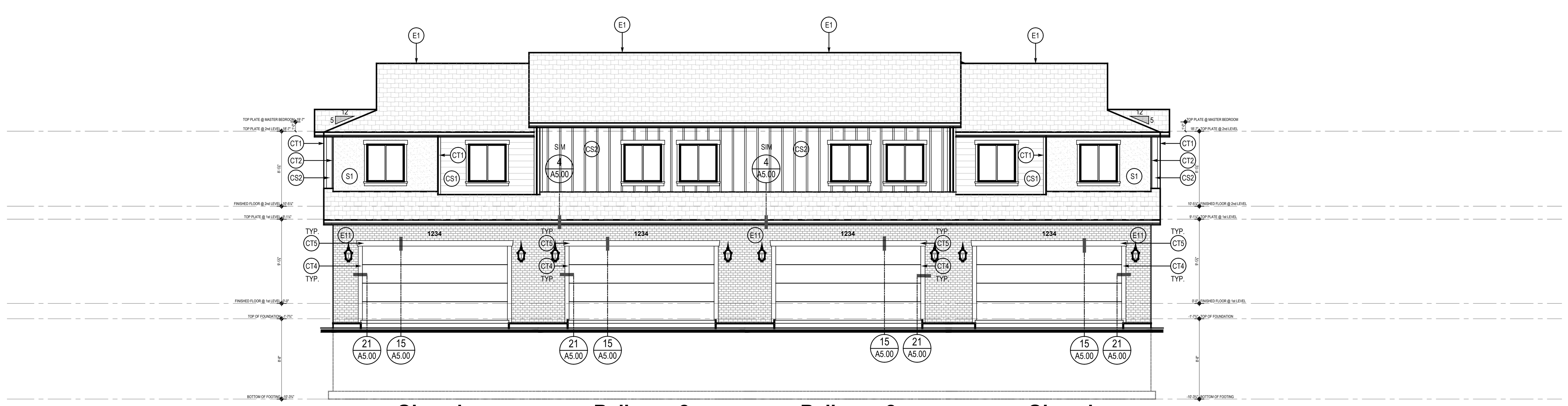
Olympia **Bellevue 2** **Bellevue 2** **Olympia**



LEFT SIDE ELEVATION
SCALE: ⅛" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: ⅛" = 1'-0"



Olympia **Bellevue 2** **Bellevue 2** **Olympia**

REAR ELEVATION
SCALE: ⅛" = 1'-0"

South Jordan City
Planning Division
Reviewed for Code Compliance
Date: 09/08/2020 By: DDrozdek

FOCUS©
ENGINEERING AND SURVEYING, LLC
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PROJECT NUMBER
19-0220

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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

◆ SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(??) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

ELEVATION
E1: ARCHITECTURAL GRADE ASPHALT SHINGLE
E2: SLOPING SURFACE ◆
E3: CONCRETE CAP ATOP MASONRY WALL
E4: DOWNSPOUT
E5: 6" CAST BRONZE ADDRESS NUMBERS
E6: COURTYARD WALL
E7: SOFFIT CORBEL
E8: GABLE CORBEL
E9: GABLE END VENT (SEE PLAN FOR SIZE)
E10: 6" FASCIA w/ ALUMINUM CLADDING & SLOPPED SOFFIT TYP.
E11: BRICK VENEER WAINSCOT w/ SLOPED BRICK SILL
E12: BRICK SOLDIER COURSE
E13: DECORATIVE SHUTTER (SEE PLAN FOR SIZE)
E14: FOAM WINDOW SILL (SEE DETAIL)
E15: DECORATIVE WROUGHT IRON (SEE DETAIL)

STUCCO
S1: SYNTHETIC STUCCO ◆
S2: STUCCO EXPANSION JOINT (144 SQ. FT. MAX.)
S3: 2" x 1" STUCCO TRIM
S4: 4" x 1" STUCCO TRIM
S5: 6" x 1" STUCCO TRIM
S6: 8" x 1" STUCCO TRIM
S7: 9¼" x 1" STUCCO TRIM
S8: 11¼" x 1" STUCCO TRIM

COMPOSITE SIDING
CS1: 6" COMPOSITE SMOOTH LAP SIDING
CS2: COMPOSITE BOARD AND BATTEN
CS3: TAPERED COMPOSITE WOOD WRAP AROUND STRUCTURAL COLUMN w/ 10" SQUARE BASE AND 10" SQUARE CAP w/ 3½" COMPOSITE TRIM

COMPOSITE TRIM
CT1: 3½" x 3½" x 1" ONE-PIECE COMPOSITE TRIM BOARD - OUTSIDE CORNER
CT2: 1¼" x 1¼" ONE-PIECE COMPOSITE TRIM BOARD - INSIDE CORNER
CT3: 3½" x ¾" COMPOSITE TRIM BOARD
CT4: 5½" x ¾" COMPOSITE TRIM BOARD
CT5: 7¼" x ¾" COMPOSITE TRIM BOARD
CT6: 9¼" x ¾" COMPOSITE TRIM BOARD
CT7: 11¼" x ¾" COMPOSITE TRIM BOARD
CT8: 15¼" x ¾" COMPOSITE TRIM BOARD

ELEVATION NOTES
- REFER TO GENERAL NOTE & DETAIL SHEETS FOR TYPICAL REQUIREMENTS & MATERIALS SPECIFIC TO THIS PROJECT
- GRADE CONDITIONS MAY VARY FROM SHOWN. BUILDER SHALL VERIFY & COORDINATE PER ACTUAL SITE CONDITIONS
- BUILDER TO PROVIDE ROOF & SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE (OR APPROVED EQUAL)
- INSTALL ALL PRE-MANUFACTUREED MATERIALS PER MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS & SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER

REVISION BLOCK

#	DATE	DESCRIPTION
1	10/17/18	FIRE RATED PLYWOOD
2	10/26/18	CITY REVIEW COMMENTS

BINGHAM COURT
11333 S. 1385 W. SOUTH JORDAN, UTAH

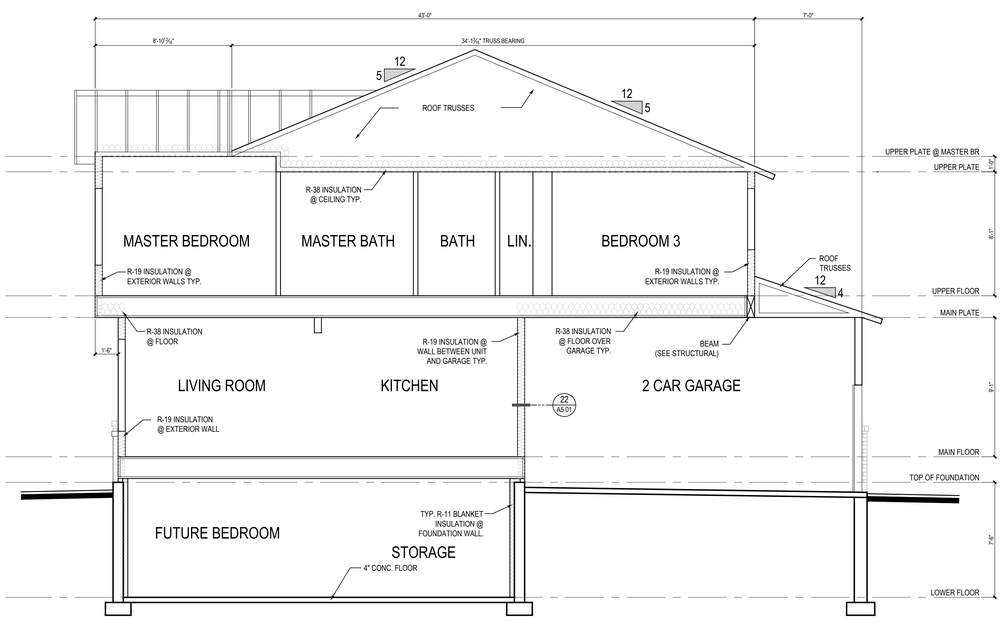
Building #
6
Units:
41-44

South Jordan City
Building Department
Reviewed for Code Compliance
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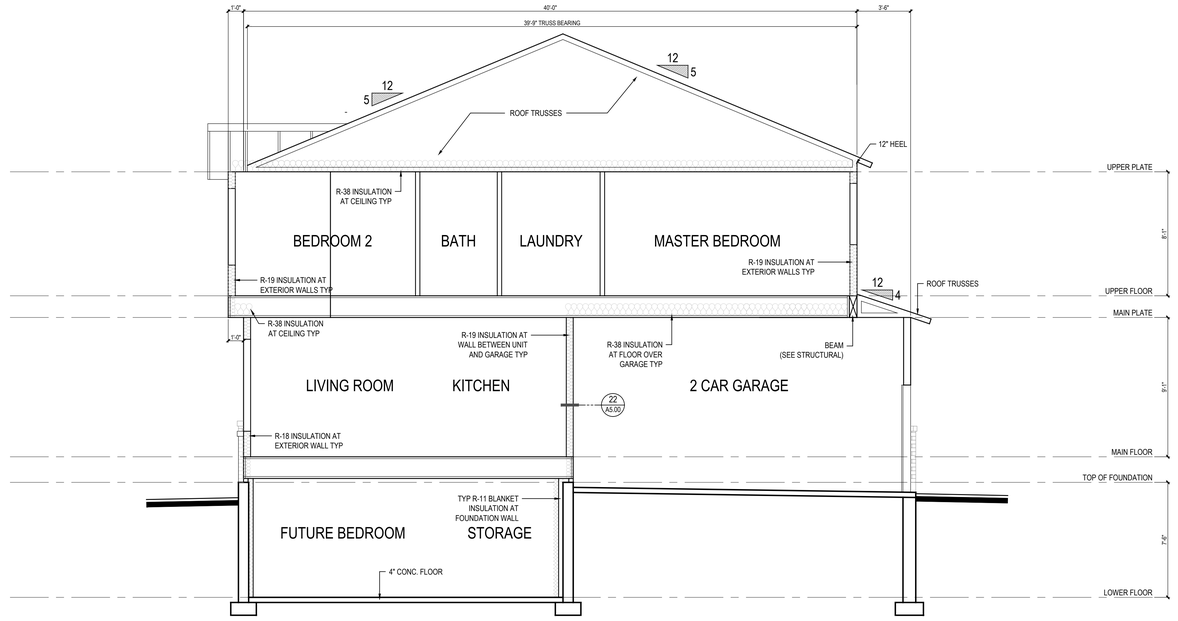
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Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # A2.00

