Lehi City Council Meeting
Agenda
September 28, 2021

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Park Concept Plan Discussion (park is located at approximately 197 W 2875 N)

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

3. Consent Agenda

   3.1. Approve Minutes from the August 3, and September 7, Work Session Meetings.
   080321 WS.pdf
   090721 WS.pdf

   3.2. Approve Purchase Orders
   PO Index.pdf
   PO 7003.pdf
   PO 7009 Irby.pdf

Regular Agenda

4. Consideration of Ordinance #55-2021, amending the Lehi City Municipal Code Section 8-7-5, procedures for burial at the Lehi City Cemetery.
   Petitioner: Lehi City
   Ord 55-2021.docx
   8-7-5 (amended).docx

5. Consideration of Ordinance #54-2021, amending the Lehi City Municipal Code Section 1-9-4, campaign finance disclosure requirements.
   Petitioner: Lehi City
   Ord 54-2021.docx
   1-9-4 (amended).docx

6. Consideration of Ordinance #50-2021, approving of a Zone change for the Lamb Property, 0.54-acres located at 1190 North 500 West, changing the zoning from R-2 (medium density residential) to MU (mixed use).
   Petitioner: Jami Ray
   CC Staff Report Lamb Property Zone Change 09.28.21.docx
   Lamb Property Zone Change DRC 08.25.21.docx
   Ord 50-2021.docx
   Lamb Property aerial.pdf
   Lamb Property GP.pdf
   Lamb Property zoning.pdf
   Lamb Property Zone Change 08.25.21 narrative, maps.pdf

7. Consideration of Ordinance #51-2021 approving of a Zone change for 0.19-acres located at 57 South 500 West, changing the zoning from RA-1 (residential/agriculture) to MU (mixed use).
   Petitioner: Luke Chamberlain
   CC Staff Report Chamberlain Zone Change 09.28.21.docx
   Chamberlain Zone Change DRC 08.18.21.docx
   Ord 51-2021.docx
   Chamberlain Zone Change aerial.pdf
   Chamberlain Zone Change General Plan map.pdf
   Chamberlain Zone Change Zoning.pdf
   Chamberlain Zone Change 08.18.21.pdf

8. Consideration of Preliminary and Final subdivision approval for the Lotus Vaseo, a 1-lot subdivision for a 35-unit townhome PUD project located at 225 South 600 East.
   Petitioner: Lotus Company
   CC Staff Report Lotus Vaseo Preliminary & Final Subdivision 09.28.21.docx
   Lotus Vaseo Preliminary Subdivision DRC 07.14.21.docx
   Lotus Vaseo Subdivision Plat A DRC 09.22.21.docx

Lotus Vaseo Aerial.pdf
Lotus Vaseo General Plan.pdf
Lotus Vaseo Zoning.pdf
Lotus Vaseo Preliminary Subdivision narrative.pdf
Lotus Vaseo Preliminary Subdivision 07.14.21.pdf
Lotus Vaseo Subdivision Plat A 1-lot subdivision 09.22.21 only plat.pdf

9. Consideration of Resolution #2021-53, a Resolution of Intent for the Salomon Addition Annexation, 1.05-acres located at 736 South 300 West with R-1-22 zoning.
   Petitioner: Oscar Salomon
   CC Staff Report - Resolution of Intent Salomon Addition Annexation 09.28.21.docx
   Salomon Addition to Lehi annexation DRC 09.08.21.docx
   Res 2021-53.docx
   Salomon Aerial.pdf
   Salomon General Plan.pdf
   Salomon Zoning.pdf
   Salomon Addition to Lehi Annexation 09.08.21.pdf

10. Consideration of Ordinance #52-2021, approving a Zone change for the Bushman Property, 7.16-acres located at 1610 West 700 South changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential).
    Petitioner: Toby Cordova
    CC Staff Report Bushman Property Zone Change 09.28.21.docx
    Bushman Property Zone Change DRC 08.18.21.docx
    Ord 52-2021.docx
    Bushman Property aerial map.pdf
    Bushman Property General Plan map.pdf
    Bushman Property Zoning map.pdf
    Bushman Property Zone Change narrative.pdf

11. Consideration of Concept approval for the Bushman Property, a 21-lot residential development located at 1610 West 700 South.
    Petitioner: Toby Cordova
    CC Staff Report Bushman Property Concept 09.28.21.docx
    Bushman Property Concept DRC 08.18.21.docx
    Bushman Property aerial map.pdf
    Bushman Property General Plan map.pdf
    Bushman Property Zoning map.pdf
    Bushman Property Lot Layout 08.18.21.pdf

12. Consideration of Ordinance #53-2021, approving a Zone change for Lone Peak Land, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture) on 13.05 acres located at approximately 1700 West 1500 North.

Petitioner: CTR Development
CC Staff Report Lone Peak Land Zone Change 09.28.21.docx
CTR Development Zone Change DRC 08.11.21.docx
Ord 53-2021.docx
Lone Peak Land aerial map.pdf
Lone Peak Land General Plan map.pdf
Lone Peak Land zoning map.pdf
Lone Peak Land - narrative - updated.pdf
CTR Development Rezone maps.pdf

13. Consideration of Concept approval for the Lone Peak Land, a 20-lot residential development located at approximately 1700 West and 1500 North.
Petitioner: CTR Development
CC Staff Report Lone Peak Land Concept 09.28.21.docx
Lone Peak Land Subdivision Concept DRC 08.25.21.docx
Lone Peak Land aerial map.pdf
Lone Peak Land General Plan map.pdf
Lone Peak Land zoning map.pdf
Lone Peak Land Concept narrative.pdf
CTR Development Concept 08.25.21.pdf

14. Consideration of Final subdivision approval for the Robinson Ranch, a 3-lot residential subdivision located at 1251 South 500 West.
Petitioner: GavinoÂ Gutierrez
CC Staff Report Robinson Ranch Final Subdivision 09.28.21.docx
Robinson Ranch Final Subdivision DRC 09.15.21.docx
Robinson Ranch Aerial.pdf
Robinson Ranch General Plan.pdf
Robinson Ranch Zoning.pdf
Robinson Ranch Subdivision Combined 09.15.21.pdf

15. Consideration of Final subdivision approval for Willow Point Phase 4, a 108-unit townhome development located at 2100 North 4100 West.
Petitioner: Edge Homes
CC Staff Report Willow Point Phase 4 Final Subdivision 09.28.21.docx
Willow Point Phase 4 Final Subdivision DRC 09.15.21.docx
Willow Point Phase 4 Final Subdivision - plans.pdf
Willow Point Phase 4 Final Subdivision - landscape plans.pdf
Willow Point Phase 4 Final Subdivision Map - Aerial.pdf
Willow Point Phase 4 Final Subdivision Map - General Plan.pdf
Willow Point Phase 4 Final Subdivision Map - Zoning.pdf

16. Consideration of Ordinance #49-2021, approving the Traverse Mountain Area Plan

Amendment adding existing and planned public facilities to the land use map.
Petitioner: Lehi City
CC Staff Report Traverse Mountain Area Plan Amendment 09.28.21.docx
Traverse Mountain Area Plan Amendment DRC 08.25.21.docx
Ord 49-2021.docx
Traverse Mountain Public Facility Map.pdf

17. Consideration of Resolution #2021-54, approving a tri-party agreement between Lehi City, Highland City, and D.R. Horton for the development of property currently located in Lehi City and Utah County.
Petitioner: Lehi City
Res 2021-54.docx
Tri-Party Agreement (Highland - Horton - Lehi) final 9.27.docx

18. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Park Concept Plan Discussion (park is located at approximately 197 W 2875 N)

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the August 3, and September 7, Work Session Meetings.

Suggested Action:

Attachments:

080321 WS.pdf

090721 WS.pdf

LEHI CITY

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

Minutes of the **Work Session** of the **Lehi City Council** held Tuesday, **August 3, 2021,** at Lehi City Hall, 153 North 100 East, Lehi, Utah. The meeting began at approximately 4:00 PM.

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

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Steve Marchbanks, Parks Superintendent; Beau Thomas, Assistant to the City Administrator; Shaye Ruitenbeek, Management Analyst; and Teisha Wilson, City Recorder

1. **Tour of Lehi High School**
   The Mayor and Council met at Lehi High School to tour the recently remodeled school.

2. **Regular Agenda**
   2.a. Consideration of Resolution #2021-47, approving an interim licensing and operating agreement between Bird Rides and Lehi City.

   Motion: Councilor Southwick moved to approve Resolution #2021-47, approving an interim licensing and operating agreement between Bird Rides and Lehi City. Councilor Koivisto seconded the motion.

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

   2.b. Tax Increment Finance 101- Economic Development Director
   Marlin Eldred, Economic Development Director, reviewed the requirements and options for Tax Increment Financing. He also updated the Council on some changes that the Legislature made for Redevelopment Agency incentives which includes incentives for affordable housing near a transit station.

   2c. Consideration of Adjourning into a Closed Session to discuss the purchase, exchange, or lease of real property.

   Motion: Councilor Condie moved to Adjourn into a Closed Session to discuss the purchase, exchange, or lease of real property. Councilor Koivisto seconded the motion.

DRAFT

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

The meeting recessed at approximately 5:25 p.m.
The meeting reconvinced at approximately 5:40 p.m.

3. Joint Work Session with the Planning Commission

The Council and Planning Commission sat in tabletop groups while the Planning staff presented the proposed timeline for the General Plan Adoption that included an Open House and Public Hearing. Staff also presented a map that showed the density differences between the old plan and what is being proposed. They tried to focus the densities near TOD areas and preserve and limit density in environmentally sensitive areas and open space. The Engineering Department explained the studies they did to determine the max capacities for utilities.

4. Adjournment

With no further business to come before the City Council at this time the meeting adjourned at approximately 7:00 p.m.

Approved: Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

LEHI CITY

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

Minutes of the **Work Session** of the **Lehi City Council** held Tuesday, **September 7, 2021,** at Lehi City Hall, 153 North 100 East, Lehi, Utah. The meeting began at approximately 4:00 PM.

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

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Steve Marchbanks, Parks Superintendent; Beau Thomas, Assistant to the City Administrator; Shaye Ruitenbeek, Management Analyst; and Teisha Wilson City Recorder;

1. **Welcome and Opening Comment**
   Mayor Johnson welcomed everyone and noted that all Councilmembers were present, except for Council Condie who will join the meeting in progress. Councilor Hancock offered the opening comment.

2. **Consideration of Resolution #2021-51, appointing Emily Britton as an Alternate Commissioner to the Lehi City Planning Commission**

   Motion: Councilor Koivisto moved to approve Resolution #2021-51, appointing Emily Britton as an Alternate Commissioner to the Lehi City Planning Commission.

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

3. **Discussion Items**
   3.a. PARC tax discussion
   Cameron Boyle, Assistant City Administrator, gave the Council on update on the PARC tax. He said that the City has received the "for" and "against" arguments for the Voter Information Pamphlet. He also provided an update to the Engage Lehi website where people can go for information. There was a survey on the site that was used to help the city determine what residents feel is most important for the community. The average rank in order of preference was parks, recreation, arts and then culture. He said that the expected tax revenue from the bond would be about 1.2 million each year. There are strict guidelines on how the funds can be used. Based on the survey responses he suggested allocating 70% for parks and recreation,

DRAFT

and 30% for arts and culture. He said these percentages could change from year to year depending on the need.

2b. Underground Containers Policy
This item was pulled from the agenda.

2c. Discussion of TSSD Letter of Support for an ARPA Funding Application
This item was heard first on the agenda. Richard Mickelsen, Timpanogos Special Service District Manager, asked for the Council's support and the District applies for the ARPA grant. He said that the grant money could be used to expand the facility, engineer wetlands for mitigation, and improve their processing system. The Council was in support of the District submitting an application.

3. Adjournment
With no further business to come before the City Council at this time the meeting adjourned at approximately 4:40 p.m.

DRAFT

Approved:

_____
Mark Johnson, Mayor

Attest:

_____
Teisha Wilson, City Recorder

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

PO 7003.pdf

PO 7009 Irby.pdf

LEHI CITY
CITY COUNCIL AGENDA
September 28, 2021

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Stuart C Irby Co	Switch Gear	$231,125.00	Inventory
Stuart C Irby Co	Circuit Switches for North Point Substation	$131,754.00	$4,785,30.55

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE **# 7003**

LEHI CITY

590589
ISSUED TO: STUART C IRBY CO.
P.O. BOX 843959

DALLAS TX 75284

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

DEPARTMENT:

PURCHASE ORDER DATE: 09/16/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	SWITCHGEAR PDMT, MTG GEAR, FIBERCRETE BOX PAD	231,125.00	231,125.00	53-1415

TOTAL 231,125.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

7003

Lehi City Purchase Requisition Request

Supplier	Name	STUART C. IRBY CO.	Vender #	
	Street	PO BOX 843959	Date	9/13/2021
	City	DALLAS	State	TX
	Zip	75284	Phone	801-724-3000

Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
5		SANC 65162R1 PME-11 SWITCHGEAR PDMT	$15,185.00	$79,925.00
		DEADFROMT 15KV 95KV BIL 3 SWITCH		
		CABINETS, 1 FUSE CABINET SMU-20		
10		SANC 65152R1 PME-9 PD MTG GEAR	$13,990.00	$139,900.00
15		FC-74-76-20-6264 FIBERCRETE BOX PAD	$1,020.00	$15,300.00
		SWITCHES ARE IN STOCK AT IRBY		
		SALT LAKE CITY LEAD TIME GOING OUT		
		AND 5% TO 8% PRICE INCREASE		
		1-Oct-21		
				$231,125.00

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

Inventory

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
5225 WEST 2400 SOUTH ENGLAND ST
C/O CODALE
SALT LAKE CITY UT 84120-0000

QUOTE DATE	ORDER NUMBER
09/09/21	S012623748

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

PAGE NO. 1

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

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

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	S&C		Gregory J McPhie

INSIDE SALESPERSON	REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho	09/09/21	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********		
5EA		1	*SANC 65162R1 PME-11 SWITCHGEAR, PDMT, DEADFRONT, 15KV, 95KV BIL, 3 SWITCH CABINETS, 1 FUSE CABINET, SMU-20	15185.000EA	75925.00
10EA		2	*SANC 65152R1 PME-9 PD MTG GEAR	13990.000EA	139900.00
15EA		3	*CONC FC-74-76-20-6264 FIBERCRETE BOX PAD WITH 62"X64" OPENING	1020.000EA	15300.00

*** This is a quotation ***

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

Subtotal	231125.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	231125.00

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

** Reprint ** Reprint ** Reprint **

LEHI CITY
POWER DEPARTMENT

9/14/2021

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

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

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

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

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

Sincerely,

Joel Eves
Lehi City Corporation
Power Department Director

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7009

LEHI CITY

590589
ISSUED TO: STUART C IRBY CO.
P.O. BOX 843959

DALLAS TX 75284

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

DEPARTMENT:

PURCHASE ORDER DATE: 09/22/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	S&C CIRCUIT SWITCHERS NORTHPOINT SUBSTATION	131,754.00	131,754.00	73-50-22-001

TOTAL 131,754.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

7009

Lehi City Purchase Requisition Request

Supplier	Name	Stuart C Irby		Vendor #	
	Street	5225 W 2400 S		Date	9/22/2021
	City	Salt Lake City	State	UT	
	Zip	84120	Phone		

Dean Lundell

Power	73-50-22-001	
Requesting Department	Dept. Account No.	Department Head Signature

Quanity	Unit	Materials and Description	Price	Total
1		S&C CIRCUIT SWITCHERS NORTH POINT SUBSTATION		$131,754.00
		Total		$131,754.00

Justification:	Price Determination	
See sole source memo attached	Verbal Quote	
	Informal Bid	
	Written Bid	
	State Bid	
	Other	

4,785,530.55

S&C ELECTRIC COMPANY

Excellence Through Innovation

Quotation

Quote #: Q-45145-1
Date: 10-SEP-2021
Expires On: 10-OCT-2021

Lehi city,

Trev Smith

WE ARE PLEASED TO SUBMIT THE FOLLOWING QUOTATION SUBJECT TO THE TERMS AND CONDITIONS AS LISTED BELOW

LINE	QTY	CATALOG NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED
01	2	597839-BE12H1KM NRT2V	597839-BE12H1KMNRT2V--138 KV 1200 AMPERE CIRCUIT-SWITCHER SERIES 2000 MODEL 2030 WITH VERTICAL INTERRUPTERS AND WITHOUT DISCONNECT 102 INCH PHASE SPACING	USD 65,525.00	USD 131,050.00
02	16	S-81365-1	ANCHOR BOLT	USD 44.00	USD 704.00
				TOTAL:	USD 131,754.00

Safety has always been S&C's number one priority. Though S&C is still committed to serving our customers while maintaining appropriate health precautions, the impacts of COVID-19 cannot be reasonably determined at this time. This quote does not account for any potential adverse impacts COVID-19 may have on S&C's performance or obligations herein. In the event of any delays or adverse impacts, S&C reserves the right for an equitable adjustment of the delivery schedule and prices herein to offset the effects of COVID-19 delays, without fault or penalty of any kind. By accepting this quote or issuing a purchase order for the quoted products and/or services, you agree to and accept these terms.

Ship Schedule

Lead-time for the quoted material is approximately 17-19 weeks after receipt of your formal purchase order. All shipping estimates are subject to prior sales of material and/or manufacturing capacity.

Terms and Conditions of Sale

This proposal is in accordance with S&C general terms and conditions of sales **(S&C Price Sheets 150, 155, 156, 171,172, 181, & 183)**; those applicable to this proposal are provided in the Appendix section. Prices quoted exclude any manufacturer's sales, use or other excise taxes or duties. Any such taxes which Seller is required to pay or collect will be invoiced to Buyer.

Links to the aforementioned Price Sheets may be found on our public website (https://www.sandc.com/en/search?q="Price+Sheet")

Terms of Payment: Net 30 Days

Terms of Delivery: F.O.B. Factory: Prices are F.O.B. common carrier shipment point, with seller's selection of transportation prepaid to common carrier delivery point nearest first destination on orders with net invoice value of $5,000.00 or more. For orders with less than $5,000.00 net value, prices are F.O.B. Common carrier shipment point, freight collect or prepaid and added to the invoice.

Purchase Order: Please send a purchase order to:

LEHI CITY
POWER DEPARTMENT

9/21/2021

To: Joel Eves
From: Trev Smith
Subject: Substation Circuit switcher Sole source

Joel,

Due to availability and the long lead times that we are seeing on most equipment industry wide, we are trying to get items purchased for our upcoming North Point substation build.

Given the bidding that has taken place in the past and the need for equipment standardizing, I would like to request that we sole source the needed circuit switchers. I am very familiar with S&C and have worked with their products closely on several projects. This is the direction we have went on the last 3 sub builds. I am confident that this brand will exceed my expectation and they will provide an excellent product with responsive support.

Codale has supplied a bid for the recommended S&C switcher. The cost is up from 2018 when we purchased 2 of the same units. About $15,000 per unit. This price increase came from the factory and I was made aware of the change at the time of inquiry. The new cost for the 2 units we need is $131,754.

Sincerely,

Trev Smith
Lehi City Corporation
Substation Foreman

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #55-2021, amending the Lehi City Municipal Code Section 8-7-5, procedures for burial at the Lehi City Cemetery.

Suggested Action:

Attachments:

Ord 55-2021.docx

8-7-5 (amended).docx

LEHI CITY

ORDINANCE NO. 55-2021

AN ORDINANCE AMENDING TITLE 8 CHAPTER 7 SECTION 5 (PROCEDURES)

WHEREAS, Lehi City Code Section 8-7-5 describes the procedures for burial at the Lehi City Cemetery;

WHEREAS, it is necessary to update this section to make minor modifications;

WHEREAS, on September 28, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) Section 8-7-5 should be amended; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it ordained by the City Council of Lehi City:

PART I:

A. Section 8-7-5 is hereby amended as shown on Exhibit "A".

PART II:

A. If a provision of this Ordinance No. 55-2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City, Utah this 28th day of September, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit “A”

8-7-5: PROCEDURES:

A. Caskets Or Coffins: No more than one body may be buried in any one space, or two (2) infants, or a maximum of four (4) cremains in any one space, upon approval of the parks manager or his/her designee. Vertical stacking of caskets, vaults, coffins or urns is not allowed. All bodies, remains or other items buried with the body must be in a casket, coffin or urn. All caskets and coffins must be enclosed in a city approved concrete vault. Urns and cremains may be placed in a sealed nonbiodegradable container. The casket, coffin or urn shall contain only the body or remains of the deceased, clothing and jewelry, and other small personal items that fit therein.

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #54-2021, amending the Lehi City Municipal Code Section 1-9-4, campaign finance disclosure requirements.

Suggested Action:

Attachments:

Ord 54-2021.docx

1-9-4 (amended).docx

LEHI CITY

ORDINANCE NO. 54-2021

AN ORDINANCE AMENDING TITLE 1 CHAPTER 9 SECTION 4
(CAMPAIGN FINANCE DISCLOSURE REQUIREMENTS)

WHEREAS, currently Lehi City Code Section 1-9-4 requires candidates for municipal offices to comply with state campaign finance disclosures of Utah Code Section 10-3-208;

WHEREAS, deadlines in Utah Code Section 10-3-208 do not take into account the timing of the dissemination of mail-in ballots;

WHEREAS, Utah Code Section 10-3-208(3)(a)(ii) allows a municipality by ordinance to "require greater disclosure of campaign contributions and expenditures than is required in this section";

WHEREAS, in order to provide timely campaign financial disclosure information to voters for consideration with the use and return of mail in ballots, Lehi City Code Section 1-9-4 should be amended to require an additional campaign finance disclosure requirement;

WHEREAS, on September 28, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) Lehi City Code Section 1-9-4 should be amended; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it ordained by the City Council of Lehi City:

PART I:

A. Section 1-9-4 is hereby amended as shown on Exhibit "A".

PART II:

A. If a provision of this Ordinance No. ??-2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City, Utah this 28th day of September, 2021.

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

Exhibit “A”

1-9-4: CAMPAIGN FINANCE DISCLOSURE REQUIREMENTS:

In additional to complying with the campaign finance statement requirements of Utah Code Annotated section 10-3-208, as amended, candidates for municipal office shall file a campaign finance statement 7 days before the date that mail-in ballots are disseminated to registered voters. The campaign finance statement shall include, up to the date of filing, the same information as required by Utah Code Annotated section 10-3-208(2)(b).(2015 Code)

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #50-2021, approving of a Zone change for the Lamb Property, 0.54-acres located at 1190 North 500 West, changing the zoning from R-2 (medium density residential) to MU (mixed use).

Suggested Action:

Attachments:

CC Staff Report Lamb Property Zone Change 09.28.21.docx

Lamb Property Zone Change DRC 08.25.21.docx

Ord 50-2021.docx

Lamb Property aerial.pdf

Lamb Property GP.pdf

Lamb Property zoning.pdf

Lamb Property Zone Change 08.25.21 narrative, maps.pdf

LAMB PROPRTY ZONE CHANGE

CITY COUNCIL REPORT

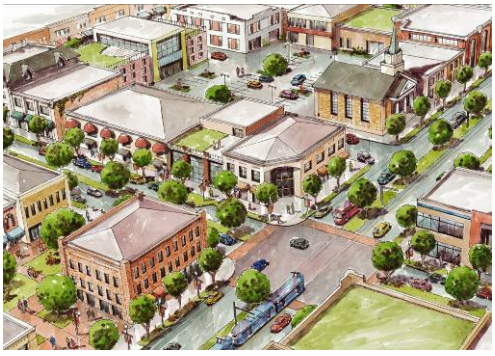
Applicant	Jami Ray		
Meeting Date	September 28, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	1190 North 500 West		
Project Area	0.54 acres		
Existing Zoning	R-2		
Proposed Zoning	MU (Mixed Use)		
Existing General Plan Land Use Designation	MU (Mixed Use)		
Existing Land Use	Historic Church		
Adjacent Zoning and Land Use	*North*	MU	Office Park
	South	R-2	Single family residential
	East	R-2	Single family residential
	West	R-2	Greenfield Estates Subdivision
Date of DRC Review	August 25, 2021		
Date of Planning Commission Review	September 9, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Commercial/Residential (MU)



The Commercial/Residential (Mixed Use) classification combines a number of land uses within a specific geographic area. These may be higher density zones and may also serve as destinations or corridors of activity. They may build on the existing fabric, such as along State Street or Main Street, or may occur as new nodes of activity.

This classification will have a concentration of employment and business centers and may contain a mix ranging from office, governmental, higher education, and high density housing to specialty retail, restaurants, and cultural spaces such as museums, entertainment, theaters, and sporting venues. Maintaining a substantial residential population within these areas is critical to their long-term success. Ensuring that the area is populated in the evenings and on weekends will support a lively, active, and vibrant core. An estimation of how land may develop in Mixed Use areas is as follows:

Retail – 30%
Office/employment – 30%
Residential (mostly high density) – 25%
Roads & institutional – 15%

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.
June 29, 2021 – The City Council approved a General Plan amendment to Mixed-Use on this property.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from R-2 to MU (mixed use) for 0.54 acres located at 1190 North 500 West. This zone change is consistent with the recently approved General Plan designation of MU for the property. The applicant is seeking a zone change as it will allow the property to function as a retail space for an antique and home décor store which is an allowed use in the Mixed-Use designation. The proposed change is compatible with the existing residential and commercial uses within close proximity.

The DRC had no comments on this proposed zone change.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the Mixed-Use designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on September 9, 2021. The minutes and motion from this meeting are as follows:

2.1) Public hearing and recommendation of Jami Ray's request for review of a zone change for the Lamb Property, 0.54-acres located at 1190 North 500 West, changing the zoning from R-2 (medium density residential) to MU (mixed use).

Brittney presented information on the agenda item.

The applicant, Jami Ray, was present.

Commissioner Nielsen opened the public hearing.
Commissioner Nielsen closed the public hearing.

Motion: Commissioner Ellis moved to recommend approval of **Jami Ray's request for review of a zone change for the Lamb Property, 0.54-acres located at 1190 North 500 West, changing the zoning from R-2 (medium density residential) to MU (mixed use)**; with the findings that the proposed zone change is consistent with the Mixed-Use designation of the General Plan and will not adversely affect the public health, safety, and welfare of the neighborhoods. Commissioner Everett seconded.

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

Lamb Property Zone Change
DRC Redline Comments

Jami Ray- requests review of the Lamb Property zone change at 1190 North 500 West, changing the zoning on 0.54 acres from R-2 to MU.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: None
Date of Plans Reviewed: **8/13/21**
Time Start: 10:07 am
Time End: 10:08 am

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 9, 2021.

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

ORDINANCE NO: 50-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 1190 NORTH 500 WEST

WHEREAS, Jami Ray, authorized agent for the owner of property located at 1190 North 500 West further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as MU (Mixed-Use); and

WHEREAS, following a public hearing on September 9, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and provided a positive recommendation to the City Council to decide on the proposed amendment; and

WHEREAS, on September 28, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of September 9, 2021; and

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

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to MU (Mixed-Use).

PART II:

A. If a provision of this Ordinance 50-2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 28th day of September 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

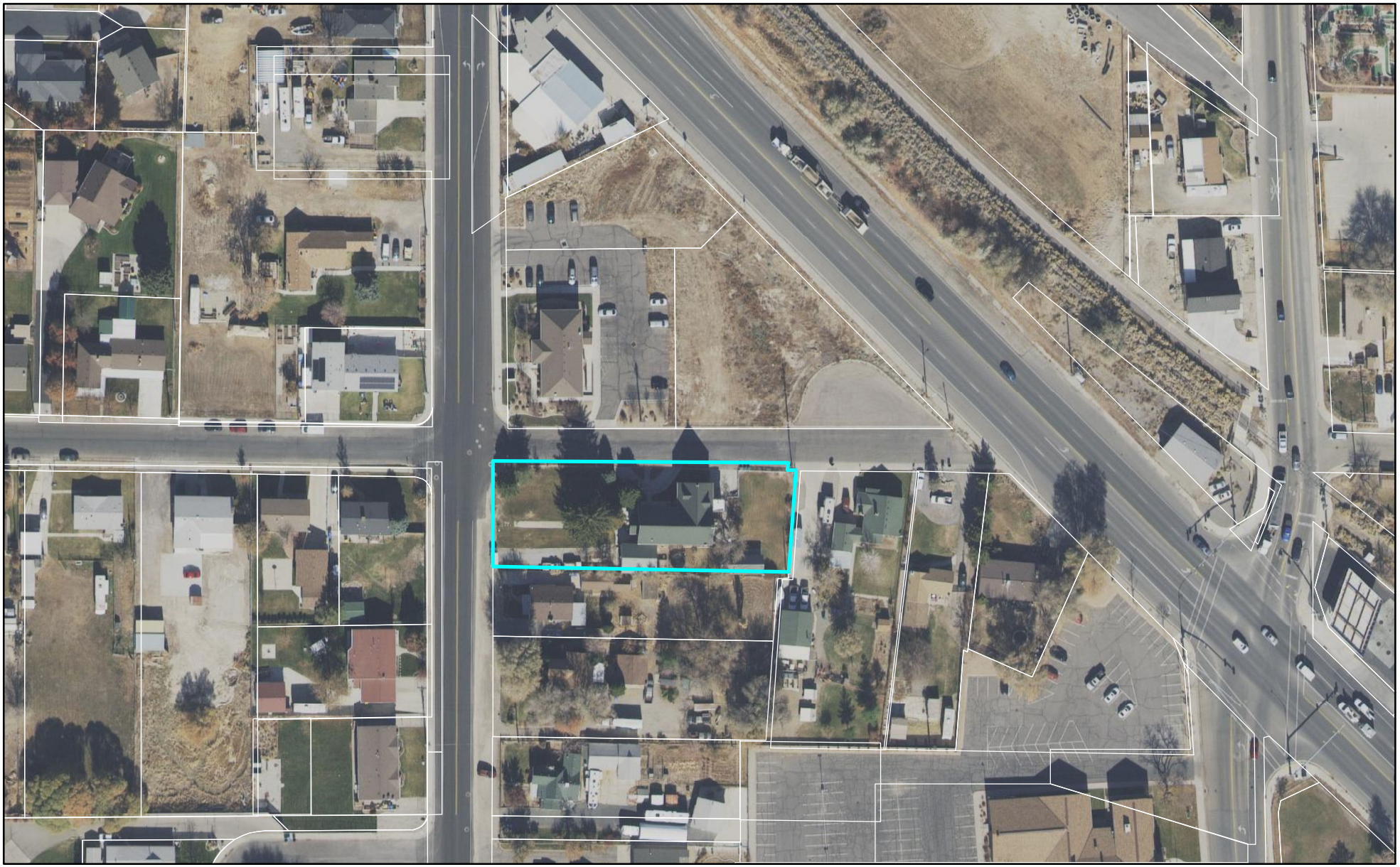
EXHIBIT “A”

LAMB PROPERTY ZONE CHANGE LEGAL DESCRIPTION

Legal Description: COM N 1110.60 FT & E 611.67 FT FROM MONUMENT AT CEN SEC 8, T5S, R1E, SLM; N 90.90 FT; S 89 DEG 38'E 253.97 FT; S 4 DEG 49'W 6.251 FT; S 89 DEG 40'34"E 7.212 FT; S 4 DEG 04'56"W 87.965 FT; N 88 DEG 56'W 254.433 FT TO BEG. AREA .54 ACRE.

Lamb Property Zone Change

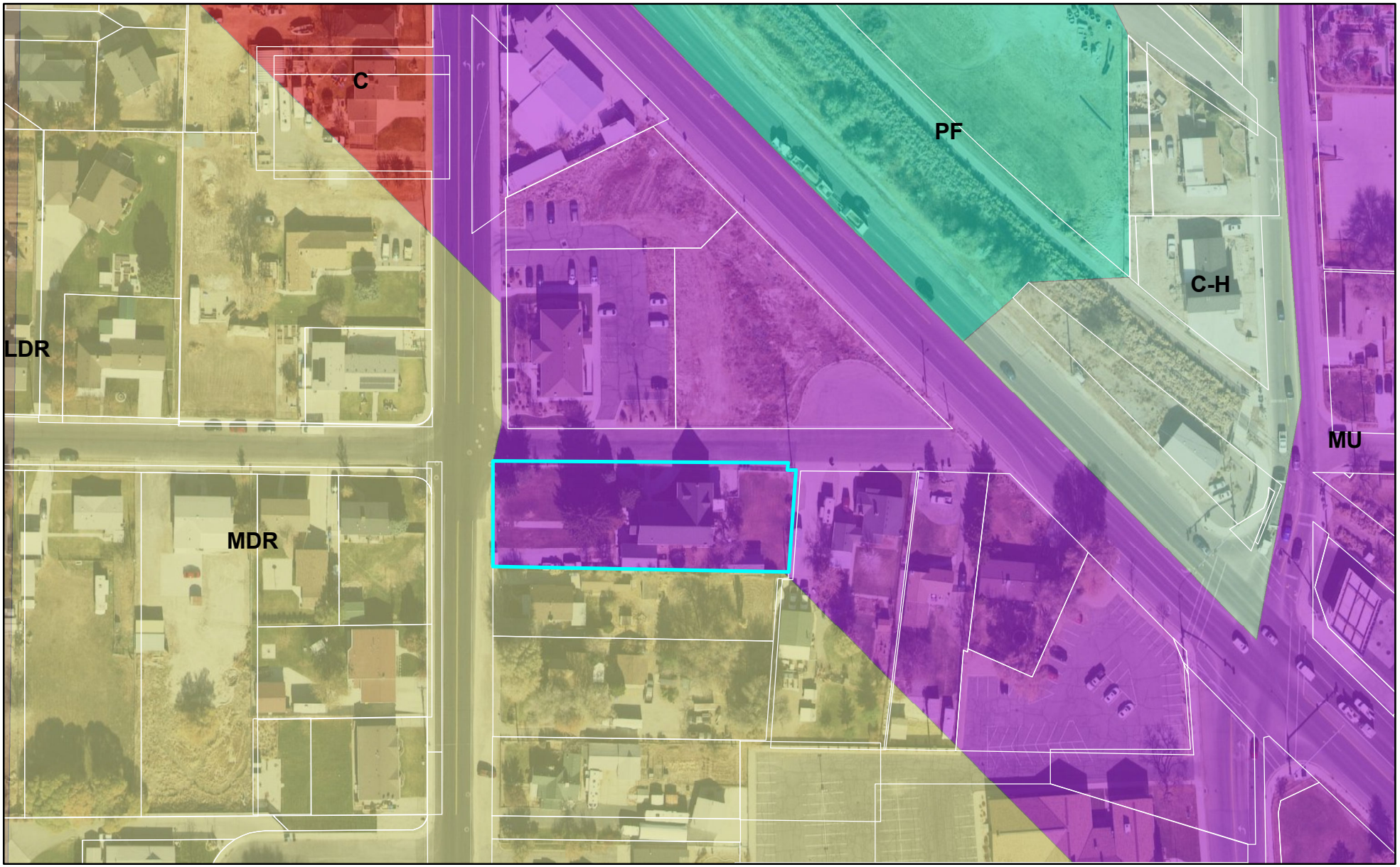
Aerial



LEHI CITY

Lamb Property Zone Change

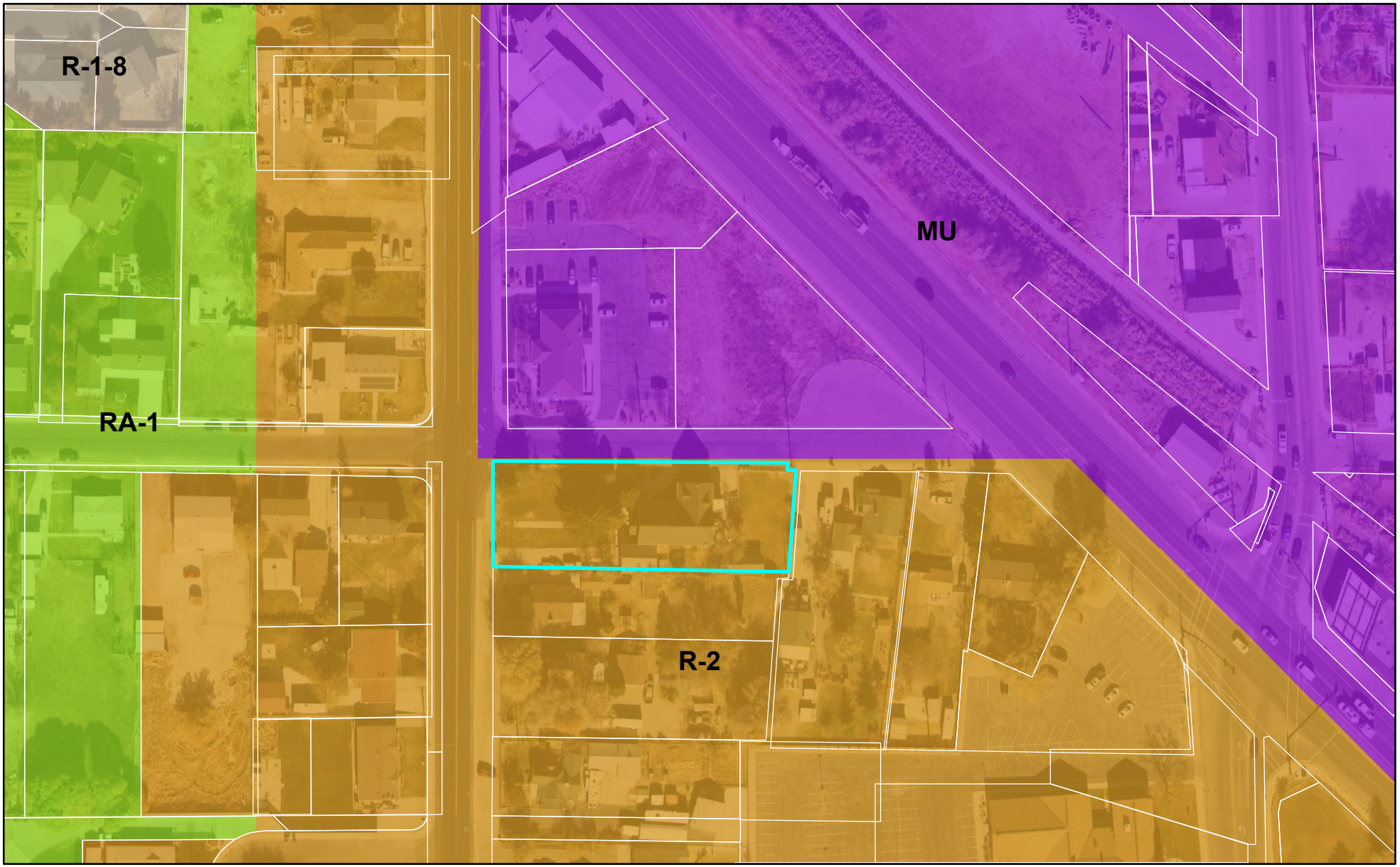
General Plan



LEHI CITY

Lamb Property Zone Change

Zoning

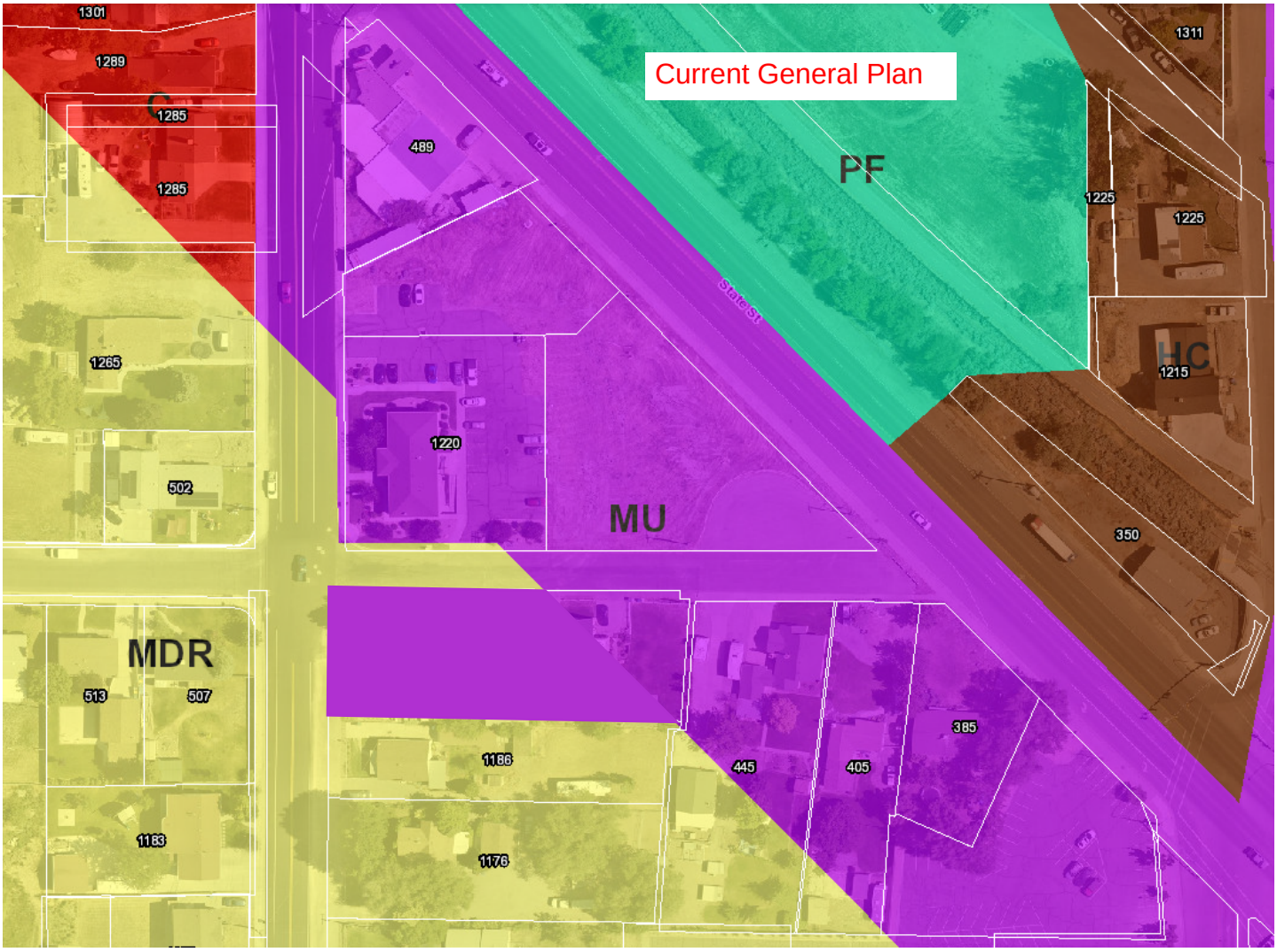


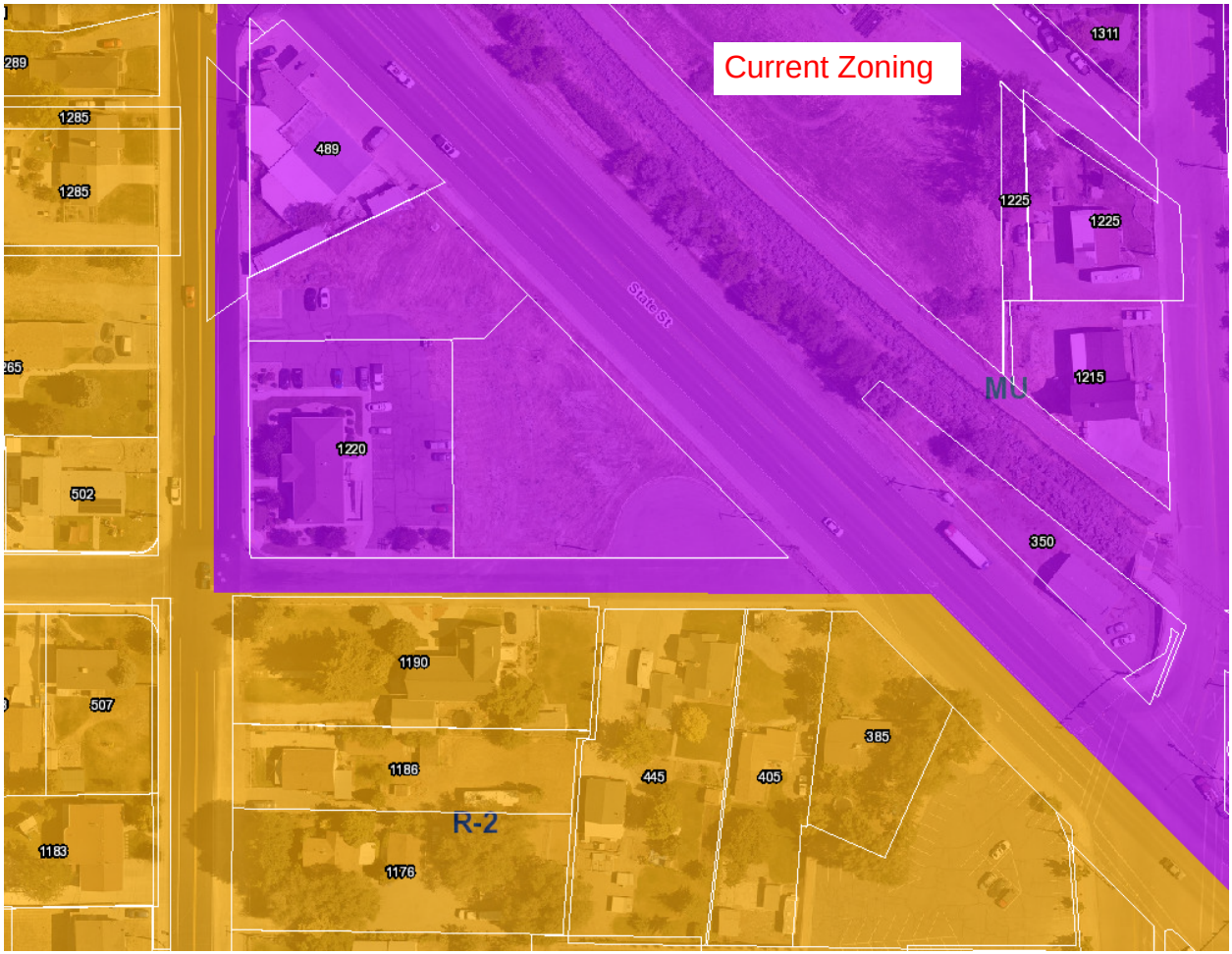
LEHI CITY

1190 N 500 West Lehi Utah

We would like to change the zoning from R-2 to mixed use on the property. It will match the recently updated General Plan designation of MU. The building will be used as a retail space for our store. We sell vintage, antique, home décor and boutique type items. Ultimately we would like to keep the property looking as much like it does now as possible and restore and protect the historical integrity of the building.

Legal Description: COM N 1110.60 FT & E 611.67 FT FROM MONUMENT AT CEN SEC 8, T5S, R1E, SLM; N 90.90 FT; S 89 DEG 38'E 253.97 FT; S 4 DEG 49'W 6.251 FT; S 89 DEG 40'34"E 7.212 FT; S 4 DEG 04'56"W 87.965 FT; N 88 DEG 56'W 254.433 FT TO BEG. AREA .54 ACRE.


Current General Plan
PF
MU
MDR
HC
State St
1301
1289
1285
1285
489
1265
1220
502
1311
1225
1225
1215
350
513
507
1186
1183
1176
445
405
385


Current Zoning
MU
R-2
State St
1285
1285
489
1220
502
1311
1225
1225
1215
350
1190
507
1186
1183
1176
445
405
385

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #51-2021 approving of a Zone change for 0.19-acres located at 57 South 500 West, changing the zoning from RA-1 (residential/agriculture) to MU (mixed use).

Suggested Action:

Attachments:

CC Staff Report Chamberlain Zone Change 09.28.21.docx

Chamberlain Zone Change DRC 08.18.21.docx

Ord 51-2021.docx

Chamberlain Zone Change aerial.pdf

Chamberlain Zone Change General Plan map.pdf

Chamberlain Zone Change Zoning.pdf

Chamberlain Zone Change 08.18.21.pdf

CHAMBERLAIN ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Luke Chamberlain		
Meeting Date	September 28, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	57 South 500 West		
Project Area	0.19 acres		
Existing Zoning	RA-1		
Proposed Zoning	MU (Mixed Use)		
Existing General Plan Land Use Designation	MU (Mixed Use)		
Adjacent Zoning and Land Use	*North*	RA-1	Single family residential
	South	RA-1	Single family residential
	East	RA-1	Single family residential
	West	RA-1	Single family residential
Date of DRC Review	August 18, 2021		
Date of Planning Commission Review	September 9, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

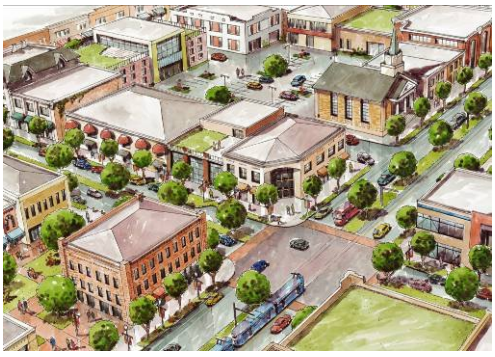
Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Low Density Residential (LDR)

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

Commercial/Residential (MU)



The Commercial/Residential (Mixed Use) classification combines a number of land uses within a specific geographic area. These may be higher density zones and may also serve as destinations or corridors of activity. They may build on the existing fabric, such as along State Street or Main Street, or may occur as new nodes of activity.

This classification will have a concentration of employment and business centers and may contain a mix ranging from office, governmental, higher education, and high density housing to specialty

retail, restaurants, and cultural spaces such as museums, entertainment, theaters, and sporting venues. Maintaining a substantial residential population within these areas is critical to their long-term success. Ensuring that the area is populated in the evenings and on weekends will support a lively, active, and vibrant core.

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from RA-1 to MU (mixed use) for 0.19 acres located at 57 South 500 West. This zone change is consistent with the approved General Plan designation of MU for the property. The applicant is seeking a zone change as it will allow the existing home to be renovated into a small business office for insurance sales. The use is compatible with the nearby properties and should not bring significant traffic to the area because most of the business is handled online or over the phone.

The DRC had one comment on the proposed zone change.

1. If this is approved and the house renovated into a business, a building permit will be required.

Please include the DRC comment in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the Mixed Use designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on September 9, 2021. The minutes and motion from this meeting are as follows:

2.2) Public hearing and recommendation of Luke Chamberlain's request for review of a zone change for 0.19-acres located at 57 South 500 West, changing the zoning from RA-1 (residential/agriculture) to MU (mixed use).

Brittney presented information on the agenda item.

The applicant, Luke Chamberlain, was present.

Commissioner Nielsen opened the public hearing.
Commissioner Nielsen closed the public hearing.

> **Motion**: Commissioner Everett moved to recommend a positive recommendation **Luke Chamberlain's request for review of a zone change for 0.19-acres located at 57 South 500 West, changing the zoning from RA-1 (residential/agriculture) to MU (mixed use);** with the findings that the proposed zone change is consistent with the Mixed Use designation of the General Plan, is consistent with the goals and policies of the General Plan, will not unduly affect the uses or proposed uses for nearby properties, and including all DRC comments. Commissioner Newall seconded.
>
> **Vote**: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Ellis, yes; Commissioner Hereth, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The motion passed unanimously.

Chamberlain Zone Change
DRC Redline Comments

Luke Chamberlain- requests review of a zone change for 0.19-acres located at 57 South 500 West, changing the zoning from RA-1 to MU.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: None
Date of Plans Reviewed: **8/10/21**
Time Start: 1:07 pm
Time End: 1:08 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections:
1. If this is approved and the house renovated into a business, a building permit will be required.

JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 9, 2021.

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

ORDINANCE NO: 51-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 57 SOUTH 500 WEST

WHEREAS, Luke Chamberlain, authorized agent for the owner of property located at 57 South 500 West further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as MU (Mixed-Use); and

WHEREAS, following a public hearing on September 9, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and provided a positive recommendation to the City Council to decide on the proposed amendment; and

WHEREAS, on September 28, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of September 9, 2021; and

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

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to MU (Mixed-Use).

PART II:

A. If a provision of this Ordinance 51 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 28th day of September 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

CHAMBERLAIN ZONE CHANGE LEGAL DESCRIPTION

Legal Description: COM. AT PT 89 FT N OF SW COR OF LOT 2, BLK 35, PLAT A, LEHI CITY SUR; N 91 FT E 91.25 FT TO E LINE OF W 1/2 OF SD LOT 2 S 91 FT; W 91.25 FT TO BEG.

Chamberlain Zone Change

Aerial

0 110 220 Feet

LEHI CITY

Chamberlain Zone Change

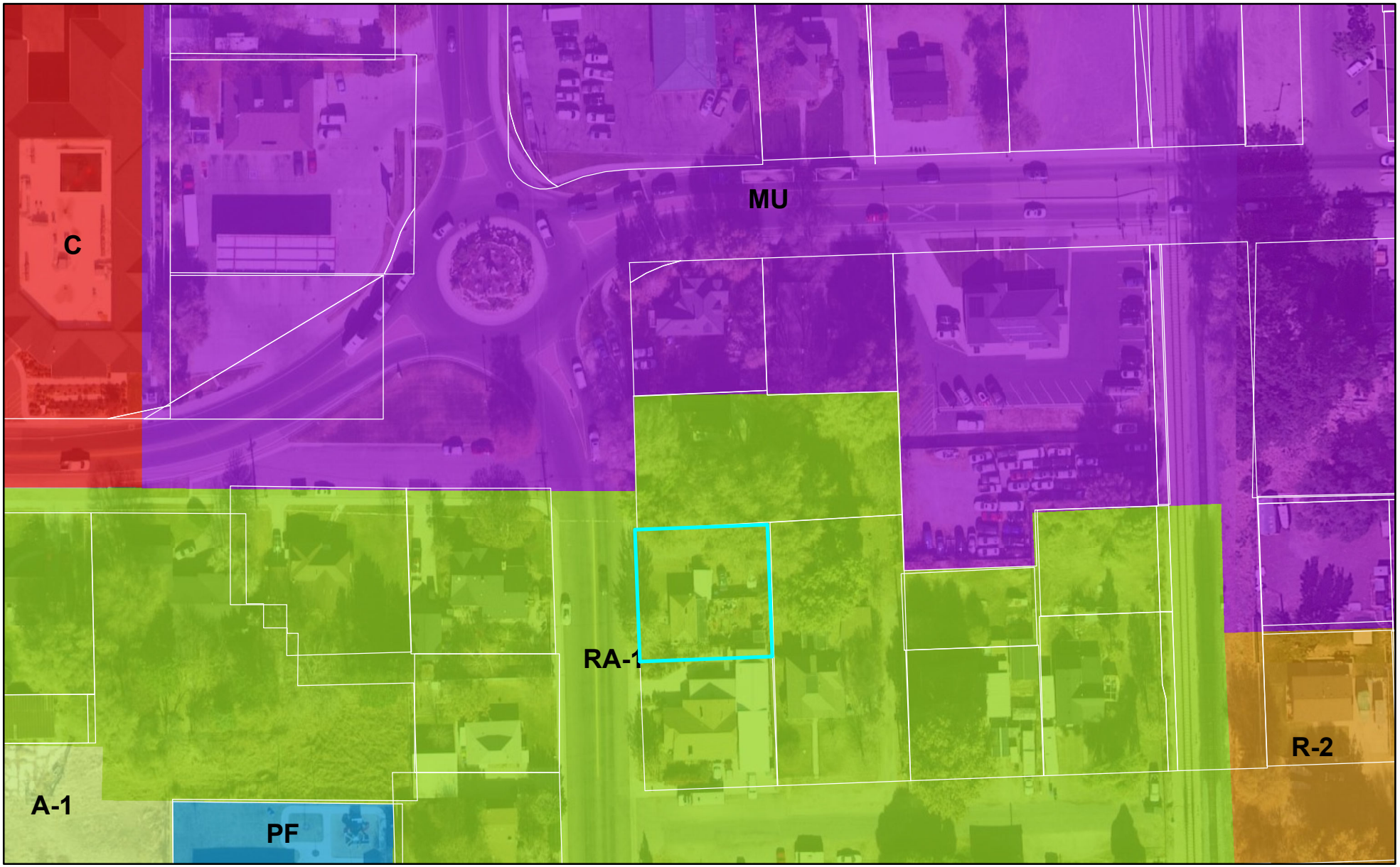
General Plan

0 110 220 Feet

LEHI CITY

Chamberlain Zone Change

Zoning



LEHI CITY

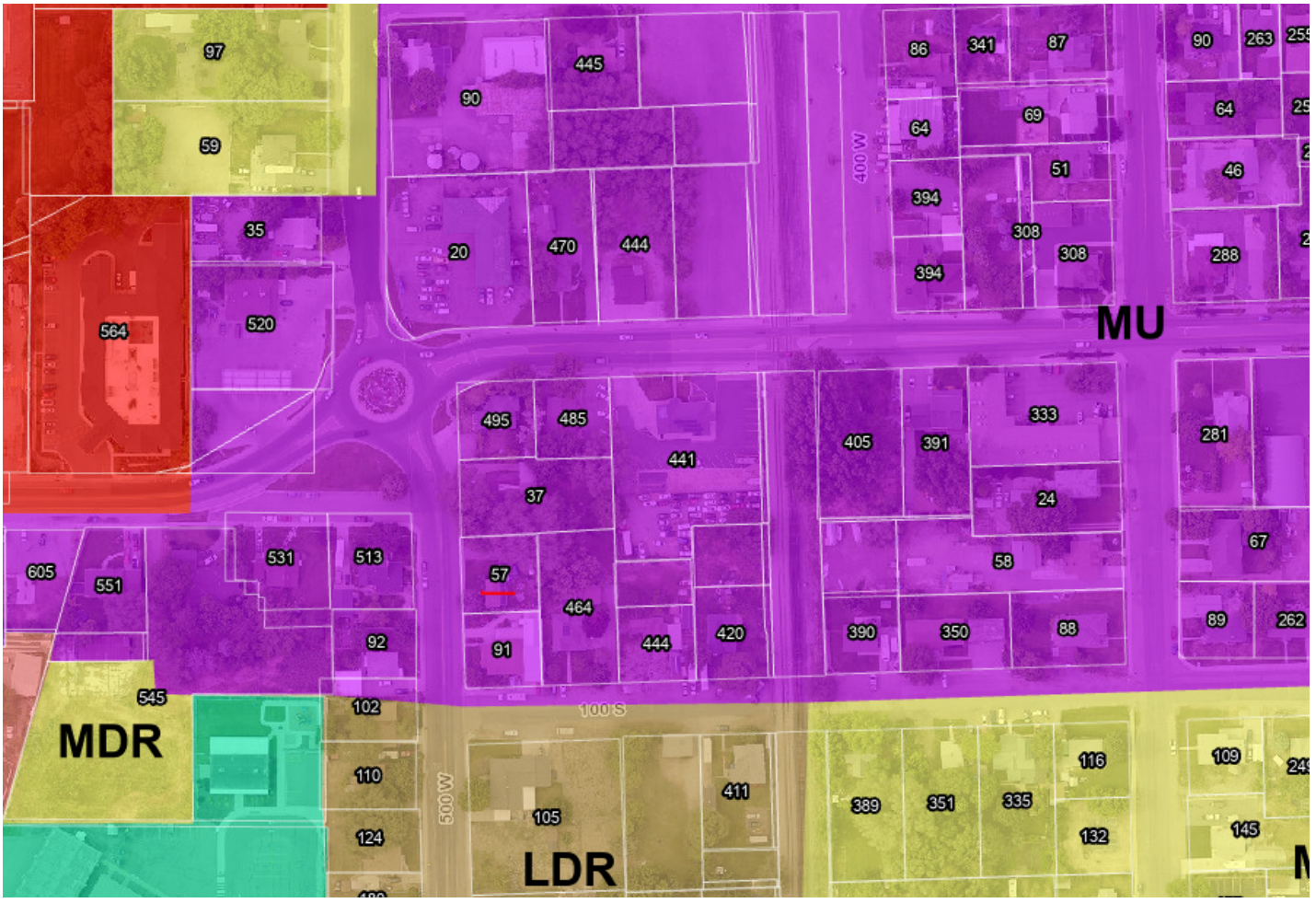
Proposed amendment for zoning change to property address 57 S 500 W Lehi UT 84043 Parcel serial number: 01:031:0005

Legal Description: COM. AT PT 89 FT N OF SW COR OF LOT 2, BLK 35, PLAT A, LEHI CITY SUR; N 91 FT E 91.25 FT TO E LINE OF W 1/2 OF SD LOT 2 S 91 FT; W 91.25 FT TO BEG.

The proposed zone change aligns with Lehi City's general plan. The parcel falls within the proposed mixed-use boundary (see map below). This proposed amendment will allow me to renovate the existing structure and greatly improve the parcel including paved drive and off-street parking that currently don't exist. The planned use of this parcel is a small business office that will be used for insurance sales. Nearby properties currently include business office use, auto repair, a florist, medical spa, and a convenience store. My business that will move into this parcel averages around one visitor per day at my current insurance office in Lehi. Almost all business is handled over the phone, via email, and online so the zone change will not impact the surrounding properties in regard to traffic. My insurance business is also closed on Saturday and Sunday and therefore does not bring traffic into the area on the weekend. This change in zone and subsequent remodel will improve the overall appearance of the area. The existing building will be remodeled, painted, all new electrical will be installed, and the parcel will be landscaped, beautified, and the drive and parking will be professionally paved. I will satisfy all city requirements regarding off-street parking. I have a strong interest in beatifying the property and presenting the parcel as a successful and thriving business.

Sincerely,

Luke Chamberlain, parcel owner



Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary and Final subdivision approval for the Lotus Vaseo, a 1-lot subdivision for a 35-unit townhome PUD project located at 225 South 600 East.

Suggested Action:

Attachments:

CC Staff Report Lotus Vaseo Preliminary & Final Subdivision 09.28.21.docx

Lotus Vaseo Preliminary Subdivision DRC 07.14.21.docx

Lotus Vaseo Subdivision Plat A DRC 09.22.21.docx

Lotus Vaseo Aerial.pdf

Lotus Vaseo General Plan.pdf

Lotus Vaseo Zoning.pdf

Lotus Vaseo Preliminary Subdivision narrative.pdf

Lotus Vaseo Preliminary Subdivision 07.14.21.pdf

Lotus Vaseo Subdivision Plat A 1-lot subdivision 09.22.21 only plat.pdf

LOTUS VASEO PRELIMINARY & FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Joe Torman		
Meeting Date	September 28, 2021		
Requested Action/Purpose	Approval of a proposed preliminary and final subdivision		
Location	225 South 600 East		
Existing General Plan Designation	HDR (High Density Residential)		
Existing Zoning	R-3		
Existing Land Use	Single family residential		
Number of Lots/Units	1 Lot- 35 units		
Adjacent Zoning and Land Use	*North*	C (Commercial)	Assisted living facility
	South	C/R-2.5	Single family homes/Broadmoor Park
	East	R-1-8	Larson Estates Subdivision
	West	R-1-8	Southtowne Plat C Subdivision
Date of DRC Review	July 14, 2021		
Date of Planning Commission Review	August 12, 2021		
Assigned Planner	September 14, 2021		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 37.020. Multi-Family Residential Design Standards
Townhome Building Orientation. Townhomes shall be oriented towards all public streets with rear loading garages accessed by a paved parking area or alley way (see Figure 138). In addition, rear loading townhomes shall be required for a minimum of 50 percent of the total townhome units in a development with building entrances being oriented towards streets, parks, courtyards, and other open spaces. Units required to orient towards public streets may be considered toward meeting the 50 percent requirement. Off-street parking shall not be allowed between the building entrance of rear-loading townhomes and the street sidewalk.

Open Space. Common open space is an essential design feature of all multi-family projects, and the following standards shall be met for all new multi-family developments:

a. Open space areas shall respect and maintain natural features, such as trees and significant vegetation, hills, drainages, wetlands, water bodies, water ways, and other natures features.

b. All open space areas within multi-family developments shall be designed to have two or more sides of the open space fronting primary internal public or private streets to ensure that open space is visible and available to all residents in the area (see Figure 141).

c. Open spaces shall be centrally located so they are accessible as a community amenity to all units in the development.

Amenities. Each multi-family project with ten units or more shall include amenities for the residents of the project as per Table 37.080 of the Development Code. Because each project will be different in nature, the amenities are likely to be different. The amount of amenities required shall be in proportion to the proposed number of units in the development. The required number of amenities is listed in Table 37.080 Multi-Family Development Amenities Requirements. Amenities shall be provided according to project size or comparable equivalent amenities as required or recommended by the Planning Commission and, as approved by the City Council, if required. Amenities included are:

a. picnic areas, which shall consist of a barbeque and two tables on a concrete pad with a cover;

b. sports court, which shall be at least 500 square feet and constructed with concrete or an equivalent hard surface area;

c. playground which shall be constructed of commercial grade materials and include equipment for younger children and older children;

d. club house used for gatherings of residents, which shall be at least 750 square feet in size complete with restrooms;

e. swimming pool, which shall be sub-surface and be no less than 20 feet by 40 feet in size;

f. tennis courts shall be professional regulation size and be constructed of concrete or equivalent hard surface area; and

g. splash pads shall be at least 300 square feet in size, include a minimum of three vertical spray features, and be constructed of concrete.

Pedestrian circulation. Mult-family residential projects shall provide a circulation plan and include the following improvements to improve pedestrian circulation and safety:

a. Pedestrian walkways that interconnect the adjacent streets, open spaces, parking areas, building entrys, adjacent sites and adjacent master planned trails where applicable. Each building located along a public road shall provide a sidewalk connection from the building entrance to the public sidewalk.

b. Walkways shall be hard surfaced with concrete, brick pavers or asphalt.

c. Crosswalks shall be placed where pedestrian walkways cross streets and internal roads and shall be painted or made of concrete or brick pavers.

PROPERTY HISTORY

October 15, 1999	This property was annexed into Lehi City as part of the Don A. Peterson Annexation.
March 31, 2020	The City Council approved a zone change from TH-5 to R-3 for the subject property.
July 14, 2020	The City Council approved a concept plan for the subject property.

REPORT ANALYSIS

The applicant requests approval of the Lotus Vaseo one lot preliminary and final subdivision plan to be located at 225 South 600 East. This application follows the Pine Springs Concept plan, and the applicant will need Planning Commission approval for the final site plan. This report will discuss the density, layout, and DRC comments.

Density

The applicant's intention is to build 30 townhouse units and five single-family detached units on the 3.09-acre property and demolish the existing buildings on the lot. The proposed 1-lot subdivision plan places density near a variety of commercial uses which encourages walking and shorter driving trips to reach retail and services.

Subdivision Layout

The layout for the proposed plan consists of 35 total rental units with access from 600 East and 200 South. The project is proposed to be approved as a planned unit development (PUD), which requires a minimum 10 percent open space for the overall project. An open space area is shown located centrally within the project and accessible by sidewalks to all units. An internal network of private roads would service the community. Eleven on-street guest parking stalls are shown within the proposed plan as well as five additional parking stalls. Section 37 of the Lehi City Development Code requires amenities be provided for multifamily developments and the plan shows a tot lot, community BBQ area, dog run/bark park, pickleball court, and walking trails with benches.

Both the townhomes and single-family homes have provided elevations. Materials include brick, colored stucco, and siding.

DRC Comments

The DRC had 13 comments on the preliminary subdivision, including the following:

1. No permanent structures are allowed in the PUE space. Includes porches, footings, concrete steps, a/c units, window wells, etc. Clarify drawing or label items that appear to be encroaching PUE space.

8. Include landscaping along the 10' buffer between Lotus Dr and the South property line and also in the gap between Pine spring drive and the property line on the East side.

13. Single family units need to have pedestrian access to the sidewalk to meet pedestrian circulation requirements. There is no real front door on these, where do guests/visitors enter the home? Front porches facing the open space would also greatly increase engagement and provide better "eyes on the street".

The DRC had four comments on the final subdivision, including the following:

1. Easements for all Lehi City owned water, PI, and sewer mains must be provided. 30' minimum easement required.
2. 34' of asphalt required on 600 East. Adjust subdivision to match

Please consider all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed preliminary/final 1-lot subdivision. Any motion should include findings. Possible findings include:

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on August 12, 2021. The minutes and motion from this meeting are as follows:

3.1) Public hearing and recommendation of Lotus Company's request for preliminary subdivision review of Lotus Vaseo, a 35-unit townhome PUD project located at 225 South 600 East.

