# Lehi Planning Commission Meeting
# Agenda
# June 1, 2023

**7:00 PM -** Lehi City Council Chambers, (153 N. 100 E., Lehi, UT 84043)

1. Call to Order

2. Consent Agenda

   2.1. Approval of minutes from the March 9, 2023 meeting.
   pz03.09.23.docx

   2.2. Approval of minutes from the March 23, 2023 meeting.
   pz03.23.23.docx

3. Regular Agenda

   3.1. Consideration of Perry Homes' request for approval of revisions to the La Ringhiera Amenities from a hot tub to a pickleball court located at 1563 North Pomerance Lane.
   La Ringhiera 1.pdf
   La Ringhiera 2.pdf

   3.2. Consideration of DR Horton's request for approval of the Salix Park Site Plan located at 3043 West Allred Drive.
   Salix Park 1.pdf
   Salix Park 2.pdf

   3.3. Consideration of Chad Spencer's request for approval of the Lehi East Stake Suite Addition adding on to an existing church located at 2790 North Center Street.
   Church addition 1.pdf
   Church addition 2.pdf

4. City Business

5. Adjournment

- Public is invited to attend all Planning Commission 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**

# Planning Commission Agenda Item Report

Meeting Date: June 1, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

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**Subject:**
Approval of minutes from the March 9, 2023 meeting.

**Suggested Action:**

**Attachments:**

pz03.09.23.docx

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **March 9, 2023**, in the **Lehi City Hall** located at **153 North 100 East**.

**Members Present**: Heather Newall, Commissioner Chair
Brent Everett, Commissioner
Tyson Eyre, Commissioner
Scott Carlson, Commissioner Alternate
Emily Britton, Commissioner Alternate

**Excused:** Gregory Jackson, Commission Vice Chair; Scott Bunker, Commissioner

**Others Present**: Kim Struthers, Planning Director; Katie Bussell, Planner; Ross Dinsdale, Engineer; Trent Dyer, Parks Planning Manager; Craig Chambers, Legal; Sherrie Benson, Deputy City Recorder.

The video recording of this meeting can be accessed by clicking HERE. The links to each agenda item will be indexed below the video.

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

**1. Call to Order**

Commissioner Newall welcomed everyone to the meeting and excused Commissioner Vice Chair Jackson and Commissioner Bunker.

**2. Regular Agenda**

**2.1 Public hearing and recommendation of Capital Real Estates request for review of a General Plan Amendment on 1.74 acres located at approximately 1800 North 2300 West changing the land use designation from LDR (low density residential) to Neighborhood Commercial.**

**2.2 Public hearing and consideration of Capital Real Estates request for approval of the Everbrook Academy Child Care Facility Concept located at approximately 1800 North 2300 West with exceptions requested.**

*Items 2.1 and 2.2 were heard simultaneously.

Katie Bussell presented agenda item 2.1

Kim Struthers clarified the GPA and the current land use. The land was purchased from Alpine School District for a Fire Station, but it was ultimately decided that the Fire State would be at a different location. A developer bought the property and is developing residential homes.

Katie Bussell presented agenda item 2.2

The applicant, Allison Morgan, with Capital Real Estate, was present to represent the childcare provider. She stated she understands they are aware of the traffic study that needs to be done, and the landscape buffer that is required will be met. Allison specified the childcare operation hours and programs that will be provided. The elevations with the architecture will blend in, and she is aware that the materials do not meet requirements, but will meet the staff recommendations.

They have been in discussion with Alpine School District regarding the parcel that is not being used and they have agreed to sell it to the applicant. She discussed options for the road stub that XDevelopment had previously worked with.

Commission Chair Newall opened public comment for 2.1

Angie Lethbridge is opposed to the development. She left an online comment that I will include in the minutes that summarizes her comments. North Pointe Elementary is directly across the street from where the driveway will be located. She stated this is not the place for this type of development. The road will be five lanes and it will not be safe adding more children and homes.

Brian McQuiston is opposed to the development. He stated the only thing that changed in the application is the amount of money that went towards property. The General Plan Amendment was approved with LDR on the corner. The property was analyzed very closely. The only difference is a new application. The XDevelopment proposal had a comment made by Mayor Johnson that often brings up Development Agreements but feels uncomfortable afterwards. He would like to see the Planning Commission forward a negative recommendation on the request.

Russ Franklin was opposed to the development. He would like to echo the comments that have already been said. He timed the traffic going down 2300 west to go through 2100 North and it takes 4 minutes longer, even though it is a shorter distance. Putting more pressure on the road will add congestion and effects the quality of life. It has been analyzed and looked at, and there is zoning for a reason. A day care would be great to have where it is already approved.

Jason Lethbridge is opposed to the development. He also wants to echo the comments. The traffic to the corner area, specifically with a day care, will have peak times that will be challenging. The city created a commercial node on the corner. There is a need for day cares, but he feels this is the wrong decision. In this case the sell is more of a matter for the City Council and should treat this property no differently to any other. He would like to maintain the general plan as it currently stands.

Jenny Lee Furness and she is opposed to the development. She leaves her house at three and stated the school is already full and the streets are already lined with cars to pick up their children. When cars are trying to exit the school, it is nearly impossible to exit. When people are leaving work, there is a lot of congestion, especially if there is going to be construction. Her mother used to run a day care, so she is not opposed to day cares. But the traffic and buses, and

all the children that already attend the school, seems a bit excessive. Morning and afternoon drop off will be bad, as well as evening pickup.

Katie Bussell summarized the online comments that will be included in the minutes.

Commission Chair Newall closed the public hearing on 2.1

Commission chair Newall opened the public hearing on 2.2

Commission chair Newall closed the public hearing on 2.2

> **Motion:** Commissioner Eyre moved to offer a negative recommendation of **Capital Real Estates request for review of a General Plan Amendment on 1.74 acres located at approximately 1800 North 2300 West changing the land use designation from LDR (low density residential) to Neighborhood Commercial,** finding that doing so would create a zoning island and the uses could become problematic; including all DRC comments. Commissioner Carlson seconded. Amended that the proposed changes are inconsistent with the land around it. The second still stands.
>
> **Vote:** Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Britton, no; Commissioner Newall, yes; Commissioner, Carlson, yes. The motion passed 4 – 1.
>
> **Motion: Commissioner Eyre moved to deny Capital Real Estates request for approval of the Everbrook Academy Child Care Facility Concept located at approximately 1800 North 2300 West with exceptions requested, based on connectivity standards, the size of building is not in conformance, and that the health, safety and welfare standards are not met. Including all DRC comments. Commissioner Carlson seconded.**
>
> **Vote:** Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Britton, yes; Commissioner Newall, yes; Commissioner, Carlson, yes. The motion passed unanimously.

**2.3) Consideration of Smartlink's request for approval of revisions to the AT&T Boardwalk Cell Tower site plan located at approximately 2800 West and 1800 North.**
Katie Bussell presented information on the agenda item.

The applicant was present to represent the item. AT&T is working to improve their sites in Lehi. This purpose is to improve the service, this particular one is near the hospital. Staff will have the final say on what the tower will look like, and AT&T is fine with that.

> **Motion:** Commissioner Carlson move to table **Smartlink's request for approval of revisions to the AT&T Boardwalk Cell Tower site plan located at approximately 2800 West and 1800 North** until that applicant has the opportunity to provide monopine of the proposed rendering that would be installed; finding that the monopine shown does not have a stealth appearance and the applicant would like to have it tabled to provide a different rendering. Commissioner Eyre seconded.

**Vote:** Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Britton, yes; Commissioner Newall, yes; Commissioner, Carlson, yes. The motion passed unanimously.

**2.4 Public hearing and recommendation of Lehi City's request for review of the Lehi Fire Station 84 zone change on 4.1 acres located at approximately 1500 North 3600 West from TH-5 (transitional holding) to Public Facility.**

Katie Bussell presented information on the agenda item.

The applicant, Chief Craft, was present to represent the item. The call volume and west Lehi is expanding. Her explained that trying to serve the community is becoming increasingly difficult and they would like to see a reduction in response time.

Commission Chair Newall opened the public hearing.

Commission Chair Newall closed the public hearing.

**Motion:** Commissioner Everett moved to recommend approval of **Lehi City's request for review of the Lehi Fire Station 84 zone change on 4.1 acres located at approximately 1500 North 3600 West from TH-5 (transitional holding) to Public Facility;** including all DRC comments and findings stated in the report. Noting that the Fire Department is trying to serve the community with an expanding community and would like to reduce response times. Commissioner Carlson seconded.

**Vote:** Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passes unanimously.

**2.5) Consideration of Lehi City's request for approval of the Lehi Fire Station 84 site plan on 4.1-acres located at approximately 1500 North 3600 West.**

Katie Bussell presented information on the agenda item.

The applicant, Chief Craft, was present.

**Motion:** Commissioner Britton moved to approve **Lehi City's request for approval of the Lehi Fire Station 84 site plan on 4.1-acres located at approximately 1500 North 3600 West**; including all DRC comments and findings stated in the report. Commissioner Eyre seconded.

**Vote:** Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passes unanimously.

**2.6 Recommendation of Chad Jones' request for review of the Vantage concept plan and Land Use Plan, a mixed-use development including 80 apartments and flex workspace located at 77 East State Street.**

Katie Bussell presented information on the agenda item.

The applicant, Chad Jones, was present to represent the item. Listen to the audio.

Commission Chair Newall opened the public hearing.

Commission Chair Newall closed the public hearing.

The commission discussed the concept plan needing to meet the parking requirement. There are 122 total units. The applicants are proposing 102 total parking stalls, that includes on street parking.

> **Motion:** Commissioner Carlson moved to approve **Chad Jones' request for review of the Vantage concept plan and Land Use Plan, a mixed-use development including 80 apartments and flex workspace located at 77 East State Street,** subject to meeting all of the DRC comments with the findings that the proposed concept plan is not yet consistent with the development code, but might be with the final site. Regarding discussion about meeting parking requirements, adding conditions that the applicant determine proper parking requirements and demonstrate to staff the proposed parking will be adequate and will maintain all of the residents vehicles on the property, and that there will be no misunderstanding to meet access requirements with a single point on access with more than 50 units that a city code change will be require with a prior approval to the site plan. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Everett, no; Commissioner Eyre, yes; Commissioner Britton, no; Commissioner Newall, no; Commissioner, Carlson, yes. The motion passed unanimously.

**2.7) Public hearing and recommendation of AWA's request for approval of the Lehi Commercial concept on 1.4 acres located at 3701 West 2150 North with exceptions requested.** Katie Bussell presented information on the agenda item.

The applicant, Daniel Goodwin, was present.

Commissioner Newall opened the public hearing.

Commissioner Newall closed the public hearing.

> **Motion:** Commissioner Britton moved to recommend approval **of AWA's request for approval of the Lehi Commercial concept on 1.4 acres located at 3701 West 2150 North with exceptions requested**; including all DRC comments and findings stated in the report, noting the changes of the position of the building and parking. Commissioner Carlson seconded.
>
> **Vote:** Commissioner Everett, no; Commissioner Eyre, yes; Commissioner Britton, no; Commissioner Newall, no; Commissioner, Carlson, yes. The motion passed unanimously.

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**2.8 Public hearing and recommendation of DR Horton's request for review of the Skye Area West Side Grading Permit on 144.86-acres located at approximately 4340 North Center Street.**

Katie Bussell presented information on the agenda item.

The applicant, Scott Bishop with DR Horton, was present. They would like to do as much mass movement as possible before they start putting in streets and utilities. They aren't planning on bringing dirt in for the grading process.

Commission Chair Newall opened the public hearing.

Commission Chair Newall closed the public hearing.

> **Motion:** Commissioner Eyre moved to recommend approval of **DR Horton's request for review of the Skye Area West Side Grading Permit on 144.86-acres located at approximately 4340 North Center Street**; including all DRC comments and findings stated in the report. Commissioner Carlson seconded.
>
> **Vote:** Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Britton, yes; Commissioner Newall, yes; Commissioner, Carlson, yes. The motion passed unanimously.

**4. City Business**

**6. Adjournment**

With no further business to come before the Planning Commission at this time, Commissioner Carlson moved to adjourn the meeting. Commissioner Britton seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:25 p.m.

Approved: June 1, 2023 Attest:

_____ _____

Heather Newall, Commission Chair Sherrie Benson, Deputy City Recorder

DRAFT

**Agenda Item No: 2.2**

# Planning Commission Agenda Item Report

Meeting Date: June 1, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

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**Subject:**
Approval of minutes from the March 23, 2023 meeting.

**Suggested Action:**

**Attachments:**

pz03.23.23.docx

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **March 23, 2023**, in the **Lehi City Hall** located at **153 North 100 East**.

**Members Present**: Heather Newall, Commissioner Chair
Gregory Jackson, Commission Vice Chair
Brent Everett, Commissioner
Scott Bunker, Commissioner
Tyson Eyre, Commissioner
Scott Carlson, Commissioner Alternate
Emily Britton, Commissioner Alternate

**Excused:**

**Others Present**: Kim Struthers, Planning Director; Jacob Curtis, Planner; Luke Seegmiller, Traffic Engineer; Craig Chambers, Legal; Sherrie Benson, Deputy City Recorder.

The video recording of this meeting can be accessed by clicking HERE. The links to each agenda item will be indexed below the video.

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

**1. Call to Order**

Commissioner Chair Newall welcomed everyone to the meeting.

**2.1 Consent Agenda**

**2.1) Approval of minutes from the February 23, 2023 meeting.**

**Motion:** Commissioner Bunker moved to approve the Consent Agenda with the minutes from the Planning Commission meetings from February 23, 2023. Commissioner Eyre seconded.

**Vote:** Commissioner Newall, yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Everett, yes; Commissioner Bunker, yes. The motion passed unanimously.

**3. Regular Agenda**

**3.1) Public hearing and consideration of Gardner Company's request for conditional use approval of the Cold Spring Business Park Site Plan on 10.3-acres located at 4105 West Cold Spring Drive.**

Jacob Curtis presented information on the agenda item.

The applicant, Adam with the Gardner Company, was present.

Commissioner Chair Newall opened the public hearing.

There was an online comment, but it was a mistake and left for a different item.

There was another public comment with concerns about noise and the storage unit use.

Commission Chair Newall closed the public hearing.

Motion: Commissioner Bunker moved to approve, including findings stated in the report, and all DRC comments. Commissioner Eyre seconded. All in favor.

> **Motion:** Commissioner Bunker moved to approve **Gardner Company's request for conditional use approval of the Cold Spring Business Park Site Plan on 10.3-acres located at 4105 West Cold Spring Drive**; including all DRC comments and the findings stated in the report. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Newall, yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Everett, yes; Commissioner Bunker, yes. The motion passed unanimously.

**3.2) Public hearing and recommendation of Jared Osmond's request for review of the Lehi Pioneer Plaza Zone Change on approximately .09 acres of property located at approximately 1000 South 1300 West from R-1-22 (residential/agriculture) to Commercial zoning.**

Jacob Curtis presented information on the agenda item.

The applicant, Matt Brown with MW Brown Engineering, was present. They would like to move forward with the office building. He does not have an answer for the little sliver piece of property but will have a boundary survey done. The property that has been purchased includes the zone change the applicant has requested. There will be a trail connection with the zone change.

Commission Chair Newall opened the public hearing and acknowledged the online comment that had concerns with buffering.

Commission Chair Newall closed the public hearing.

> **Motion:** Commissioner Eyre moved to recommend approval of **Jared Osmond's request for review of the Lehi Pioneer Plaza Zone Change on approximately .09 acres of property located at approximately 1000 South 1300 West from R-1-22 (residential/agriculture) to Commercial zoning**, including all findings stated in the report. Commissioner Bunker seconded.

**Vote:** Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

**3.3) Public hearing and recommendation of Lehi City's request for review of an amendment to the General Plan Land Use Map and a Zone Change on approximately 1 acre of property located at approximately 975 South and 1350 West from a VLDRA (very low density residential agricultural) and R-1-22 zoning to an Open Space land use designation and Public Facility zoning.**

Jacob Curtis presented information on the agenda item.

Lehi City has done public re-zones in the past. When the concept plan was reviewed, there were some buffering concerns, and it does make sense to clean up the area while it is being done.

Commission Chair Newall opened and closed the public hearing.

**Motion:** Commissioner Bunker moved to recommend approval **Lehi City's request for review of an amendment to the General Plan Land Use Map and a Zone Change on approximately 1 acre of property located at approximately 975 South and 1350 West from a VLDRA (very low density residential agricultural) and R-1-22 zoning to an Open Space land use designation and Public Facility zoning**, including all DRC comments and findings stated in the report. Commissioner Everett seconded.

**Vote:** Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

**3.4) Public hearing and recommendation of Mary Kelly's request for review of amendments to Table 05.030B, Chapter 21 & Chapter 39, allowing Dog Care Facilities as a conditional use in the Neighborhood Commercial Zone and adding Mobile Personal Services and some additional regulations to Temporary Uses and adding a definition for Mobile Personal Services.**

Jacob Curtis presented information on the agenda item.

The applicant, Mary, and Lee Kelly, were present. They would like all the dog care services together. The mobile service would be on the property, not a public access, but a temporary use is not the main use.

Commission Chair Newall opened the public hearing.

Scott Carlson wanted to clarify where the mobile service could park and what type of surface it could park on.

Robert McFadden wanted to clarify that he is looking at purchasing the one acre property. His intent is to build a boarding facility. The potential noise would be during the day, not at night. He would like to partner with a vet, a grooming facility, and a boarding facility.

Commission Chair Newall closed the public hearing.

Commission Chair Newall asked if this addresses the concern of a commercial use and if the noise ordinance still applies. Commissioner Everett is concerned with the operational use of a mobile service and the hours permitted, and the intent. Craig Chambers stated the least restrictive would take precedent.

The applicant stated they are happy to work with DRC on the wording of the mobile service. They would like to work on site and would like the boarding.

> **Motion**: Commissioner Everett moved to provide a positive recommendation of **Mary Kelly's request for review of amendments to Table 05.030B, Chapter 21 & Chapter 39, allowing Dog Care Facilities as a conditional use in the Neighborhood Commercial Zone and adding Mobile Personal Services and some additional regulations to Temporary Uses and adding a definition for Mobile Personal Services**, but in the interim recommend Staff to review mobile services and address hours of operations that add consistency with a separate request with written permission, not approving or denying, with this type of use in Neighborhood Commercial. including all DRC comments and findings stated in the report. consistent with what written permission. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

**3.5 Public hearing and recommendation of Ryan Coombs' request for preliminary subdivision review of the Coombs Corner 2-lot residential subdivision located at approximately 1765 North 1100 West.**

Jacob Curtis presented information on the agenda item.

Ryan Coombs is the applicant and was present.

Commission Chair Newall opened and closed the public hearing.

> **Motion:** Commissioner Everett moved to recommend approval of **Ryan Coombs' request for preliminary subdivision review of the Coombs Corner 2-lot residential subdivision located at approximately 1765 North 1100 West;** including all DRC comments and findings stated in the report. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

**3.6) Public hearing and consideration of SmartLink's request for approval of a conditional use for the Spring Creek Substation Cell Tower located at approximately 1555 South 300 East.**

Jacob Curtis stated the applicant asked to table the item.

**Motion:** Commissioner Eyre moved to table **SmartLink's request for approval of a conditional use for the Spring Creek Substation Cell Tower located at approximately 1555 South 300 East.** Commissioner Jackson seconded.

**Vote:** Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

**3.7) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 37, Design Standards, changing the proximity allowance for the Downtown Spacing Overlay Zone.**

Jacob Curtis presented information on the agenda item.

Commissioner Chair Newall opened the public hearing. There was a comment online that was opposed with concerns of traffic. Commissioner Newall closed the public hearing.

**Motion:** Commissioner Jackson moved to table **Lehi City's request for review of a Development Code Amendment to Chapter 37, Design Standards, changing the proximity allowance for the Downtown Spacing Overlay Zone** until staff has the information to research and seek data where other municipalities has added density to consider measurement by property line, by footprint of the building and distances, and the maximum number of multinumber units of the area. Commissioner Eyre seconded.

**Vote:** Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Jackson, yes. The motion passed unanimously.

**5. City Business**

**6. Adjournment**

With no further business to come before the Planning Commission at this time, Commissioner Eyre moved to adjourn the meeting. Commissioner Jackson seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:18 p.m.

Approved: June 1, 2023 Attest:

_____ _____

Heather Newall, Commission Chair Sherrie Benson, Deputy City Recorder

DRAFT

**Agenda Item No: 3.1**

# Planning Commission Agenda Item Report

Meeting Date: June 1, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Perry Homes' request for approval of revisions to the La Ringhiera Amenities from a hot tub to a pickleball court located at 1563 North Pomerance Lane.

**Suggested Action:**

**Attachments:**

La Ringhiera 1.pdf

La Ringhiera 2.pdf

# LA RINGHIERA AMENITIES REVISIONS
## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Perry Homes | | |
| **Meeting Date** | June 1, 2023 | | |
| **Requested Action/Purpose** | Approval of a proposed change to provided amenities | | |
| **Decision Type** | Administrative | | |
| **Location** | 1563 North Pomerance Lane | | |
| **Project Area** | Approximately 0.25 acres | | |
| **Existing Zoning** | Planned Community | | |
| **General Plan Land Use Designation** | Medium Density Residential (MDR) | | |
| **Existing Land Use** | Clubhouse | | |
| **Adjacent Zoning and Land Use** | *North* | PC (MDR) | Native Open Space |
| | *South* | PC (MDR) | La Ringhiera Twin Homes |
| | *East* | PC (ESA) | Native Open Space |
| | *West* | PC (ESA) | Native Open Space |
| **Date of DRC Review** | May 17, 2023 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Final approval |
| **City Council** | No action required |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 11.250. Site Plan Approval Process.** ***(Am 5/22/01; 08/13/02; 11/09/04)***
The review and approval process for a Site Plan shall be as follows:
Permitted Uses (2) Site Plans associated with a permitted use and with a total valuation, including building and all associated improvements, greater than $500,000 dollars shall require approval by the Planning Commission, following a review by the DRC. The Planning Commission may require that the approval of a Site Plan be forwarded to the City Council if they determine a project is likely to have a significant impact on traffic, environmental quality, lighting, compatibility of uses, or the health, safety, or general welfare of the surrounding properties, property values, or residents. The Planning Commission and or City Council may hold a public hearing on any project likely to have a significant impact on the surrounding property, values or residents.

**Section 37.020. Multi-Family Residential Design Standards.**

1. 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:

## PROPERTY HISTORY

**July 26, 1997:** This property was annexed to Lehi City as the Deerfield Annexation included the subject property and most of what is now within the Traverse Mountain Planned Community.

**Dec 4, 2000:** The Fox Ridge Area Plan was recorded for what is now Traverse Mountain which designated Planned Community zoning to the subject property. The Traverse Mountain Area Plan was later amended in 2012 to the current plan.

**Jan 12, 2016:** The City Council approved a concept plan for La Ringhiera which included 64 units.

**June 14, 2016:** The City Council approved the preliminary subdivision for La Ringhiera which included 64 lots.

**Sept. 13, 2016:** The City Council approved the La Ringhiera Plats A,B, and C Final Subdivision

## REPORT ANALYSIS

The applicant requests approval of proposed revisions to the provided amenities for the La Ringhiera Subdivision. The residents of La Ringhiera requested that the approved hot tub be changed for a different amenity. The developer requests the change to a pickleball court.