STAIR SECTION NOTES:

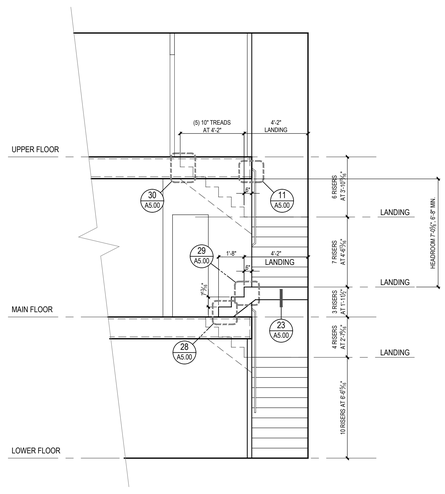
TREAD DEPTH = MINIMUM 10".
RISER HEIGHT = MAX 8".
STAIRWAY WIDTH = 36" MINIMUM.
HAND RAILS = AT STAIRS WITH 4 OR MORE RISERS, 34"-38" ABOVE NOSE OF TREAD.
HEADROOM = 6'-8" CLEAR FROM SLOPE LINE OF TREAD NOSES MEASURED VERTICALLY TO NEAREST OVERHEAD OBSTRUCTION FOR FULL WIDTH OF STAIRWAY.



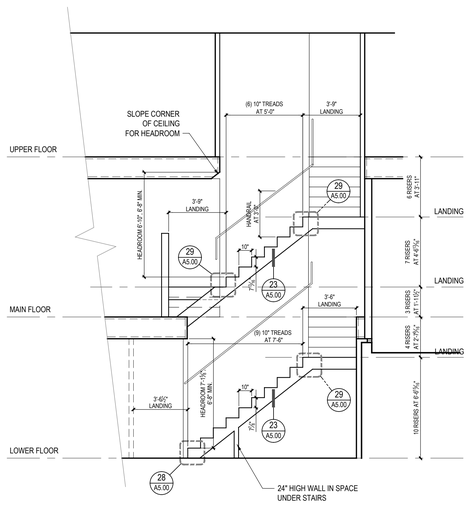
B **Olympia**
Building Section Scale: 1/4" = 1'-0"



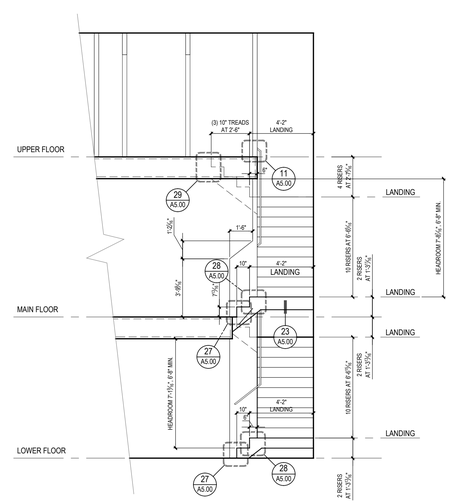
B **Bellevue 2**
Building Section Scale: 1/4" = 1'-0"



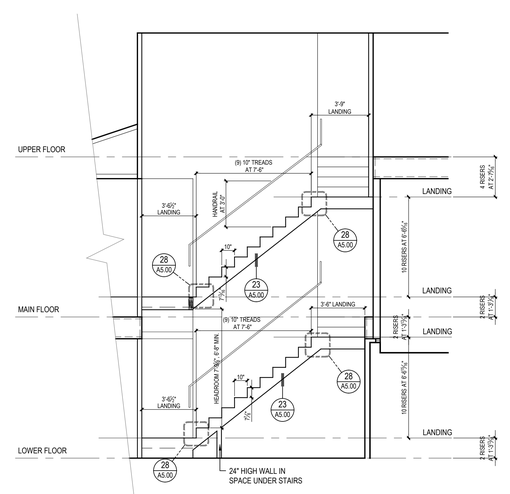
S **Olympia**
Stair Section - A Scale: 1/4" = 1'-0"



S **Olympia**
Stair Section - B Scale: 1/4" = 1'-0"



S **Bellevue 2**
Stair Section - A Scale: 1/4" = 1'-0"



S **Bellevue 2**
Stair Section - B Scale: 1/4" = 1'-0"

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PROJECT NUMBER
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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)
SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
(YY) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

#	DESCRIPTION
1	ADD GARAGE DOOR
2	ADD WINDOW
3	ADD DOOR
4	ADD STRUCTURAL COLUMN

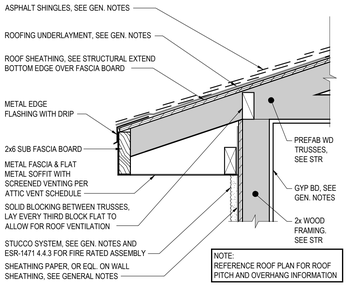
BINGHAM COURT

11333 S. 1385 W. SOUTH JORDAN, UTAH

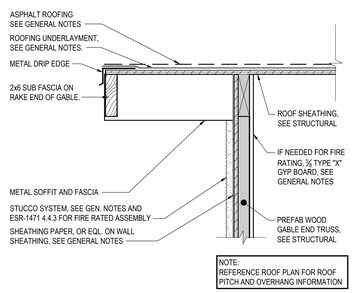
Building # **6**
Units: **41-44**

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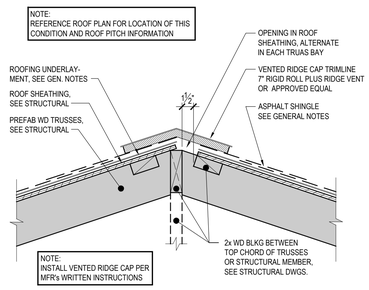
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Drawn By: SD	Sheet # A3.00



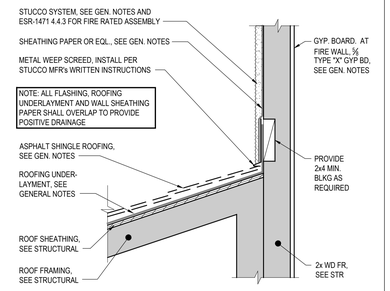
1 EAVE - FLAT SOFFIT
STUCCO WALL/METAL FASCIA-SOFFIT — Scale: 1 1/2" = 1'-0"



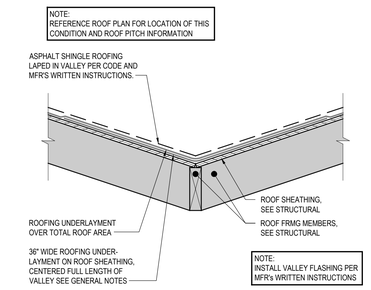
2 RAKE AT GABLE END
STUCCO WALL/METAL FASCIA-SOFFIT — Scale: 1 1/2" = 1'-0"



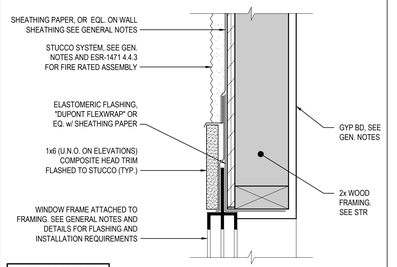
3 VENTED RIDGE CAP
ASPHALT ROOFING — Scale: 1 1/2" = 1'-0"



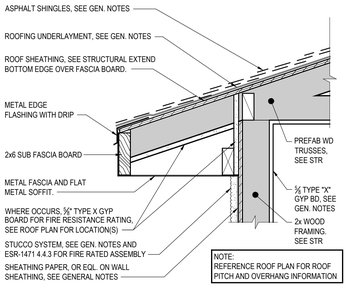
4 ROOF TO WALL FLASHING
ASPHALT ROOFING / STUCCO — Scale: 1 1/2" = 1'-0"



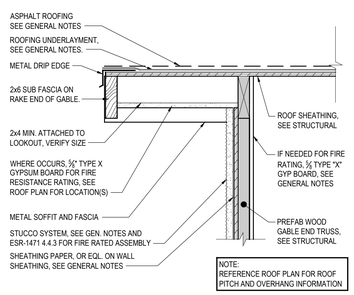
5 VALLEY FLASHING
ASPHALT ROOFING — Scale: 1 1/2" = 1'-0"



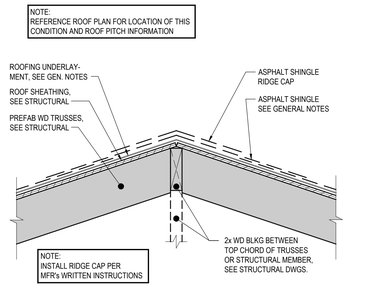
6 WINDOW HEAD
COMPOSITE TRIM AND STUCCO W/ WOOD FRAMING — Scale: 3" = 1'-0"



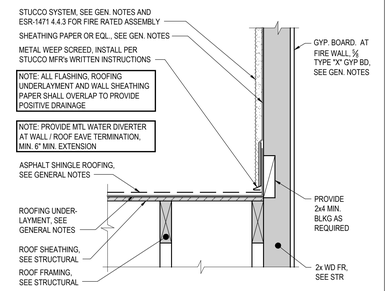
7 EAVE - FLAT SOFFIT
STUCCO WALL/METAL FASCIA-SOFFIT - 1 HR ASSEMBLY — Scale: 1 1/2" = 1'-0"



8 RAKE AT GABLE END
STUCCO WALL/METAL FASCIA-SOFFIT - 1 HR ASSEMBLY — Scale: 1 1/2" = 1'-0"



9 RIDGE/HIP CAP
ASPHALT ROOFING — Scale: 1 1/2" = 1'-0"



10 ROOF TO WALL FLASHING
ASPHALT ROOFING / STUCCO — Scale: 1 1/2" = 1'-0"

HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING. HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS. HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS. HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND BE SMOOTH WITH NO SHARP EDGES/CORNERS.