Motion: Commissioner Eyre moved to send a positive recommendation of **Lotus Company's request for preliminary one lot subdivision review of Lotus Vaseo, a 35-unit townhome PUD project located at 225 South 600 East**, including the favorable findings in the report. Commissioner Bunker seconded.

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

Lotus Vaseo Preliminary
DRC Redline Comments

*Joe Torman- requests preliminary subdivision review of **Lotus Vaseo** (formerly Pine Springs), a 35-unit townhome PUD project located at 225 South 600 East.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Cody Williams, Allie Platt
Date of Plans Reviewed: 07/06/21

DRC REDLINE COMMENTS:
Glade – Power:
1. No permanent structures are allowed in the PUE space. Includes porches, footings, concrete steps, a/c units, window wells, etc. Clarify drawing or label items that appear to be encroaching PUE space.

Garion– Fire: No comments
Greg – Water/Sewer:
2. Exception to the rule will be applied for by Lehi City Water Department. No plan approval will be given until the exception has been granted.
3. Connect new sewer main to existing SSMH in 600 East rather than installing a new one.
4. Culinary main will require at least 2 blow offs inside the site. We can find a location for them at final design.
5. Water loops under sewer main must be solid welded stainless steel or solid welded epoxy coated steel per Utah DDW requirements.
6. Show existing water and PI service lines on lot to the North (651 East 300 North) These laterals may interfere with your sewer tie in and or the loops for the water mains.
7. Both culinary and PI mains will need to be looped to clear the sewer main.

Trent – Parks:
8. Include landscaping along the 10' buffer between Lotus Dr and the South property line and also in the gap between Pine spring drive and the property line on the East side.

Gary – Building/Inspections: No comments
JD – Streets:
9. Road Base can be changed to 6"
10. Show section for Lotus Drive, Westwood Drive and Pine Springs drive. Where city utilities exist the section will need to match the public ROW section.
11. Add more no parking signs.
12. Add street name signs.

Luke- Traffic: No comments
Kim – Planning:
13. Single family units need to have pedestrian access to the sidewalk to meet pedestrian circulation requirements. There is no real front door on these, where do guests/visitors enter the home? Front porches facing the open space would also greatly increase engagement and provide better "eyes on the street".

Ross – Engineering: No comments

General Comments

1. Class IV injection well permit required
2. They will need a SWPPP and LTSWMP prior to construction

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 12, 2021.

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

Lotus Vaseo Plat A Final Subdivision
DRC Redline Comments

*Lotus Company- requests final subdivision review of **Lotus Vaseo Plat A**, a 1-lot subdivision located at 225 South 600 East.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Allie Platt, Joe Torman, John Simianer
Date of Plans Reviewed: **9/14/21**
Time Start: 1:30 pm
Time End: 1:31 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Easements for all Lehi City owned water, PI, and sewer mains must be provided. 30' minimum easement required.

Trent – Parks: No comments
Gary – Building/Inspections:
2. Is address correct on plans? Add correct address to plat.

JD – Streets: No comments
Ross – Engineering:
3. Lable PUE as Public Utility and Roadway Construction Easement
4. 34' of asphalt required on 600 East. Adjust subdivision to match

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

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

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

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.

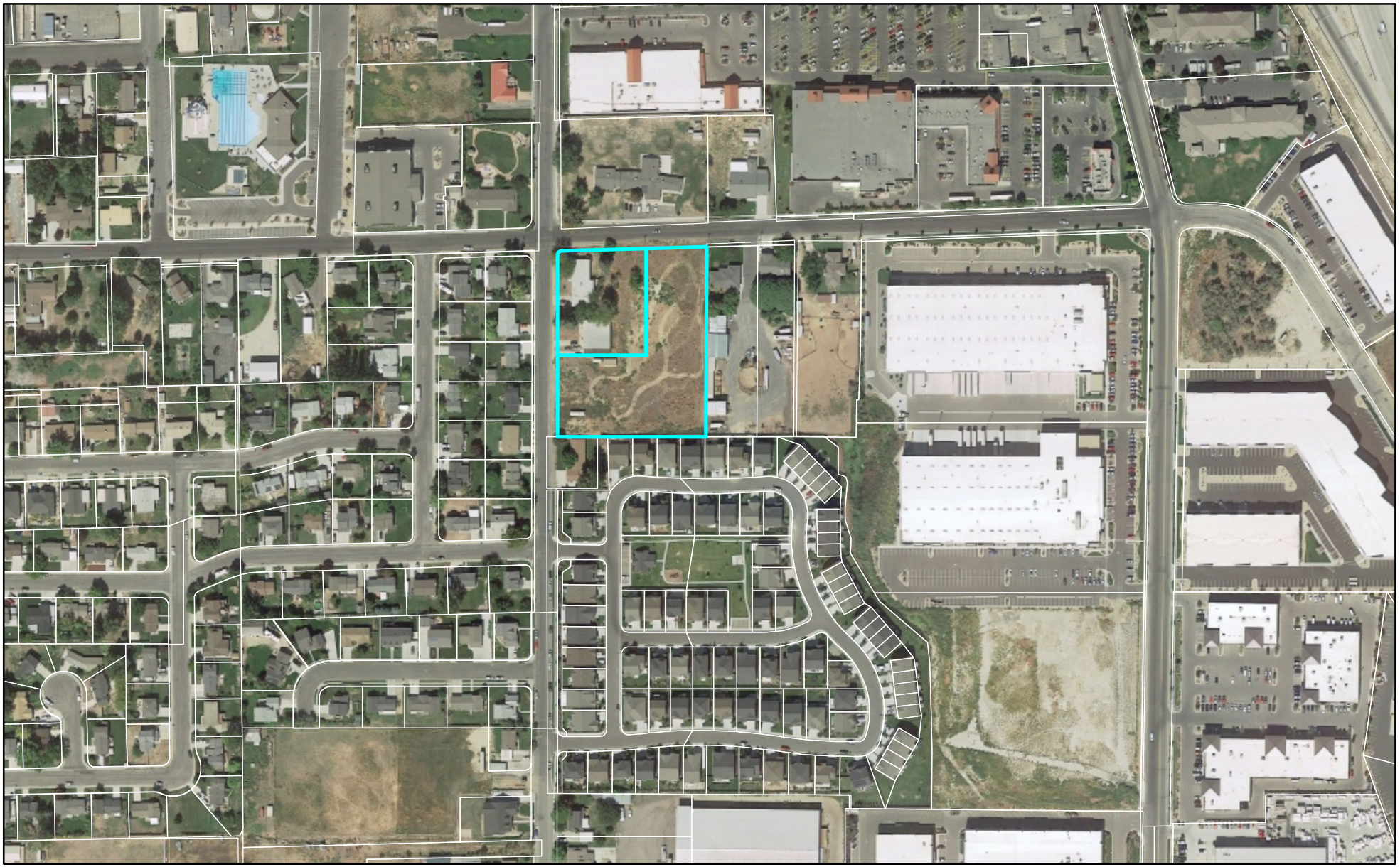
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON SEPTEMBER 28, 2021.

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

Lotus Vaseo Preliminary Subdivision

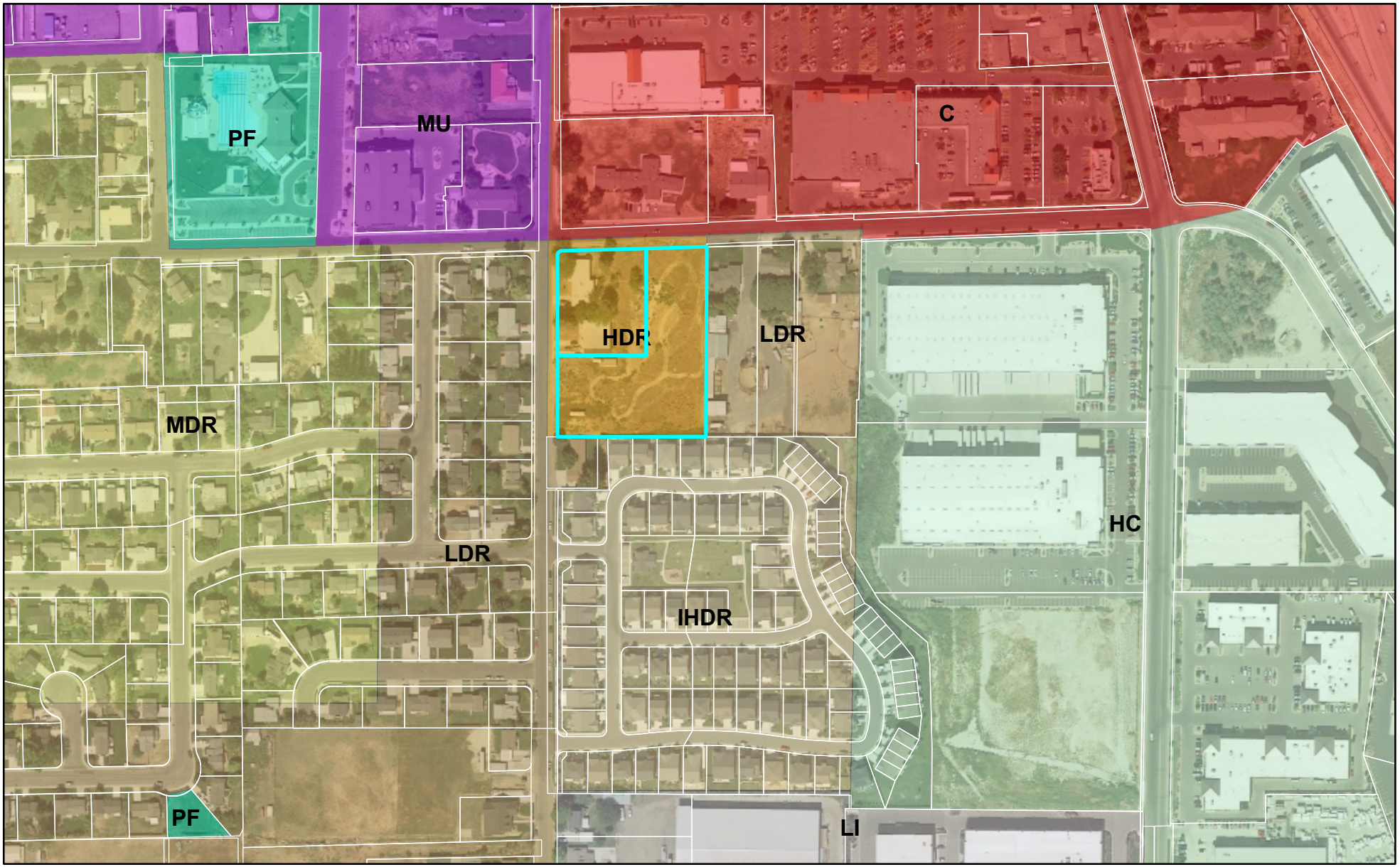
Aerial



LEHI CITY

Lotus Vaseo Preliminary Subdivision

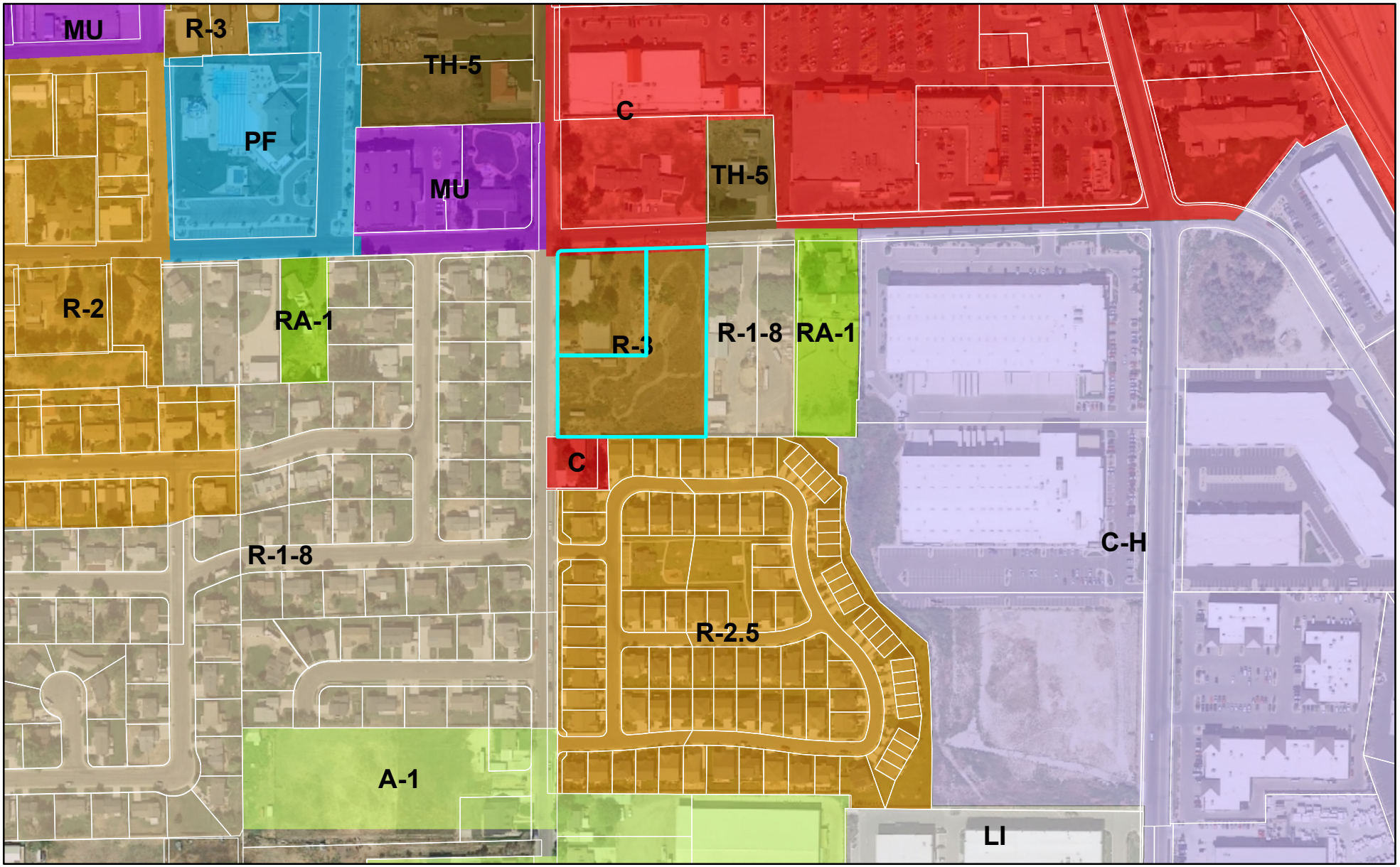
General Plan



LEHI CITY

Lotus Vaseo Preliminary Subdivision

Zoning



LEHI CITY

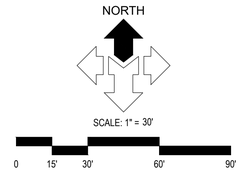
The proposed Lotus Vaseo multifamily development located at 225 South 600 East in Lehi, Utah formally requests an exception from the State of Utah according to R309-105-6-2-(b). The existing sewer mains in 200 South and 600 East have only 4.07’ and 3.02’ of cover over the top of the proposed sewer main respectively in the public right of way and the existing physical conditions cannot be changed. The existing 4” water main in 200 South will need to be looped under the proposed sewer main servicing the proposed development providing the minimum required 18” of vertical separation between the existing culinary line and proposed sewer main. The new 6” culinary main connecting in 600 East will need to loop below the existing sewer main to also provide 18” minimum vertical separation. See sheet C4.01 for the existing and proposed water main crossings locations.

LOTUS VASEO

CONSTRUCTION PLANS

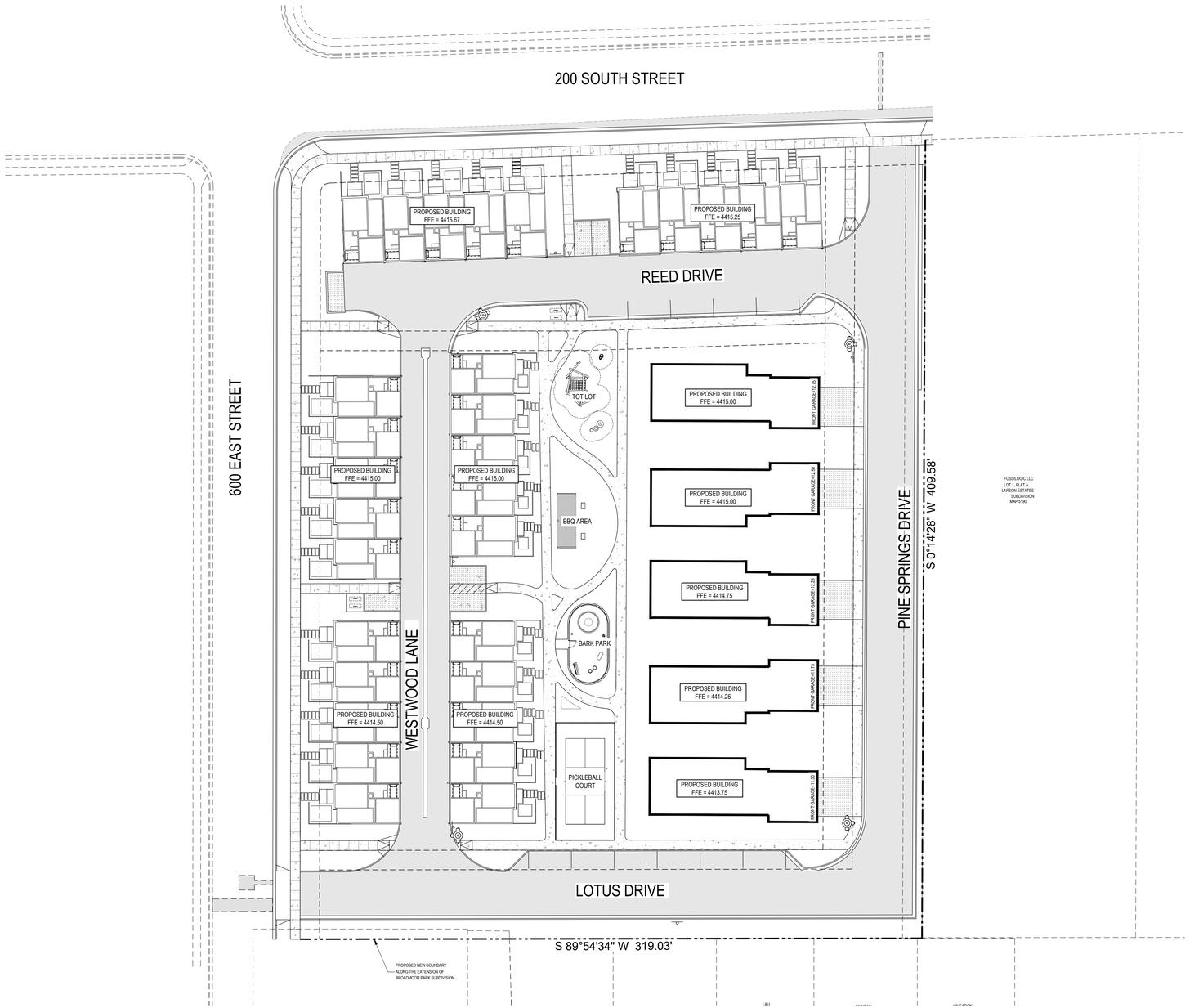
250 SOUTH 600 EAST
LEHI, UT 84043

VICINITY MAP
N.T.S.



DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	CIVIL DEMO PLAN
C1.01	HORIZONTAL CONTROL PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.02	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
C5.04	CIVIL DETAILS



ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN, AND POWER.

ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL

PRIOR TO COMMENCEMENT OF ANY WORK, A PRE CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER.

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO LEHI CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO LEHI CITY STANDARDS AND SPECIFICATIONS

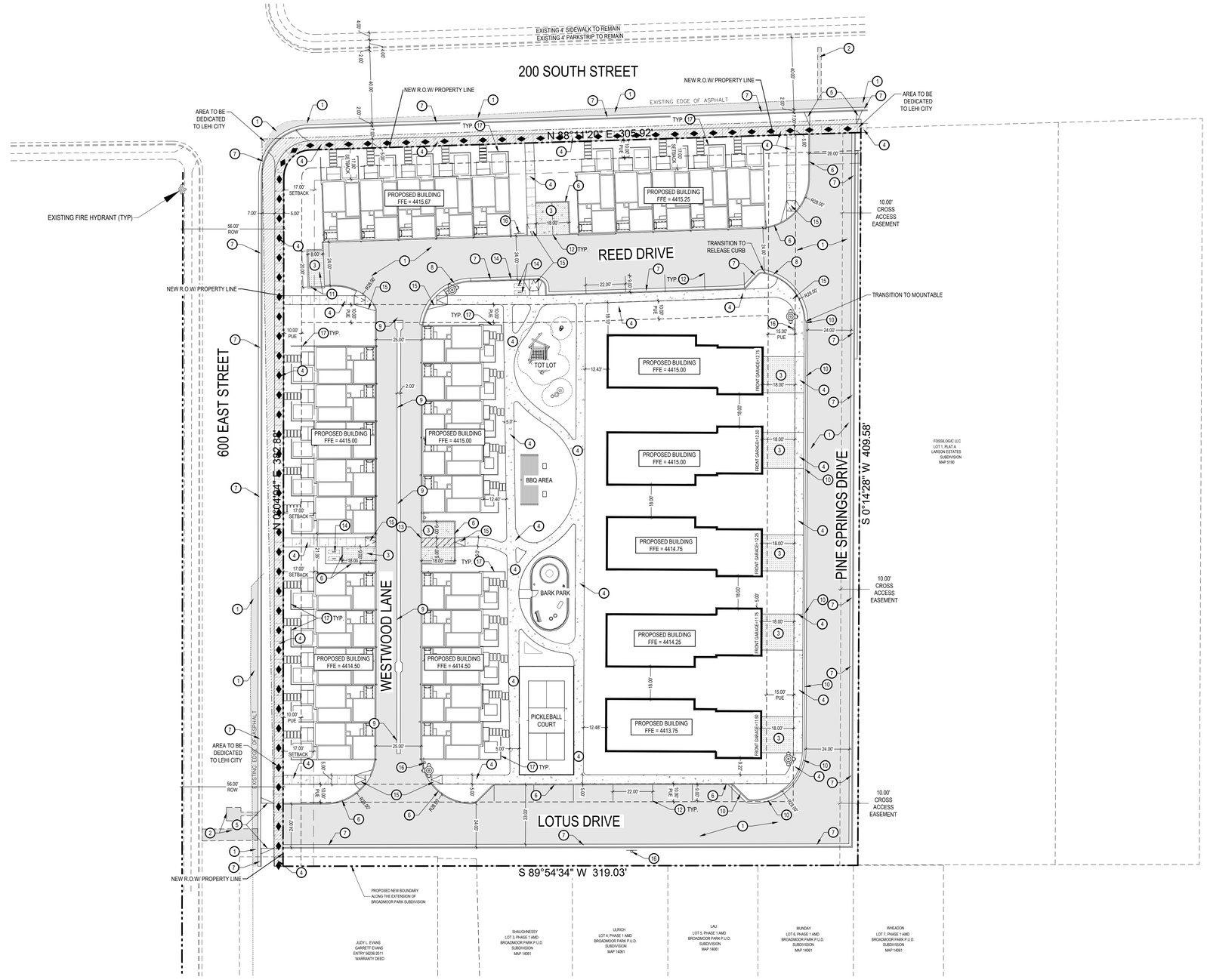
ALL WORK AND MATERIALS MUST CONFORM TO LEHI CITY STANDARDS AND SPECIFICATIONS

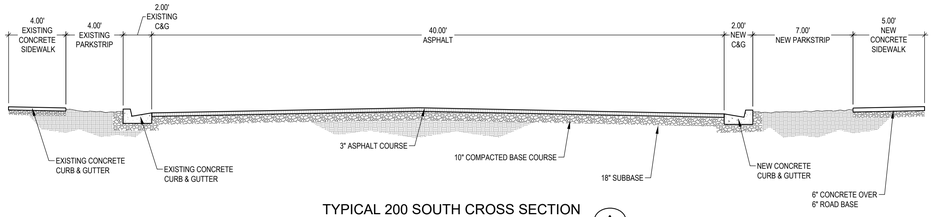
DEVELOPER & OWNER

OWNER: JOE TORMAN
338 E. SOUTH TEMPLE, SUITE B
SALT LAKE CITY, UT 84111
PHONE: 801-721-0335

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

S:\2020\Files\20400\Civil\Prod Dwg\20400-PLN.dwg, CodyW, Jul 06, 2021 - 3:49pm

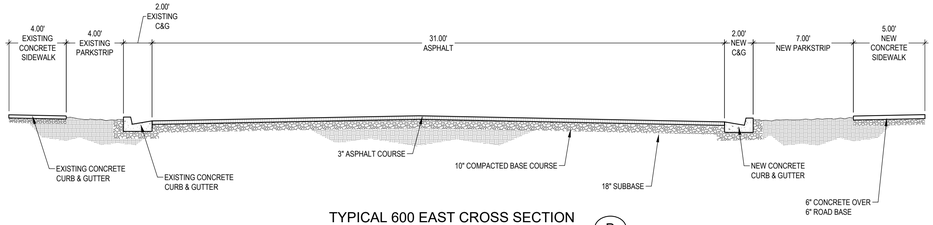




TYPICAL 200 SOUTH CROSS SECTION (A)

SCALE: N.T.S.

NOTE:
REFER TO SOILS REPORT BY GORDON GEOTECHNICAL FOR PAVEMENT STRUCTURE ANALYSIS. CBR OF 3 WAS USED.



TYPICAL 600 EAST CROSS SECTION (B)

SCALE: N.T.S.

NOTE:
REFER TO SOILS REPORT BY GORDON GEOTECHNICAL FOR PAVEMENT STRUCTURE ANALYSIS. CBR OF 3 WAS USED.

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

DESCRIPTION	AREA	%
HARDSCAPE	42,980 SQFT	33%
LANDSCAPE	51,760 SQFT	40%
BUILDINGS	33,777 SQFT	26%
TOTAL	128,517 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

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

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. 2' ASPHALT T-PATCH, PER LEHI CITY STANDARD 'WATER-1' SHEET C5.02'.
3. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
4. CONCRETE SIDEWALK, PER LEHI CITY STANDARD 'ROAD-5', SHEET C5.01.
5. CONCRETE FLARE DRIVE APPROACH, PER LEHI CITY STANDARD 'ROAD-11', SHEET C5.01.
6. CONCRETE CURB WALL. SEE DETAIL 'D2', SHEET C5.01.
7. 24" HIGH BACK CURB AND GUTTER. PER LEHI CITY STANDARD 'ROAD-5', SHEET C5.01.
8. 24" CONCRETE REVERSE SLOPE CURB AND GUTTER. PER LEHI CITY STANDARD 'ROAD-5', SHEET C5.01.
9. 24" WIDE CONCRETE WATERWAY. PER LEHI CITY STANDARD 'ROAD-5', SHEET C5.01.
10. MOUNTABLE CURB PER APWA PLAN 205.2 'TYPE H'.
11. 8' X 20' DUMPSTER ENCLOSURE WITH 8" THICK MASONRY WALLS PER LEHI CITY STANDARDS. SEE ARCHITECTURAL PLANS FOR DETAILS.
12. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
13. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
14. 6X6 CONCRETE PAD 4" THICK FOR BICYCLE PARKING, SEE LANDSCAPE PLANS FOR BIKE RACK DETAILS ON SHEET L4.01.
15. ADA ACCESSIBLE RAMP, 1:12 MAX SLOPE, 2% MAX CROSS SLOPE
16. NO PARKING SIGN PER MUTCD R8-31.
17. SITE FENCING. SEE LANDSCAPE PLANS FOR DETAILS.

ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

OFFSTREET PARKING

OFFSTREET PARKING PROVIDED: 16
PARKING IN DRIVEWAYS: 12
TOTAL PROVIDED: 28

DEDICATED RIGHT OF WAY = 5,749 S.F.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
NO. 7754742-2202
ROBERT J. POIRIER
07-06-21
STATE OF UTAH

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

Blue Stakes of UTAH 811 Bluestakes.org

LOTUS VASEO

225 S 600 E
LEHI, UT 84043

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	20400
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	JULY 6, 2021

HORIZONTAL CONTROL PLAN

C1.01

S:\2020Files\20400\Civil\Prod Dwg\20400--P.N.dwg CodyW Jul 06, 2021 - 3:49pm

REFERENCE NOTES

1. METAL EDGING
   SEE DETAIL I/L5.01
2. 3:1 TOPSOIL BERM

0 20 40 60 FT

NORTH

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

STATE OF UTAH
SCOTT A. SCHOONOVER
349757
07/06/2021
LICENSED LANDSCAPE ARCHITECT

PINE SPRINGS TOWNHOMES

200 SOUTH 600 EAST
LEHI, UT

REVISIONS

REV	DATE	DESCRIPTION
A	7-5-2021	CITY REVIEW COMMENTS

PROJECT NO: 20400
DRAWN BY: TG
CHECKED BY: SS
DATE: JUNE 2021
PROPERTY NO:

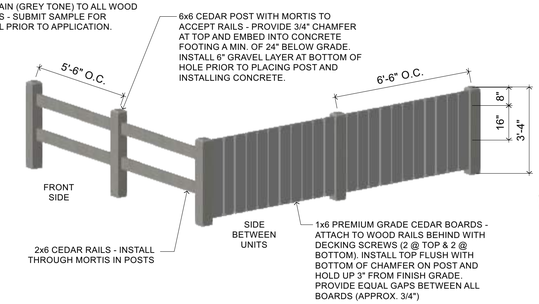
LANDSCAPE PLANTING PLAN - OVERALL

L2.01

NOTES:

1. ALL POSTS TO BE SET PLUMB AND AT THE SAME ELEVATIONS. RAILS TO BE SET LEVEL & SQUARE WITH POSTS.

2. APPLY 2 COTAS OF A PREMIUM GRADE WOOD STAIN (GREY TONE) TO ALL WOOD SURFACES - SUBMIT SAMPLE FOR APPROVAL PRIOR TO APPLICATION.



B TYPICAL FENCING PLAN
Scale: 3/8" = 1'-0"

REFERENCE NOTES

1. PRE-CAST PAVERS, 18" X 48"
2. METAL EDGING, SEE DETAIL I/L5.01
3. CRUSHED ROCK SEE HARDSCAPE LEGEND ON L1.01
4. GROUNDCOVER SEE PLANT SCHEDULE ON L1.01
5. WOOD POST & RAIL FENCE, SEE DETAIL B/L2.02
6. LAWN PANEL

A L2.02 ENLARGED LANDSCAPE PLAN - TOWNHOME FRONT ENTRANCES
Scale: 1/8" = 1'-0"

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

0 8 16 24 FT

NORTH

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

STATE OF UTAH
SCOTT A. SCHOONOVER
349757
07/06/2021
LICENSED LANDSCAPE ARCHITECT

PINE SPRINGS TOWNHOMES
200 SOUTH 600 EAST
LEHI, UT

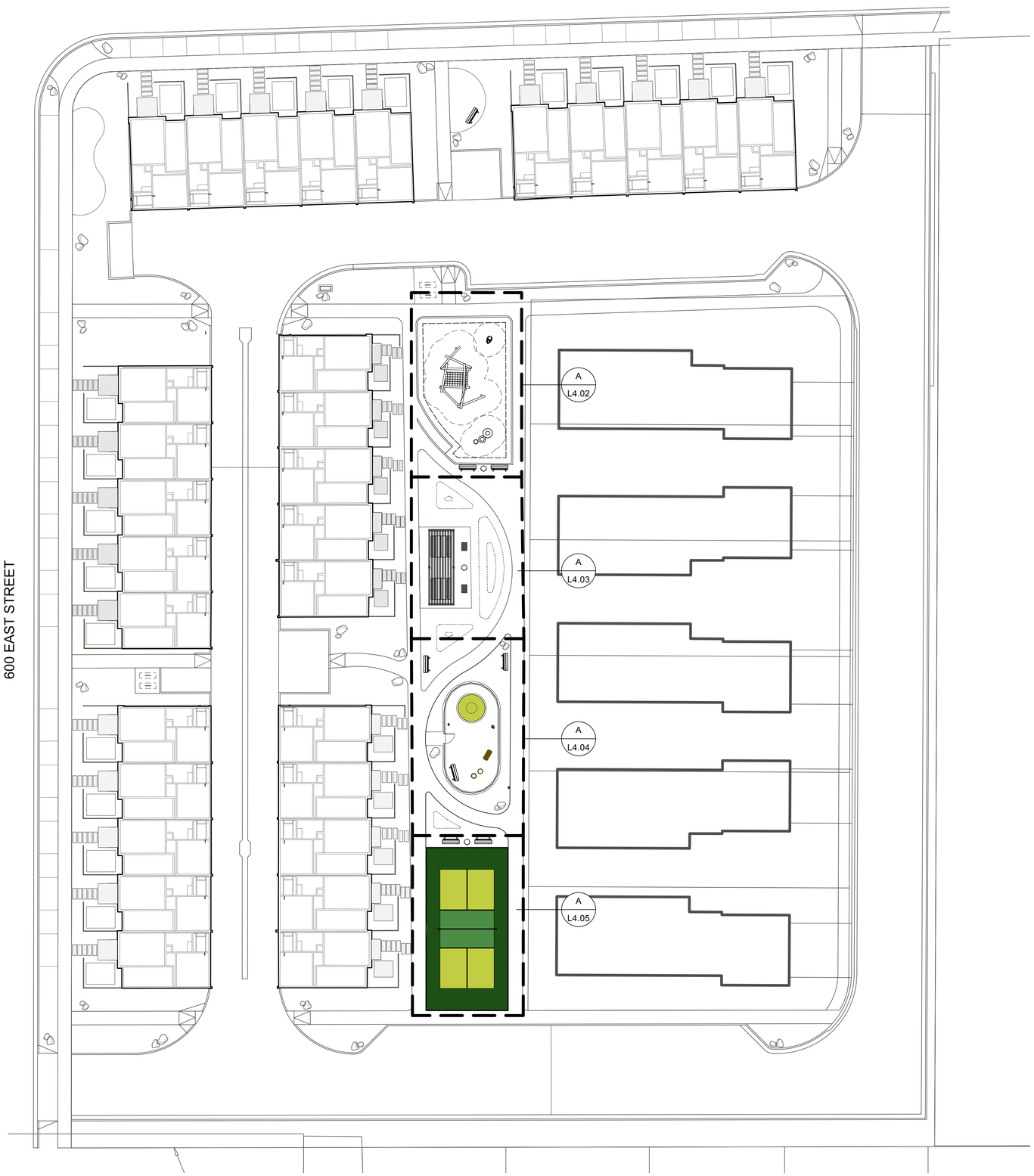
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 20400
DRAWN BY:
CHECKED BY:
DATE: JUNE 2021
PROPERTY NO:

LANDSCAPE PLANTING PLAN - TOWNHOMES

L2.02



SITE AMENITY SCHEDULE

SYMBOL	DESCRIPTION	QTY.	COLOR	SIZE	COMMENTS	DETAIL
	PICKLE BALL COURT	1		20' W X 44' L		
	LANDSCAPE FORMS "GLIDE" BENCH W/ OUT ARMS	8	LEAF GREEN	75" W X 27" D 31.25" H	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	A/L4.05
	PLAYWORLD "SALEM" TIMBER STACKS	1	NATURAL WOOD	23'2" L X 16'11" W X 12' H	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	
	DOG-ON-IT PARKS FIRE HYDRANT	1	RED	19" W X 32" H		E/L4.04
	DOG-ON-IT PARKS "NATURE DOG BIG STUMP JUMP"	1	HANDPAINTED, WOOD-LOOK	24" DIAM. X 24" H		
	DOG-ON-IT PARKS "NATURE DOG LITTLE STUMP JUMP"	1	HANDPAINTED, WOOD-LOOK	24" DIAM. X 16" H		
	DOG-ON-IT PARKS "NATURE DOG DOG THROUGH THE LOG"	1	HANDPAINTED, WOOD-LOOK	46" L X 22" W X 30" H		
	DOG-ON-IT PARKS "COMPLETE DOG WASTE STATION" SINGLE PULL	2	BLACK	11 GAL. WASTE CONTAINER, 10" D X 18" W X 73" H		F/L4.04
	PLAYWORLD "MUSHROOM PATH STEPPERS" CLIMBERS	1		3'5" DIAM, 2'6" DIAM.M 1'7" DIAM.	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	
	PLAYWORLD "BUNNY CLIMBER"	1		3' L X 34" W X 30" H	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	
	LANDSCAPE FORMS "AUSTIN" LITTER RECEPTACLE - SIDE OPENING	3	STORMCLOUD (POWDERCOATED METAL)	24" DIAM. X 42" H	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	
	LANDSCAPE FORMS "RING BIKE RACK"	4	STORMCLOUD (POWDERCOATED METAL)	1.5" D X 25" W X 27" H	MUST BE EMBEDDED	
	LANDSCAPE FORMS "HARVEST" DINING TABLE W/ BENCHES	2	LEAF GREEN	TABLE: 94.75" W X 47.75" D X 30.25" H, BENCHES: 94" W X 21" D X 18.75" H	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	C/L4.05
	FOREVER REDWOOD "SILVERADO MODERN" PERGOLA	1	DOUGLAS FIR WOOD	28' L X 9' W, 8" X 8" POSTS, 6" RAFTER SPACING, 9' POST HEIGHT	EMBEDDED AS PER MANUFACTURER'S SPECIFICATIONS	B/L4.05
	NATIONAL OUTDOOR FURNITURE INC. STANDARD PARK GRILL	2	BLACK	BOX: 20 3/8" L X 15" D X 10 1/8" H, 40" H POST	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	

0 20 40 60 FT

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NORTH

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

STATE OF UTAH
SCOTT A. SCHOONOVER
349757
07/06/2021
LICENSED LANDSCAPE ARCHITECT

PINE SPRINGS TOWNHOMES
200 SOUTH 600 EAST
LEHI, UT

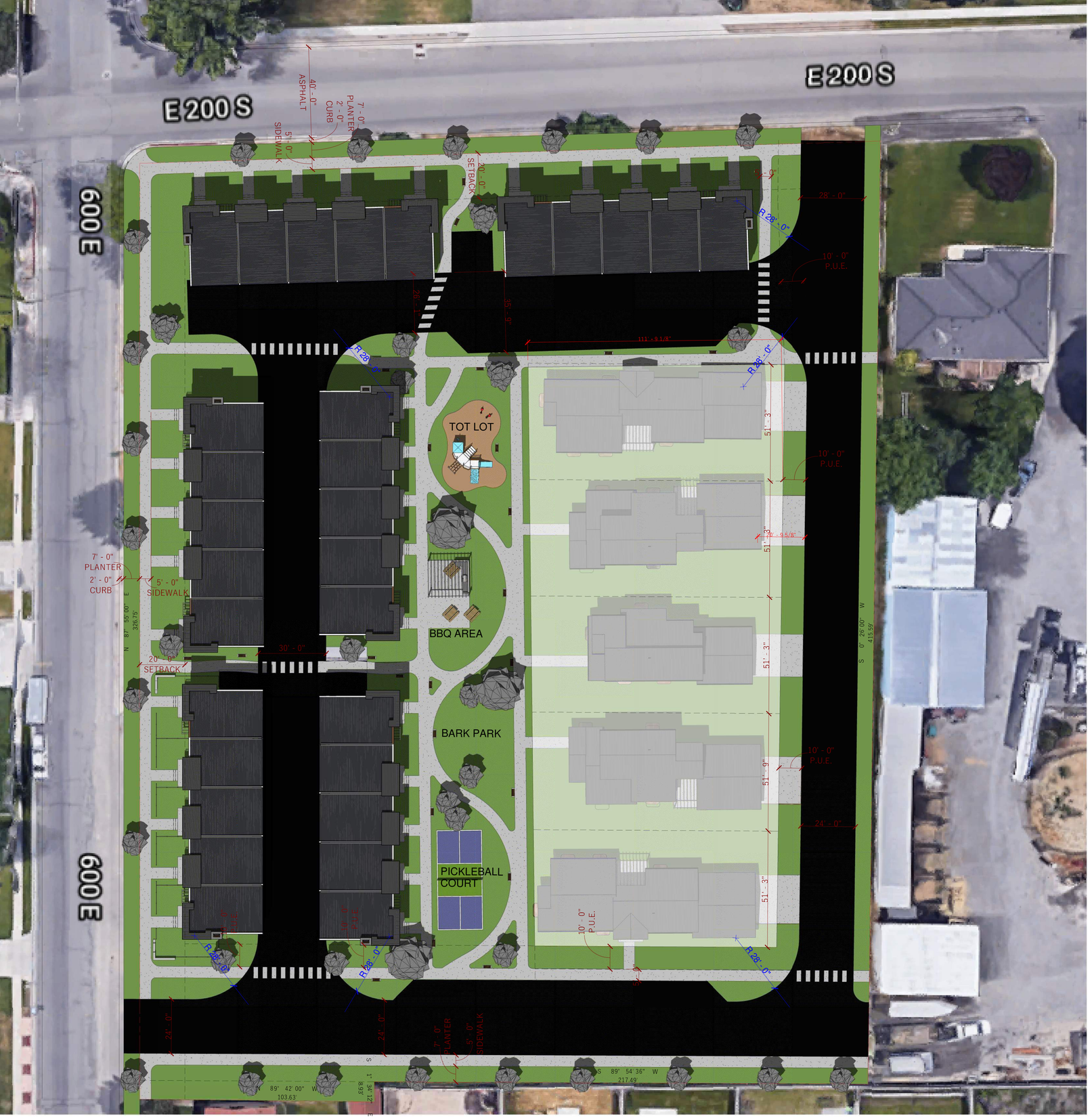
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 20400
DRAWN BY: TG
CHECKED BY: SS
DATE: JUNE 2021
PROPERTY NO:

SITE AMENITIES PLAN - OVERALL

L4.01



PROJECT BREAKDOWN:

ADDRESS	225 S. 600 E. LEHI, UTAH 84043
LOT SIZE	3.0823 ACRES
UNIT COUNT	
TOWNHOUSES -	30 UNITS
SINGLE-FAMILY -	5 UNITS
TOTAL UNITS -	35
UNIT DENSITY	12 UNITS/ACRE
PARKING	70 GARAGE STALLS - 2 STALLS PER UNIT 11 ON-STREET GUEST STALLS PROVIDED 81 TOTAL PARKING STALLS PROVIDED

PROPOSED SETBACKS

FRONT YARD SETBACK -	20 FT. (REQUESTED REDUCTION OF FRONT YARD SETBACK)
REAR YARD SETBACK -	30 FT.
SIDE YARD SETBACK -	48 FT.

AREA CALCULATIONS

OPEN SPACE -	48,971 SQ. FT. (37%)
SIDEWALKS/TRAILS -	11,103 SQ. FT.
ROADWAYS -	36,210 SQ. FT.
BUILDING FOOTPRINT -	39,658 SQ. FT. (29%)

DEVELOPMENT AMENITIES

- CHILDREN'S PLAYGROUND AREA/ TOT LOT
- *COMMUNITY BBQ AREA
- *DOG RUN/ BARK PARK
- *PICKLEBALL COURT
- *WALKING TRAILS WITH BENCHES
- *AMENITIES IN LIEU OF SECOND PLAYGROUND

N

LINETYPE LEGEND

- PROPERTY LINE
- SITE SETBACK/EASEMENT LINES
- BUILDING FOOTPRINT

1 SITE PLAN
3/64" = 1'-0"

PROJECT # 20-015

ISSUE DATE JULY 10, 2020

PROJECT ADDRESS
200 S 600 E
LEHI, UTAH 84043

SHEET NAME SITE PLAN

SHEET # A0.1

STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP

1 5-PLEX EAST ELEVATION
1/4" = 1'-0"

3 5-PLEX NORTH ELEVATION
1/4" = 1'-0"

5-PLEX FRONT (EAST) ELEVATION - TYP

SIDING	1435	SQ. FT.	39.8 %
BRICK	394	SQ. FT.	34.3 %
STUCCO	749	SQ. FT.	11.9 %
TRANSPARENCY	1023	SQ. FT.	28.2 %
TOTAL	3601	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	1829	SQ. FT.	70.9%
TOTAL MATERIALS (EXCLUDING WINDOWS)	2578	SQ. FT.	

5-PLEX SIDE (NORTH) ELEVATION - TYP

SIDING	550	SQ. FT.	51.7 %
BRICK	275	SQ. FT.	25.9 %
STUCCO	137	SQ. FT.	12.9 %
TRANSPARENCY	101	SQ. FT.	9.5 %
TOTAL	1063	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	825	SQ. FT.	85.8 %
TOTAL MATERIALS (EXCLUDING WINDOWS)	962	SQ. FT.	

KEYED NOTES

MATERIAL FINISHES

- BRICK
- STUCCO - WHITE
- STUCCO - GREY
- SIDING - WOOD
- SIDING - WHITE
- SIDING - GREY

PROJECT # 20-015

ISSUE DATE JULY 10, 2020

PROJECT ADDRESS
200 S 600 E
LEHI, UTAH 84043

SHEET NAME 5-PLEX NORTH & EAST ELEVATIONS

SHEET # A2.1

STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP
WWW.HIVEDESIGNGROUP.COM + (406) 548-4792 + 7598 MAIN STREET, MIDVALE, UT 84047

1 5-PLEX WEST ELEVATION
1/4" = 1'-0"

2 5-PLEX SOUTH ELEVATION
1/4" = 1'-0"

5-PLEX REAR (WEST) ELEVATION - TYP

SIDING	2066	SQ. FT.	60.0 %
STUCCO	336	SQ. FT.	9.8 %
TRANSPARENCY	1037	SQ. FT.	30.2 %
TOTAL	3439	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	2066	SQ. FT.	86.0 %
TOTAL MATERIALS (EXCLUDING WINDOWS)	2402	SQ. FT.	

5-PLEX SIDE (NORTH) ELEVATION - TYP

SIDING	824	SQ. FT.	78.1 %
STUCCO	149	SQ. FT.	14.1 %
TRANSPARENCY	82	SQ. FT.	7.8 %
TOTAL	1055	SQ. FT.	
TOTAL HARDI SURFACE (EXCLUDING WINDOWS)	824	SQ. FT.	84.7 %
TOTAL MATERIALS (EXCLUDING WINDOWS)	973	SQ. FT.	

KEYED NOTES

MATERIAL FINISHES

- BRICK
- STUCCO - WHITE
- STUCCO - GREY
- SIDING - WOOD
- SIDING - WHITE
- SIDING - GREY

PROJECT # 20-015

ISSUE DATE JULY 10, 2020

PROJECT ADDRESS
200 S 600 E
LEHI, UTAH 84043

SHEET NAME 5-PLEX SOUTH & WEST ELEVATIONS

SHEET # A2.2

STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP

HIVE DESIGN GROUP | 7598 MAIN STREET, MIDVALE, UT 84047 | (406) 548-4792 | WWW.HIVEDESIGNGROUP.COM

1 TYPE 1 -NORTH ELEVATION
1/4" = 1'-0"

3 TYPE 1 - SOUTH ELEVATION
1/4" = 1'-0"

4 TYPE 1 - WEST ELEVATION
1/4" = 1'-0"

2 TYPE 1 - EAST ELEVATION
1/4" = 1'-0"

KEYED NOTES

MATERIAL FINISHES

- BRICK
- STUCCO - WHITE
- STUCCO - GREY
- SIDING - WOOD
- SIDING - WHITE
- SIDING - GREY

TYPE 1 ELEVATIONS	GARAGE SIDE (EAST)			SIDE (NORTH)		
SIDING	348	SQ. FT.	75.7 %	963	SQ. FT.	84.5 %
STUCCO	0	SQ. FT.	0 %	43	SQ. FT.	3.8 %
TRANSPARENCY	112	SQ. FT.	24.3 %	133	SQ. FT.	11.7 %
TOTAL	460	SQ. FT.		1139	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	348	SQ. FT.	100%	963	SQ. FT.	95.7%
TOTAL MATERIALS (EXCLUDING WINDOWS)	348	SQ. FT.		1006	SQ. FT.	

TYPE 1 ELEVATIONS	REAR SIDE (WEST)			SIDE (SOUTH)		
SIDING	241	SQ. FT.	53.6 %	757	SQ. FT.	63.9 %
STUCCO	164	SQ. FT.	36.4 %	258	SQ. FT.	21.7 %
TRANSPARENCY	45	SQ. FT.	10.0 %	171	SQ. FT.	14.4 %
TOTA	450	SQ. FT.		1186	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	241	SQ. FT.	59.5%	757	SQ. FT.	74.6%
TOTAL MATERIALS (EXCLUDING WINDOWS)	405	SQ. FT.		1015	SQ. FT.	

PROJECT #: 20-015

ISSUE DATE: JULY 10, 2020

PROJECT ADDRESS: 200 S 600 E LEHI, UTAH 84043

SHEET NAME: TYPE 1 - SINGLE FAMILY ELEVATIONS

SHEET #: 0.03.1

STAMP

REVISIONS

CONSULTANT: HIVE DESIGN GROUP

WWW.HIVEDESIGNGROUP.COM + (406) 548-4792 + 7598 MAIN STREET, MIDVALE, UT 84047 +

4 TYPE 2 -NORTH ELEVATION
3/16" = 1'-0"

TYPE 2 ELEVATIONS	GARAGE SIDE (EAST)			SIDE (NORTH)		
SIDING	588	SQ. FT.	81.4 %	1255	SQ. FT.	85.5 %
STUCCO	0	SQ. FT.	0 %	70	SQ. FT.	4.8 %
TRANSPARENCY	134	SQ. FT.	18.6 %	143	SQ. FT.	9.7 %
TOTAL	722	SQ. FT.		1468	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	588	SQ. FT.	100%	1255	SQ. FT.	94.7%
TOTAL MATERIALS (EXCLUDING WINDOWS)	588	SQ. FT.		1325	SQ. FT.	

TYPE 2 ELEVATIONS	REAR SIDE (WEST)			SIDE (SOUTH)		
SIDING	452	SQ. FT.	65.6 %	1109	SQ. FT.	80.3 %
STUCCO	160	SQ. FT.	23.2 %	141	SQ. FT.	10.2 %
TRANSPARENCY	77	SQ. FT.	11.2 %	131	SQ. FT.	9.5 %
TOTAL	689	SQ. FT.		1381	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	452	SQ. FT.	73.9%	1109	SQ. FT.	88.7%
TOTAL MATERIALS (EXCLUDING WINDOWS)	612	SQ. FT.		1250	SQ. FT.	

3 TYPE 2 - SOUTH ELEVATION
3/16" = 1'-0"

1 TYPE 2 - EAST ELEVATION
3/16" = 1'-0"

2 TYPE 2 - WEST ELEVATION
3/16" = 1'-0"

MATERIAL FINISHES

- BRICK
- STUCCO - WHITE
- STUCCO - GREY
- SIDING - WOOD
- SIDING - WHITE
- SIDING - GREY

PROJECT #: 20-015

ISSUE DATE: JULY 10, 2020

PROJECT ADDRESS: 200 S 600 E LEHI, UTAH 84043

SHEET NAME: TYPE 2 - SINGLE FAMILY ELEVATIONS

SHEET #: 0.03.2

STAMP

REVISIONS

CONSULTANT

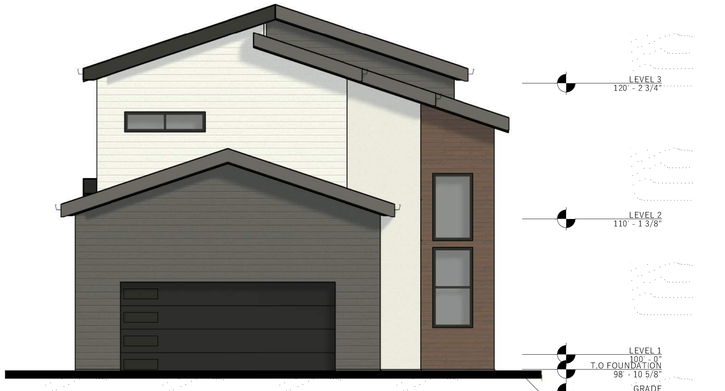
HIVE DESIGN GROUP
7598 MAIN STREET, MIDVALE, UT 84047
(406) 548-4792
WWW.HIVEDESIGNGROUP.COM

4 TYPE 3 -NORTH ELEVATION
3/16" = 1'-0"

TYPE 3 ELEVATIONS	GARAGE SIDE (EAST)			SIDE (NORTH)		
SIDING	463	SQ. FT.	69.2 %	865	SQ. FT.	72.5 %
STUCCO	59	SQ. FT.	8.8 %	208	SQ. FT.	17.5 %
TRANSPARENCY	152	SQ. FT.	22.7 %	120	SQ. FT.	10.0 %
TOTAL	669	SQ. FT.		1193	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	463	SQ. FT.	89.5%	865	SQ. FT.	80.6%
TOTAL MATERIALS (EXCLUDING WINDOWS)	517	SQ. FT.		1073	SQ. FT.	

TYPE 3 ELEVATIONS	REAR SIDE (WEST)			SIDE (SOUTH)		
SIDING	526	SQ. FT.	80.3 %	1103	SQ. FT.	89.6 %
STUCCO	0	SQ. FT.	0 %	0	SQ. FT.	0 %
TRANSPARENCY	129	SQ. FT.	19.7 %	128	SQ. FT.	10.4 %
TOTAL	655	SQ. FT.		1231	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	526	SQ. FT.	100%	1103	SQ. FT.	100%
TOTAL MATERIALS (EXCLUDING WINDOWS)	526	SQ. FT.		1103	SQ. FT.	

3 TYPE 3 - SOUTH ELEVATION
3/16" = 1'-0"



1 TYPE 3 - EAST ELEVATION
3/16" = 1'-0"

2 TYPE 3 - WEST ELEVATION
3/16" = 1'-0"

MATERIAL FINISHES

- BRICK
- STUCCO - WHITE
- STUCCO - GREY
- SIDING - WOOD
- SIDING - WHITE
- SIDING - GREY

PROJECT #: 20-015

ISSUE DATE: JULY 10, 2020

PROJECT ADDRESS: 200 S 600 E LEHI, UTAH 84043

SHEET NAME: TYPE 3 - SINGLE FAMILY ELEVATIONS

SHEET #: 0.03.3

STAMP

REVISIONS

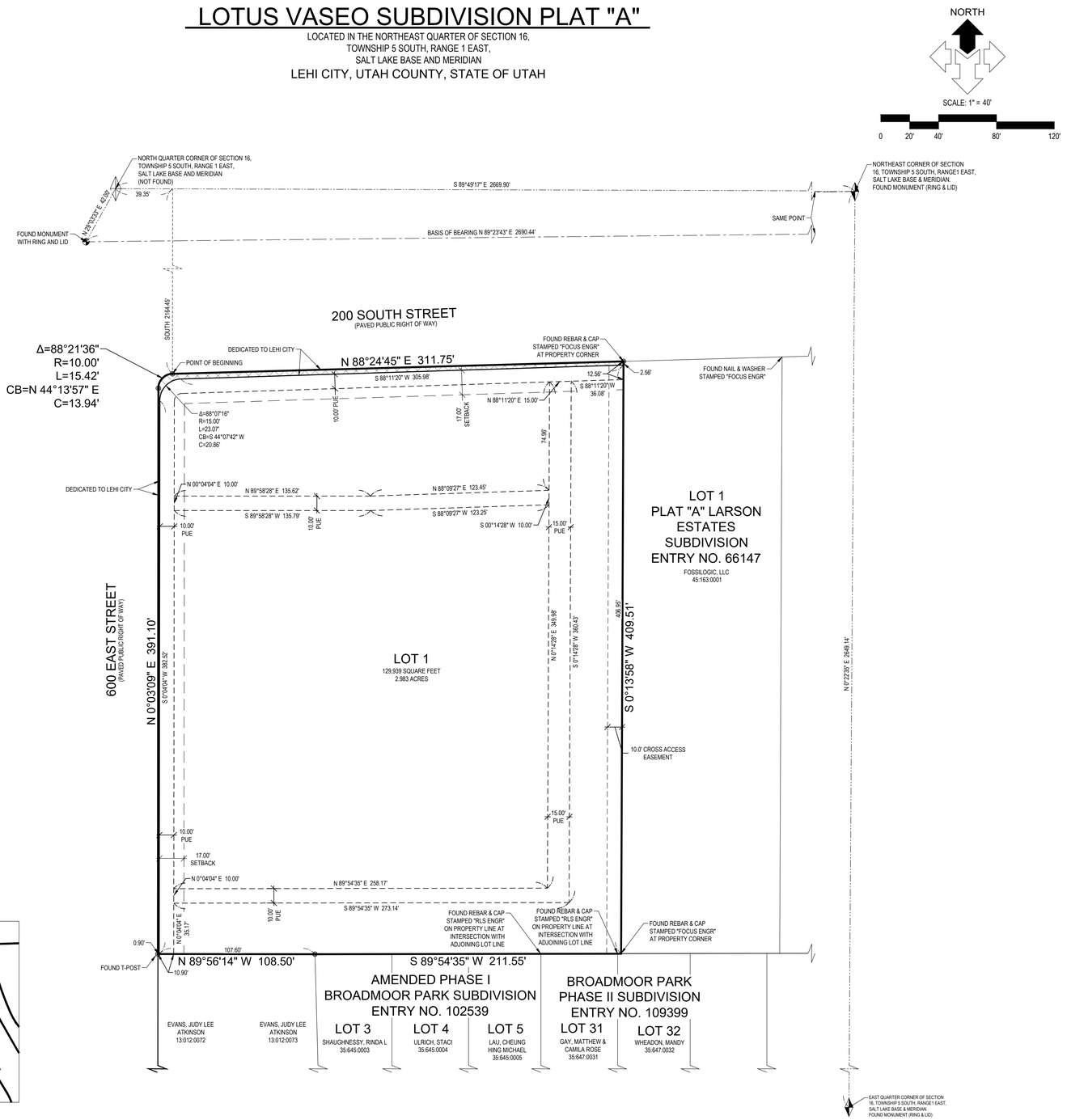
CONSULTANT

HIVE DESIGN GROUP

WWW.HIVEDESIGNGROUP.COM + (406) 548-4792 + 7598 MAIN STREET, MIDVALE, UT 84047

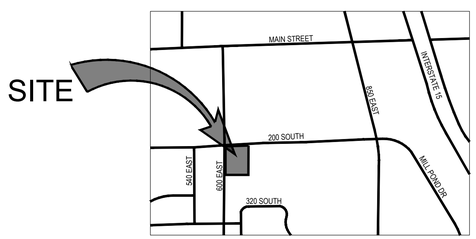
LOTUS VASEO SUBDIVISION PLAT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, STATE OF UTAH



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- ADJOINING LOT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- AREA DEDICATED TO LEHI CITY FOR ROADWAY



VICINITY MAP
SCALE: N.T.S.

GENERAL NOTES:
1. THE SUBDIVISION IS SUBJECT TO HIGH GROUND WATER

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SURVEYOR'S CERTIFICATE

I, DAVID B DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE SUBDIVIDED SAID TRACTS OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON, THAT THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THE SUBDIVISION PLAT, AND THAT THIS SUBDIVISION PLAT IS TRUE AND CORRECT.

SUBDIVISION DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 200 SOUTH STREET, SAID POINT BEING SOUTH 89°49'17" EAST 39.35 FEET AND SOUTH 2164.45 FEET FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 200 SOUTH STREET NORTH 88°24'45" EAST 311.75 FEET TO A POINT ON THE NORTHWEST CORNER OF PLAT "A" LARSON ESTATES SUBDIVISION; THENCE SOUTH 00°13'58" WEST ALONG SAID WEST LINE OF PLAT "A" LARSON ESTATES SUBDIVISION 409.51 FEET TO A POINT ON THE NORTH LINE OF BROADMOOR PARK PHASE II SUBDIVISION; THENCE SOUTH 89°54'35" WEST ALONG SAID NORTH LINE OF PLAT "A" LARSON ESTATES SUBDIVISION AND THE NORTH LINE OF AMENDED PHASE 1 BROADMOOR PARK SUBDIVISION 211.55 FEET; THENCE NORTH 89°56'14" WEST CONTINUING ALONG SAID NORTH LINE OF AMENDED PHASE 1 BROADMOOR PARK SUBDIVISION 108.50 FEET TO A POINT ON THE EAST LINE OF 600 EAST STREET; THENCE NORTH 00°03'09" EAST ALONG SAID EAST LINE OF 600 EAST STREET 391.10 FEET TO A POINT ON A 10.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE 15.42 FEET THROUGH A CENTRAL ANGLE OF 88°21'36" (NORTH 44°13'57" EAST 13.94 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 129,939 SQUARE FEET OR 2.983 ACRES (1 LOT)

DRAFT

David B Draper

DAVID B. DRAPER (SEE SEAL BELOW)
LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC ARES AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

SUNDBORN, LLC

_____
BY: JAMES G. SEABERG
ITS: MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

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

_____
NUMBER

_____ _____ _____
NOTARY PUBLIC (SIGNATURE) PRINTED NAME MY COMMISSION EXPIRES

PLANNING COMMISSION APPROVAL

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

_____ _____
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVED THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATE HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENT AND OTHER PARCEL OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20_____

MAYOR: _____

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

LOTUS VASEO SUBDIVISION PLAT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET SHEET 1 OF 1

TABULATIONS

NUMBER OF LOTS:	ONE (1)
AREA OF SUBDIVISION:	331,722 SQ. FT. OR 7.615 AC.
LOT REQUIREMENT:	N/A
OPEN SPACE AREA:	N/A
UNITS PER ACRE:	N/A

DEVELOPER INFORMATION

DEVELOPER
ADDRESS
CITY, STATE, ZIP
PHONE NUMBER

SURVEYOR'S SEAL

CITY-COUNTY ENGINEER SEAL

CLERK RECORDER SEAL

CLERK RECORDER SEAL

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-53, a Resolution of Intent for the Salomon Addition Annexation, 1.05-acres located at 736 South 300 West with R-1-22 zoning.

Suggested Action:

Attachments:

CC Staff Report - Resolution of Intent Salomon Addition Annexation 09.28.21.docx

Salomon Addition to Lehi annexation DRC 09.08.21.docx

Res 2021-53.docx

Salomon Aerial.pdf

Salomon General Plan.pdf

Salomon Zoning.pdf

Salomon Addition to Lehi Annexation 09.08.21.pdf

SALOMON ADDITION TO LEHI ANNEXATION

CITY COUNCIL REPORT

Applicant	Oscar Salomon		
Meeting Date	September 28, 2021		
Requested Action/Purpose	Acceptance of a resolution of intent to annex		
Location	736 South 300 West		
Requested Zoning	R-1-22		
General Plan Land Use Designation	VLDRA		
Acreage	1.05 acres		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	R-1-22	Lehi Ranches Plat A
	East	A-1	Single family residential
	West	R-1-22	Lehi Ranches Plat A
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

REPORT ANALYSIS

The applicant requests acceptance of the resolution of intent to annex. Acceptance of the resolution comes before the annexation goes to Planning Commission for a public hearing and review of the proposed R1-22 zoning. Following Planning Commission, the City Council will vote to approve the annexation.

The DRC reviewed the proposed annexation at 736 South 300 West and had the following comments:

1. Existing utilities in 700 South 20" PI, 12" culinary, 15" sewer, 15" storm drain.
2. Show proposed R-1-22 zoning on plat. This is consistent with the VLDRA designation on the General Plan.
3. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
4. As a condition of recording the annexation and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is .79 acre feet per acre and irrigation water is 2.11 acre feet per acre.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to accept or deny the resolution of intent to annex. Any motion should include findings. Possible findings include:

1. The proposed application does/does not conform to the goals and policies of the General Plan.
2. Other findings as determined by the public hearing.

Salomon Addition Annexation
DRC Redline Comments

*Oscar Salomon - requests review of the **Salomon Addition** Annexation, 1.05-acres located at 736 South 300 West with R-1-22 zoning.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: None
Date of Plans Reviewed: **8/30/21**
Time Start: 2:00 pm
Time End: 2:05 pm

DRC REPORT:

1. **Critical Issues:**
   None

2. **Location of existing and proposed City facilities**
   -Existing utilities in 700 South 20" PI, 12" culinary, 15" sewer, 15" storm drain.

3. **Zoning required or recommended**
   Show proposed R-1-22 zoning on plat. This is consistent with the VLDRA designation on the General Plan.

4. **Distances to schools/parks/shopping**
   -Snow Springs Elementary- 0.44 miles
   -Willow Creek Middle- 0.79 miles
   -Lehi High- 2.8 miles
   -Lehi Sports Park- 0.07 miles

5. **Transportation**
   -700 South & 2300 West
   -Pioneer Crossing

DRC GENERAL COMMENTS:
1. Show proposed R-1-22 zoning on plat
2. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
3. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
4. As a condition of recording the annexation and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is .79 acre feet per acre and irrigation water is 2.11 acre feet per acre.
5. Annexation: Will require a RMP customer purchase & asset transfer.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON SEPTEMBER 28TH AFTER WE RECEIVE ENVELOPES

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

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.

RESOLUTION NO: 2021-53

RESOLUTION OF INTENT OF LEHI CITY COUNCIL TO ANNEX REAL PROPERTY ("SALOMON ADDITION TO LEHI" ANNEXATION)

WHEREAS, the Lehi City Council has determined that a certain parcel of real property described on Attachment "A" constitutes a portion of an unincorporated island which is contiguous to Lehi City Corporation and should be annexed to Lehi City Corporation; and

WHEREAS, the area to be annexed consists of one or more unincorporated islands or unincorporated peninsulas contiguous to the municipality, each of which has fewer than 800 residents; and

WHEREAS, Lehi City Corporation has provided one or more municipal-type services to the area for at least one year; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to annex the parcel of real property owned by Oscar & Alejandra Salomon, consisting of about 1.05 acres and further described by Attachment "A".

2. Staff is directed to publish notice of this proposed annexation in a newspaper of general circulation within Lehi City, once a week for three successive weeks. Said notice shall comply with the requirements of Section 10-2-418(2)(b) of the Utah Code.

3. This Resolution shall be effective upon the date of its adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 28th day of September, 2021.

ATTEST:

_____ _____

MARK JOHNSON, Mayor TEISHA WILSON, City Recorder

NOTICE OF INTENT TO ANNEX REAL PROPERTY

Notice is hereby given that Lehi City Corporation has adopted a resolution indicating its intent to annex real property owned by Oscar & Alejandra Salomon located at 736 South 300 West, Lehi, Utah, consisting of about 1.05 acres, and further described as follows:

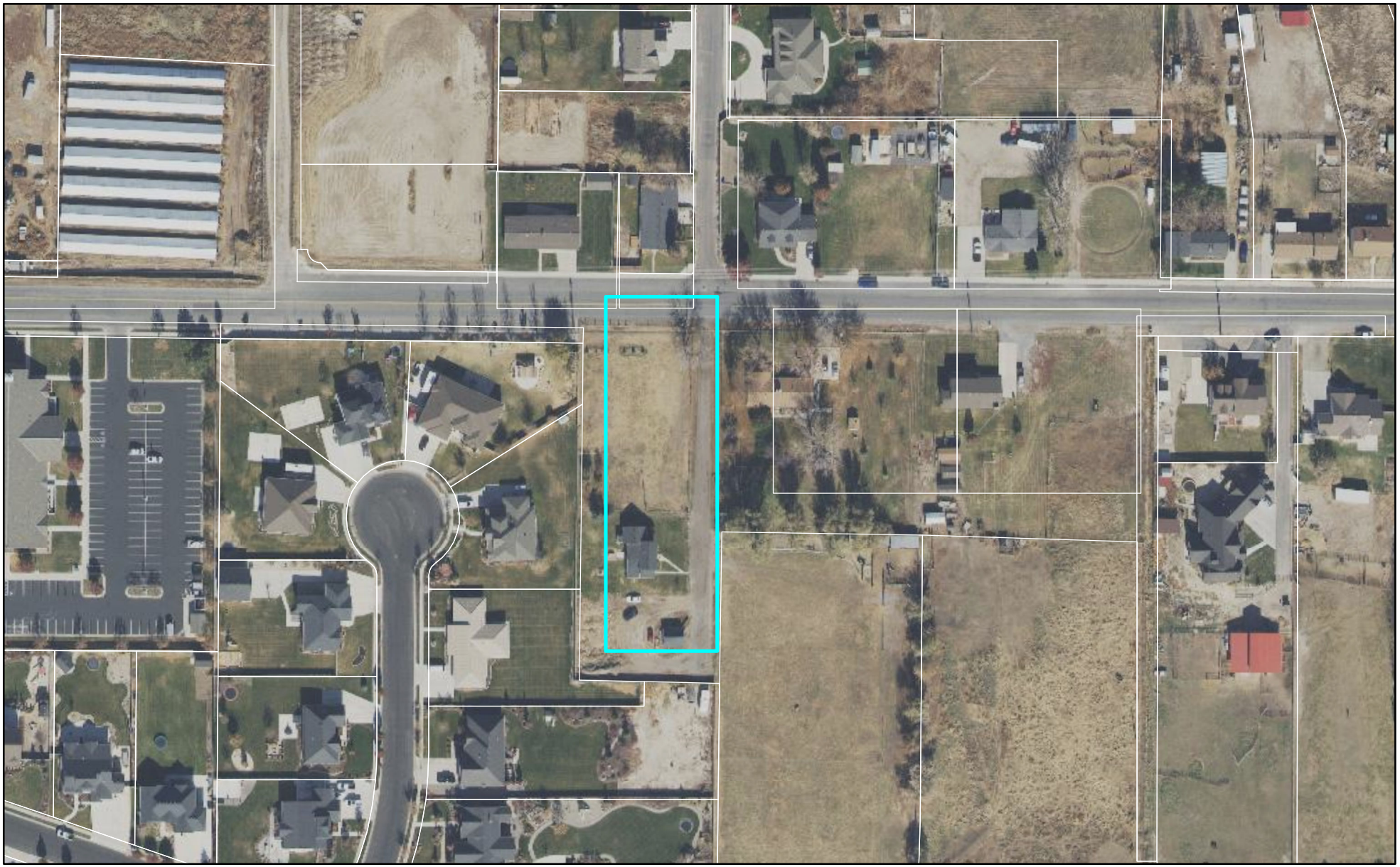
Legal Description: E 1/2 OF LOTS 4 & 5, BLK 7, GARDEN CITY LOTS. AREA 1.05 ACRES.