The Code states that an equivalent value of amenities must be provided. The applicant provided justification that the pickleball court will cost more then the hot tub.

The DRC reviewed the proposed amenity revision and had no redline comments.

## SCOPE OF APPROVAL

This is not a public hearing item and is an administrative approval. As long as the proposed amenity is of equivalent value, the Planning Commission must approve it.

## POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or deny the proposed revised amenities. Any motion should include findings. Possible findings include:

1. The proposed pickleball court is/is not equivalent in value to the previously approved hot tub.
2. The residents of La Ringhiera requested this change in amenities.
3. Additional findings based upon information presented during the public meeting.

**La Ringhiera Amenities**
**DRC Redline Comments**

*Perry Homes- requests review of revisions to the La Ringhiera Amenities located at 1563 North Pomerance Lane*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Kim Struthers, Gary Smith, Stefanie Daggs, James Farnsworth
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Brandon Dyer and Tony Howell
Date of Plans Reviewed: 5/9/23
Time Start: 1:08pm
Time End: 1:12pm

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments
**Garion – Fire:** No comments
**Ryan – Water/Sewer:**
1. Change wording it is not city owned it is a privately owned storm drain system.

**James – Parks:** No comments
**Gary – Building/Inspections:** No comments
**Ross – Engineering:**
No change to bond needed
**Kim – Planning:** No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNNING COMMISSION ON JUNE 1st

**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.**

Description:

There is a natural spring that has presented itself on property adjacent to the open space and location for the Clubhouse, pickle ball court and picnic area for the LaRinghiera subdivision. It is Perry's request, based on findings and recommendations of focus engineering, to redirect spring water into the city storm drain system as per the engineer's recommendations.

The item being requested to be revised would be to follow the engineers recommendations to collect and re-direct spring water. Currently, there are no provisions or plans in place to address the spring runoff.

Also, I have attached the construction drawings for the Pickle ball court that we previously requested in DRC to replace the originally designed hot tub. As a reminder, the residents of the LaRinghiera subdivision are strongly opposed to a hot tub. Perry is cooperating with the resident's request and has proposed possible solutions. The pickle ball court is highly desirable to the residents. Contrary to original thoughts which were that there was likely not enough room for the pickle ball court, we have concluded that we can make it fit. It will require more retention of the hill as shown in the construction drawings and significantly more fencing around the court vs. the hot tub. This scenario of the pickle ball court vs. the hot tub should satisfy both the residents and the city as we are prepared to show they are of similar value.

## Hot tub vs. pickleball court estimates:

Vue apartments Hot tub portion of the amenities we extracted approximately.

$80,000

Vs.

Post tension pickleball court $55,000 Approx.

Additional required retaining related work $15,000 Approx.

Additional required fencing increased $12,000 Approx.

Extended sidewalk to trellis/viewing area and other cement $3000 Approx.

Approximate total cost: $85,000

*** Notable: Reduced liability, insurance costs and maintenance costs with the pickleball over the hot tub. Residents pleading to remove hot tub and are highly in favor of a pickleball court.

# La Ringhiera Amenities Revision

Aerial

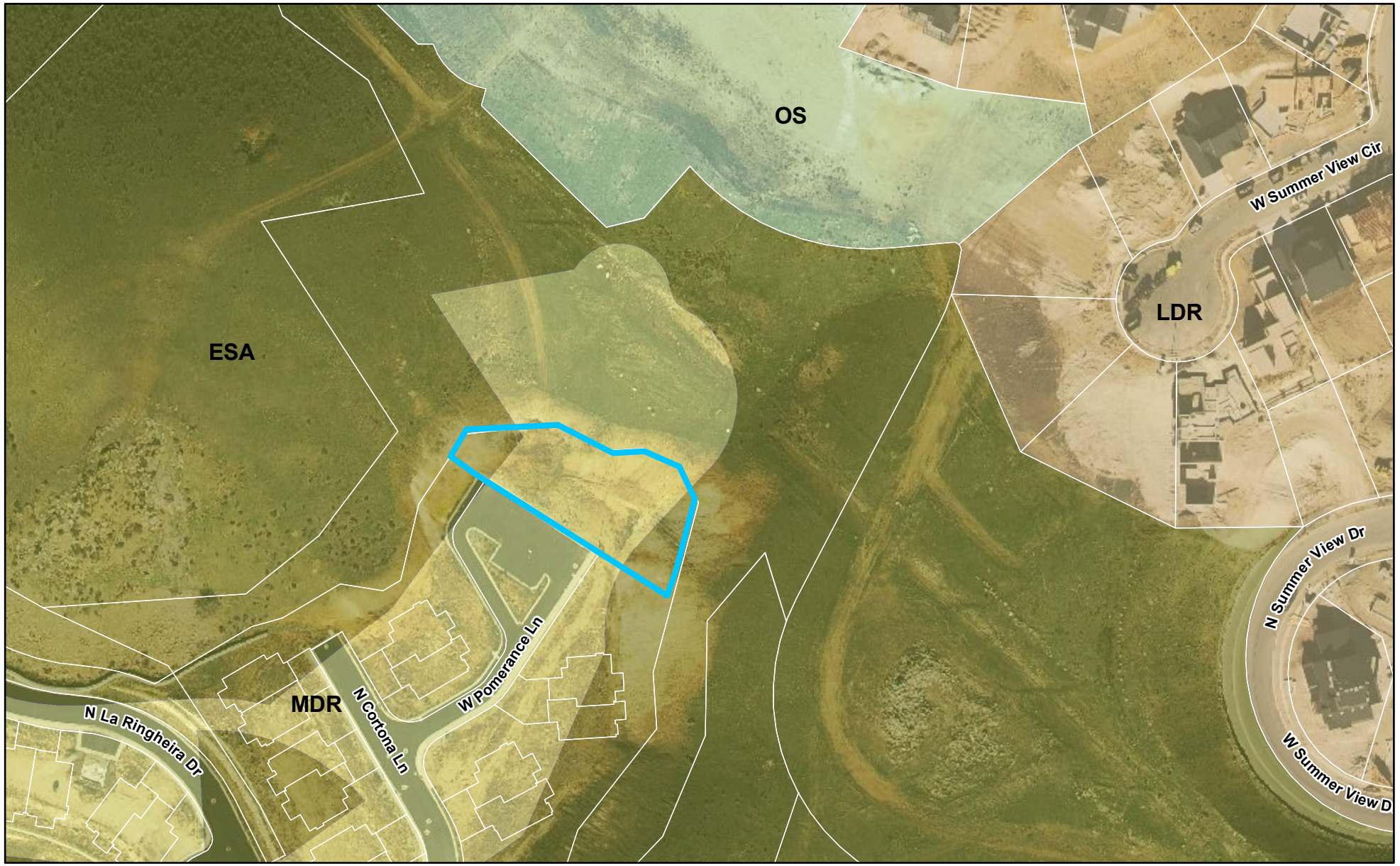



0 160 320 Feet

LEHI CITY

# La Ringhiera Amenities Revision

General Plan



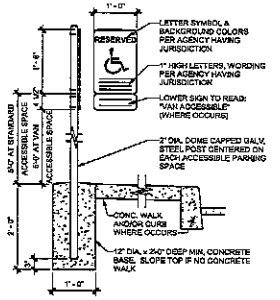

LEHI CITY

# La Ringhiera Amenities Revision

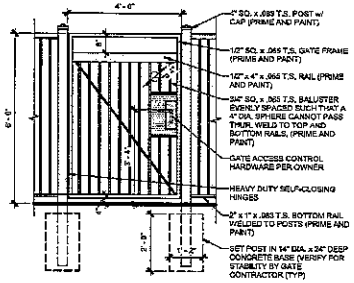
Zoning



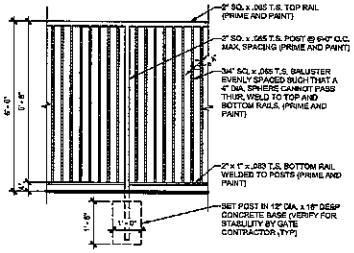

LEHI CITY



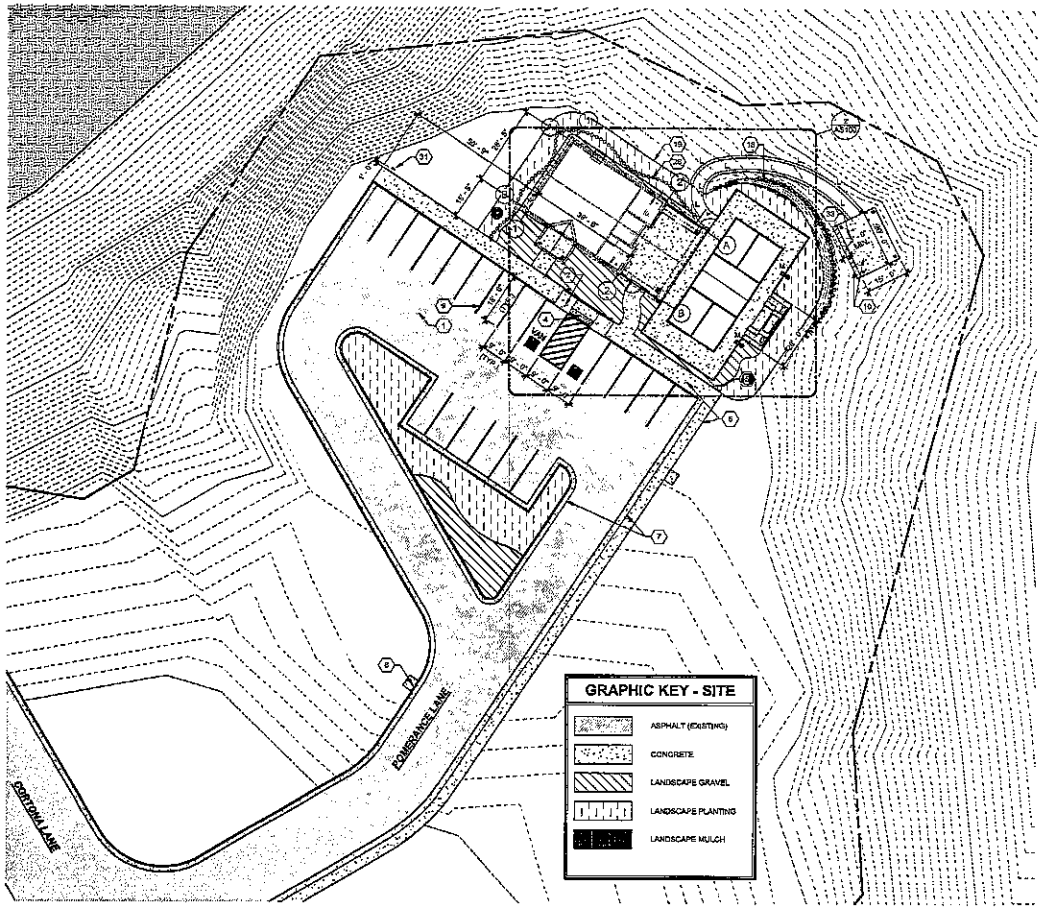

6 ACCESSIBLE STALL SIGN
3/4" = 1'-0"



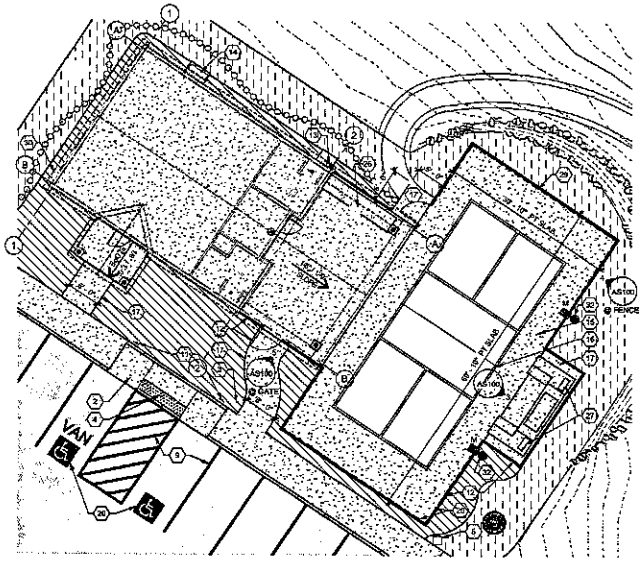

5 COURTYARD GATE DETAIL
1/2" = 1'-0"




4 COURTYARD FENCE DETAIL
1/2" = 1'-0"



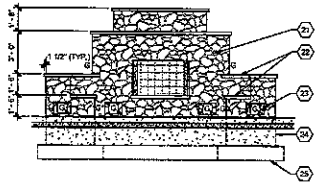

1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



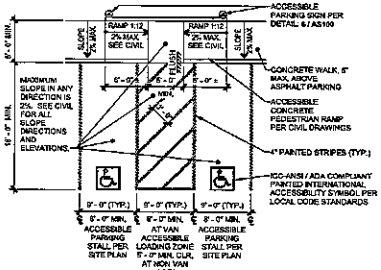

2 ENLARGED SITE PLAN @ CLUBHOUSE
1" = 10'-0"

**LIGHTING FIXTURE SCHEDULE (SITE)**

| MARK | LIGHT FIXTURE DESCRIPTION | QTY | REMARKS |
|---|---|---|---|
| G | OUTDOOR RECESSED LIGHT FIXTURE | 9 | @ OUTDOOR FIREPLACE |
| J | OUTDOOR SURFACE MOUNTED ADJUSTABLE FLOOD LIGHT | 2 | SEE EXTERIOR ELEVATIONS |
| K | OUTDOOR 4" SURFACE MOUNTED SLENDER LIGHT FIXTURE | 16 | @ PERGOLA |
| L | OUTDOOR BOLLARD PATH LIGHT | 10 | @ PERGOLA PATH |
| M | OUTDOOR LED POLE LIGHT | 2 | @ PICKLEBALL COURT |
| Grand total: 37 | | 37 | |




3 FIREPLACE ELEVATION
1/4" = 1'-0"




7 TYPICAL ACCESSIBLE STALL
1/8" = 1'-0"

PERRY COMMERCIAL
17 E. Winchester Street, #102
Murray, UT 84107
www.perrycommercial.net

**REFERENCE NOTES**

1. EXISTING ASPHALT PAVING
2. EXISTING ACCESSIBLE RAMP & LANDING
3. EXISTING WATER METER
4. EXISTING TRUNCATED DOME DETECTOR PAD
5. EXISTING LEHI CITY STANDARD POLE LIGHT
6. EXISTING CONCRETE WALKWAY
7. EXISTING CONCRETE CURB & GUTTER
8. EXISTING FIRE HYDRANT
9. 4" WIDE PAINTED STRIPING
10. 4" CONCRETE PAD OVER 4" GRAVEL BASE FOR TIMBER PERGOLA. PLANT MATURE BOXWOOD HEDGE IN FRONT OF SLAB BETWEEN RETAINING WALL TO PREVENT TRAVEL BEYOND SLAB
11. ACCESSIBLE PARKING SIGN IN FRONT OF EACH ACCESSIBLE STALL
12. NEW 6'-0" HIGH MIN. STEEL COURTYARD FENCE & 4'-0" WIDE GATES
13. LOCATION OF GAS METER ON 4" CONCRETE PAD OVER 4" GRAVEL BASE (SIZE PER ROCKY MTN. PWR. REQUIREMENTS)- ALSO SEE PLUMBING DRAWINGS
14. LOCATION OF OUTDOOR HEAT PUMP ON 4" CONCRETE PAD OVER 4" GRAVEL BASE - SEE MECHANICAL DRAWINGS
15. CONCRETE POST-TENSION SLAB AT LOCATION OF PHYSICAL CORT
16. PROVIDE GROUND SLEEVE AND WINTERIZING PLUGS FOR NET POSTS
17. 4" CONCRETE SLAB OVER 4" GRAVEL BASE
18. BOULDER RETAINING WALL - NO MORE THAN 4'-0" HIGH
19. TURF SOD
20. ICC-ANSI / ADA COMPLIANT PAINTED INTERNATIONAL ACCESSIBILITY SYMBOL PER LOCAL CODE STANDARDS
21. STONE VENEER OVER 2 x 4 FRAMING @ 16" O.C.
22. 2 1/2" THICK CONCRETE TOPSEAT
23. LIGHT FIXTURE - SEE RCP & ELECTRICAL DRAWINGS
24. CONCRETE FOUNDATION WALL - SEE ARCHITECTURAL FOUNDATION PLAN AND STRUCTURAL
25. CONCRETE FOOTING ON STRUCTURAL FILL - SEE STRUCTURAL
26. BUILT-IN OUTDOOR GAS GRILLE - SEE MECHANICAL
27. PLANTER, RECESSED IN CONCRETE TOP
28. CONCRETE STEP STONES
29. REMOVEABLE 6'-0" NET ATTACHED TO FENCE TOP (SHOWN DASHED)
30. PROPOSED LOCATION OF MAIN ELECTRICAL DISCONNECT AND METER - SEE ELECTRICAL DRAWINGS
31. PROPOSED LOCATION OF ELECTRICAL TRANSFORMER ON APPROVED PAD - SEE ELECTRICAL DRAWINGS
32. PICKLEBALL COURT POLE LIGHT - SEE ELECTRICAL DRAWINGS
33. GRADE TO SLOPE NO MORE THAN 25' FROM FRONT OF PERGOLA SLAB WITHIN 5'-0" MIN.

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

PERMIT SET

STATE OF UTAH
JUN P KHAYSAVANG
7336853-0301
LICENSED ARCHITECT

Project:
**LA RINGHIERA**
**NEW CLUBHOUSE FOR:**
PERRY HOMES
TRAVERSE MOUNTAIN - LEHI, UT

Sheet Title:
ARCHITECTURAL SITE PLAN

| | |
|---|---|
| Project Number | LR2022 |
| Date | 10/28/2022 |
| Drawn By | Author |
| Checked By | PERRY COMMERCIAL |

Sheet Number: AS100

Scale: As indicated

34" x 24" Sheet Size For Full Scale Print

11/1/2022 11:56:12 PM

**Agenda Item No: 3.2**

# Planning Commission Agenda Item Report

Meeting Date: June 1, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of DR Horton's request for approval of the Salix Park Site Plan located at 3043 West Allred Drive.

**Suggested Action:**

**Attachments:**

Salix Park 1.pdf

Salix Park 2.pdf

# SALIX PARK SITE PLAN
## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | DR Horton | | |
| **Meeting Date** | June 1, 2023 | | |
| **Requested Action/Purpose** | Approval of a proposed site plan | | |
| **Decision Type** | Administrative | | |
| **Location** | 3043 West Allred Drive. | | |
| **Project Area** | 37.8 acres | | |
| **Existing Zoning** | PC - Planned Community | | |
| **General Plan Land Use Designation** | OS – Open Space | | |
| **Adjacent Zoning and Land Use** | *North* | R-1-15 | Mink farm |
| | *South* | Public Facility | Willow Park |
| | *East* | R-1-22 | Single-family homes |
| | *West* | Planned Community | Single-family homes |
| **Date of DRC Review** | May 17, 2023 | | |
| **Assigned Planner** | Katie Bussell | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Final approval |
| **City Council** | No action required |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 11.250. Site Plan Approval Process.** ***(Am 5/22/01; 08/13/02; 11/09/04)***
The review and approval process for a Site Plan shall be as follows:
Permitted Uses (2) Site Plans associated with a permitted use and with a total valuation, including building and all associated improvements, greater than $500,000 dollars shall require approval by the Planning Commission, following a review by the DRC. The Planning Commission may require that the approval of a Site Plan be forwarded to the City Council if they determine a project is likely to have a significant impact on traffic, environmental quality, lighting, compatibility of uses, or the health, safety, or general welfare of the surrounding properties, property values, or residents. The Planning Commission and or City Council may hold a public hearing on any project likely to have a significant impact on the surrounding property, values or residents.

## PROPERTY HISTORY

**August 25, 2022** Recorded as part of Salix Park Plat A.

## REPORT ANALYSIS

The applicant requests approval of the Salix Park Site Plan located at 3043 West Allred Drive. The site plan includes an outline of existing and proposed trails throughout Cold Spring Ranch, the circulation pattern for parking at Salix Park, and an idea of the programming within Salix Park. The overall site plan has not changed from the concept plan that was approved by the Planning Commission on February 9, 2023. The number of parking stalls and trail layout has not changed. More detail as to the specific amenities within Salix Park were provided, including renderings for proposed playgrounds, which areas will contain hydroseed, and the specific types of native plants. This park is a permitted use within the Cold Spring Ranch Area Plan, and Lehi City's General Plan designates this area as open space.

One recommendation made to the applicant was to keep the alignment of the Powerline Trail more straight to create a more direct route. It was also recommended the Powerline Trail intersection at the bridge remove the tee intersection to aid with create a more direct route and to reduce confusion. The applicant has been made aware of these recommendations.

**DRC Comments**

There were 16 comments from the DRC, many of which were informational to the applicant. Some are listed below.

1. Show the Powerline Trail with a direct alignment that doesn't require turn movements at tee intersections.
2. All loop trail in wetland area and the trail in power corridor shall be 10' wide asphalt.
3. Keep rock within restroom island and use native plantings with wood-mulched tree rings along Allred Drive.

Please consider all DRC comments in your motion.

## SCOPE OF APPROVAL

This is an administrative item which means if the plan meets the Code, it must be approved. This is not a public hearing item.

## POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or deny the proposed site plan. Any motion should include findings. Possible findings include:

1. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience.
2. The proposed use will/will not be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
3. That the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area.
4. Additional findings based upon information presented during the public meeting.

**Salix Park Site Plan**
**DRC Redline Comments**

*DR Horton- requests review of the Salix Park Site Plan, a 37-acre park located at approximately 3000 West Allred Drive.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Jacob Hernandez, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Jeff Stephenson, Eric
Date of Plans Reviewed: 5/9/23
Time Start: 1:30 PM
Time End:

**DRC REDLINE COMMENTS:**
**Glade – Power:**
1. Show existing power stub.
2. Indicate power service location and service size.

**Garion – Fire:**
3. Insert Fire Hydrant Detail and Blow off detail.

**Ryan – Water/Sewer:**
4. Existing 6" tee is a flange. Add note to install 6 X 4 Flange reducer with 4" fl x mj valve onto tee.
5. Label existing 4" blow off on plan set. Add note on plans for 4x4 pad on hydrant and Blow off.
6. Existing PI tee is a 8" MJ tee. Add note to install 8 x 6 MJ x fl reducer with 6" valve fl to reducer.
7. Need total irrigated area for 2" service on tabulation. provide address to tabulation for 2" service.
8. label on plans to remove Culinary and PI mains

**Trent – Parks:**
9. Is there a reason we have 20'-40' of rock all along Allred Dr? Our preference would be native, with wood-mulched tree rings. Keep the rock within the restroom island.
10. The recommendation is to replace these shrubs from the list below. My understanding is that these shrubs struggle with the Utah Lake irrigation water.
    a. Aronia melanocarpa 'Autumn Magic' - Black Chokeberry (FYI- Last choice due to spreading through the root system)
    b. Cercocarpus intricatus - Little Leaf Mountain Mahogany
    c. Amelanchier alnifolia 'Regent' – Serviceberry
    d. Buddleia - Butterfly Bush
    e. Caragana arborescens - Siberian Peashrub
    f. Chamaebatiaria millefolium - Fern Bush
11. Please add manual drain
12. This detail shows a Hunter controller. Actual controller shall be WeatherTrak controller.
13. Please add a note to ensure that the Power Line corridor is hydroseeded.
14. All loop trail in wetland area and the trail in power corridor shall be 10' wide asphalt.