STAIR AND RAILING SUPPLIER/INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.

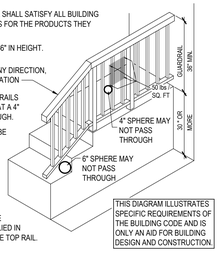
GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

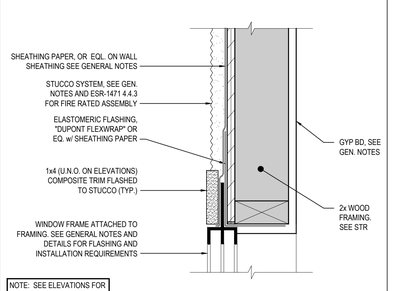
THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 20 LBS PER LINEAL FOOT APPLIED HORIZONTALLY ALONG THE TOP RAIL.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.

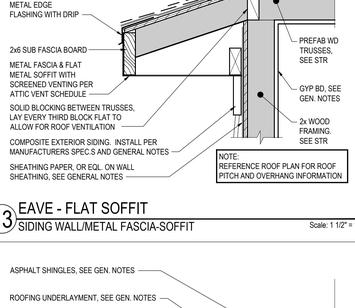
THE HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.



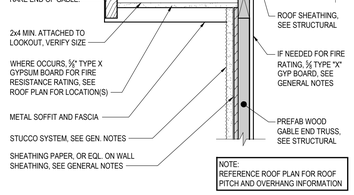
11 HANDRAIL / GUARDRAIL
Scale: NONE



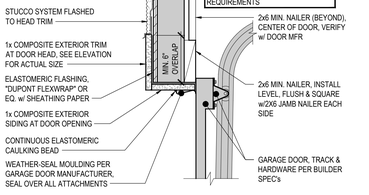
12 WINDOW JAMB
COMPOSITE TRIM AND STUCCO W/ WOOD FRAMING — Scale: 3" = 1'-0"



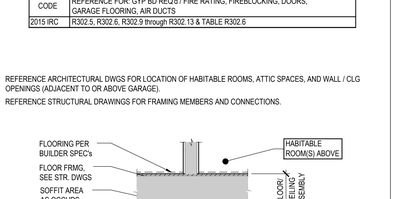
13 EAVE - FLAT SOFFIT
SIDING WALL/METAL FASCIA-SOFFIT — Scale: 1 1/2" = 1'-0"



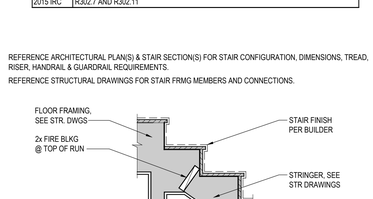
14 RAKE AT GABLE END
STUCCO WALL/METAL FASCIA-SOFFIT - 1 HR ASSEMBLY — Scale: 1 1/2" = 1'-0"



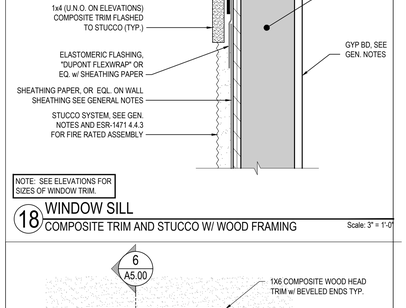
15 GARAGE DOOR HEAD
STUCCO WALL / COMPOSITE TRIM — Scale: 1 1/2" = 1'-0"



22 FIRE PROTECTION AT GARAGE
WOOD FRAMING — Scale: NONE

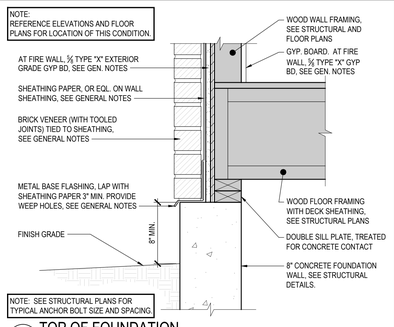


23 FIRE PROTECTION AT STAIRS
WOOD FRAMING — Scale: NONE

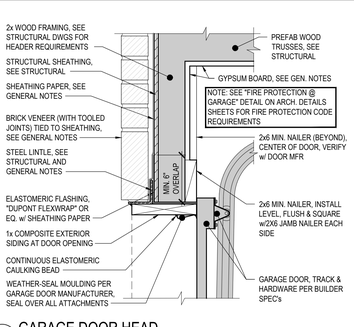


NOTE: PROVIDE FLASHING, COUNTER FLASHING AND WATERPROOF JOINTS PER GENERAL NOTES, BEST SOUND CONSTRUCTION PRACTICES AND MANUFACTURERS WRITTEN INSTRUCTIONS. ALSO SEE DETAIL 7/A5.01.

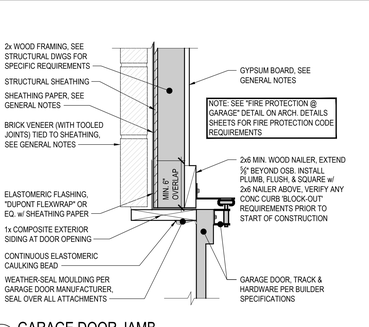
24 WINDOW ELEVATION/DETAIL
COMPOSITE TRIM IN STUCCO WALL — Scale: 3/4" = 1'-0"



25 TOP OF FOUNDATION
BRICK VENEER W/ WOOD FRAMED CONSTRUCTION — Scale: 1 1/2" = 1'-0"



26 GARAGE DOOR HEAD
BRICK VENEER ON WOOD FRAMING — Scale: 1 1/2" = 1'-0"



27 GARAGE DOOR JAMB
BRICK VENEER ON WOOD FRAMING — Scale: 1 1/2" = 1'-0"

NOTE: THIS DETAIL IS SCHEMATIC ONLY. IT IS INTENDED TO DESIGNATE HABITABLE AREAS & OPENINGS (ADJACENT TO GARAGE) AND HABITABLE OR ATTIC AREAS &OPENINGS (ABOVE THE GARAGE) WHICH REQUIRE FIRE PROTECTION PER APPLICABLE CODE. VERIFY ALL REQUIREMENTS PRIOR TO START OF CONSTRUCTION.

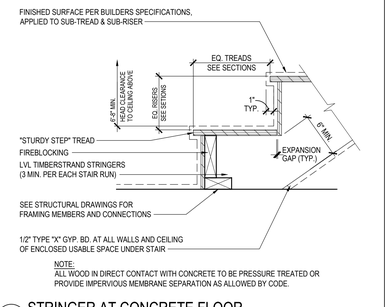
PROVIDE COMPLYNG GYP BD FIRE PROTECTION / FIREBLOCKING TO: WALLS, UNDERSIDE OF ATTIC OR FLOOR-CEILING ASSEMBLY, STRUCTURAL FRAMING SUPPORT MEMBERS, AND SOFFITS LOCATED ON THE GARAGE SIDE. (SEE TABLE BELOW)

PROVIDE APPROVED, COMPLYNG DOOR(S) AT OPENINGS BETWEEN GARAGE AND ADJACENT HABITABLE ROOM(S). (SEE TABLE BELOW)

MINIMUM CODE REQUIREMENTS FOR FIRE PROTECTION AT GARAGE	
CODE	REFERENCE FOR: GYP BD REQ'd / FIRE RATING, FIREBLOCKING, DOORS, GARAGE FLOORING, AIR DUCTS
2015 IRC	R302.5, R302.6, R302.9 through R302.13 & TABLE R302.6

REFERENCE ARCHITECTURAL DWGS FOR LOCATION OF HABITABLE ROOMS, ATTIC SPACES, AND WALL / CLG OPENINGS (ADJACENT TO OR ABOVE GARAGE).

REFERENCE STRUCTURAL DRAWINGS FOR FRAMING MEMBERS AND CONNECTIONS.



NOTE:
ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROVIDE IMPERVIOUS MEMBRANE SEPARATION AS ALLOWED BY CODE.

28 STRINGER AT CONCRETE FLOOR
SIMILAR AT MAIN LEVEL W/ CRAWL SPACE — Scale: 1 1/2" = 1'-0"

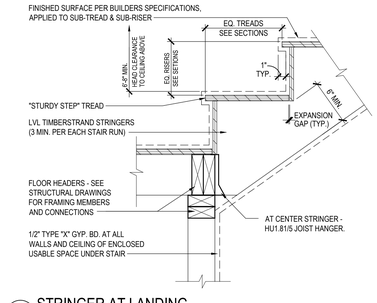
NOTE: THIS DETAIL IS SCHEMATIC ONLY. IT IS INTENDED TO DESIGNATE HABITABLE AREAS & OPENINGS (ADJACENT TO GARAGE) AND HABITABLE OR ATTIC AREAS &OPENINGS (ABOVE THE GARAGE) WHICH REQUIRE FIRE PROTECTION PER APPLICABLE CODE. VERIFY ALL REQUIREMENTS PRIOR TO START OF CONSTRUCTION.

PROVIDE COMPLYNG GYP BD FIRE PROTECTION AND FIREBLOCKING TO WALLS, UNDER STAIR SURFACES, ANY FRAMING MEMBERS AND SOFFITS LOCATED ON THE ACCESSIBLE ENCLOSED SIDE OF SPACES UNDER STAIRS PER APPLICABLE CODE REQUIREMENTS. (SEE TABLE BELOW)

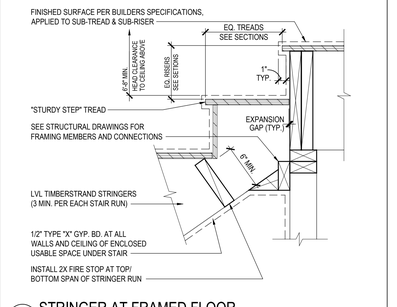
MINIMUM CODE REQUIREMENTS FOR FIRE PROTECTION UNDER INTERIOR STAIRS	
CODE	REFERENCE FOR: GYP BD REQ'd / FIRE RATING AND FIREBLOCKING
2015 IRC	R302.7 AND R302.11

REFERENCE ARCHITECTURAL PLAN(S) & STAIR SECTION(S) FOR STAIR CONFIGURATION, DIMENSIONS, TREAD, RISER, HANDRAIL & GUARDRAIL REQUIREMENTS.