A public hearing has been scheduled before the Lehi City Council on the 28th day of September, 2021, at 7 p.m. for the purpose of receiving public comment.

The Lehi City Council will annex the above described parcel unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property located within the area proposed for annexation covering a majority of the total private land area within the entire area proposed for annexation and also is equal to at least ½ the value of all private real property within the entire area proposed for annexation.

Saloman Addition to Lehi Annexation

Aerial

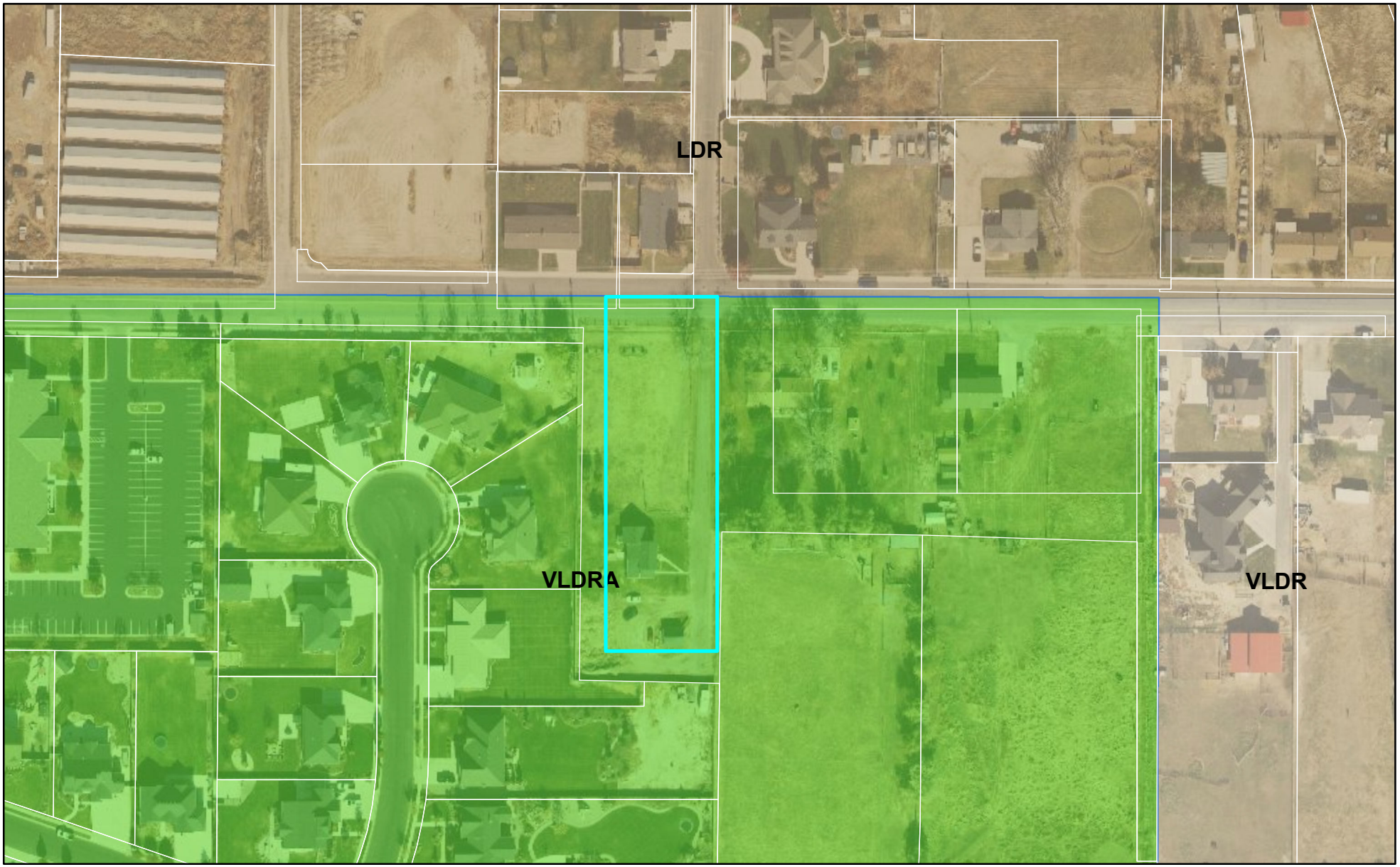


0 175 350 Feet

LEHI CITY

Saloman Addition to Lehi Annexation

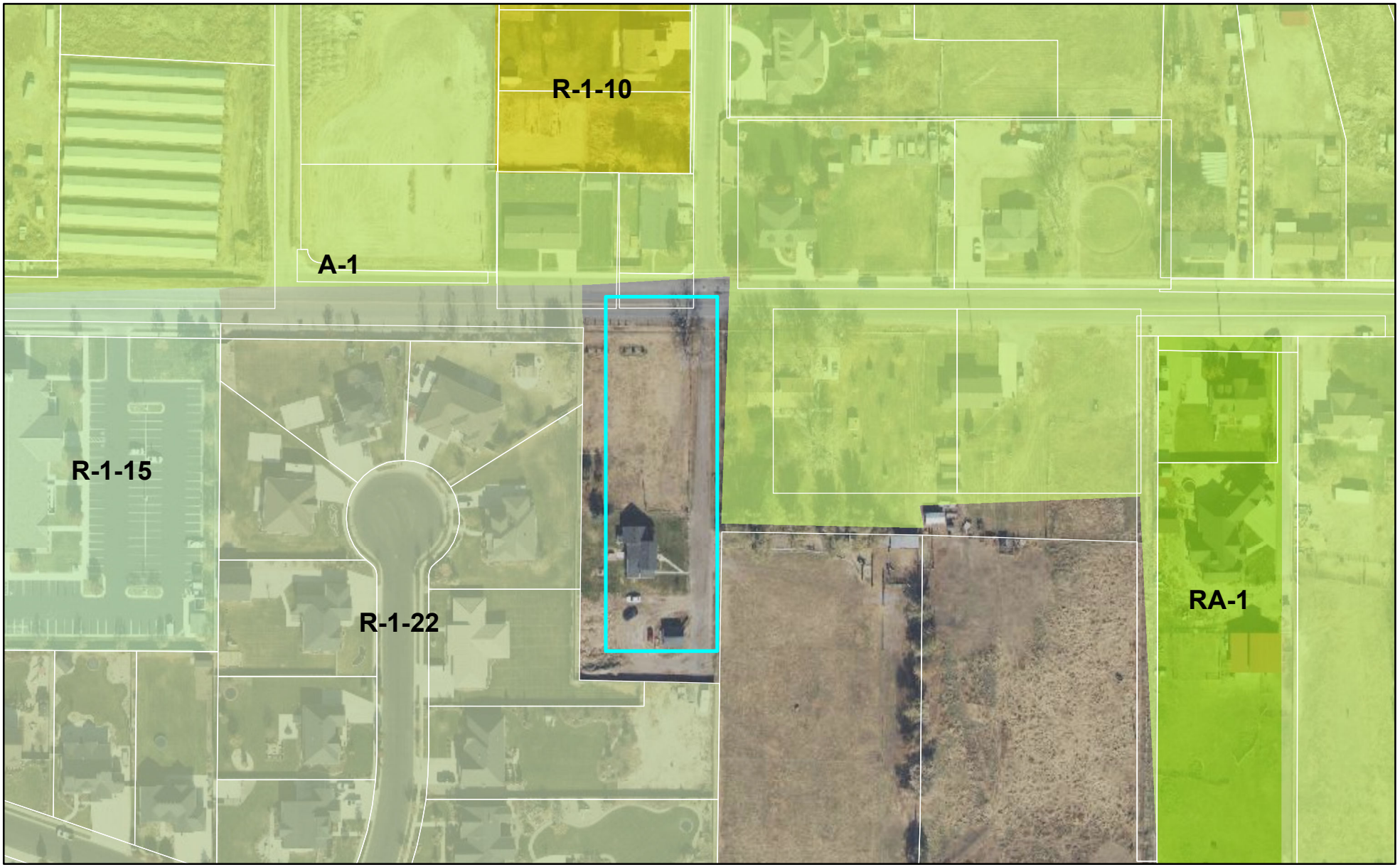
General Plan



LEHI CITY

Saloman Addition to Lehi Annexation

Zoning



0 175 350 Feet

LEHI CITY

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

APPLICATION FOR ANNEXATION BY RESOLUTION

(Chapter 27 - Lehi City Development Code)

For Office Use Only

Date Filed:_____ Planner: _____

Fee: $200 base fee per annexation + $20 per acre up to 50 acres and $5 per acre thereafter for each applying property owner based on the number of acres they represent in the annexation.

Name: Oscar F. Salomon Authorized Agent (if applicable):_____

Address: 736 S. 300 W. City: LEHI State: UTAH Zip: 84043

Phone#:_____ Cell#: 201-681-8748 Fax#:_____ Email: Salomon56@AOL.Com.

Name and Address of licensed land surveyor:_____

Name of Proposed Annexation:_____

General Location of Proposed Annexation: 736 S 300 W

What Percent of the Private Real Property within the Proposed Annexation is Represented by the Signatures of the Owners? 100%

What Percent of the Value of Private Real Property within the Annexation Plat is Represented by the Signatures of the Owners? 100%

Total Number of Acres Included in Annexation: 1.05 acres Total Number of Parcels Included in Annexation: 1

Zoning Requested: R-1-22

APPLICATION SUBMITTAL PROCEDURES

(1) ✓ The applicant shall contact a member of the Planning Staff before submitting plans electronically.

(2) _____ The applicant shall create an account and submit all required information electronically through the following link https://www.lehi-ut.gov/government/public-meetings/planning/applications/ (Agency Code Leh02), including:

(a) _____ the completed application, all other required information including a narrative;

(b) _____ a copy of the annexation plat containing all the information from the checklist outlined below.

(3) _____ **Staff will then review the submittal and send out an email with a link for the payment of fees.**

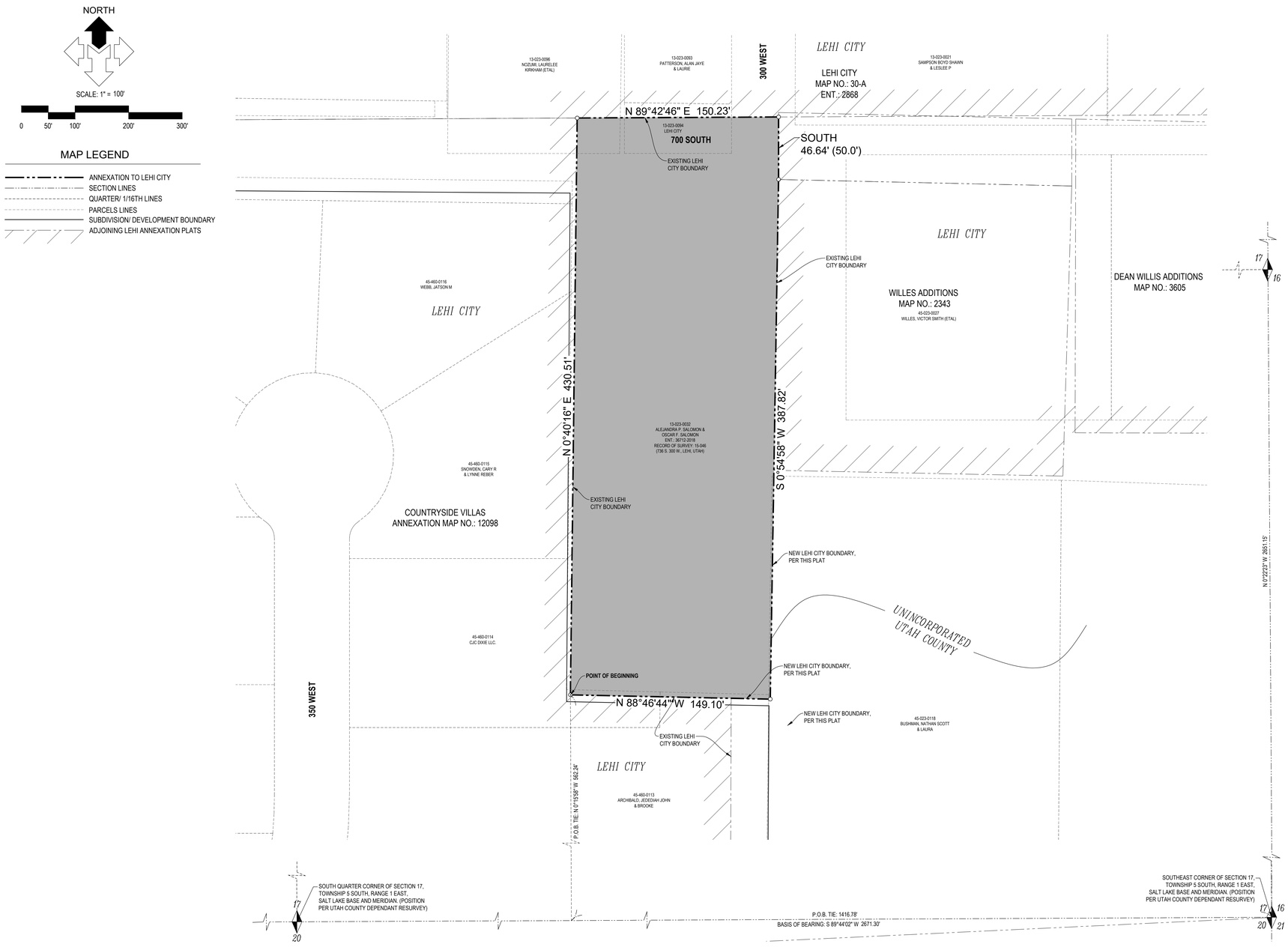
(4) _____ The applicant shall provide stamped, addressed #10 business envelopes for all property owners within 300 feet, including a mailing list.

The names and addresses for the most recently available Utah County tax assessment records can be found by using the following link https://maps.utahcounty.gov/PropertyNotification/PropertyNotification.htm. It shall be the sole responsibility of the applicant to verify that the mailing list and envelopes are complete and accurate.

The deadline for submittal for the meeting of the Reviewing Departments is 5:00 pm on Tuesday for review the following week on Wednesday. All fees need to be paid by noon on Wednesday (a week before the meeting). ***It is the applicant's responsibility to call and confirm their scheduled DRC time.***

SALOMAN ADDITION TO LEHI

A FINAL LOCAL ENTITY PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENCE NO. 613590, DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

DENNIS K. WITHERS, PLS
L.S. LICENSE NO. 6135190
(SEE SEAL BELOW)

ANNEXATION DESCRIPTIONS

A TRACT OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO ALEJANDRA P. SALOMON AND OSCAR F. SALOMON, RECORDED AS ENTRY NO.: 36712:2018, ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE TRACT HAVING BEEN RETRACED BY RECORD OF SURVEY FILE NO.: 15-046, ON FILE WITH THE UTAH COUNTY SURVEYOR'S OFFICE, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE EXISTING LEHI CITY BOUNDARY, PER COUNTRYSIDE VILLAS ANNEXATION PLAT, RECORDED AS MAP NO.: 12098, ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE; SAID ANGLE POINT BEING SOUTH 89°44'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, PER STATE PLANE COORDINATE AND DEPENDENT RESURVEY OF TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, PUBLISHED BY THE UTAH COUNTY SURVEYORS OFFICE, A DISTANCE OF 1416.78 FEET AND NORTH 0°15'58" WEST, PERPENDICULAR TO SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 662.24 FEET, FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20, & 21, PER SAID DEPENDENT RESURVEY; AND RUNNING THENCE NORTH 0°40' 16" EAST, ALONG SAID COUNTRYSIDE VILLAS ANNEXATION PLAT, A DISTANCE OF 430.51 FEET, TO TO THE EXISTING LEHI CITY BOUNDARY, PER LEHI CITY PLAT RECORDED AS MAP NO.: 30-A, ENTRY NO.: 2868; THENCE NORTH 89°42'46" EAST, ALONG SAID LEHI CITY PLAT A DISTANCE OF 150.23 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE WILLES ADDITIONS, MAP NO.: 2343; THENCE SOUTH 46.64 FEET (50.0' BY RECORD), TO THE SOUTH LINE OF 700 SOUTH STREET, AS SHOWN ON SAID WILLES ADDITIONS; THENCE SOUTH 0°55'00" WEST, CONTINUING ALONG AFORESAID WEST LINE OF WILLES ADDITIONS, AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 387.82 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE EASTERLY PROJECTION OF AN EAST-WEST LINE OF AFORESAID COUNTRYSIDE VILLAS ANNEXATION PLAT; THENCE NORTH 88°46'44" WEST, ALONG SAID EASTERLY PROJECTION AND THE SAID EAST-WEST LINE OF THE COUNTRYSIDE VILLAS ANNEXATION PLAT, A DISTANCE OF 149.10 FEET, TO THE POINT OF BEGINNING.

ACCEPTANCE CERTIFICATE

WE, THE DULY ELECTED COUNCIL OF LEHI CITY, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE ADN CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AND ORDIANCE PROVIDING FOR HTE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS PART OF LEHI CITY, TO BE KNOW HEREAFTER AS THE

SALOMAN ADDITION TO LEHI

DATED THIS _____ DAY OF _____, A.D. 20__

MAYOR

ATTEST: CITY RECORDER
(SEE SEAL BELOW)

UTAH COUNTY SURVEYOR

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

UTAH COUNTY SURVEYOR
GARY RATCLIFE, P.L.S.
(SEE SEAL BELOW)

DATE

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS MAP IS SOUTH 89°44'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, PER THE UTAH COUNTY STATE PLANE COORDINATE AND DEPENDANT RESURVEY, PUBLISHED BY THE UTAH COUNTY SURVEYOR'S OFFICE.
2. PARCEL LINES SHOWN HEREON ARE PER RECORD DATA ONLY. THIS MAP DOES NOT PURPORT TO BE A RETRACEMENT OF THE INDIVIDUAL PARCEL LINES. PARCEL LINES, NUMBERS, AND OWNERS INFORMATION ARE DEPICTED HEREON FOR REFERENCE PURPOSES ONLY.
3. THE BOUNDS OF THE PROPOSED ANNEXATION TRACT ARE SUBJECT TO VARIATIONS IN LOCATION PENDING PHYSICAL OBSERVATIONS OF THE CONTROLLING MONUMENTS. THIS MAP DOES NOT PURPORT TO BE A RETRACEMENT OF SECTION LINES, ADJOINING SUBDIVISION LINES, OR DEED LINES WITHIN THE PARCEL BEING ANNEXED INTO LEHI CITY.

SALOMAN ADDITION TO LEHI

A FINAL LOCAL ENTITY PLAT
LOCATED IN SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
UTAH COUNTY, UTAH

COUNTY SURVEYOR'S CERTIFICATE

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

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

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

SHEET 1 OF 1

S:\2021Files\21665\Survey\Prod Dwg\21665 FLEP1.dwg Kent Aug 30, 2021 - 3:24pm

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #52-2021, approving a Zone change for the Bushman Property, 7.16-acres located at 1610 West 700 South changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential).

Suggested Action:

Attachments:

CC Staff Report Bushman Property Zone Change 09.28.21.docx

Bushman Property Zone Change DRC 08.18.21.docx

Ord 52-2021.docx

Bushman Property aerial map.pdf

Bushman Property General Plan map.pdf

Bushman Property Zoning map.pdf

Bushman Property Zone Change narrative.pdf

BUSHMAN PROPERTY ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Toby Cordova		
Meeting Date	September 28, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	1610 West 700 South		
Project Area	7.16 acres		
Existing Zoning	RA-1		
Proposed Zoning	R-1-Flex		
Existing General Plan Land Use Designation	LDR (Low Density Residential)		
Adjacent Zoning and Land Use	*North*	R-1-12	Stagecoach Plat B Subdivision
	South	R-1-12	Benny Estates Plat B Subdivision
	East	R-1-12/R-1-15	Stagecoach Plat B & C Subdivision
	West	R-1-12	Sunset Meadows Subdivision
Date of DRC Review	August 18, 2021		
Date of Planning Commission Review	September 9, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Low Density Residential (LDR)

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;

4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

TABLE 05-030-A
TABLE OF USES – AGRICULTURE AND RESIDENTIAL DISTRICTS
(Amended 10/10/00; 3/27/01; 04/09/02; 07/09/02; 11/18/03; 09/25/07; 09/09/08; 12/09/08; 04/27/10; 12/14/10; 05/22/12; 11/13/12; 02/24/15; 01/26/16; 05/24/16; 09/13/16; 01/16/18; 09/25/18; 01/22/19; 03/31/20)

USE	DISTRICT											
	TH-5	A-5	A-1	RA-1	R-1-22	R-1-15	R-1-12	R-1-10	R-1-8/ R-1-Flex	R-2	R-2.5	R-3
RESIDENTIAL DWELLING TYPES												
Single-Family Dwelling	P[1]	P	P	P	P	P	P	P	P	P	P	P
Two-Family Dwelling [See Sec. 12.130]										C	C	C
Three-Family Dwelling [See Sec. 12.130]											C	C
Four-Family Dwelling [See Sec. 12.130]											C	C
Accessory Dwelling Unit (see Sec. 26.030)	P[1]	P	P	P	P	P	P	P	P	P	P	P
Group Homes	P[1]	P	P	P	P	P	P	P	P	P	P	P
Modular Home	P[1]	P	P	P	P	P	P	P	P	P	P	P
Multi-Family Dwellings [>4 dwelling units; See Sec. 12.130]												C
Townhouses/Condominiums [See Sec.37.040]										C	C	C

PROPERTY HISTORY

January 23, 2001 The property was included in the Peterson-Kopinsky Annexation.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from RA-1 to R-1-Flex for 7.16 acres located at 1610 West 700 South. This zone change is consistent with the approved General Plan designation of LDR for the property. The applicant is seeking a zone change as it will allow the property to be developed while preserving two existing homes. The zoning is compatible with the nearby residential subdivisions.

The DRC had one comment on the proposed zone change.

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex Zone. The amount of culinary water is 1.58 acre feet per acre and irrigation water is 2.11 acre feet per acre.

Please include the DRC comment in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the Low Density Residential designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on September 9, 2021. The minutes and motion from this meeting are as follows:

2.4) Public hearing and recommendation of Toby Cordova's request for review of a zone change for the Bushman Property, 7.16-acres located at 1610 West 700 South changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential).

2.5) Public hearing and recommendation of Toby Cordova's request for review of the Bushman Property Concept, a 21-lot residential development located at 1610 West 700 South.
2.4 and 2.5 were heard simultaneously.

Brittney presented information on the agenda item.

The applicant was present.

Commissioner Nielsen opened the public hearing for 2.4

Karl Kamper stated he was here to represent the community. He read an affidavit that was opposed to the zone change. He stated the zoning is not in compliance or compatible with the City Code Policy. He offered another recommendation on the zone and offered a copy of the affidavit. He also stated he wanted to represent himself. He read an affidavit that stated he was opposed to the zone change that resulted in high density and stated it would have consequences for the community. He wanted to express that recommendation of approval will not demonstrate outstanding citizenship of Lehi and he hopes that those that express their concern will be taken into consideration.

Kevin Clegg stated his backyard will border the new development that is being proposed. When he bought his property, it was with a farm field behind him. His other concern is destroying the lifestyle here in Lehi and the rural community. He expressed his concern about the drought, traffic, and the rapid development. He asked the Commissioners to take the community into consideration. He would like to see the City limit building permits and submitted recommendations on how to do that.

Collin Peterson stated he is also opposed to the zone change. He is also concerned about this year being a drought year and would like to see the City be an example for water conservation. He stated by allowing flex zoning the developers are being allowed to have a break with utilities.

Gary Smith stated he is also opposed. His concern is what is developed will have an impact on his neighborhood.

Paul Allred stated he is concerned about water restrictions and would like to see the structure fit in with existing homes. He is also concerned about traffic and congestion.

Kaysie Christensen stated the surrounding community should benefit from the project. She is concerned about the area and wondered if the park that is near her home will be utilized by the new development.

Commissioner Nielsen closed the public hearing for 2.4

Commissioner Nielsen asked Ross Dinsdale to clarify water rights and the efforts of City conservation and zone appropriations. Commissioner Everett suggested hearing 2.5 simultaneously.

Brittney presented information on agenda item 2.5

Commissioner Nielsen opened the public hearing 2.5

Jeff Ray stated he is fine with the development but wanted to know what "flex" meant in the standard code. He would like to keep the development in the character of the neighborhood.

Kevin Clegg stated he strongly disagrees that expansion is controlling the revenue for Lehi and he rejects that notion.

Karl Kamper stated he would like to see the development fall within the general plan for low density residential. He also stated when a flex zone is put in a foreign zone is being designated to the community. He expressed his concern for water usage. He was also concerned about the type of structure was going to be built.

Paul Allred would like clarification on some of Felt's property.

Commissioner Nielsen closed the public hearing for 2.5

Ross stated the existing home will have to meet setbacks. The developer decided to keep the existing home by shifting the road and said the developer would be able to clarify. Toby stated the large trees would be maintained, along with the Felt home.

2.4 Motion: Commissioner Bunker moved to send a positive recommendation of **Toby Cordova's request for review of a zone change for the Bushman Property, 7.16- acres located at 1610 West 700 South changing the zoning from RA-1 (residential/agriculture) to R-1- Flex (residential)**; including all DRC comments and findings that the proposed zone change is consistent with the Low Density Residential designation of the General Plan, will not unduly affect the uses or proposed uses for nearby properties, and will not adversely affect the public health, safety, and welfare of the neighborhoods. Commissioner Hereth seconded.

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

2.5 Motion: Commissioner Bunker moved to send a positive recommendation of **Toby Cordova's request for review of the Bushman Property Concept, a 21-lot residential development located at 1610 West 700 South;** including all DRC comments and the findings that the proposed concept conforms to the goals and policies of the General Plan. Commissioner Ellis seconded.

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

Bushman Property Zone Change
DRC Redline Comments

Toby Cordova- requests review of a zone change for the Bushman Property, 7.16-acres located at 1610 West 700 South changing the zoning from RA-1 to R-1-Flex.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Toby Cordova
Date of Plans Reviewed: **8/10/21**
Time Start: 1:21 pm
Time End: 1:22 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex Zone. The amount of culinary water is 1.58 acre feet per acre and irrigation water is 2.11 acre feet per acre.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 9, 2021.

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

ORDINANCE NO: 52-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 1610 WEST 700 SOUTH

WHEREAS, JDH Development, authorized agent for the owner of property located at 1610 West 700 South further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

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

WHEREAS, following a public hearing on September 9, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and provided a positive recommendation to the City Council to decide on the proposed amendment; and

WHEREAS, on September 28, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of September 9, 2021; and

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

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

PART I:

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

PART II:

A. If a provision of this Ordinance 52 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 28th day of September 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

BUSHMAN PROPERTY ZONE CHANGE LEGAL DESCRIPTION

35:388:0007- LOT 3, PLAT A, BUSHMAN-FELT SUBDV. AREA 0.607 AC.

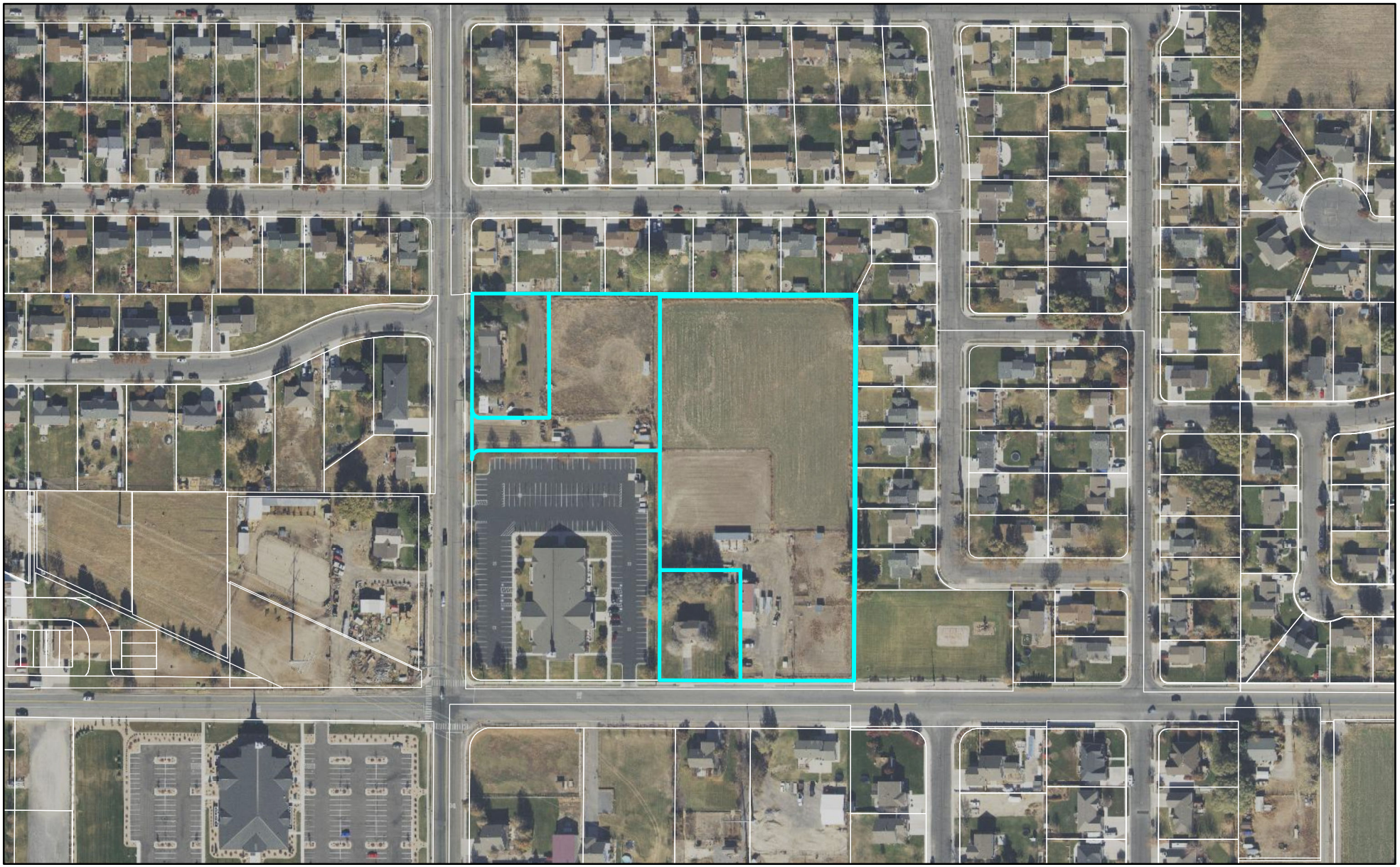
35:388:0008- PART LOT 4, PLAT A, BUSHMAN-FELT SUB DESCRIBED AS FOLLOWS:; COM N 1735.47 FT & E 682.7 FT FR S 1/4 COR. SEC. 18, T5S, R1E, SLB&M.; N 89 DEG 47' 20" E 336.26 FT; S 0 DEG 14' 33" W 663.26 FT; N 89 DEG 53' 3" W 195.19 FT; N 0 DEG 5' 19" E 190.08 FT; N 89 DEG 55' 23" W 139.19 FT; N 0 DEG 4' 39" E 206.07 FT; N 0 DEG 4' 39" E 265.29 FT TO BEG. AREA 4.491 AC.

35:388:0009- PART LOT 4, PLAT A, BUSHMAN-FELT SUB DESCRIBED AS FOLLOWS:; COM N 1740.11 FT & E 491.43 FT FR S 1/4 COR. SEC. 18, T5S, R1E, SLB&M.; S 89 DEG 53' 12" E 529.81 FT; S 0 DEG 15' 18" W 509.43 FT; N 89 DEG 47' 38" W 1 FT; S 0 DEG 15' 19" W 156.19 FT; N 89 DEG 53' 3" W 1.13 FT; N 0 DEG 14' 33" E 663.26 FT; S 89 DEG 47' 20" W 336.26 FT; S 0 DEG 4' 39" W 265.29 FT; W 308.81 FT; ALONG A CURVE TO L (CHORD BEARS: S 45 DEG 5' 20" W 21.18 FT, RADIUS = 15 FT); N 0 DEG 10' 40" E 86 FT; ALONG A CURVE TO L (CHORD BEARS: S 44 DEG 54' 40" E 21.25 FT, RADIUS = 15 FT); E 117.97 FT; N 0 DEG 5' 16" W 213.93 FT TO BEG. AREA 1.411 AC.

35:388:0001- LOT 1, PLAT A, BUSHMAN-FELT SUBDV. AREA 0.650 AC.

Bushman Property Zone Change & Concept

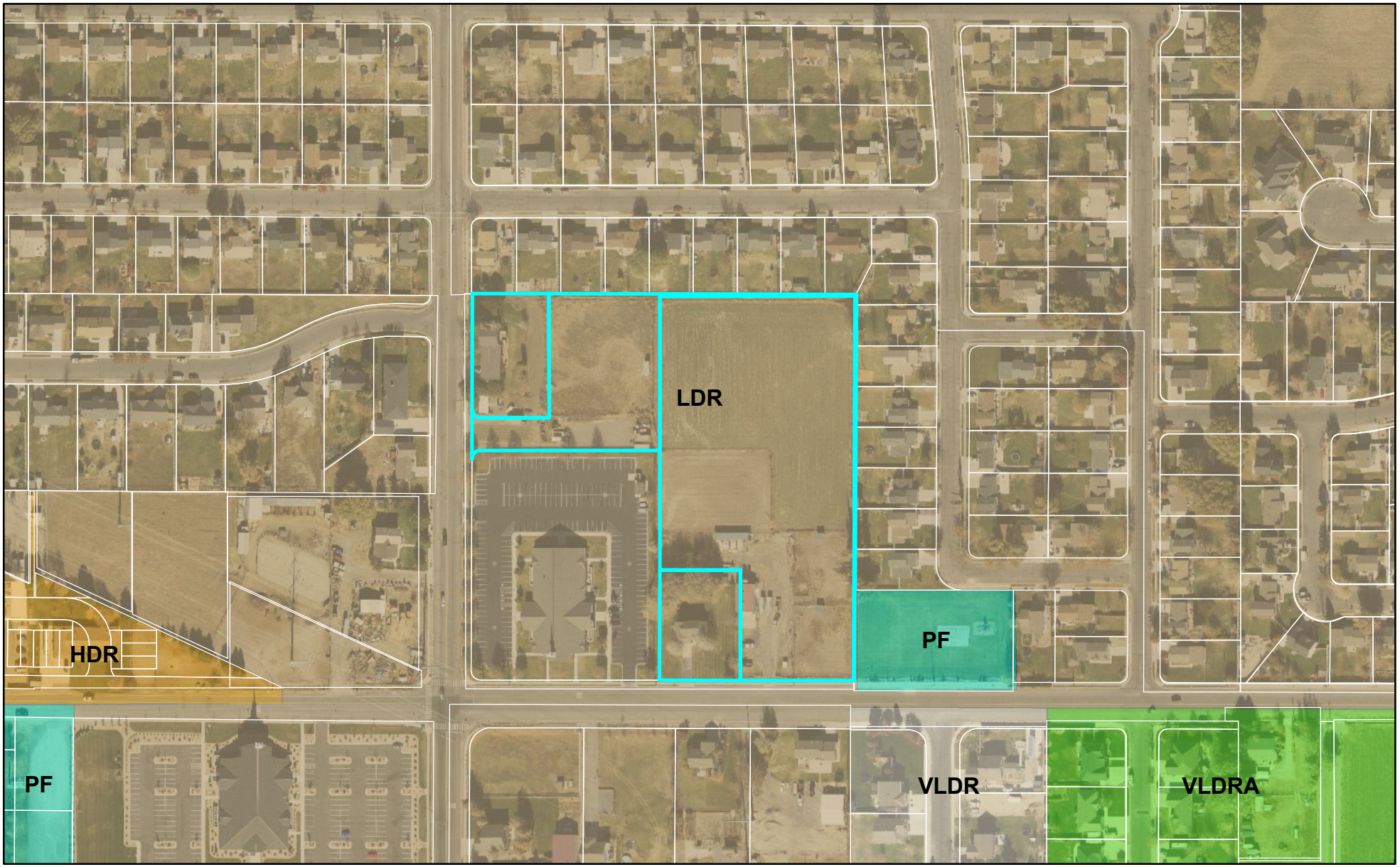
Aerial



LEHI CITY

Bushman Property Zone Change & Concept

General Plan

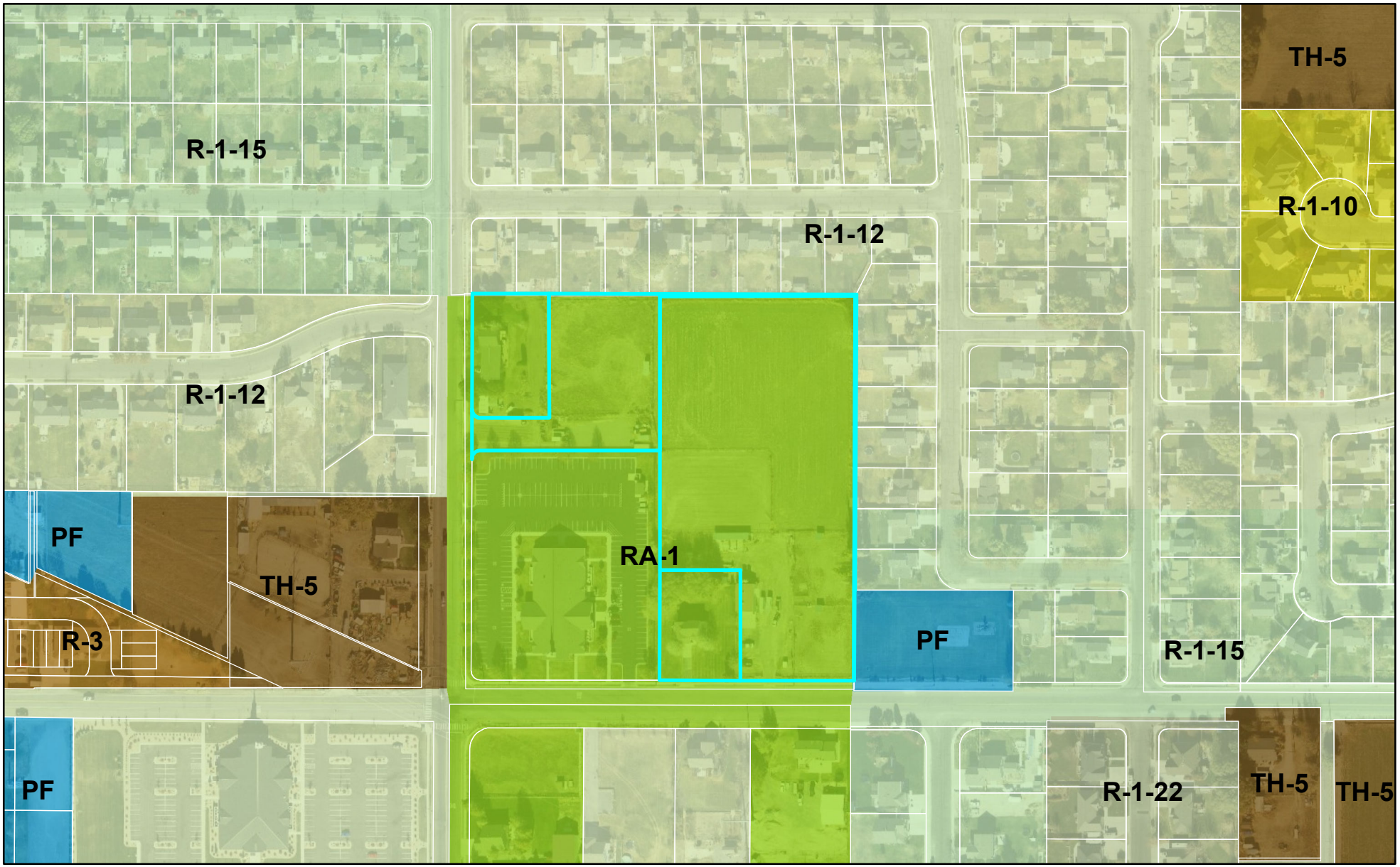


0 280 560 Feet

LEHI CITY

Bushman Property Zone Change & Concept

Zoning



LEHI CITY

August 6, 2021

Re: Application for Zone Change – JDH Bushman Project

APN: 35:388:0007, 35:388:0008, and 35:388:0001

To Whom It May Concern:

Please accept this letter as part of our Application for Zone Change.

Item Number 1 under the head "Application Submittal Requirements" requires the following items:

A description of the specific amendment to the... Zoning Map which addresses the following issues:

a) The reason and justification for the proposed amendment
b) Consistency of the proposed amendment with the goals and policies of the General Plan
c) Compatibility of the proposed zone with the existing land uses of nearby and adjoining properties.
d) The effect of the proposed amendment on the character of the surrounding area, and whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for nearby and adjoining properties.
e) The gain to the public health, safety and welfare and overall community benefit from the existing classification to the proposed amendment.

We propose to change the current zoning designation of the three mentioned parcels from R-1-A to R-1-Flex.

The general plan included these three parcels as part of the R-1-A when the property was annexed into the City of Lehi and the zoning designation was given until the property developed.

The property is now prime for development and we seek to rezone the parcels to the R-1-Flex zone, which will add a variety of lot sizes and housing that will complement the surrounding community and also lend itself well for access from 1700 West street and 700 South street.

This project will be developed as one subdivision, which we believe is the best use as the land as it will reflects the same low density of housing that already exists to the north and east of this project.

In addition to the new development, our plan is to keep the two existing homes, one on parcel # 's 35:388:0007 and on 35:388:0001 in place, along with most of the vegetation and large trees that exist on these two lots.

The surrounding community will benefit from the continuity of this project and in turn the residence of this new development will benefit from the surrounding amenities, parks and open space in this area.

The above narrative constitutes the R-1-Flex change we are proposing.

We respectfully request that our application be given consideration for all the above reasons.

Thank you,

Toby Cordova

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Bushman Property, a 21-lot residential development located at 1610 West 700 South.

Suggested Action:

Attachments:

CC Staff Report Bushman Property Concept 09.28.21.docx

Bushman Property Concept DRC 08.18.21.docx

Bushman Property aerial map.pdf

Bushman Property General Plan map.pdf

Bushman Property Zoning map.pdf

Bushman Property Lot Layout 08.18.21.pdf

BUSHMAN PROPERTY CONCEPT
CITY COUNCIL REPORT

Applicant	Toby Cordova		
Meeting Date	September 9, 2021		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	1610 West 700 South		
Project Area	7.16 acres		
Existing Zoning	RA-1		
General Plan Land Use Designation	LDR		
Adjacent Zoning and Land Use	*North*	R-1-12	Stagecoach Plat B Subdivision
	South	R-1-12	Benny Estates Plat B Subdivision
	East	R-1-12/R-1-15	Stagecoach Plat B & C Subdivision
	West	R-1-12	Sunset Meadows Subdivision
Date of DRC Review	August 18, 2021		
Date of Planning Commission Review	September 9, 2021		
Assigned Planner	September 28, 2021		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

January 23, 2001 The property was included in the Peterson-Kopinsky Annexation.

REPORT ANALYSIS

The applicant is requesting approval of the Bushman Property concept, a 21-lot residential subdivision located at 1610 West 700 South. A proposed zone change to R-1-Flex was submitted concurrently with the concept plan. The zone change will make the development and proposed density possible, while also preserving two existing homes.

The concept plan will consist of 21 single family lots on a total of 7.16 acres. The lots range in size from 8,063 to 23,588 square feet. There is an overall density of 2.93 units per acre for this subdivision which is consistent with the goals of the General Plan designation and proposed zoning. The R-1-Flex zone establishes a maximum density of 3.25 units per acre for developments under ten acres.

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

1. Update concept plan to show Felt home as Lot 21.
2. Will need to meet state retention standard for final

Please consider all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Concept is/is not consistent with the Lehi City Development Code
2. The proposed Concept does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on September 9, 2021. The minutes and motion from this meeting are as follows:

2.4) Public hearing and recommendation of Toby Cordova's request for review of a zone change for the Bushman Property, 7.16-acres located at 1610 West 700 South changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential).

2.5) Public hearing and recommendation of Toby Cordova's request for review of the Bushman Property Concept, a 21-lot residential development located at 1610 West 700 South.
2.4 and 2.5 were heard simultaneously.

Brittney presented information on the agenda item.

The applicant was present.

Commissioner Nielsen opened the public hearing for 2.4

Karl Kamper stated he was here to represent the community. He read an affidavit that was opposed to the zone change. He stated the zoning is not in compliance or compatible with the City Code Policy. He offered another recommendation on the zone and offered a copy of the affidavit. He also stated he wanted to represent himself. He read an affidavit that stated he was opposed to the zone change that resulted in high density and stated it would have consequences for the community. He wanted to express that recommendation of approval will not demonstrate outstanding citizenship of Lehi and he hopes that those that express their concern will be taken into consideration.

Kevin Clegg stated his backyard will border the new development that is being proposed. When he bought his property, it was with a farm field behind him. His other concern is destroying the lifestyle here in Lehi and the rural community. He expressed his concern about the drought, traffic, and the rapid development. He asked the Commissioners to take the community into consideration. He would like to see the City limit building permits and submitted recommendations on how to do that.

Collin Peterson stated he is also opposed to the zone change. He is also concerned about this year being a drought year and would like to see the City be an example for water conservation. He stated by allowing flex zoning the developers are being allowed to have a break with utilities.

Gary Smith stated he is also opposed. His concern is what is developed will have an impact on his neighborhood.

Paul Allred stated he is concerned about water restrictions and would like to see the structure fit in with existing homes. He is also concerned about traffic and congestion.

Kaysie Christensen stated the surrounding community should benefit from the project. She is concerned about the area and wondered if the park that is near her home will be utilized by the new development.

Commissioner Nielsen closed the public hearing for 2.4

Commissioner Nielsen asked Ross Dinsdale to clarify water rights and the efforts of City conservation and zone appropriations. Commissioner Everett suggested hearing 2.5 simultaneously.

Brittney presented information on agenda item 2.5

Commissioner Nielsen opened the public hearing 2.5

Jeff Ray stated he is fine with the development but wanted to know what "flex" meant in the standard code. He would like to keep the development in the character of the neighborhood.

Kevin Clegg stated he strongly disagrees that expansion is controlling the revenue for Lehi and he rejects that notion.

Karl Kamper stated he would like to see the development fall within the general plan for low density residential. He also stated when a flex zone is put in a foreign zone is being designated to the community. He expressed his concern for water usage. He was also concerned about the type of structure was going to be built.

Paul Allred would like clarification on some of Felt's property.

Commissioner Nielsen closed the public hearing for 2.5

Ross stated the existing home will have to meet setbacks. The developer decided to keep the existing home by shifting the road and said the developer would be able to clarify. Toby stated the large trees would be maintained, along with the Felt home.

2.4 Motion: Commissioner Bunker moved to send a positive recommendation of **Toby Cordova's request for review of a zone change for the Bushman Property, 7.16- acres located at 1610 West 700 South changing the zoning from RA-1 (residential/agriculture) to R-1- Flex (residential)**; including all DRC comments and findings that the proposed zone change is consistent with the Low Density Residential designation of the General Plan, will not unduly affect the uses or proposed uses for nearby properties, and will not adversely affect the public health, safety, and welfare of the neighborhoods. Commissioner Hereth seconded.

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

2.5 Motion: Commissioner Bunker moved to send a positive recommendation of **Toby Cordova's request for review of the Bushman Property Concept, a 21-lot residential development located at 1610 West 700 South;** including all DRC comments and the findings that the proposed concept conforms to the goals and policies of the General Plan. Commissioner Ellis seconded.

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

Bushman Property Concept
DRC Redline Comments

Toby Cordova- requests review of the Bushman Property Concept, a 21-lot residential project located at 1610 West 700 South.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Toby Cordova
Date of Plans Reviewed: **8/10/21**
Time Start: 1:24 pm
Time End: 1:26 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. A 10' (min) PUE is required at all road frontages.
2. Easements will be required at the existing house on 1700 W
3. Show existing power poles and equipment on 700 S.

Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections:
4. A soils report will be required if this moves past concept.

JD – Streets: No comments
Ross – Engineering:
5. Will need to meet state retention standard for final

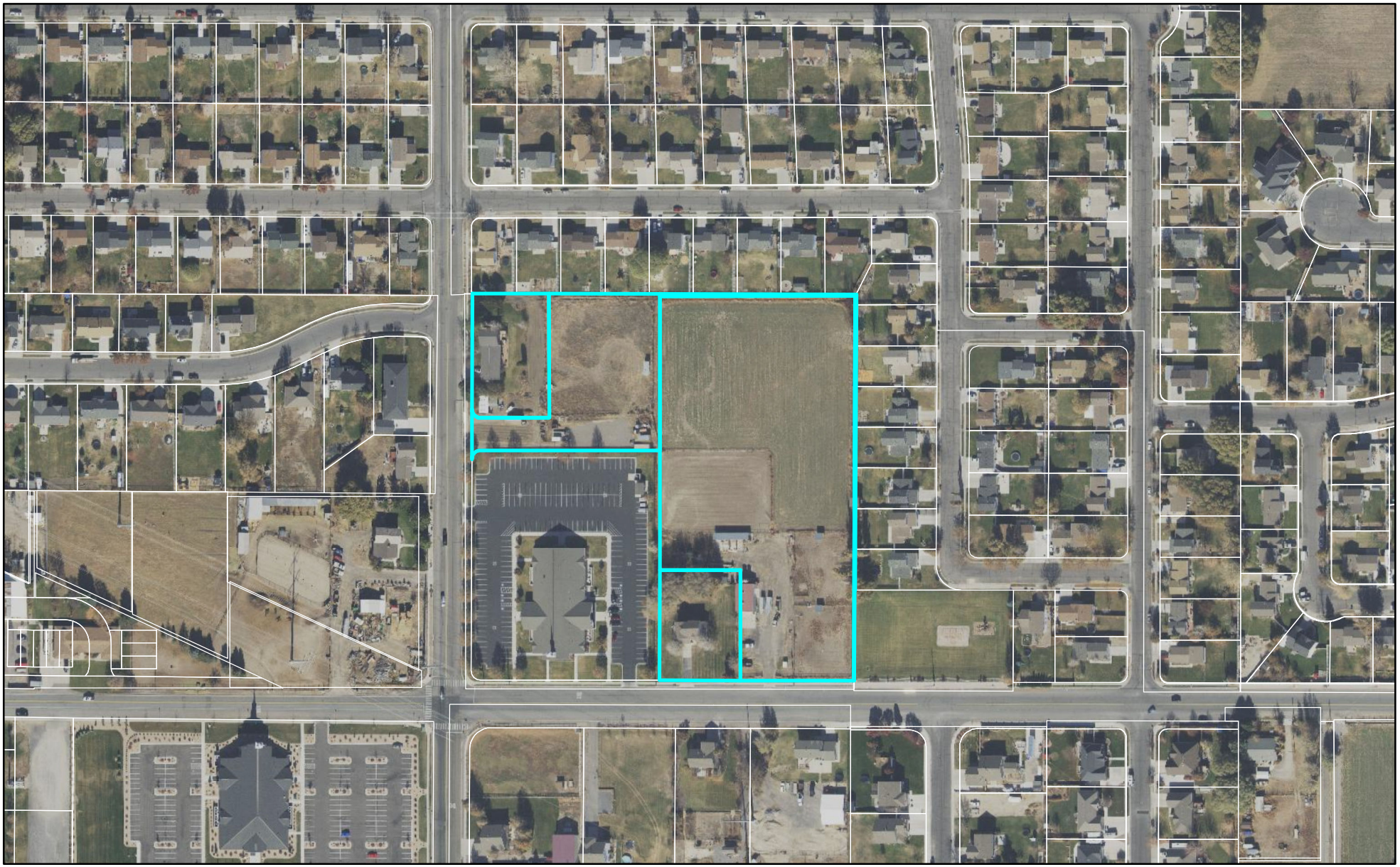
Luke- Traffic: No comments
Kim – Planning:
6. Update concept plan to show Felt home as Lot 21.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 9, 2021.

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

Bushman Property Zone Change & Concept

Aerial

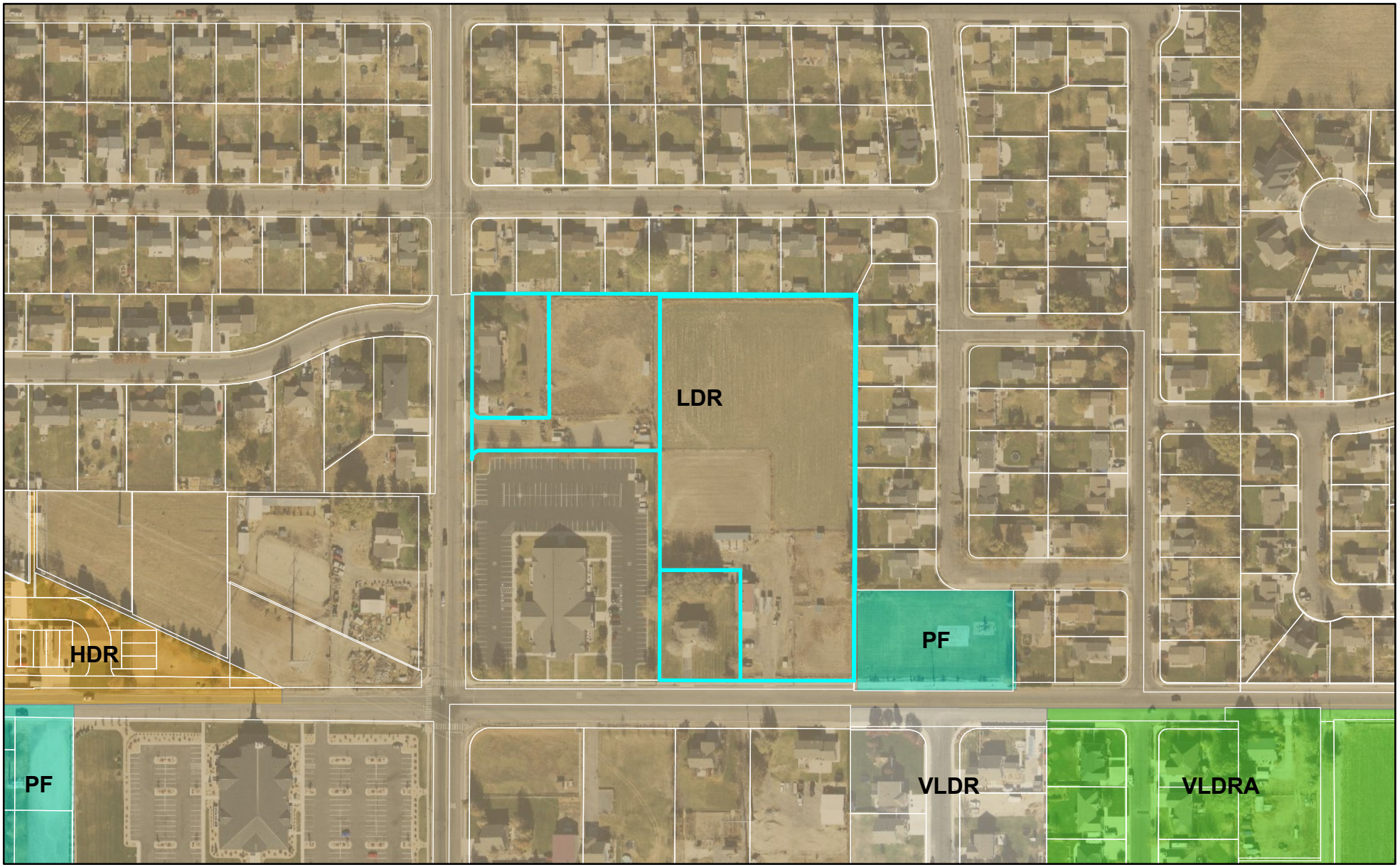


0 280 560 Feet

LEHI CITY

Bushman Property Zone Change & Concept

General Plan

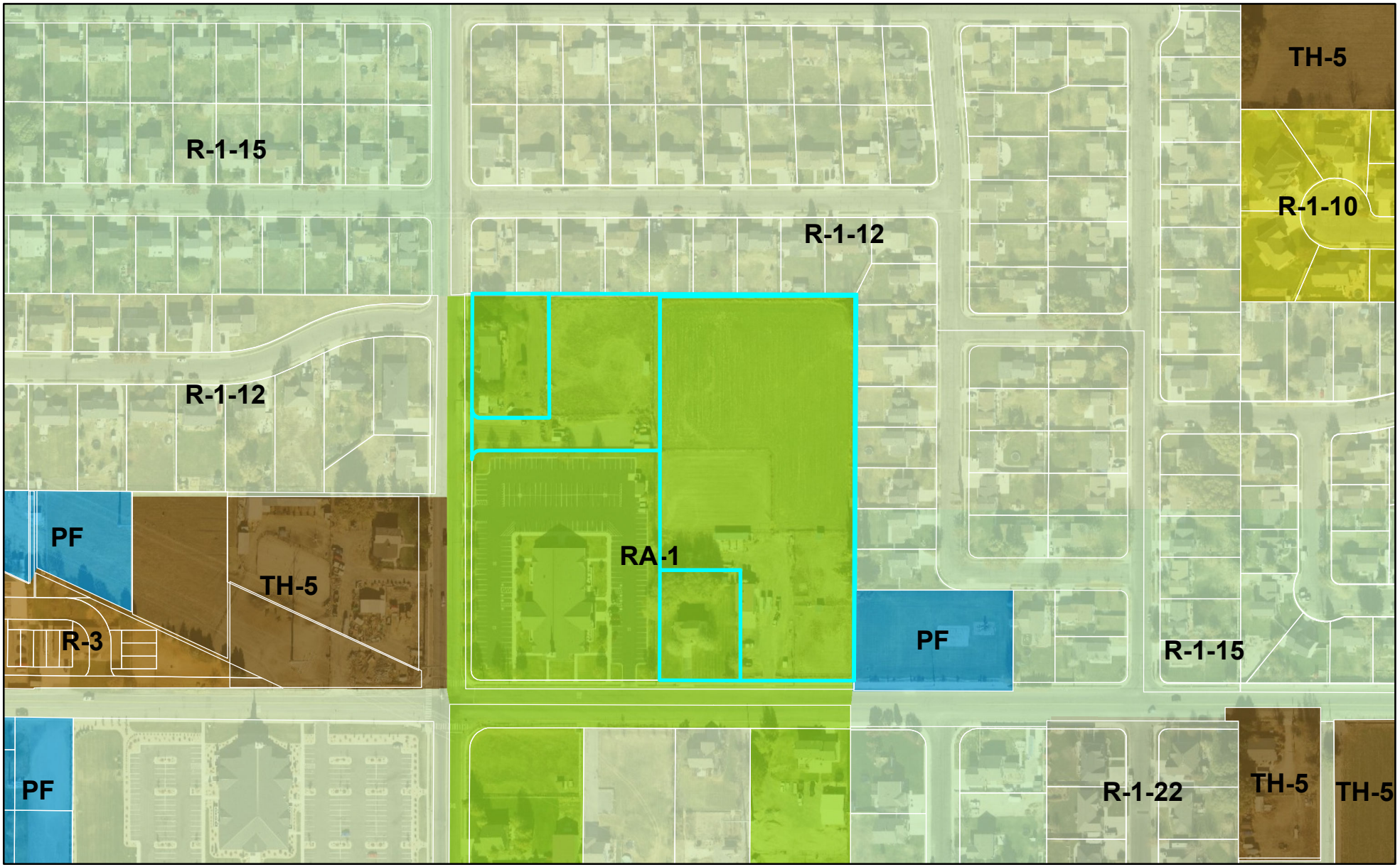


0 280 560 Feet

LEHI CITY

Bushman Property Zone Change & Concept

Zoning



LEHI CITY

SHEET NO. C1.0	PROJECT NAME 1600 WEST 700 SOUTH, LEHI, UTAH PRELIMINARY LOT LAYOUT ALT 5	CIVIL ENGINEERING + SURVEYING 3032 SOUTH 1030 WEST, SUITE 202 SLC, Utah 84119 – 801-949-6296

PROJECT ID: A-1000	DATE: 07/21/21
FILE NAME: PRJ-XXX	SCALE: 1"=40'

NO.	REVISIONS	BY	DATE

DESIGNER: PROJECT ENGINEER:

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #53-2021, approving a Zone change for Lone Peak Land, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture) on 13.05 acres located at approximately 1700 West 1500 North.

Suggested Action:

Attachments:

CC Staff Report Lone Peak Land Zone Change 09.28.21.docx

CTR Development Zone Change DRC 08.11.21.docx

Ord 53-2021.docx

Lone Peak Land aerial map.pdf

Lone Peak Land General Plan map.pdf

Lone Peak Land zoning map.pdf

Lone Peak Land - narrative - updated.pdf

CTR Development Rezone maps.pdf

LONE PEAK LAND ZONE CHANGE

CITY COUNCIL REPORT

Applicant	CTR Development		
Meeting Date	September 28, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 1700 West 1500 North		
Project Area	Approximately 13.05 acres		
Existing Zoning	A-1		
Proposed Zoning	R-1-22		
Existing General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Adjacent Zoning and Land Use	*North*	N/A	Unincorporated Utah County
	South	A-1	Single family residential
	East	R-1-22/A-1	Single family residential/White Fence Farms Subdivision
	West	RA-1	Colony Point Plat B
Date of DRC Review	August 11, 2021		
Date of Planning Commission Review	September 9, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Very Low Density Residential/Agricultural (VLDRA)

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

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

December 14, 1978- This property was annexed into the City as part of the Lehi Meadows Addition
June 29, 2021- A proposed General Plan amendment to VLDR on this property was denied by the City Council

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-1 to R-1-22 for approximately 13.05 acres located at approximately 1700 West 1500 North. This zone change is consistent with the approved General Plan designation of VLDRA for the property. The applicant is seeking a zone change as it will allow the property to be developed with half-acre lots. The zoning is compatible with the nearby residential subdivisions.

The DRC had one comment on the proposed zone change.

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

Please include the DRC comment in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the Very Low Density Residential Agriculture designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on September 9, 2021. The minutes and motion from this meeting are as follows:

2.6) Public hearing and recommendation of CTR Development's request for review of a zone change for Lone Peak Land, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture) on 13.05 acres located at approximately 1700 West 1500 North.

2.7) Public hearing and recommendation of CTR Development's request for review of the Lone Peak Land concept, a 20-lot residential development located at approximately 1700 West and 1500 North.
2.6 and 2.7 were heard simultaneously.

Brittney presented information on the agenda item. In lieu of an additional lot the developer is asking for an exception in code.

The applicant, Steve Trip, was present. Kim Struthers wanted to clarify the density bonus.

Commissioner Nielsen opened the public hearing for 2.6

Mike Brems stated his he is opposed to development and the area having agricultural rights. He commended Mr. Trip for the job that he has done on the lots.

Commissioner Nielsen closed the public hearing for 2.6

Commissioner Nielsen opened the public hearing for 2.7

Commissioner Nielsen closed the public hearing for 2.7

Ross stated Staff recommended an additional lot for the road, but was the lot was discretionary for the Commission to use. Commissioner Everett stated he believes the lot could be drawn differently for agricultural property. Commissioner Bunker stated he appreciated the agricultural designation.

2.6 Motion: Commissioner Ellis moved to send a positive recommendation of **CTR Development's request for review of a zone change for Lone Peak Land, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture) on 13.05 acres located at approximately 1700 West 1500 North**; including all DRC comments and findings that the proposed zone change is consistent with the VLDRA goals and policies of the General Plan and will not affect the surrounding areas. Commissioner Hereth seconded.

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

The Commissioners discussed the road development and the rights of the property owner for agricultural rights.

2.7 Motion: Commissioner Everett moved to send a positive recommendation of **CTR Development's request for review of the Lone Peak Land concept, a 20-lot residential development located at approximately 1700 West and 1500 North;** with the intent to preserve as many lots with animal rights as many lots as possible, to provide lots for single family homes and be consistent with the existing housing type in the neighborhood, contingent on whether the zoning is approved from City Council the tradeoff meets the code that the applicant widens 1700 West and preserves the goals and policies of the general plan by maintaining the agricultural piece, that the proposed concept does not affect the health, safety, welfare, and morals of the City, and with strong encouragement to maximize half acre lots for future owners; including all DRC comments. Commissioner Newall seconded.

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

Lone Peak Land Residential Zone Change
DRC Redline Comments

*CTR Development - requests review of the **Lone Peak Land** Zone Change, changing the zoning from A-1 to R-1-22 on 13.05 acres located at approximately 1700 West 1500 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Marissa, Chris, Randy
Date of Plans Reviewed: **8/3/21**
Time Start: 10:30 am
Time End: 10:37 am

DRC REDLINE COMMENTS:
Glade – Power: No comments for zone change. (RMP purchase. RMP relocates.)
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. As a condition of recording the Zone Change Ordinance and prior to submission of an application for a preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION WITH THE CONCEPT PLAN.

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

ORDINANCE NO: 53-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR APPROXIMATELY 1700 WEST 1500 NORTH

WHEREAS, CTR Development, authorized agent for the owner of property located at approximately 1700 West 1500 North and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as R-1-22 (Very Low Density Residential Agriculture); and

WHEREAS, following a public hearing on September 9, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 28, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of September 9, 2021; and

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

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-1-22 (Very Low Density Residential Agriculture).

PART II:

A. If a provision of this Ordinance 53 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 28th day of September, 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

LONE PEAK LAND PROPERTY ZONE CHANGE LEGAL DESCRIPTION

12:033:0023- COM S 89 DEG 43'15"W 1862.63 FT & S .34 FT FR NE COR SEC 7, T5S, R1E, SLM; S 246.01 FT; N 88 DEG 34'34"W 362.71 FT; N 1 DEG 52'06"E 240.23 FT; S 89 DEG 29'50"E 354.78 FT TO BEG. AREA 2 ACRES.