**Gary – Building/Inspections:**
15. A separate application will need to be submitted to the building department for a building permit.

**Jacob – Public Works:**
**Ross – Engineering:** No comments.
**Kim – Planning:**
**16.** Show the Powerline Trail with a direct alignment that doesn't require turn movements at tee intersections. This is a regional trail and will need to be easy and intuitive to use. Remove the trail on the south side (see highlighted trail in Bluebeam session)

**PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:**
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
2. Reimbursement Agreement for any reimbursable improvement items must be in place.

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

3. Surveyor's and engineer's stamps on construction drawings.
4. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Daniel Hadlock - ).
5. 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.
6. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Daniel Hadlock - ) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
7. Provide approval letter from the State (UDEQ) for Class V UIC Injection Well.
8. Address comments from Planning Commission approval.
9. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled.
10. Planner needs to sign off on building plans prior to the precon meeting.

**DRC GENERAL COMMENTS:**

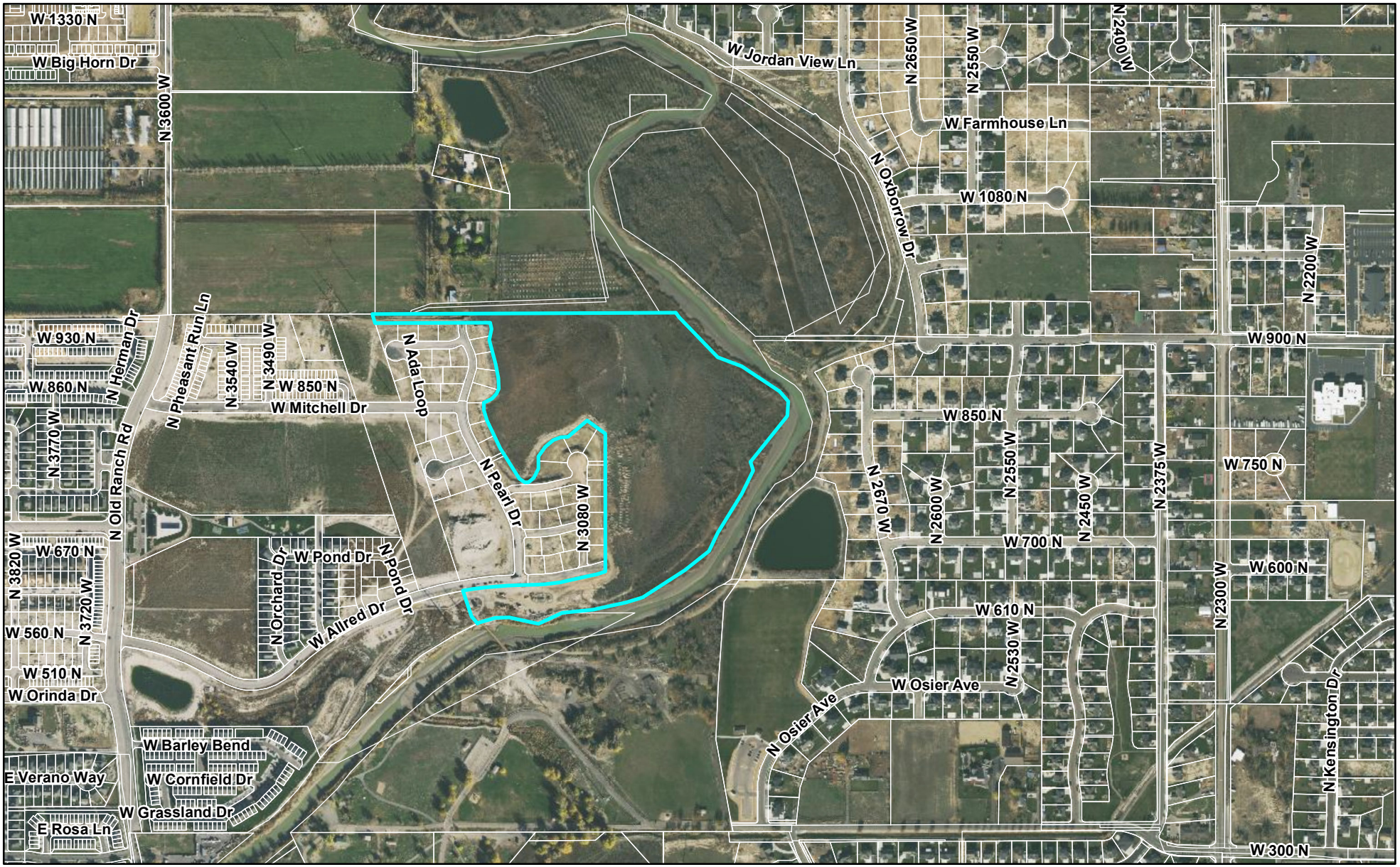
1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 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.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 1ST.

**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.**

# Salix Park Concept Plan

Aerial

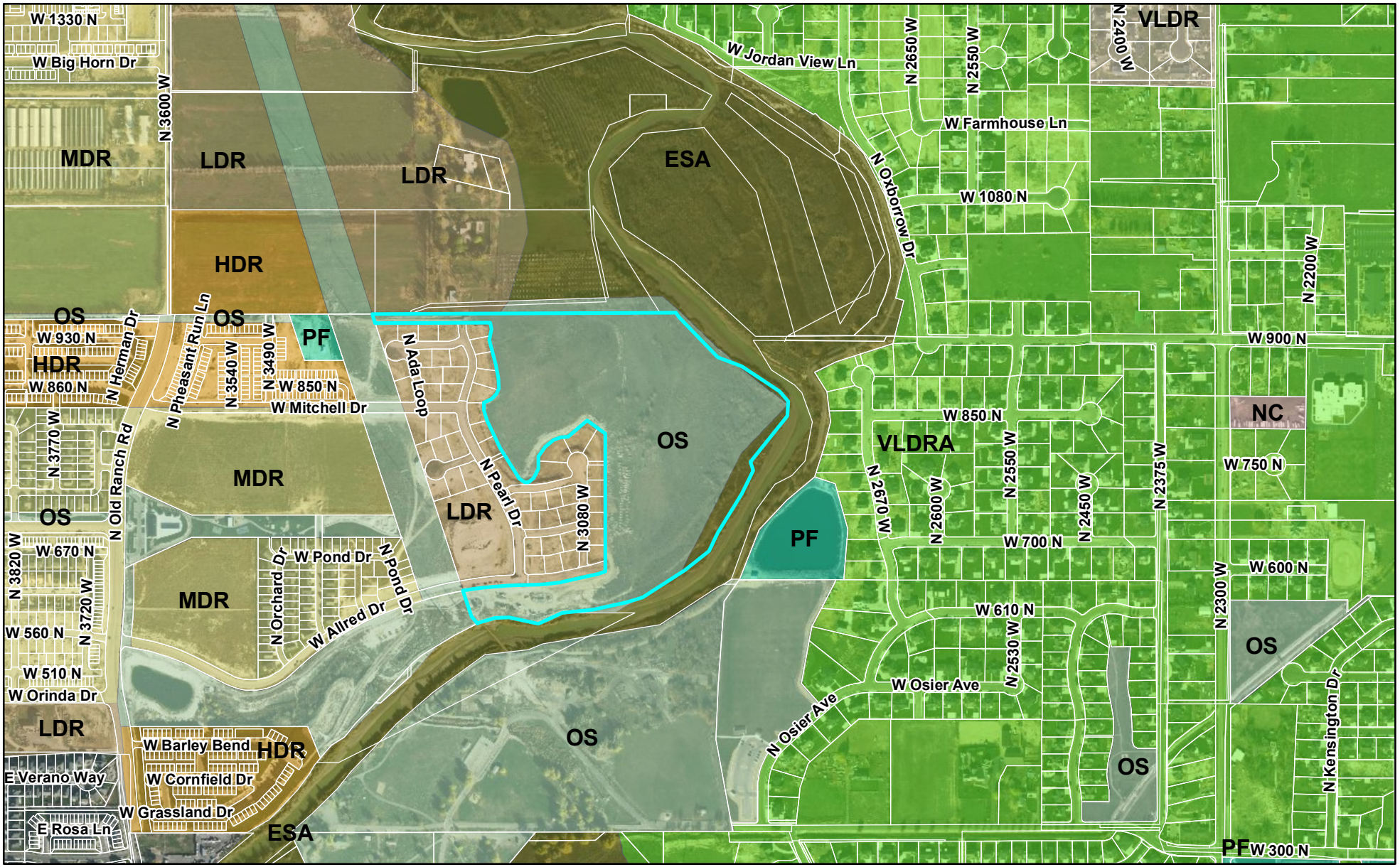



0 890 1,780 Feet

LEHI CITY

# Salix Park Concept Plan

## General Plan

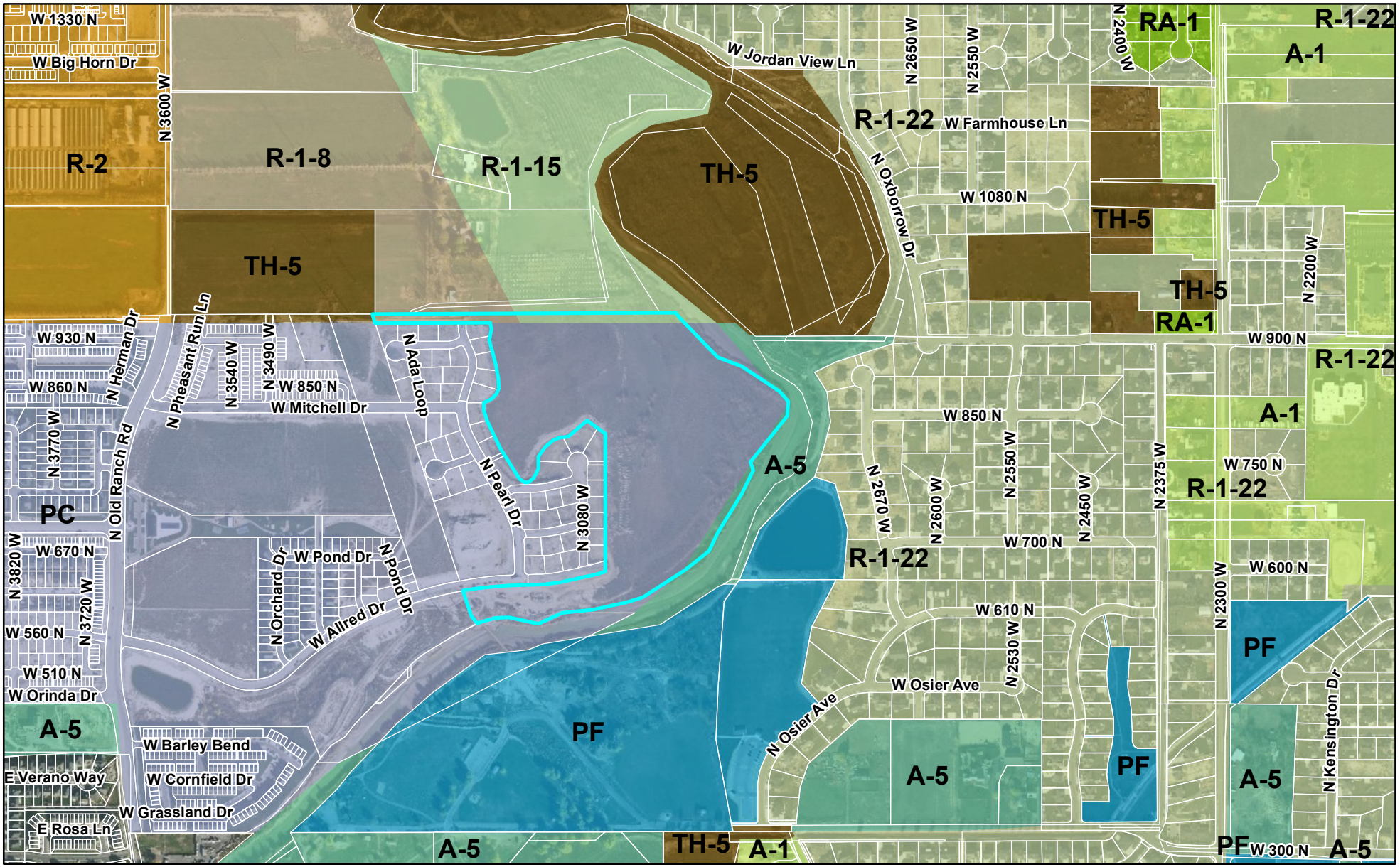



0 890 1,780 Feet

LEHI CITY

# Salix Park Concept Plan

## Zoning

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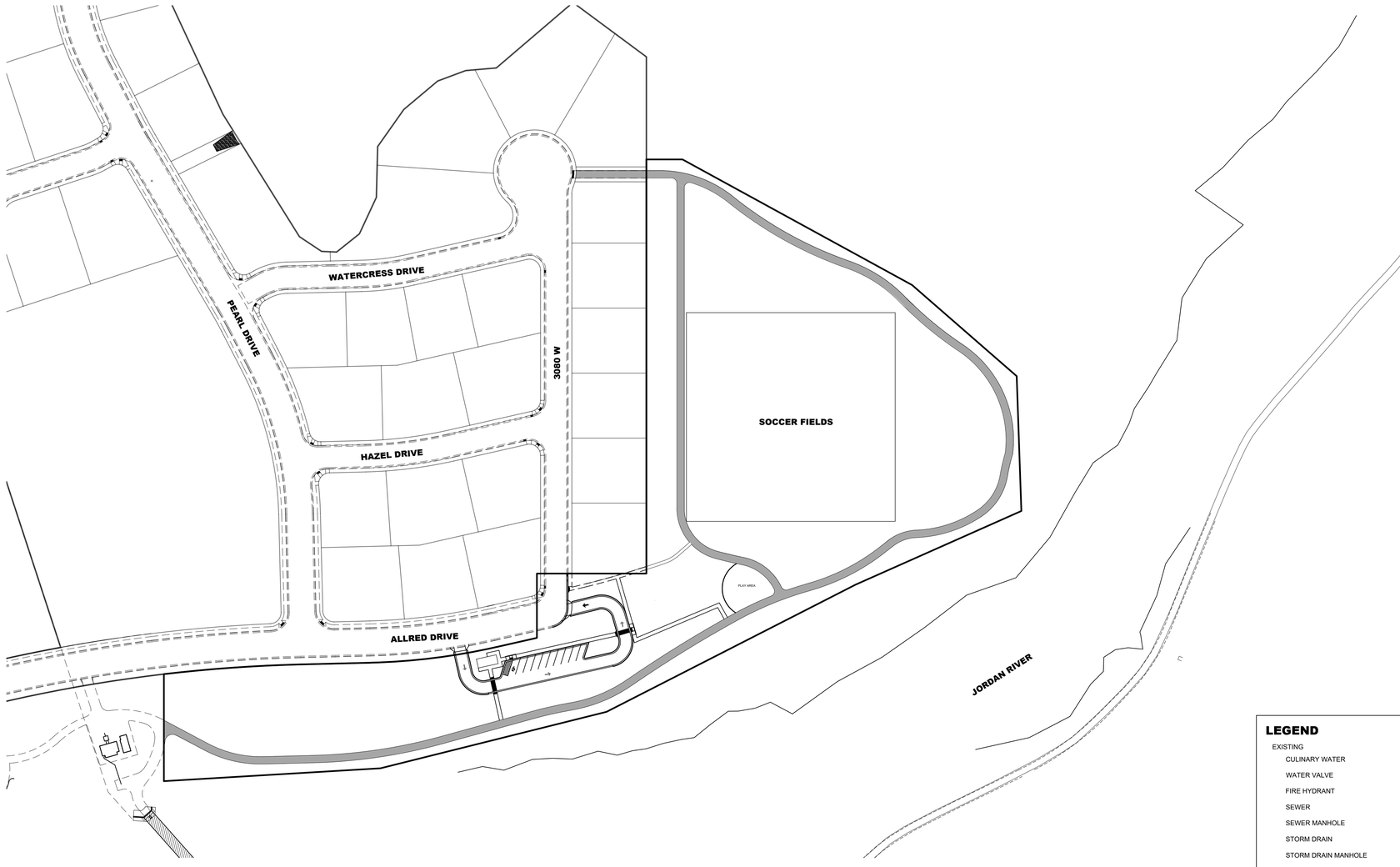
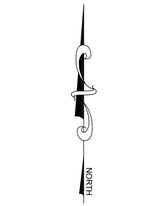
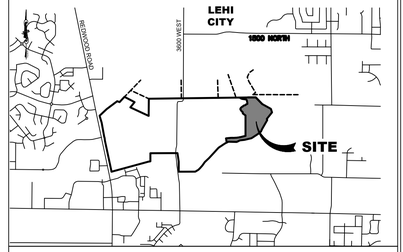
LEHI CITY

# COLD SPRING RANCH
## SALIX PARK SITE PLAN
### LEHI, UTAH




## VICINITY MAP

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| SHEET 302 | GRADING PLAN 2 |
| SHEET 401 | OUTER TRAIL PLAN & PROFILE |
| SHEET 402 | OUTER TRAIL PLAN & PROFILE |
| SHEET 403 | OUTER TRAIL PLAN & PROFILE |
| SHEET 404 | INNER TRAIL PLAN & PROFILE |
| SHEET 501 | DETAILS |


## TABULATIONS

| | |
|---|---|
| OVERALL AREA | 7.63 ACRES |
| PARKING PROVIDED | 10 STALLS |
| ZONE | PC |

## NOTES

1. ONE (1) 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 2007 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 IMPROVEMENTS SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5. PRIOR TO THE 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. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
7. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
8. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
9. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED JOINT RESTRAINT.
10. ALL LEHI CITY SEWER, WATER & STORM DRAIN UTILITY TRENCHES REQUIRE A GRANULAR IMPORT MATERIAL AND SHALL MEET AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
11. ALL STREET SIGNS/MARKINGS SHALL BE PER THE MUTCD.
12. ALL ELECTRICAL TRANSFORMERS, DOMES STREET LIGHTS, ETC. SHALL BE LOCATED IN THE PUE PER LEHI CITY POWER REQUIREMENTS.
13. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS ADHERENT WITH LIVESTOCK.
14. BUILDING PERMITS WILL BE REQUIRED FOR ALL STRUCTURES.

## LEGEND

EXISTING

| | |
|---|---|
| CULINARY WATER | W |
| WATER VALVE | |
| FIRE HYDRANT | |
| SEWER | EX-SS |
| SEWER MANHOLE | |
| STORM DRAIN | EX-SD |
| STORM DRAIN MANHOLE | |
| STORM DRAIN CURB INLET | |
| PI | PI |
| PI VALVE | |
| ±4' WIRE FENCE | |
| MAJOR CONTOUR | |
| MINOR CONTOUR | |

PROPOSED

| | |
|---|---|
| CULINARY WATER (SDR-18 C-905 PVC) | W |
| SEWER (SDR-35 PVC) | SS |
| SEWER MANHOLE | |
| STORM DRAIN (ADS) | SD |
| STORM DRAIN MANHOLE | |
| STORM DRAIN CURB INLET | |
| COMBO BOX | |
| PI (SDR-18 C-900 PVC PURPLE) | PI |


**DEVELOPER / OWNER**
DR HORTON
12351 SOUTH GATEWAY PARK PLACE
#D100 DRAPER, UTAH 84020
(801)571-7101

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



LEI
- A Utah Corporation -
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SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com


NOT FOR CONSTRUCTION

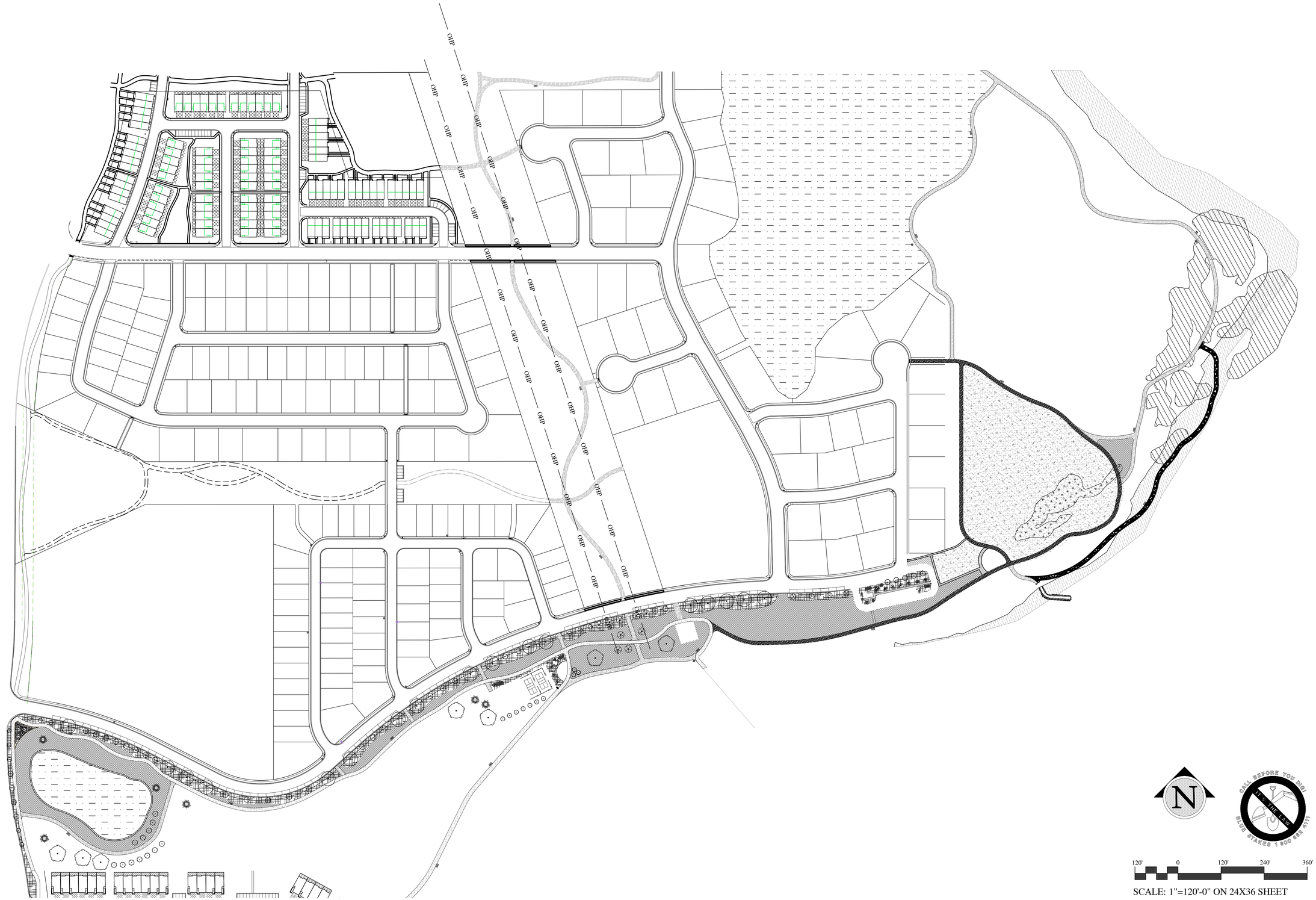
**COLD SPRING RANCH - SALIX PARK**
**LEHI, UTAH**
**COVER**