REFERENCE STRUCTURAL DRAWINGS FOR STAIR FRMG MEMBERS AND CONNECTIONS.



29 STRINGER AT LANDING
SIMILAR AT LANDING ON MAIN FLOOR LEVEL — Scale: 1 1/2" = 1'-0"



30 STRINGER AT FRAMED FLOOR
TOP OF STAIR RUN — Scale: 1 1/2" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
3302 N. MAIN STREET, SUITE 200
SPANISH FORK, UTAH 84660 (801) 798-0555
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PROJECT NUMBER
19-0220

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KEYNOTES
FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(YY) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

#	DESCRIPTION	DATE
1		
2		
3		
4		
5		

BINGHAM COURT
11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**
Units: **41-44**

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By:	Sheet #
SD	A5.00

NOTE: THIS DETAIL IS SCHEMATIC ONLY. IT IS INTENDED TO DESIGNATE STANDARD PRACTICE FOR INSTALLATION OF RESIDENTIAL WINDOWS WITH A MOUNTING FLANGE IN STUDFRAME CONSTRUCTION PER REQUIREMENTS OF AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION, DOCUMENT "AAMA 2400-02" (FORMERLY CAWM 400-95).

WINDOWS DESIGNATED IN THE DRAWINGS ARE SPECIFIED BY THE BUILDER. STANDARD AAMA 2400-02 IS NOT INTENDED TO REPLACE A MANUFACTURER'S INSTALLATION INSTRUCTIONS OR FEDERAL, STATE, OR LOCAL BUILDING CODES ADOPTED BY A GOVERNING MUNICIPALITY.

VERIFY ALL REQUIRED FLASHING, SHEATHING PAPER, SEALANT, FASTENERS, MFR's INSTALLATION INSTRUCTIONS, AND CODE COMPLIANCE PRIOR TO START OF CONSTRUCTION.

METHOD "A"

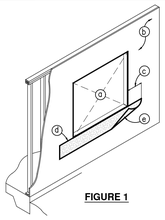


FIGURE 1

- a PROVIDE ROUGH WINDOW OPENING PER WINDOW MFR's WRITTEN INSTRUCTIONS.
- b WALL SHEATHING: IF USED, APPLY PRIOR TO FLASHING AND WINDOW INSTALLATION, VE-RIFY ALL EDGES FLUSH w/ ROUGH OPENING.
- c EXTEND SILL FLASHING BEYOND ROUGH OPENING (EACH SIDE) TO PROJECT BE-YOND JAMB FLASHING APPLIED LATER.
- d APPLY HORIZONTALLY BELOW SILL AND FASTEN ONLY TOP EDGE TO FRAMING.
- e DO NOT FASTEN BOTTOM EDGE OF SILL FLASHING SO AS TO ALLOW APPLICATION OF SHEATHING PAPER UNDERNEATH. (SEE FIGURE 4)

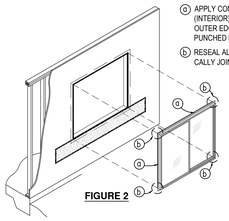


FIGURE 2

- a APPLY CONTINOUS SEALANT TO BACKSIDE (INTERIOR) OF MOUNTING FLANGE NEAR THE OUTER EDGE AND INLINE WITH ANY PRE-PUNCHED HOLES OR SLOTS ON THE FLANGE.
- b RESEAL ALL OUTSIDE JOINTS OF MECHANI-CALLY JOINED FRAMES PRIOR TO INSTALL.

NOTE:
SHIM AND ADJUST WINDOW SQUARE, PLUMB & LEVEL. FASTEN w/ CORROSION RE- SISTANT FASTENERS w/ SPACING @ 3" MIN. AND 10" MAX. IN EACH DIRECTION FROM EACH CORNER.

SECURE WINDOW AROUND FRAME OPENING w/EQUIVALENT OF 6d FASTENERS @ 16" O.C. MAX.

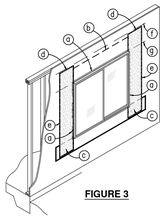


FIGURE 3

- a APPLY CONT. SEALANT TO TOP (HEAD) AND SIDES (JAMBS) OF WINDOW.
- b CONTINUE SEALANT APPROXIMATELY 8 1/2" ABOVE TOP OF WINDOW.
- c EXTEND AND OVERLAP JAMB FLASHING BEYOND TOP OF SILL FLASHING. (LEAVE SILL FLASHING BOTTOM EDGE UNATTACHED)
- d EXTEND JAMB FLASHING BEYOND BOTTOM OF HEAD FLASHING TO 1/2" LESS THAN TOP OF HEAD FLASHING APPLIED LATER.
- e EMBED JAMB FLASHING INTO SEALANT AND FASTEN.
- f TOP OF HEAD FLASHING APPLIED LATER. (SEE FIGURE 4)
- g BOT. OF HEAD FLASHING APPLIED LATER. (SEE FIGURE 4)

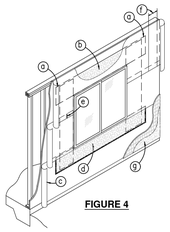


FIGURE 4

- a EXTEND HEAD FLASHING BEYOND JAMB FLASHING, EACH SIDE.
- b EMBED BOT. OF HEAD FLASHING AGAINST PREVIOUSLY APPLIED SEALANT & FASTEN. (FLASHING GOES OVER SEALANT)
- c PROVIDE AND INSTALL APPROVED SHEATH-ING PAPER IN A WEATHERBOARD FASHION STARTING FROM BOTTOM TO TOP OF WALL.
- d SLIP BOTTOM OF JAMB FLASHING AND SILL FLASHING OVER SHEATHING PAPER AT BOTTOM OF WINDOW SILL.
- e MINIMUM HORIZONTAL LAPS PER CODE.
- f MINIMUM VERTICAL LAPS PER CODE.
- g EXTERIOR FINISH: INSTALL EXTERIOR WALL FINISH PER MFR's WRITTEN INSTRUCTIONS. VERIFY ANY SEALANT REQUIREMENTS BETWEEN PERIMETER OF WINDOW FRAME AND EXTERIOR FINISH PRIOR TO START OF CONSTRUCTION.

METHOD "B"

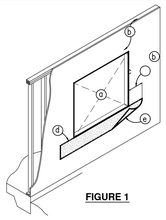


FIGURE 1

- a PROVIDE ROUGH WINDOW OPENING PER WINDOW MFR's WRITTEN INSTRUCTIONS.
- b WALL SHEATHING: IF USED, APPLY PRIOR TO FLASHING AND WINDOW INSTALLATION, VE-RIFY ALL EDGES FLUSH w/ ROUGH OPENING.
- c EXTEND SILL FLASHING BEYOND ROUGH OPENING (EACH SIDE) TO PROJECT BE-YOND JAMB FLASHING APPLIED LATER.
- d APPLY HORIZONTALLY BELOW SILL AND FASTEN ONLY TOP EDGE TO FRAMING.
- e DO NOT FASTEN BOTTOM EDGE OF SILL FLASHING SO AS TO ALLOW APPLICATION OF SHEATHING PAPER UNDERNEATH. (SEE FIGURE 4)

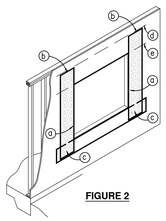


FIGURE 2

- g APPLY CONTINUOUS SEALANT ALONG WINDOW OPENING SIDES (JAMBS).
- b EXTEND JAMB FLASHING BEYOND BOTTOM OF HEAD FLASHING TO 1/2" LESS THAN TOP OF HEAD FLASHING APPLIED LATER.
- c EXTEND AND OVERLAP JAMB FLASHING BEYOND TOP OF SILL FLASHING.
- d TOP OF HEAD FLASHING APPLIED LATER. (SEE FIGURE 4)
- e BOT. OF HEAD FLASHING APPLIED LATER. (SEE FIGURE 4)

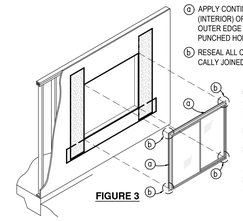


FIGURE 3

- a APPLY CONTINOUS SEALANT TO BACKSIDE (INTERIOR) OF MOUNTING FLANGE NEAR THE OUTER EDGE AND INLINE WITH ANY PRE-PUNCHED HOLES OR SLOTS ON THE FLANGE.
- b RESEAL ALL OUTSIDE JOINTS OF MECHANI-CALLY JOINED FRAMES PRIOR TO INSTALL.

NOTE:
SHIM AND ADJUST WINDOW SQUARE, PLUMB & LEVEL. FASTEN w/ CORROSION RE- SISTANT FASTENERS w/ SPACING @ 3" MIN. AND 10" MAX. IN EACH DIRECTION FROM EACH CORNER.

SECURE WINDOW AROUND FRAME OPENING w/EQUIVALENT OF 6d FASTENERS @ 16" O.C. MAX.

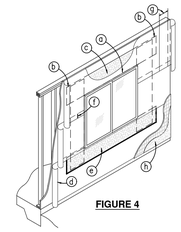


FIGURE 4

- a APPLY CONTINUOUS SEALANT ALONG TOP (HEAD) MOUNTING FLANGE.
- b EXTEND HEAD FLASHING TO PROJECT BEYOND JAMB FLASHING, EACH SIDE.
- c EMBED BOT. OF HEAD FLASHING AGAINST SEALANT & FASTEN. (FLASH. o/ SEALANT)
- d PROVIDE AND INSTALL APPROVED SHEATH-ING PAPER IN A WEATHERBOARD FASHION STARTING FROM BOTTOM TO TOP OF WALL.
- e SLIP BOTTOM OF JAMB FLASHING AND SILL FLASHING OVER SHEATHING PAPER AT BOTTOM OF WINDOW SILL.
- f MINIMUM HORIZONTAL LAPS PER CODE.
- g MINIMUM VERTICAL LAPS PER CODE.
- h EXTERIOR FINISH: INSTALL EXTERIOR WALL FINISH PER MFR's WRITTEN INSTRUCTIONS. VERIFY ANY SEALANT REQUIREMENTS BETWEEN PERIMETER OF WINDOW FRAME AND EXTERIOR FINISH PRIOR TO START OF CONSTRUCTION.