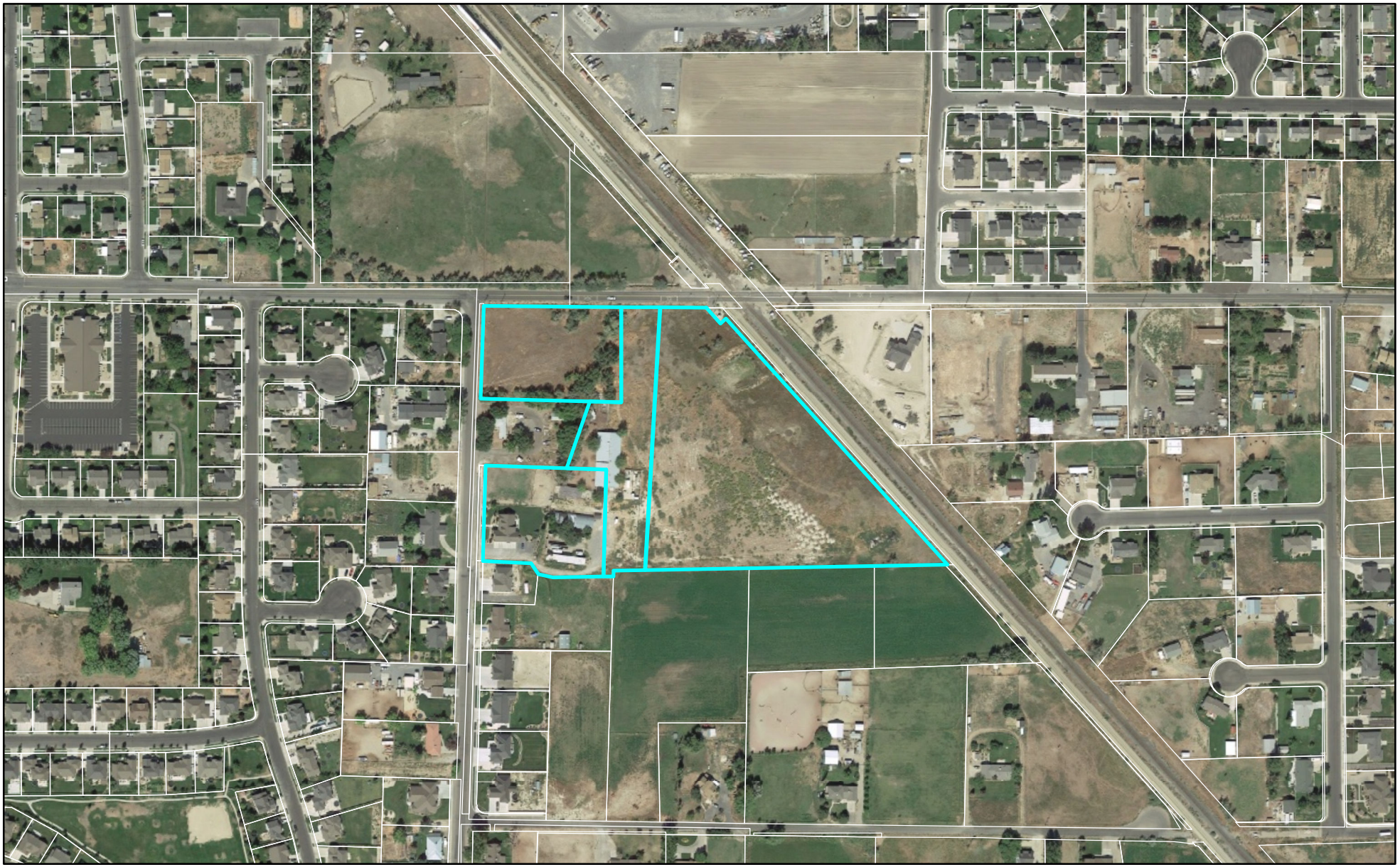
12:033:0092- COM S 11.04 FT & W 1642.47 FT FR NE COR. SEC. 7, T5S, R1E, SLB&M.; S 41 DEG 58' 11" E 54.73 FT; N 48 DEG 1' 54" E 19 FT; S 41 DEG 58' 11" E 856.18 FT; S 88 DEG 59' 46" W 781.61 FT; N 3 DEG 17' 15" E 680.63 FT; S 89 DEG 23' 42" E 119.18 FT TO BEG. AREA 7.160 AC.

12:033:0067- COM S 9.79 FT & W 1762.09 FT FR NE COR. SEC. 7, T5S, R1E, SLB&M.; S 3 DEG 17' 15" W 680.62 FT; S 88 DEG 59' 46" W 81.23 FT; S 1 DEG 38' 46" W 14.66 FT; S 88 DEG 59' 46" W 25.77 FT; N 1 DEG 30' 16" E 276.53 FT; N 88 DEG 4' 23" W 102.92 FT; N 19 DEG 19' 23" E 182.81 FT; S 88 DEG 34' 34" E 81.06 FT; N 246.01 FT; S 89 DEG 47' 25" E 100.53 FT TO BEG. AREA 1.972 AC.

12:033:0086- COM S 429.38 FT & W 1901.27 FT FR NE COR. SEC. 7, T5S, R1E, SLB&M.; S 1 DEG 30' 16" W 276.53 FT; S 88 DEG 59' 46" W 130.26 FT; N 77 DEG 45' 9" W 38.95 FT; N 33 DEG 5' 7" W 33.57 FT; N 87 DEG 27' 24" W 124.38 FT; N 1 DEG 30' 0" E 247.38 FT; S 88 DEG 4' 21" E 311.85 FT TO BEG. AREA 1.905 AC.

Lone Peak Land Zone Change & Concept

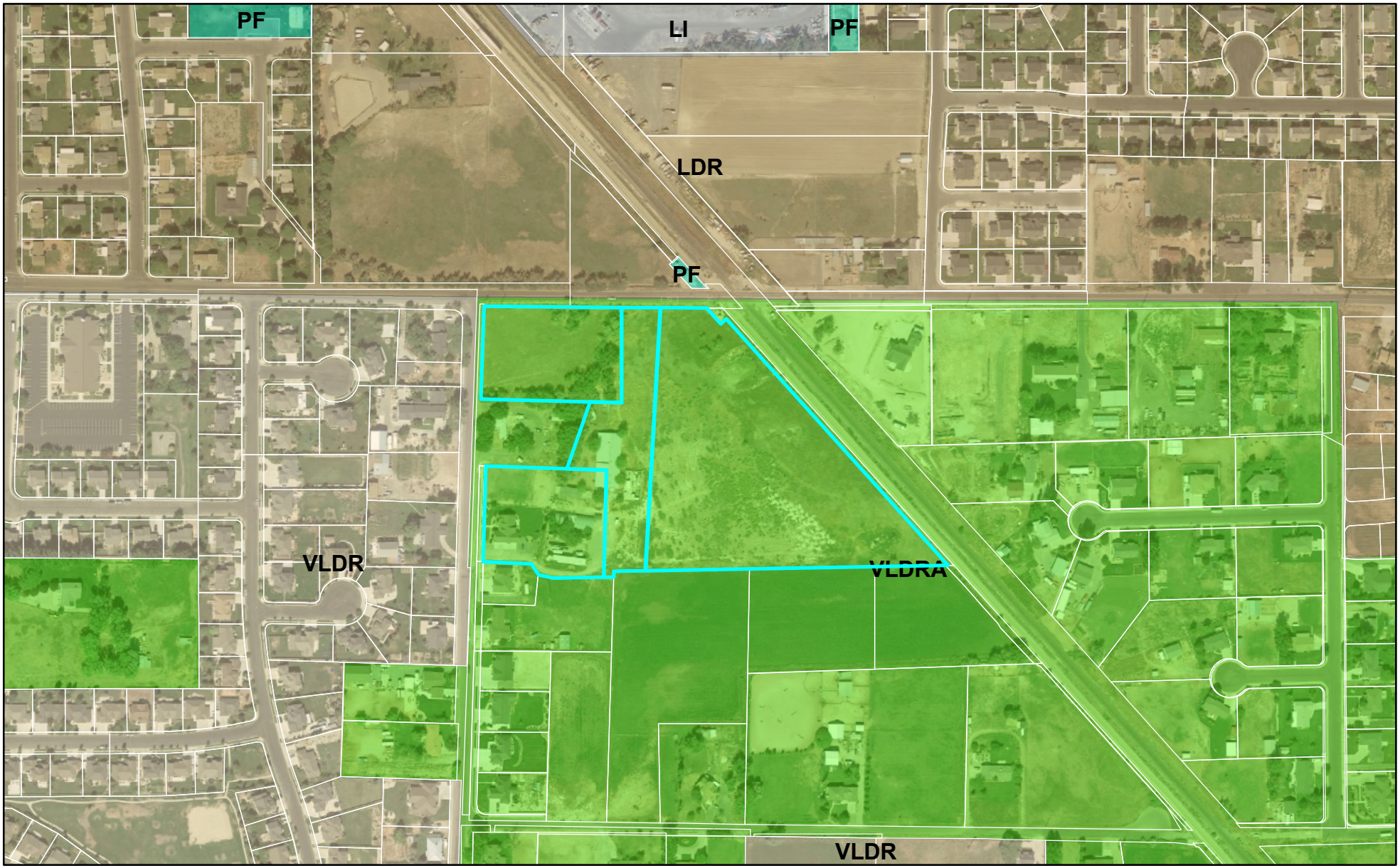
Aerial



LEHI CITY

Lone Peak Land Zone Change & Concept

General Plan

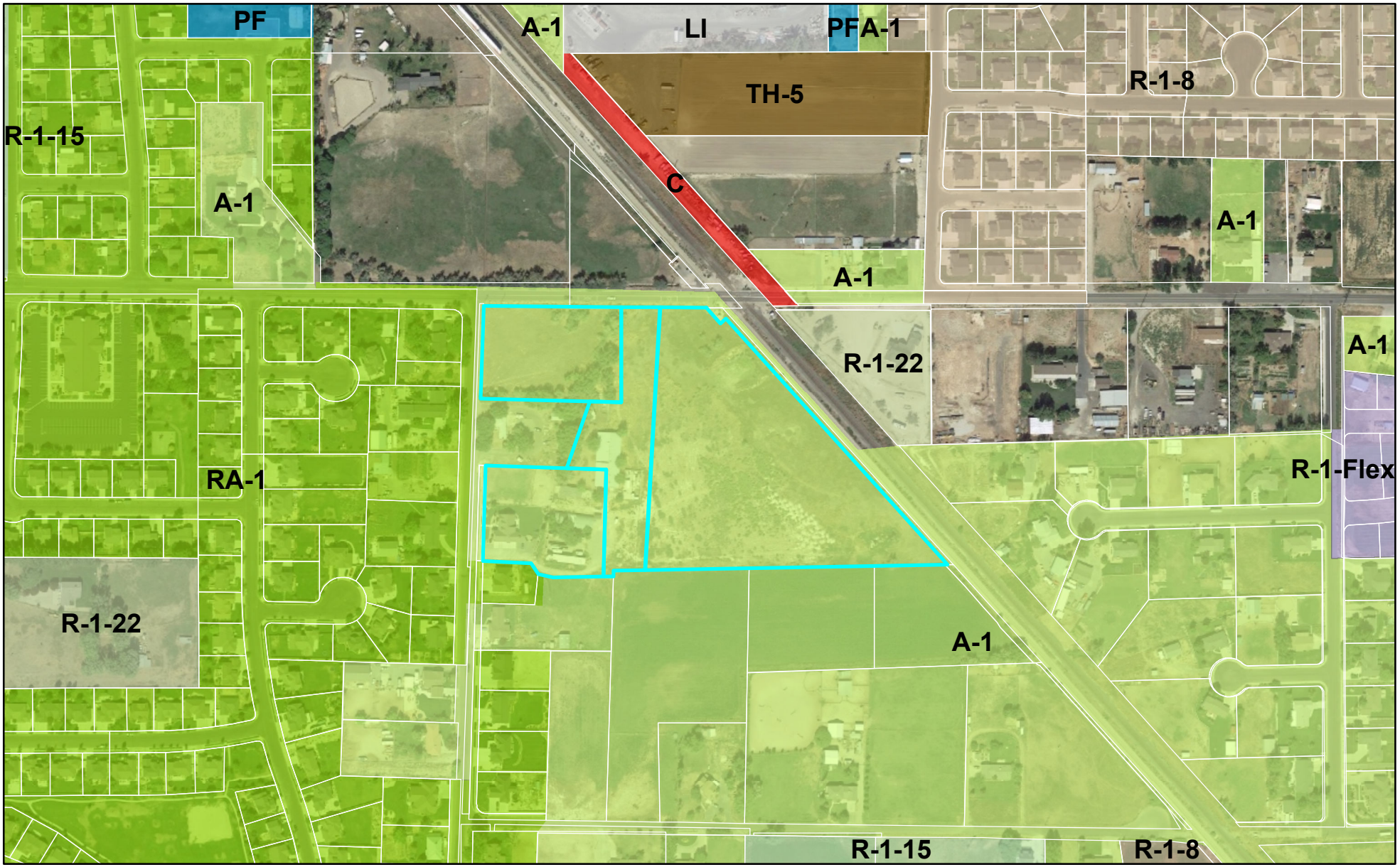


0 425 850 Feet

LEHI CITY

Lone Peak Land Zone Change & Concept

Zoning



0 425 850 Feet

LEHI CITY

August 2, 2021
Kim Struthers, Community Development Director
Lehi City Planning and Zoning Department
153 North 100 East
Lehi, Utah 84043

Re: CTR Development, LLC ("CTR") – Zoning Map Amendment

Dear Mr. Struthers,

This letter is submitted as part of CTR's Application for a Zoning Map Amendment (the "**Amendment**") for approximately 13.051 acres comprised of Utah County Parcel ID Nos. 12.033.0023, 12.033.0067, 12.033.0092, 12.033.0086, and 12.033.0087 (collectively, the "**Property**"). CTR respectfully requests that the Property be rezoned from A-1 to R-1-22.

I.

a) *The Amendment Allows for the Property's Redevelopment and Benefits Lehi City.*

The Property is mostly undeveloped land with a few unkept buildings. CTR desires to remove the existing buildings from the Property and redevelop the Property into attractive, single-family homes. However, under the current zoning district, only 1 dwelling unit per acre is allowed for a total of 13 homes. These one-acre estates would be unaffordable for many homebuyers. However, under the Amendment, the Property could contain up to 20 houses. These homes would be significantly more affordable because of the smaller lot sizes and the redevelopment costs spread among more units. Given that Utah—and especially Lehi City—is experiencing a severe housing shortage, these additional homes would benefit the community.

b) *The Amendment is Consistent with the General Plan's Goals, Policies, and Use Designations.*

Lehi's General Plan Map currently designates the Property as VLDRA. This change would allow for the lots to be half-acre lots rather than the designated acre lots but still would be consistent with the General Plan's goals and policies.

c) *The Property is Suitable for the Proposed Amendment*

The Amendment is compatible with the Property because the Property's proposed use is consistent with current use entitlements and neighboring uses. The Property is already entitled for single-family homes on large lots. The Amendment's purpose is to expand the allowed density from one dwelling unit per acre to 1.75 dwelling units per acre. This density adjustment allows the Property to match surrounding development.

d) *The Property will not Unduly Affect the Uses or Proposed Uses for Adjoining Properties.*

The Amendment does not expand the Property's use entitlements, and actually restricts the Property's potential use. Specifically, in the A-1 zone (the Property's current zone) wind and solar facilities, bed and breakfast operations, commercial equestrian riding facilities, commercial greenhouses, and portable storage containers are permitted or conditional uses. However, those same uses are prohibited in the R-1-22 Zone. Additionally, there are no uses allowed in the R-1-22 zone that are

prohibited in the A-1 Zone. Thus, the Amendment actually restricts the Property's potential use. This benefits the adjoining properties because the Property is entitled with fewer uses that may affect adjoining properties. The Property is suitable for the proposed use and the increased density means more homes to alleviate Lehi's housing shortage while maintain the rural master plan designation.

e) *The Property will positively affect the overall community*

The Property's redevelopment will benefit Lehi City. Currently, the Property does little for neighboring home values, does not generate significant property taxes, and is unattractive. The Property's redevelopment will bring attractive, large-lot homes to the area. The addition of these homes will increase neighboring property values as the area is improved, and will generate significantly more property taxes.

Sincerely,

Stephen Tripp
Managing Member
CTR Development, LLC
801-301-7621
trico.steve@gmail.com

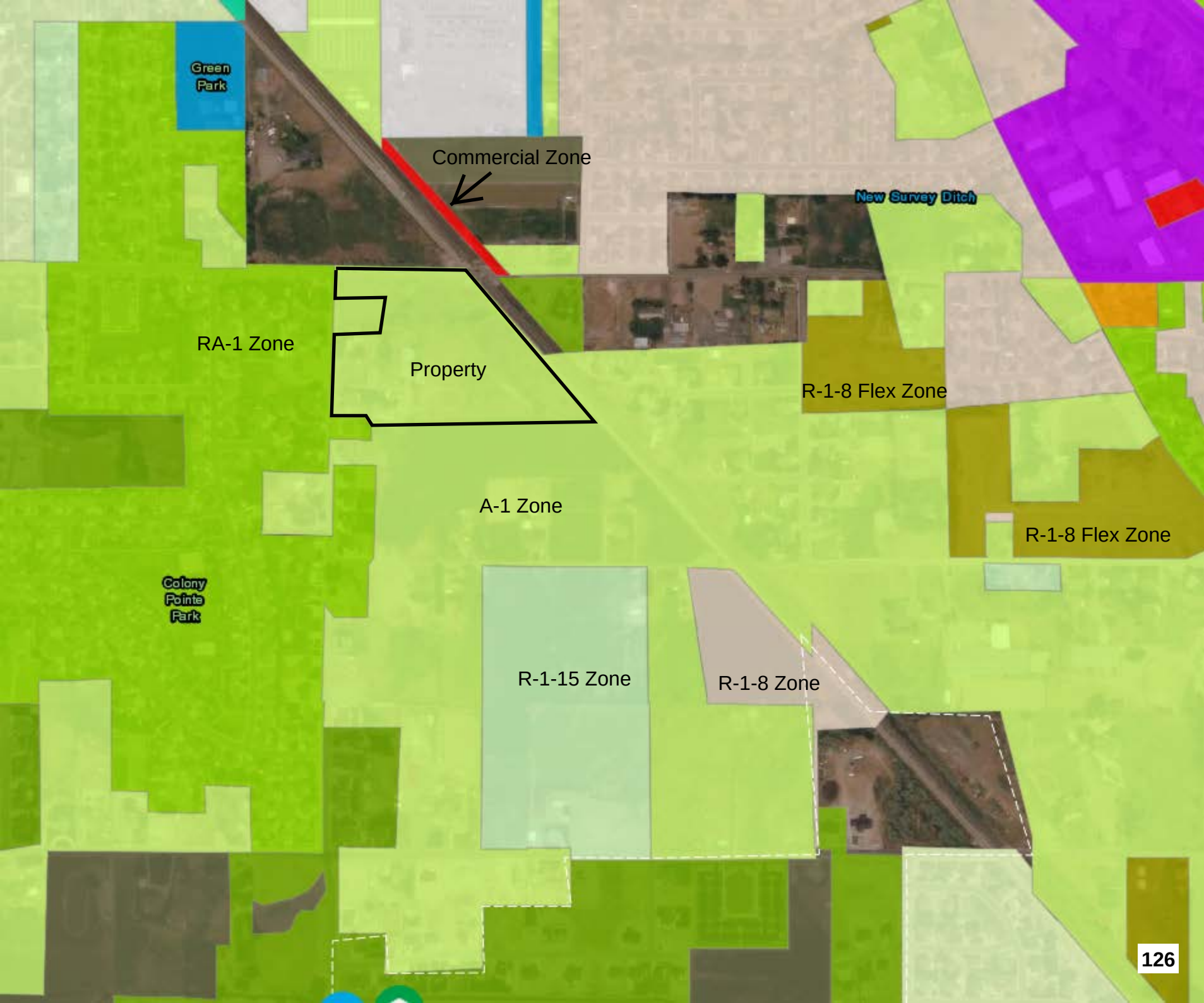
Utah County Parcel Map

120330023,0120033,0120033,0120033,0120033

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

Date: 5/5/2021

N


Green Park
Commercial Zone
New Survey Ditch
RA-1 Zone
Property
R-1-8 Flex Zone
A-1 Zone
R-1-8 Flex Zone
Colony Pointe Park
R-1-15 Zone
R-1-8 Zone
126

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Lone Peak Land, a 20-lot residential development located at approximately 1700 West and 1500 North.

Suggested Action:

Attachments:

CC Staff Report Lone Peak Land Concept 09.28.21.docx

Lone Peak Land Subdivision Concept DRC 08.25.21.docx

Lone Peak Land aerial map.pdf

Lone Peak Land General Plan map.pdf

Lone Peak Land zoning map.pdf

Lone Peak Land Concept narrative.pdf

CTR Development Concept 08.25.21.pdf

LONE PEAK LAND CONCEPT
CITY COUNCIL REPORT

Applicant	CTR Development		
Meeting Date	September 28, 2021		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	Approximately 1700 West 1500 North		
Project Area	Approximately 13.05 acres		
Existing Zoning	A-1		
General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Adjacent Zoning and Land Use	*North*	N/A	Unincorporated Utah County
	South	A-1	Single family residential
	East	R-1-22/A-1	Single family residential/White Fence Farms Subdivision
	West	RA-1	Colony Point Plat B
Date of DRC Review	August 11, 2021		
Date of Planning Commission Review	September 9, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

REPORT ANALYSIS

The applicant is requesting approval of the Lone Peak Land concept, a 20-lot residential subdivision located at approximately 1700 West 1500 North. A proposed zone change to R-1-22 was submitted concurrently with the concept plan. The zone change will make the development and proposed density possible.

The concept plan will consist of 20 single family lots on a total of approximately 13.05 acres. The lots range in size from 19,727 to 30,741 square feet. There is an overall density of 1.53 units per acre for this subdivision which is consistent with the goals of the General Plan designation and proposed zoning. The R-1-22 zone establishes a maximum density of 1.75 units per acre. Ten of the lots are slightly less than 22,000 square feet and a few others have frontages slightly under 100 feet as required by the R-1-22 zone. However, these lots reflect the decision to allow additional density or modified lots in lieu of right-of-way and asphalt for master planned road widening on 1700 W and 1500 N.

The proposed concept shows two road stubs to the south to provide for future connectivity. Access to the subdivision is currently provided on both 1500 North and 1700 West.

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

1. 1700 West is a master planned minor collector with 50' of asphalt, 2' curb, 7' park strip, and 5' sidewalk. Update proposed property lines to include road widening
2. 1500 North is a master planned major collector with 48' of asphalt, 2' curb, 7' park strip, and 5' sidewalk. Update proposed property lines to include road widening
3. Add a note on the concept plan drawing that 1 additional lot has been added in lieu of ROW and additional asphalt for master planned road widening on 1700 W and 1500 N.

Please consider all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed concept will provide lots for single family homes and be consistent with the existing housing type in the neighborhood.
2. The proposed Concept is/is not consistent with the Lehi City Development Code
3. The proposed Concept does/does not conform to the goals and policies of the General Plan.
4. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on September 9, 2021. The minutes and motion from this meeting are as follows:

2.6) Public hearing and recommendation of CTR Development's request for review of a zone change for Lone Peak Land, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture) on 13.05 acres located at approximately 1700 West 1500 North.

2.7) Public hearing and recommendation of CTR Development's request for review of the Lone Peak Land concept, a 20-lot residential development located at approximately 1700 West and 1500 North.
2.6 and 2.7 were heard simultaneously.

Brittney presented information on the agenda item. In lieu of an additional lot the developer is asking for an exception in code.

The applicant, Steve Trip, was present. Kim Struthers wanted to clarify the density bonus.

Commissioner Nielsen opened the public hearing for 2.6

Mike Brems stated his he is opposed to development and the area having agricultural rights. He commended Mr. Trip for the job that he has done on the lots.

Commissioner Nielsen closed the public hearing for 2.6

Commissioner Nielsen opened the public hearing for 2.7

Commissioner Nielsen closed the public hearing for 2.7

Ross stated Staff recommended an additional lot for the road, but was the lot was discretionary for the Commission to use. Commissioner Everett stated he believes the lot could be drawn differently for agricultural property. Commissioner Bunker stated he appreciated the agricultural designation.

2.6 Motion: Commissioner Ellis moved to send a positive recommendation of **CTR Development's request**

for review of a zone change for Lone Peak Land, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture) on 13.05 acres located at approximately 1700 West 1500 North; including all DRC comments and findings that the proposed zone change is consistent with the VLDRA goals and policies of the General Plan and will not affect the surrounding areas. Commissioner Hereth seconded.

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

The Commissioners discussed the road development and the rights of the property owner for agricultural rights.

2.7 Motion: Commissioner Everett moved to send a positive recommendation of **CTR Development's request for review of the Lone Peak Land concept, a 20-lot residential development located at approximately 1700 West and 1500 North;** with the intent to preserve as many lots with animal rights as many lots as possible, to provide lots for single family homes and be consistent with the existing housing type in the neighborhood, contingent on whether the zoning is approved from City Council the tradeoff meets the code that the applicant widens 1700 West and preserves the goals and policies of the general plan by maintaining the agricultural piece, that the proposed concept does not affect the health, safety, welfare, and morals of the City, and with strong encouragement to maximize half acre lots for future owners; including all DRC comments. Commissioner Newall seconded.

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

Lone Peak Land Subdivision Concept
DRC Redline Comments

*CTR Development - requests review of the **Lone Peak Land Subdivision** concept, an 20-lot residential subdivision located at approximately 1700 West and 1500 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: **8/17/21**
Time Start: 10:48 am
Time End: 11:02 am

DRC REDLINE COMMENTS:
Glade – Power:
1. No comment. (RMP purchase & re-locates).

Garion – Fire: No comments
Greg – Water/Sewer:
2. Existing irrigation ditch running through the property. modifications to the ditch will require Lehi Irrigation Co approval.
3. Existing tail water or surface drains under RR ROW must be addressed at final plat. (Piped to suitable & appropriately sized outfall, eliminated at source, rerouted to suitable outfall)

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
4. 1700 West is a master planned minor collector with 50' of asphalt, 2' curb, 7' park strip, and 5' sidewalk. Update proposed property lines to include road widening
5. 1500 North is a master planned major collector with 48' of asphalt, 2' curb, 7' park strip, and 5' sidewalk. Update proposed property lines to include road widening
6. There is a master planned storm drain line on the south side of the property and it is planned to be a 24’ pipe.

Luke- Traffic: No comments
Kim – Planning:
7. Add a note on the concept plan drawing that 1 additional lot has been added in lieu of ROW and additional asphalt for master planned road widening on 1700 W and 1500 N.

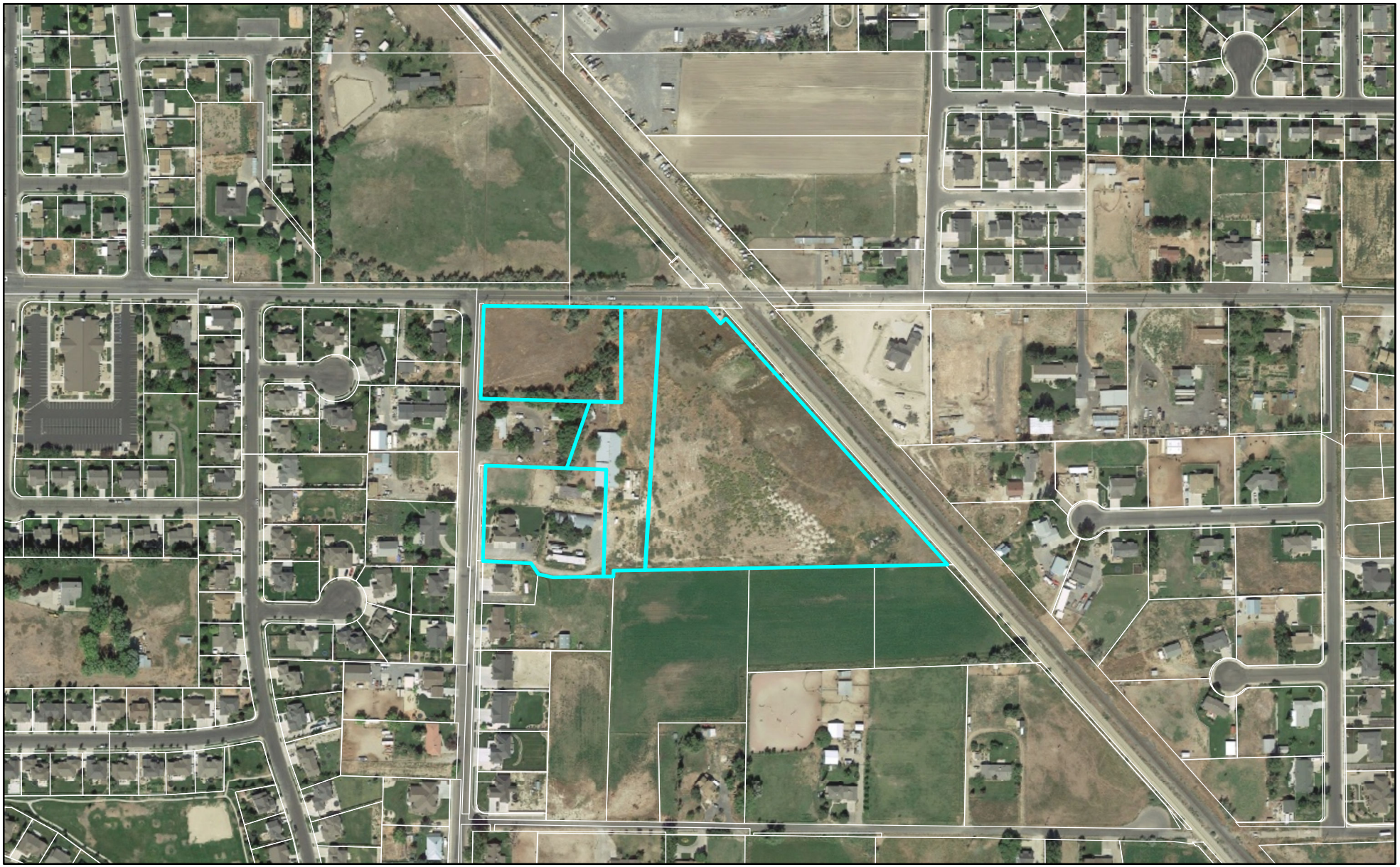
General Comment:
1. Will need a soils report if moves past concept.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 9, 2021 WITH THE ZONE CHANGE.

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.

Lone Peak Land Zone Change & Concept

Aerial

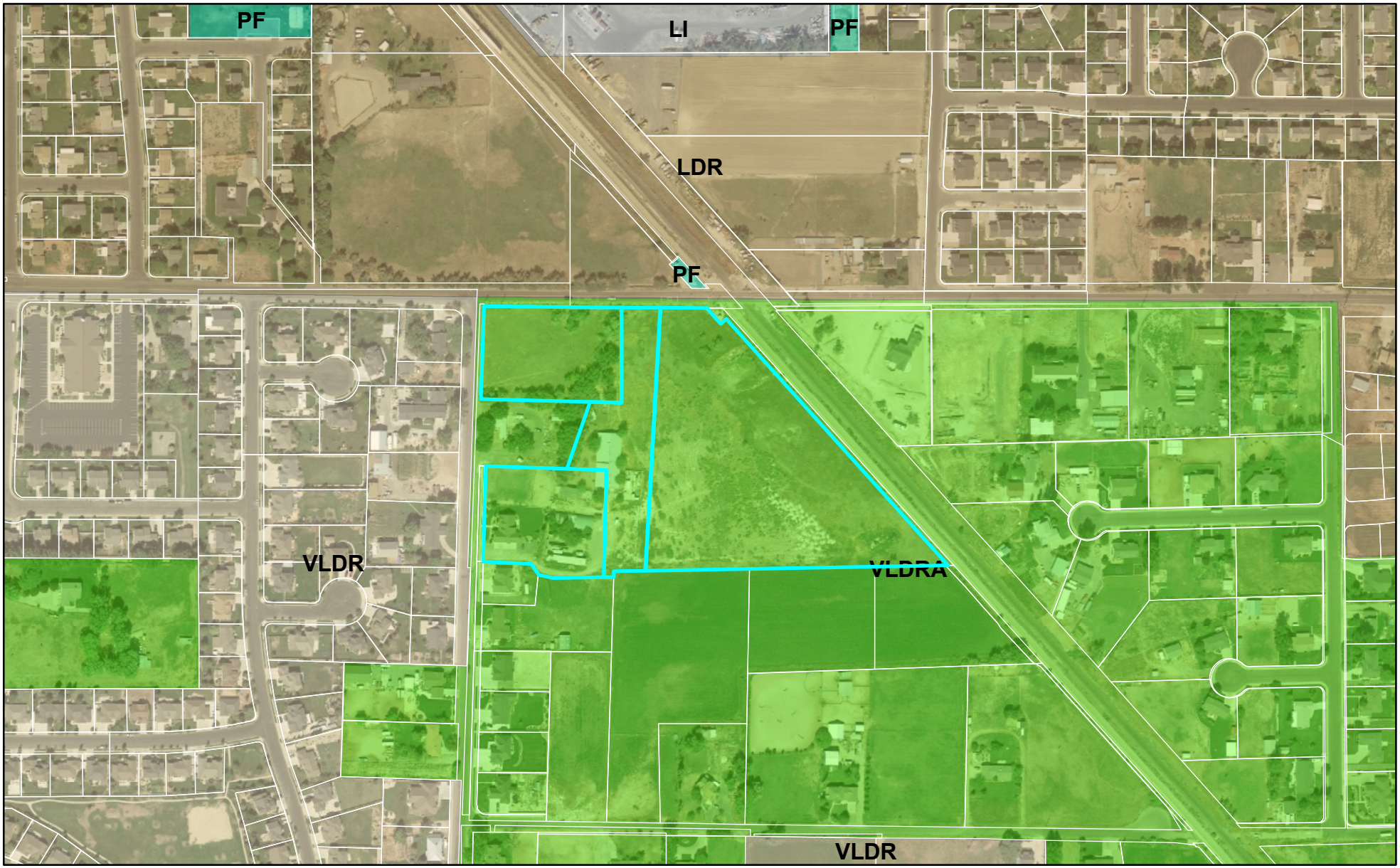


0 425 850 Feet

LEHI CITY

Lone Peak Land Zone Change & Concept

General Plan

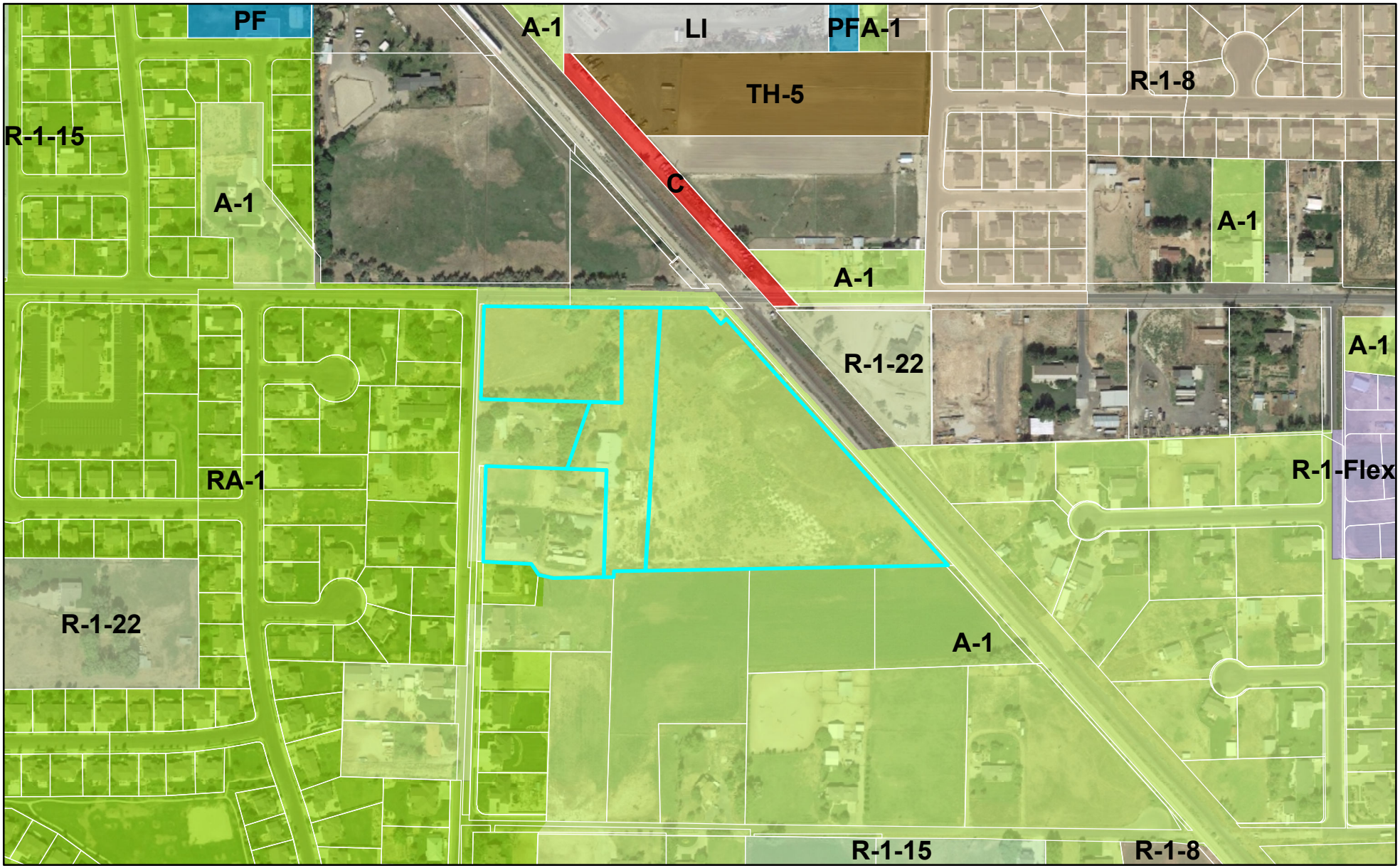


0 425 850 Feet

LEHI CITY

Lone Peak Land Zone Change & Concept

Zoning

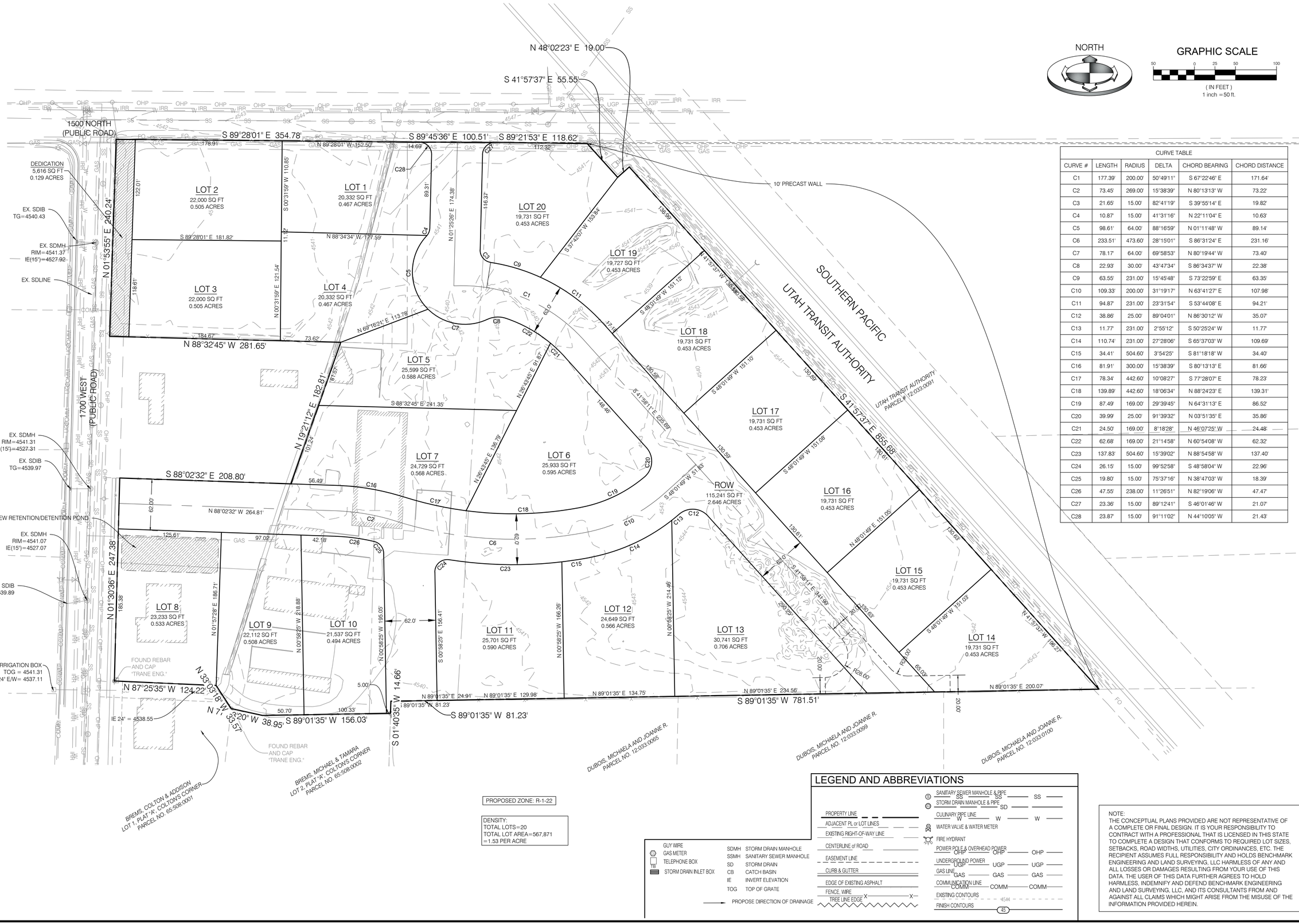


0 425 850 Feet

LEHI CITY

Responses to Concept Plan Requirements:

1. For all of number one requirements please see Concept Plan
2. A written description of the proposed development which addresses the following issues:
    a. Type of development: **Single Family residential.**
    b. Proposed building materials: **Concrete, wood framing, and current residential finishes.**
    c. Proposed CC&Rs (if any): **None.**
    d. Proposed amenities to be included in the development: **No proposed amenities. We will construct and sale the lots to custom home builders or individuals.**
3. Proposed building elevations and floor plans: **No proposed buildings or floor plans. We are planning on selling the lots.**
4. Supporting documentation, maps, studies, and any other information



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	177.39'	200.00'	50°49'11"	S 67°22'46" E	171.64'
C2	73.45'	269.00'	15°38'39"	N 80°13'13" W	73.22'
C3	21.65'	15.00'	82°41'19"	S 39°55'14" E	19.82'
C4	10.87'	15.00'	41°31'16"	N 22°11'04" E	10.63'
C5	98.61'	64.00'	88°16'59"	N 01°11'48" W	89.14'
C6	233.51'	473.60'	28°15'01"	S 86°31'24" E	231.16'
C7	78.17'	64.00'	69°58'53"	N 80°19'44" W	73.40'
C8	22.93'	30.00'	43°47'34"	S 86°34'37" W	22.38'
C9	63.55'	231.00'	15°45'48"	S 73°22'59" E	63.35'
C10	109.33'	200.00'	31°19'17"	N 63°41'27" E	107.98'
C11	94.87'	231.00'	23°31'54"	S 53°44'08" E	94.21'
C12	38.86'	25.00'	89°04'01"	N 86°30'12" W	35.07'
C13	11.77'	231.00'	2°55'12"	S 50°25'24" W	11.77'
C14	110.74'	231.00'	27°28'06"	S 65°37'03" W	109.69'
C15	34.41'	504.60'	3°54'25"	S 81°18'18" W	34.40'
C16	81.91'	300.00'	15°38'39"	S 80°13'13" E	81.66'
C17	78.34'	442.60'	10°08'27"	S 77°28'07" E	78.23'
C18	139.89'	442.60'	18°06'34"	N 88°24'23" E	139.31'
C19	87.49'	169.00'	29°39'45"	N 64°31'13" E	86.52'
C20	39.99'	25.00'	91°39'32"	N 03°51'35" E	35.86'
C21	24.50'	169.00'	8°18'28"	N 46°07'25" W	24.48'
C22	62.68'	169.00'	21°14'58"	N 60°54'08" W	62.32'
C23	137.83'	504.60'	15°39'02"	N 88°54'58" W	137.40'
C24	26.15'	15.00'	99°52'58"	S 48°58'04" W	22.96'
C25	19.80'	15.00'	75°37'16"	N 38°47'03" W	18.39'
C26	47.55'	238.00'	11°26'51"	N 82°19'06" W	47.47'
C27	23.36'	15.00'	89°12'41"	S 46°01'46" W	21.07'
C28	23.87'	15.00'	91°11'02"	N 44°10'05" W	21.43'

LEGEND AND ABBREVIATIONS

- GUY WIRE
- GAS METER
- TELEPHONE BOX
- STORM DRAIN INLET BOX

SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
CB	CATCH BASIN
IE	INVERT ELEVATION
TOG	TOP OF GRATE

- PROPOSE DIRECTION OF DRAINAGE
- PROPERTY LINE
- ADJACENT PL or LOT LINES
- EXISTING RIGHT-OF-WAY LINE
- CENTERLINE of ROAD
- EASEMENT LINE
- CURB & GUTTER
- EDGE OF EXISTING ASPHALT
- FENCE, WIRE
- TREE LINE EDGE
- SANITARY SEWER MANHOLE & PIPE
- STORM DRAIN MANHOLE & PIPE
- CULINARY PIPE LINE
- WATER VALVE & WATER METER
- FIRE HYDRANT
- POWER POLE & OVERHEAD POWER
- UNDERGROUND POWER
- GAS LINE
- COMMUNICATION LINE
- EXISTING CONTOURS
- FINISH CONTOURS

NOTE:
THE CONCEPTUAL PLANS PROVIDED ARE NOT REPRESENTATIVE OF A COMPLETE OR FINAL DESIGN. IT IS YOUR RESPONSIBILITY TO CONTRACT WITH A PROFESSIONAL THAT IS LICENSED IN THIS STATE TO COMPLETE A DESIGN THAT CONFORMS TO REQUIRED LOT SIZES, SETBACKS, ROAD WIDTHS, UTILITIES, CITY ORDINANCES, ETC. THE RECIPIENT ASSUMES FULL RESPONSIBILITY AND HOLDS BENCHMARK ENGINEERING AND LAND SURVEYING, LLC HARMLESS OF ANY AND ALL LOSSES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, AND ITS CONSULTANTS FROM AND AGAINST ALL CLAIMS WHICH MIGHT ARISE FROM THE MISUSE OF THE INFORMATION PROVIDED HEREIN.

No.	DESCRIPTION	DATE

DRAWN BY: FBA
CHECKED BY: DKB
RECI/CHSH: SURVEY
DATE: 08/13/2021
DWG. FILE: 2011307 concept

SCALE MEASURED 1-INCH ON FULL SIZE SHEETS
ADJUST PROPORTIONALLY FOR REDUCED SIZE SHEETS

0 0.5 1

BENCHMARK ENGINEERING & LAND SURVEYING
9150 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-1192
www.benchmarkcivil.com

CTR DEVELOPMENT, LLC

APPROX. 1500 N. 1700 W
LEHI CITY, UTAH

PROJECT NO. 2011307

CONCEPT

SHEET
1 OF 1

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Robinson Ranch, a 3-lot residential subdivision located at 1251 South 500 West.

Suggested Action:

Attachments:

CC Staff Report Robinson Ranch Final Subdivision 09.28.21.docx

Robinson Ranch Final Subdivision DRC 09.15.21.docx

Robinson Ranch Aerial.pdf

Robinson Ranch General Plan.pdf

Robinson Ranch Zoning.pdf

Robinson Ranch Subdivision Combined 09.15.21.pdf

ROBINSON RANCH FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Gavino Gutierrez		
Meeting Date	September 28, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	1251 South 500 West		
Existing Land Use	Single family residential		
Existing Zoning	RA-1 & TH-5		
General Plan Land Use Designation	VLDR		
Number of Lots/Units	3 lots		
Adjacent Zoning and Land Use	*North*	TH-5	Undeveloped
	South	RA-1	Lehi Park View Subdivision
	East	RA-1	Lehi Park View Subdivision
	West	R-1-22	Cottonwood Estates Plat D Subdivision
Date of DRC Review	September 15, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

August 14, 2007 – This property was annexed into Lehi as part of the 500 West 1100 South Annexation.
September 22, 2020 – A zone change on part of this property was approved to change the zoning to RA-1.
August 10, 2021 – A preliminary subdivision was approved on the property.

REPORT ANALYSIS

The applicant is requesting final subdivision approval of the Robinson Ranch Subdivision. The proposed subdivision will include two developable single-family lots in the RA-1 zone and leave the remainder of the property in an undevelopable TH-5 parcel. This report will discuss the proposed layout and DRC comments.

Proposed Layout

The proposed subdivision will include two single-family lots on 0.925 acres. This results in a density of 2.16 units per acre, which meets the requirement of the RA-1 zone. The lots are 25,310 square feet and 15,000 square feet. Both lots meet the minimum size and frontage requirements for the RA-1 zone.

The DRC did work with the applicant to show future improvements on the remainder parcel, including future 1200 South road layout and the Powerline Trail alignment. The remainder parcel is not a buildable parcel without the future improvements.

DRC Comments

The DRC had ten comments including the following:

1. What about the existing structures? Make a note on the plat about whether structures are staying or being removed.
2. Add note to plat that all property corners will be marked, and pins set in the top of curb.
3. Add note to the plat that a soil report will be required at the time of construction.
4. Add the zone to the plat.
5. Add a setback table to the plat.
6. Correct road width must be shown on this plan. Vertical design may be done with future phase. Required asphalt width is 34'

Please consider all DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

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

Robinson Ranch Final Subdivision
DRC Redline Comments

Gavino Gutierrez- requests review of Robinson Ranch 3-lot subdivision, located at 1251 South 500 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Danielle Gutierrez
Date of Plans Reviewed: **9/1/21**
Time Start: 4:23 PM
Time End: 4:28 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. RIM of proposed IRR manhole must match finish grade of the road.
2. Irrigation ditch piping will require Spring Creek Irrigation Co approval.
3. RIM and INV elevations on Irrigation ditch manholes shown on utility plan do not match the profile sheet.

Trent – Parks: No comments
Gary – Building/Inspections:
4. What about the existing structures? Make a note on the plat about whether structures are staying or being removed.
5. Add note to plat that all property corners will be marked, and pins set in the top of curb.
6. Add note to the plat that a soil report will be required at the time of construction.
7. Add the zone to the plat.
8. Add a setback table to the plat.

JD – Streets:
9. Add note all utility cuts will require a 2' T-Patch.

Ross – Engineering:
10. Correct road width must be shown on this plan. Vertical design may be done with future phase. Required asphalt width is 34'

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

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

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.

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.

5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

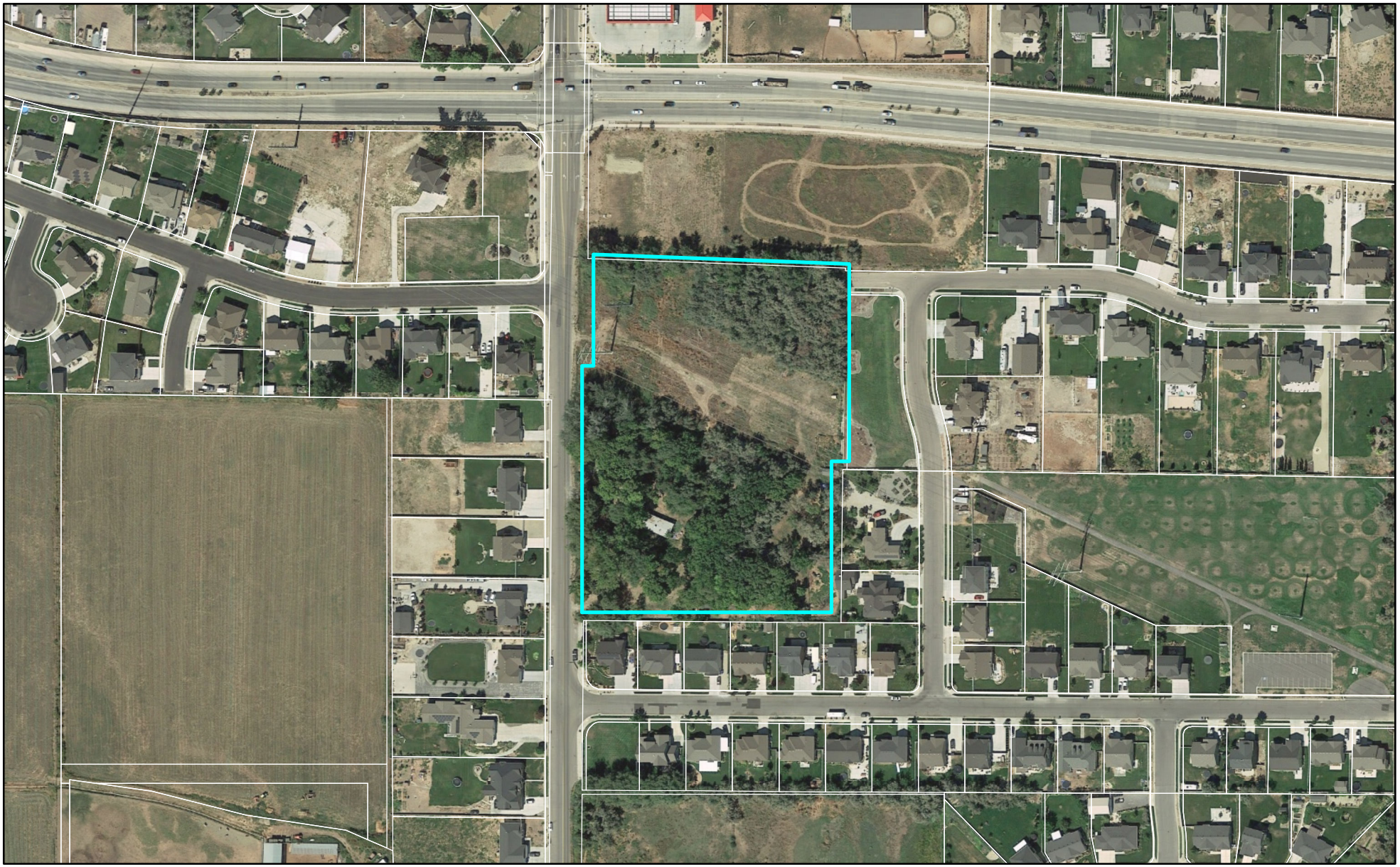
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON SEPT 28

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.

Robinson Ranch Final Subdivision

Aerial

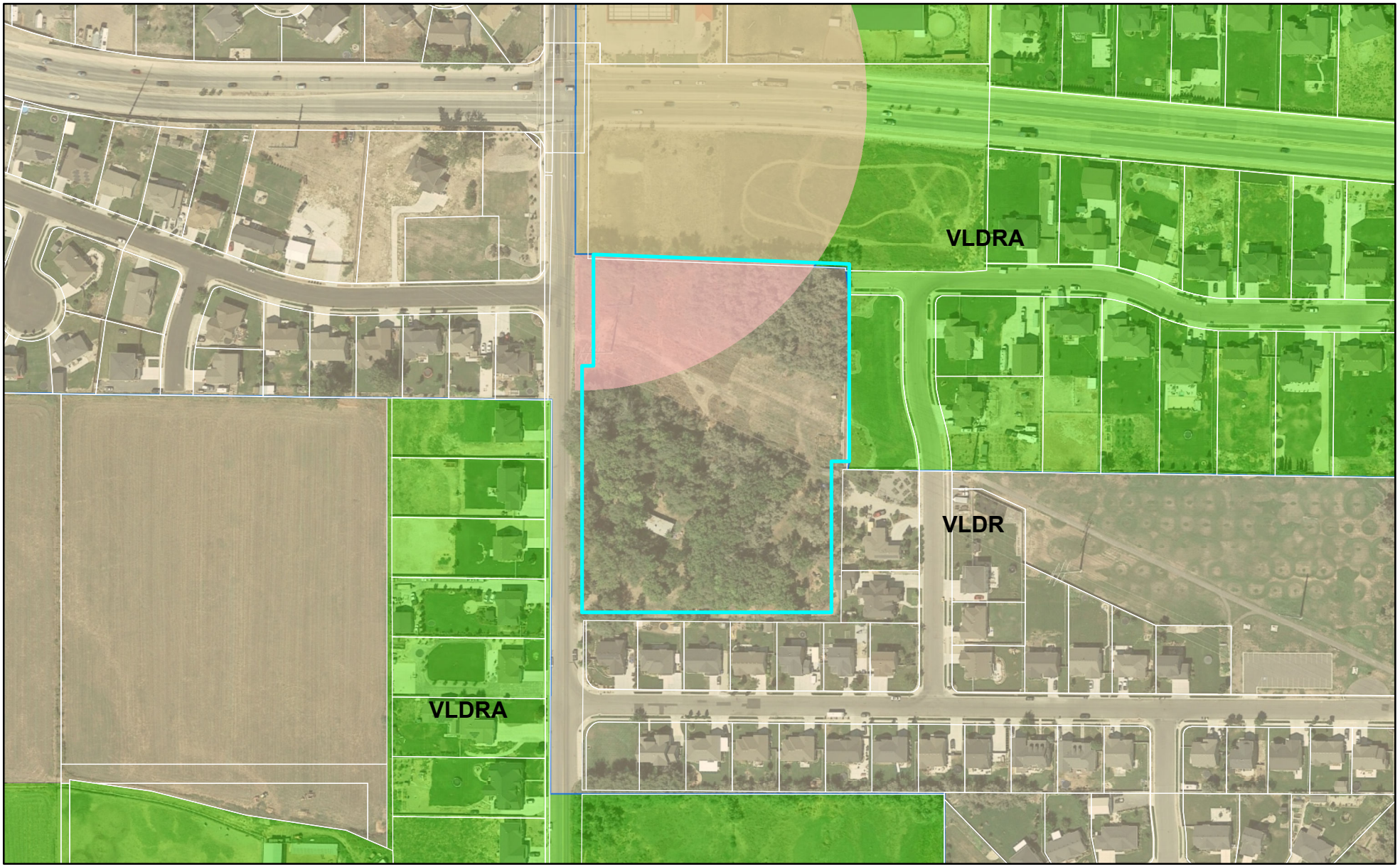


0 280 560 Feet

LEHI CITY

Robinson Ranch Final Subdivision

General Plan

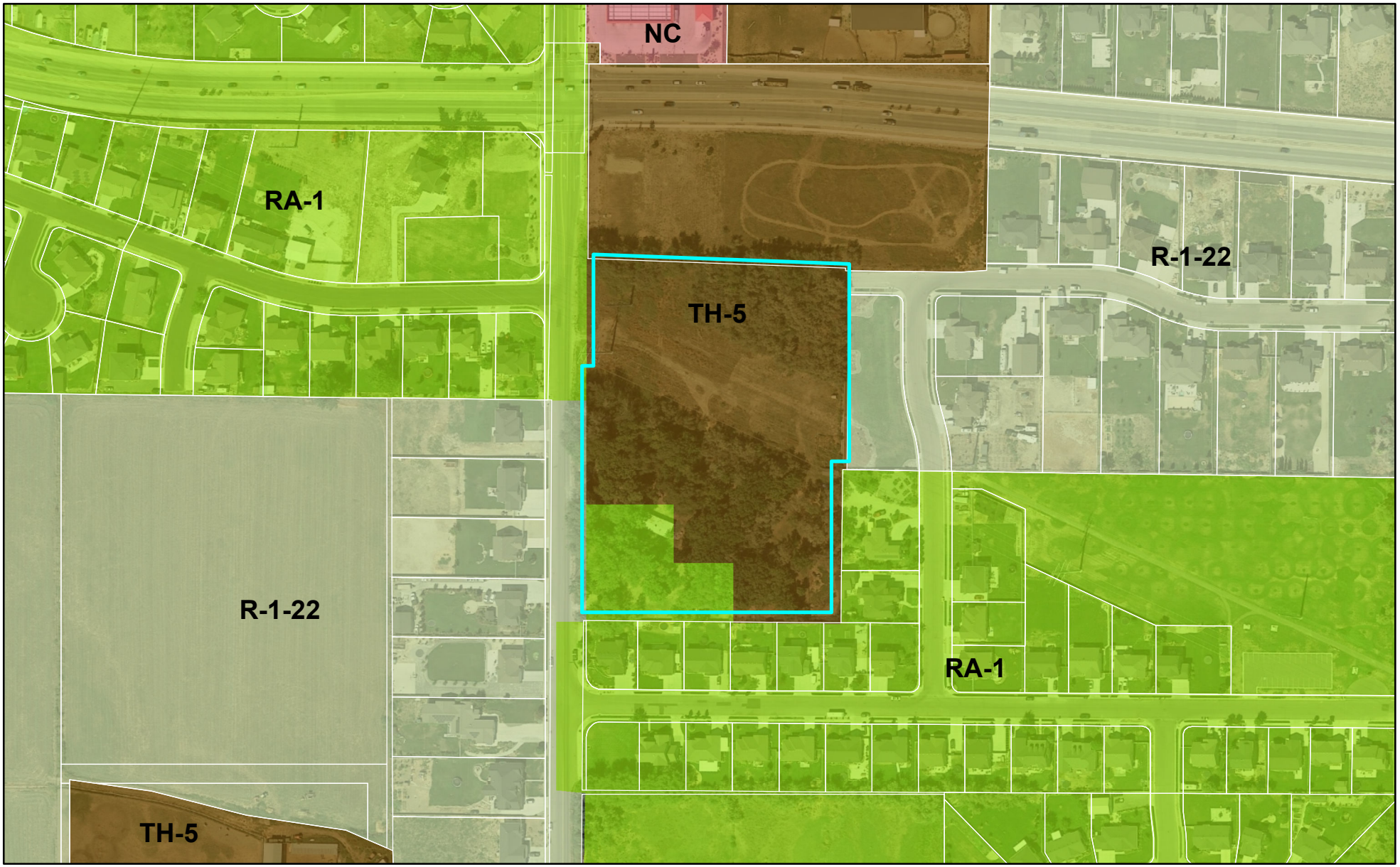


0 280 560 Feet

LEHI CITY

Robinson Ranch Final Subdivision

Zoning

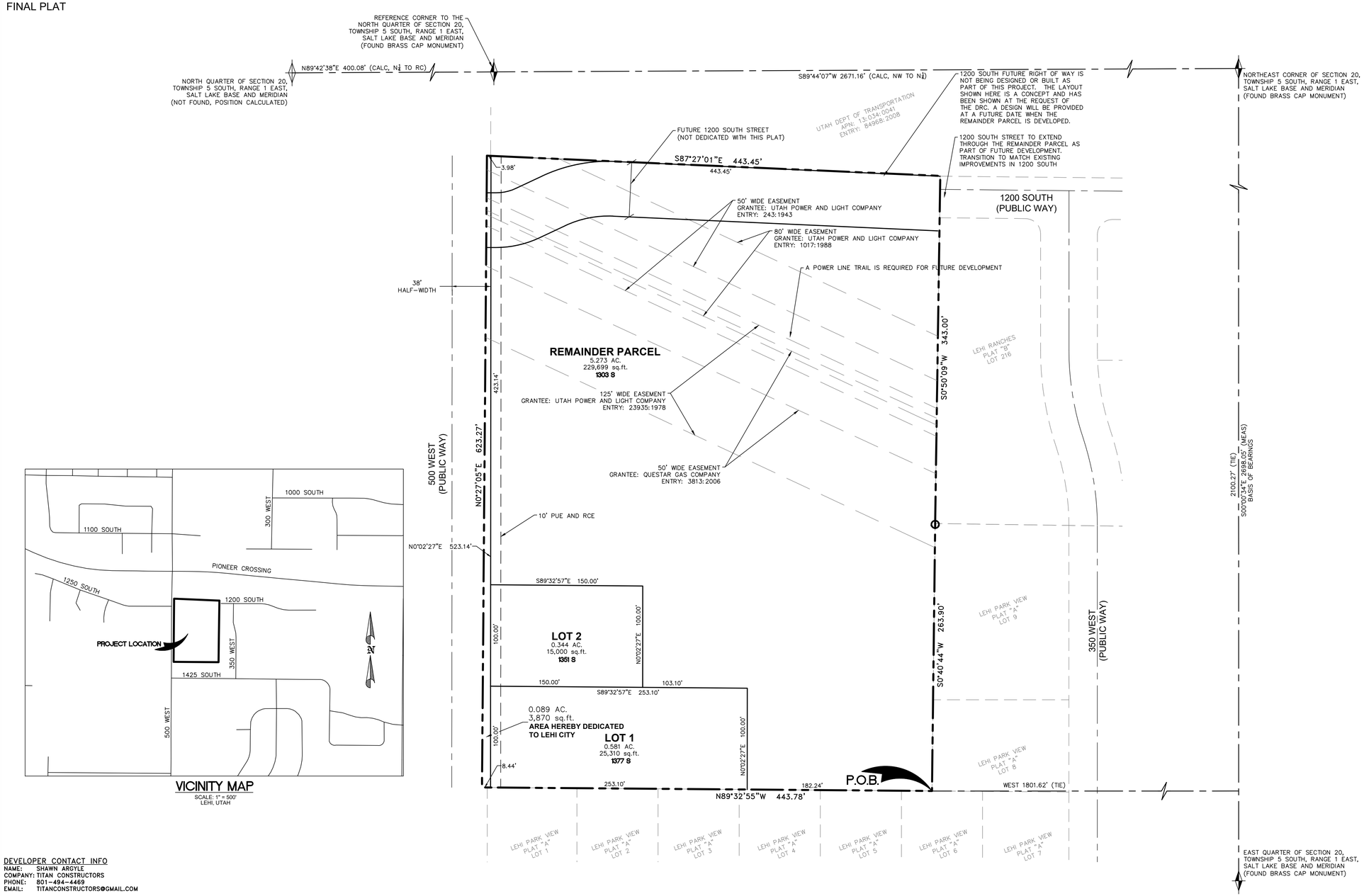


0 280 560 Feet

LEHI CITY

THE ROBINSON RANCH SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
RESIDENTIAL SUBDIVISION
FINAL PLAT



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

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY HAS BEEN MADE OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

_____ _____
SIGNATURE DATE

PROPERTY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°00'34" EAST BETWEEN THE NORTHEAST AND THE EAST QUARTER OF SAID SECTION 20, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°00'34" EAST ALONG THE SECTION LINE A DISTANCE OF 2100.27 FEET AND WEST 1801.62 FEET FROM THE EAST QUARTER OF SAID SECTION 20, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 8, LEHI PARK VIEW PLAT "A", ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 89°32'55" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 443.78 FEET; THENCE NORTH 00°27'05" EAST 623.27 FEET; THENCE SOUTH 87°27'01" EAST 447.43 FEET TO A POINT ON THE PROLONGATION OF THE WEST LINE OF LEHI RANCHES PLAT "B" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 00°50'09" WEST ALONG SAID WEST LINE A DISTNACE OF 343.00 FEET TO THE NORTHWEST CORNER OF SAID LEHI PARK VIEW PLAT "A" SUBDIVISION; THENCE SOUTH 00°40'44" WEST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 263.90 FEET TO THE POINT OF BEGINNING.

CONTAINS 273,879 SQUARE FEET OR 6.287 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°00'34" EAST BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOWN ALL BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS THE RANCHES AT PIONEER CROSSING, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO LEHI CITY CORPORATION.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____, 2021.

_____
TITAN CONSTRUCTORS, LLC
SHAWN ARGYLE, MANAGER

LLC ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THIS ___ DAY OF _____, A.D. 2021, PERSONALLY APPEARED BEFORE ME SHAWN ARGYLE, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE IS THE MANAGER OF TITAN CONSTRUCTORS, LLC, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

_____
SIGNATURE PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

_____
COMMISSION NUMBER EXPIRATION DATE

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISOIN SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ___ DAY OF _____, 2021.

_____ _____
MAYOR

_____ _____

_____ _____

APPROVED_____ ATTEST _____
ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS ___ DAY OF _____, 2021, BY THE LEHI CITY PLANNING COMMISSION.