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0125
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 5/08/2023

SHEET
**COVER**

U:\0_LEI PROJECTS\2015\2015-0125 DR HORTON - ALLRED PROPERTY LEHI\CAD\SALIX PARK\15-0125 SALIX PARK.DWG 5/8/2023 4:21 PM




SCALE: 1"=120'-0" ON 24X36 SHEET


In Site DESIGN GROUP
Landscape Architecture Land Planning
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architects@in-sitedesigngroup.com


CONSULTANTS:

STAMP:

LICENSED LANDSCAPE ARCHITECT #4884514 Cory B. Whiting STATE OF UTAH

PROJECT:

# SALIX PARK

PREPARED FOR: DR HORTON

LEHI - UTAH - 84043

CITY SUBMITTAL PLAN - NOT FOR CONSTRUCTION


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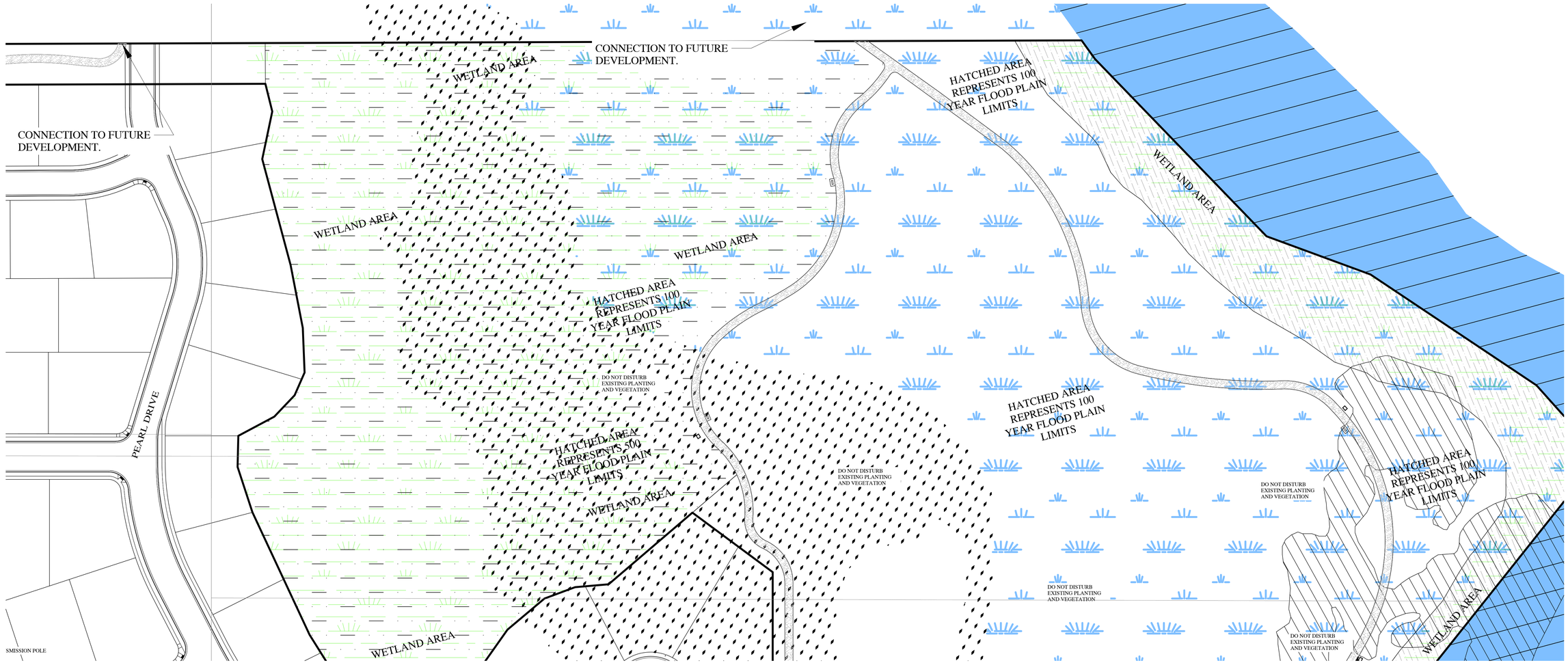
SHEET TITLE:

PARK SITE
LANDSCAPE

DRAWN BY: EPS
CHECKED: CBW
DATE: 05-09-2023
REVISIONS:
JOB NO. 20-118

SHEET:

LS1.0

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## CALCULATIONS

| ITEM | SQ FT | ACRES | PERCENT |
|---|---|---|---|
| HYDROSEED LAWN | 166,480 | 3.822 | 7.2% |
| DRILL SEED NATIVE BLEND | 157,798 | 3.623 | 6.9% |
| EXISTING NATIVE TO REMAIN (TRIM TREES, REMOVE DEAD PLANTINGS) | 1,759,726 | 40.397 | 76.5% |
| ROCK IN PARK STRIP ALONG OLD RANCH ROAD | 64,353 | 1.477 | 2.8% |
| PLANTER ADJACENT TO PARKING LOT (ALONG ALLRED DRIVE) | 6,637 | 0.152 | 0.3% |
| ASPHALT PATH (10' WIDTH) | 125,019 | 2.870 | 5.4% |
| CONCRETE BATHROOM SLAB, PAVILION SLAB, SIDEWALK TO PLAYGROUND | 5,494 | 0.126 | 0.2% |
| PLAYGROUND AREA | 4,250 | 0.097 | 0.2% |
| GRAVEL OR ROADBASE PATH | 9248 | 0.212 | 0.5% |
| TOTAL PROVIDED | 2299005 | 52.778 | 100.00% |
| TOTAL REQUIRED | 580,654 | 13.33 | 100.00% |

## TREE LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | CELTIS OCCIDENTALIS 'JFS-KSU1' PRAIRIE SENTINEL HACKBERRY | 18 | 2" CAL |
| | PINUS SYLVESTERIS SCOTCH PINE | 6 | 6' HT |
| | QUERCUS MACROCARPA 'JFS-KW14' COBBLESTONE OAK | 7 | 2" CAL |
| | QUERCUS MACROCARPA 'SENTRY' SENTRY COLUMNAR BURR OAK | 3 | 2" CAL |
| | QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' CRIMSON SPIRE OAK | 29 | 2" CAL |
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60' 0 60' 120' 180'

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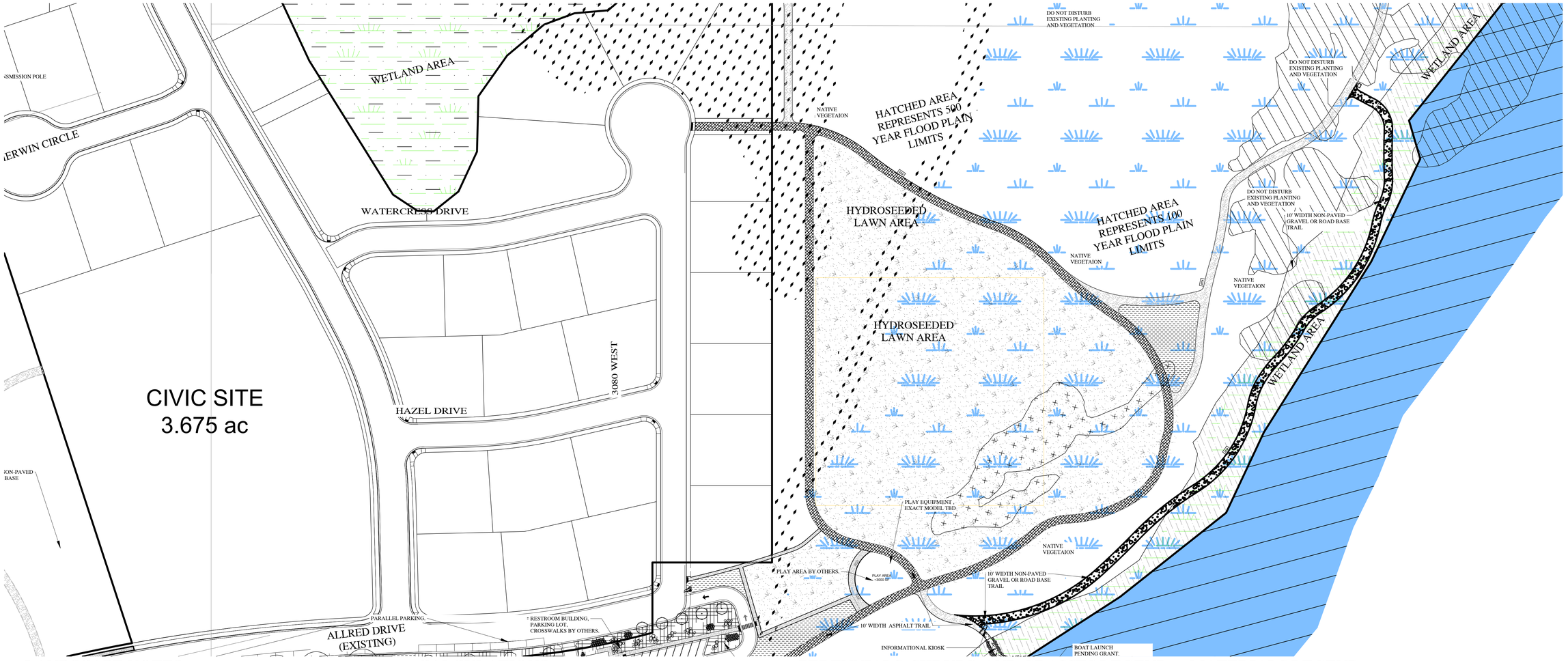


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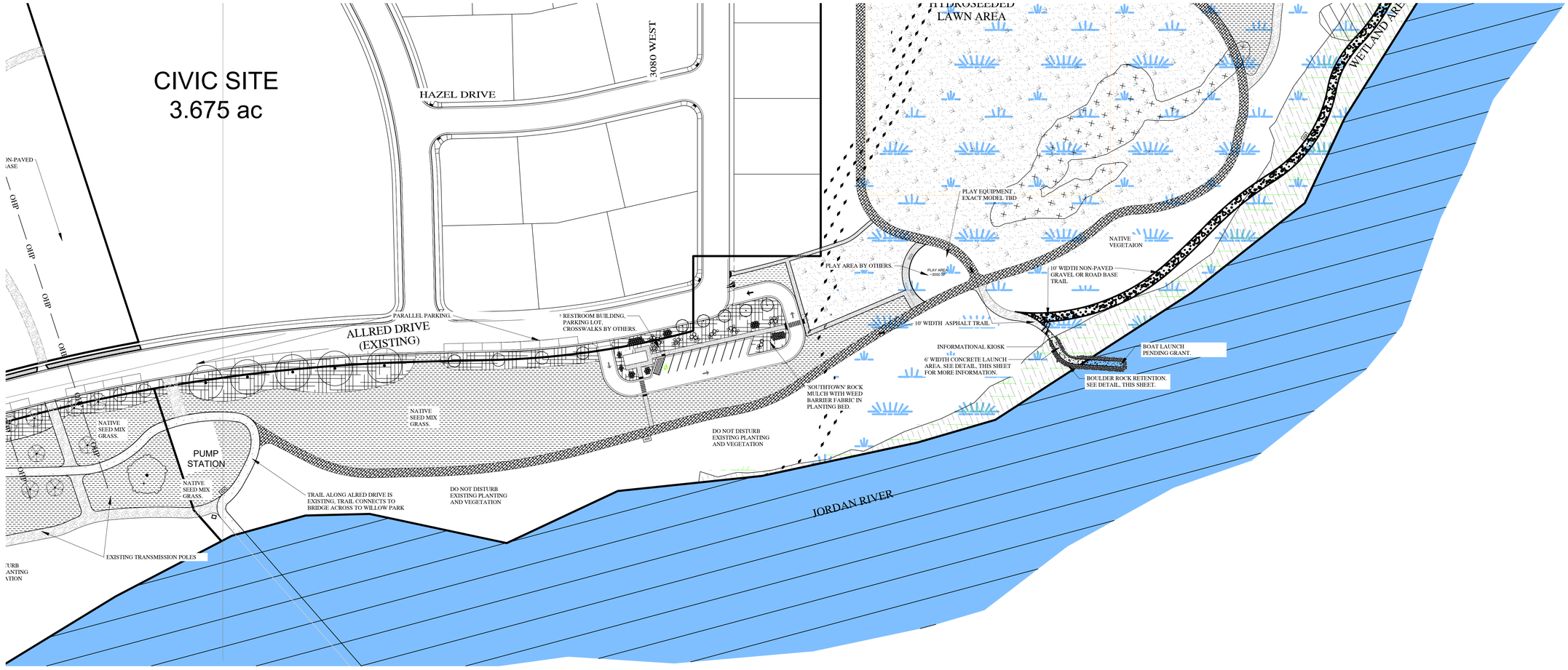


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4. CONTRACTOR SHALL INSPECT ALL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES FOUND IN THE DRAWINGS, DETAILS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND IN-SITE DESIGN GROUP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN FIELD DIRECTIVES FROM IN-SITE DESIGN GROUP STATING PROPER COURSE OF ACTION IF DISCREPANCIES OR ERRORS ARE DISCOVERED PRIOR TO AND DURING CONSTRUCTION.

## CALCULATIONS

| ITEM | SQ FT | ACRES | PERCENT |
|---|---|---|---|
| HYDROSEED LAWN | 166,480 | 3.822 | 7.2% |
| DRILL SEED NATIVE BLEND | 157,798 | 3.623 | 6.9% |
| EXISTING NATIVE TO REMAIN (TRIM TREES, REMOVE DEAD PLANTINGS) | 1,759,726 | 40.397 | 76.5% |
| ROCK IN PARK STRIP ALONG OLD RANCH ROAD | 64,353 | 1.477 | 2.8% |
| PLANTER ADJACENT TO PARKING LOT (ALONG ALLRED DRIVE) | 6,637 | 0.152 | 0.3% |
| ASPHALT PATH (10' WIDTH) | 125,019 | 2.870 | 5.4% |
| CONCRETE BATHROOM SLAB, PAVILION SLAB, SIDEWALK TO PLAYGROUND | 5,494 | 0.126 | 0.2% |
| PLAYGROUND AREA | 4,250 | 0.097 | 0.2% |
| GRAVEL OR ROADBASE PATH | 9248 | 0.212 | 0.5% |
| TOTAL PROVIDED | 2299005 | 52.778 | 100.00% |
| TOTAL REQUIRED | 580,654 | 13.33 | 100.00% |

## TREE LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | CELTIS OCCIDENTALIS 'JFS-KSUI' PRAIRIE SENTINEL HACKBERRY | 18 | 2" CAL |
| | PINUS SYLVESTERIS SCOTCH PINE | 6 | 6' HT |
| | QUERCUS MACROCARPA 'JFS-KW14' COBBLESTONE OAK | 7 | 2" CAL |
| | QUERCUS MACROCARPA 'SENTRY' SENTRY COLUMNAR BURR OAK | 3 | 2" CAL |
| | QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' CRIMSON SPIRE OAK | 29 | 2" CAL |
| | SYRINGA PEKINENSIS 'MORTON' CHINA SNOW® PEKING LILAC | 9 | 1.5" CAL |
| | TILIA CORDATA `CORZAM` CORINTHIAN® LITTLELEAF LINDEN | 18 | 2" CAL |
| | ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA | 17 | 2" CAL |

## PERENNIALS, SHRUBS, AND GRASSES LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | ACHILLEA MILLEFOLIUM 'TERRA COTTA' TERRA COTTA COMMON YARROW | 34 | 1 GAL. |
| | ECHINACEA PURPUREA 'MAGNUS SUPERIOR' MAGNUS SUPERIOR CONEFLOWER | 106 | 1 GAL. |
| | PENSTEMON EATONII FIRECRACKER PENSTEMON | 44 | 1 GAL. |
| | PENSTEMON STRICTUS ROCKY MOUNTAIN PENSTEMON | 11 | 1 GAL. |
| PHY DON | PENSTEMON STRICTUS ROCKY MOUNTAIN PENSTEMON | 23 | 1 GAL. |
| PHY BES | PHYSOCARPUS OPULIFOLIUS 'MONLO' DIABOLO® NINEBARK | 6 | 5 GAL. |
| PHY NUG | PHYSOCARPUS OPULIFOLIUS 'NUGGET' NUGGET NINEBARK | 4 | 5 GAL. |
| | POTENTILLA FRUTICOSA 'GOLDFINGER' GOLDFINGER BUSH CINQUEFOIL | 6 | 5 GAL. |
| | RHUS TYPHINA 'BAILTIGER' TIGER EYES® STAGHORN SUMAC | 6 | 5 GAL. |

## MATERIALS LEGEND

| SYMBOL | COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | KENTUCKY BLUE GRASS BLEND MINIMUM 3 VARIETIES. | PER PLAN | APPLICATION TYPE TBD |
| | NATIVE BLEND GRASSES | PER PLAN | APPLICATION TYPE TBD |
| | 'SOUTHTOWN' CRUSHED ROCK FROM NEPHI SANDSTONE (OR OWNER APPROVED EQUAL) @ 3" DEPTH | PER PLAN | 1-1/2"-3" |
| | NATIVE LANDSCAPE AND VEGETATION TO REMAIN. TRIM ALL DEAD, DAMAGED, OR BROKEN WOOD. | | |
| | EXISTING ASPHALT PATH | | |
| | ASPHALT PATH 10' WIDTH | | |
| | ENGINEERED ASPHALT PATH 10' WIDTH | | |
| | CONCRETE SIDEWALK/SLAB | | |
| | GRAVEL OR ROAD BASE PATH 10' PATH | | |
| | WETLAND | | |
| | 100 YEAR FLOODPLAIN | | |
| | 500 YEAR FLOODPLAIN | | |

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60' 0 60' 120' 180'

SCALE: 1"=60'-0" ON 24X36 SHEET


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architects@in-sitedesigngroup.com


CONSULTANTS:

STAMP: LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting LICENSED STATE OF UTAH

PROJECT:

SALIX PARK
PREPARED FOR: DR HORTON
LEHI - UTAH - 84043
CITY SUBMITTAL PLAN - NOT FOR CONSTRUCTION

SHEET TITLE:

PARK SITE LANDSCAPE

DRAWN BY: EPS
CHECKED: CBW
DATE: 05-09-2023
REVISIONS:
JOB NO. 20-118

SHEET: LS1.3


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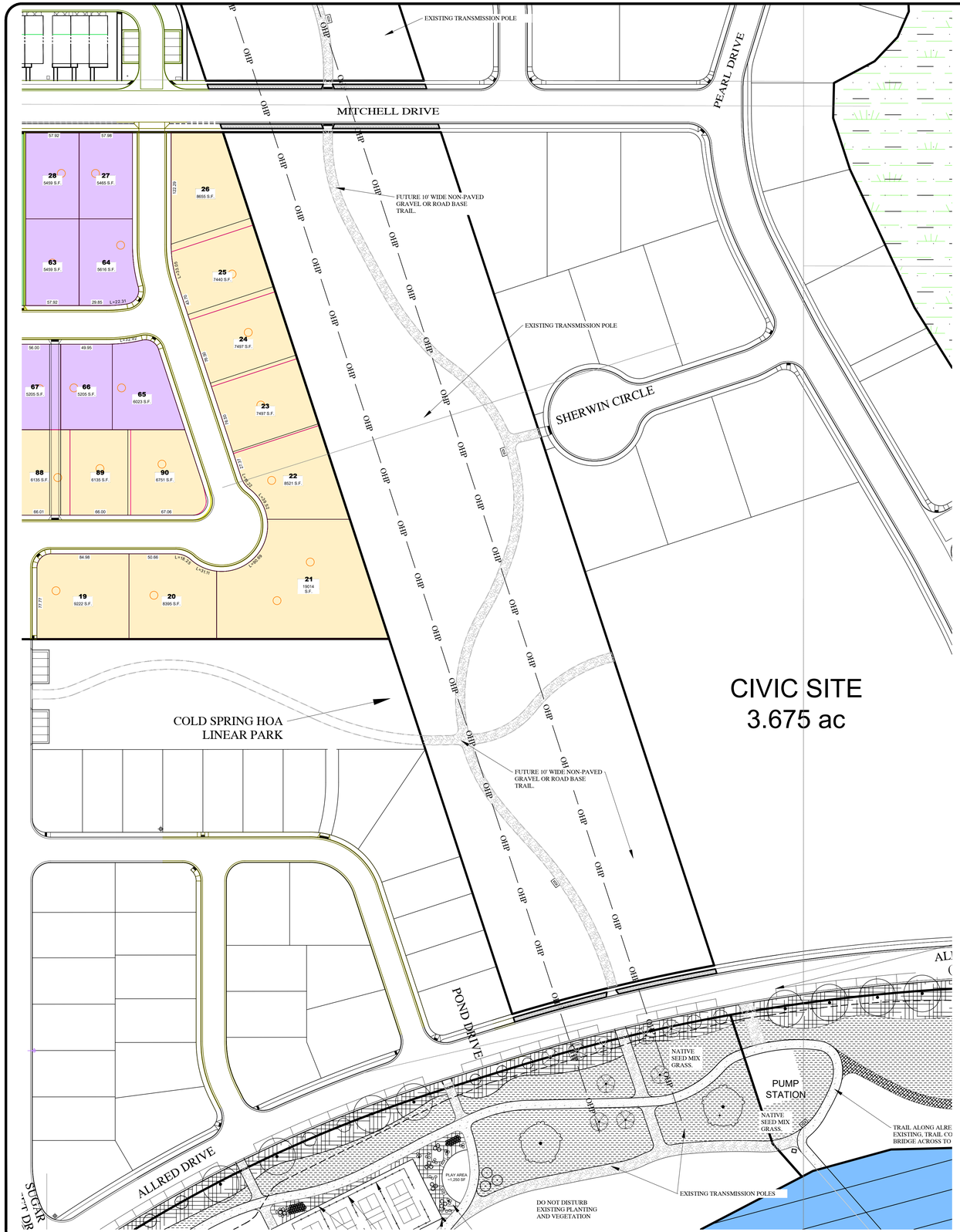


# LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS.
4. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION
5. AMEND TOPSOIL PER OWNER DIRECTIVE OR AS FOLLOWS: 4" TOPSOIL MIX TO BE INSTALLED IN ALL NEW LAWN AREAS AND UP TO 12" DEPTH OF TOPSOIL MIX TO BE INSTALLED IN ALL PLANTER AREAS. TOPSOIL MIX FOR LAWN AREAS SHALL CONSIST OF 80% IMPORTED SANDY LOAM TOPSOIL WITH 10% SOIL PREP AND 10% UTELITE. TOPSOIL MIX FOR PLANTER AREAS SHALL CONSIST OF 60% IMPORTED SANDY LOAM TOPSOIL WITH 20% SOIL PREP AND 20% UTELITE. IF THE SAND CONTENT IN THE IMPORTED TOPSOIL IS GREATER THAN 60% THEN THE UTELITE IS ELIMINATED. IF UTELITE IS DELETED, THE SOIL PEP OR SOIL PREP SHALL BE INCREASED TO 15% IN LAWN AREAS AND 25% IN PLANTER AREAS.
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. INSTALL PRE-EMERGENT HERBICIDE TO SOIL PRIOR TO INSTALLING PLANTS AND MULCH. AFTER INSTALLATION OF ALL PLANTS AND MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
8. TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE 'TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF COLORED WOOD MULCH. THE GRASS FREE RING FOR FLOWERING AND EVERGREEN TREES SHALL BE 4' DIAMETER AND UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE. PULL MULCH MIN. 6" AWAY FROM THE BASE OF ALL TREES.
9. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
10. INSTALL 3" DEPTH OF ROCK MULCH WITH WEED FABRIC IN ALL PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS, GRASSES AND SHRUBS AND MIN. 6" AWAY FROM THE BASE OF ALL TREES.