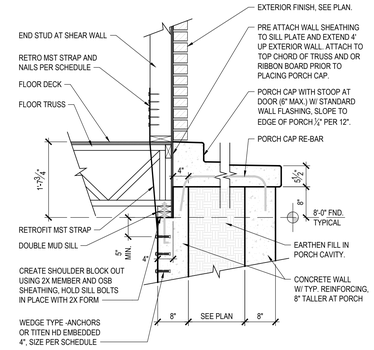
7 STANDARD WINDOW FLASHING per AAMA 2400-02

STUCCO WALL / WOOD FRAME CONSTRUCTION

Scale: NONE

RETROFIT SCHEDULE FOR HOLDOWNS			
ORIGINAL STRAP	RETROFIT MST	FASTENERS	
		BOLTS IN CONCRETE	NAILS IN WOOD
STHD8	MST37	3 - 1/2" DIA.	11 - 16d
STHD8RJ	MST48	3 - 1/2" DIA.	11 - 16d
STHD10	MST48	4 - 1/2" DIA.	17 - 16d
STHD10RJ	MST48	4 - 1/2" DIA.	17- 16d
STHD14	MST60	5 - 1/2" DIA.	24 - 16d
STHD14RJ	MST60	5 - 1/2" DIA.	24- 16d

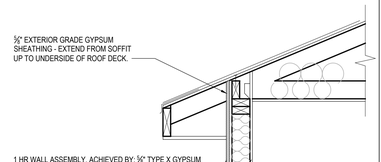
NOTE: INTERIOR GYPSUM BOARD AND WALL INSULATION NOT SHOWN FOR CLARITY.



11 SHEAR WALL STRAPS & FOUNDATION AT PORCH

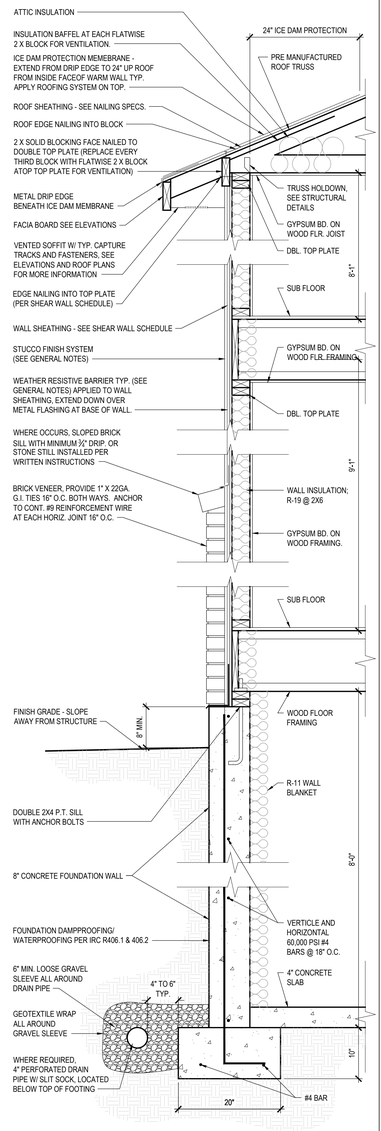
FND. SHOULDER DETAIL FOR PORCH CAP W/ FLOOR TRUSS

Scale: 3/4" = 1'-0"



- ½" EXTERIOR GRADE GYPSUM SHEATHING - EXTEND FROM SOFFIT UP TO UNDERSIDE OF ROOF DECK.
- 1 HR WALL ASSEMBLY, ACHIEVED BY: ½" TYPE X GYPSUM BOARD ON THE INSIDE FACE OF WALL FRAMING EXTENDED TO UNDERSIDE OF ROOF DECK AND EXTERIOR WALL SHEATHING WITH (A) ½" EXTERIOR GRADE GYPSUM SHEATHING OR (B) STUCCO FINISH WITH 1 HR RATING PER ERS-1471 OR (C) FIRE TREATED EXTERIOR WALL SHEATHING EXTENDED TO UNDERSIDE OF ROOF DECK.

SOFFIT AT PARTY WALL/PROPERTY LINE



30 TYPICAL EXTERIOR WALL SECTION

BRICK OR STUCCO W/ BASEMENT OR CRAWL SPACE

Scale: 1" = 1'-0"

NOTE:
THE ASSEMBLY DRAWINGS ON THIS SHEET ARE REPRESENTATIONS AND ARE NOT INCLUSIVE OF ALL POTENTIAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS INVOLVED WITH THIS WORK TO BE FAMILIAR WITH THE INSTALLATION GUIDE AND REQUIREMENTS FOR THE COMPLIANT AREA SEPARATION WALL SYSTEM PROVIDED BY THE MANUFACTURER. UNIT SEPARATION ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INSTALLATION GUIDE PROVIDED BY THE MANUFACTURER.

25 UNIT SEPARATION - HIGH ROOF/LOW ROOF

2-HOUR FIRE WALL WITH STEPPED ROOF

Scale: 1" = 1'-0"

NOTE:
THE ASSEMBLY DRAWINGS ON THIS SHEET ARE REPRESENTATIONS AND ARE NOT INCLUSIVE OF ALL POTENTIAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS INVOLVED WITH THIS WORK TO BE FAMILIAR WITH THE INSTALLATION GUIDE AND REQUIREMENTS FOR THE COMPLIANT AREA SEPARATION WALL SYSTEM PROVIDED BY THE MANUFACTURER. UNIT SEPARATION ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INSTALLATION GUIDE PROVIDED BY THE MANUFACTURER.

27 UNIT SEPARATION - AT COMMON ROOF PEAK

2-HOUR FIRE WALL AT RIDGE

Scale: 1" = 1'-0"

NOTE:
THE ASSEMBLY DRAWINGS ON THIS SHEET ARE REPRESENTATIONS AND ARE NOT INCLUSIVE OF ALL POTENTIAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS INVOLVED WITH THIS WORK TO BE FAMILIAR WITH THE INSTALLATION GUIDE AND REQUIREMENTS FOR THE COMPLIANT AREA SEPARATION WALL SYSTEM PROVIDED BY THE MANUFACTURER. UNIT SEPARATION ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INSTALLATION GUIDE PROVIDED BY THE MANUFACTURER.

28 UNIT SEPARATION - AT COMMON WALL

2-HOUR FIRE WALL

Scale: 1" = 1'-0"

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PROJECT NUMBER
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KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

- ★ SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
- (YY) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

REVISIONS	
MARK	DESCRIPTION
1	ADDED SOFFIT DETAIL

BINGHAM COURT

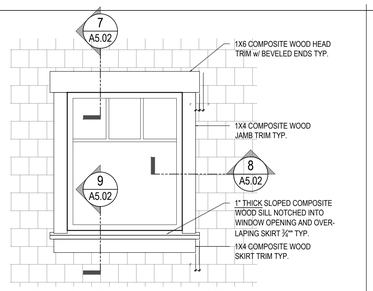
11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**

Units: **41-44**

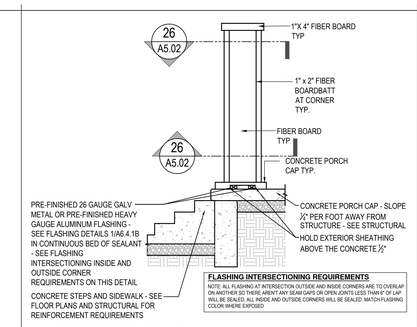
South Jordan City
Building Department
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Drawn	9/1/20
Revised	10/17/18
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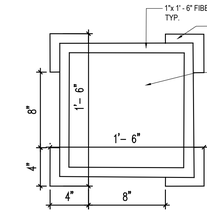


NOTE: PROVIDE FLASHING, COUNTER FLASHING AND WATERPROOF JOINTS PER GENERAL NOTES. BEST SOUND CONSTRUCTION PRACTICES AND MANUFACTURERS WRITTEN INSTRUCTIONS. ALSO SEE DETAIL 7/A5.01.

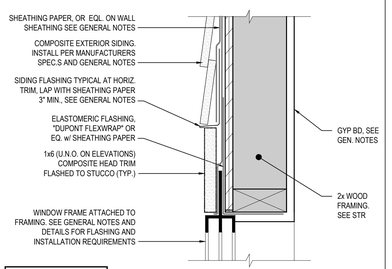
27 WINDOW ELEVATION/DETAIL
COMPOSITE TRIM IN BRICK — Scale: 3/4" = 1'-0"



25 PORCH AND COLUMN
CEMENT BOARD SIDING TRANSITION — Scale: NTS

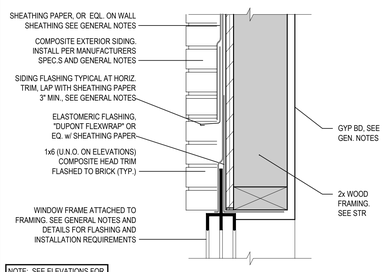


26 COLUMN DETAIL
NTS



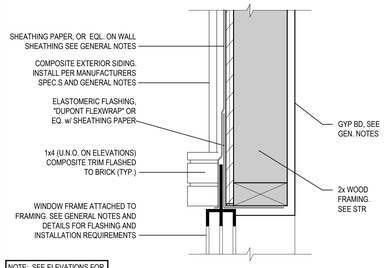
NOTE: SEE ELEVATIONS FOR SIZES OF WINDOW TRIM.

6 WINDOW HEAD
COMPOSITE SIDING W/ WOOD FRAMED CONSTRUCTION — Scale: 3" = 1'-0"



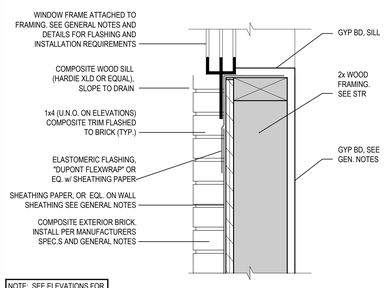
NOTE: SEE ELEVATIONS FOR SIZES OF WINDOW TRIM.