_____ _____
DIRECTOR - SECRETARY CHAIRPERSON, PLANNING COMMISSION

THE ROBINSON RANCH SUBDIVISION
LOCATED IN THESOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

DEVELOPER CONTACT INFO
NAME: SHAWN ARGYLE
COMPANY: TITAN CONSTRUCTORS
PHONE: 801-494-4469
EMAIL: TITANCONSTRUCTORS@GMAIL.COM

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

NOTES:
1. THE REMAINDER PARCEL IS NOT A BUILDABLE PARCEL WITHOUT FUTURE IMPROVEMENTS.
2. 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 RISK INHERENT WITH LIVESTOCK

AREA TABULATIONS

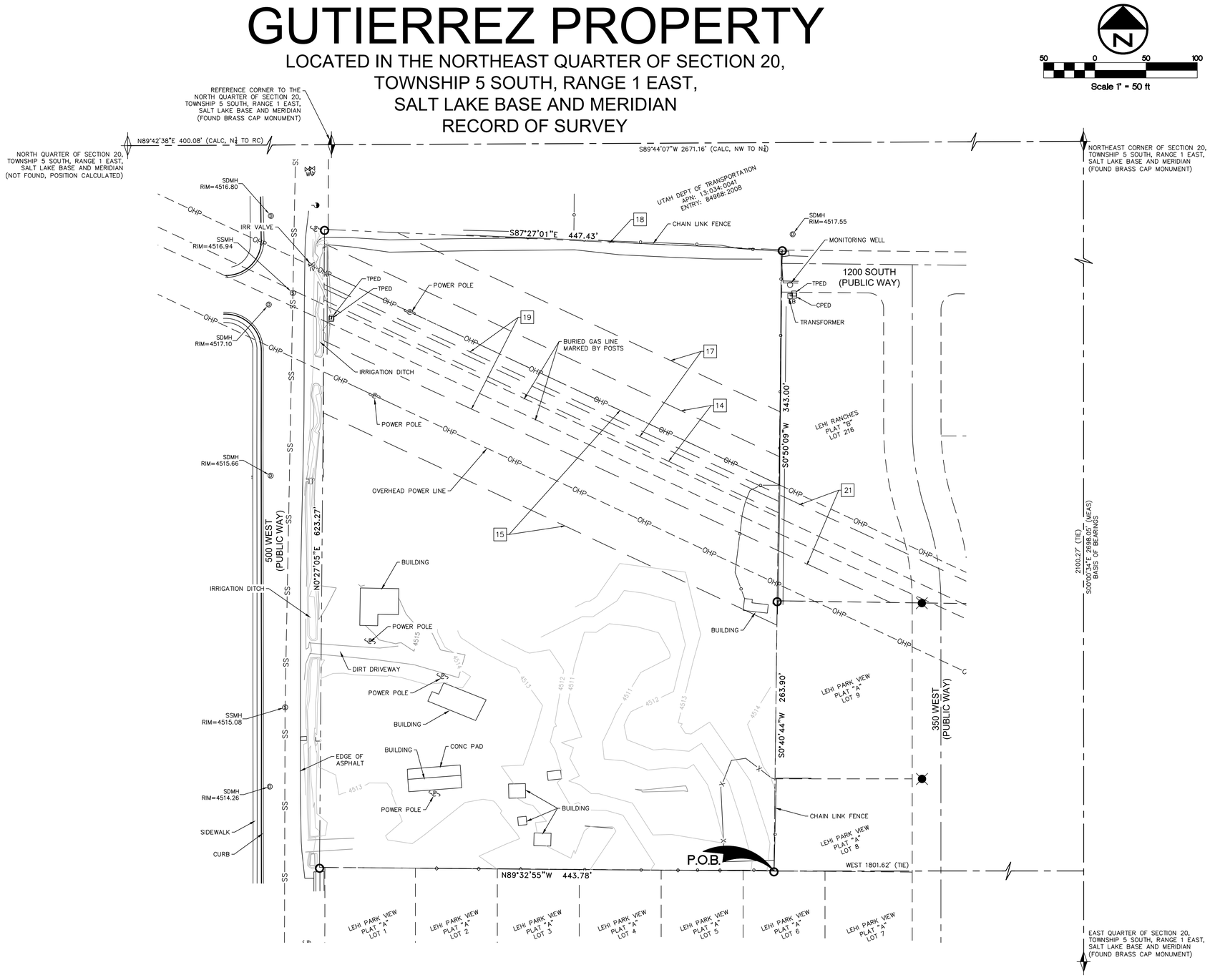
TOTAL ACREAGE:	6.287
LOTS:	3
UNITS PER ACRE:	0.48
DEDICATION ACREAGE:	0.043

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
REGISTERED PROFESSIONAL LAND SURVEYOR KAGAN M. DIXON No. 9061091 STATE OF UTAH			

G:\DATA\20153 1351 S 500 W Lehi Subdivision - Titan Construction\dwg\20153 Plat.dwg
PLOT DATE: Sep 02, 2021

GUTIERREZ PROPERTY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN RECORD OF SURVEY



50 0 50 100

Scale 1" = 50 ft

SURVEYOR'S CERTIFICATE:

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

KAGAN M. DIXON No. 9061091 8/11/2020 STATE OF UTAH

BOUNDARY DESCRIPTION

COMMENCING EAST 26.5 RODS AND NORTH 600 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 424.886 FEET; THENCE EAST 19.945 FEET; THENCE NORTH 191.434 FEET; THENCE SOUTH 87°54'44" EAST 440.347 FEET; THENCE SOUTH 340.279 FEET; THENCE WEST 30 FEET; THENCE SOUTH 260 FEET; THENCE WEST 430 FEET; THENCE NORTH 15°57'35" EAST .001 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°00'34" EAST BETWEEN THE NORTHEAST AND THE EAST QUARTER OF SAID SECTION 20, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°00'34" EAST ALONG THE SECTION LINE A DISTANCE OF 2100.27 FEET AND WEST 1801.62 FEET FROM THE EAST QUARTER OF SAID SECTION 20, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 8, LEHI PARK VIEW PLAT "A", ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 89°32'55" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 443.78 FEET; THENCE NORTH 00°27'05" EAST 623.27 FEET; THENCE SOUTH 87°27'01" EAST 447.43 FEET TO A POINT ON THE PROLONGATION OF THE WEST LINE OF LEHI RANCHES PLAT "B" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 00°50'09" WEST ALONG SAID WEST LINE A DISTNACE OF 343.00 FEET TO THE NORTHWEST CORNER OF SAID LEHI PARK VIEW PLAT "A" SUBDIVISION; THENCE SOUTH 00°40'44" WEST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 263.90 FEET TO THE POINT OF BEGINNING.

CONTAINS 273,879 SQUARE FEET OR 6.287 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°00'34" EAST BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE OF BOUNDARY

WILDING ENGINEERING WAS RETAINED BY THE CLIENT TO ESTABLISH ON THE GROUND THE SURVEYED PROPERTY AS SHOWN HEREON. THE TITLE DESCRIPTION DOES NOT APPEAR TO MATCH ADJOINING PROPERTIES. THE SOUTH AND EAST LINES WERE HELD ALONG ADJOINING SUBDIVISIONS. OCCUPATION LINES OF THIS AGREES WITH THE LOCATION OF THE BOUNDARY IN THIS POSITION. THE NORTH LINE WAS ESTABLISHED BASED UPON THE "BEST FIT" LOCATION OF AN EXISTING FENCE WHICH IS CALLED TO AND ALONG IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 37056:1990. THE WEST LINE WAS ESTABLISHED BY EXTENDING THE WEST BOUNDARY OF LEHI RANCHES PLAT "B" TO THE NORTH LINE OF THE SURVEYED PROPERTY. UPON REDEVELOPMENT OF THE PROPERTY, DEDICATION WILL BE LIKELY BE REQUIRED TO MEET THE 70' RIGHT-OF-WAY (35' HALF-WIDTH) WIDTH DEDICATED WITH OTHER PLATS.

TOPOGRAPHIC CONTOURS SHOWN HEREON ONLY ARE WITHIN THE AREA REQUESTED BY THE CLIENT.

GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS FILE NO. L36118E, DATED JUNE 30, 2020.
2. OTHER DOCUMENTS AS SHOWN ON THIS MAP

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

(3) EXCEPTIONS AS SHOWN IN THE ABOVE REFERENCED TITLE REPORT HAVE BEEN ADDRESSED AS FOLLOWS:

1-13 NOT ADDRESSED BY THIS SURVEY.

14 THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY RECORDED JANUARY 13, 1943 AS ENTRY NO. 243:1943 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE.
SURVEY NOTE: SHOWN HEREON.

15 THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY RECORDED JUNE 19, 1978 AS ENTRY NO. 23935:1978 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE.
SURVEY NOTE: SHOWN HEREON.

16 THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED JANUARY 14, 1988 AS ENTRY NO. 1016:1988 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE.
SURVEY NOTE: DOES NOT AFFECT OR TOUCH THE SURVEYED PROPERTY.

17 THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED JANUARY 14, 1988 AS ENTRY NO. 1017:1988 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE.
SURVEY NOTE: SHOWN HEREON.

18 THE EFFECTS OF THAT CERTAIN BOUNDARY LINE AGREEMENT BY AND BETWEEN NYLE MARLIN COX AND LAUREL KAY H. COX RECORDED NOVEMBER 07, 1990 AS ENTRY NO. 37056:1990.
SURVEY NOTE: THIS IS THE NORTH LINE OF THE SURVEYED PROPERTY SHOWN HEREON.

19 THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF QUESTAR GAS COMPANY RECORDED JANUARY 11, 2006 AS ENTRY NO. 3813:2006 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE.
SURVEY NOTE: SHOWN HEREON.

20 NOT ADDRESSED BY THIS SURVEY.

21 THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF QUESTAR GAS COMPANY RECORDED JULY 21, 2006 AS ENTRY NO. 92719:2006 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE.
SURVEY NOTES: THIS EASEMENT IS NOT CONTAINED WITHIN THE SURVEYED PROPERTY. HOWEVER, IT DOES ADJOIN THE GAS EASEMENT WHICH IS LOCATED WITHIN THE PROPERTY NOTED AS EXCEPTION 19.

22 NOT ADDRESSED BY THIS SURVEY.

LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- EXISTING ROW CENTERLINE
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE
- FOUND PLUG

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

G:\DATA\20153 1351 S 500 W Lehi Subdivision - Titan Construction\dwg\20153 ROS.dwg
PLOT DATE: Jun 14, 2021

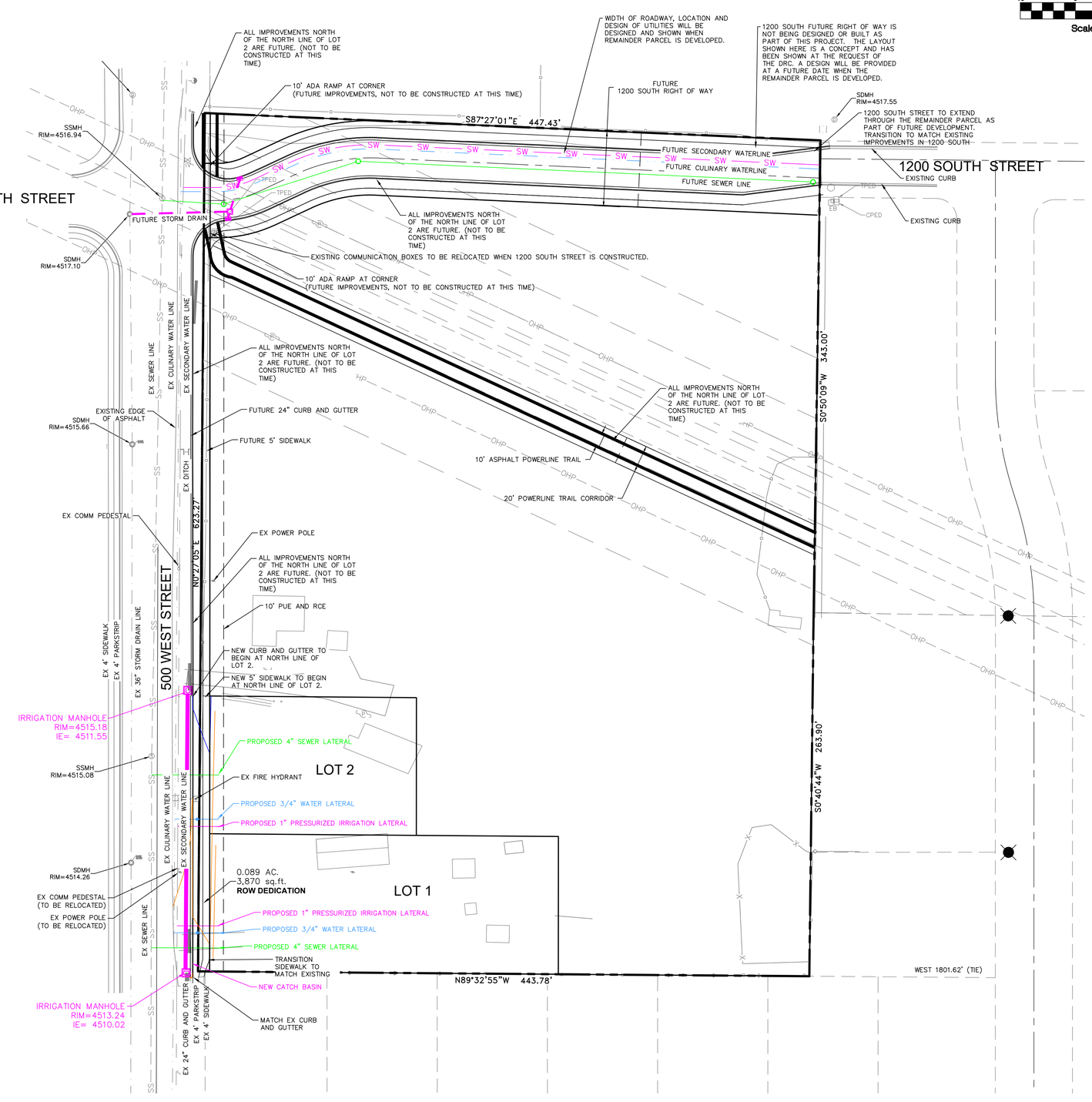
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT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

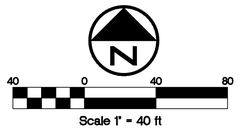
NO.	REVISION	DATE

DRAWING TITLE	RECORD OF SURVEY
PROJECT NAME	GUTIERREZ PROPERTY
LOCATION	1251 S 500 W
DRAWN	KMD
CHECKED	KMD
	LEHI, UTAH
COUNTY	UTAH
DATE	08/10/2020
SCALE	1" = 50'
SHEET	1 OF 1

THE ROBINSON RANCH SUBDIVISION

SITE AND UTILITY PLAN





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

DRAWING NOTES:

1. DRAINAGE ON LOTS TO BE RETAINED ON EACH INDIVIDUAL LOT.
2. ONE (1) COLOR ELECTROCI COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY CESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORMDRAIN AND POWER.
3. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
4. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBIC IMPROVEMENTS SPECIFICATIONS.
5. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
6. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND PROPERTY OWNER.

G:\DATA\20153 1351 S 500 W Lehi Subdivision - Titan Construction\dwg\20153 Base.dwg
PLOT DATE: Aug 24, 2021

NO.	REVISION	DATE

PROJECT INFORMATION

THE ROBINSON RANCH SUBDIVISION

SITE AND UTILITY PLAN

LEHI, UTAH

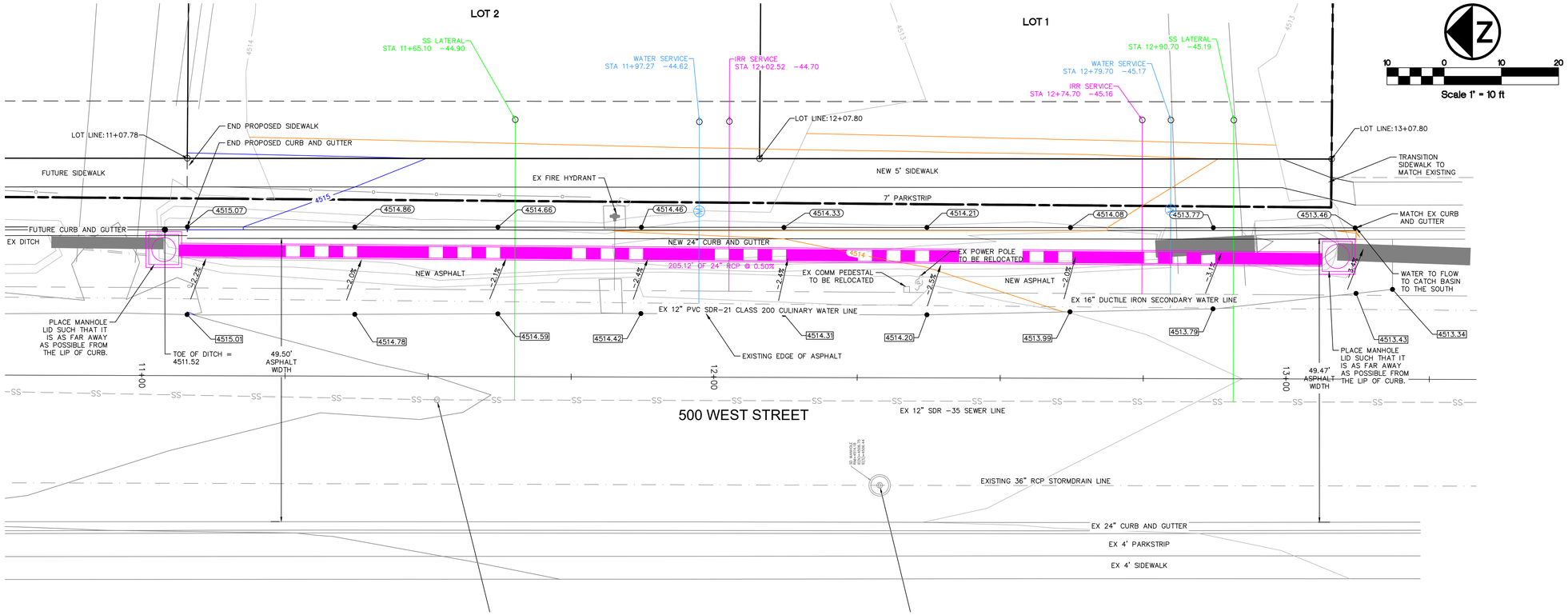
DRAWN	CHECKED	PROJECT #
JRP	JRP	20153

DATE 11/04/20

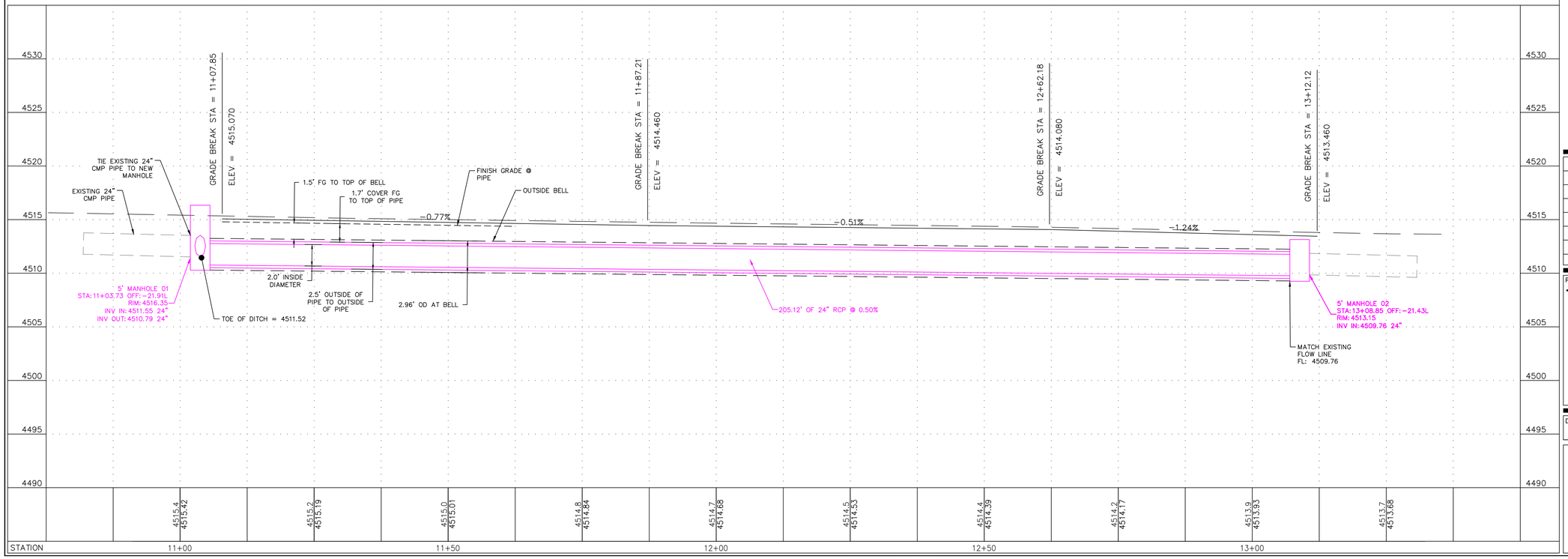
SCALE 1" = 40'

SHEET C101

ENGINEER'S STAMP



SCALES
HOR. 1" = 20'
VER. 1" = 4'



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

DRAWING NOTES:

1. ALL IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY SHALL MEET LEHI CITY STANDARDS AND SPECIFICATIONS.
2. THE DRIVEWAY FOR LOT 2 SHALL BE LOCATED NORTH OF THE EXISTING FIRE HYDRANT.
3. THE MANHOLES FOR THE EXISTING IRRIGATION LINE ARE TO BE LOCATED TO BE OUTSIDE THE PROPOSED CURB.
4. SEE CURB AND GUTTER DETAIL ON SHEET C103.

G:\DATA\20153 1351 S 500 W Lehi Subdivision - Titan Construction\dwg\20153 Base.dwg
PLOT DATE: Aug 10, 2021

NO.	REVISION	DATE

PROJECT INFORMATION

THE ROBINSON RANCH SUBDIVISION

FRONTAGE IMPROVEMENTS
STA 11+00 - 13+25
LEHI, UTAH

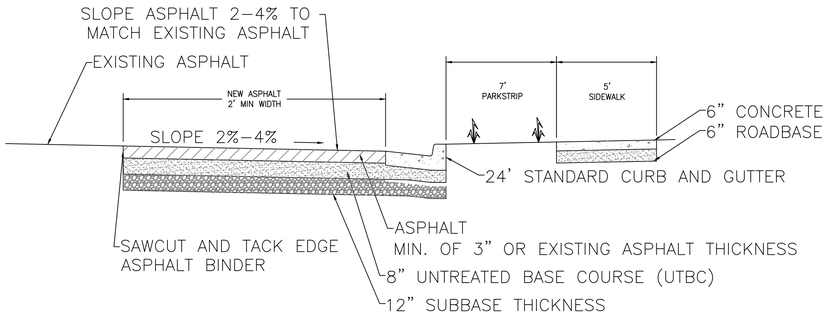
DRAWN	CHECKED	PROJECT #
JRP	JRP	20153

DATE 01/25/21
HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 5'
SHEET C102

ENGINEER'S STAMP

THE ROBINSON RANCH SUBDIVISION

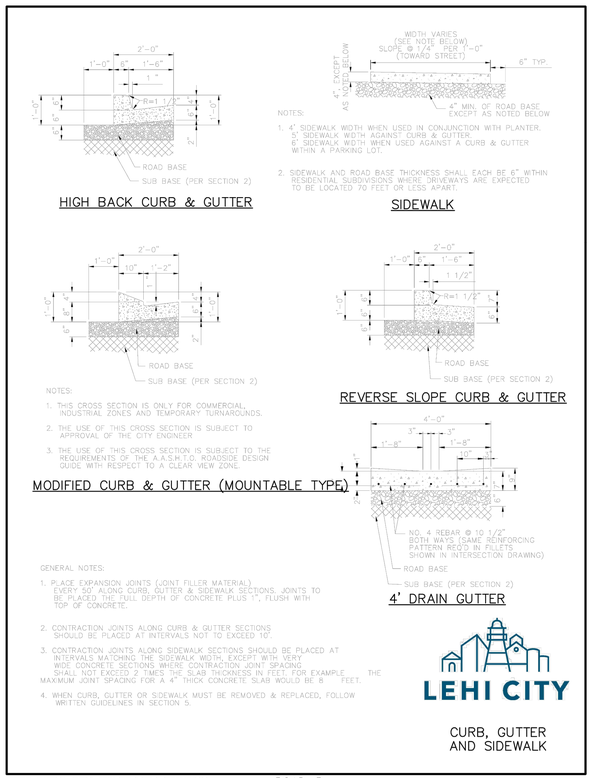
DETAILS



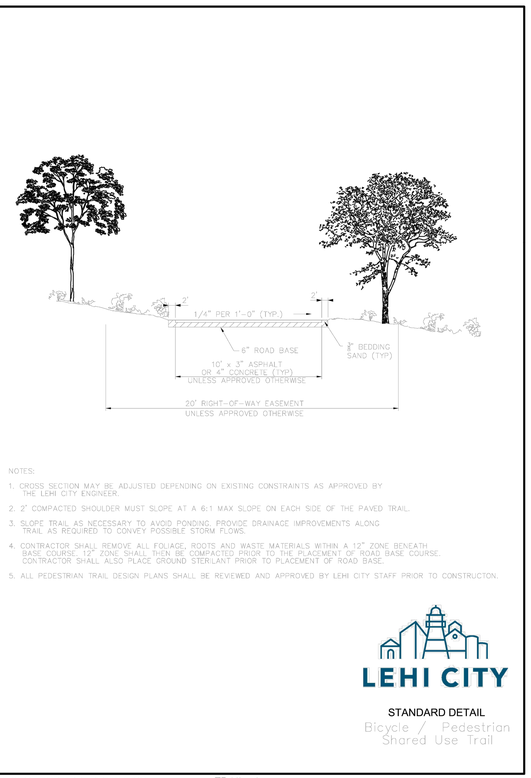
CBR VALUE= 5

ROADWAY WIDENING AND IMPROVEMENT

NO SCALE



LEHI CITY STANDARD DRAWINGS ROAD–5



LEHI CITY STANDARD DRAWINGS TRAIL–1

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

DRAWING NOTES:

G:\DATA\20153 1351 S 500 W Lehi Subdivision – Titan Construction\dwg\20153 Base.dwg
PLOT DATE: Aug 09, 2021

NO.	REVISION	DATE

PROJECT INFORMATION

THE ROBINSON RANCH SUBDIVISION

DETAILS

LEHI, UTAH

DRAWN	CHECKED	PROJECT #
JRP	JRP	20153

DATE 11/22/20

SCALE 1" = 20'

SHEET C103

ENGINEER'S STAMP

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for Willow Point Phase 4, a 108-unit townhome development located at 2100 North 4100 West.

Suggested Action:

Attachments:

CC Staff Report Willow Point Phase 4 Final Subdivision 09.28.21.docx

Willow Point Phase 4 Final Subdivision DRC 09.15.21.docx

Willow Point Phase 4 Final Subdivision - plans.pdf

Willow Point Phase 4 Final Subdivision - landscape plans.pdf

Willow Point Phase 4 Final Subdivision Map - Aerial.pdf

Willow Point Phase 4 Final Subdivision Map - General Plan.pdf

Willow Point Phase 4 Final Subdivision Map - Zoning.pdf

WILLOW POINT PHASE 4 FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	September 28, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	4100 West Hardman Way		
Existing Land Use	Undeveloped		
Existing Zoning	HC (Heavy Commercial)		
General Plan Land Use Designation	HC (Heavy Commercial)		
Number of Lots/Units	108 units		
Adjacent Zoning and Land Use	*North*	C (Commercial)	2100 North
	South	R-3 (High Density Residential)	The Exchange Subdivision
	East	C (Commercial)	Undeveloped
	West	C (Commercial)	Undeveloped
Date of DRC Review	September 15, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

September 26, 2008	This property was included in the Holbrook Annexation.
April 20, 2015	This property was included in the Gardner-Plumb Development Agreement.
October 26, 2016	The Hardman Lehi Plat A subdivision was recorded and included the subject property.
June 11, 2018	The View 21 Plat A subdivision was recorded and amended the parcel created with Hardman Lehi Plat A. This subdivision dedicated the right-of-way for 4100 West and created the parcels that exist today.
July 21, 2018	An amendment to the Gardner-Plumb Development Agreement was approved.
May 12, 2020	The Willow Point Concept was approved by the City Council.
October 27, 2020	The Willow Point Preliminary Subdivision was approved by the City Council.

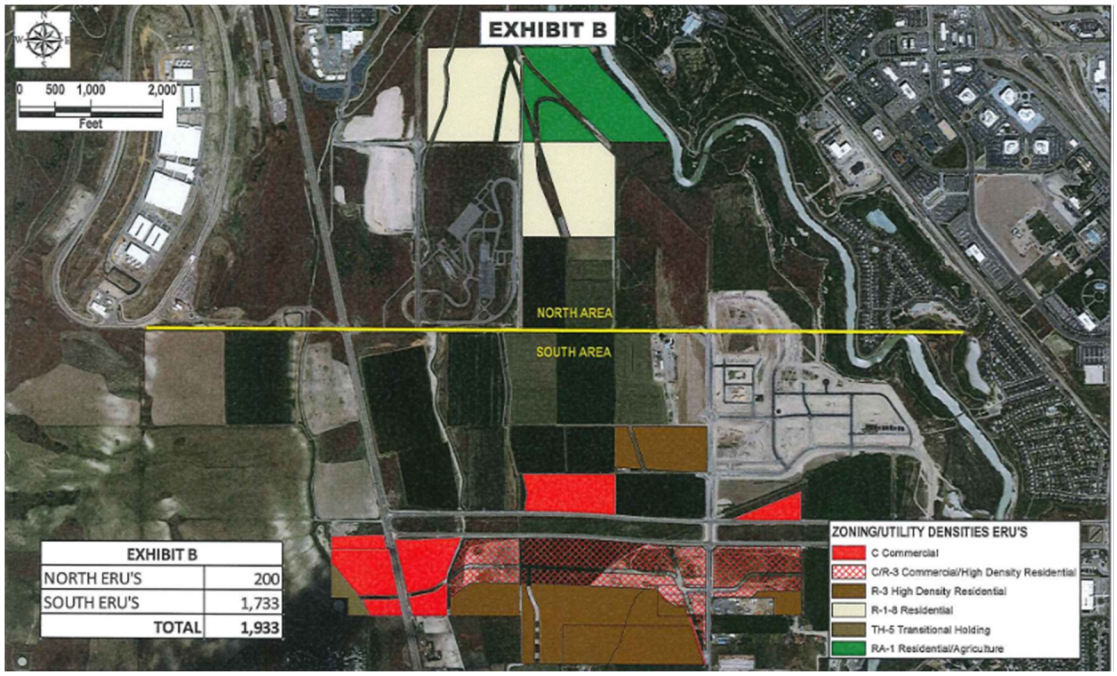
January 26, 2021	Willow Point Phase 1 Final Subdivision was approved by the City Council.
May 11, 2021	Willow Point Phase 2 Final Subdivision was approved by the City Council.
June 30, 2021	Willow Point Phase 3 Final Subdivision was approved by the City Council.

REPORT ANALYSIS

The applicant is requesting approval of the Willow Point Phase 4 final subdivision. The proposed subdivision will consist of 108 townhome units. The Willow Point Subdivision is being developed as a planned unit development. This report will discuss the Gardner-Plumb Agreement, the subdivision layout, architecture, and the DRC comments for this phase.

Gardner-Plumb Agreement

This property falls under the Gardner-Plumb Development Agreement. This agreement gave flexible ERUs (equivalent residential units) to specific property around 2100 North and the Jordan River. The original agreement was approved in 2015. This agreement was a settlement to avoid litigation with the original developer, Gerald Anderson. The agreement granted some commercially zoned areas along the south side of 2100 North flexibility to be developed as either commercial or high density residential. In 2018, the City Council approved an amendment to the agreement. The amendment allowed for additional areas of high density residential on the commercial properties along 2100 North. The map below is from the approved amended agreement and shows the allowed land uses.



The proposed subdivision is in an area that allows for both high density residential and commercial uses. While the current zoning is Heavy Commercial, the Gardner-Plumb agreement allows for the high-density residential use proposed with this subdivision.

Subdivision Layout

The proposed subdivision includes 108 townhome units. The overall subdivision includes both front-load and rear-load townhomes and meets the minimum fifty percent rear-load townhome requirement. This phase includes a mixture of rear-load townhomes that front onto internal streets and 4100 West and front-load townhomes. There will be pedestrian connections connecting the townhomes to the rest of the subdivision and the proposed eight-foot trail along 2100 North. Amenities for the subdivision will largely be provided with the other phases, but benches and seating areas will be provided in multiple locations with this phase.

Architecture

The proposed architecture for this phase will be consistent with the townhomes in the three other phases of the Willow Point Subdivision. The townhomes will be constructed with fiber cement siding, stucco, stone, brick, and board and batten. The elevations will include a mixture of traditional, craftsman, and modern styles and will be in a variety of colors. Each townhome has been designed with a two-car garage to accommodate parking needs.

DRC Comments

The DRC had ten comments including the following:

1. Show connection to 2100 North on overall site plan.
2. The plat shows an easement going through lots 422-437. (Help needed, where is the note that was added to plat?)
3. Change all call outs on trail ADA ramps to "ADA ramp and truncated dome to be full width of trail" (remove Road-6 reference)

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

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with modifications, or deny the proposed Willow Point Phase 4 final subdivision. Any motion should include findings. Possible findings include:

1. The overall subdivision meets the requirements for a Planned Unit Development (PUD) as listed in Chapter 17 of the Lehi City Development Code.
2. The Gardner-Plumb Development Agreement allows for the residential units being proposed on this site.
3. The proposed subdivision does/does not meet the requirements of the Development Code regarding subdivision approvals.
4. Other findings based upon information presented at the public meeting.

Willow Point Phase 4 Final Subdivision
DRC Redline Comments

Edge Homes – requests final subdivision review of Willow Point Phase 4, a 108-unit townhome development located at 2100 North 4100 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Ryan Hopkins, Brandon Parr
Date of Plans Reviewed: 9/7/21
Time Start: 3:56 PM
Time End: 4:04 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. This property likely has a turn out on the ULDC canal that was used for flood irrigation. This turn out needs to be eliminated.
2. What is this water easement in favor of Lehi City ?
3. Number of irrigation services shown on tabulation chart does not match actual number of services shown on plans.
4. Adjust water service connection point to unit 430, currently shown connecting to the main at the mainline valve.
5. 3' minimum spacing required between all hydrants and blow offs (measured edge to edge)

Trent – Parks:
6. Change all call outs on trail ADA ramps to "ADA ramp and truncated dome to be full width of trail" (remove Road-6 reference)

Gary – Building/Inspections:
7. The plat shows an easement going through lots 422-437. (Help needed, where is the note that was added to plat?)

JD – Streets:
8. Remove stray street sign

Ross – Engineering:
9. Show connection to 2100 North on overall site plan.

Luke- Traffic: No comments
Kim – Planning:
10. Remove "Director-Secretary" and "City Engineer" signatures lines from plat (and all future plats)

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. Irrigation Company signature on the construction drawings for the irrigation piping.
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
9. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.

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

10. Amend the Long Term Storm Water Management Plan and Agreement and resubmit to Planning Division for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
11. Address any comments or conditions from City Council approval.
12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
13. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. Provide a recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

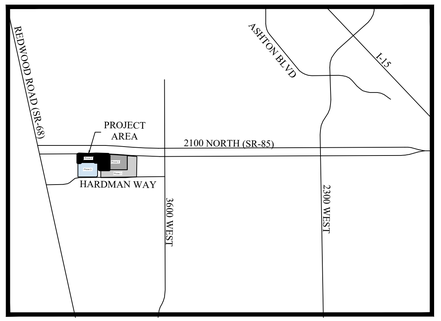
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON SEPTEMBER 28TH

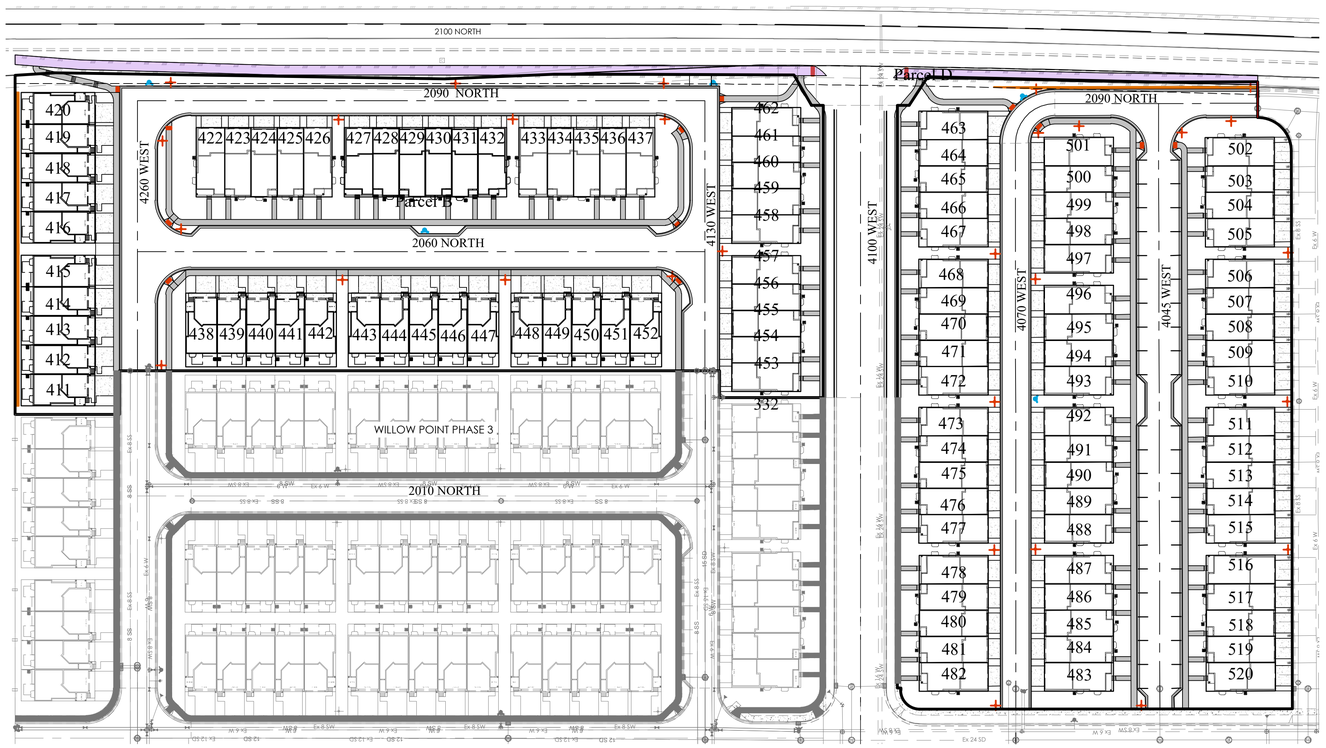
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

WILLOW POINT PHASE 4

PREPARED FOR:
EDGE HOMES
LOCATED IN:
LEHI CITY



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C2.1	FINAL PLAT
C3	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	ROAD CROSS SECTIONS
C4	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	GRADING PLAN
C4.5	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINGAGE PLAN
C6	SEWER PLAN
C6.1	SEWER PLAN
C7	WATER PLAN
C7.1	WATER PLAN
C8	EROSION CONTROL PLAN
PP01	2060 NORTH
PP02	2090 NORTH
PP03	2090 NORTH
PP04	4045 WEST
PP05	4070 WEST
PP06	4100 WEST
PP07	4130 WEST
PP08	4260 WEST

LEHI CITY NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN, AND POWER.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL WHICH IS INCLUDED IN SHEETS M6-D1.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
6. LEHI POWER WILL NOT SET EQUIPMENT OR PULL CONDUCTOR PRIOR TO CONCRETE FOR CURB AND SIDEWALK BEING PLACED.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO LEHI CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
(801) 494-0150
CONTACT: BRANDON PARR

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

N
S

GRAPHIC SCALE
60 0 30 60 120 320
(IN FEET)
1 inch = 60 ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4
LEHI CITY
COVER SHEET

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

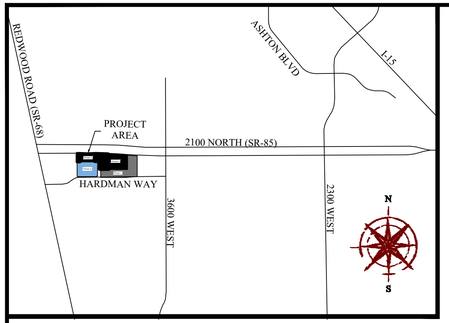
Scale:	1"=60'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C1		

Z:_2021\21-0362 Willow Point Phase 4\design\Sheets\C1 - COVER SHEET.dwg

WILLOW POINT SUBDIVISION

PHASE 4

LOCATED IN THE SW 1/4 OF SECTION 2 & SE 1/4 OF SECTION 3, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

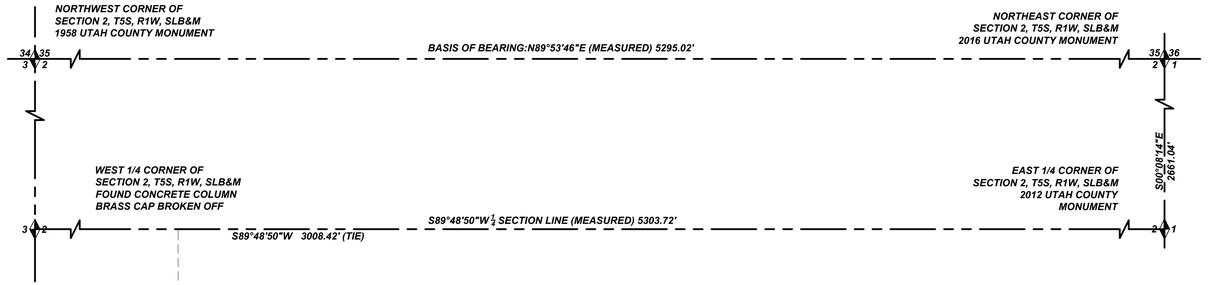


VICINITY MAP
N.T.S

GRAPHIC SCALE

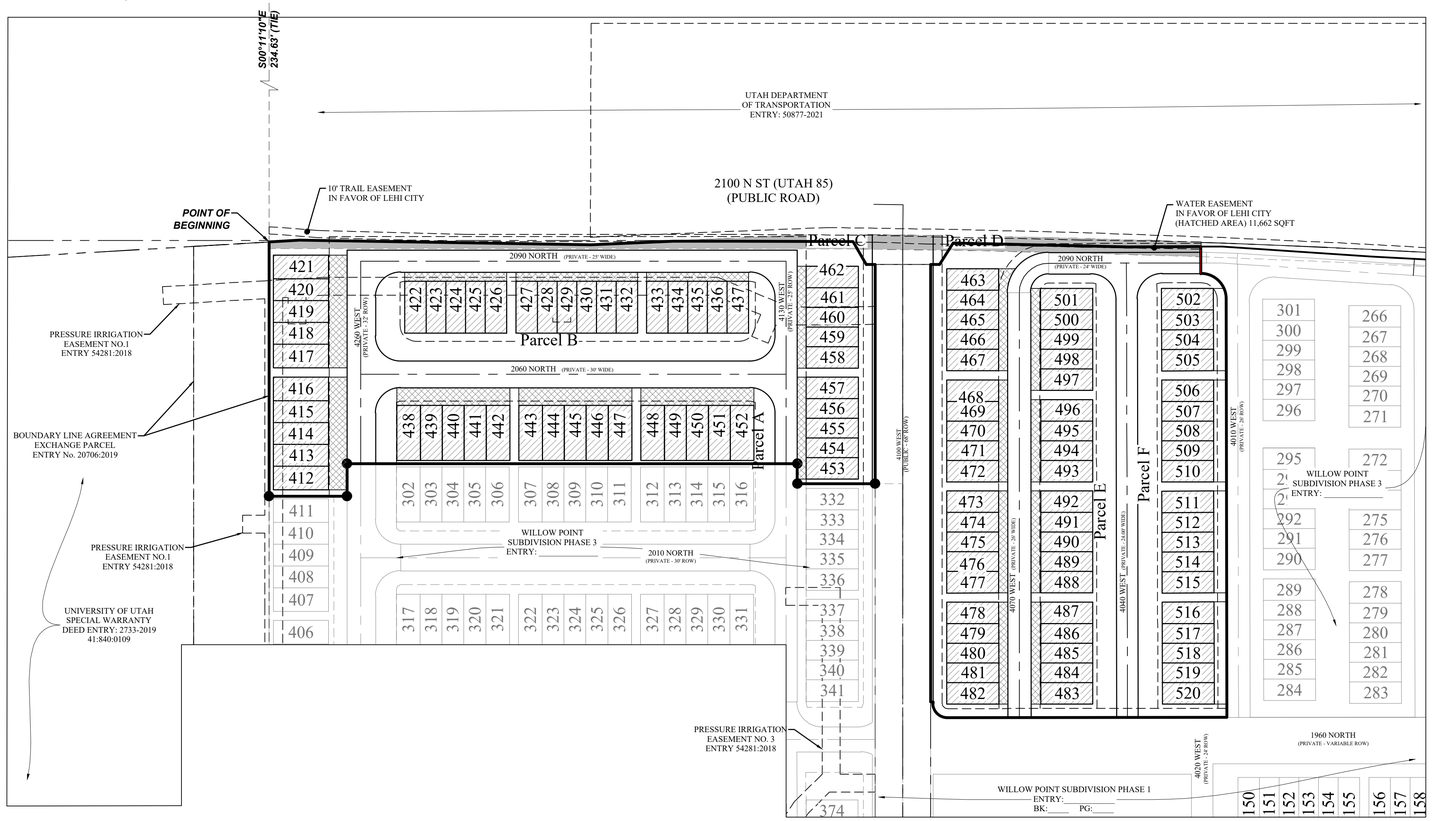
80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- (PU&DE) PUBLIC UTILITY AND DRAINAGE EASEMENT



NOTES

1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.

4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.

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

8. ALL PARCELS A-F WILL BE OWNED AND MAINTAINED BY WILLOW POINT TOWNHOME ASSOCIATION 12227 BUSINESS PARK DR., SUITE 200 DRAPER, UT 84020.

9. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING

10. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOTECHNICAL SERVICES, INC. AND DATED DECEMBER 11, 2020.

11. THE ZONING IS HEAVY COMMERCIAL WITH A RESIDENTIAL OVERLAY - DENSITY WAS ALLOWED ON THE PROPERTY PER THE GARDNER PLUMB AGREEMENT ENTRY #24625:2019

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

Evan J. Wood — DATE
Professional Land Surveyor
Certificate No. 183395

BOUNDARY DESCRIPTION

A part of Lots 1 & 2, VIEW 21 PLAT 'A', according to the Official Plat thereof recorded June 11, 2018 as Entry No. 54281:2018 of the Official Records of Utah County and a part of Lot 4, HARDMAN LEHI SUBDIVISION PLAT 'A', according to the Official Plat thereof recorded October 26, 2016 as Entry No. 107107:2016 of the Official Records of Utah County, located in the South Half of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located on the southerly Right of Way line of 2100 North Street as determined by said HARDMAN LEHI SUBDIVISION PLAT 'A' and the northerly line of Lot 1 of said VIEW 21 PLAT 'A', said point also located along the 1/4 Section line S89°48'50"W 3,008.42 feet and South 234.63 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and Northeast Corner of said Section 2); thence along said southerly Right of Way line the following four (4) courses: (1) N86°38'01"E 33.97 feet; (2) thence S89°07'19"E 326.18 feet; (3) thence N87°30'00"E 265.86 feet; (4) thence Easterly along the arc of a non-tangent curve to the right having a radius of 14,819.50 feet (radius bears: S00°25'34"W) a distance of 415.84 feet through a central angle of 01°36'28" Chord: S88°46'12"E 415.82 feet; thence S00°07'25"E 35.15 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 28.00 feet (radius bears: S00°07'25"E) a distance of 43.98 feet through a central angle of 90°00'00" Chord: S45°07'25"E 39.60 feet; thence S00°07'25"E 467.92 feet; thence S89°58'02"W 312.16 feet; thence along the arc of a curve to the right with a radius of 16.00 feet a distance of 25.14 feet through a central angle of 90°01'58" Chord: N45°00'59"W 22.63 feet; thence North 1.57 feet; thence West 3.00 feet to the easterly Right of Way of 4100 West as determined by said VIEW 21 PLAT 'A', thence along said Right of Way and plat the following three (3) courses: (1) North 488.85 feet; (2) thence West 62.00 feet; (3) thence South 245.14 feet; thence West 86.61 feet; thence North 22.43 feet; thence West 503.42 feet; thence South 36.42 feet; thence West 87.33 feet to the easterly line of that Boundary Line Agreement, recorded March 14, 2019 as Entry No. 20706:2019 in the Office of the Utah County Recorder; thence along said Boundary Line Agreement North 284.23 feet to the point of beginning.

Contains: 8.07 acres+/-
108 Units

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS), AS INDICATED HEREON, TO THE WILLOW POINT TOWNHOME ASSOCIATION, A UTAH NONPROFIT ASSOCIATION, WITH A REGISTERED ADDRESS OF 12227 BUSINESS PARK DR., SUITE 200, DRAPER, UT. 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF _____ A.D. 20__

GARDNER-PLUMB, L.C.

BY:_____
(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

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

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

WILLOW POINT SUBDIVISION

PHASE 4

LOCATED IN THE SW 1/4 OF SECTION 2 & SE 1/4 OF SECTION 3, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

FOR REVIEW ONLY

1 OF 2	7/22/2021

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
(801) 494-0150
CONTACT: BRANDON PARR

SITE TABULATIONS

TOTAL ACREAGE	8.07	ACRES
TOTAL SINGLE FAMILY LOTS	108	LOTS
TOTAL ACREAGE IN LOTS	3.43	ACRES
TOTAL OPEN SPACE (6 PARCELS)	2.94	ACRES
TOTAL ACREAGE IN ROW	1.07	ACRES
LANE MILES OF ROAD	0.49	MILES
TOTAL UNITS PER ACRE	13.38	UNITS/ACRE
IRRIGATION SERVICES	(1) 2" SERVICE	

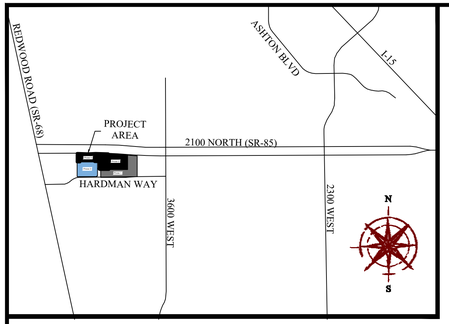
NOTE: EXISTING ZONING IS HEAVY COMMERCIAL WITH A RESIDENTIAL OVERLAY (PER PLUMB GARDNER AGREEMENT)

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C2.0 FINAL PLAT.dwg

WILLOW POINT SUBDIVISION

PHASE 4

LOCATED IN THE SW 1/4 OF SECTION 2 & SE 1/4 OF SECTION 3, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

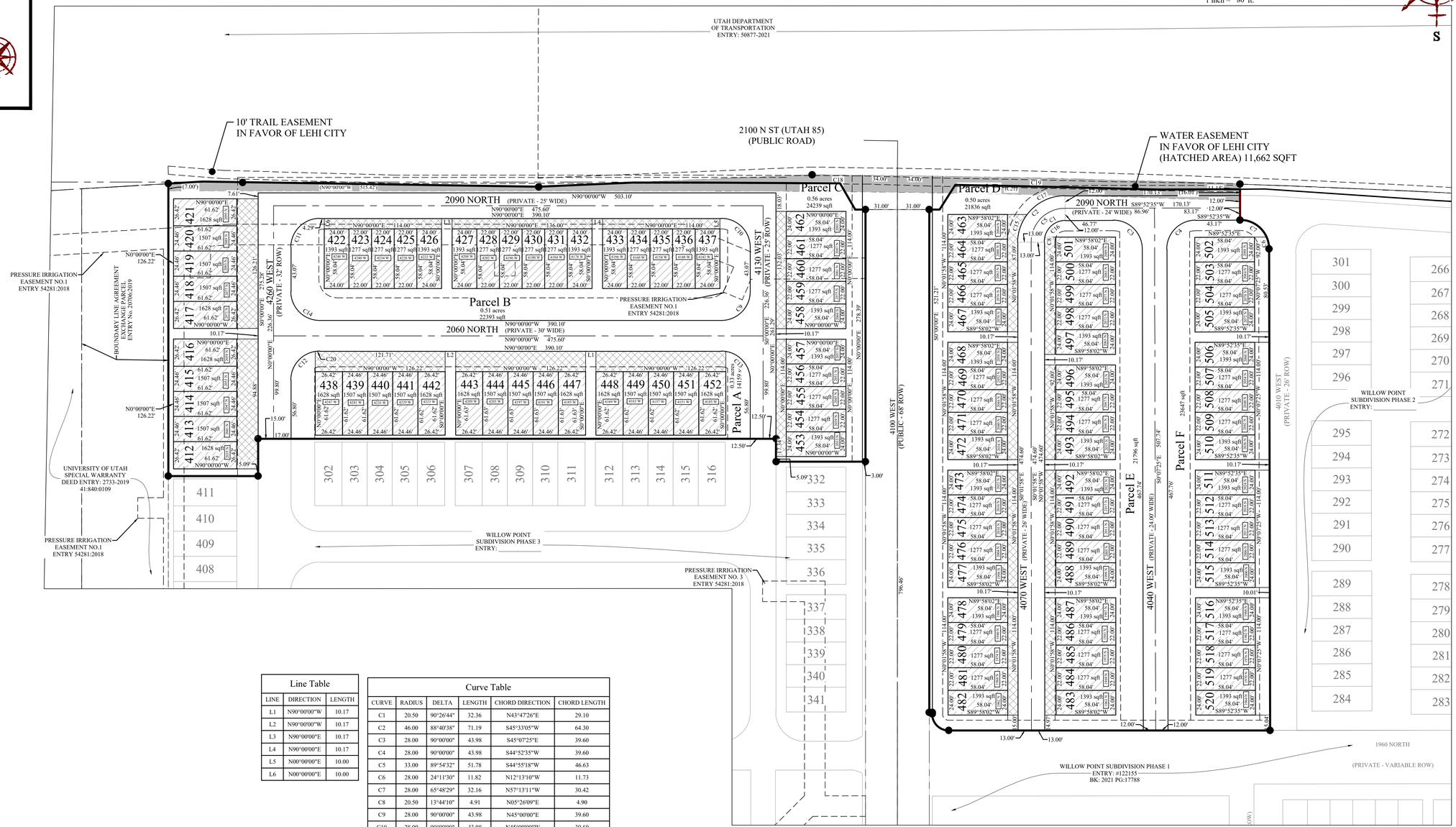
GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- (PU&DE) PUBLIC UTILITY AND DRAINAGE EASEMENT

NOTES

1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
8. ALL PARCELS A-F WILL BE OWNED AND MAINTAINED BY WILLOW POINT TOWNHOME ASSOCIATION 12227 BUSINESS PARK DR., SUITE 200 DRAPER, UT 84020.
9. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING
10. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOTECHNICAL SERVICES, INC. AND DATED DECEMBER 11, 2020.
11. THE ZONING IS HEAVY COMMERCIAL WITH A RESIDENTIAL OVERLAY - DENSITY WAS ALLOWED ON THE PROPERTY PER THE GARDNER PLUMB AGREEMENT ENTRY #24625:2019



Line Table		
LINE	DIRECTION	LENGTH
L1	N90°00'00"W	10.17
L2	N90°00'00"W	10.17
L3	N90°00'00"E	10.17
L4	N90°00'00"E	10.17
L5	N00°00'00"E	10.00
L6	N00°00'00"E	10.00

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.50	90°26'44"	32.36	N43°47'26"E	29.10
C2	46.00	88°40'38"	71.19	S45°33'05"W	64.30
C3	28.00	90°00'00"	43.98	S45°07'25"E	39.60
C4	28.00	90°00'00"	43.98	S44°52'35"W	39.60
C5	33.00	89°54'32"	51.78	S44°55'18"W	46.63
C6	28.00	24°11'30"	11.82	N12°13'10"W	11.73
C7	28.00	65°48'29"	32.16	N57°13'11"W	30.42
C8	20.50	13°44'10"	4.91	N05°26'09"E	4.90
C9	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C10	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C11	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C12	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C13	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C14	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C15	46.20	35°56'26"	28.98	N19°15'54"E	28.51
C16	20.50	76°42'34"	27.45	N50°39'31"E	25.44
C17	46.00	52°34'28"	42.21	N63°36'16"E	40.74

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C21)	14803.50	2°02'11"	526.12	N88°58'55"W	526.09

2 OF 2 | 7/22/2021

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR

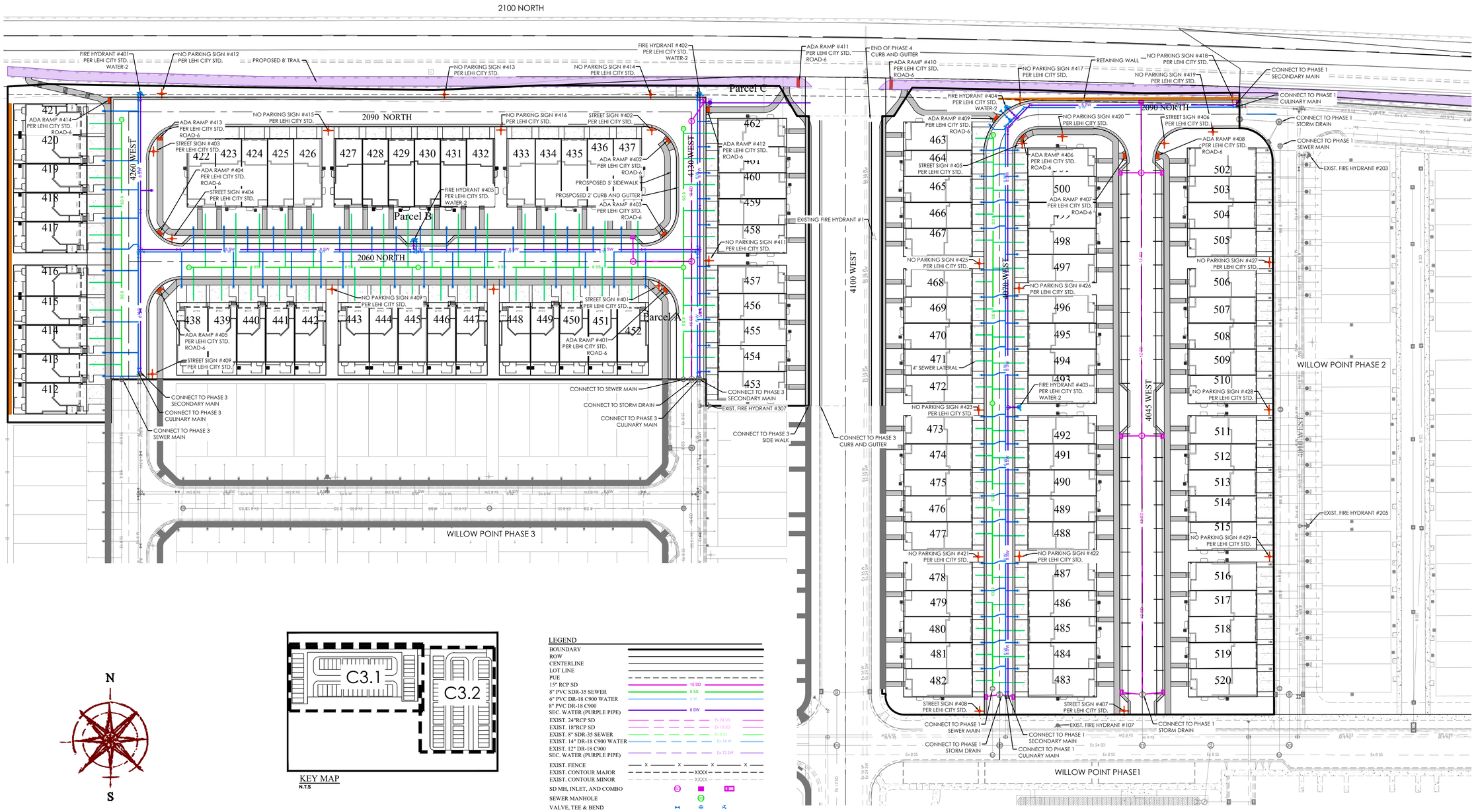
OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
(801) 494-0150
CONTACT: BRANDON PARR

WILLOW POINT SUBDIVISION
PHASE 4
LOCATED IN THE SW 1/4 OF SECTION 2 & SE 1/4 OF SECTION 3, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

FOR REVIEW ONLY

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C2.1 FINAL PLAT.dwg



N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

KEY MAP
N.T.S

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	S SD
SEWER MANHOLE	S
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	S SD
EXIST. SEWER MH	S
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

OVERALL SITE PLAN

REVISION BLOCK

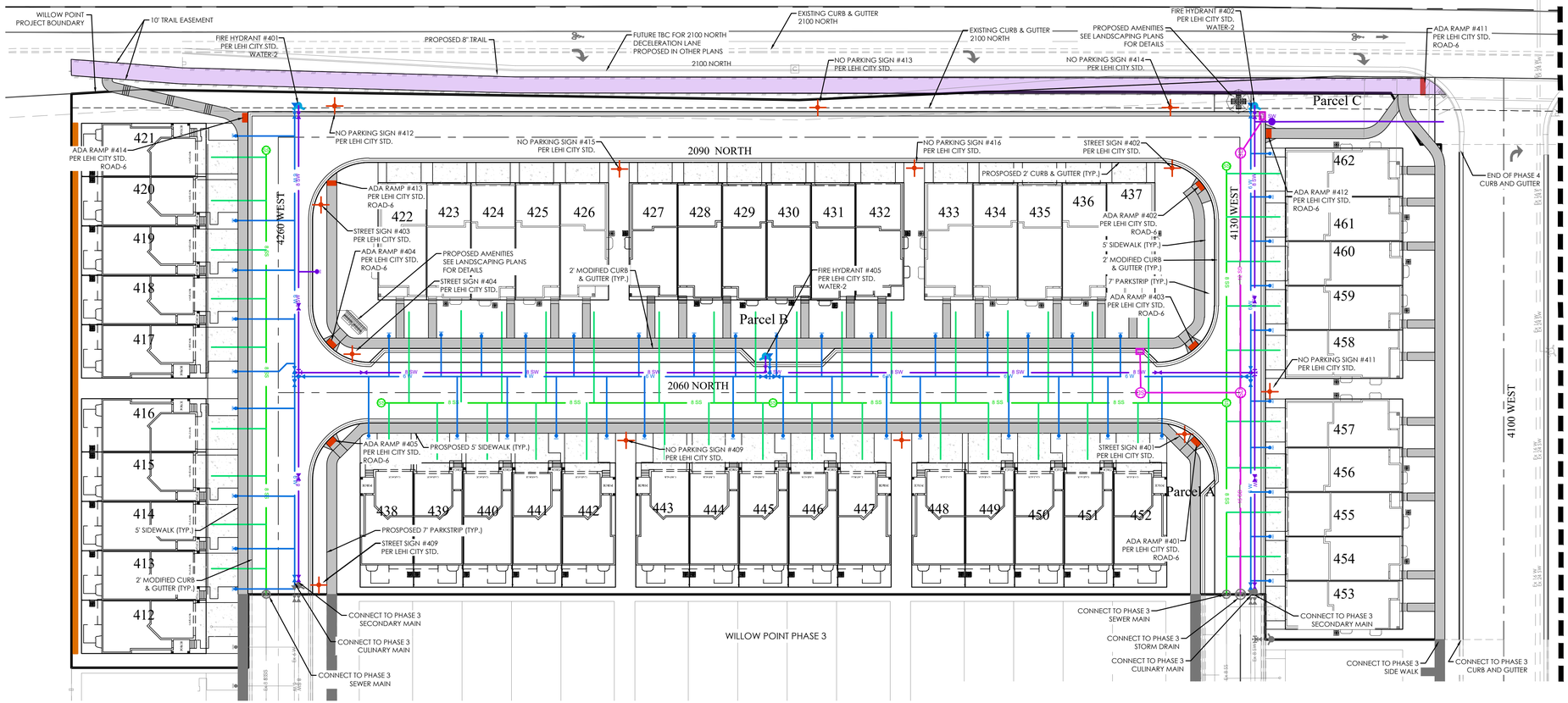
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL SITE PLAN

Scale:	1"=60'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C3		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C3 - OVERALL SITE PLAN.dwg

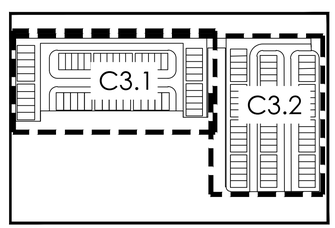
NOTES
1. NO PARKING SIGNS WILL BE INSTALLED AND MAINTAINED BY WILLOW POINT TOWNHOME ASSOCIATION.



MATCH LINE SEE C3.2

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

N
S

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

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

SITE PLAN

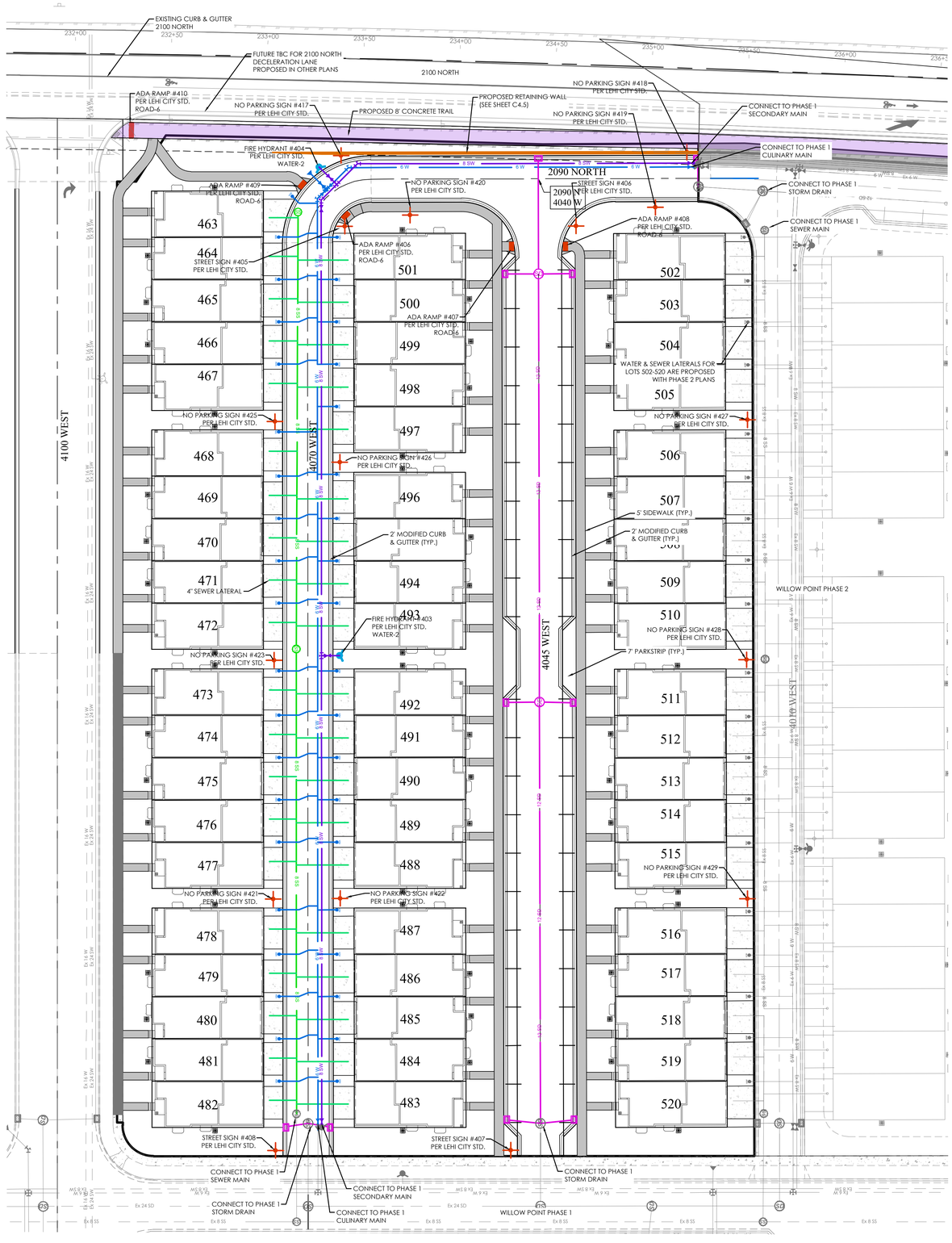
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

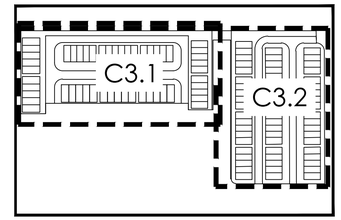
Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C3.1		

Z:\...2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C3.1 - SITE PLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C3.2		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C3.2 - SITE PLAN.dwg

NOTES
1. NO PARKING SIGNS WILL BE INSTALLED AND MAINTAINED BY WILLOW POINT TOWNHOME ASSOCIATION.