# GENERAL NOTES

1. ALL BASE AND SITE INFORMATION WAS OBTAINED FROM LEI ENGINEERS AND IS THEREFORE ASSUMED TO BE ACCURATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED GRADES, PLANT MATERIAL, BUILDINGS, PROPERTY LINES ETC. ON-SITE PRIOR TO CONSTRUCTION AND WILL NEED TO MAKE ON-SITE ADJUSTMENTS AS NECESSARY DURING CONSTRUCTION. IN ADDITION, ALL UTILITIES AND/OR EASEMENTS ARE TO BE VERIFIED ON-SITE TO ENSURE NO CONFLICTS EXIST BETWEEN EXISTING UTILITIES, EASEMENT AND THE PROPOSED LANDSCAPE PLAN. BY USE OF THESE PLANS, THE OWNER AND CONTRACTORS AGREE TO HOLD IN-SITE DESIGN GROUP HARMLESS FROM ERRORS IN SURVEY PROVIDED.
2. THESE DOCUMENTS ARE NOT TO BE USED AS COMPLETE ENGINEERING PLANS. PLEASE SEE CIVIL, MECHANICAL, ELECTRICAL, STRUCTURAL, ET AL PLANS FOR PROPER INFORMATION AND DETAILING.
3. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ENSURING LANDSCAPE IS CONSTRUCTED IN A SAFE MANNER THAT WILL NOT CAUSE HARM TO ANY PERSON, STRUCTURE OR OTHER ELEMENTS ON THE SAID PROPERTY OR ADJACENT PROPERTIES.
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# PERENNIALS, SHRUBS, AND GRASSES LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | ACHILLEA MILLEFOLIUM 'TERRA COTTA' TERRA COTTA COMMON YARROW | 34 | 1 GAL. |
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| | PENSTEMON EATONII FIRECRACKER PENSTEMON | 44 | 1 GAL. |
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| PHY DOP | PENSTEMON STRICTUS ROCKY MOUNTAIN PENSTEMON | 23 | 1 GAL. |
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| PHY NUG | PHYSOCARPUS OPULIFOLIUS 'NUGGET' NUGGET NINEBARK | 4 | 5 GAL. |
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# CALCULATIONS

| ITEM | SQ F |
|---|---|
| HYDROSEED LAWN | 166,4 |
| DRILL SEED NATIVE BLEND | 157,7 |
| EXISTING NATIVE TO REMAIN (TRIM TREES, REMOVE DEAD PLANTINGS) | 1,759 |
| ROCK IN PARK STRIP ALONG OLD RANCH ROAD | 64,35 |
| PLANTER ADJACENT TO PARKING LOT (ALONG ALLRED DRIVE) | 6,637 |
| ASPHALT PATH (10' WIDTH) | 125,0 |
| CONCRETE BATHROOM SLAB, PAVILION SLAB, SIDEWALK TO PLAYGROUND | 5,49 |
| PLAYGROUND AREA | 4,25 |
| GRAVEL OR ROADBASE PATH | 9248 |
| TOTAL PROVIDED | 2299 |
| TOTAL REQUIRED | 580,6 |

# TREE LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME |
|---|---|
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| | QUERCUS MACROCARPA 'SENTRY' SENTRY COLUMNAR BURR OAK |
| | QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' CRIMSON SPIRE OAK |
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| | EXISTING ASPHALT PATH | | |
| | ASPHALT PATH 10' WIDTH | | |
| | ENGINEERED ASPHALT PATH 10' WIDTH | | |
| | CONCRETE SIDEWALK/SLAB | | |
| | GRAVEL OR ROAD BASE PATH 10' PATH | | |
| | WETLAND | | |
| | 100 YEAR FLOODPLAIN | | |

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60' 0 60' 120' 180'

SCALE: 1"=60'-0" ON 24X36 SHEET


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CONSULTANTS:

STAMP: LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting LICENSED UTAH

PROJECT:

SALIX PARK
PREPARED FOR: DR HORTON
LEHI - UTAH - 84043
CITY SUBMITTAL PLAN - NOT FOR CONSTRUCTION

SHEET TITLE:

PARK SITE LANDSCAPE

DRAWN BY: EPS
CHECKED: CBW
DATE: 05-09-2023
REVISIONS:
JOB NO. 20-118

SHEET: LS1.4


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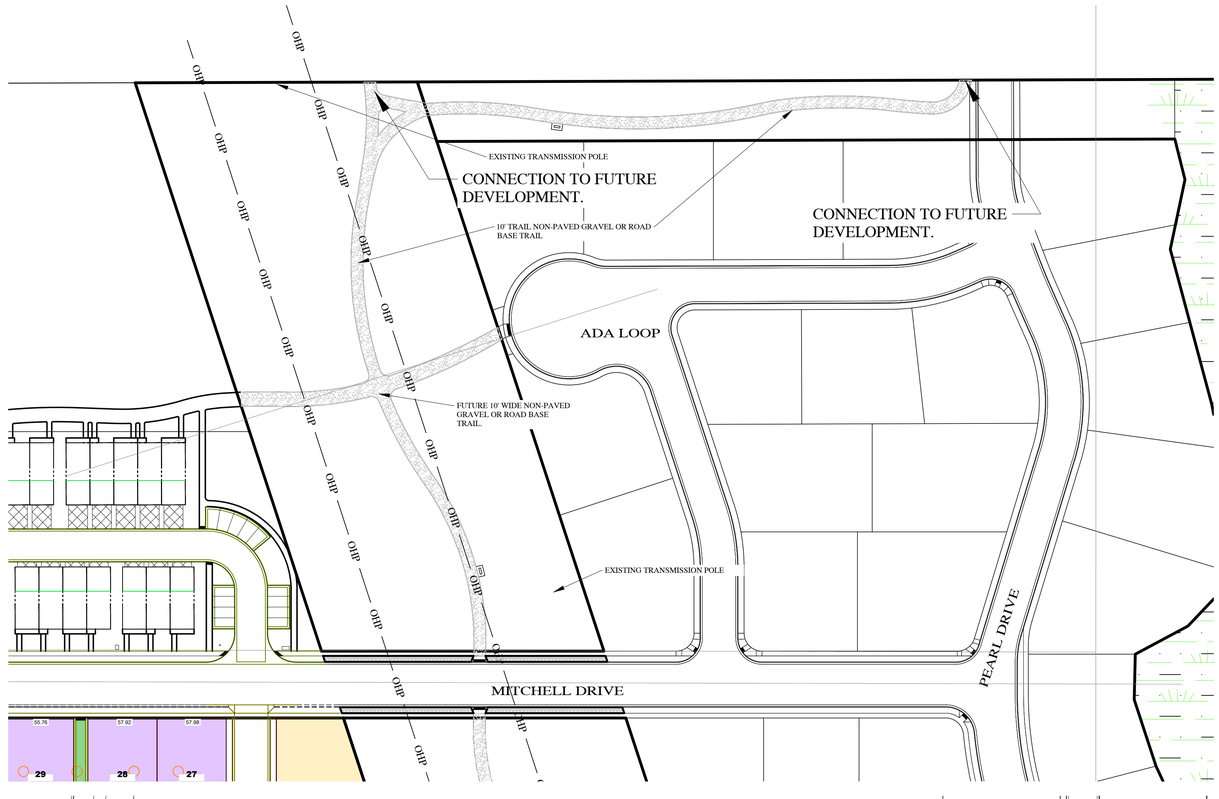
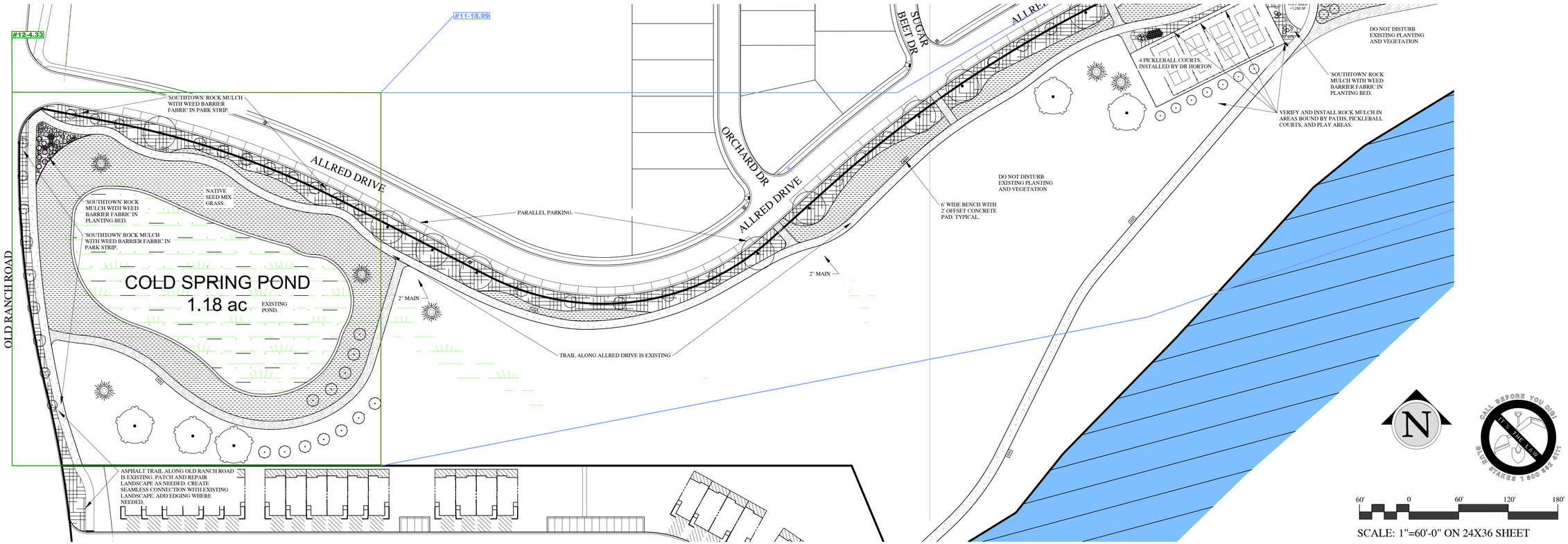



SEE SHEET LS1.1 FOR VALVE LEGEND AND DRIP LEGEND

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BASE ON : TEMPLATE FILE #09.01.2022

D·R·HORTON
America's Builder

# SALIX PARK RESTROOM
# TYP V05-2023

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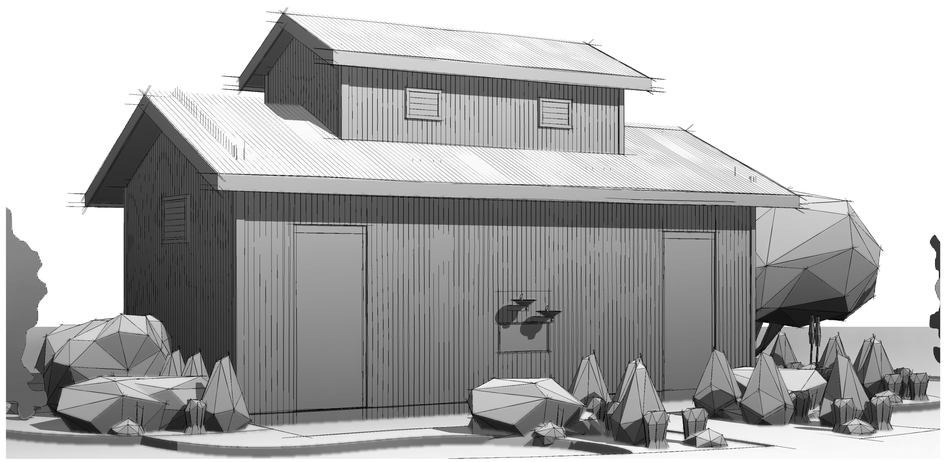

| REVISION SCHEDULE | | |
|---|---|---|
| NUMBER | DESCRIPTION | DATE |

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## DRAWING INDEX

| SHEET NO. | SHEET NAME |
|---|---|
| C1 | COVER SHEET |
| C2 | NOTES |
| C3 | ARCHITECTURAL DETAILS |
| C4 | ADA DETAILS |
| A1.10 | FLOOR PLANS |
| A1.30 | ROOF PLAN, CEILING PLAN, AND BUILDING SECTIONS |
| A2.00 | 3D VIEWS |
| A2.10 | ELEVATIONS |
| SN1 | STRUCTURAL NOTES |
| S0.0 | STRUCTURAL PLANS |
| SD1 | STRUCTURAL DETAILS |

MEETS 2018 IBC, 2018 IPC, 2018 IMC, 2018 IECC, 2020 NEC, ANSI 117.1

SINGLE STORY
SLAB ON GRADE

| | |
|---|---|
| BREEZEWAY | 94 SF |
| MENS RESTROOM | 115 SF |
| WOMENS REST ROOM | 115 SF |
| GRAND TOTAL | 324 SF |

**CODE ANALYSIS 2018 IBC**

CONSTRUCTION TYPE
TYPE 5-B

OCCUPANCY GROUP
UTILITY AND MISCELLANEOUS - GROUP U

FIRE SPRINKLER REQUIREMENTS
NOT SPRINKLED

GENERAL MEANS OF EGRESS
1003.2 CEILING HEIGHT NOT LESS THAN 7'-6"

OCCUPANT LOAD

| | |
|---|---|
| RESTROOM #1 | = 2 |
| RESTROOM #2 | = 2 |
| UTILITY ROOM | = 1 |
| TOTAL | = 5 |

MINIMUM WIDTH OF EGRESS COMPONENTS - 36 INCHES

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All subcontractors working on this project take full liability of these plans and shall thoroughly review and verify all dimensions, locations, notes, etc. prior to starting any stage of construction.

**SALIX PARK RESTROOM**
COVER SHEET

DRAWN BY:DRH
CHECKED BY:CAD
DATE:05.09.23

C1

## ACCESSIBILITY PLAN KEY NOTES

| DESCRIPTION |
|---|
| (1) DOOR - CLEARANCE FOR PASSAGE - FRONT APPROACH, PULL SIDE 54"X60". A.N.S.I. A117.1 FIG. 404.2.3.1(a) |
| (2) DOOR - CLEARANCE FOR PASSAGE - FRONT APPROACH, PUSH SIDE 36"X48", OR 48"X48" IF BOTH CLOSER AND LATCH ARE PROVIDED. A.N.S.I. A117.1 FIG. 404.2.3.1(b) |
| (3) LAVATORY - FORWARD APPROACH - 30"X48". A.N.S.I. A117.1 606.1 |
| (4) CLEAR FLOOR AREA - DRINKING FOUNTAIN - 30"X48" WITH KNEE & TOE CLEARANCE. A.N.S.I. A117.1 REFER TO FIG. 405.5 FIG. 602.5 |
| (5) WATER CLOSET - PARALLEL & FORWARD APPROACH - 60"X56". A.N.S.I. A117.1 604.3.1 TYPE A UNIT. A.N.S.I. A117.1 1003.11.7.2 TYPE B UNIT, OPTIONS A & B. A.N.S.I. A117.1 1004.11.3.1.2.3 |
| (6) GRAB BAR - WATER CLOSET - REFER TO DETAIL 17/A0-11. A.N.S.I. A117.1 604.5. PROVIDE REINFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS IN TYPE A & B ACCESSIBLE UNITS. |
| (7) TURNING SPACE - CIRCULAR - 60" MIN. DIAMETER. A.N.S.I. A117.1 304.3.1 |

## ACCESSIBILITY PLAN LEGEND

| HATCH PATTERN | DESCRIPTION |
|---|---|
| | REINFORCING IN WALLS OR FLOORS FOR GRAB BARS |
| | MINIMUM CLEAR FLOOR SPACE AT EACH FIXTURE |

**NOTES:**

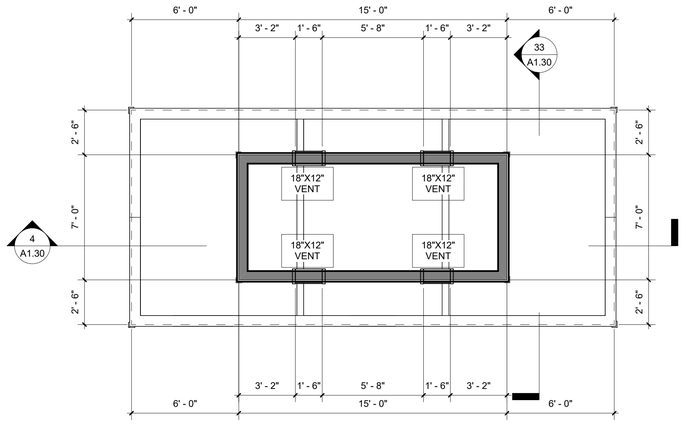
- MIRRORS LOCATED ABOVE LAVATORIES, SINKS, OR COUNTERS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAX. ABOVE THE FLOOR ANSI 603.3

- PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 1003.3.1 THROUGH 1003.3.4 IBC 1003.3 (THIS IS TO INCLUDE DRINKING FOUNTAINS)

- ALL WATER SYSTEMS AND PIPING WILL BE WINTERIZED TO PREVENT FREEZING IN ALL SEASONS AND WEATHER CONDITIONS. PRV WILL BE ADDED IF NEEDED, PER ACTUAL PRESSURE REQUIREMENT.

-PROVIDE A HOSE BIBB TO ALLOW FOR WATERING BLOW OUT

-WALLS WITHIN 3 FEET OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

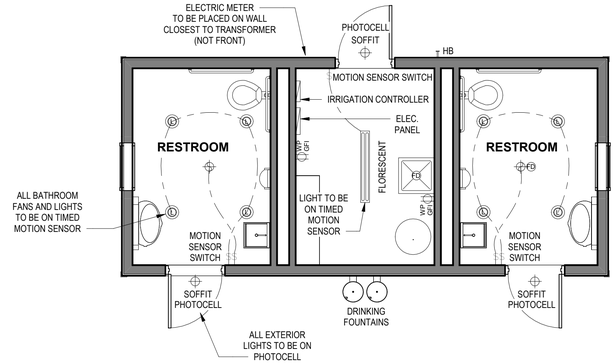



5 UPPER CUPOLA WALLS
1/4" = 1'-0"

FOOTINGS AND FOUNDATIONS, EXCAVATIONS, GRADING AND FILLS SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT (SEE GSN)

| ELECTRICAL FIXTURES SCHEDULE | |
|---|---|
| | EXHAUST FAN |
| PB | GARAGE DOOR PUSH BUTTON |
| | 3 LIGHT BATH BAR |
| | CEILING MOUNT LIGHT |
| | KEYLESS LIGHT |
| | RECESSED CAN |
| | WALL MOUNT LIGHT |
| | 110V OUTLET |
| | 220V OUTLET |
| GFI | GFI OUTLET |
| USB GFI | GFI OUTLET W/ USB |
| CAT5 RG6 | CAT5 - RG6 |
| 3 | 3-WAY SWITCH |
| | SINGLE SWITCH |
| SD CO | SMOKE/CO DETECTOR |
| SD | SMOKE DETECTOR |
| | HOME CONTROL PANEL |
| | LED DISK LIGHT |

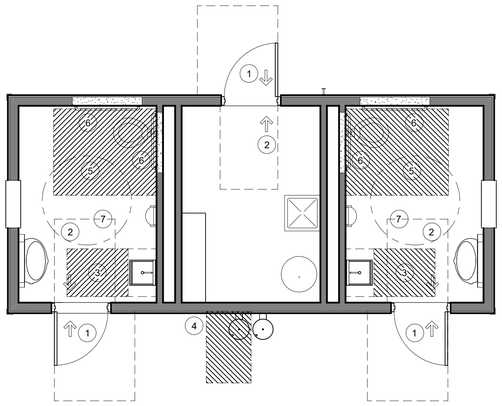
NOTE:
ALL AREAS DEEMED CORROSIVE BY 2017 NEC - 680.14(A) MUST USE ONE OR A COMBINATION OF THE FOLLOWING WIRING METHODS: METAL CONDUIT, INTERMEDIATE METAL CONDUIT, RIGID POLYVINYL CHLORIDE CONDUIT, AND REINFORCED THERMOSETTING RESIN CONDUIT.