7 WINDOW HEAD
BRICK W/ WOOD FRAMED CONSTRUCTION — Scale: 3" = 1'-0"



NOTE: SEE ELEVATIONS FOR SIZES OF WINDOW TRIM.

8 WINDOW JAMB
BRICK W/ WOOD FRAMED CONSTRUCTION — Scale: 3" = 1'-0"



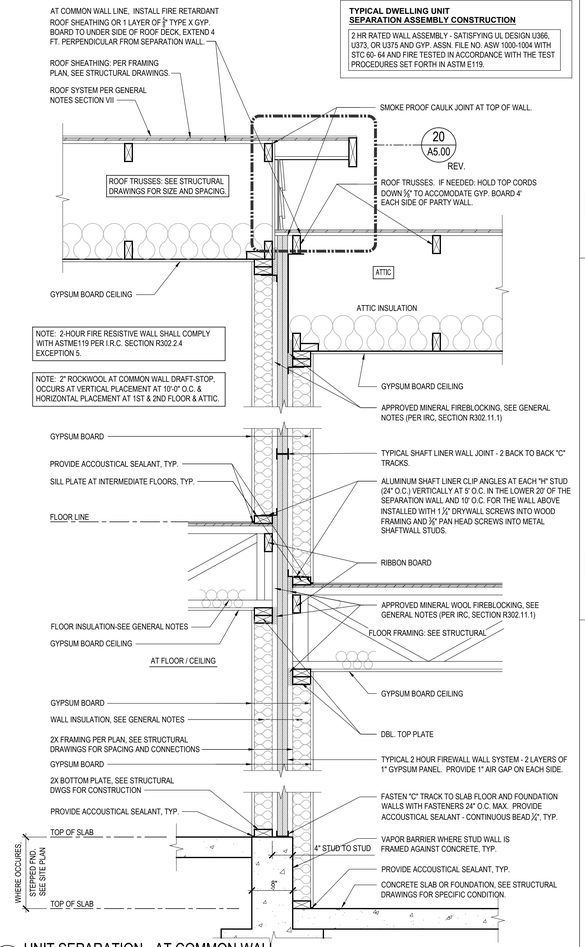
NOTE: SEE ELEVATIONS FOR SIZES OF WINDOW TRIM.

9 WINDOW SILL
BRICK W/ WOOD FRAMED CONSTRUCTION — Scale: 3" = 1'-0"

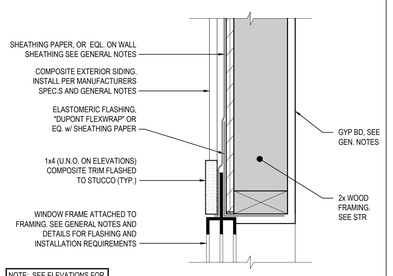
THE ASSEMBLY DRAWINGS ON THIS SHEET ARE REPRESENTATIONS AND ARE NOT INCLUSIVE OF ALL POTENTIAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS INVOLVED WITH THIS WORK TO BE FAMILIAR WITH THE INSTALLATION GUIDE AND REQUIREMENTS FOR THE COMPLIANT AREA SEPARATION WALL SYSTEM PROVIDED BY THE MANUFACTURER. UNIT SEPARATION ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INSTALLATION GUIDE PROVIDED BY THE MANUFACTURER.

TYPICAL DWELLING UNIT SEPARATION ASSEMBLY CONSTRUCTION

2 HR RATED WALL ASSEMBLY - SATISFYING UL DESIGN U366, U373, OR U375 AND GYP. ASSN. FILE NO. ASW 1000-1004 WITH STC 60- 64 AND FIRE TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E119.

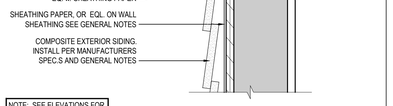


23 UNIT SEPARATION - AT COMMON WALL
2-HOUR FIRE WALL — Scale: 1" = 1'-0"



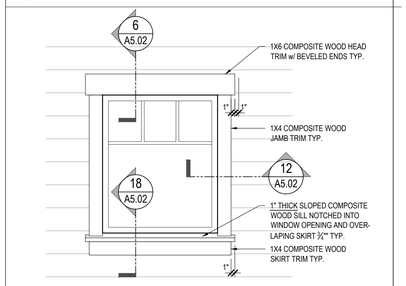
NOTE: SEE ELEVATIONS FOR SIZES OF WINDOW TRIM.

12 WINDOW JAMB
COMPOSITE SIDING W/ WOOD FRAMED CONSTRUCTION — Scale: 3" = 1'-0"



NOTE: SEE ELEVATIONS FOR SIZES OF WINDOW TRIM.

18 WINDOW SILL
COMPOSITE SIDING W/ WOOD FRAMED CONSTRUCTION — Scale: 3" = 1'-0"



NOTE: PROVIDE FLASHING, COUNTER FLASHING AND WATERPROOF JOINTS PER GENERAL NOTES, BEST SOUND CONSTRUCTION PRACTICES AND MANUFACTURERS WRITTEN INSTRUCTIONS. ALSO SEE DETAIL 7/A5.01.

24 WINDOW ELEVATION/DETAIL
COMPOSITE TRIM IN SIDING — Scale: 3/4" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
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MIDVALE, UTAH 84047 PH (801) 352-0075
www.focusutah.com

PROJECT NUMBER 19-0220

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KEYNOTES
FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)

SEE GENERAL NOTES PAGE(s) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

(YX) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.

REVISIONS	
NO.	DESCRIPTION
1	CITY COMMENTS

BINGHAM COURT
11333 S. 1385 W. SOUTH JORDAN, UTAH

Building # **6**

Units: 41-44

South Jordan City
Building Department
Reviewed for Code Compliance
Date: 09/09/2020

Drawn	9/1/20
Revised	10/17/18
Printed	10/17/18
Drawn By: SD	Sheet # A5.02

ELECTRICAL INSTALLATION GUIDE

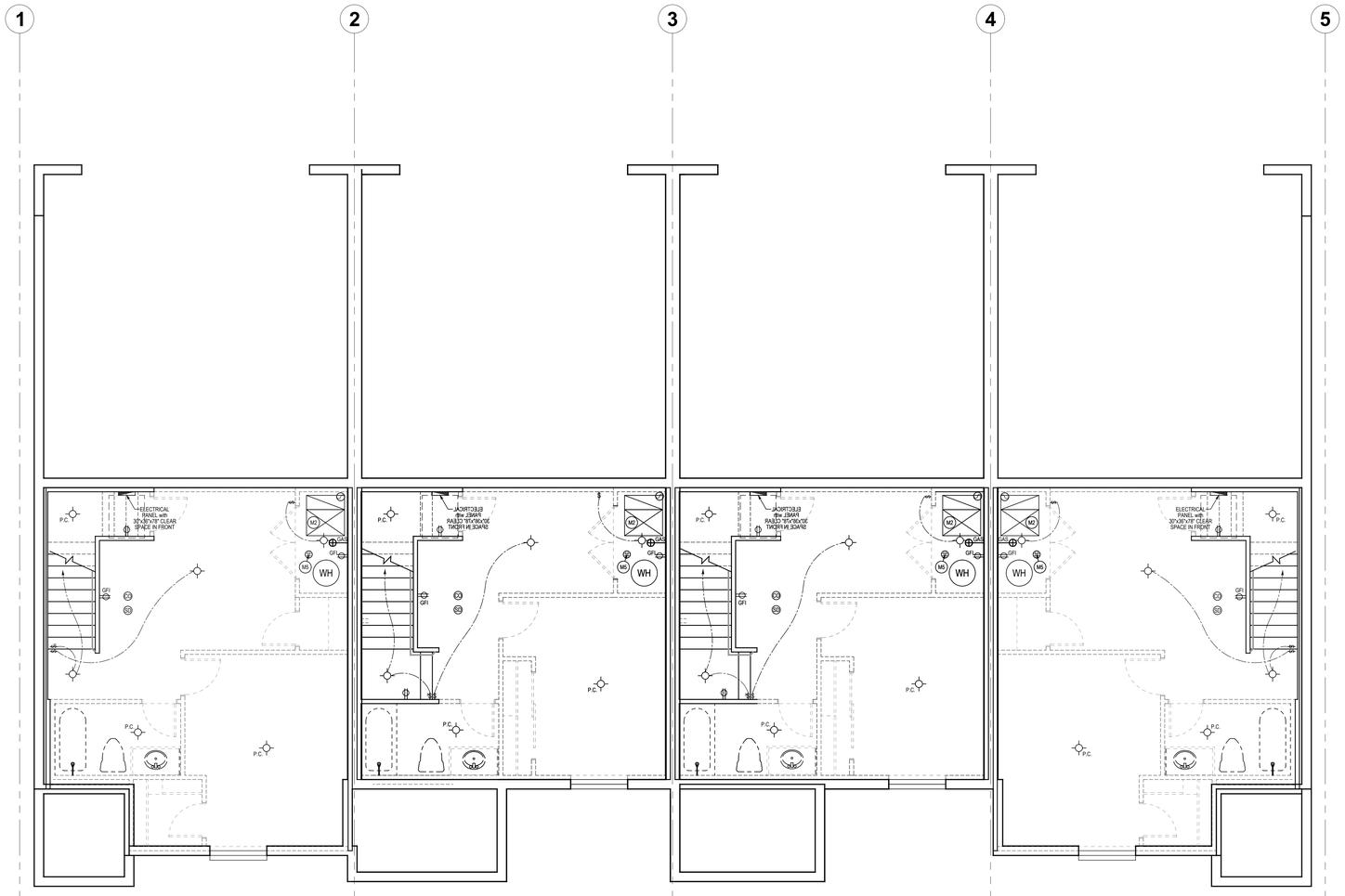
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BASEMENT ELEC & HVAC PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
10710 SOUTH JORDAN GATEWAY, SUITE 200
SOUTH JORDAN, UTAH 84095 (801) 352-0075
www.focusutah.com