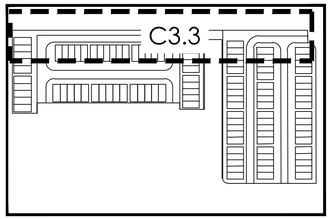
GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

N

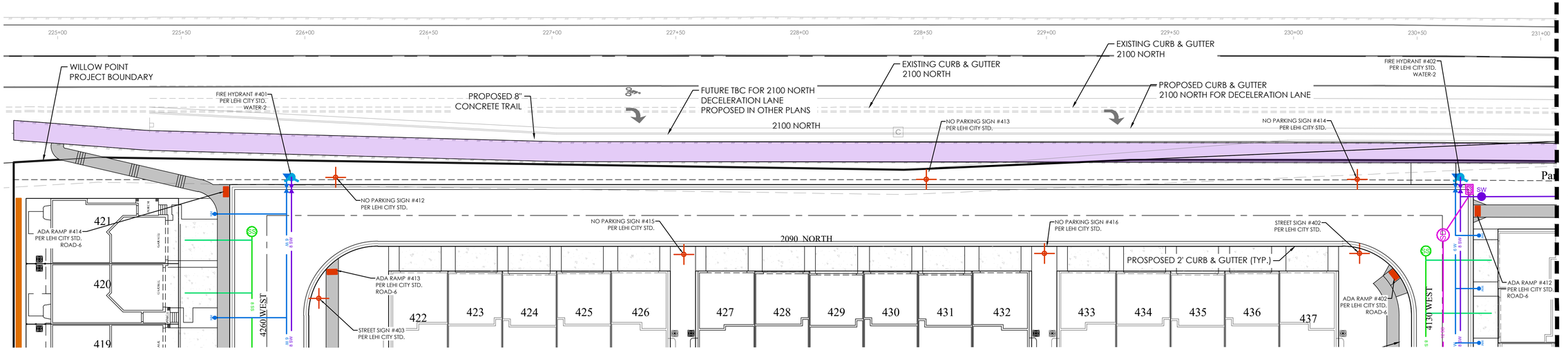
S

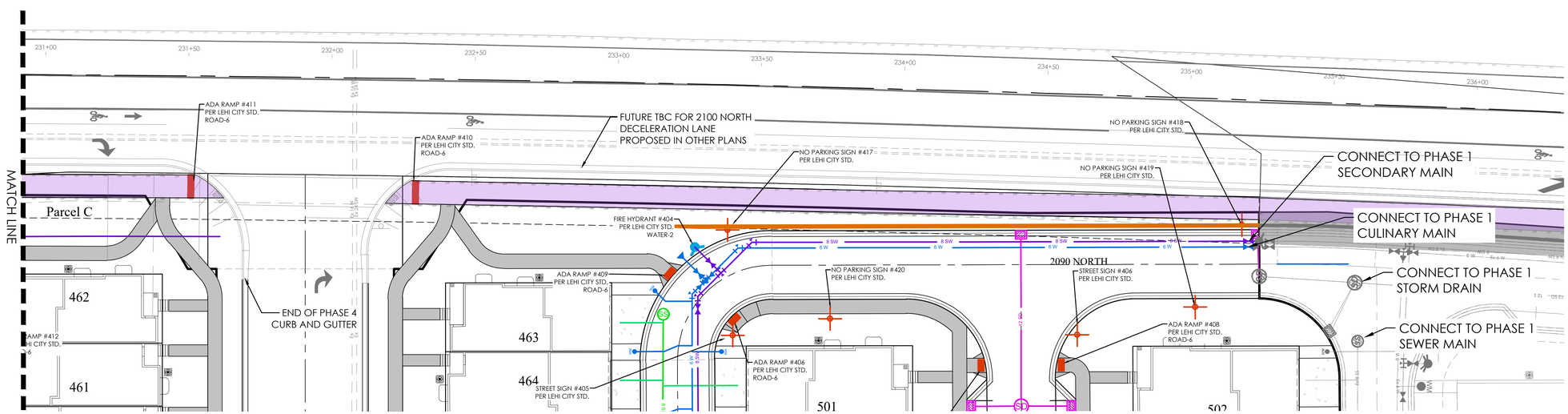


KEY MAP
N.T.S

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6" W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	S SD
SEWER MANHOLE	S
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	SD
EXIST. SEWER MH	S
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	





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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

SITE PLAN

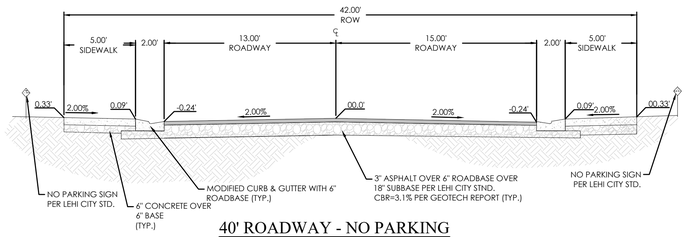
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

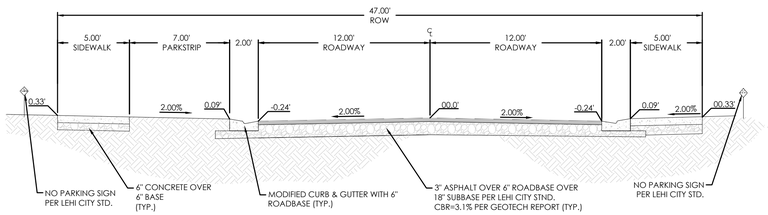
Scale:	1"=20'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C3.3		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheet\LC3.3 - SITE PLAN.dwg



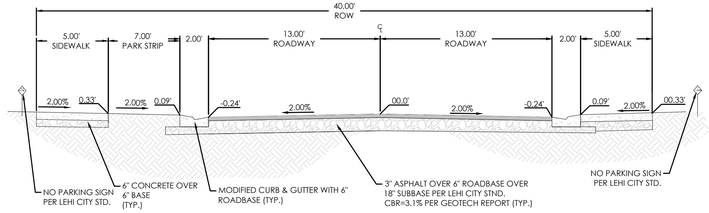
40' ROADWAY - NO PARKING

4260 WEST
N.T.S.



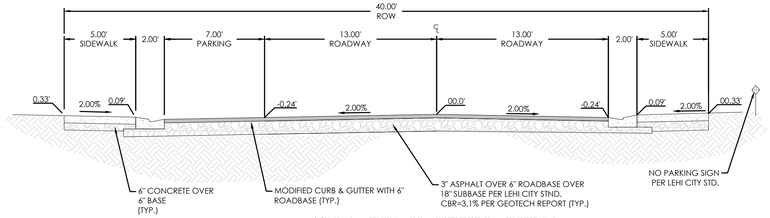
47' ROADWAY - NO PARKING

4260 WEST
N.T.S.



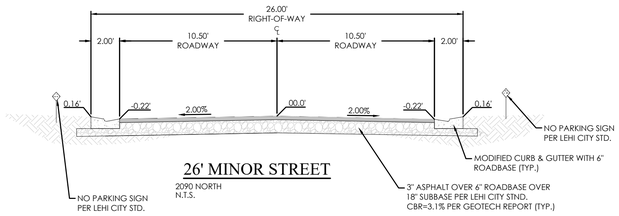
40' ROADWAY - NO PARKING

2055 NORTH
N.T.S.



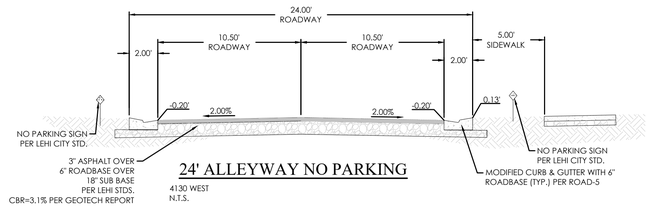
40' ROADWAY - WITH PARKING

2060 NORTH
N.T.S.



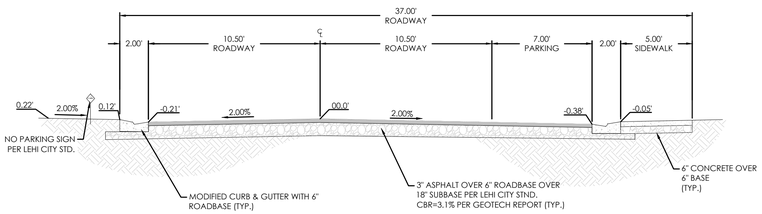
26' MINOR STREET

2090 NORTH
N.T.S.



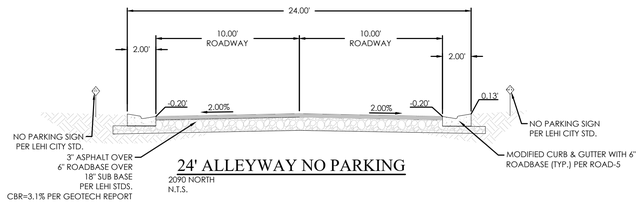
24' ALLEYWAY NO PARKING

4130 WEST
N.T.S.



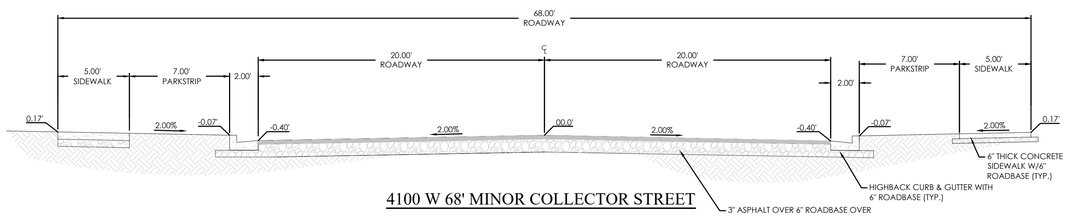
37' ROADWAY - WITH PARKING

4130 WEST
N.T.S.



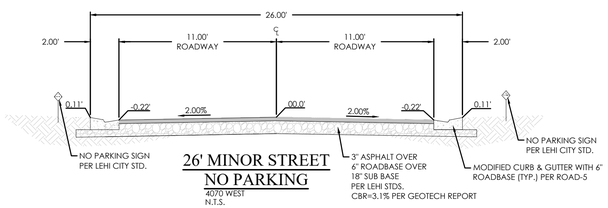
24' ALLEYWAY NO PARKING

2090 NORTH
N.T.S.



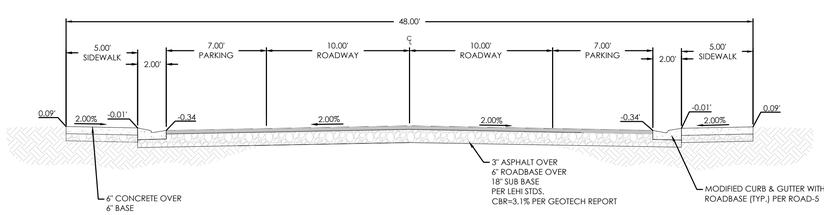
4100 W 68' MINOR COLLECTOR STREET

4100 WEST
N.T.S.



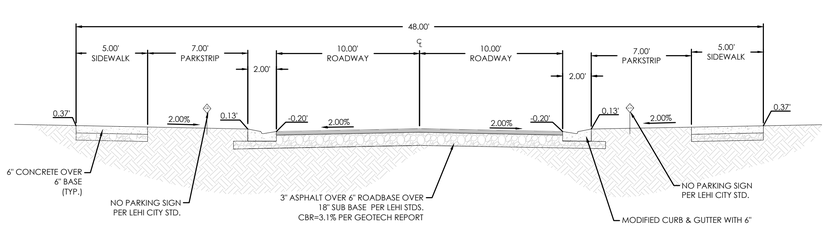
26' MINOR STREET NO PARKING

4070 WEST
N.T.S.



48' MINOR STREET - WITH PARKING

4045 WEST
N.T.S.



48' MINOR STREET - NO PARKING

4045 WEST
N.T.S.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

ROAD CROSS SECTIONS

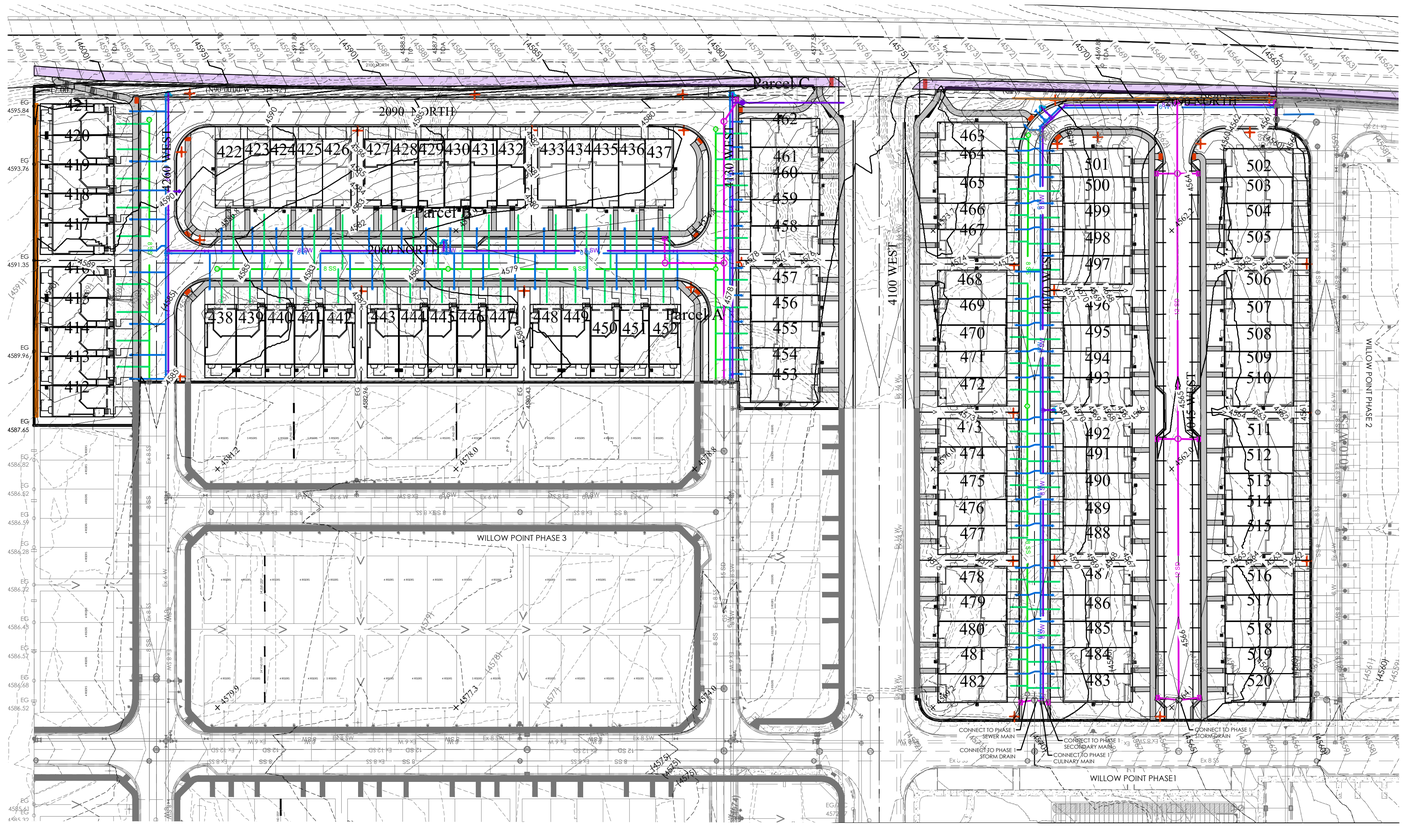
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

ROAD CROSS SECTIONS

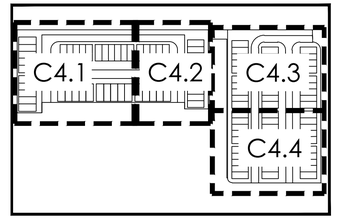
Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C3.4		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C3.3 - ROAD CROSS SECTIONS.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

OVERALL GRADING PLAN

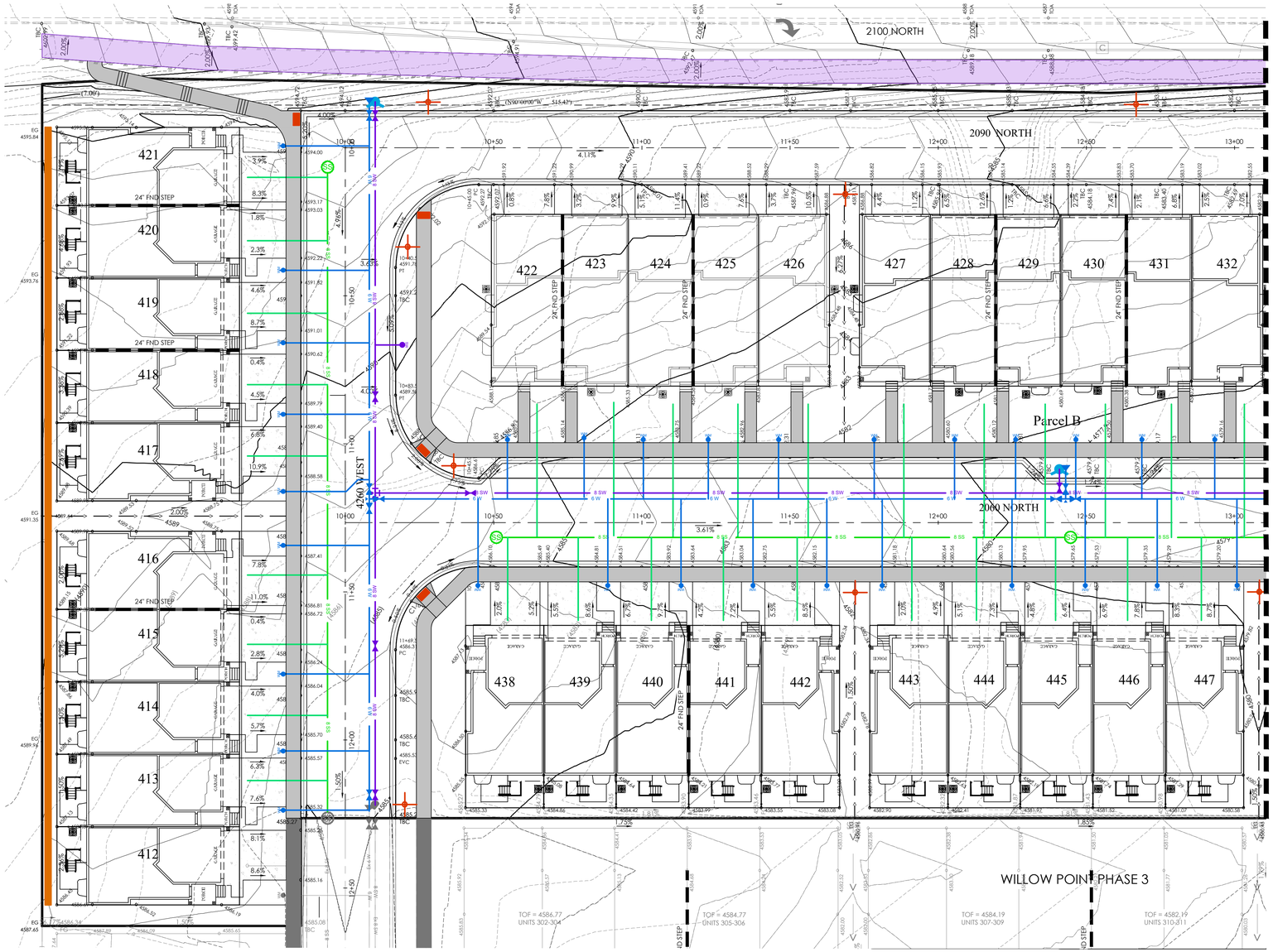
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL GRADING PLAN

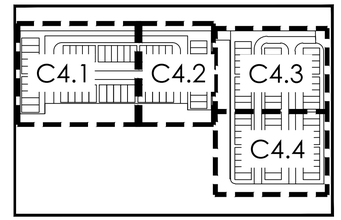
Scale:	1"=60'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C4		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheet\C4 - OVERALL GRADING PLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

GRADING PLAN

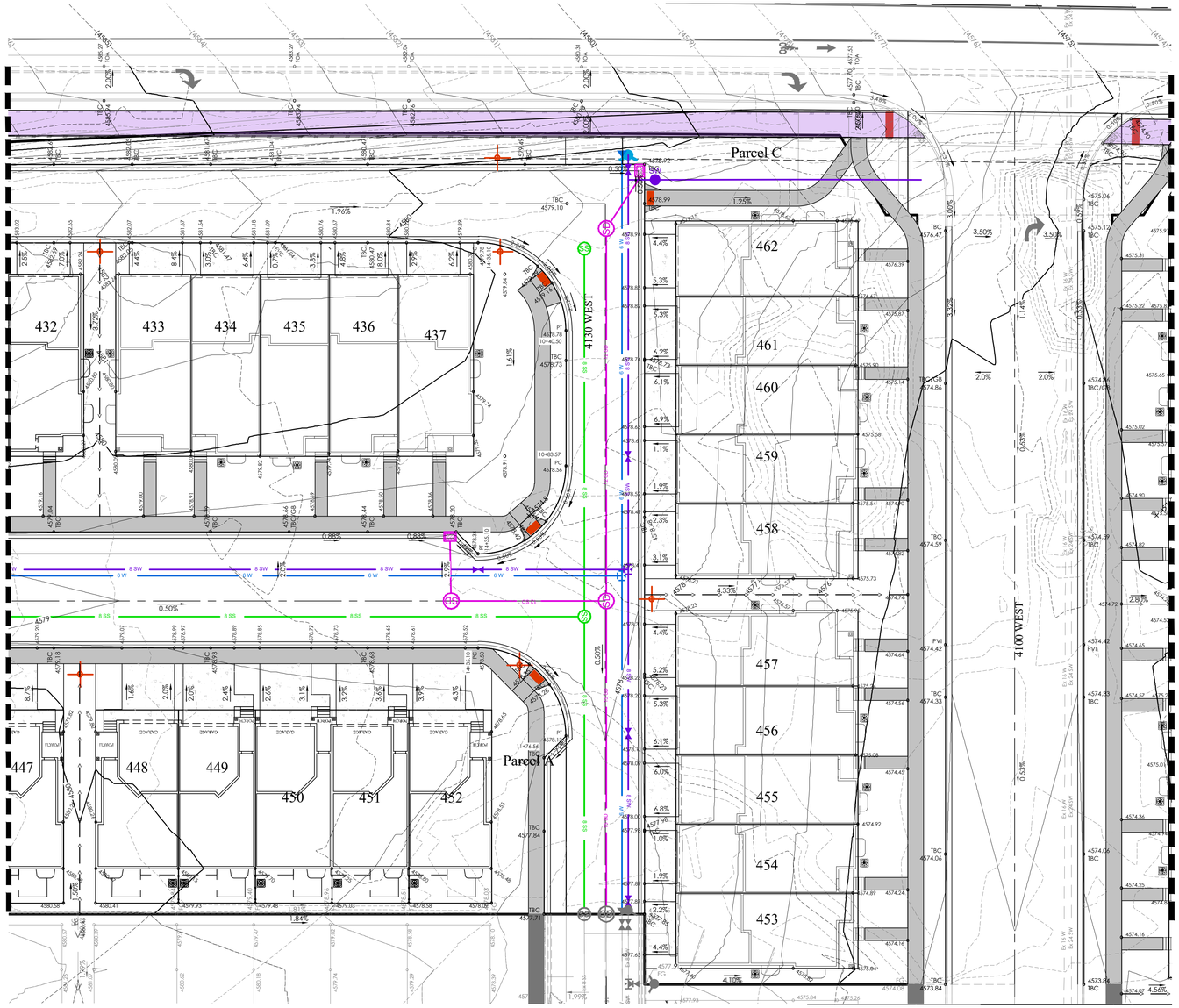
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING PLAN

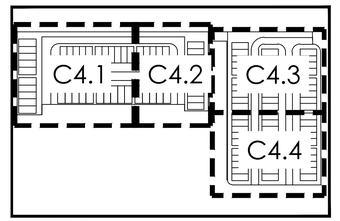
Scale:	1"=20'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C4.1		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\Dwg\sheet\C4.1 - GRADING PLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

GRADING PLAN

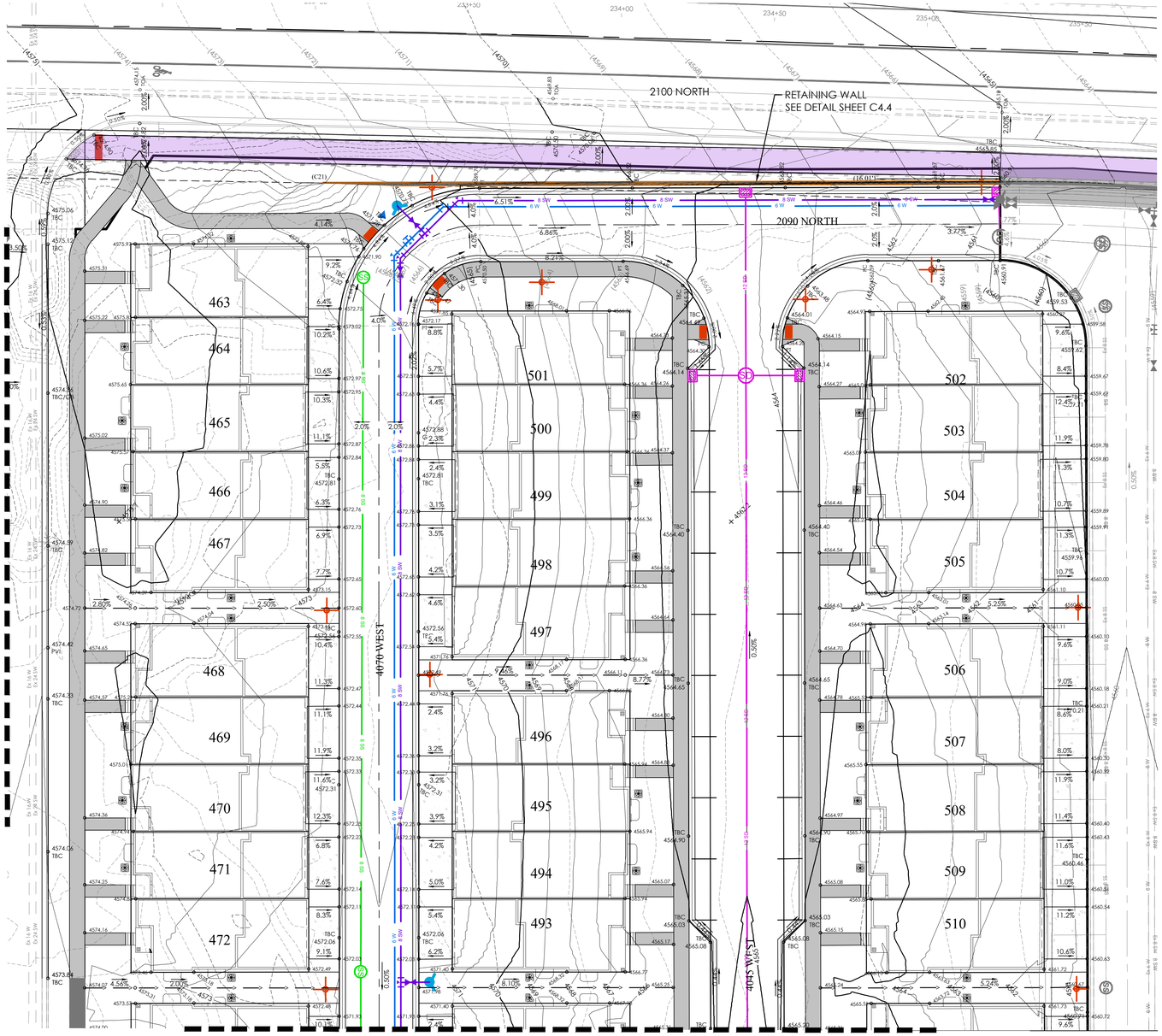
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING PLAN

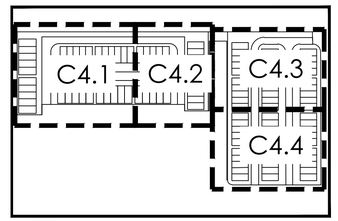
Scale:	1"=20'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C4.2		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C4.2 - GRADING PLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING PLAN

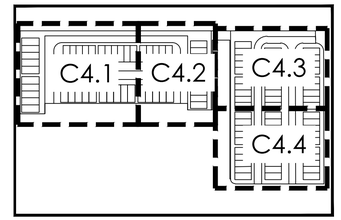
Scale:	1"=20'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C4.3		

Z:_2021\21-0362 Willow Point Phase 4\design\21-0362\dwg\sheet\\C4.3 - GRADING PLAN.dwg

MATCH LINE SEE C4.3

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

GRADING PLAN

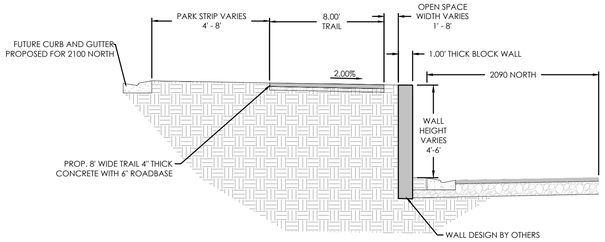
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING PLAN

Scale:	1"=20'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C4.4		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheet\C4.4 - GRADING PLAN.dwg

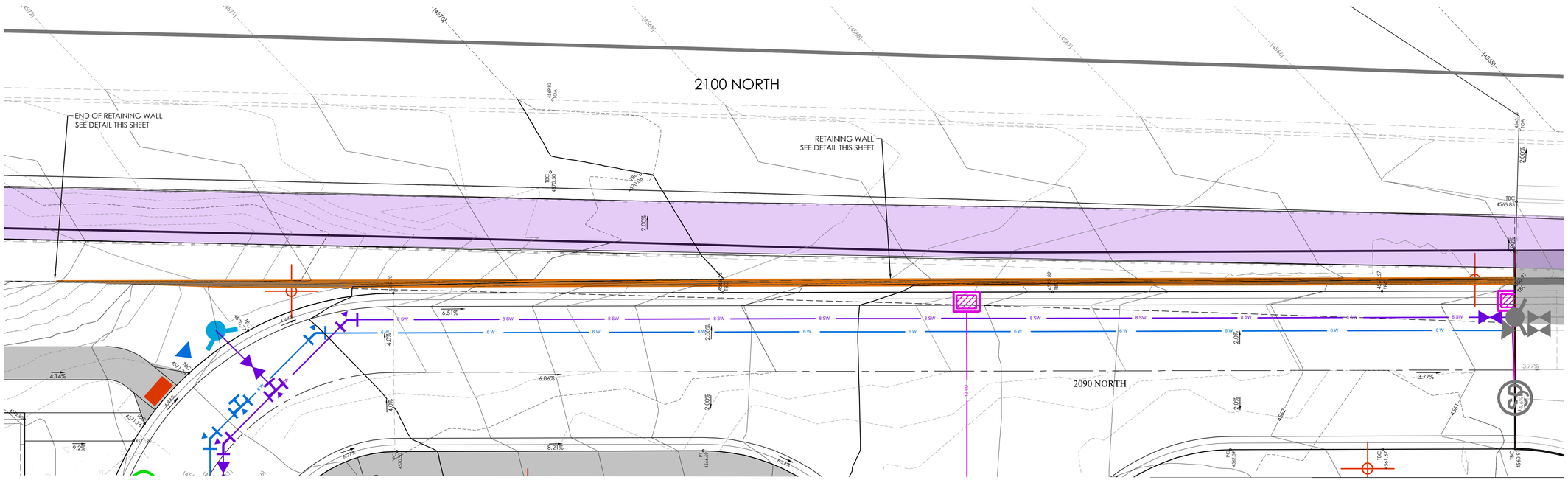


BLOCK WALL GRADING DETAIL

2090 NORTH
11+70.13 - 14+07.92
N.T.S.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

GRADING PLAN

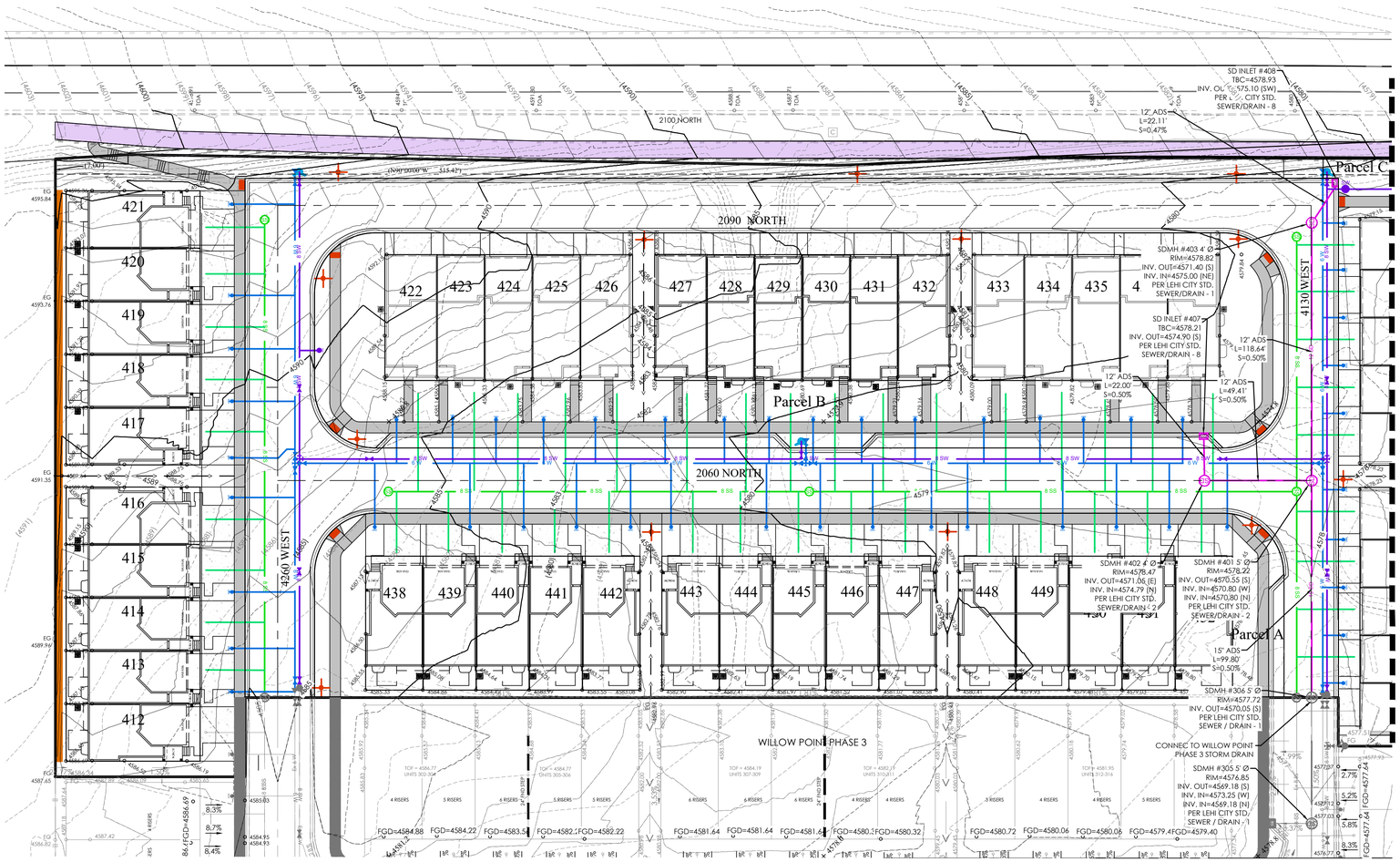
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING PLAN

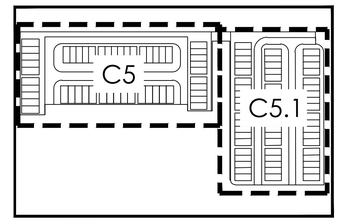
Scale:	1"=8'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C4.5		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C4.5 - GRADING PLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

NOTES

1. ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.

3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.

4. ALL EXISTING MANHOLES HAVE BEEN SURVEYED.

5. ALL PROPOSED STORM DRAIN INFRASTRUCTURE, UNLESS OTHERWISE NOTED AS PUBLIC, IS PRIVATELY OWNED AND MAINTAINED.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DRAINAGE PLAN

Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C5		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C5 - DRAINAGE PLAN.dwg

NOTES

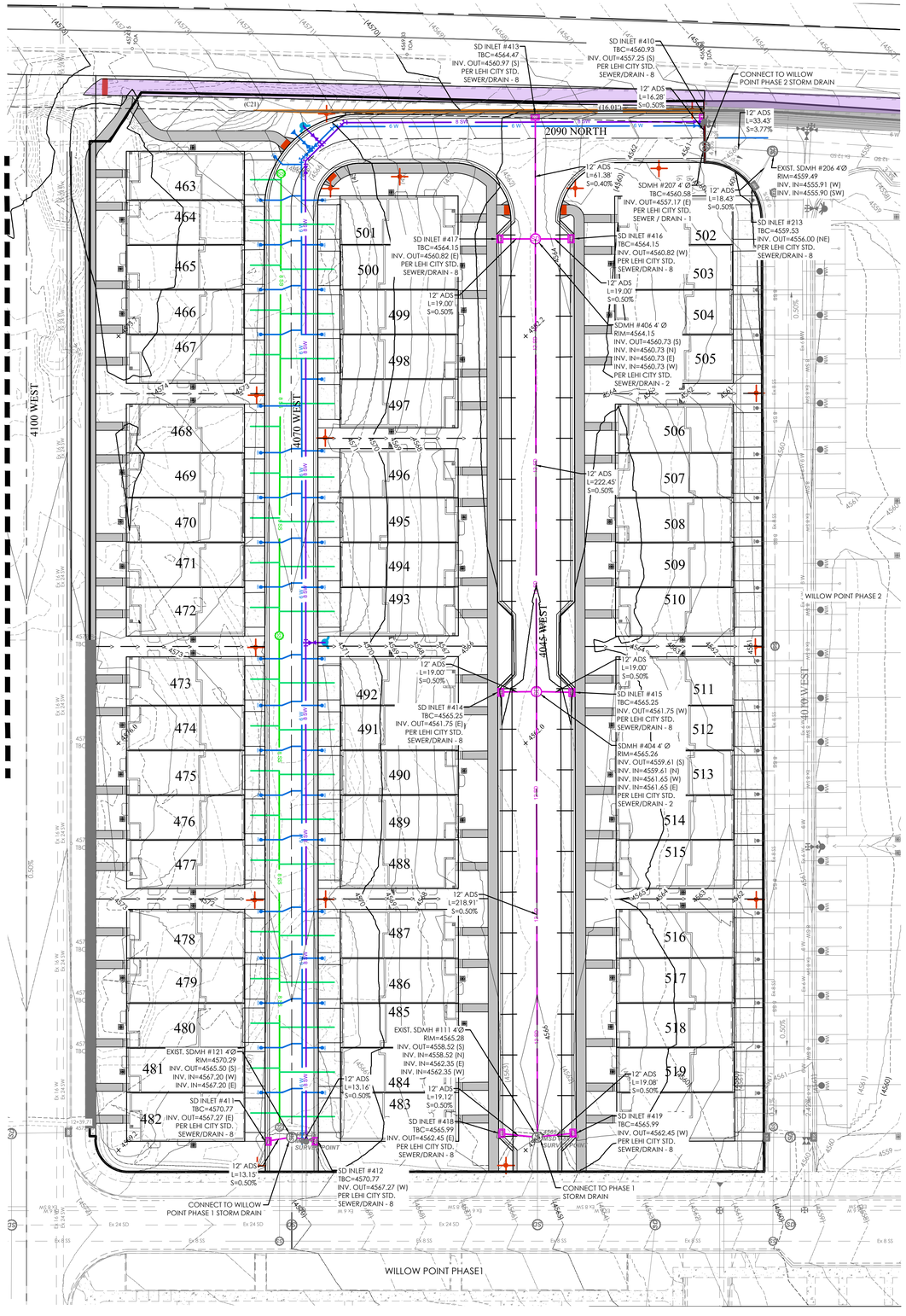
1. ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.

3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.

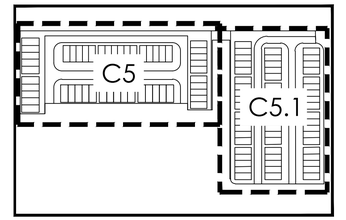
4. ALL EXISTING MANHOLES HAVE BEEN SURVEYED.

5. ALL PROPOSED STORM DRAIN INFRASTRUCTURE, UNLESS OTHERWISE NOTED AS PUBLIC, IS PRIVATELY OWNED AND MAINTAINED.



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

N
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

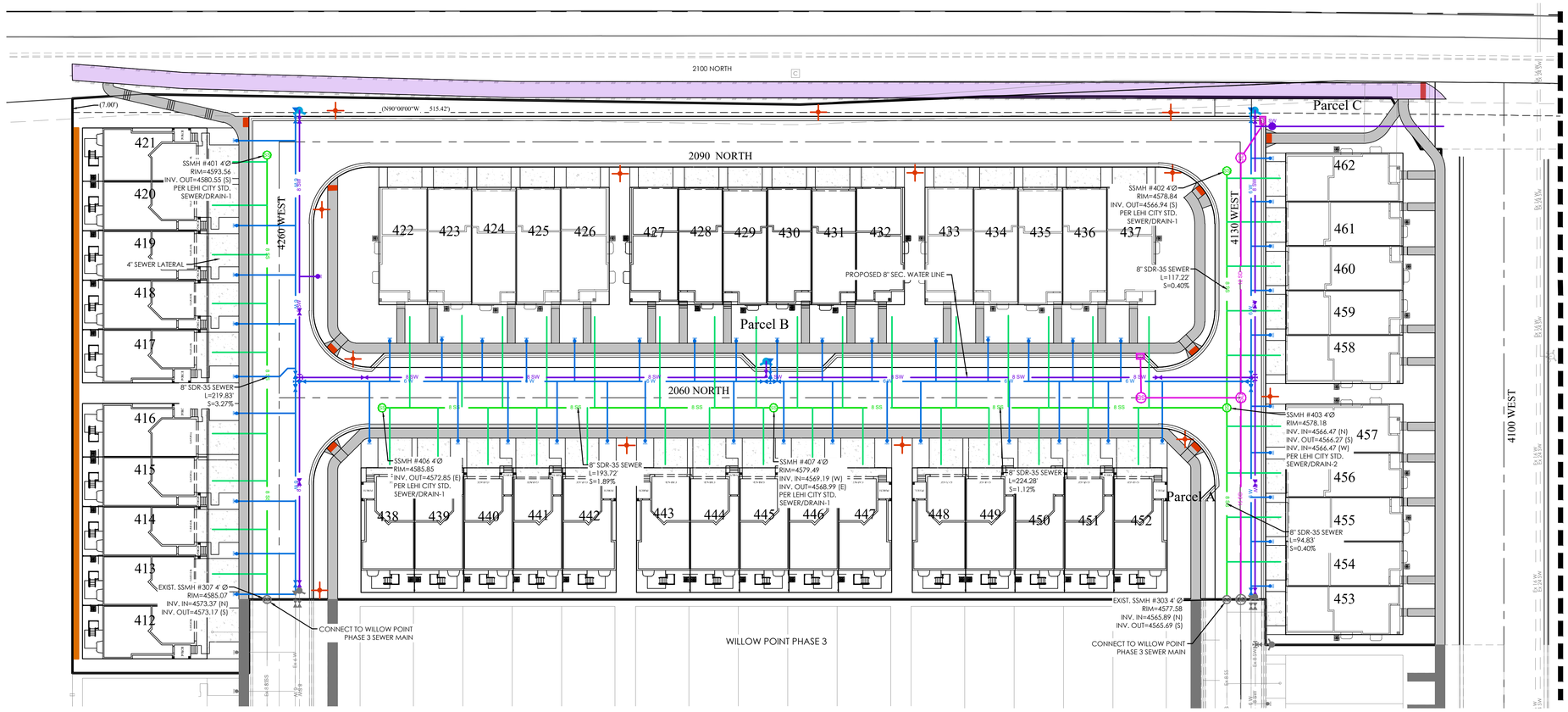
DRAINGAGE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DRAINGAGE PLAN

Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C5.1		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheet\C5.1 - DRAINAGE PLAN.dwg



NOTES

1. ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

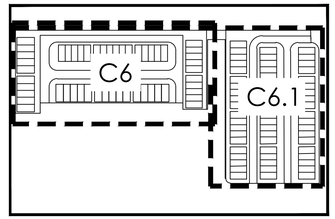
2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.

3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.

4. ALL EXISTING SEWER MANHOLES HAVE BEEN SURVEYED.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE) — 8 SW
- EXIST. 24"RCP SD — Ex 24 SD
- EXIST. 18"RCP SD — Ex 18 SD
- EXIST. 8" SDR-35 SEWER — Ex 8 SS
- EXIST. 14" DR-18 C900 WATER — Ex 14 W
- EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 12 SW
- EXIST. FENCE — x — x — x — x
- EXIST. CONTOUR MAJOR — XXXX
- EXIST. CONTOUR MINOR — XXXX
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX
- PROPOSED RETAINING WALL
- PROPOSED 8' TRAIL



KEY MAP
N.T.S

N
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

SEWER PLAN

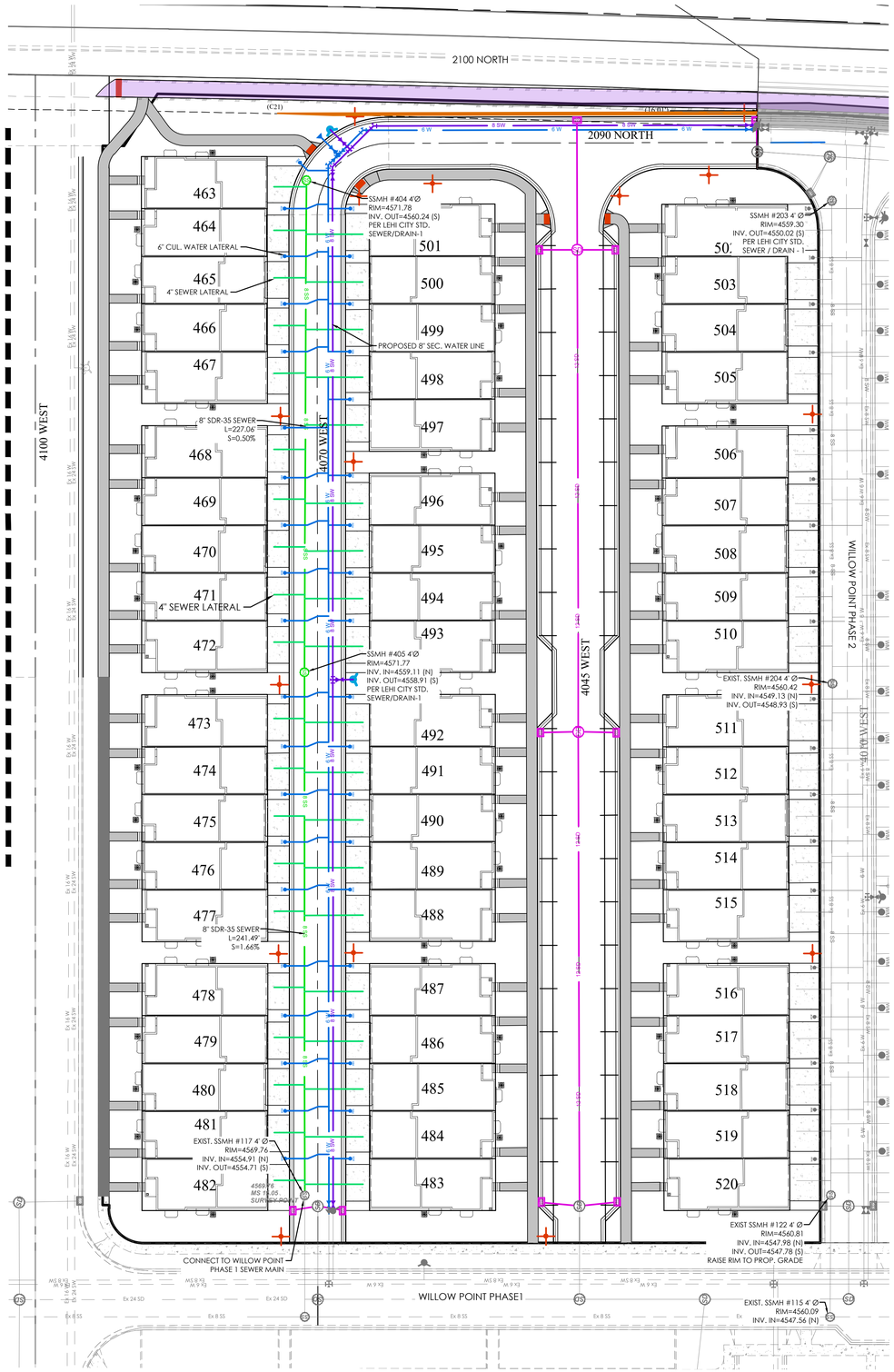
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SEWER PLAN

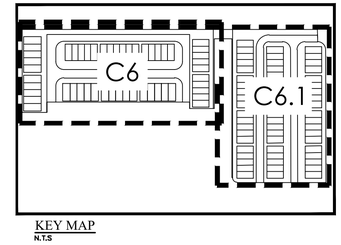
Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C6		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C6 - SEWER PLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

NOTES

1. ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.

3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.

4. ALL EXISTING SEWER MANHOLES HAVE BEEN SURVEYED.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

SEWER PLAN

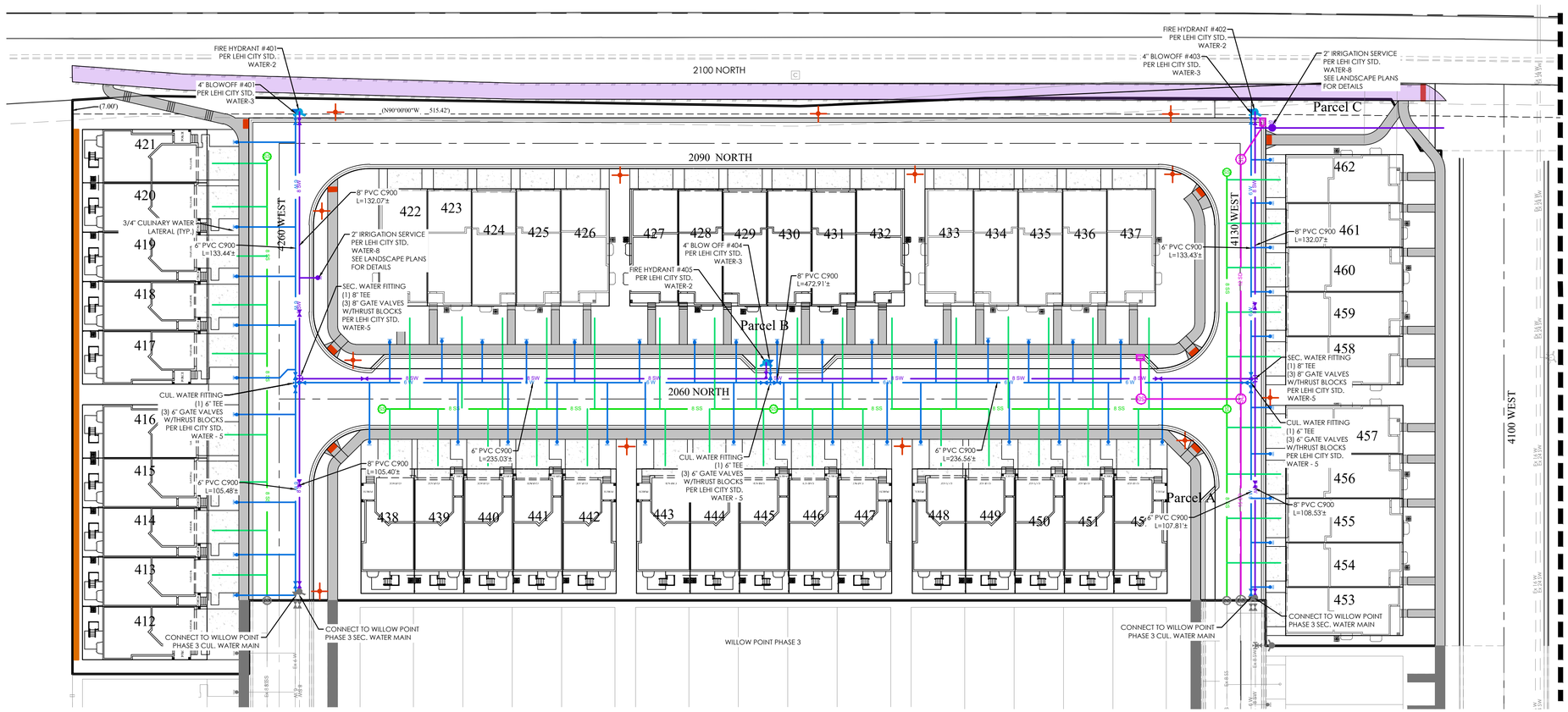
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SEWER PLAN

Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C6.1		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C6.1 - SEWER PLAN.dwg



MATCH LINE SEE C7.1

NOTES

1. ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.

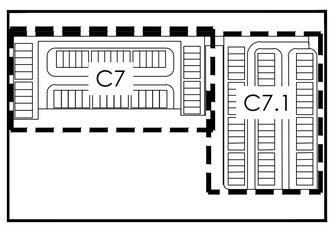
3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.

4. ALL EXISTING SEWER MANHOLES HAVE BEEN SURVEYED.

5. ALL WATER METERS ON ROADS WITH NO PLANTER STRIP MUST BE LOCATED 1' BEHIND CURB OR SIDEWALK (2' TO CENTER OF METER CAN). FIRE HYDRANTS AND CULINARY BLOW OFFS MUST BE INSTALLED 3' BACK OF CURB OR SIDEWALK (MEASURED TO CENTER OF HYDRANT OR BLOW OFF).

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE) — 8 SW
- EXIST. 24"RCP SD — Ex 24 SD
- EXIST. 18"RCP SD — Ex 18 SD
- EXIST. 8" SDR-35 SEWER — Ex 8 SS
- EXIST. 14" DR-18 C900 WATER — Ex 14 W
- EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 12 SW
- EXIST. FENCE — x x x x
- EXIST. CONTOUR MAJOR — XXXX
- EXIST. CONTOUR MINOR — XXXX
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX
- PROPOSED RETAINING WALL
- PROPOSED 8' TRAIL



KEY MAP
N.T.S

N
S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

WATER PLAN

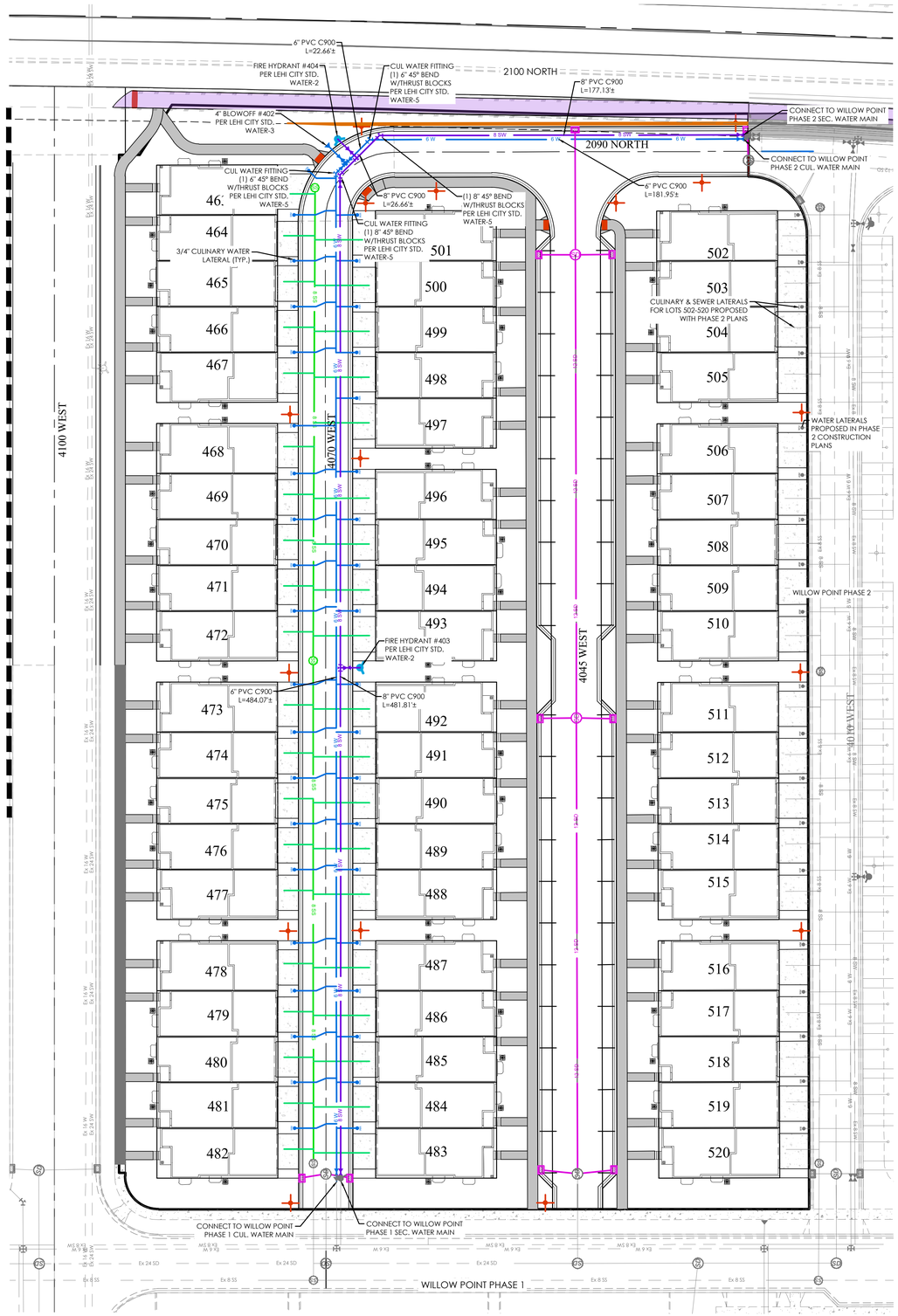
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

WATER PLAN

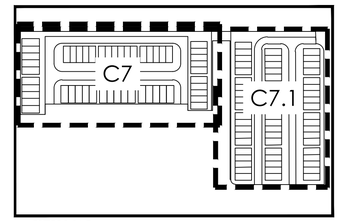
Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C7		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C7 - WATER PLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

NOTES

1. ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.

3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.