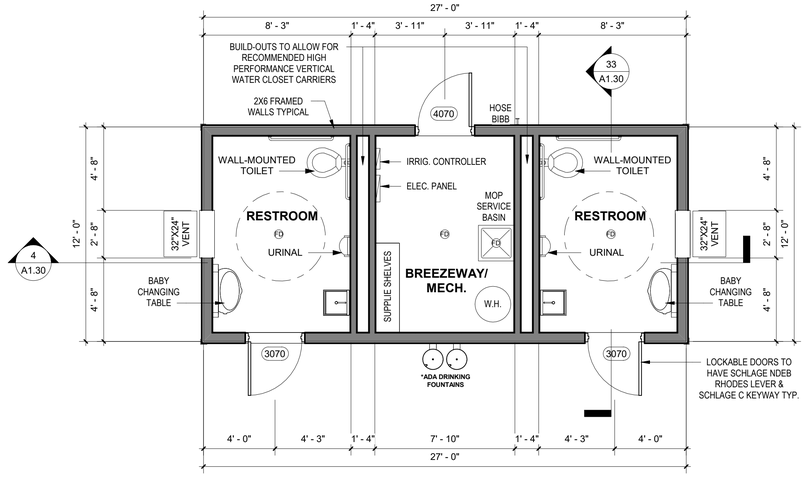

4 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

**GENERAL NOTES**
***COORDINATE ALL SELECTIONS WITH OWNER (CITY)***

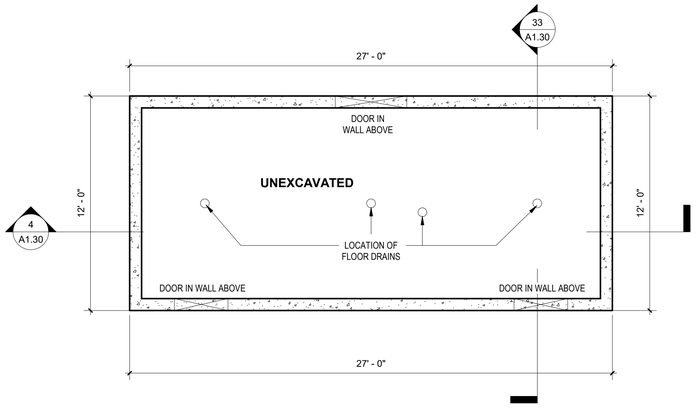
- SINKS, TOILETS, URINALS, SOAP DISPENSERS, & HAND DRYERS PER CITY SPECIFICATIONS
- LEHI CITY TO INSTALL SOAP AND TOILET PAPER DISPENSERS
- SINKS TO HAVE PUSH-BUTTON VALVES
- TOILETS TO BE SLOAN (FLUSH HANDLE VALVE) W/ 1" FLUSH VALVE
- RESTROOMS TO HAVE VANDAL-RESISTANT, MOTION-ACTIVATED HAND DRYERS
- INTERIORS WALLS TO BE FINISHED IN WATER-PROOF EPOXY UP TO CEILING
- INTERIOR FLOORS TO BE SLOPED WITH DRAIN AND FINISHED IN WATER-PROOF EPOXY WITH NON-SLIP GRIT



3 ADA ANLYSIS
1/4" = 1'-0"




2 FIRST FLOOR PLAN 1/4"
1/4" = 1'-0"




1 FOUNDATION PLAN 1/4"
1/4" = 1'-0"

D·R·HORTON America's Builder
12351 S. Gateway Park Place, Suite D100, Draper, UT 84020 Phone (801) 571-7100 Fax (801) 571-7102
Contact: Name Name Phone: (801) 571-7100 Email: name@drhorton.com
Custom Homes

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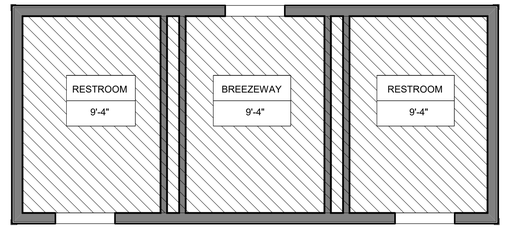
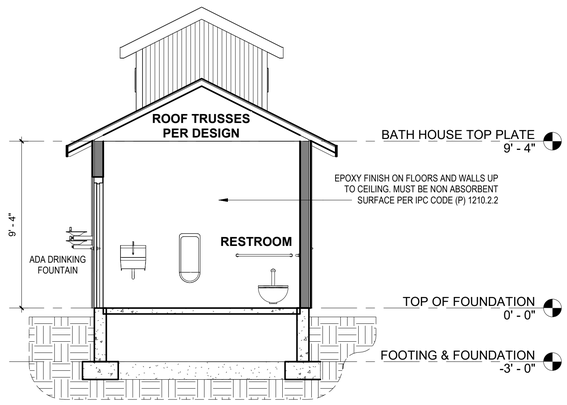
**SALIX PARK RESTROOM**
FLOOR PLANS

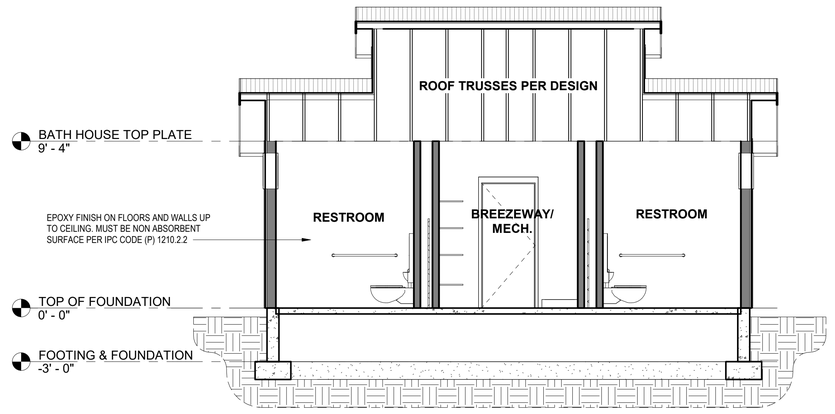
A1.10



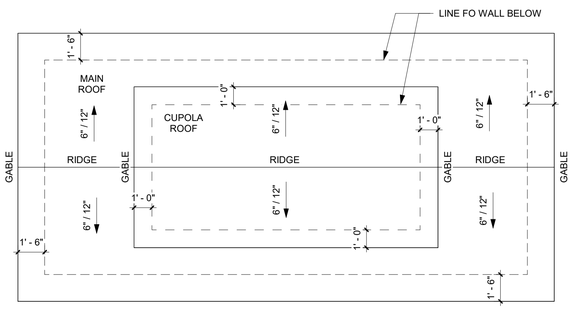

2 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"




33 BUILDING SECTION 1
1/4" = 1'-0"




4 BUILDING SECTION 2
1/4" = 1'-0"




1 ROOF DRAINAGE PLAN
1/4" = 1'-0"

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12351 S. Gateway Park Place, Suite D100, Draper, UT 84020 Phone (801) 571-7104 Fax (801) 571-7102
Owner: Reynolds et al Contact: Kyle Peterson & Lynn Hall Phone: 435-755-1720 Kyle Peterson
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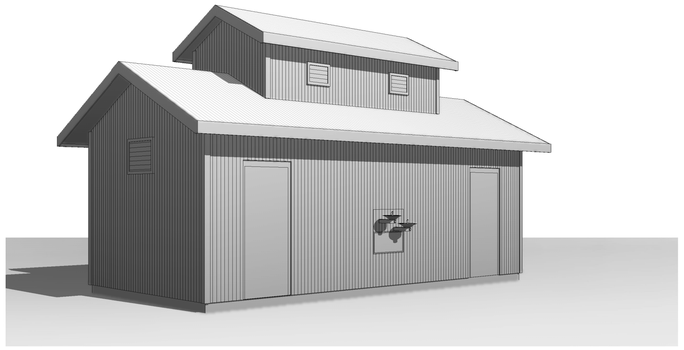
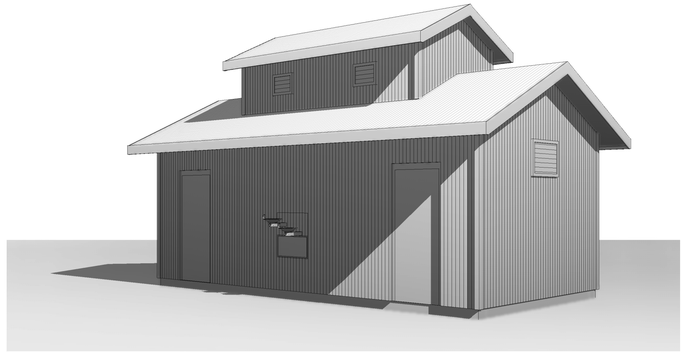
**SALIX PARK RESTROOM**
ROOF PLAN, CEILING PLAN, AND BUILDING SECTIONS

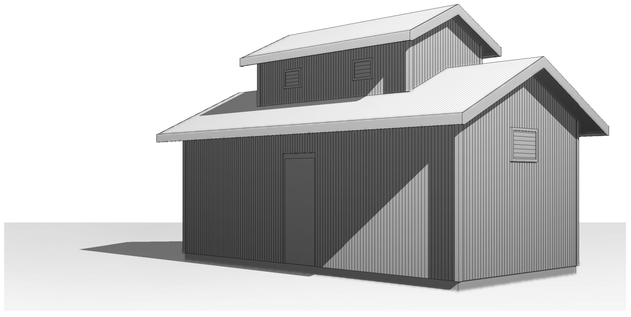
A1.30



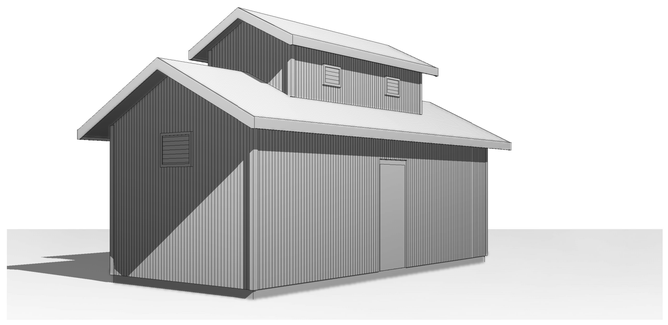
1 FRONT LEFT 3D



2 FRONT RIGHT 3D



3 REAR LEFT 3D



4 REAR RIGHT 3D

D·R·HORTON
America's Builder
12351 S. Gateway Park Place, Suite D100, Draper, UT 84020 Phone (801) 571-7101 Fax (801) 571-7102
Owner: Representative: Architect of record: Engineer: Surveyor: Landscape: Civil: Mechanical: Plumbing: Electrical: Fire Protection: Custom Homes:

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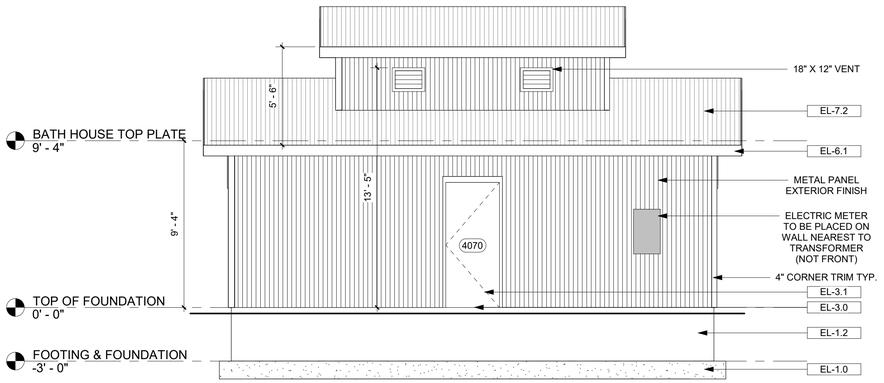
**SALIX PARK RESTROOM**
3D VIEWS

A2.00

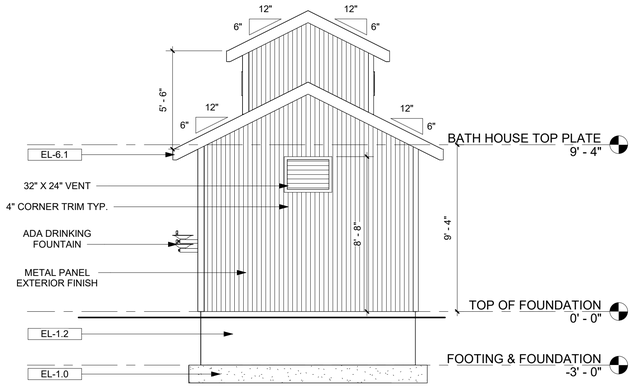
*** THESE RENDERINGS MAY BE SHOWN WITH OPTIONS ***

FOR STANDARD 8' PLATE
ALL WINDOWS @ HEADER HEIGHT OF 8'-8" U.N.O.

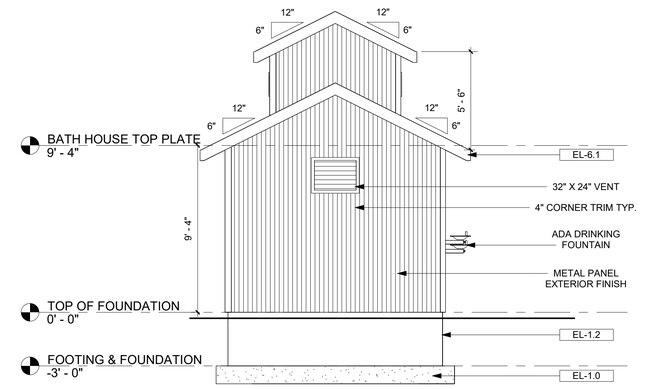
| Keynote Legend | |
|---|---|
| **Key Value** | **Keynote Text** |
| EL-1.0 | STRUCTURAL FOOTING (SEE FOOTING AND FOUNDATION PLAN) |
| EL-1.2 | CONCRETE FOUNDATION WALL (SEE FOOTING AND FOUNDATION PLAN) |
| EL-3.0 | SILL PAN FLASHING ON ALL EXTERIOR DOORS |
| EL-3.1 | INSULATED EXTERIOR DOOR |
| EL-6.1 | 2X8 SUB-FASCIA W/ALUMINUM FASCIA & PERFORATED SOFFIT |
| EL-7.2 | STANDING SEAM METAL ROOFING |



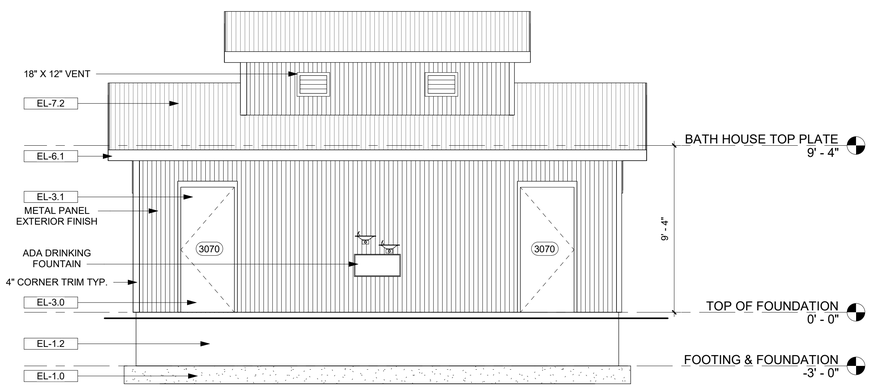

3 REAR ELEVATION
1/4" = 1'-0"




4 RIGHT ELEVATION
1/4" = 1'-0"




2 LEFT ELEVATION
1/4" = 1'-0"




1 FRONT ELEVATION
1/4" = 1'-0"

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12351 S. Gateway Park Place, Suite D100, Draper, UT 84020 Phone (801) 571-7101 Fax (801) 571-7102
Owner: Beyond Kind Contact: Mark Hansen Phone: 435-200-1000 Email: mhansen@beyondkind.com
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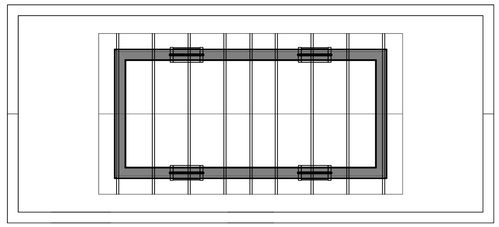
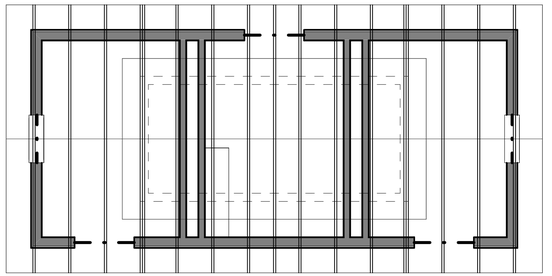
**SALIX PARK RESTROOM**
ELEVATIONS

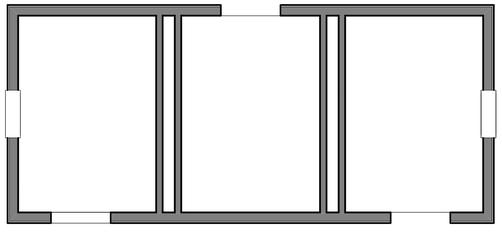
A2.10



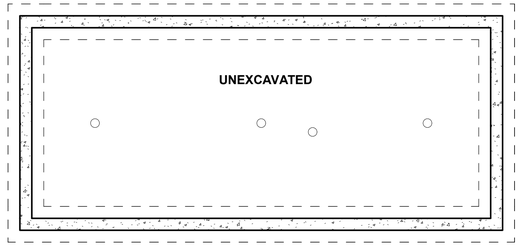
4 UPPER ROOF FRAMING PLAN
1/4" = 1'-0"



3 LOWER ROOF FRAMING PLAN
1/4" = 1'-0"



2 MAIN FLOOR SHEAR WALL PLAN
1/4" = 1'-0"




1 FOOTING AND FOUNDATION PLAN
1/4" = 1'-0"

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America's Builder
12351 S. Gateway Park Place, Suite D100, Draper, UT 84020 Phone (801) 571-7104 Fax (801) 571-7102
Owner: Revised Author: Author Phone: Author Email: Author Fax: Author Web: Author Address
Custom Home
Lot: Block: Subdivision: Address: City: State: Zip:

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**SALIX PARK RESTROOM**
STRUCTURAL PLANS

S0.0

**Agenda Item No: 3.3**

# Planning Commission Agenda Item Report

Meeting Date: June 1, 2023
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Chad Spencer's request for approval of the Lehi East Stake Suite Addition adding on to an existing church located at 2790 North Center Street.

**Suggested Action:**

**Attachments:**

Church addition 1.pdf

Church addition 2.pdf

# LEHI EAST STAKE SUITE ADDITION
## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Chad Spencer | | |
| **Meeting Date** | June 1, 2023 | | |
| **Requested Action/Purpose** | Approval of a proposed site plan | | |
| **Decision Type** | Administrative | | |
| **Location** | 2790 North Center Street | | |
| **Project Area** | Approximately 8 acres | | |
| **Existing Zoning** | Agriculture (A-1) | | |
| **General Plan Land Use Designation** | Very Low Density Residential (VLDR) | | |
| **Existing Land Use** | Church and Recreational Field | | |
| **Adjacent Zoning and Land Use** | *North* | Public Facility | Skyridge High School |
| | *South* | RA-1 | Single Family Homes |
| | *East* | Public Facility | Skyridge High School Fields |
| | *West* | R-1-15/RA-1 | Single Family Homes |
| **Date of DRC Review** | May 24, 2023 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Final approval |
| **City Council** | No action required |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 11.250. Site Plan Approval Process.** ***(Am 5/22/01; 08/13/02; 11/09/04)***
The review and approval process for a Site Plan shall be as follows:
Permitted Uses (2) Site Plans associated with a permitted use and with a total valuation, including building and all associated improvements, greater than $500,000 dollars shall require approval by the Planning Commission, following a review by the DRC. The Planning Commission may require that the approval of a Site Plan be forwarded to the City Council if they determine a project is likely to have a significant impact on traffic, environmental quality, lighting, compatibility of uses, or the health, safety, or general welfare of the surrounding properties, property values, or residents. The Planning Commission and or City Council may hold a public hearing on any project likely to have a significant impact on the surrounding property, values or residents.

## PROPERTY HISTORY

**May 16, 1990** Property came into the City as part of the Boyd Addition

## REPORT ANALYSIS

The applicant requests approval of a proposed addition to an existing church located at2790 North Center Street. The proposed addition will remove some parking stalls, so the applicant proposes adding additional stalls to replace them. The elevations provided show that the expansion will meet the materials of the existing building.

The DRC reviewed the proposed addition and had eight redline comments including:

1. Please add one additional tree to this island.

2. The current development code requires one landscaped parking island per 24 consecutive stalls. To compensate please add at minimum four trees to this back area. Exact placement at architect's discretion.
3. In the parking information, include the ADA and ADA/VAN stall numbers.
4. A separate application and plans will need to be submitted for the building permit.
5. The parking must have sidewalk connections to the building. Recommend that a sidewalk connect to the open space as well.

Please consider including all DRC comments in your motion.

## SCOPE OF APPROVAL

Site plans are an administrative item, as long as it meets Code it must be approved. The propose addition meets the Code requirements after a few adjustments to meet the DRC comments.

## POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or approve with modifications the proposed stake suite addition. Possible findings include:

1. The proposed addition meets the Code requirements.
2. Additional findings based upon information presented during the public meeting.

**Lehi East Stake Suite Addition**
**DRC Redline Comments**

*Chad Spencer- requests review of the Lehi East Stake Suite Addition, adding on to an existing church at 2790 North Center Street.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Matt Meier, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present:
Date of Plans Reviewed: 5/11/23
Time Start: 2:01pm
Time End: 2:10pm

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments
**Garion – Fire:** No comments
**Ryan – Water/Sewer:** No comments
**James – Parks:**
1. Please add one additional tree to this island.
2. The current development code requires one landscaped parking island per 24 consecutive stalls. To compensate please add at minimum four trees to this back area. Exact placement at architect's discretion.
3. Move tree to accommodate one additional tree.

**Gary – Building/Inspections:**
4. In the parking information, include the ADA and ADA/VAN stall numbers.
5. A separate application and plans will need to be submitted for the building permit.

**Matt – Public Works:**
6. Send approval letter from State for Class V Injection Well Permit
7. Provide a LTSWMP

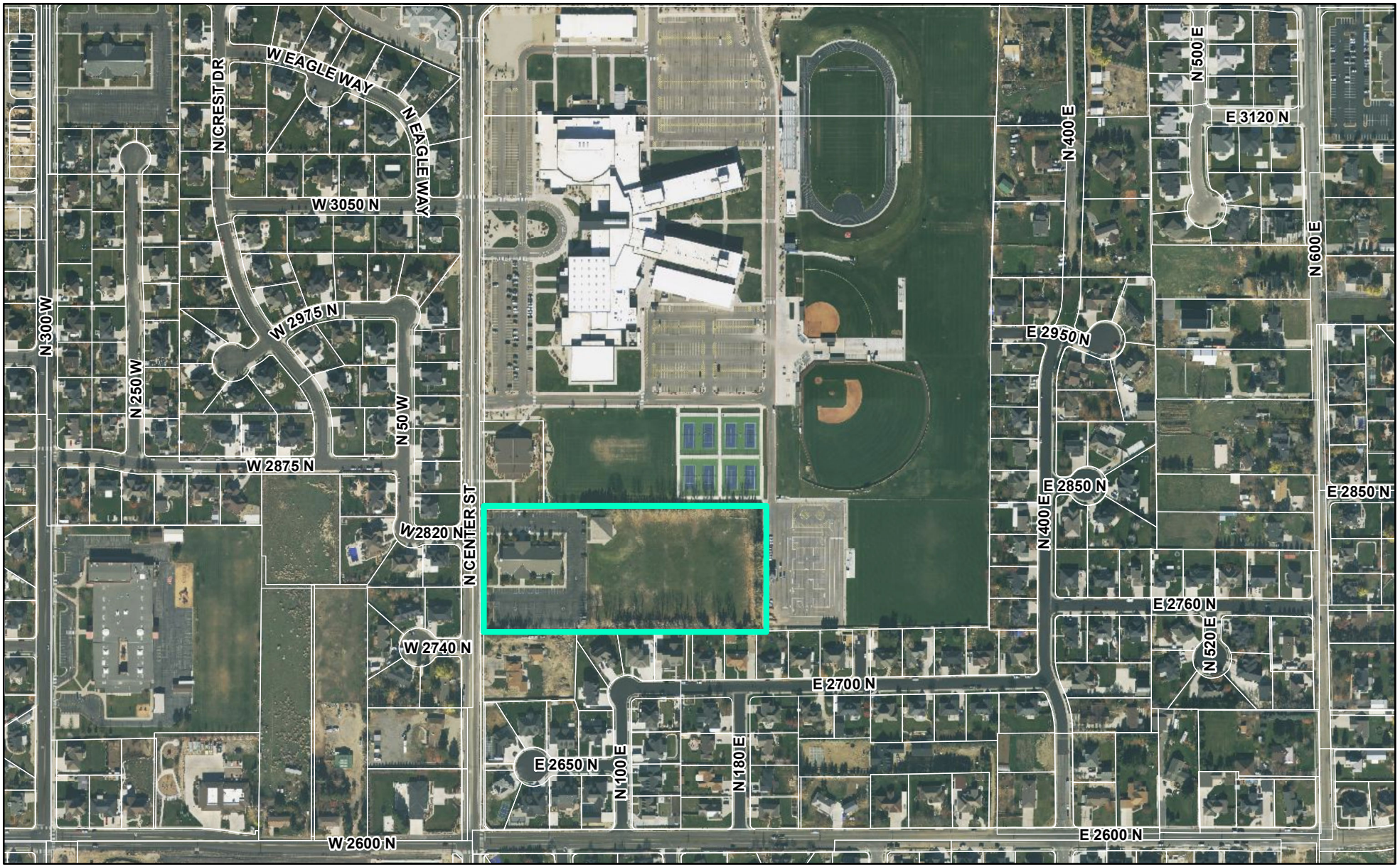
**Ross – Engineering:** No comments
**Luke- Traffic:** No comments
**Kim – Planning:**
8. The parking must have sidewalk connections to the building. Recommend that a sidewalk connect to the open space as well.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 1st