PROJECT NUMBER
19-0220

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11333 S. 1385 W. SOUTH JORDAN, UTAH

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Drawn	9/1/20
Revised	10/17/18
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Drawn By:	Sheet #
SD	EM1.0

ELECTRICAL INSTALLATION GUIDE

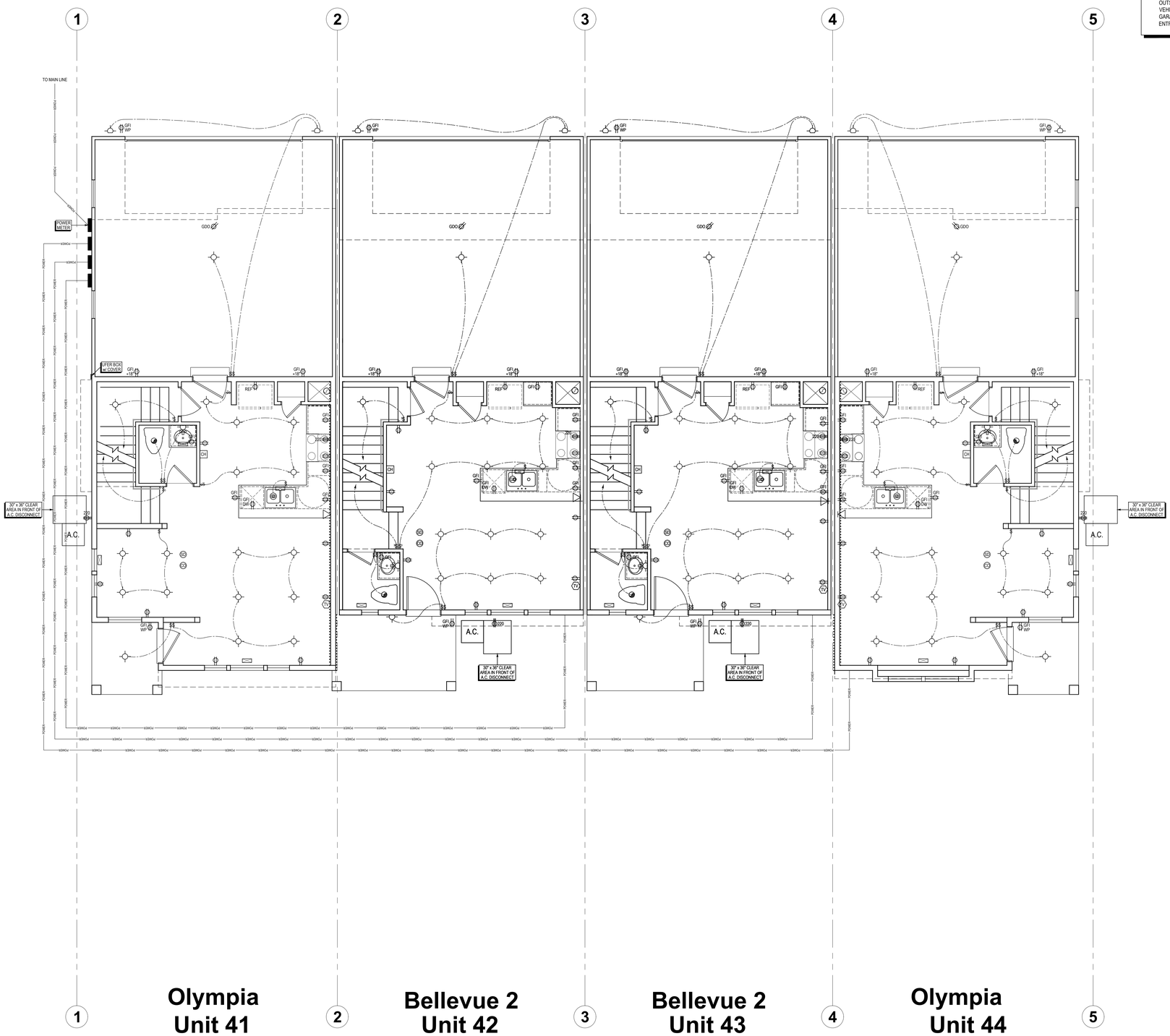
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FIRST FLOOR ELEC & HVAC PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC
23 N. 850 W. LOGAN, UTAH 84321 (435) 752-0273
3302 N. MAIN ST. SPANISH FORK, UTAH 84660 (435) 787-0077
www.focusutah.com

PROJECT NUMBER
19-0220

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2	
3	
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5	

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SD	EM1.1

ELECTRICAL INSTALLATION GUIDE

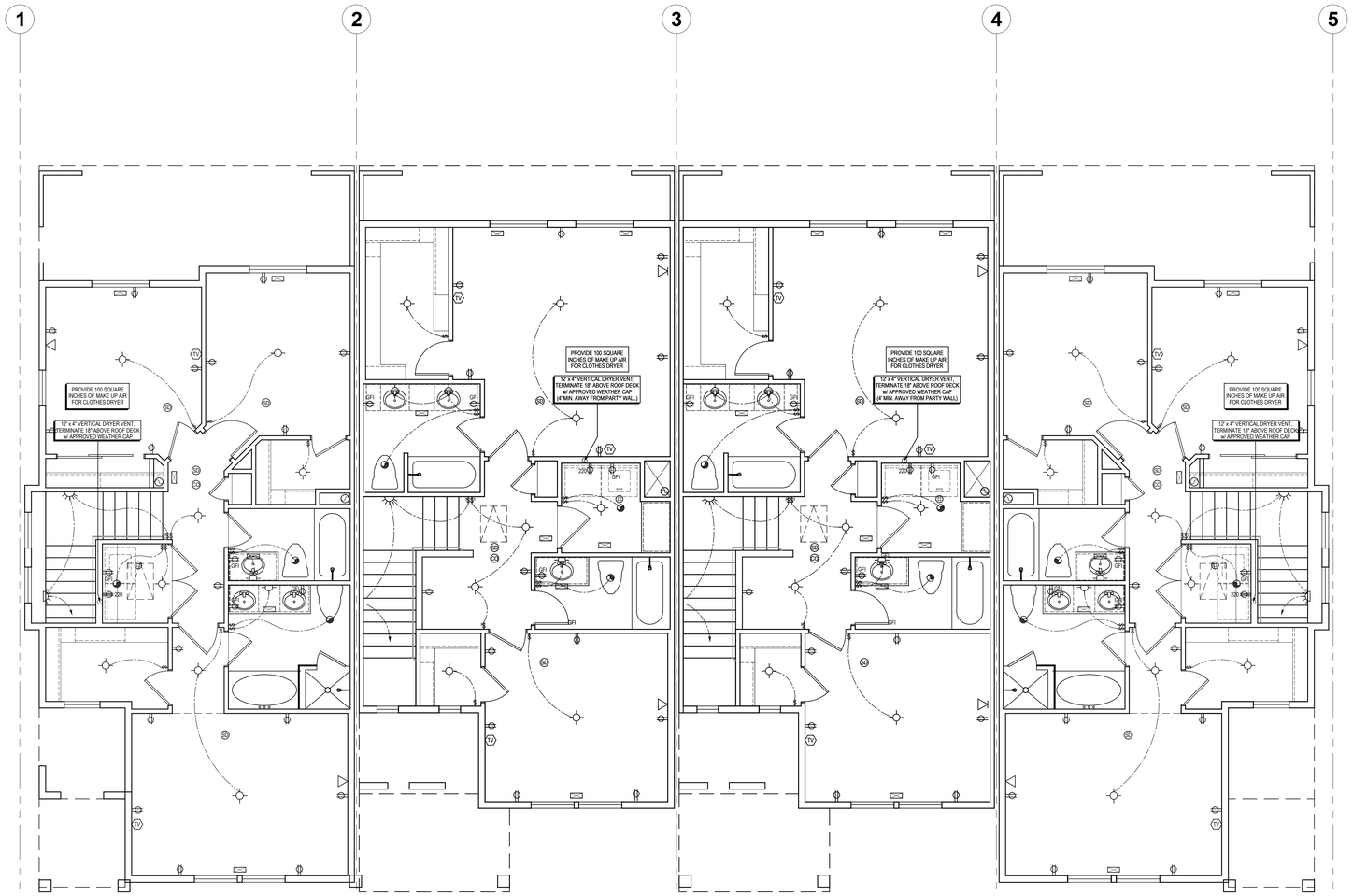
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SECOND FLOOR ELEC & HVAC PLAN

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FOCUS ENGINEERING AND SURVEYING, LLC
5150 SOUTH 380 EAST, SUITE 230
MURRAY, UTAH 84107 PH (801) 913-2429
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5	CITY COMMENTS	2/20/19
6	CITY COMMENTS	3/20/19
7	CITY COMMENTS	4/17/19
8	CITY COMMENTS	5/15/19
9	CITY COMMENTS	6/19/19
10	CITY COMMENTS	7/17/19
11	CITY COMMENTS	8/21/19
12	CITY COMMENTS	9/18/19
13	CITY COMMENTS	10/16/19
14	CITY COMMENTS	11/20/19
15	CITY COMMENTS	12/18/19
16	CITY COMMENTS	1/15/20
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Drawn By: SD	Sheet # EM1.2

Jordan Walk Towns Preliminary Review Resubmittal
DRC Redline Comments

Ivory Homes – requests review of resubmittal of preliminary subdivision review of Jordan Walk Towns at 3600 W and Hardman Way.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Brad Mackay
Date of Plans Reviewed: 10/11/22
Time Start: 2:22 PM
Time End: 2:54 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Garion – Fire: No comments
Greg/Ryan – Water/Sewer:
1. SSMH #108 is shown install on the neighboring property.
2. Eliminate SDMH #103, this manhole is not necessary

Trent – Parks: No comments.
Gary – Building/Inspections: No comments
Jacob – Public Works: No comments
Ross – Engineering: No comments
Kim – Planning:
3. Conditional Use application needs to be submitted before this will be scheduled for Planning Commission
4. Location and names of adjacent properties/property owners and platted subdivisions
5. Location of zoning boundary lines within and adjacent to the proposed subdivision
6. Include tabulation on equivalent value for amenities, missing clubhouse and additional playground - see Table 37.070 for code requirements for amenities.
7. The shared drive approaches in the plan view may be a little confusing with the curved property lines shown. A quick detail could clarify how these shared drive approaches should be built.
8. Integral walks coming into the site may be susceptible to cars parking on them. Park strips on private streets are required and should be shown.
9. Balconies or covered porches at least 50 square feet in size shall be incorporated on some of the units, at least one per building. Balconies or covered porches may be placed on the side or rear of a building. The 50 square feet for covered porches must be in addition to any covered entry area over the front door

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. Required water dedication must be completed.
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.
9. Irrigation Company signature on the construction drawings for the irrigation piping.
10. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
11. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).