4. ALL EXISTING SEWER MANHOLES HAVE BEEN SURVEYED.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

WATER PLAN

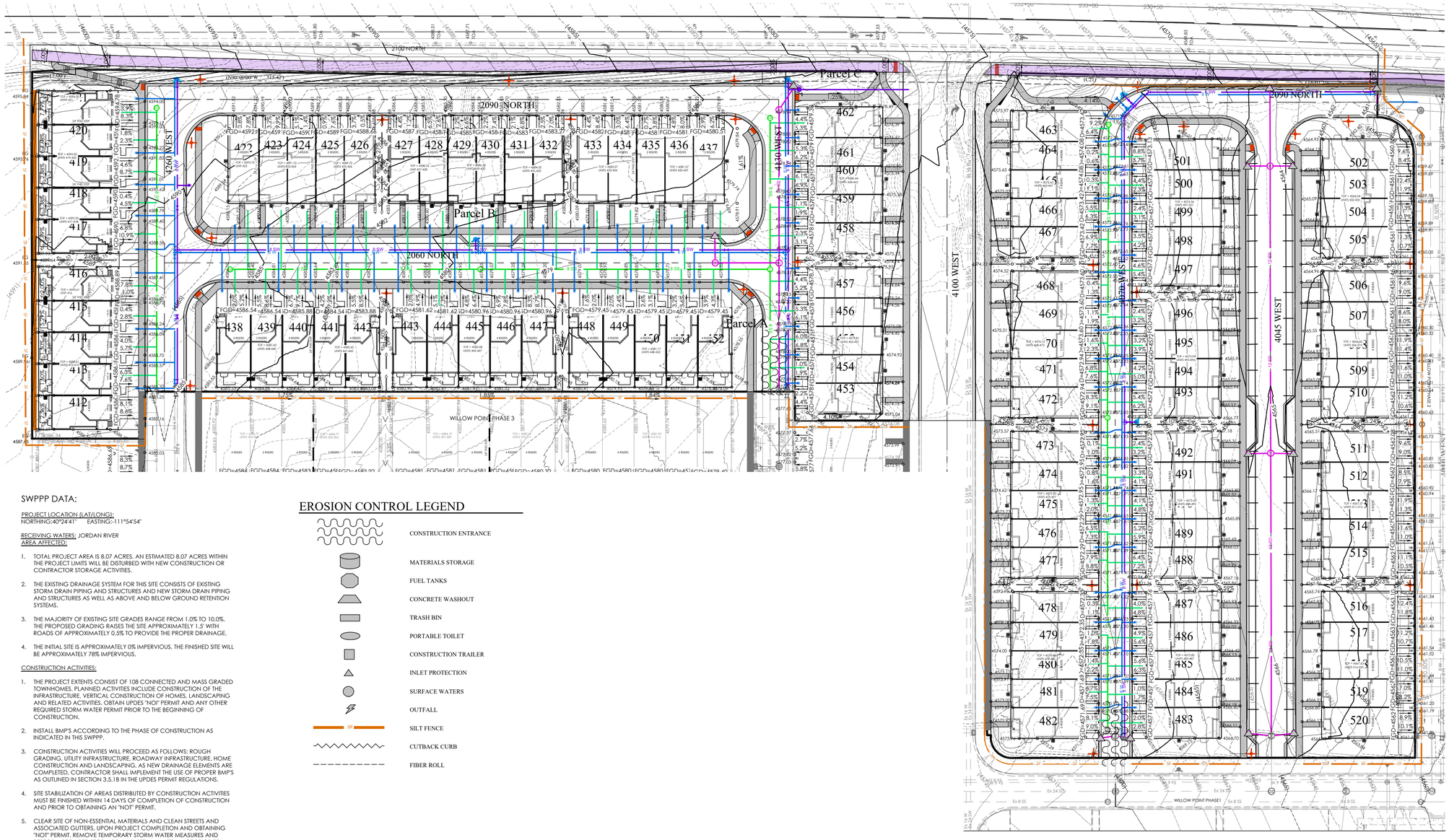
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

WATER PLAN

Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	C7.1		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C7.1 - WATER PLAN.dwg



SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING:40°24'41" EASTING:-111°54'54"

RECEIVING WATERS: JORDAN RIVER
AREA AFFECTED:

1. TOTAL PROJECT AREA IS 8.07 ACRES. AN ESTIMATED 8.07 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES AND NEW STORM DRAIN PIPING AND STRUCTURES AS WELL AS ABOVE AND BELOW GROUND RETENTION SYSTEMS.
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1.0% TO 10.0%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 1.5' WITH ROADS OF APPROXIMATELY 0.5% TO PROVIDE THE PROPER DRAINAGE.
4. THE INITIAL SITE IS APPROXIMATELY 0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 78% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF 108 CONNECTED AND MASS GRADED TOWNHOMES. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.30. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.72 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY. ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
   6949 S. HIGH TECH DRIVE, SUITE 200
   MIDVALE, UTAH 84047
   PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

SWPPP NOTES:

1. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
2. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
3. ESTIMATED RUN OFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.72

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

EROSION CONTROL PLAN

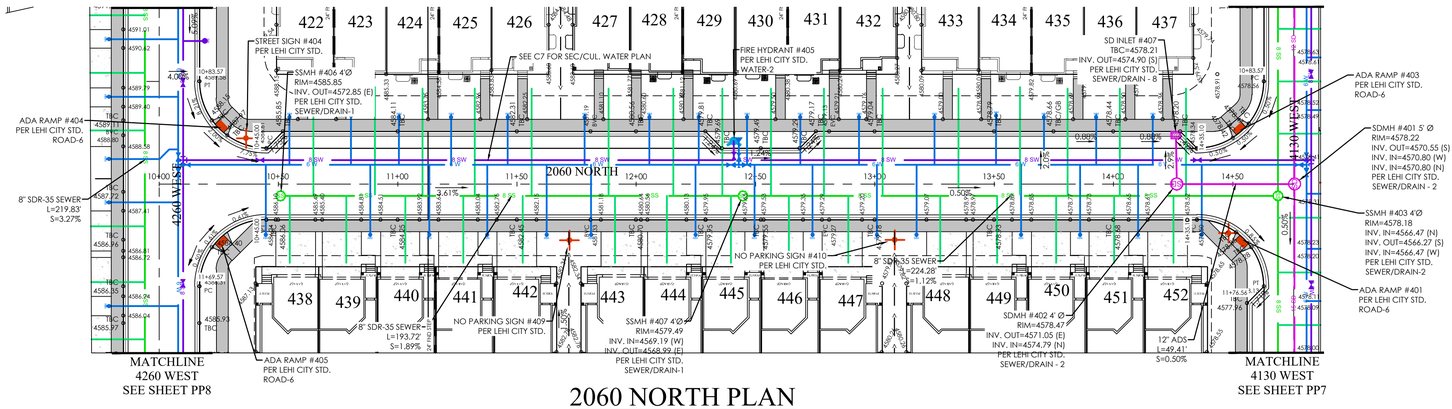
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

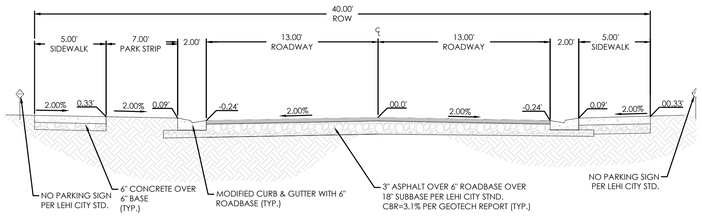
EROSION CONTROL PLAN

Scale: 1"=40' | Drawn: BBD
Date: 07/27/21 | Job #: 21-0362
Sheet: C8

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\C8 - EROSION CONTROL.dwg

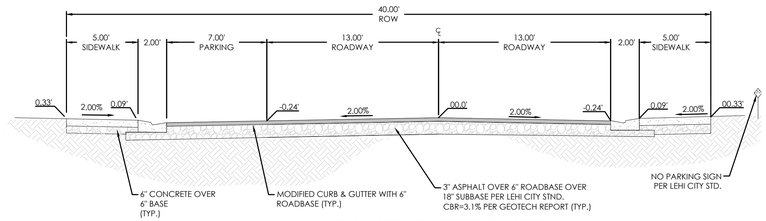


2060 NORTH PLAN



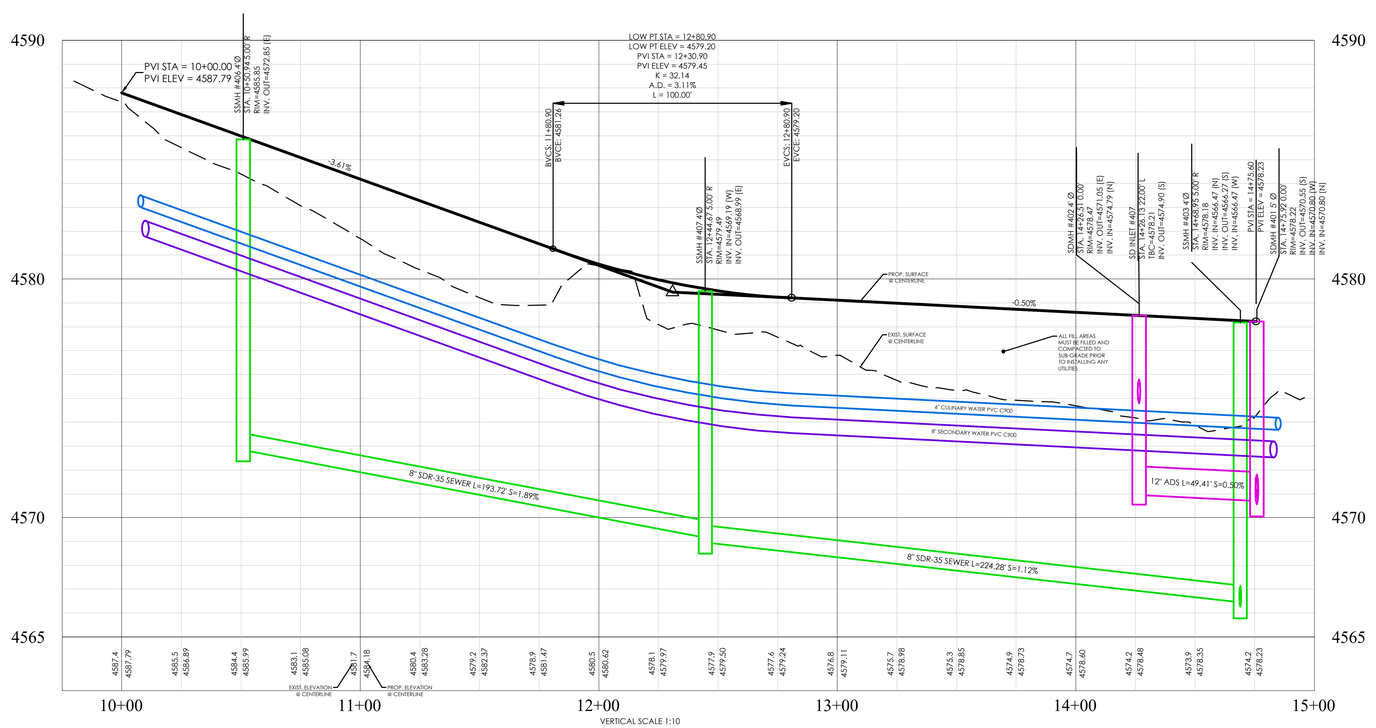
40' ROADWAY - NO PARKING

2055 NORTH
N.T.S.

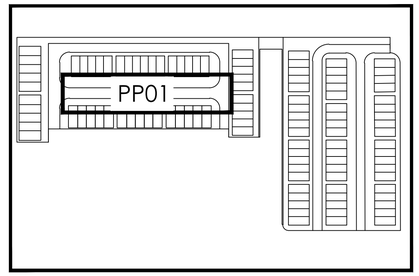


40' ROADWAY - WITH PARKING

2060 NORTH
N.T.S.



2060 NORTH PROFILE



KEY MAP

N.T.S

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE) — 8 SW
- EXIST. 24"RCP SD — Ex 24 SD
- EXIST. 18"RCP SD — Ex 18 SD
- EXIST. 8" SDR-35 SEWER — Ex 8 SS
- EXIST. 14" DR-18 C900 WATER — Ex 14 W
- EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 12 SW
- EXIST. FENCE — X X X X
- EXIST. CONTOUR MAJOR — XXXX
- EXIST. CONTOUR MINOR — XXXX
- SD MH, INLET, AND COMBO — S, 15 SD
- SEWER MANHOLE — S
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH — S
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX
- PROPOSED RETAINING WALL
- PROPOSED 8' TRAIL

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

2060 NORTH

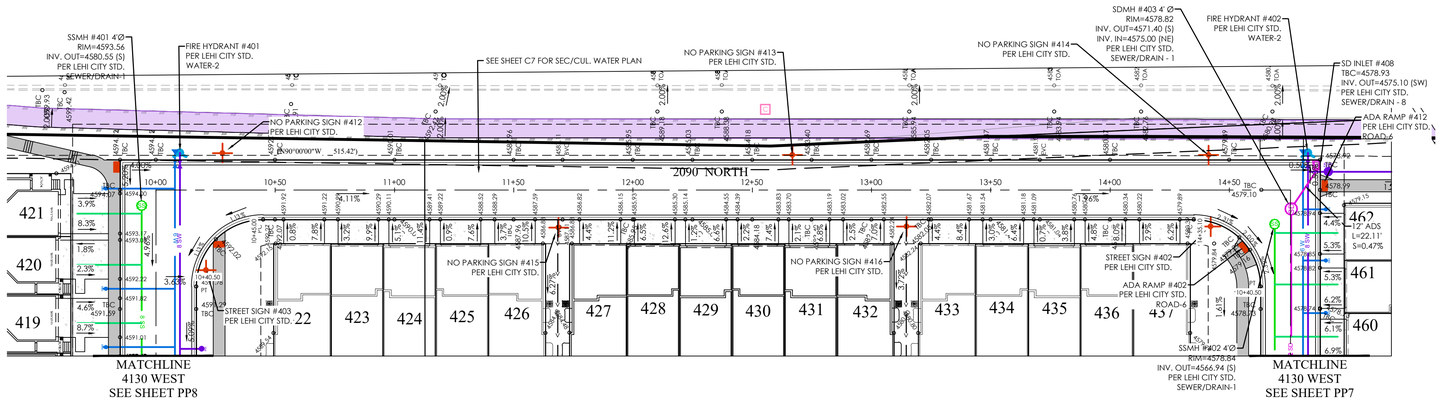
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

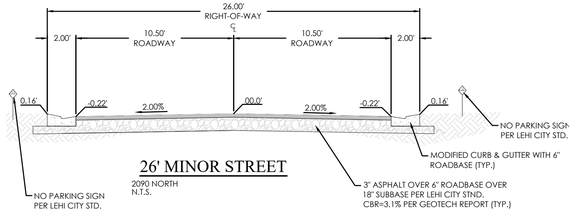
2060 NORTH

Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	PP01		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\PP01 - 2055 NORTH.dwg

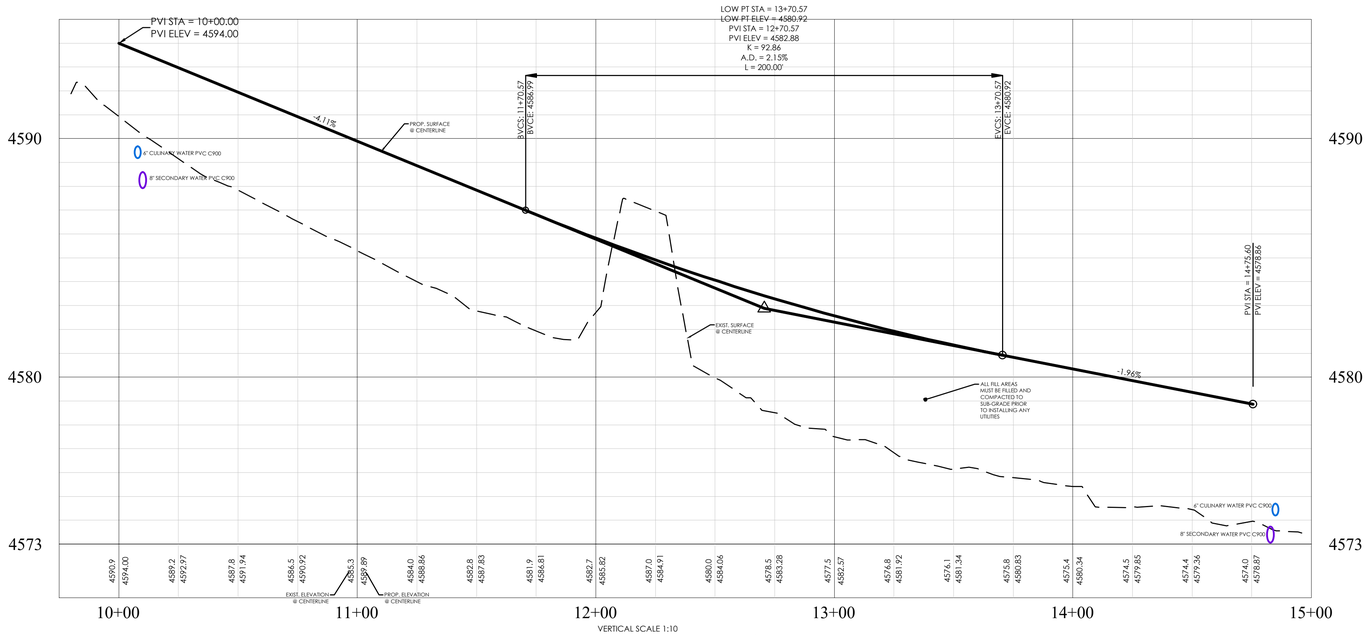


2090 NORTH PLAN



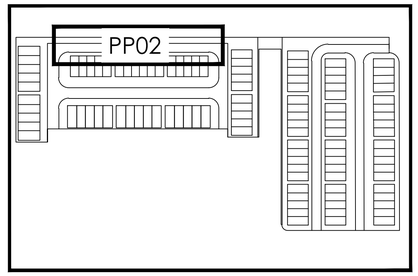
26' MINOR STREET

2090 NORTH
N.T.S.



VERTICAL SCALE 1:10

2090 NORTH PROFILE



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

2090 NORTH

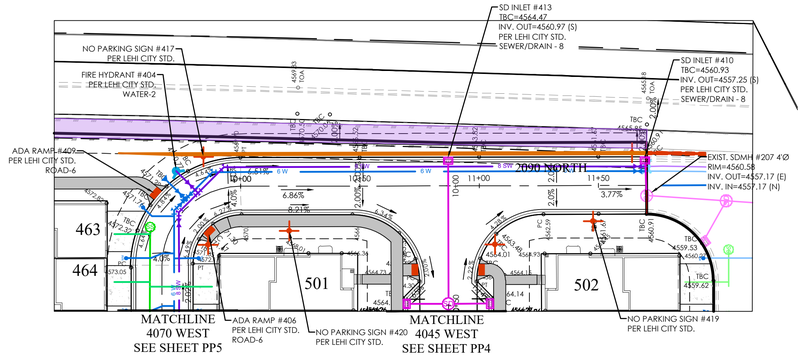
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

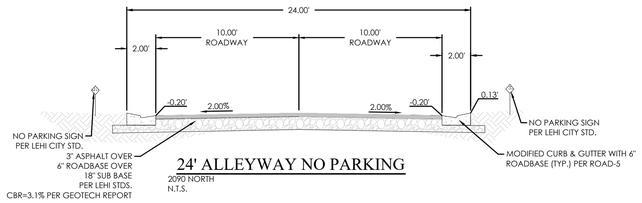
2090 NORTH

Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	PP02		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\Dwg\sheet\PP02 - 2085 NORTH.dwg

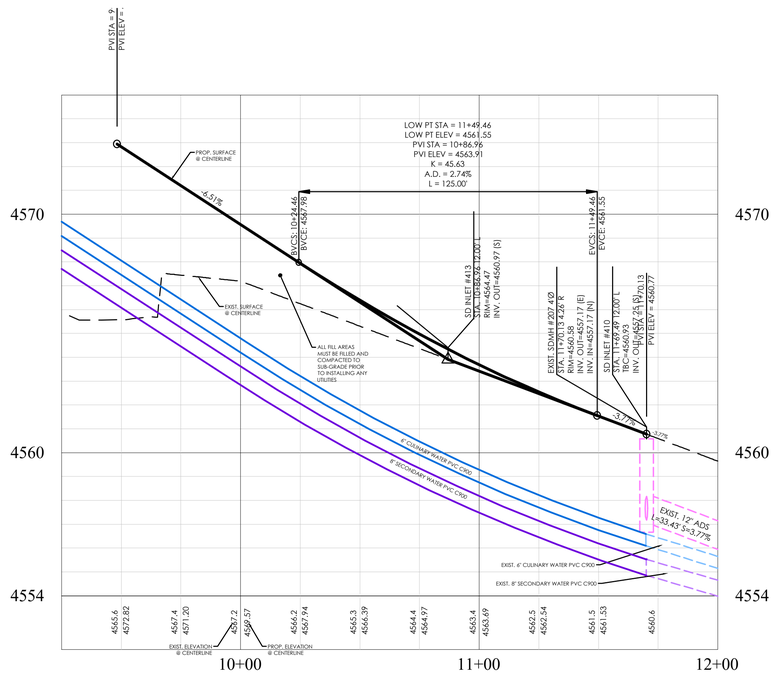


2090 NORTH PLAN



24' ALLEYWAY NO PARKING

2090 NORTH
N.T.S.

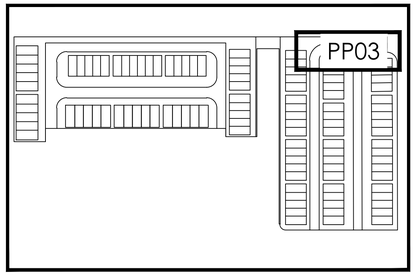


VERTICAL SCALE 1:10

2090 NORTH PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

2090 NORTH

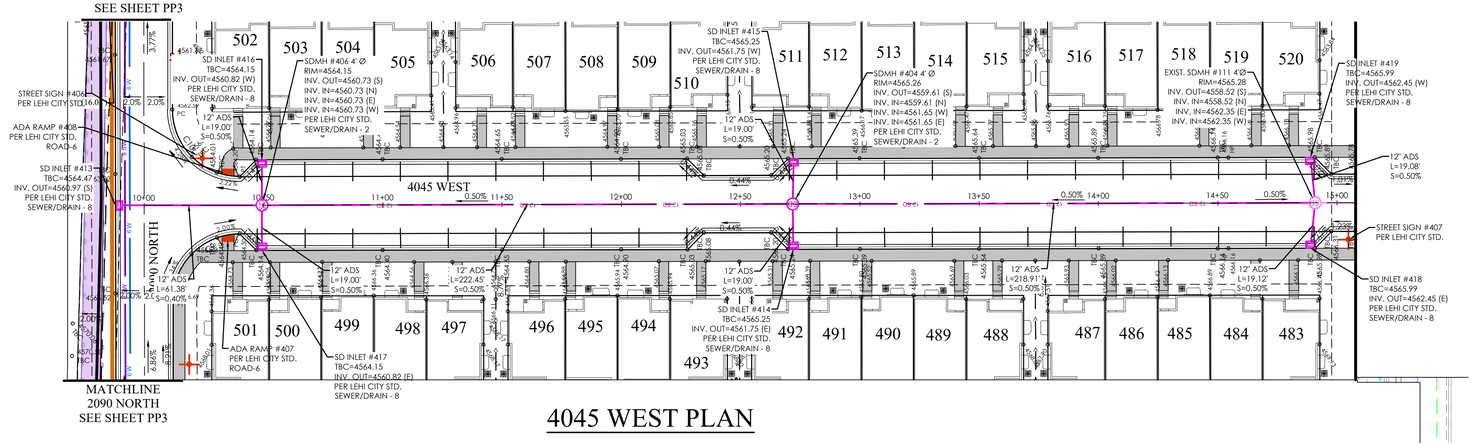
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

2090 NORTH

Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	PP03		

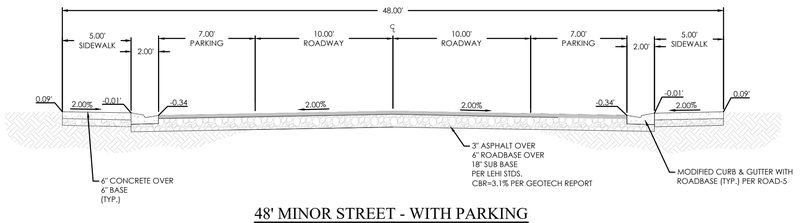
Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\PP03 - 2090 NORTH.dwg



4045 WEST PLAN

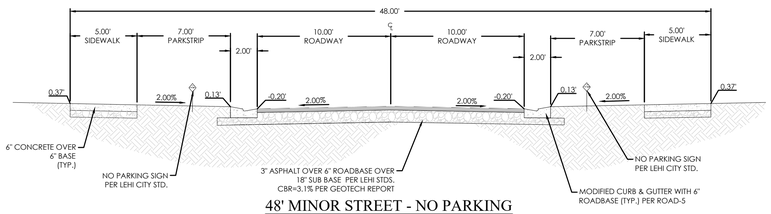
LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	— x — x — x — x —
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



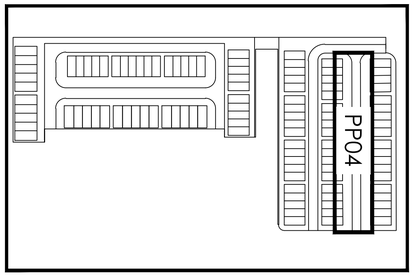
48' MINOR STREET - WITH PARKING

4045 WEST
N.T.S.

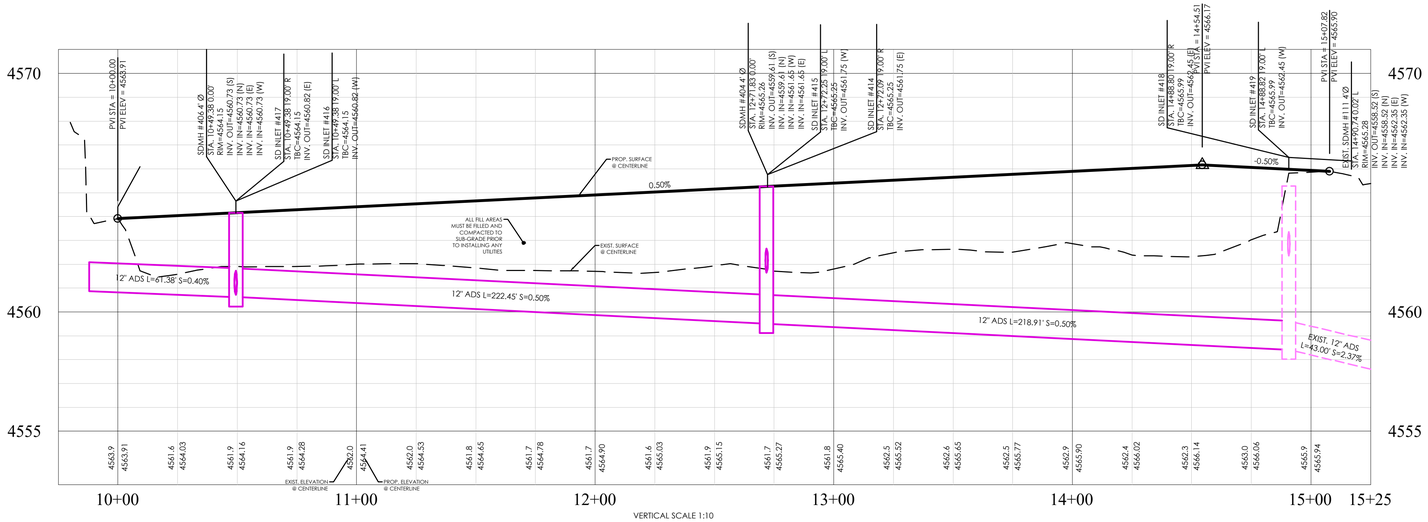


48' MINOR STREET - NO PARKING

4045 WEST
N.T.S.



KEY MAP
N.T.S



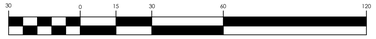
VERTICAL SCALE 1:10

4045 WEST PROFILE

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

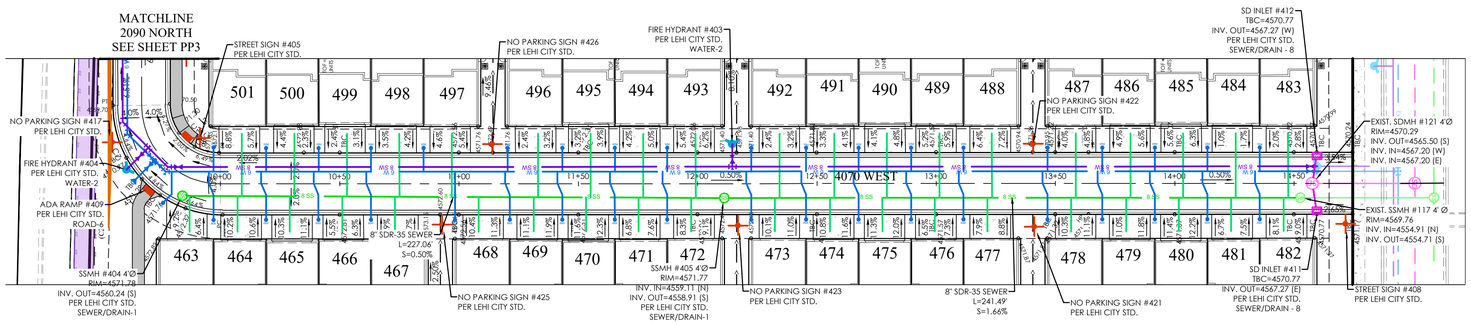
4045 WEST

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

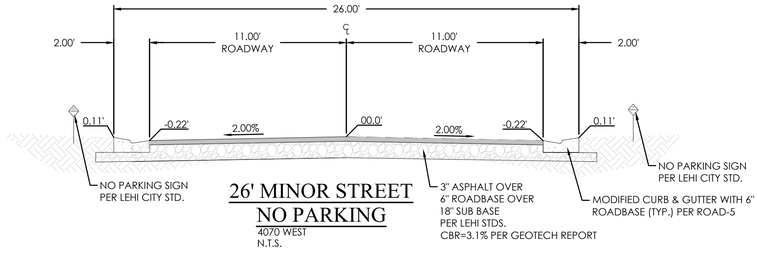
4045 WEST

Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	PP04		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheets\PP04 - 4045 WEST.dwg

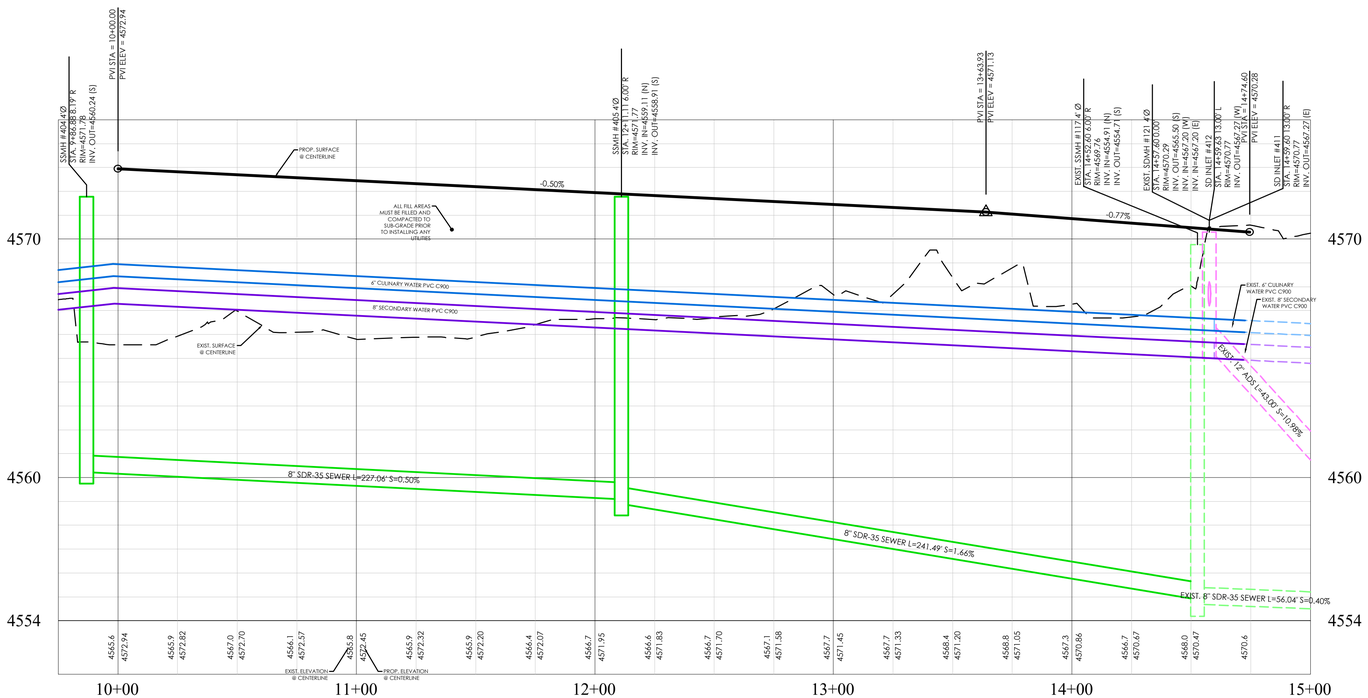


4070 WEST PLAN



26' MINOR STREET
NO PARKING

4070 WEST
N.T.S.

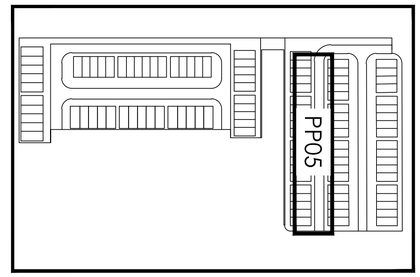


VERTICAL SCALE 1:10

4070 WEST PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE) — 8 SW
- EXIST. 24"RCP SD — Ex 24 SD
- EXIST. 18"RCP SD — Ex 18 SD
- EXIST. 8" SDR-35 SEWER — Ex 8 SS
- EXIST. 14" DR-18 C900 WATER — Ex 14 W
- EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE) — Ex 12 SW
- EXIST. FENCE — x — x — x — x —
- EXIST. CONTOUR MAJOR — XXXX —
- EXIST. CONTOUR MINOR — XXXX —
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX
- PROPOSED RETAINING WALL
- PROPOSED 8' TRAIL



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

4070 WEST

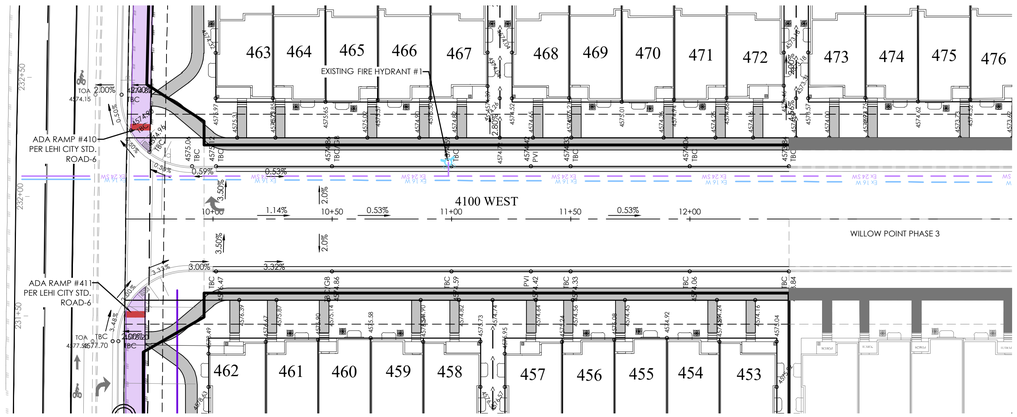
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

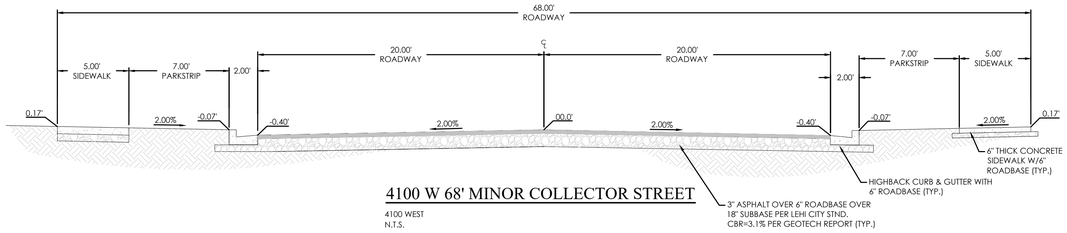
4070 WEST

Scale: 1"=30' | Drawn: BBD
Date: 07/27/21 | Job #: 21-0362
Sheet: PP05

Z:_2021\21-0362 Willow Point Phase 4\design\21-0362\dwg\sheet\PP05 - 4070 WEST.dwg

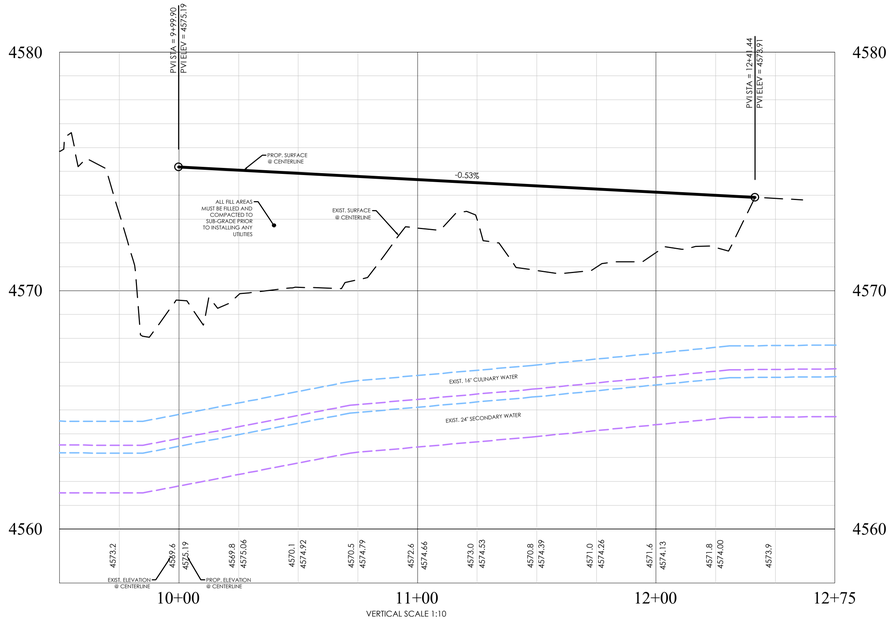


4100 WEST PLAN



4100 W 68' MINOR COLLECTOR STREET

4100 WEST
N.T.S.

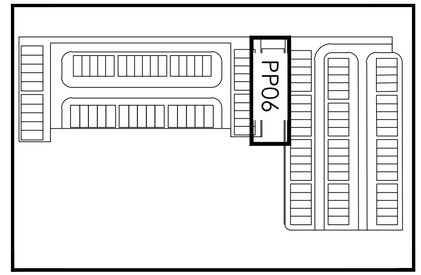


VERTICAL SCALE 1:10

4100 WEST PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

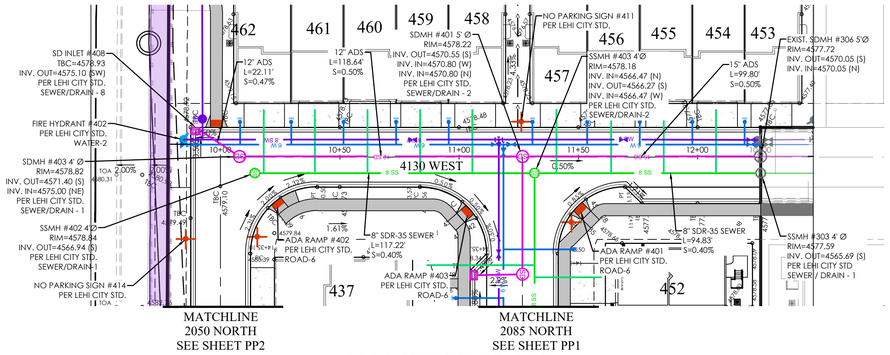
4100 WEST

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

4100 WEST

Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	PP06		

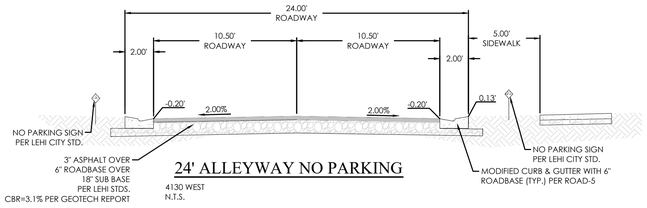
Z:_2021\21-0362 Willow Point Phase 4\design\21-0362\dwg\sheets\PP06 - 4100 WEST.dwg



MATCHLINE
2050 NORTH
SEE SHEET PP2

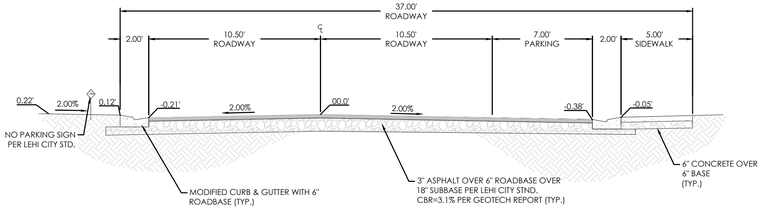
MATCHLINE
2085 NORTH
SEE SHEET PP1

4130 WEST PLAN



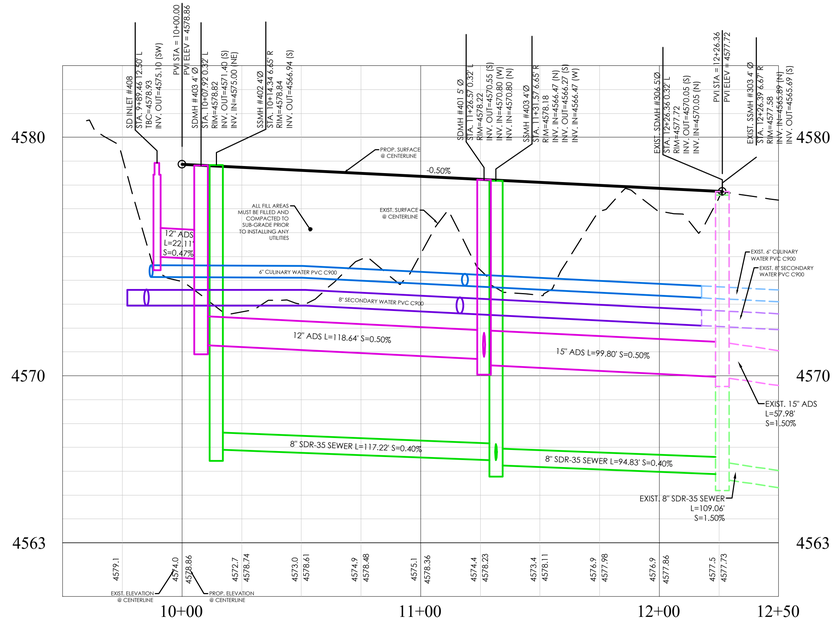
24' ALLEYWAY NO PARKING

4130 WEST
N.T.S.



37' ROADWAY - WITH PARKING

4130 WEST
N.T.S.

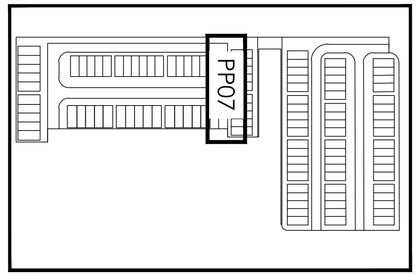


VERTICAL SCALE 1:10

4130 WEST PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

4130 WEST

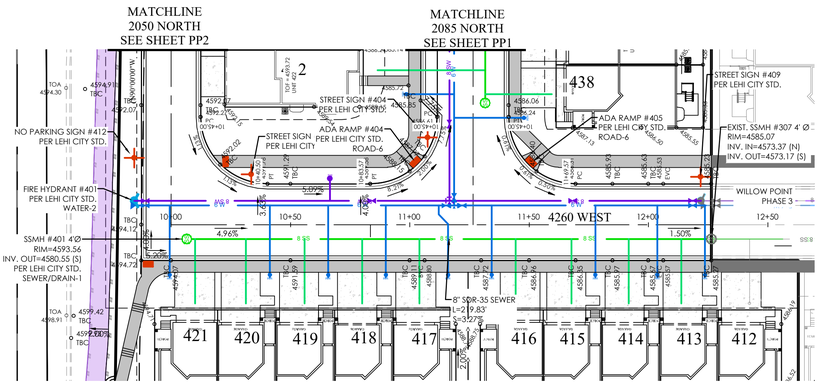
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

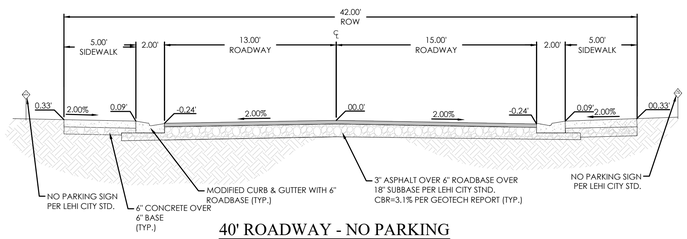
4130 WEST

Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	PP07		

Z:_2021\21-0362 Willow Point Phase 4\design 21-0362\dwg\sheet\\PP07 - 4130 WEST.dwg

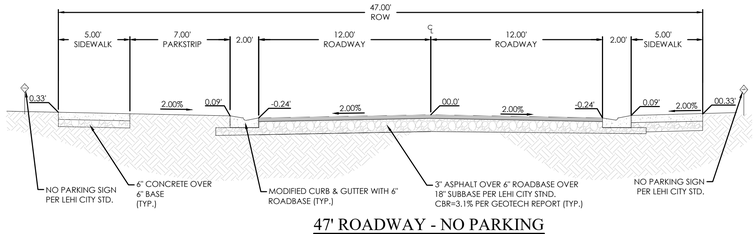


4260 WEST PLAN



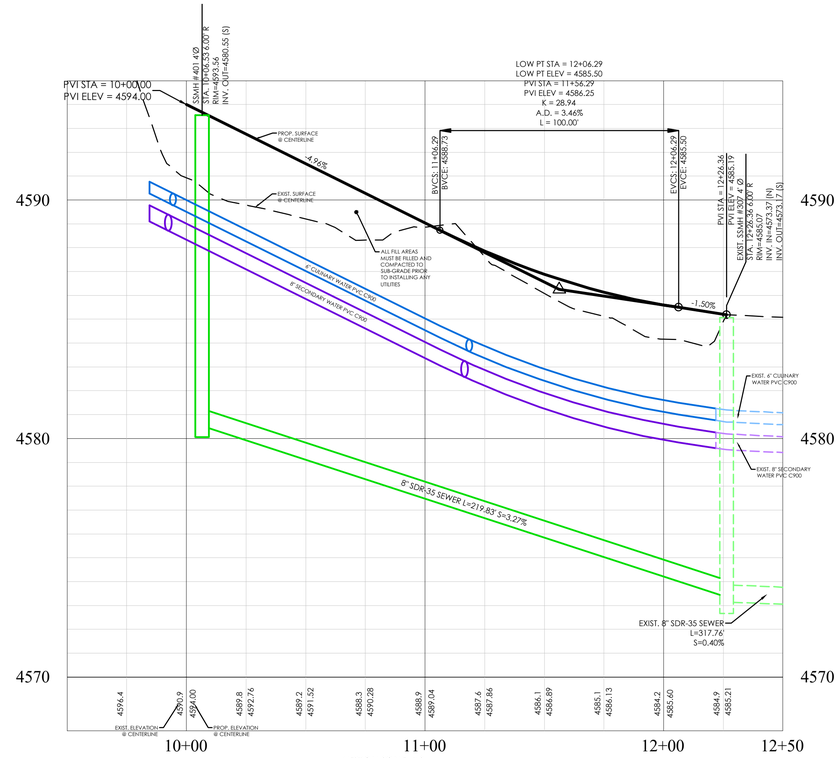
40' ROADWAY - NO PARKING

4260 WEST
N.T.S.



47' ROADWAY - NO PARKING

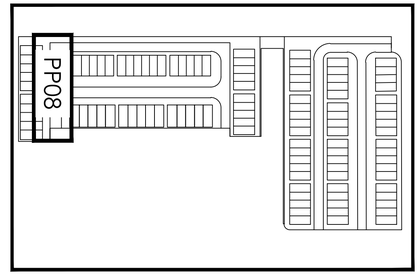
4260 WEST
N.T.S.



4260 WEST PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	
PROPOSED 8' TRAIL	



KEY MAP
N.T.S

BENCHMARK

EAST 1/4 CORNER OF SECTION 02
TOWNSHIP 05 SOUTH, RANGE 01 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4532.68
DATUM:NGVD 29

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

WILLOW POINT PHASE 4

LEHI CITY

4260 WEST

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

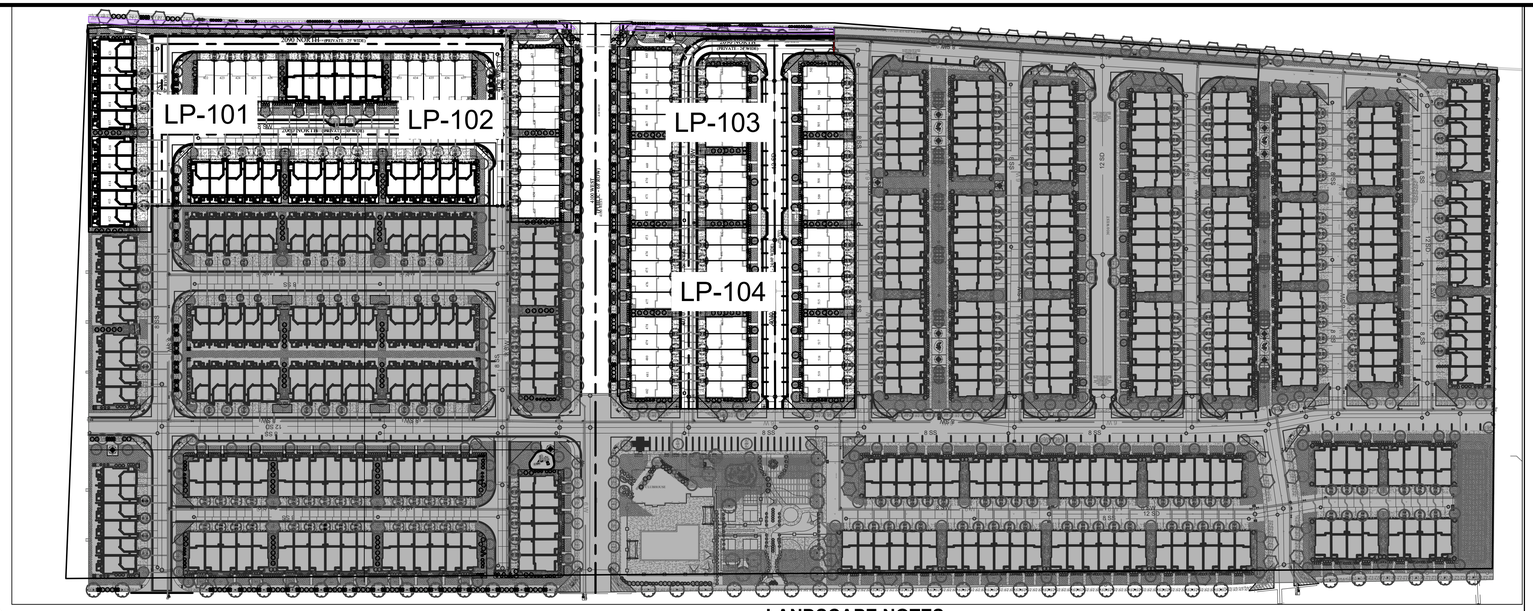
4260 WEST

Scale:	1"=30'	Drawn:	BBD
Date:	07/27/21	Job #:	21-0362
Sheet:	PP08		

Z:_2021\21-0342 Willow Point Phase 4\design\21-0362\dwg\sheet\VP08 - 4260 WEST.dwg

TOTAL
LANDSCAPED AREA:

LANDSCAPE AREA = 23,809 SQ.FT (DRIP SYSTEM SO ONLY PLANTS ARE IRRIGATED. 50% OF LANDSCAPE AREA)
GRASS AREA = 44,482 SQ.FT.
IRRIGATED AREA = 68,291 SQ. FT.
EXISTING TREE PRESERVATION: *NO EXISTING TREES ON SITE



PLANT SCHEDULE PHASE 4

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	48	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
PC'C	PC'C	18	Pyrus calleryana `Glen`s Form` TM Chanticleer Pear	2" Cal
QR'F	Qr'f	22	Quercus robur fastigiata Pyramidal English Oak	2" Cal
Qr'c	Qr'c	13	Quercus robur x alba `Crimschmidt` TM Crimson Spire Oak	2" Cal
QR'J	QR'J	30	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
ZS'C	Zs'c	23	Zelkova serrata `JFS-KW1` TM City Sprite Zelkova	2" Cal
ZS'M	ZS'M	81	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BT'C	BT'C	44	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
BS'S	BS'S	539	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
CS'K	CS'K	102	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
EA'C	EA'C	46	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
JS'B	JS'B	68	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
RF'R	RF'R	34	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
Ra'g	Ra'g	125	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
RR	RR	13	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
SJ'W	SJ'W	9	Spiraea japonica `Walbumna` Magic Carpet Spirea	5 gal
VO'N	VO'N	33	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	617	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal
PV'S	PV'S	120	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	2 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	42,962 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	19,317 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK. AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,747 sf
1-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,342 sf

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

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

1.1 SUMMARY
1.2 SITE CONDITIONS
1.3 PERMITS
1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
1.5 FINAL INSPECTION
1.6 LANDSCAPE SUBSTANTIAL COMPLETION
1.7 WARRANTY

1.2 SITE CONDITIONS

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

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 WARRANTY

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

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

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

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

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

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

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

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

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

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

PART III - EXECUTION

3.1 GRADING

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

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

3.2 TURF GRADING

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

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

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

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

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

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

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

3.4 TURF - SOD LAYING

A. FERTILIZATION: FERTILIZE PER SOD FARM RECOMMENDATIONS.

B. SOD AVAILABILITY AND CONDITION: THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR

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

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

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

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

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

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

END OF SECTION

LANDSCAPE NOTES

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

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR EDGE HOMES INDIVIDUAL TRADE - SCOPE OF WORK. EDGE HOMES ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING, IRRIGATION, AND FENCING MATERIALS, COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING, FENCING, AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE AT 10 PERCENT FOR 10'-0"
2. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
3. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
4. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
5. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
6. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW (6 INCHES OF FALL WITHIN 10 FEET OF THE BUILDING) THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
7. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.

LANDSCAPING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.
4. LAWN TO BE NO CLOSER THAN 3' FROM BUILDING FOUNDATIONS.

FENCING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. ALL FENCING IS TO BE INSTALLED PER MANUFACTURERS SPECIFICATION, AREA WIND LOADING REQUIREMENTS, AND SITE CONDITIONS AND REQUIREMENTS.

*****THE LANDSCAPE ARCHITECT PROVIDES QUANTITY AND FOOTAGE INFORMATION AS AN AIDE TO THE BIDDING LANDSCAPER. QUANTITIES, SPECIES, AND SPECIFICATIONS HAVE BEEN SUBMITTED AND APPROVED BY THE MUNICIPALITIES – ALL SUBSTITUTIONS AND LESSER QUANTITIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND EDGE HOMES MANAGEMENT. IT IS ENTIRELY THE RESPONSIBILITY OF THE BIDDERS TO CALCULATE THE MATERIAL BASED ON THE GRADE CONTOURS, INCLUDING ALL LANDSCAPING RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING DRAWINGS. THESE CIVIL, LANDSCAPING, AND IRRIGATION DRAWING WILL NEED TO BE REVIEWED PRIOR TO SUBMITTING A BID FOR THE PROJECT. ANY SHORTAGES OF MATERIALS WILL NOT BE PAID FOR BY EDGE HOMES OR THE LANDSCAPE ARCHITECT**

ISSUE DATE / PROJECT NUMBER

09/07/2021 UT20038

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

0' 50' 100' 200' 400'
GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

WILLOW POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

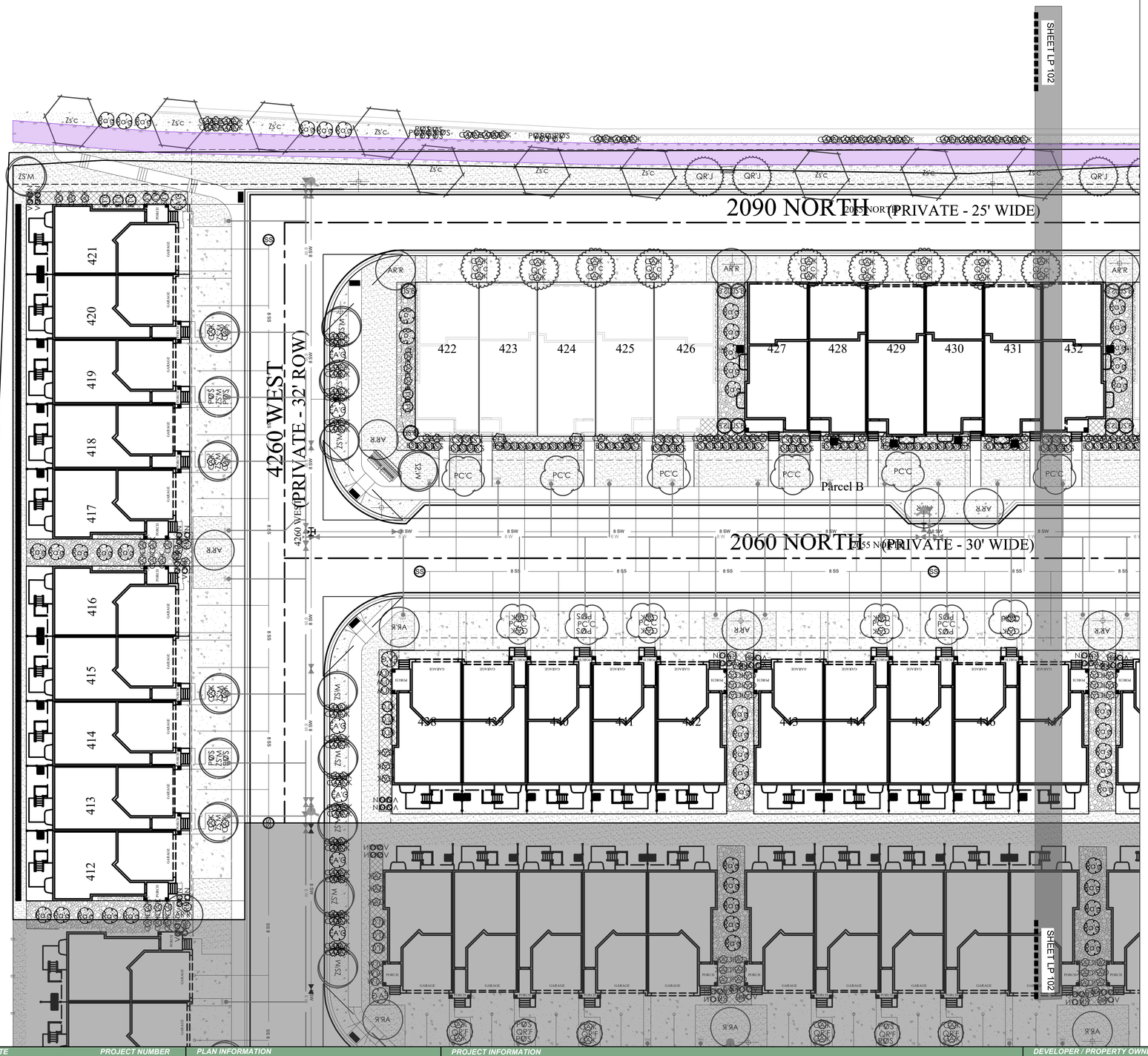
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8139F-5301 09/07/2021 RENEWAL 08/31/2023 STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 9/7/2021

LANDSCAPE PLAN

LP-100



PLANT SCHEDULE PHASE 4

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	48	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
PC'C	PC'C	18	Pyrus calleryana `Glen`s Form` TM Chanticleer Pear	2" Cal
QR'F	Qr'f	22	Quercus robur fastigiata Pyramidal English Oak	2" Cal
Qr'c	Qr'c	13	Quercus robur x alba `Crimschmidt` TM Crimson Spire Oak	2" Cal
QR'J	QR'J	30	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
ZS'C	Zs'c	23	Zelkova serrata `JFS-KW1` TM City Sprite Zelkova	2" Cal
ZS'M	ZS'M	81	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BT'C	BT'C	44	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
BS'S	BS'S	539	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
CS'K	CS'K	102	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
EA'G	EA'G	46	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
JS'B	JS'B	68	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
RF'R	RF'R	34	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
Ra'g	Ra'g	125	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
RR	RR	13	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
SJ'W	SJ'W	9	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
VO'N	VO'N	33	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	617	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal
PV'S	PV'S	120	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	2 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
I-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	42,962 sf
I-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	19,317 sf
I-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,747 sf
I-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,342 sf

ISSUE DATE 09/07/2021 **PROJECT NUMBER** UT20038

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

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

PROJECT INFORMATION

WILLOW POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

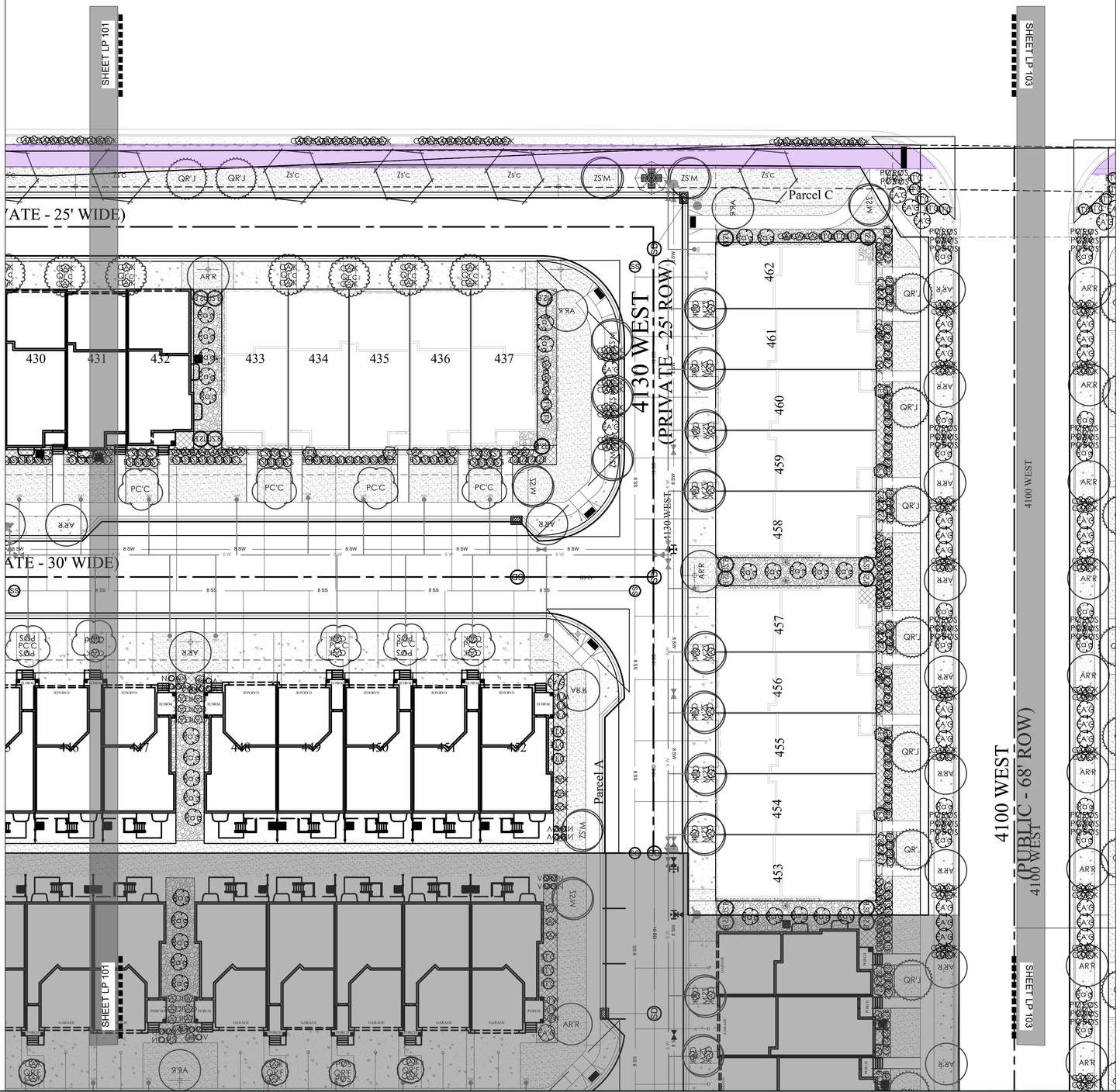
LICENSED LANDSCAPE ARCHITECT JEREMY ANDWORTH 8139122-5301 09/07/2021 STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	9/7/2021

LANDSCAPE PLAN

LP-101



PLANT SCHEDULE PHASE 4

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	48	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
PC'C	PC'C	18	Pyrus calleryana `Glen`s Form` TM Chanticleer Pear	2" Cal
QR'F	Qr'f	22	Quercus robur fastigiata Pyramidal English Oak	2" Cal
Qr'c	Qr'c	13	Quercus robur x alba `Crimschmidt` TM Crimson Spire Oak	2" Cal
QR'J	QR'J	30	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
ZS'C	Zs'c	23	Zelkova serrata `JFS-KW1` TM City Sprite Zelkova	2" Cal
ZS'M	ZS'M	81	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BT'C	BT'C	44	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
BS'S	BS'S	539	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
CS'K	CS'K	102	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
EA'G	EA'C	46	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
JS'B	JS'B	68	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
RF'R	RF'R	34	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
RA'G	Ra'g	125	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
RR	RR	13	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
SJ'W	SJ'W	9	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
VO'N	VO'N	33	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	617	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal
PV'S	PV'S	120	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	2 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	42,962 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	19,317 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,747 sf
1-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,342 sf

ISSUE DATE	PROJECT NUMBER
09/07/2021	UT20038

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

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

PROJECT INFORMATION

WILLOW POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

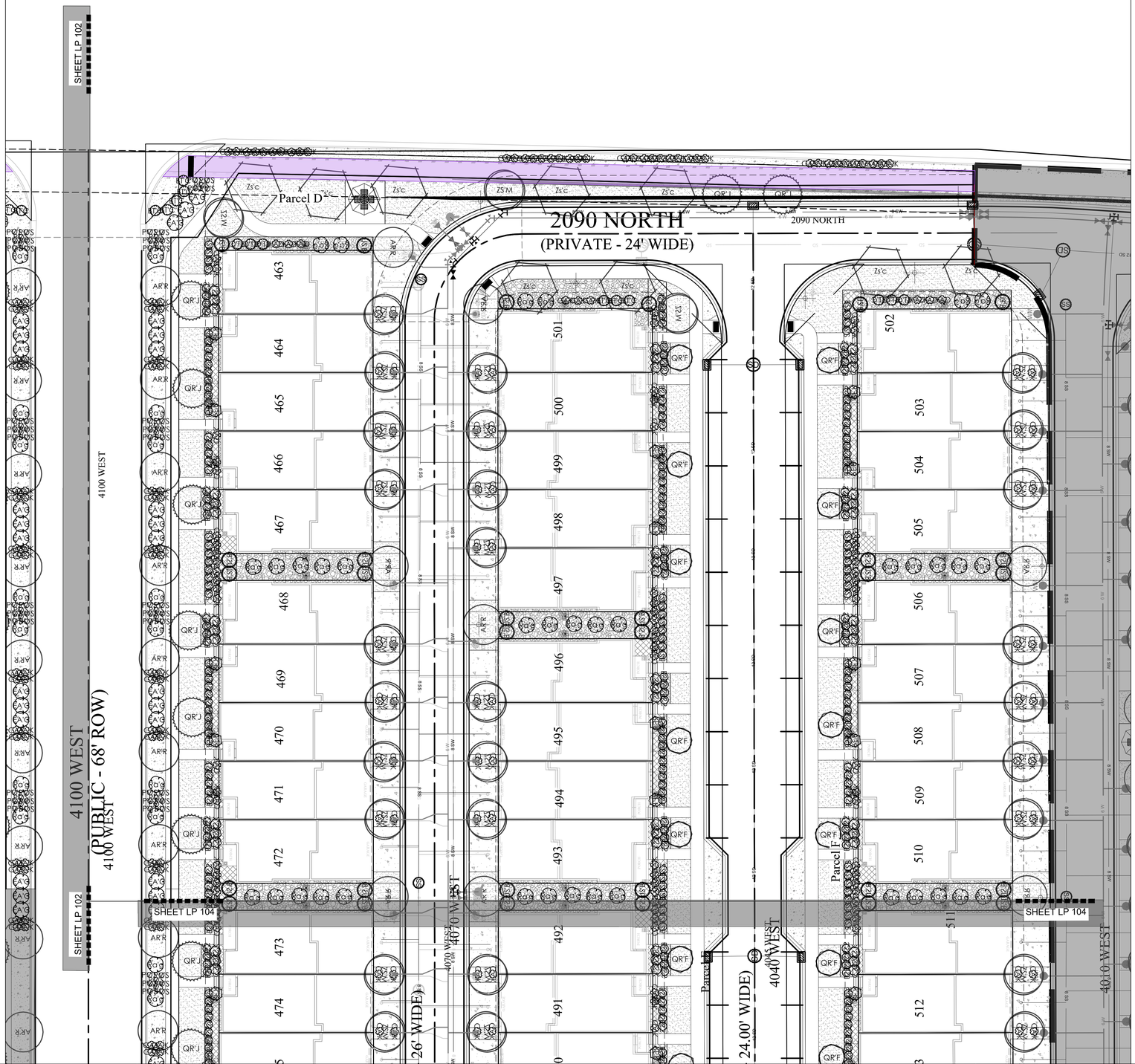
JENNIE ANDERTH
813871-5301
09/07/2021
LICENSED LANDSCAPE ARCHITECT
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	9/7/2021

LANDSCAPE PLAN

LP-102



PLANT SCHEDULE PHASE 4

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	48	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
PC'C	PC'C	18	Pyrus calleryana `Glen's Form` TM Chanticleer Pear	2" Cal
QR'F	Qr'f	22	Quercus robur fastigiata Pyramidal English Oak	2" Cal
Qr'c	Qr'c	13	Quercus robur x alba `Crimschmidt` TM Crimson Spire Oak	2" Cal
QR'J	QR'J	30	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
ZSC	Zs'c	23	Zelkova serrata `JFS-KW1` TM City Sprite Zelkova	2" Cal
ZS'M	ZS'M	81	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BTC	BT'C	44	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
BSS	BS'S	539	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
CSK	CS'K	102	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
EA'G	EA'C	46	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
JSB	JS'B	68	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
RFA	RF'R	34	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
RAG	Ra'g	125	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
RR	RR	13	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
SJW	SJ'W	9	Spiraea japonica `Walbumia` Magic Carpet Spirea	5 gal
VON	VO'N	33	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CAK	CA'K	617	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal
PVS	PV'S	120	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	2 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
L-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	42,962 sf
L-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1"). OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	19,317 sf
L-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,747 sf
L-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,342 sf

ISSUE DATE 09/07/2021

PROJECT NUMBER UT20038

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

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

PROJECT INFORMATION

WILLOW POINT: PH 4

LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

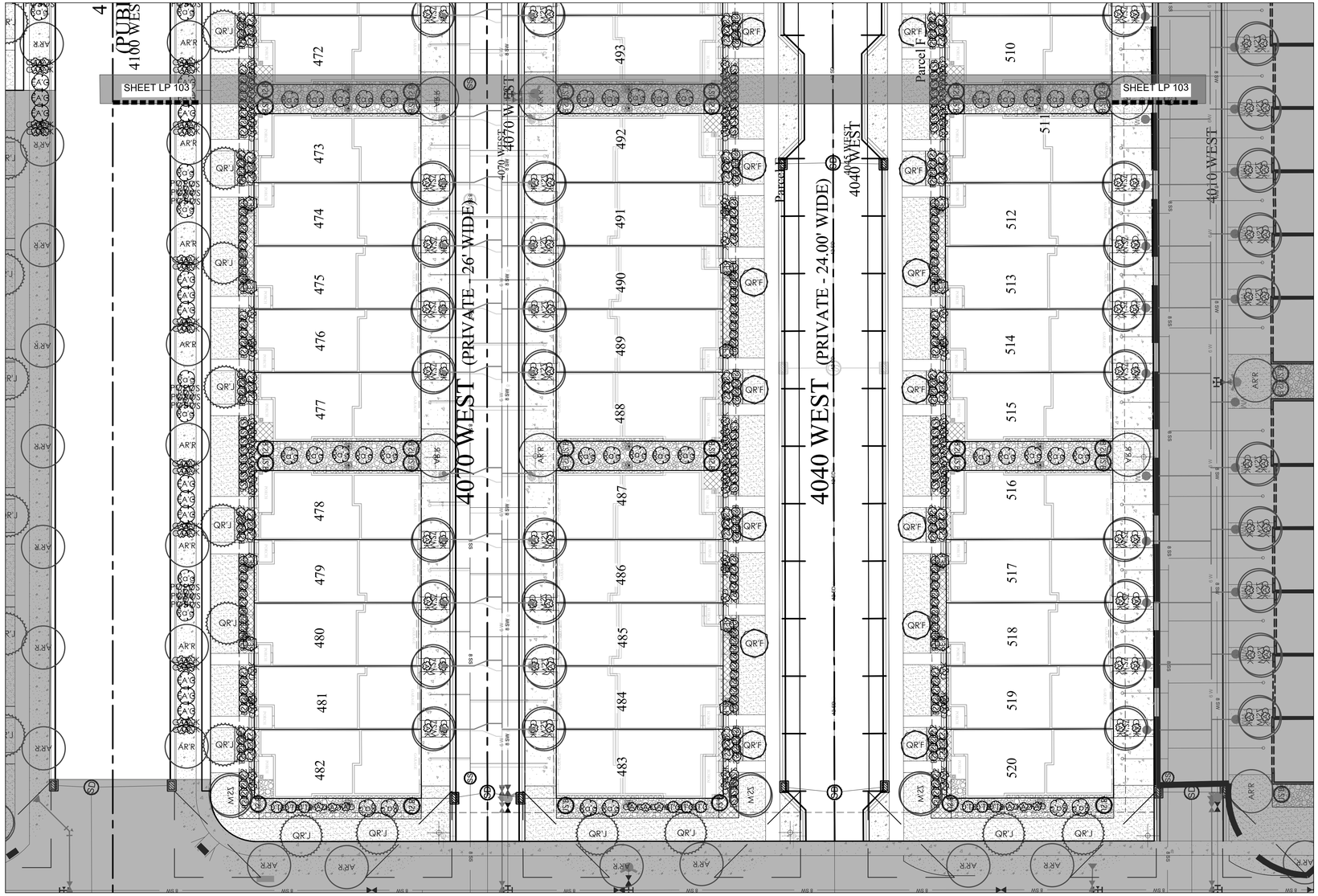
REGISTERED LANDSCAPE ARCHITECT
KEVIN ANDWORTH
8239612-5501
09/07/2021
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 9/7/2021

LANDSCAPE PLAN

LP-103



PLANT SCHEDULE PHASE 4

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	48	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
PC'C	PC'C	18	Pyrus calleryana `Glen`s Form` TM Chanticleer Pear	2" Cal
QR'F	Qr'f	22	Quercus robur fastigiata Pyramidal English Oak	2" Cal
Qr'c	Qr'c	13	Quercus robur x alba `Crimschmidt` TM Crimson Spire Oak	2" Cal
QR'J	QR'J	30	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
ZS'C	Zs'c	23	Zelkova serrata `JFS-KW1` TM City Sprite Zelkova	2" Cal
ZS'M	ZS'M	81	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BT'C	BT'C	44	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
BS'S	BS'S	539	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
CS'K	CS'K	102	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
EA'C	EA'C	46	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
JS'B	JS'B	68	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
RF'R	RF'R	34	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
Ra'g	Ra'g	125	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
RR	RR	13	Rosa x `Radrazz` TM Knock Out Shrub Rose	2 gal
SJ'W	SJ'W	9	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
VO'N	VO'N	33	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	617	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal
PV'S	PV'S	120	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	2 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	42,962 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	19,317 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,747 sf
1-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,342 sf

ISSUE DATE 09/07/2021 **PROJECT NUMBER** UT20038

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

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

PROJECT INFORMATION

WILLOW POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

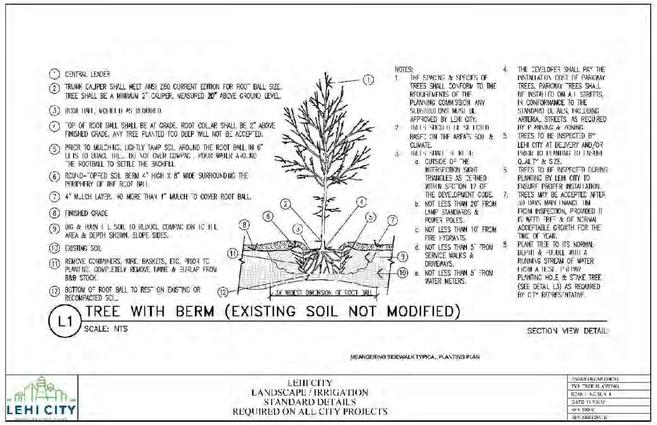
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8529814-5301 09/07/2021 RENEWAL 04/30/2023 STATE OF UTAH

DRAWING INFO

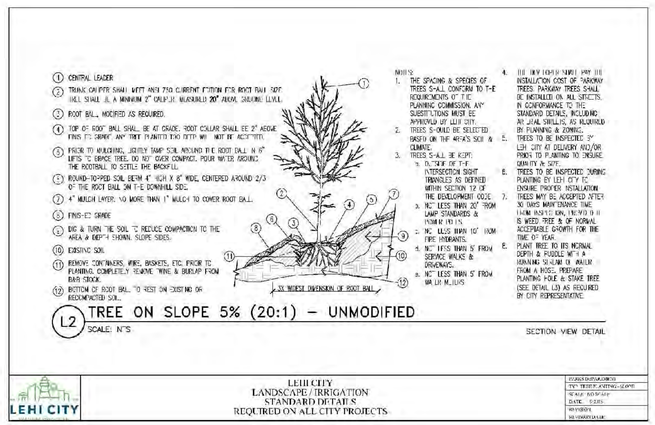
PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	9/7/2021

LANDSCAPE PLAN

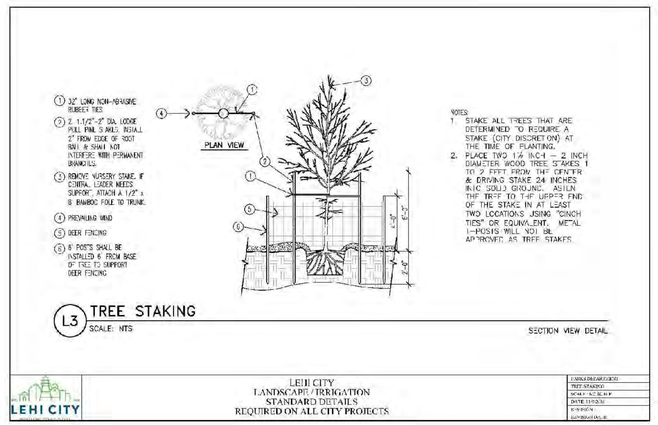
LP-104



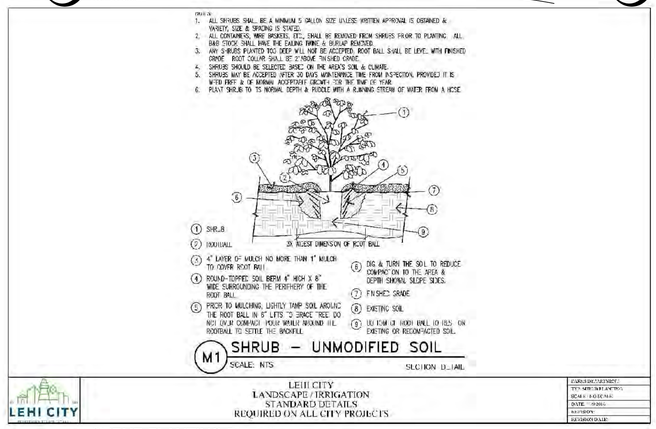
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



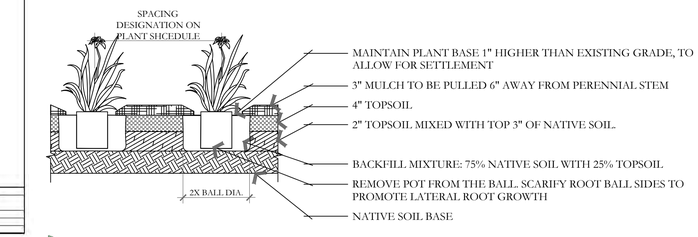
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



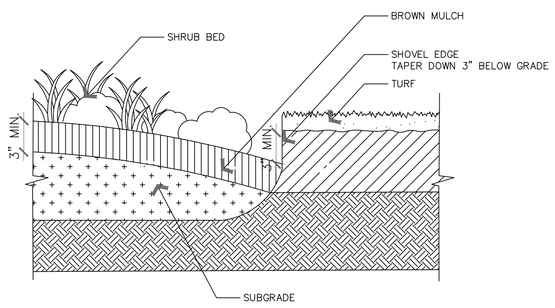
C TREE w/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



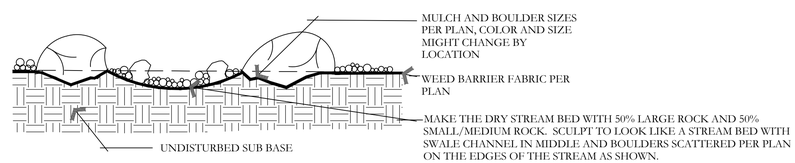
E SHRUB PLANTING DETAIL
NOT TO SCALE



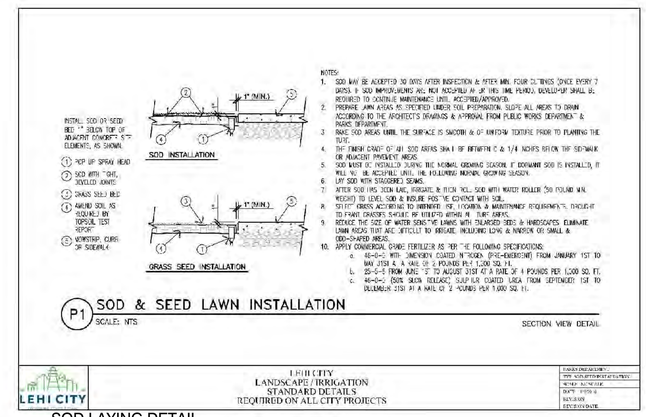
F PERENNIAL PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



I CUT EDGE DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



L SOD LAYING DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
09/07/2021	UT20038

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

PROJECT INFORMATION

WILLOW POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANDREWS 8128127-5301 09/07/2021 STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	9/7/2021

LANDSCAPE DETAILS

LP-501

WILLOW POINT: PH4

LEHI, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 east iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¼" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

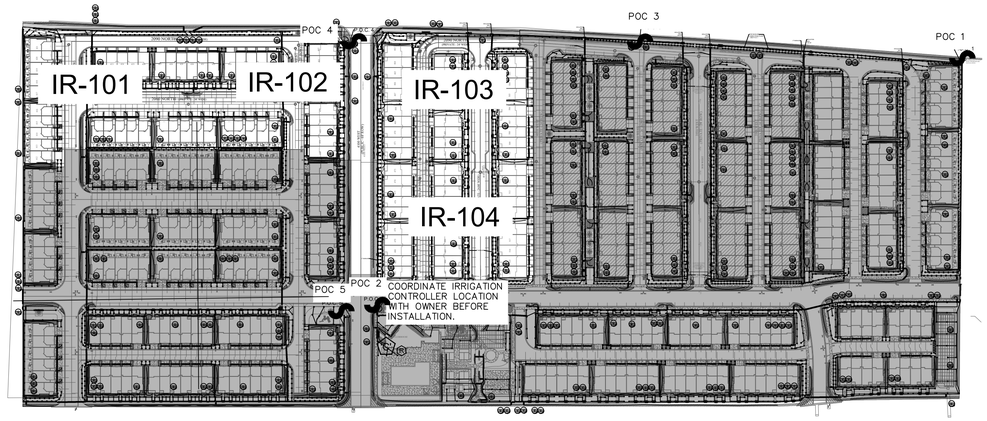
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



2" MAINLINE ROUTING ,CONTROLLER AND 1 P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
9/7/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

0' 75' 150' 300' 600'

GRAPHIC SCALE: 1" = 150'

PROJECT INFORMATION

WILLOW POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:

FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

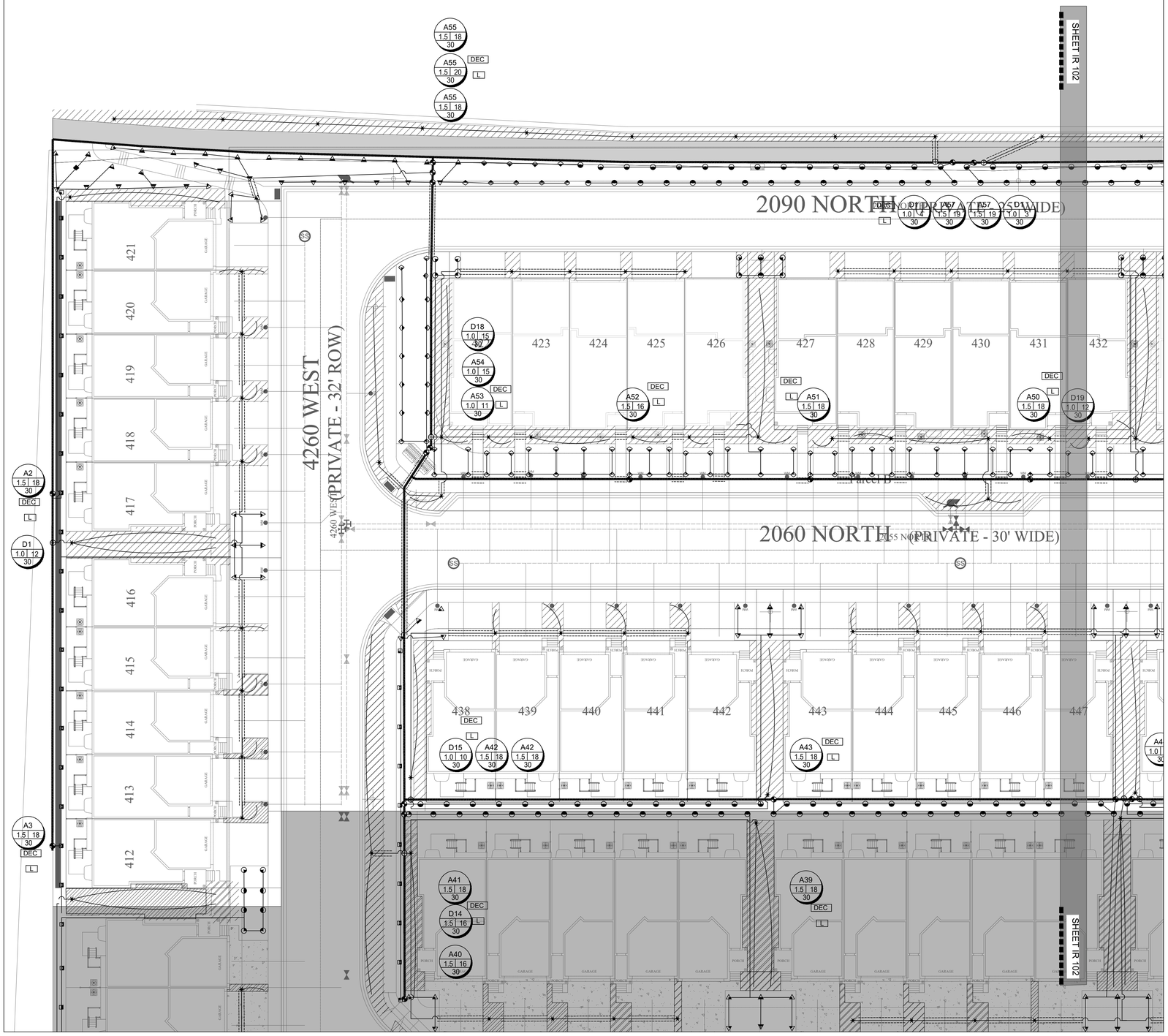
LICENSED LANDSCAPE ARCHITECT — JEREMY ANCHORI — 8129214-5501 — 09/07/2021 — STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/7/2021

IRRIGATION COVER SHEET

IR 100



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO WALL MOUNT LXMMSS, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
QL	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	
	REMOTE CONTROL VALVE: RAINBIRD 1VMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMEAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTORS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2""	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 | 18 — VALVE SIZE / GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
9/7/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

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

PROJECT INFORMATION

WILLOW POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

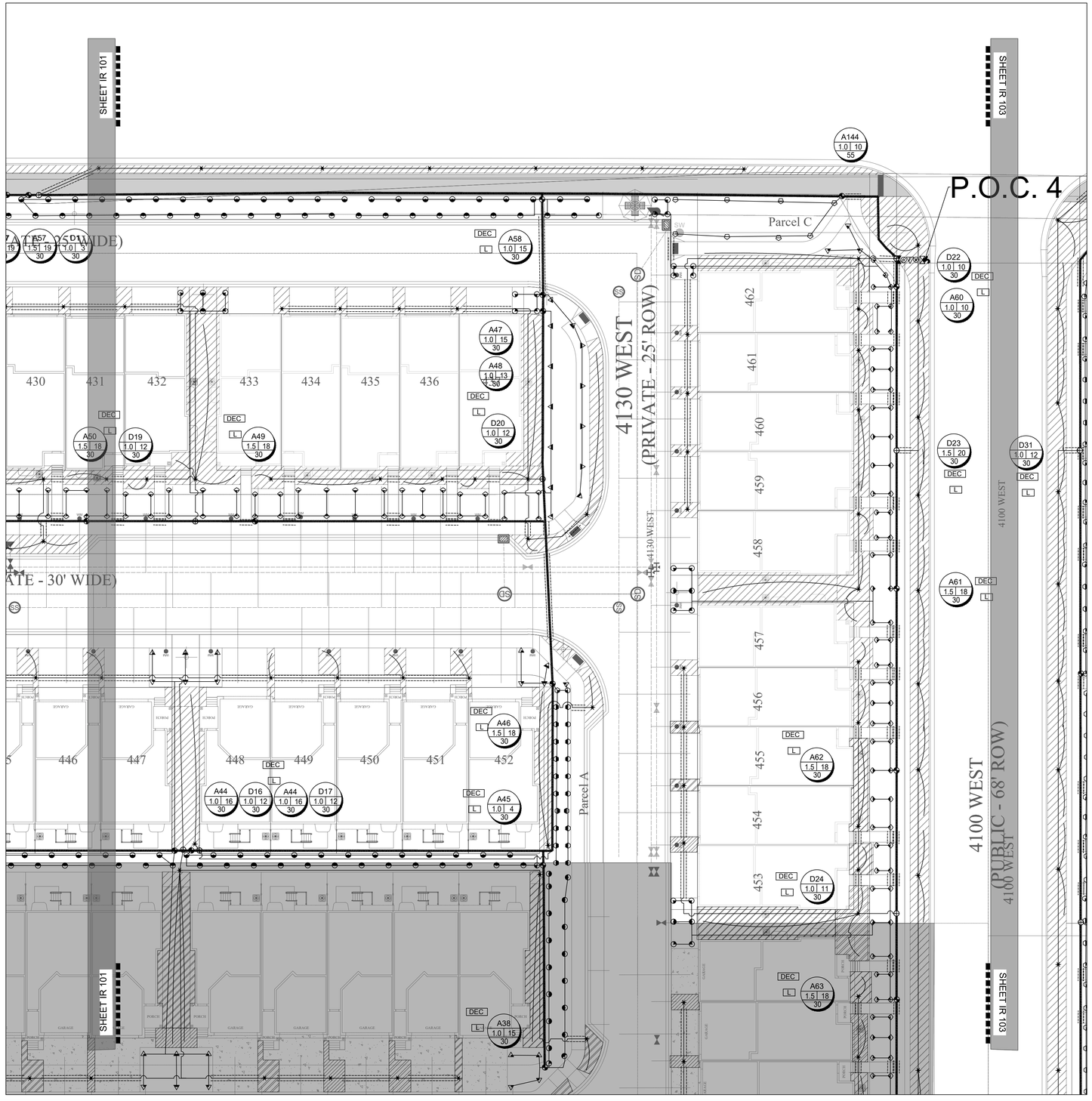
LICENSED LANDSCAPE ARCHITECT — JEREMY ANDERSON — 8129214 - 5501 — 09/07/2021 — ELECTRONIC SIGNATURE — STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/7/2021

IRRIGATION PLAN

IR 101



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO WALL MOUNT LXMMSS, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
QL	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

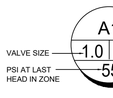
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
9/7/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

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

PROJECT INFORMATION

WILLOW POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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

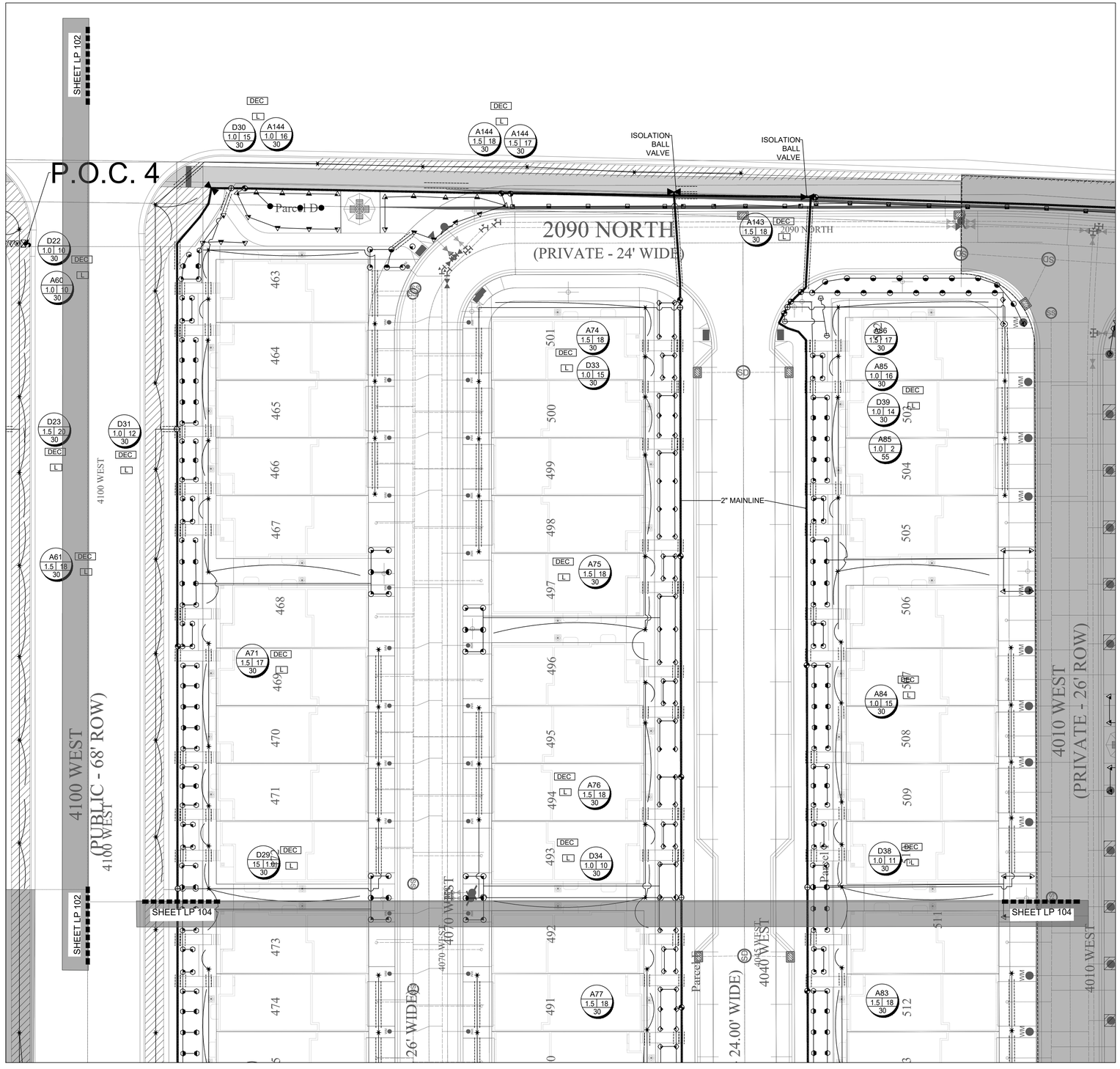
LICENSE STAMP

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/7/2021

IRRIGATION PLAN

IR 102



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
▼	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
◆	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
◆	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
○	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO WALL MOUNT LXMMSS, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
QL	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	
	REMOTE CONTROL VALVE: RAINBIRD 1VMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
*	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHURWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2'	30 GPM
2"	53 GPM
2-1/2"'	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 | 18 — VALVE SIZE | GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
9/7/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

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

PROJECT INFORMATION

WILLOW POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

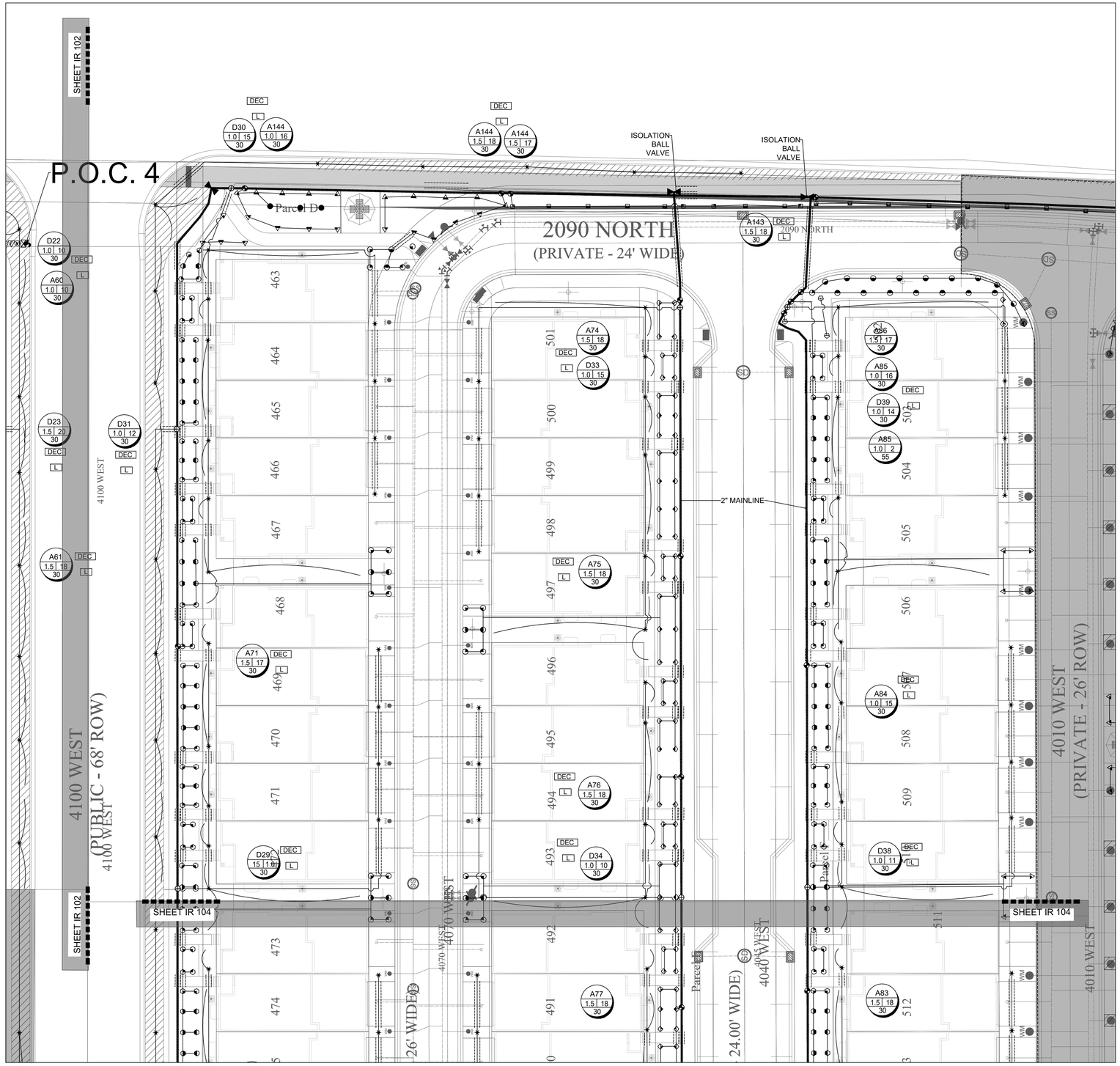
LICENSED LANDSCAPE ARCHITECT — JEROMY ANCHORI — 812810-5501 — 09/07/2021 — STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/7/2021

IRRIGATION PLAN

IR 103



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO WALL MOUNT LXMMSS, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
QL	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC L	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD 1VMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHURWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2'	30 GPM
2"	53 GPM
2-1/2"'	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 — VALVE SIZE
18 — GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
9/7/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

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

PROJECT INFORMATION

WILLOW POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

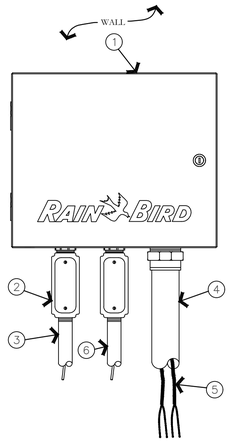
LICENSED LANDSCAPE ARCHITECT — JEROMY ANCHOR — 812810-5501 — 09/07/2021 — STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/7/2021

IRRIGATION PLAN

IR 104



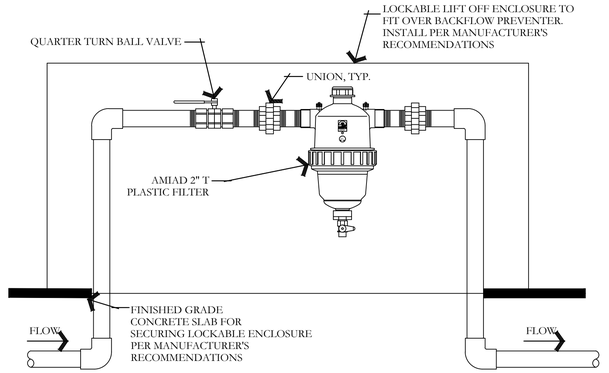
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 4O PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

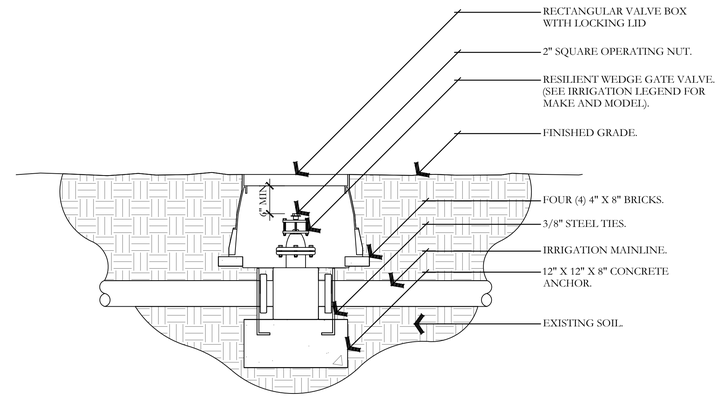
KEY SPECIFICATIONS

FEATURE ▶ / MODEL ▼	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET
NOT TO SCALE

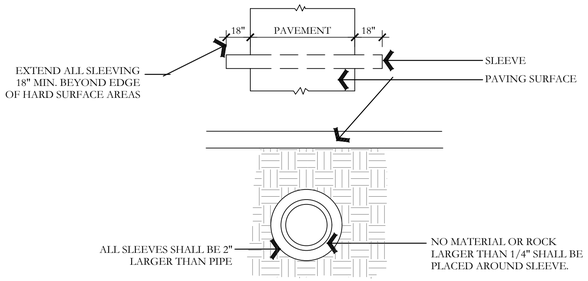


B 2" PLASTIC FILTER DETAIL
NOT TO SCALE

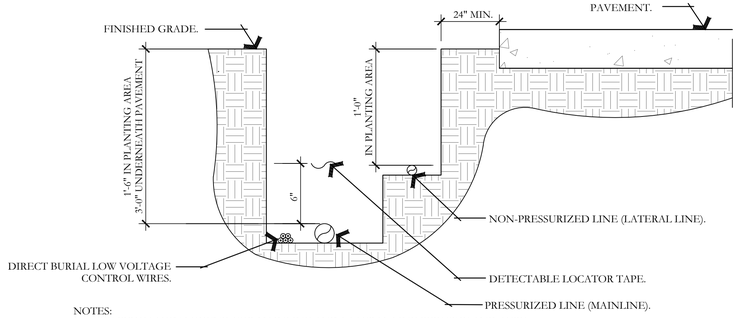


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE

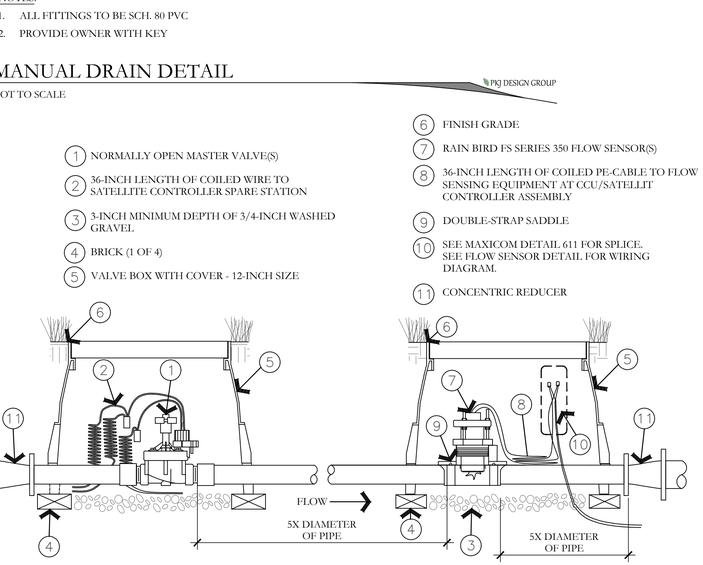


D TYPICAL SLEEVING DETAIL
NOT TO SCALE



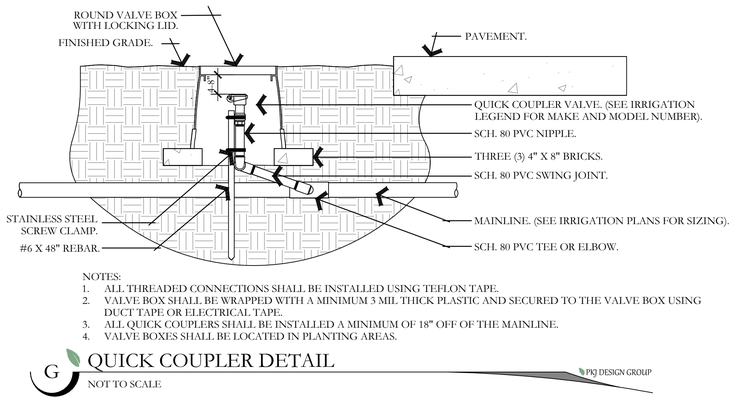
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE



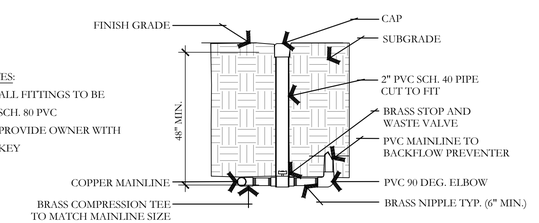
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE



NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
NOT TO SCALE



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE

1. NORMALLY OPEN MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 350 FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT CCU/SATELLIT CONTROLLER ASSEMBLY
9. DOUBLE-STRAP SADDLE
10. SEE MAXICOM DETAIL 611 FOR SPLICE. SEE FLOW SENSOR DETAIL FOR WIRING DIAGRAM.
11. CONCENTRIC REDUCER

I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
9/7/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

PROJECT INFORMATION

WILLOW POINT: PH 4
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

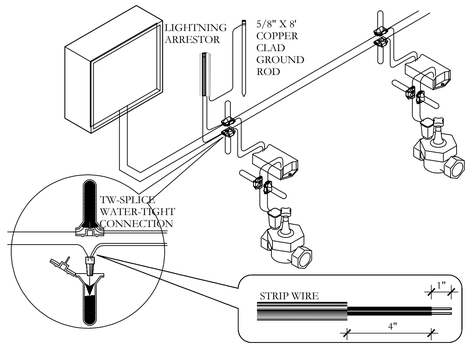
LICENSED LANDSCAPE ARCHITECT — JEREMY ANDREW KOHLER — 8128134-5501 — 09/07/2021 — RENEW 9/30 — STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/7/2021

IRRIGATION DETAILS

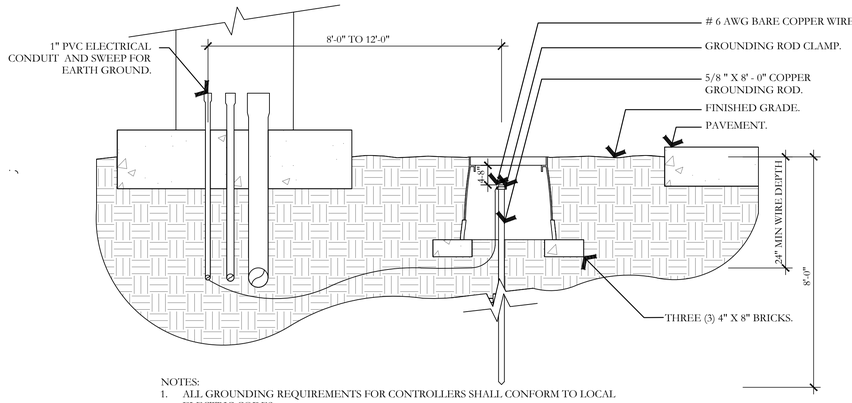
IR 501



J 2-WIRE CONNECTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

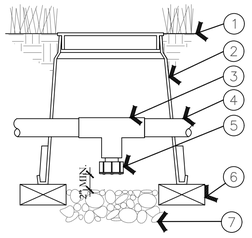


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

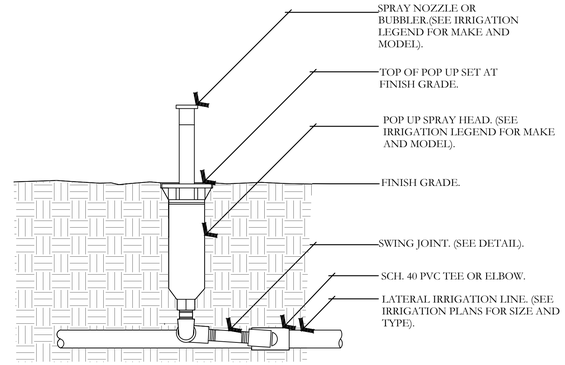


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM

PKJ DESIGN GROUP

NOT TO SCALE

NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR SPRAYHEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
9/7/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

PROJECT INFORMATION

WILLOW POINT: PH 4

LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

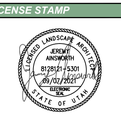
Building Architect / Engineer:

FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

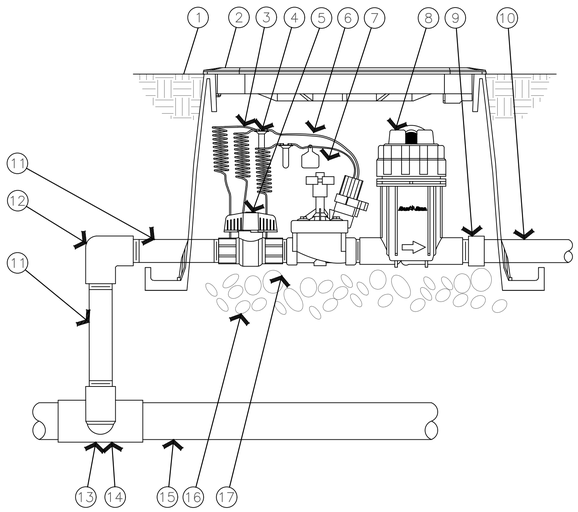
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP



PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/7/2021

IR 502

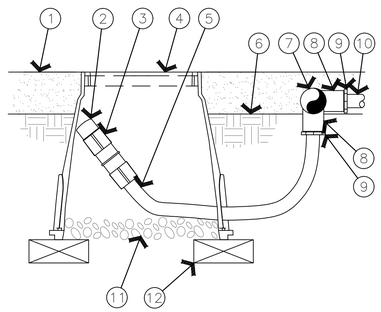


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

Q DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



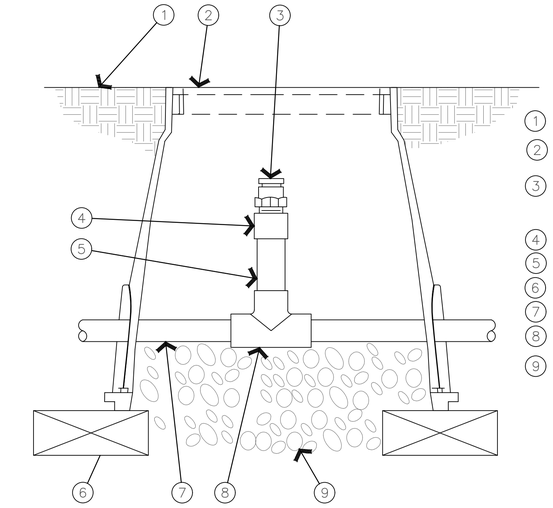
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

R ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

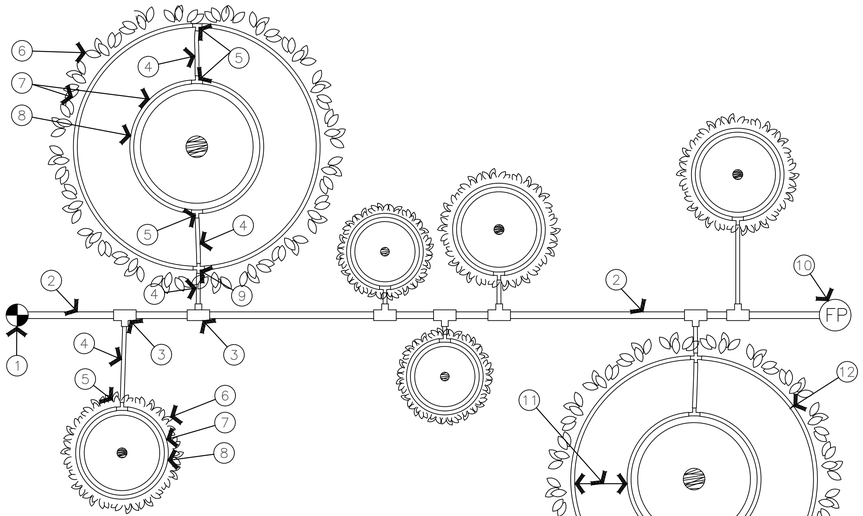


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

S AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

T ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
9/7/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

PROJECT INFORMATION

WILLOW POINT: PH 4

LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:

FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

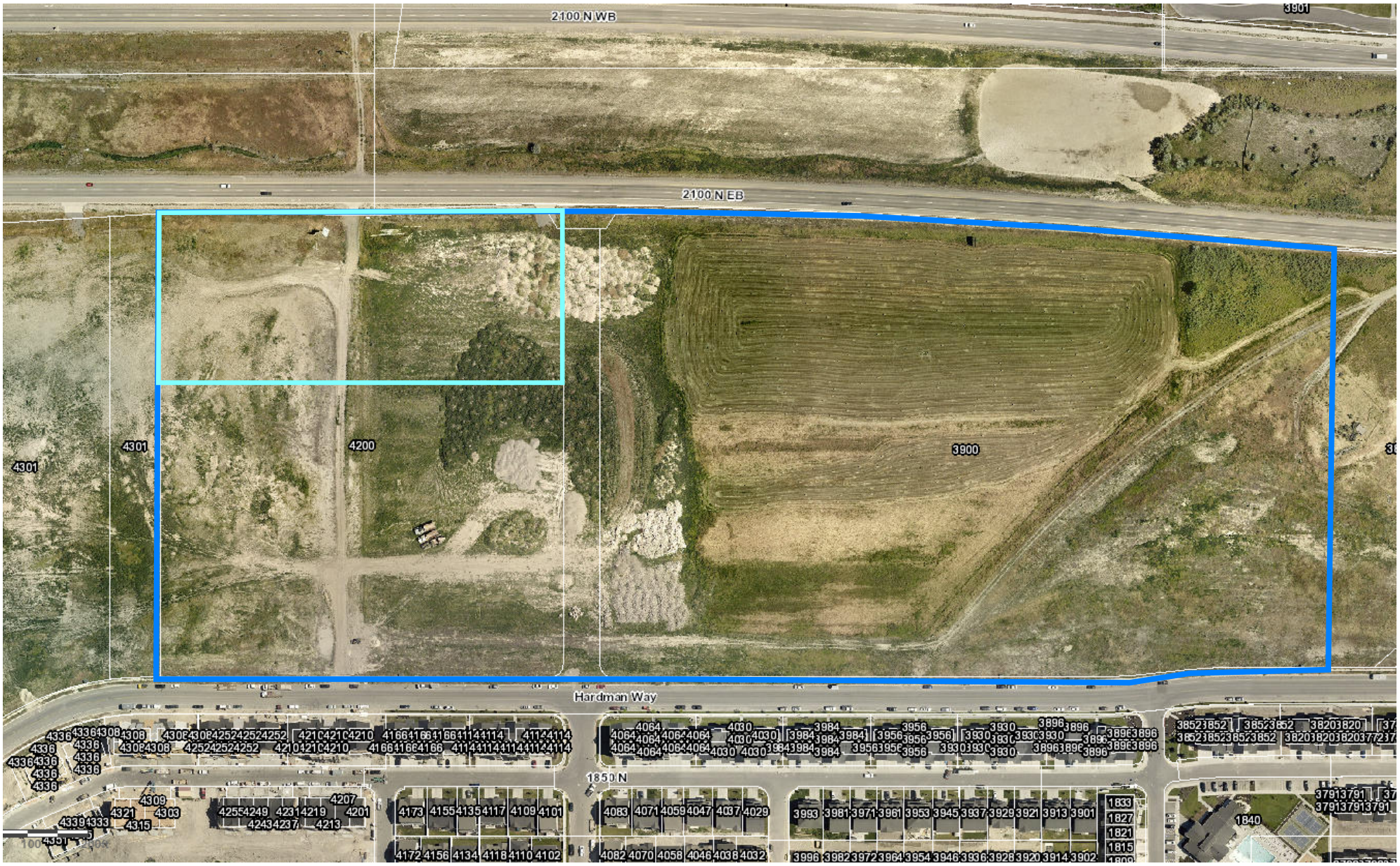
LICENSED LANDSCAPE ARCHITECT — JEROME ANDERSON — 8128101-5301 — 09/02/2021 — ELECTRONIC SIGNATURE — STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	9/7/2021

IR 503

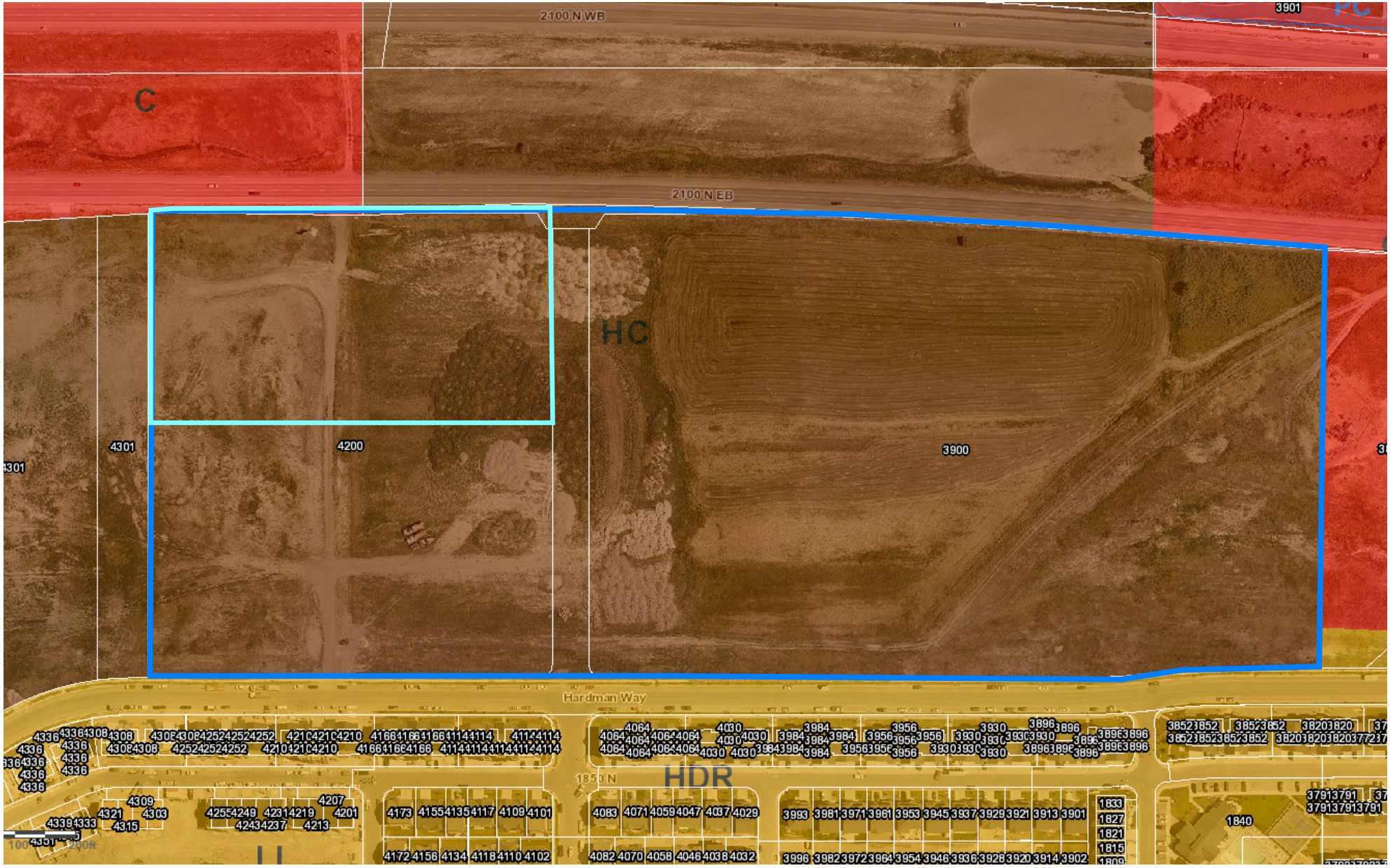
Willow Point Phase 4 Final Subdivision

Aerial

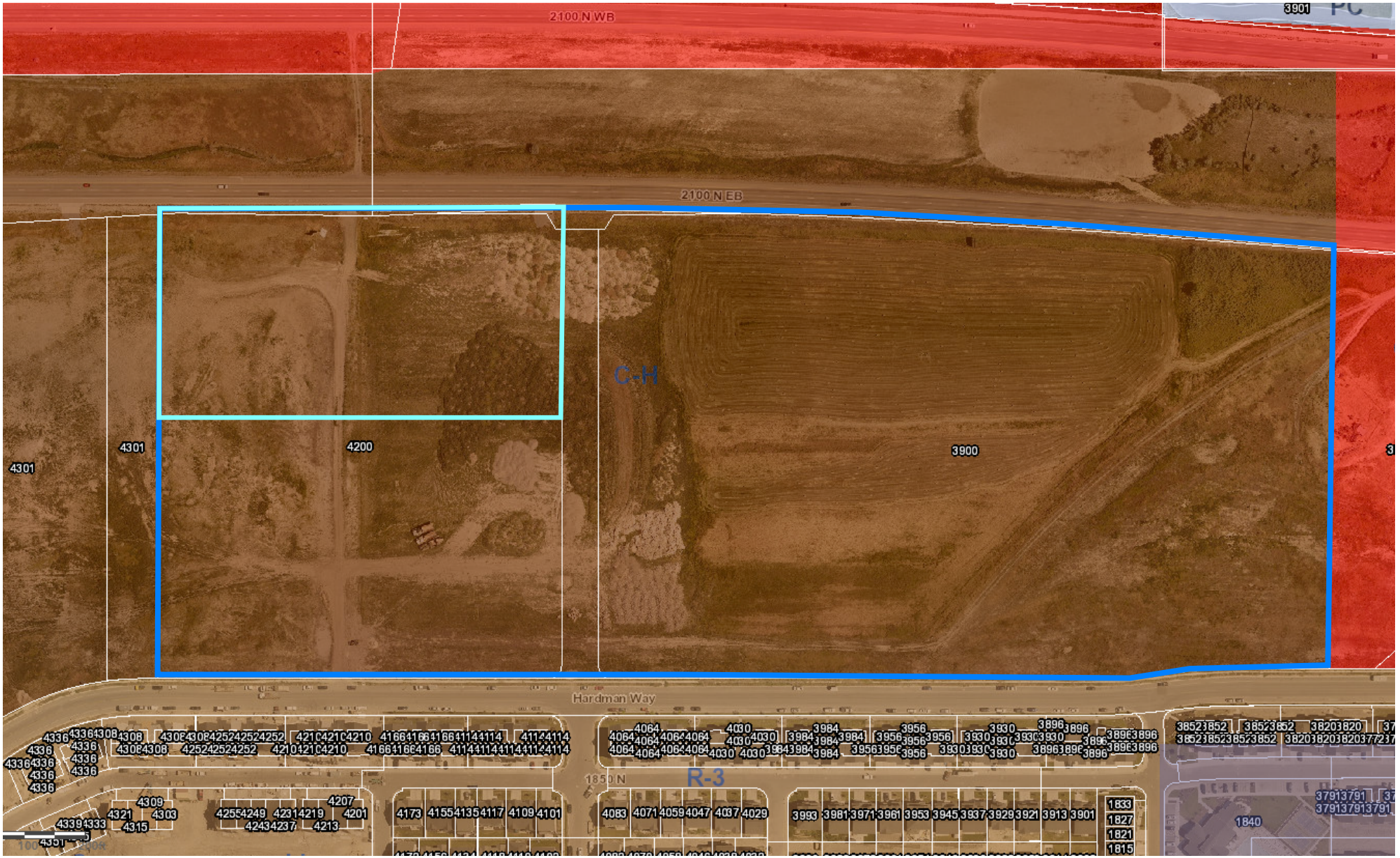


Willow Point Phase 4 Final Subdivision

General Plan



Willow Point Phase 4 Final Subdivision
Zoning



Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #49-2021, approving the Traverse Mountain Area Plan Amendment adding existing and planned public facilities to the land use map.

Suggested Action:

Attachments:

CC Staff Report Traverse Mountain Area Plan Amendment 09.28.21.docx

Traverse Mountain Area Plan Amendment DRC 08.25.21.docx

Ord 49-2021.docx

Traverse Mountain Public Facility Map.pdf

TRAVERSE MOUNTAIN AREA PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	September 28, 2021
Requested Action/Purpose	Approval of an amendment to the Traverse Mountain Area Plan
Location	Various locations throughout Traverse Mountain (see map)
Existing Zoning	Planned Community
Existing General Plan Land Use Designation	Various
Proposed Land Use Designation	Public Facility
Date of DRC Review	August 25, 2021
Date of Planning Commission Review	September 9, 2021
Assigned Planner	Brittney Harris

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 06.010 Purpose and Intent.
The intent of the Planned Community Zone and this Chapter is to:

A. Allow the City to encourage and facilitate more detailed and specific planning and analysis for certain areas of the City.
B. Establish provisions and requirements which enable the City to address unique areas of the City or where other characteristics exist that warrant a comprehensive set of land use policies and standards which will encourage an efficient and imaginative development pattern.
C. Provide an opportunity for flexibility from the constraints of traditional zoning and allow for development on a performance basis. Higher density and intensity of uses may be achieved as higher quality development and performance standards are implemented within the zone.
D. Provide a consolidated and structured framework for the processing of preliminary and final subdivision plat(s), preliminary and final site plans, and other permits and licenses required by this Code.

An application for approval of a Planned Community Zone is a request by the applicant for additional flexibility beyond that allowed by the traditional zones within the City. It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed Planned Community Zone is preferable to traditional zoning. Approval for use of the Planned Community Zone lies at the discretion of the City Council.

Section 06.020 Planned Community Description.
Each Planned Community Zone should include a cohesive mixture of land uses, including commercial and/or business park uses, which will provide services and employment opportunities to residents within the community. Residential uses should provide a range of housing types and densities to accommodate a variety of age and income groups and residential preferences, so that the community's demographic diversity is maintained. Commercial uses should focus on retail services for the residents of the community and must include a unifying design theme which compliments the residential areas. Residential and commercial land uses should be integrated to promote a walkable, sustainable community.

Section 15.040. Effect of Area Plan Approval.

A. If a proposed Area Plan is adopted by the City pursuant to this Chapter, no development, permit or license, shall be approved unless such development, permit or license is consistent with and conforms to all the requirements of the adopted Area Plan, the Lehi City General Plan, and this Code in effect at the time of the application, unless modified by the provisions and requirements of the adopted Area Plan and any associated documents.

REPORT ANALYSIS

The applicant requests approval of the Traverse Mountain Area Plan Amendment changing the Land Use designation at six different locations to Public Facility. This represents one step in a comprehensive effort to update the General Plan, Zoning, and Area Plans to reflect the existing and proposed public facilities.

The City Council approved a General Plan Amendment changing these Public Facilities throughout the City on June 29, 2021. A comprehensive zone change is also in the process for areas outside of planned communities.

The intent of changing these designations is to protect the impacted properties for public use. Changing the Land Use designation adds an extra layer of regulatory protection for their use to serve the public good.

The DRC reviewed the proposed area plan amendment and had one redline comment.
1. Remove the flight park property that was already included in a recent area plan amendment.

The submittal was updated to indicate the parcel that does not need to be included in this amendment because it already has the Public Facility designation.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed Traverse Mountain Area Plan Amendment. Any motion should include findings. Possible findings include:

1. The proposed area plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. The proposed area plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
3. The proposed area plan amendment will/will not have a substantial adverse effect on surrounding property.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

2.11) Public hearing and recommendation of Lehi City's request for review of the Traverse Mountain Area Plan Amendment adding existing and planned public facilities to the land use map.
Brittney presented information on Lehi City's request.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

Motion: Commissioner Hereth moved to recommend approval of **Lehi City's request for review of the Traverse Mountain Area Plan Amendment adding existing and planned public facilities to the land use map**; including all DRC comments and findings stated in the report. Commissioner Everett seconded.

Traverse Mountain Area Plan Amendment
DRC Redline Comments

Lehi City- requests review of the Traverse Mountain Area Plan Amendment adding existing and planned public facilities to the land use map.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present:
Date of Plans Reviewed: 8/17/21
Time Start: 4:21
Time End: 4:22

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. Remove the flight park property that was already included in a recent area plan amendment.

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

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

ORDINANCE NO: 49-2021

AN ORDINANCE APPROVING AND ADOPTING THE TRAVERSE MOUNTAIN AREA PLAN AMENDMENT

WHEREAS, it has become necessary to amend the Traverse Mountain Area Plan to change land use designation to public facility on six properties in the Traverse Mountain Area: and

WHEREAS, the Lehi City Council, acting pursuant to its authority and Utah Code, and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the proposals for the Traverse Mountain Area Plan; all as set forth in that certain area plan designated as the Traverse Mountain Area Plan, a copy of which has been filed with the office of the Lehi City Planning Division;

WHEREAS, following a public hearing on September 9, 2021, the Lehi City Planning Commission reviewed the proposed Area Plan Amendment and forwarded a recommendation that the City Council adopt the proposed request; and

WHEREAS, on September 28, 2021, the City Council held a duly noticed meeting to ascertain the facts regarding this matter, which facts and comments are found in the public record and which include the staff report, minutes from the Planning Commission meeting of September 9, 2021, and the recommendation of the Planning Commission; and,

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

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

SECTION 1. The Area Plan Amendment, hereby described as Exhibit A, shall be incorporated into the "Traverse Mountain Area Plan", copies of which are on file with the Planning Division of the Community Development Department.

SECTION 2. Unless specifically modified by the Traverse Mountain Area Plan, the owner of the Subject Property or its assigned agents will be required to comply with all applicable requirements of Lehi City necessary for approval of the Project, including payment of fees and compliance with applicable ordinances, regulations, policies and procedures of Lehi City including but not limited to, the Lehi City Municipal Code, the Lehi City Development Code, and the Lehi City Design Standards and Public Improvements Specifications.

SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance and agreement.

SECTION 4. If a provision of this Ordinance 49 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

SECTION 5. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

SECTION 6. This Ordinance adopting the Area Plan shall be effective immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 28th day of September 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Exhibit A

.

Public Facilities to be Added to Traverse Mountain Area Plan

August 17, 2021

This parcel was previously amended to public facility and does not need to be included in this amendment

Public Facilities to be added

Agenda Item No: 17

City Council Agenda Item Report

Meeting Date: September 28, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-54, approving a tri-party agreement between Lehi City, Highland City, and D.R. Horton for the development of property currently located in Lehi City and Utah County.

Suggested Action:

Attachments:

Res 2021-54.docx

Tri-Party Agreement (Highland - Horton - Lehi) final 9.27.docx

LEHI CITY

RESOLUTION NO. 2021-54

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A TRI-PARTY AGREEMENT BETWEEN LEHI CITY, HIGHLAND CITY, AND D.R. HORTON INC. FOR THE DEVELOPMENT OF PROPERTY CURRENTLY LOCATED IN LEHI CITY AND UTAH COUNTY

WHEREAS, D.R. Horton ("Horton") owns some parcels of land located in unincorporated Utah County which Horton intends to develop as part of a larger master planned residential community with certain other property of Horton's located within the City of Lehi;

WHEREAS, Highland Boulevard is a public street owned and/or maintained by Highland located adjacent to the Horton Property, Utah;

WHEREAS, In connection with the development of the Horton Property, Horton intends to file a petition to annex the Horton Property to Lehi;

WHEREAS, the Tri-Party Agreement sets forth certain agreements and obligations concerning the annexation and the ongoing maintenance and other obligations relating to the Highland Boulevard Section following approval of the annexation;

WHEREAS, on September 28, 2021, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record;

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Tri-Party Agreement with Highland City and D.R. Horton Inc.; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Tri-Party Agreement between Lehi City, Highland City and D.R. Horton Inc. attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 28th day of September, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

TRI-PARTY AGREEMENT

This TRI-PARTY AGREEMENT (this "***Agreement***"), dated to be effective as of _____, 2021 (the "***Effective Date***"), is entered into by and between the CITY OF HIGHLAND, a Utah municipal corporation (the "***Highland***"), the CITY OF LEHI, a Utah municipal corporation ("***Lehi***"), and D.R. HORTON, INC., a Delaware corporation ("***Horton***"). Highland, Lehi, and Horton are referred to herein individually as a "***Party***" and together as the "***Parties***."

RECITALS

A. Horton owns some parcels of land located in unincorporated Utah County, as depicted on the map attached as Exhibit A (the "***Horton Property***"), which Horton intends to develop as part of a larger master planned residential community with certain other property of Horton's located within the City of Lehi

B. Highland Boulevard is a public street owned and/or maintained by Highland located adjacent to the Horton Property (the "***Highland Boulevard Section***"), as generally shown on conceptual site plan attached as Exhibit B (the "***Concept Plan***").

C. In connection with the development of the Horton Property, Horton intends to file a petition to annex the Horton Property to Lehi (the "***Annexation Petition***").

D. The Parties desire to set forth certain agreements and obligations concerning the Annexation and the ongoing maintenance and other obligations relating to the Highland Boulevard Section following approval of the Annexation Petition, subject to the terms and conditions set forth below.

NOW, THEREFORE, to these ends and in consideration of the mutual covenants and the agreements set forth below, as well as the mutual benefits to be derived from this Agreement, the Parties agree as follows:

AGREEMENT

1. Consent to Annexation. Highland hereby consents to the filing of the Annexation Petition and Lehi's approval of the proposed annexation to Lehi (the "***Annexation***"), and agrees to reasonably cooperate with Horton and Lehi, at no out-of-pocket cost to Highland, to effectuate the Annexation as contemplated by this Agreement. Highland acknowledges and agrees that Lehi and Horton may provide an executed copy of this Agreement to Utah County to demonstrate evidence of Highland's consent to the Annexation.

2. Maintenance Obligations. Highland shall continue to own and maintain the Highland Boulevard Section, and Lehi shall be responsible for fifty percent (50%) of the cost (the "***Lehi Maintenance Contribution***") incurred by Highland to maintain and repair the Highland Boulevard Section in accordance with Highland's roadway standards and requirements (as the same may be modified from time to time) and Highland's bidding and contracting procedures. Highland staff shall coordinate with Lehi staff as part of any planned maintenance, improvement,

repair, or other construction project involving the Highland Boulevard Section, and Highland and Lehi may as part of such coordination agree on bidding processes, construction timing and procedures, payment schedules, and other terms regarding work on the Highland Boulevard Section and payment of the Lehi Maintenance Contribution. Highland and Lehi will agree to an estimated cost based on construction submittals from both cities, if necessary. Once Highland has completed all required work according to Highland standards and procedures, it shall submit an invoice to Lehi for the Lehi Maintenance Contribution within 60 days of completion of the maintenance or repair work on the Highland Boulevard Section. Lehi shall pay such invoice within 30 days after receipt of the invoice.

3. Public Services. The parties acknowledge that from and after final approval of the Annexation Petition, Lehi shall be solely responsible for the provision of all public services, including, without limitation, police and fire protection services, for the area incorporated pursuant to the Annexation.

4. Highland Boulevard Section Improvements.

a. As part of the development of the Horton Property following final approval of the Annexation Petition, Horton shall install an additional traffic light or other traffic control measure along the Highland Boulevard Section at the intersection 11800 North (the "***Additional Traffic Control***"). The total cost for the Additional Traffic Control shall be shared by the Parties as follows: (a) Lehi and Highland shall each be responsible for thirty-three percent (33%) of such costs; and (b) Horton shall be responsible for thirty-four percent (34%) of such costs. The Parties shall coordinate and agree in writing on the type, timing, costs, and other details of the Additional Traffic Control at such time as Horton begins to develop the Horton Property adjacent to the Highland Boulevard Section.

b. As part of the development of the Horton Property following final approval of the Annexation Petition, Horton shall be responsible for 50% of the costs associated with the installation of medians within the Highland Boulevard Section, if Highland requests the installation of medians. Highland shall make the request as part of the Parties' coordination of the Additional Traffic Control, and Highland may not request Horton contribute to the cost of medians after the Parties have agreed on the details of the Additional Traffic Control.

5. Development of the Horton Property. As part of the development of the Horton Property following final approval of the Annexation Petition, Horton agrees to do each of the following:

a. Develop the Horton Property substantially in accordance with the Concept Plan, subject to the following density limitations for each pod of development shown on the Concept Plan (each, a "***Pod***"): (which Horton may increase by no more than ten percent (10%) depending on the final location and layout of proposed open spaces and roads):

i. No more than seventy-seven (77) single family lots located the forty-five (45)-acre Pod designated on the Concept Plan as "Estate";

ii. No more than ninety-five (95) single family lots located on the thirty-six (36)-acre Pod designated on the Concept Plan as "Emerald";

iii. No more than one hundred seventy-four (174) single family lots located on the forty (40)-acre Pod designated on the Concept Plan as "Horton Plus";

iv. No more than two hundred forty-nine (249) units located on the thirty-nine (39)-acre Pod designated on the Concept Plan as "Active Adult"; and

v. No more than two (2) total clubhouses (one for the single-family residences and one for the active adult units).

Notwithstanding the foregoing, Horton may increase the total number of lots or units permitted in any Pod by up to ten percent (10%) so long as the total density of the Horton Property as a whole does not exceed five hundred ninety-seven (597) units.

b. Incorporate Highland's standard Parkway Detail along the west side of the Highland Boulevard Section, provided that Horton shall be permitted to use xeriscape or other waterwise landscaping in accordance with Highland's standards.

c. Address stormwater runoff generated by the development of the Horton Property in accordance with applicable law.

d. Incorporate the recommendations set forth in that certain Traffic Study, dated Aug 18, 2021, prepared byHorrocks Engineers, with respect to Highland Boulevard.

e. Set the minimum lot size of any subdivision of the Horton Property directly adjacent to the boundary with Highland shown on the Concept Plan to be no less than one-half (1/2) an acre.

f. Include a trail connection to the Dry Creek area of Highland as part of the development of the Horton Property so long as the intervening landowner(s) have granted an easement to Highland for trail purposes prior to the date on which Horton obtains Area Plan Approval from the Lehi City Council for the Horton Property.

g. Install monument signage on the northeast and southeast corners of the Horton Property that includes both the name of the proposed Horton subdivision and jurisdiction.

6. No Requirement to Develop. Nothing in this Agreement shall require the continued efforts of Horton to process the Annexation Petition and/or develop the Horton Property. Horton may, at any time and for any reason, elect to abandon such efforts, in which event Horton may elect to terminate this Agreement upon providing written notice to Lehi and Highland.

7. Further Assurances. Each Party shall do and perform, or cause to be done and performed, all such further acts and things, and shall execute and deliver all such other agreements, certificates, instruments and documents, as any other Party may reasonably request in order to carry out the intent and accomplish the purposes of this Agreement and the Annexation Petition.

8. Notices. All notices, requests, demands, and other communications required under this Agreement, except for normal, daily business communications, shall be in writing. Such written communication shall be effective upon personal delivery to any party or upon being sent

by overnight mail service, by electronic email (with confirmation of receipt), or by certified mail, return receipt requested, postage prepaid, and addressed to the respective parties as follows:

If to the Developer:	D.R. Horton, Inc. Attn: Boyd Martin & Rob Hartshorn 12351 South Gateway Park Place Suite D-100 Draper, UT 84020 email: RBHartshorn@drhorton.com [_____]
With a copy to:	D. R. Horton, Inc., West Region 1081 Whitney Ranch Drive, Suite 141 Henderson, NV 89014 Attn: David Jennings, Region Counsel E-mail: DSJennings@drhorton.com
If to the Highland:	City of Highland _____ _____ _____
If to Lehi:	City of Lehi _____ _____ _____

9. No Partnership or Joint Venture; Nonliability of Individuals. Nothing contained in this Agreement shall be construed to make, or is intended to create, any partnership or joint venture between Horton, Lehi, or Highland. In no event shall any shareholder, officer, director, member, partner, affiliate, agent or employee of Horton or any of Horton's affiliates be or be held liable or responsible in any way for the obligations or liabilities of Horton under this Agreement.

10. Severance; Survival; Further Assurance. This Agreement contains the entire agreement between the Parties relating to the subject matter hereof, and neither Party shall be bound by any verbal statement or agreement made heretofore. This Agreement cannot be modified or amended except by written agreement executed by the Parties. If any term in this Agreement or part hereof is ever held invalid or unenforceable by any court or is otherwise not in compliance with any law, such term, or part shall be deemed severed and the remainder of this Agreement and applications thereof shall not be affected thereby. This Agreement shall be binding upon the Parties, their successors and assigns.

11. Attorneys' Fees. If this Agreement or any provision hereof is enforced by an attorney retained by a Party hereto, whether by suit or otherwise, the reasonable fees and costs of the attorney for the prevailing Party shall be paid by the losing Party, including fees and costs incurred upon appeal.

12. Construction. This Agreement shall be governed and interpreted under the laws of the State of Utah. Failure of any Party to insist in any one or more instances upon the performance of any of the covenants, agreements, and/or conditions of this Agreement, or to exercise any right or privilege herein conferred shall not be construed as a waiver of any such covenant or condition. The agreements contained herein shall not be construed in favor of or against either Party, but shall be construed as if all Parties prepared this Agreement. If any items, terms, or provisions contained in this instrument are in conflict with any applicable federal, state, or local laws, this Agreement shall be affected only as to its application to such items, terms, or provisions, and shall in all other respects remain in full force and effect.

13. Incorporation; Counterparts. The recitals set forth above and exhibits attached hereto are incorporated herein by this reference. This Agreement may be executed in counterparts and transmitted electronically, each of which shall be deemed to be an original, but such counterparts when taken together shall constitute one Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective duly authorized representatives to be effective as of the Effective Date.

CITY OF HIGHLAND, a Utah municipal corporation

By:_____
Name:_____
Its:_____

ATTEST:

_____
City Recorder

CITY OF LEHI, a Utah municipal corporation

By:_____
Name:_____
Title: _____

ATTEST:

_____
City Recorder

D.R. HORTON, INC., a Delaware corporation

By:_____
Name:_____
Title:_____

EXHIBIT A

Depiction of the Horton Property

EXHIBIT B

Concept Plan