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

# Lehi East Stake Suite Addition

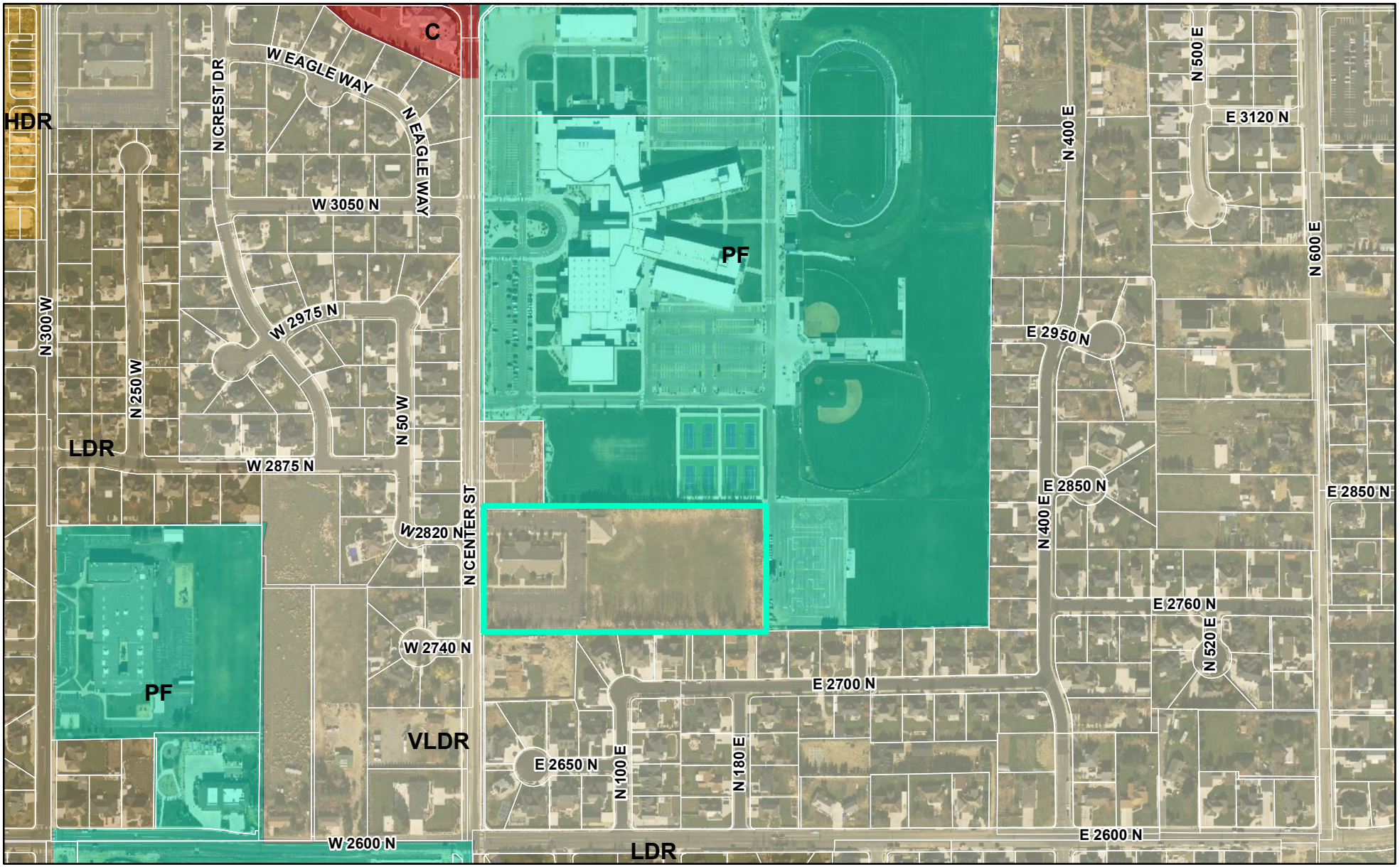
Aerial




LEHI CITY

# Lehi East Stake Suite Addition

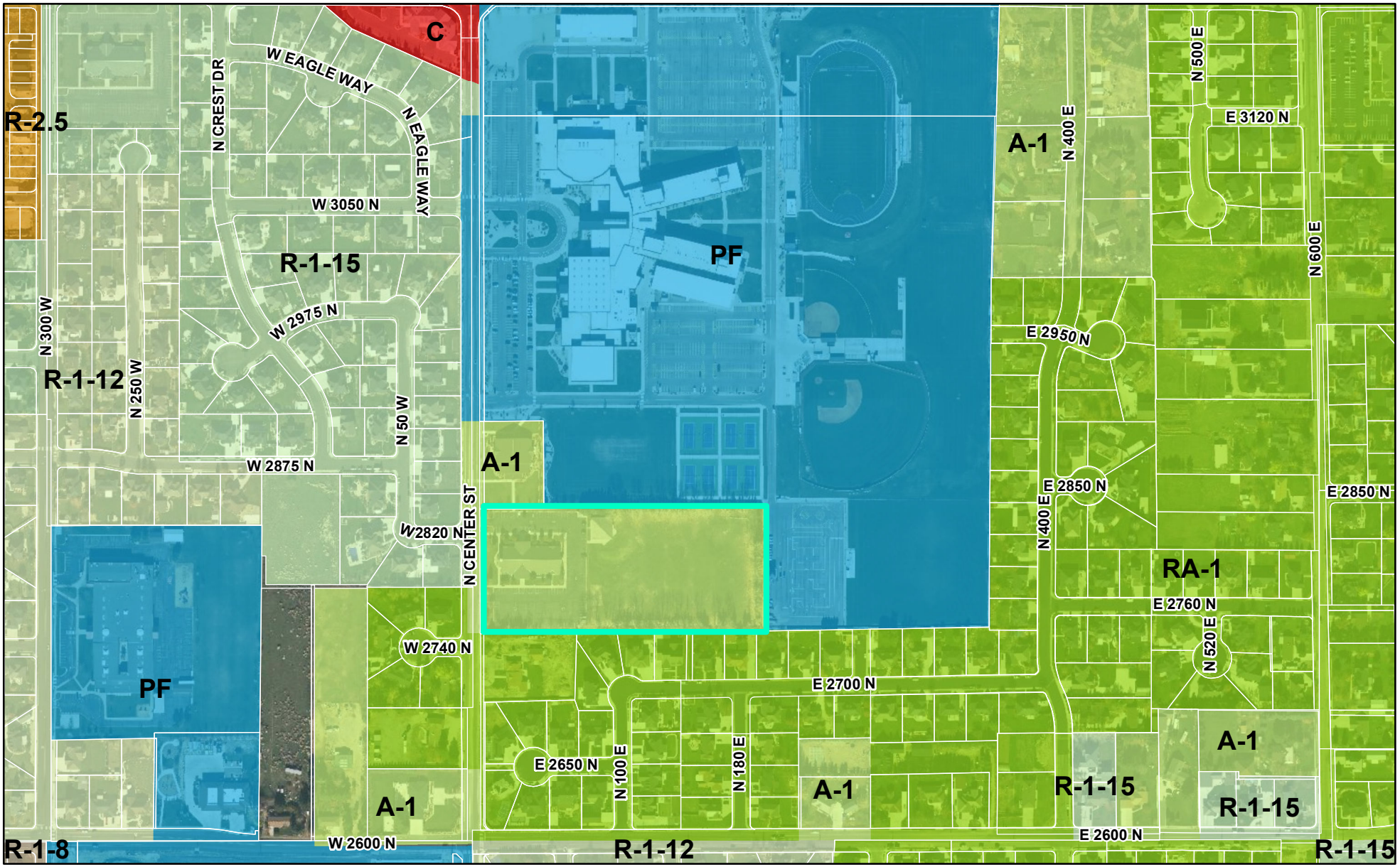
General Plan




LEHI CITY

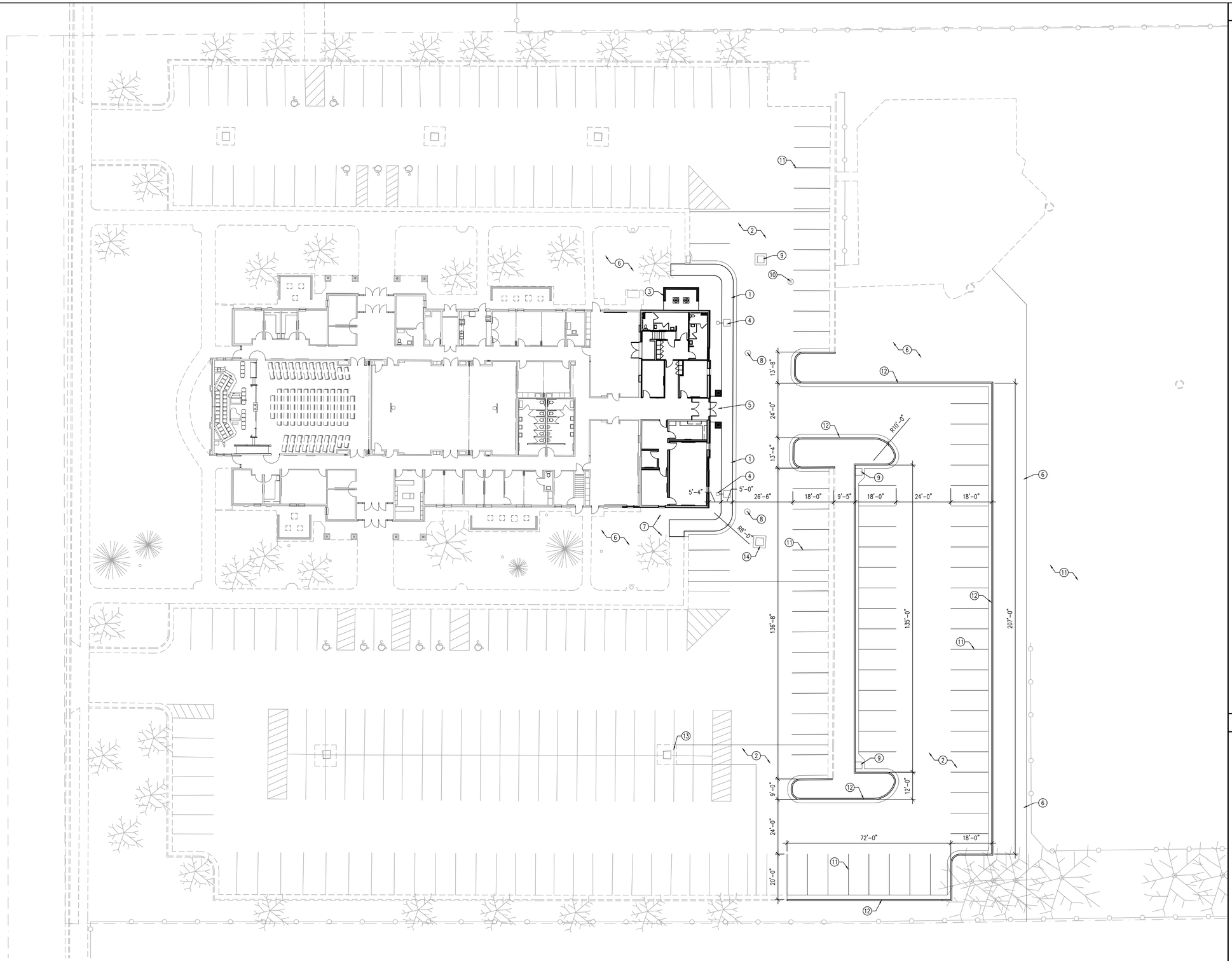
# Lehi East Stake Suite Addition

Zoning




0 520 1,040 Feet

LEHI CITY




## ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

## KEYED NOTES

1. NEW COMBINATION CONCRETE SIDEWALK, CURB AND GUTTER; SEE A/C511
2. NEW ASPHALT PAVING; SEE D/C511
3. NEW MECHANICAL ENCLOSURE; SEE L/C511
4. INSTALL SALVAGED LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
5. NEW CONCRETE ENTRY; SEE C/C511
6. PATCH AND REPAIR EXISTING LANDSCAPING AND IRRIGATION; TYPICAL
7. NEW SEWER CLEANOUT WITH TRIANGULAR CAST IRON LID; SEE G/C511 AND UTILITY PLAN
8. NEW SEWER CLEANOUT WITH TRIANGULAR CAST IRON LID AND A 1'-0" CONCRETE COLLAR; SEE G/C511 AND UTILITY PLAN
9. NEW CATCH BASIN WITH 1'-0" CONCRETE COLLAR; SEE GRADING AND DRAINAGE PLAN
10. NEW 1'-0" CONCRETE COLLAR AROUND EXISTING SEWER CLEANOUT; ADJUST HEIGHT OF CLEANOUT AS NECESSARY TO MATCH NEW GRADES
11. NEW PAINTED PARKING STRIPPING
12. NEW CONCRETE CURB AND GUTTER
13. PATCH EXISTING CONCRETE COLLAR
14. NEW 1'-0" CONCRETE COLLAR AROUND EXISTING STORM DRAIN CATCH BASIN

## GENERAL NOTES

1. THIS AND ANY OTHER DEMOLITION DRAWINGS ARE NOT INTENDED TO BE ALL-INCLUSIVE, NOR TO DEFINE THE SCOPE OF ALL DEMOLITION WORK REQUIRED FOR THIS PROJECT. DEMOLITION DRAWINGS ARE SHOWN ONLY TO AID THE CONTRACTOR IN PREPARING THE BID AND PERFORMING THE WORK. CONTRACTOR SHALL EXAMINE ALL CONTRACT DOCUMENTS AND VISIT THE SITE DURING BIDDING TO DETERMINE THE TOTAL EXTENT AND SCOPE OF THE DEMOLITION PORTION OF THIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED TO CARRY OUT THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS.
2. ALL ITEMS ARE EXISTING AND ARE TO REMAIN UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR OR SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING ANY WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING UPON DISCOVERY.
4. ALL PROPERTY DAMAGED BY WORK UNDER THIS CONTRACT SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER.
5. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF RUBBISH AND WASTE MATERIALS FROM THE WORK.
6. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
7. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272
fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

# Lehi UT East Stake Suite Addition
# Lehi UT East Stake

2790 North Center Street
Lehi, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

| Revisions | Mark | Date | Description |
|---|---|---|---|
| | | | |

Project Number
23-03

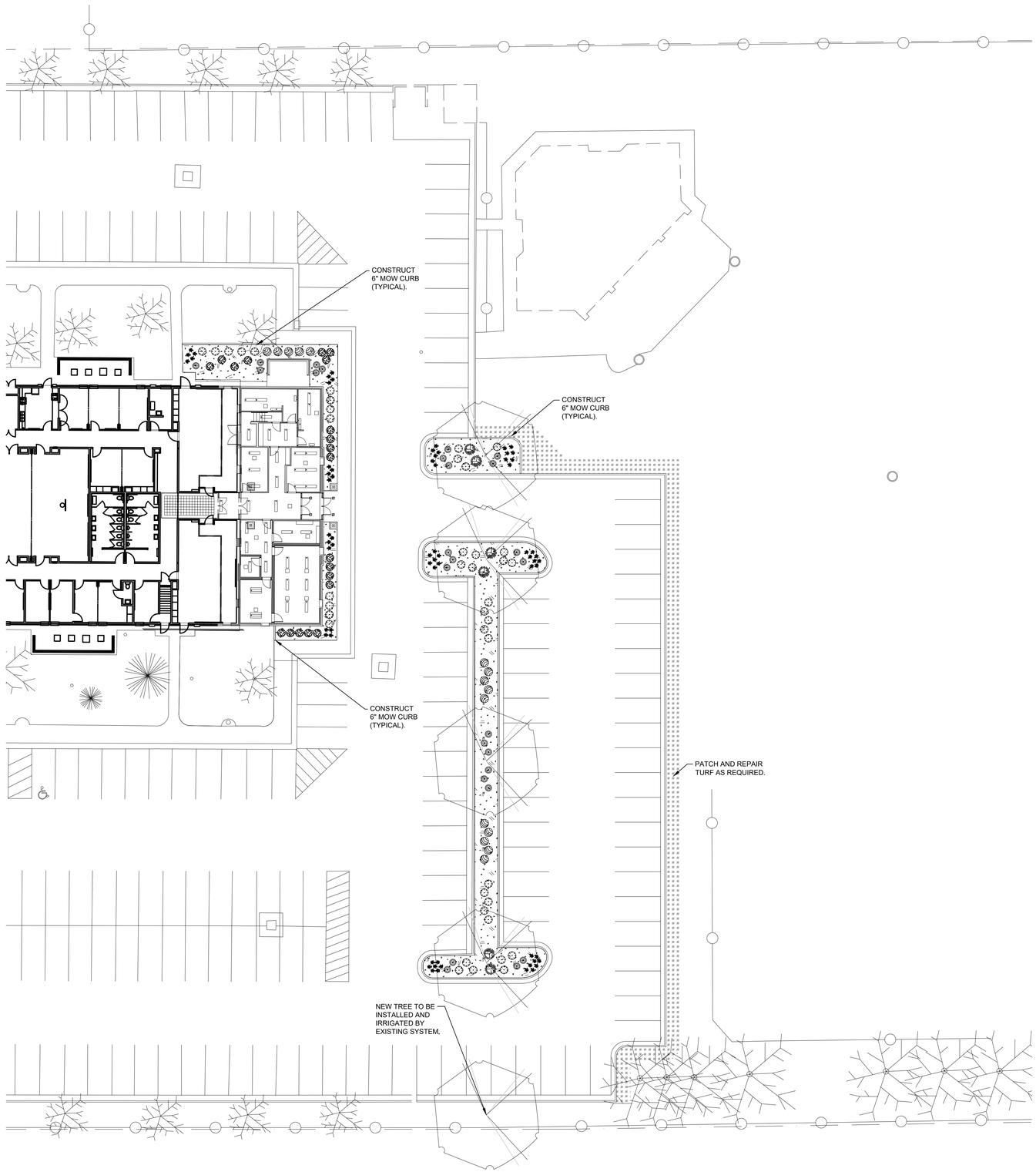
Plan Series
Stake Suite Addition

Property Number
535-3033-22040101

Date
March 1, 2023

Sheet Title
ARCHITECTURAL SITE PLAN

Sheet
C411




## TREE LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | ACER PLATANOIDES 'EMERALD QUEEN'<br>EMERALD QUEEN MAPLE | 5 | 2" CAL |

## SHRUB LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | ILEX GLABRA 'CHAMZIN'<br>NORDIC' INKBERRY HOLLY | 6 | 5 GAL |
| | PINUS MUGO 'SLOWMOUND'<br>SLOWMOUND MUGO PINE | 20 | 5 GAL |
| | RIBES ALPINUM 'GREEN MOUND'<br>GREEN MOUND ALPINE CURRANT | 15 | 5 GAL |
| | SPIRAEA JAPINICA 'SMNSJFMFR'<br>DOUBLE PLAY RED SPIREA | 42 | 5 GAL |

## PERENNIAL & GRASS LEGEND

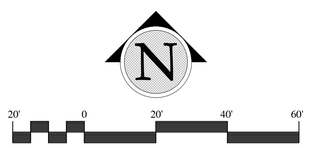
| SYMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|---|---|---|---|
| | CALAMGROSTIS ARUNDINACEA 'CASPIAN'<br>CASPIAN FEATHER REED GRASS | 26 | 1 GAL |
| | HEMEROCALLIS X 'STELLA DE ORO'<br>STELLA DE ORO DAYLILY | 66 | 1 GAL |

## LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. EXISTING IRRIGATION SYSTEM TO BE MODIFIED TO NEW LAWN AND BED LAYOUTS. LANDSCAPE CONTRACTOR TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. PATCH AND REPAIR LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION
5. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 12" IMPORTED SANDY LOAM TOPSOIL IN ALL NEW PLANTER AREAS. INSTALL 5" DEPTH OF SANDY LOAM TOPSOIL IN ALL NEW LAWN AREAS.
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE SOIL AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
8. COLORED WOOD MULCH TO BE INSTALLED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE AND SHRUB PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM TREES.

## SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.




SCALE: 1"=20'-0" ON 24X36 SHEET

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STATE OF UTAH
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LICENSED LANDSCAPE ARCHITECT

Lehi UT East Stake Suite Addition
Lehi UT East Stake
2790 North Center Street
Lehi, Utah

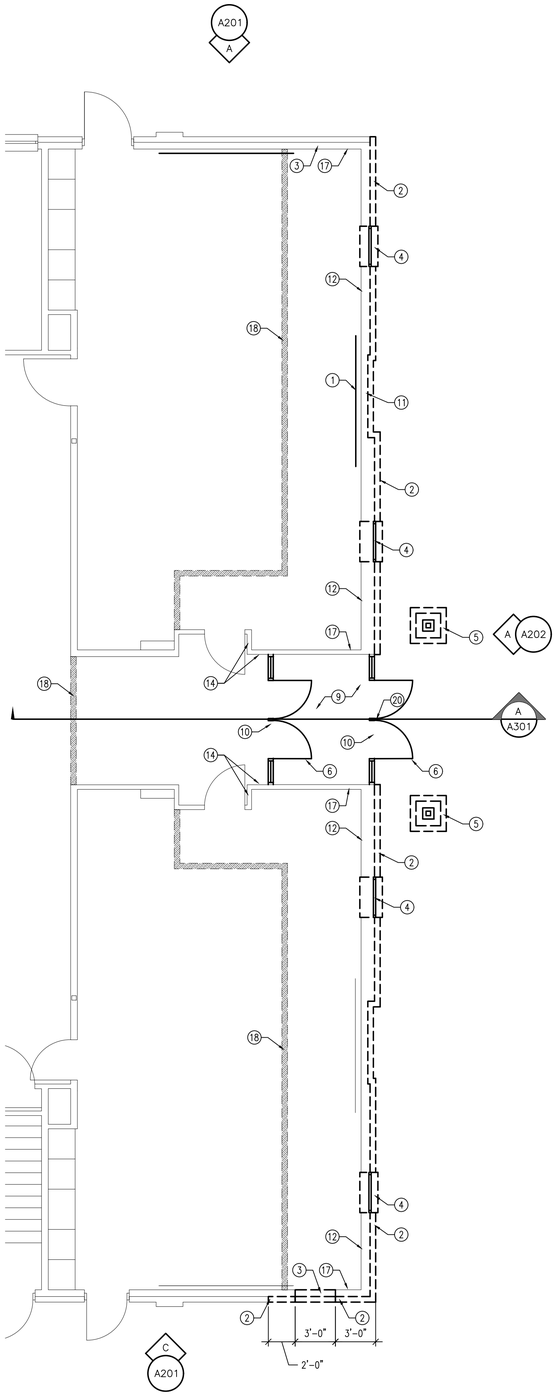
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

| Revisions | | |
|---|---|---|
| Mark | Date | Description |

Project Number
23-03
Plan Series
Stake Suite Addition
Property Number
535-3033-22040101
Date
April 06, 2023

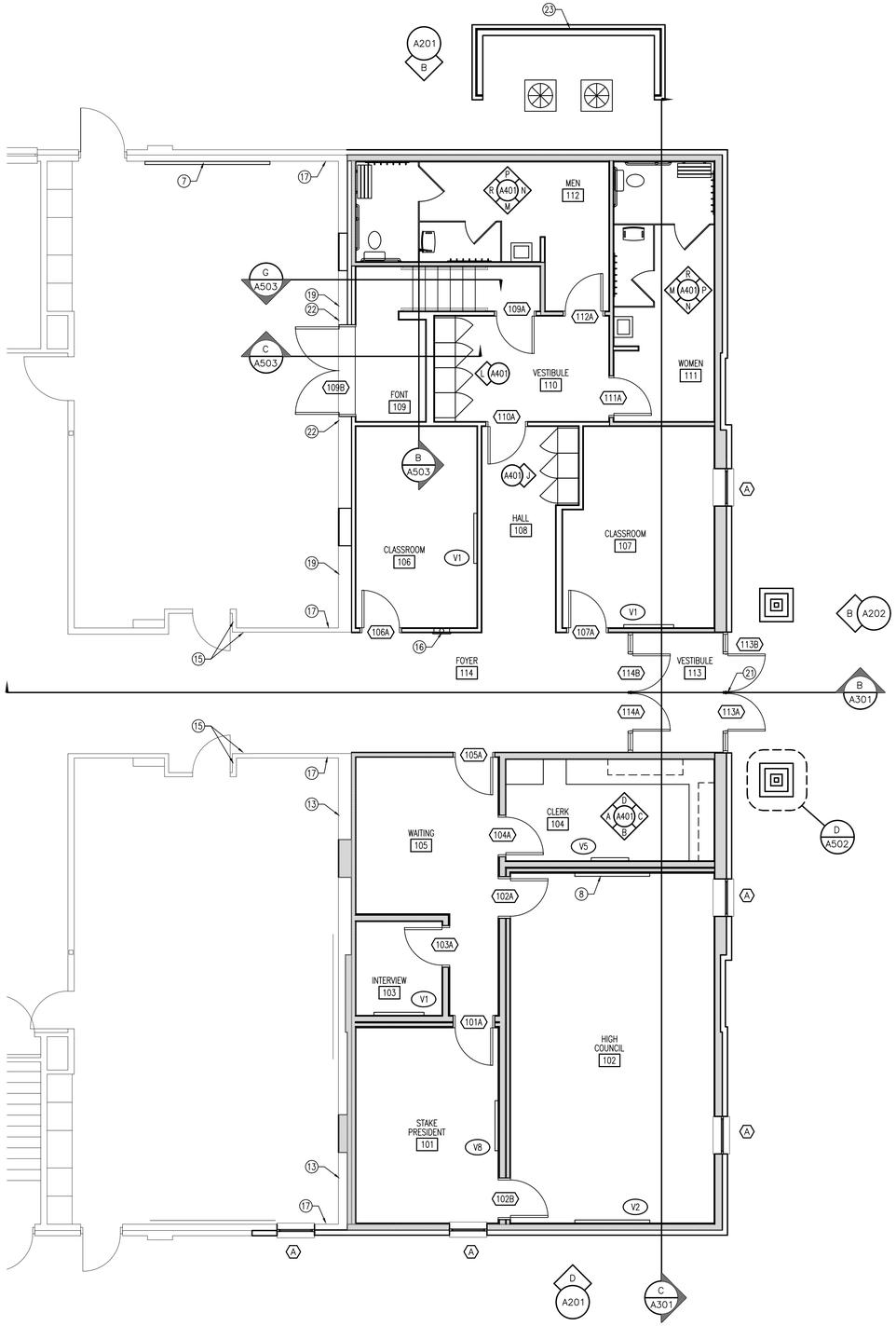
Sheet Title
Planting Plan

Sheet
LS1.1




A DEMOLITION FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH




B FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH

## KEYED NOTES

1. REMOVE EXISTING VISUAL DISPLAY BOARD, SALVAGE FOR REUSE
2. REMOVE EXISTING BRICK VENEER AND ASSOCIATED MATERIALS, SHOWN DASHED
3. REMOVE EXISTING WOOD STUD WALL FRAMING IN PREPARATION FOR NEW WINDOW, COORDINATE WITH NEW AND STRUCTURAL, SHOWN DASHED
4. REMOVE EXISTING WINDOW, SHOWN DASHED
5. REMOVE EXISTING COLUMNS, SHOWN DASHED
6. REMOVE EXISTING STOREFRONT DOORS AND FRAMES, SHOWN DASHED
7. INSTALL SALVAGED VISUAL DISPLAY BOARD
8. WALL MOUNTED TELEVISION, SEE ELECTRICAL
9. REMOVE EXISTING WALK-OFF TILE MAT CARPET
10. REMOVE EXISTING METAL THRESHOLD
11. REMOVE EXISTING WOOD STUD WALL FRAMING IN PREPARATION FOR NEW DOOR, COORDINATE WITH NEW AND STRUCTURAL, SHOWN DASHED
12. REMOVE EXISTING WALL SISAL AND CHAIR RAIL FROM CORNER TO CORNER
13. NEW WALL SISAL AND CHAIR RAIL TO MATCH EXISTING, EXTEND FROM CORNER TO CORNER, PAINT ENTIRE WALL FROM CORNER TO CORNER
14. REMOVE EXISTING WALL SISAL AND CHAIR RAIL FROM THE STOREFRONT DOOR TO THE HOLLOW METAL DOOR FRAME
15. NEW WALL SISAL AND CHAIR RAIL, EXTEND TO HOLLOW METAL DOOR FRAME, PAINT ENTIRE WALL TO HOLLOW METAL DOOR FRAME
16. NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER
17. EXISTING WALL SISAL TO REMAIN ALONG WALL
18. CONSTRUCT TEMPORARY DUST BARRIER WALL, REMOVE AT COMPLETION OF PROJECT
19. NEW WALL SISAL, WALL VINYL AND CHAIR RAIL TO MATCH EXISTING, EXTEND FROM CORNER TO CORNER
20. REMOVE EXISTING CARD READER AND ASSOCIATED EQUIPMENT; SALVAGE FOR REUSE
21. INSTALL SALVAGED CARD READER AND ASSOCIATED EQUIPMENT; EXTEND CONDUITS AS NECESSARY FOR COMPLETE INSTALLATION
22. PATCH AND REPAIR GYPSUM BOARD AFTER DOOR HEADER AND FRAME INSTALLATION
23. MECHANICAL ENCLOSURE; SEE C521

## GENERAL NOTES

1. THIS AND ANY OTHER DEMOLITION DRAWINGS ARE NOT INTENDED TO BE ALL-INCLUSIVE, NOR TO DEFINE THE SCOPE OF ALL DEMOLITION WORK REQUIRED FOR THIS PROJECT. DEMOLITION DRAWINGS ARE SHOWN ONLY TO AID THE CONTRACTOR IN PREPARING THE BID AND PERFORMING THE WORK. CONTRACTOR SHALL EXAMINE ALL CONTRACT DOCUMENTS AND VISIT THE SITE DURING BIDDING TO DETERMINE THE TOTAL EXTENT AND SCOPE OF THE DEMOLITION PORTION OF THIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED TO CARRY OUT THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS.
2. ALL ITEMS ARE EXISTING AND ARE TO REMAIN UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR OR SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING ANY WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING UPON DISCOVERY.
4. ALL PROPERTY DAMAGED BY WORK UNDER THIS CONTRACT SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER.
5. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF RUBBISH AND WASTE MATERIALS FROM THE WORK.
6. SEE SHEET A102 FOR DIMENSIONS FLOOR PLAN AND WALL TYPES FLOOR PLAN.
7. PROVIDE SOLID BLOCKING IN THE WALLS AT ALL DOOR STOPS, VISUAL DISPLAY BOARDS, TOILET COMPARTMENTS, LAVATORY SUPPORTS, WALL HUNG CABINETS, AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS, SEE H/A601.
8. SEE SHEET A601 FOR ELEVATIONS OF VISUAL DISPLAY BOARDS.
9. INSULATE INTERIOR WALLS AND CEILINGS ABOVE ROOMS STAKE PRESIDENT 101, HIGH COUNCIL 102, INTERVIEW 103, CLERK 104, WOMEN 111, MEN 112, AND VESTIBULE 113.
10. PROVIDE A LAMINATED VAPOR RETARDER UNDER CONCRETE SLAB, SEE E/A502.
11. PROVIDE 5/8" GYPSUM BOARD HORIZONTAL ON 2x4 CONTINUOUS LEDGER AT 10'-0" O.C. VERTICAL MAXIMUM IN ALL VERTICAL SHAFTS.
12. SEE SHEET A602 FOR DOOR AND WINDOW SCHEDULE.

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Stamp

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PAUL ANTHONY EVANS
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STATE OF UTAH

Lehi UT East Stake Suite Addition
Lehi UT East Stake
2790 North Center Street
Lehi, Utah

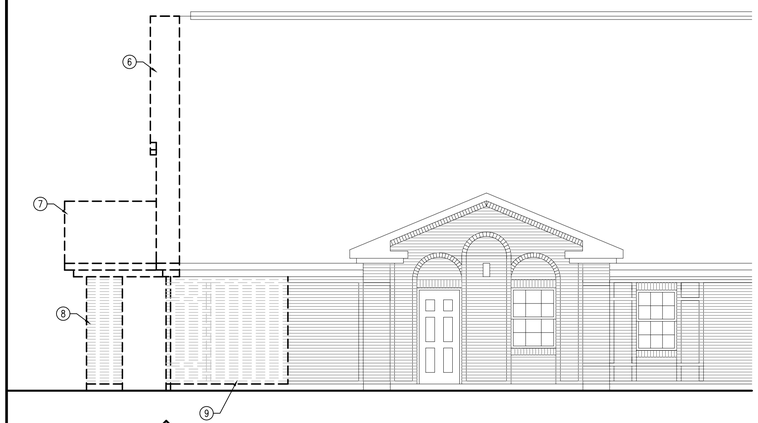
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

| Revisions | Mark | Date | Description |
|---|---|---|---|
| | | | |

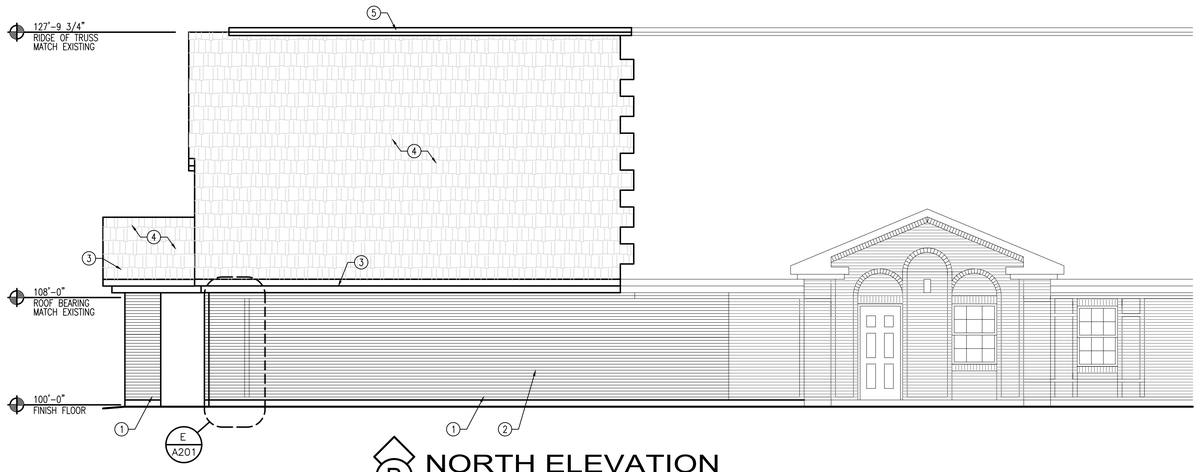
Project Number
23-03
Plan Series
Stake Suite Addition
Property Number
535-3033-22040101
Date
March 1, 2023

Sheet Title
DEMOLITION FLOOR PLAN AND NEW FLOOR PLAN

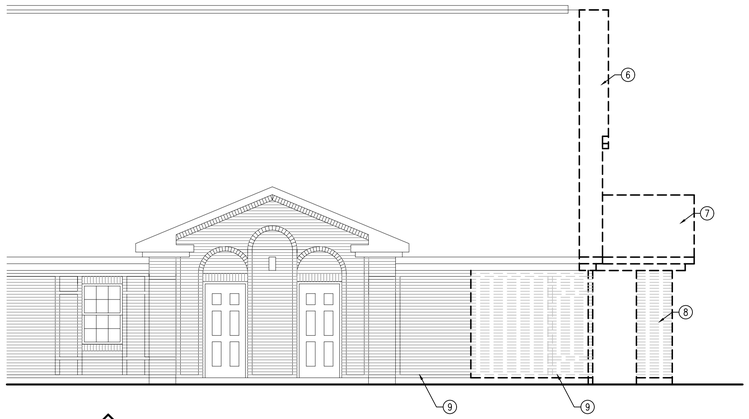
Sheet
A101



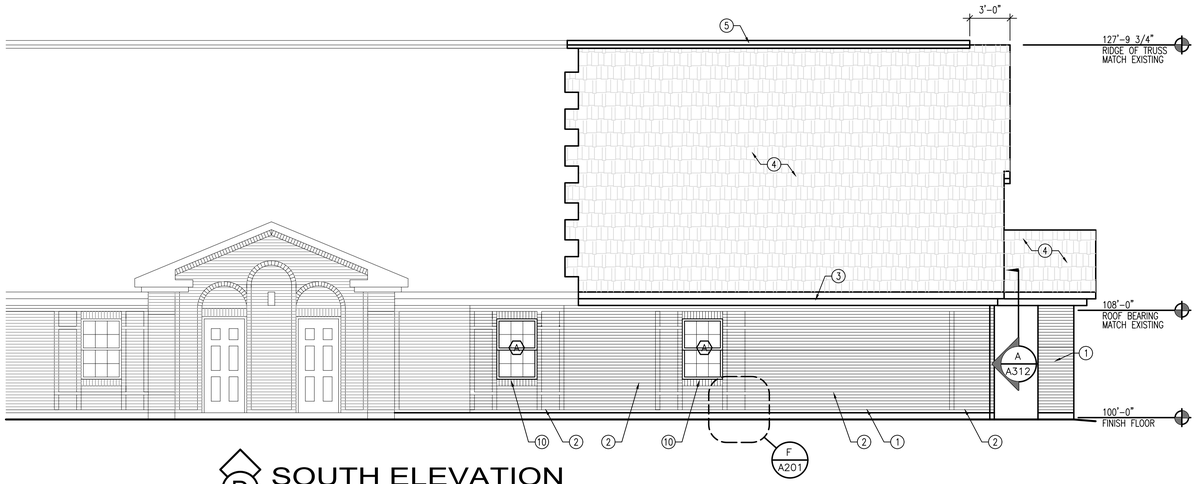

A NORTH DEMOLITION ELEVATION
SCALE: 3/16" = 1'-0"



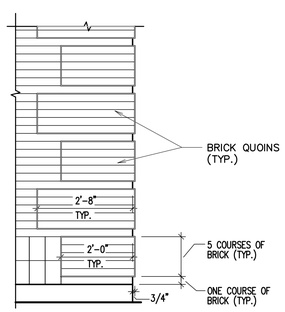

B NORTH ELEVATION
SCALE: 3/16" = 1'-0"



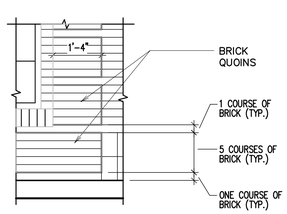

C SOUTH DEMOLITION ELEVATION
SCALE: 3/16" = 1'-0"




D SOUTH ELEVATION
SCALE: 3/16" = 1'-0"




E BRICK QUOINS
1/2" = 1'-0"




F BRICK QUOINS
1/2" = 1'-0"

## KEYED NOTES

1. ACCENT BRICK VENEER TO MATCH EXISTING
2. BRICK VENEER TO MATCH EXISTING
3. PREFINISHED METAL SOFFIT AND FASCIA TO MATCH EXISTING
4. ASPHALT SHINGLES TO MATCH EXISTING
5. PREFINISHED METAL RIDGE VENT TO MATCH EXISTING; SEE A122
6. REMOVE EXISTING ASPHALT SHINGLES, ROOF UNDERLAYMENT AND EAVE FRAMING; SHOWN DASHED; SEE STRUCTURAL
7. REMOVE EXISTING ROOF ENTRY FRAMING AND ASSOCIATED MATERIALS; SHOWN DASHED
8. REMOVE EXISTING BRICK VENEER AND COLUMN FRAMING; SHOWN DASHED
9. REMOVE EXISTING BRICK VENEER, COORDINATE WITH FLOOR PLAN; SHOWN DASHED
10. WINDOW; SEE WINDOW SCHEDULE

## GENERAL NOTES

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6. SEE SHEET A602 FOR DOOR AND WINDOW SCHEDULE.

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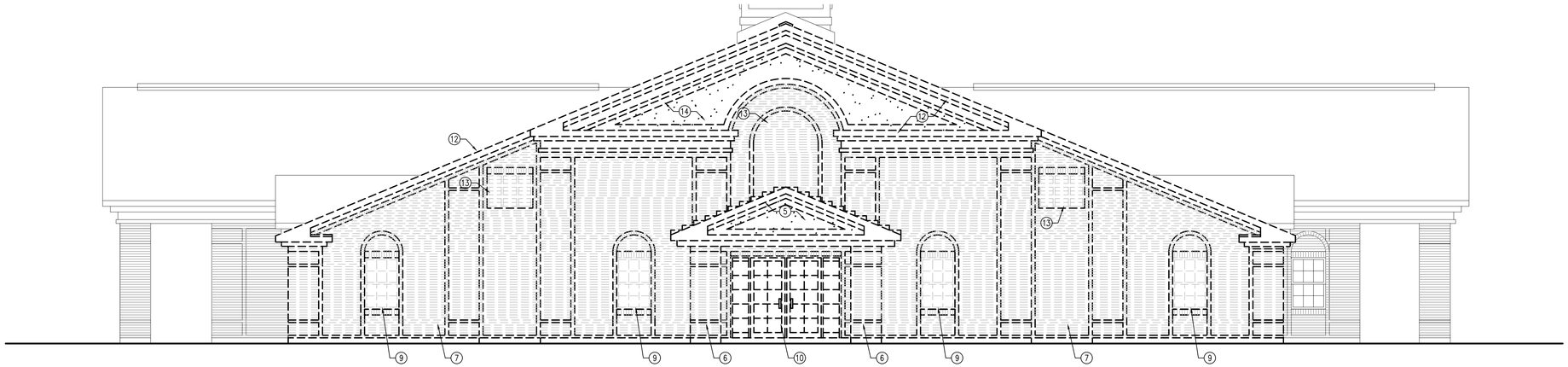
| Revisions | Mark | Date | Description |
|---|---|---|---|

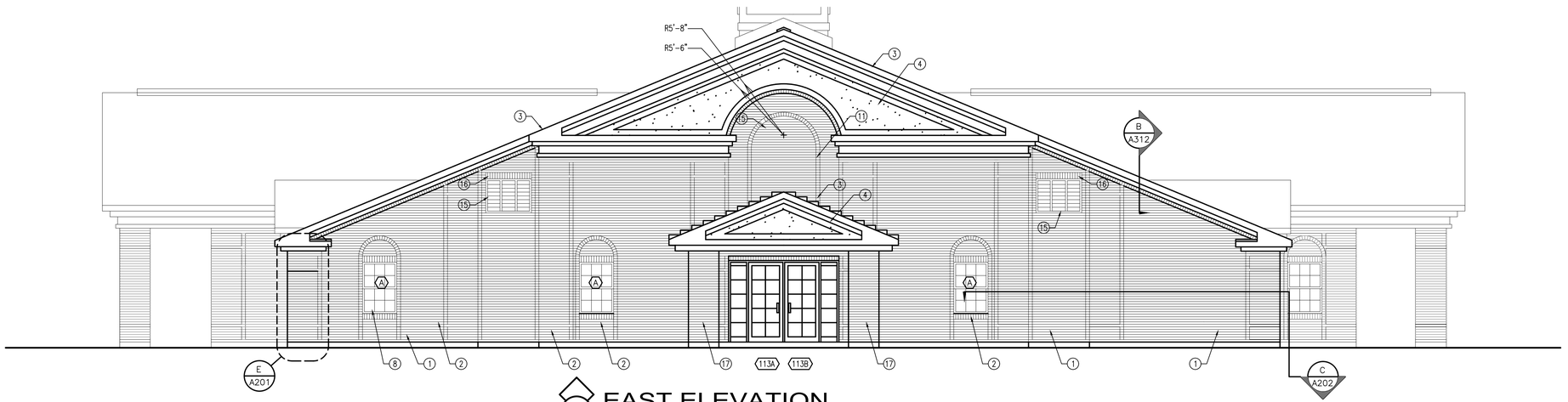
Project Number
23-03
Plan Series
Stake Suite Addition
Property Number
535-3033-22040101
Date
March 1, 2023

Sheet Title
DEMOLITION EXTERIOR ELEVATIONS AND NEW EXTERIOR ELEVATIONS

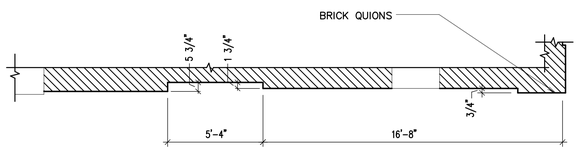
Sheet
A201




A EAST DEMOLITION ELEVATION
SCALE: 3/16" = 1'-0"




B EAST ELEVATION
SCALE: 3/16" = 1'-0"




C DETAIL
1/4" = 1'-0"

## KEYED NOTES

1. ACCENT BRICK VENEER TO MATCH EXISTING
2. BRICK VENEER TO MATCH EXISTING
3. PREFINISHED METAL SOFFIT AND FASCIA TO MATCH EXISTING
4. EIFS TO MATCH EXISTING
5. REMOVE EXISTING ROOF ENTRY FRAMING AND ASSOCIATED MATERIALS, SHOWN DASHED
6. REMOVE EXISTING BRICK VENEER AND COLUMN FRAMING; SHOWN DASHED
7. REMOVE EXISTING BRICK VENEER AND ASSOCIATED MATERIALS; COORDINATE WITH FLOOR PLAN; SHOWN DASHED
8. WINDOW, SEE WINDOW SCHEDULE
9. REMOVE EXISTING WINDOW; SHOWN DASHED
10. REMOVE EXISTING STOREFRONT DOORS AND WINDOWS; SHOWN DASHED
11. 6" x 4" x 3/8" LINTEL ANGLE x 13'-0" LONG; CENTER BELOW RIDGE
12. REMOVE EXISTING FASCIA AND SOFFIT; SHOWN DASHED
13. REMOVE EXISTING METAL LOUVER, SALVAGE FOR REUSE
14. REMOVE EXISTING EIFS
15. INSTALL SALVAGED METAL LOUVER; SEE MECHANICAL
16. SOLDIER BRICK COURSE
17. BRICK COLUMN

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DEMOLITION EXTERIOR ELEVATIONS AND NEW EXTERIOR ELEVATIONS

Sheet
A202