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

12. Provide a signed development agreement (prepared by Lehi City Planning Department).
13. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
14. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Jacob Hernandez- jhernandez@lehi-ut.gov or 385-201-2435).
15. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
16. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Jacob Hernandez- jhernandez@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.
17. 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.
18. Address any comments or conditions from City Council approval.
19. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
20. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

1. Show and label as-built Power equipment
2. Assure NFPA clearance for transformer to buildings can be met
3. If Mike's trail will require a 2' clearance, he will need to require adjustments to PUE locations
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. Include addresses and street names with preliminary subdivision plat. Coordinate with Planning Department (Katie) on that assignment.
6. Comment to the City - these bike lanes either need to be re-evaluated and approved differently by the council or striped prior to this project being completed so it is clear to residents not to park there (though even so, people will likely park there anyway). A re-worked version could provide parking protected two-way bike lanes but would need to get input by DRC.
7. Developer is responsible to purchase, move or remove any existing RMP facilities.
8. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
9. 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 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
10. 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.
11. All signage will require a separate review and approval process

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12. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
13. 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.
14. 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 NOVEMBER 17TH. (NEED ENVELOPES)

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Jordan Walk Townhomes Preliminary Subdivision

Aerial

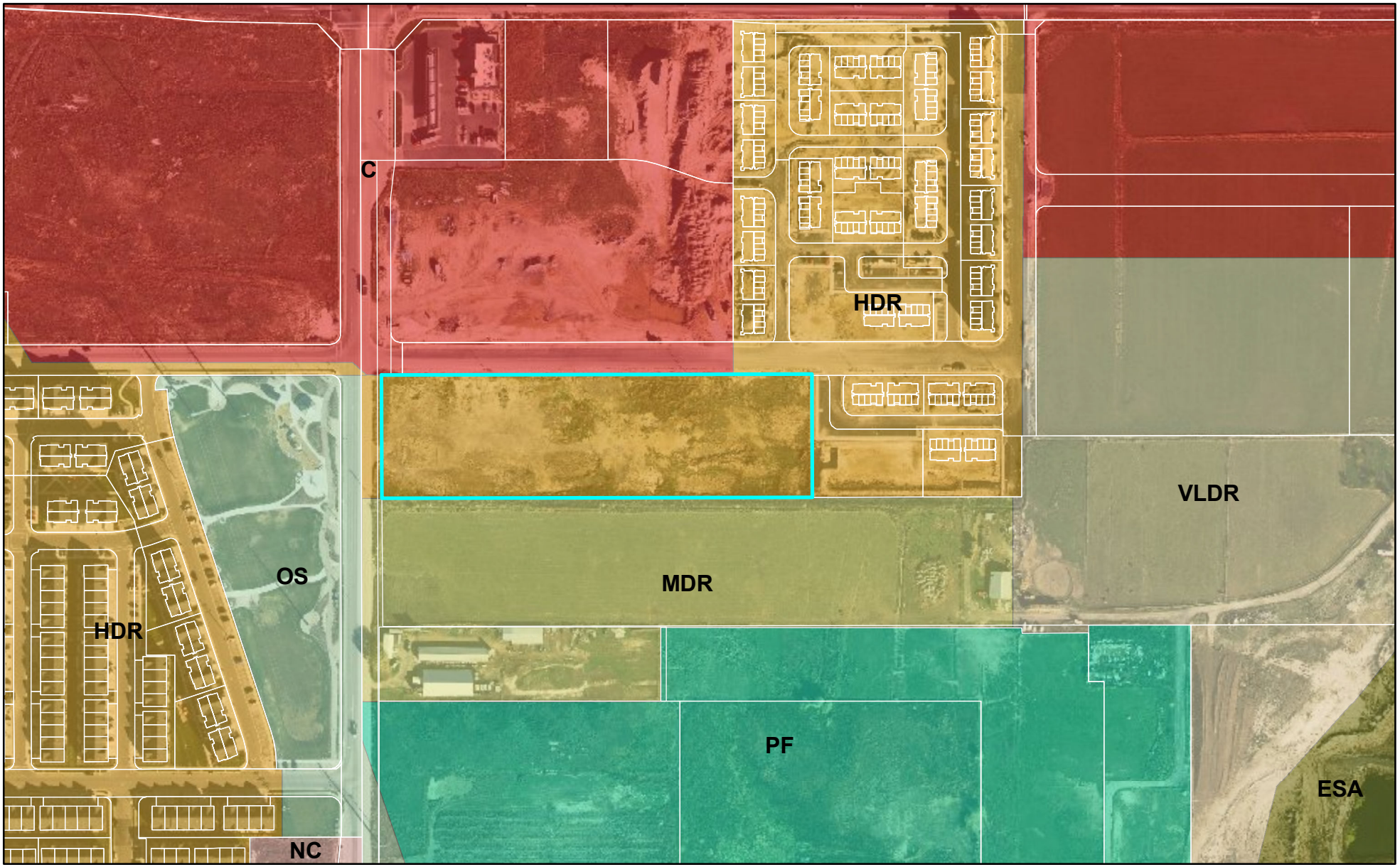


0 330 660 Feet

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Jordan Walk Townhomes Preliminary Subdivision

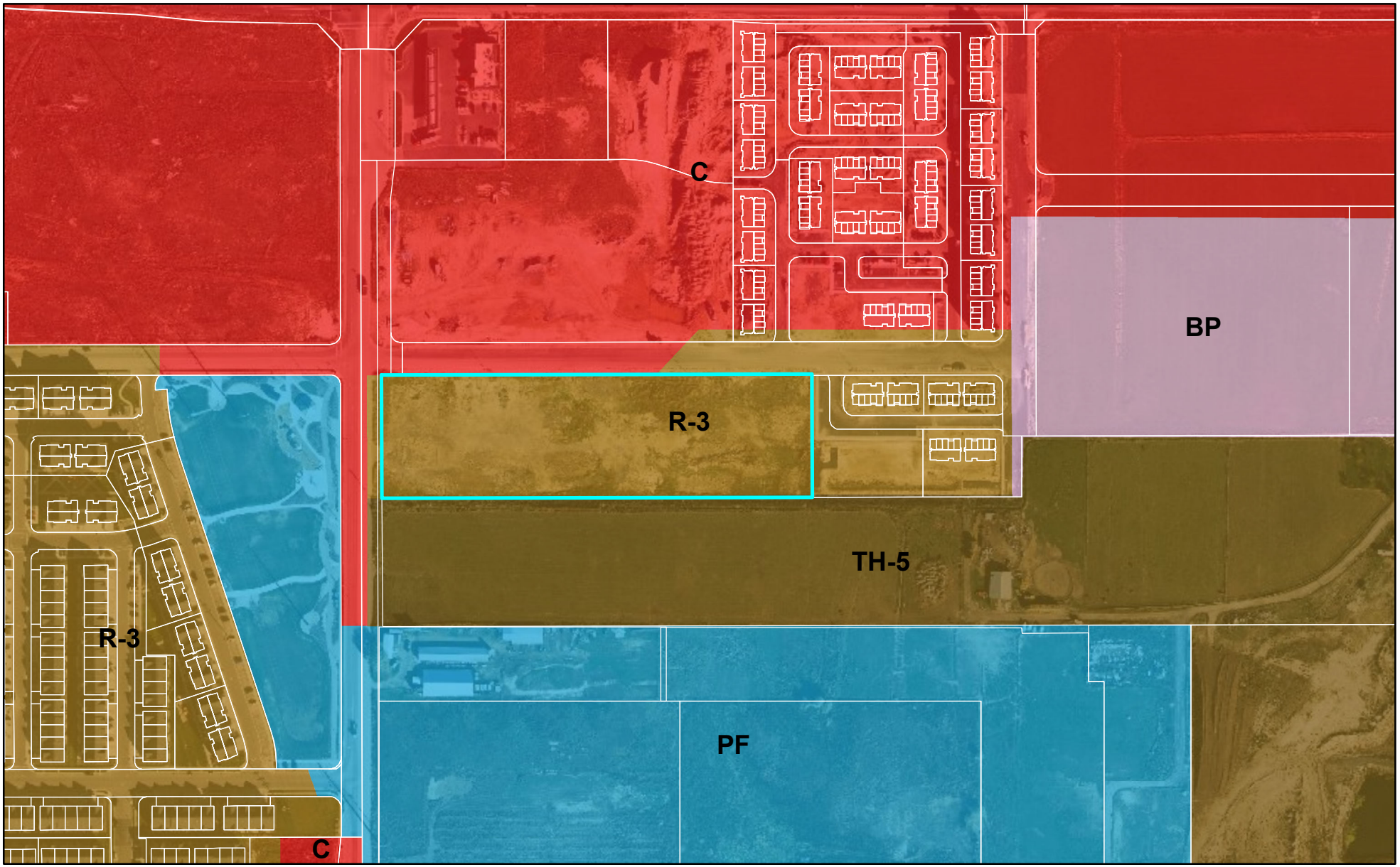
General Plan



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Jordan Walk Townhomes Preliminary Subdivision

Zoning



LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: December 13, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for an amended version of Whisper Hollow estates, a 20-lot residential development located at approximately 1700 West 1500 North with a cul-de-sac design vs. a street connection to 1500 North

Suggested Action:

Attachments: