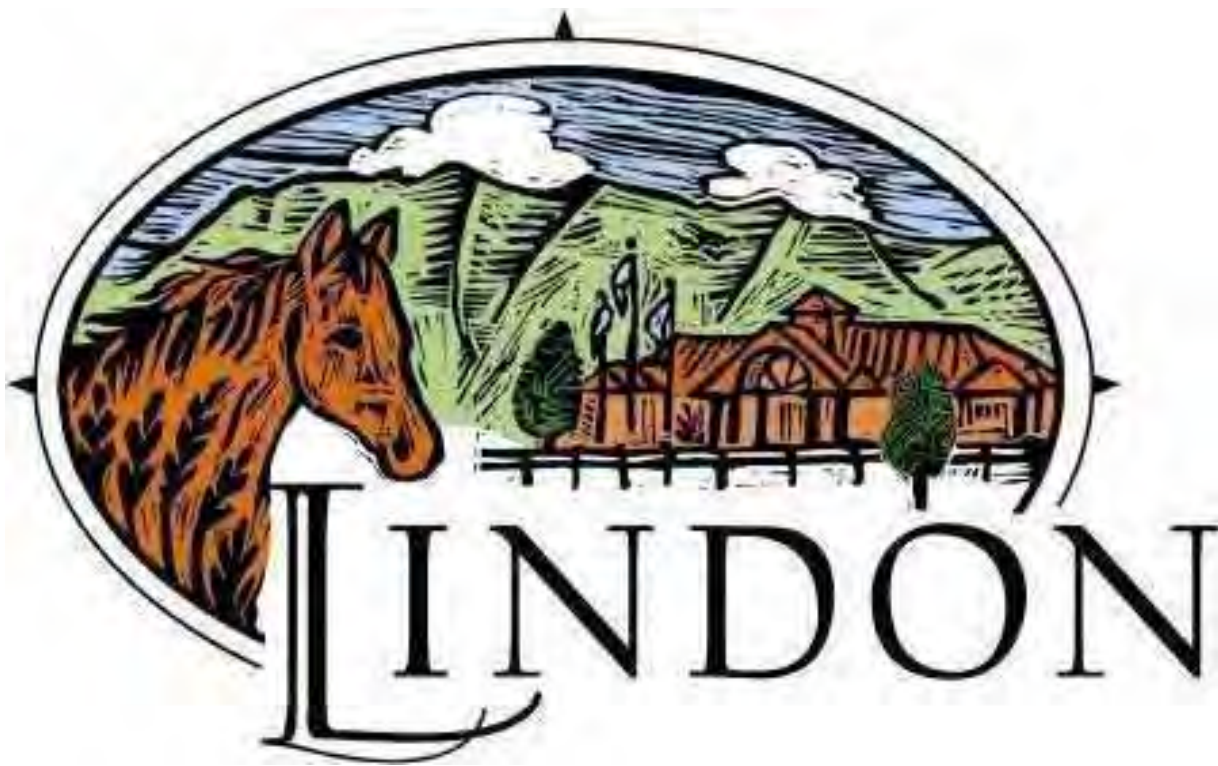


# **Lindon City Planning Commission Staff Report**



**May 9, 2023**

**Notice of Meeting**  
***Lindon City Planning Commission***



**Item 1 – Call to Order**

Sharon Call  
Mike Marchbanks  
Rob Kallas  
Steve Johnson  
Scott Thompson  
Jared Schauers  
Karen Danielson

# Notice of Meeting

## Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, May 9, 2023**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at [www.youtube.com/LindonCity](http://www.youtube.com/LindonCity). The agenda will consist of the following items:

### Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



Scan or click here for link to download agenda & staff report materials.

#### 1. Call to Order

#### 2. Approval of minutes

Planning Commission 4/25/2023

#### 3. Public Comment

#### 4. Alteration of a Non-Conforming Building – Jesse Friel – 190 N. 400 E.

The applicant is requesting an alteration of a non-conforming building to encroach with basement walkout stairs into the side yard street setback (Parcel ID #14:072:0033) (10 minutes)

#### 5. Plat Amendment – The Hollows Amended Plat “A” – 75 E. 200 N.

Kirk Williamson requests a plat amendment to modify the property line between 75 E. 100 N. and 98 E. 100 N. (Parcel ID #'s 68:029:0005 and 68:029:0004) (10 minutes)

#### 6. Site Plan and Minor Subdivision Approval – Anderson Farms Apartments – Approx 1200 W. 500 N.

Ico Development requests two lot minor subdivision approval and site plan approval for 380 apartments as part of the Anderson Farms Planned Development Zone (Parcel ID # 14:064:0155) (30 minutes)

#### 7. Planning Director Report

- General City Updates

### Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at [www.lindoncity.org](http://www.lindoncity.org). The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours' notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City [www.lindoncity.org](http://www.lindoncity.org) websites.

*\*The duration of each agenda item is approximate only*

**Posted By:** Kathryn Moosman, City Recorder

**Date:** 5/5/2023 **Time:** 5:00 pm

**Place:** Lindon City Center, Lindon Police Station, Lindon Community Center, City and Utah websites

The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday, April 25, 2023 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers, 100 North State Street, Lindon, Utah.

**REGULAR SESSION – 6:00 P.M.**

Conducting: Sharon Call, Chairperson  
Invocation: Steven Johnson, Commissioner  
Pledge of Allegiance: Mike Marchbanks, Commissioner

**PRESENT**

**EXCUSED**

Sharon Call, Chairperson  
Rob Kallas, Commissioner  
Mike Marchbanks, Commissioner  
Steven Johnson, Commissioner  
Scott Thompson, Commissioner  
Jared Schauers, Commissioner  
Karen Danielson, Commissioner  
Mike Florence, Community Development Director  
Mary Barnes, Associate Planner  
Britni Laidler, Deputy Recorder

1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.

2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning Commission meeting of April 11, 2023 were reviewed.

COMMISSIONER KALLAS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF APRIL 11, 2023 AS PRESENTED. COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

3. **PUBLIC COMMENT** – Chairperson Call called for comments from any audience member who wishes to address any issue not listed as an agenda item.

Rex and Sharon Daley addressed the Commission at this time. They wanted to know if there were any plans for Center Street with the new temple going in. Mike Florence, Community Development Director explained the landscape plans for Center Street. The Daley's voiced their excitement for those changes.

**CURRENT BUSINESS** –

4. **Conditional Use Permit – The Market at Walker Farms – 484 E Center St** The applicant is requesting conditional use permit approval for a boutique in connection with a Commercial Farm zone at 484 E Center St (Parcel ID #14:073:0028)

Mary Barnes, Associate Planner presented this item. She noted Mike and Jill Jorgensen are the applicants on this item. She explained this small home was originally built in 1900 as the Planning Commission Meeting  
April 25, 2023



homestead for the original owners of the Walker Family farm. The Commercial Farm zone was created in 2017 with the purpose to provide encouragement of agricultural production and associated commercial activities that are compatible with and/or promote agricultural uses within the city. Mr. Jorgensen finished the main Walker Farms building in 2019, after getting Planning Commission and City Council approval for a zone map amendment to Commercial Farm and the original conditional use permit for the event center project. The Market was originally going to be a caretaker's residence, which is permitted in the Commercial Farm zone. The structure for the market was remodeled about two years ago, and has recently opened as a small boutique on Center St. The Commercial Farm zone allows a boutique as a conditional use, which is the purpose of this application.

Ms. Barnes stated the building is half historical home, and half remodeled exterior. The landscaping was put in as part of the 2017 overall site plan approval and is still in compliance. There are 10 available parking stalls for this boutique. In the parking code, 1 parking spot is required for every 200 sq ft of general merchandise. The boutique is 1,379 sq ft, so 7 parking stalls are required. Ms. Barnes then presented an aerial shot of the lot, showing the commission where the building is located along with the parking lot, and the overflow parking lot.

Ms. Barnes went on to say that the current hours of operation of the boutique are Tuesday-Saturday, noon to 5 PM. She noted Staff made the hours of operation in the conditional use permit to 8:00 pm in case the boutique stays open longer. She stated notices were mailed on April 14, 2023 to adjoining property owners in accordance with Lindon City Code Section and staff has not received any public comment back at this time.

Remaining conditions of the permit were discussed at this time. It was noted that if there is a special event, then the applicant would need to file for a special event permit with the police department. Conditional uses are subject to review by the planning commission if the conditions are not being followed, or if the boutique adversely affects the persons residing in the neighborhood. Based on the hours and conditions that are being placed on the boutique as part of this conditional use permit, it is expected that this business will have a minimal impact on surrounding properties.

Commissioner Johnson asked if it was necessary to have a noon opening, as to perhaps being open earlier would be good, and saw no impact on opening earlier than noon. Mr. Jorgensen stated he would like a 10:00 am opening to allow for more open business time. Commissioner Johnson then asked for clarification on the noise complaints and how they would be interpreted. Mr. Jorgensen stated that he had thought that the business was working under the correct permit for the past 2 years, and in that time there have been no issues with parking. The Jorgensen's stated they would be happy to have a sign for parking letting customers know to use the parking lot or the overflow parking lot and to not park in front of residential homes. Commissioner Johnson wanted to make sure that the terms of this permit were clear enough to ensure that there wouldn't be issues later. He suggested to perhaps alter the condition on item 4 of the permit to state a sign for parking being put in. Discussion followed regarding the terms and process of a special event in terms of tent sales.

2 Chairperson Call asked for any public comment at this time. Sharon Daley stated that  
they live across the street from the Boutique and indicated they have not had any issues with  
4 traffic or parking in the time the business has been there.

6 Chairperson Call called for any further comments or discussion from the Commission.  
Hearing none she called for a motion.

8 COMMISSIONER JOHNSON MADE A MOTION TO APPROVE THE APPLICANT'S  
REQUEST FOR A CONDITIONAL USE PERMIT TO USE THE SMALL HOME LOCATED  
10 AT 484 E CENTER ST AS A BOUTIQUE IN CONNECTION WITH A COMMERCIAL  
FARM USE, WITH THE FOLLOWING CONDITIONS: 1. THE OPERATING HOURS OF  
12 THE BOUTIQUE CAN BE FROM 10:00 AM TO 8:00 PM; 2. ANY OUTSTANDING  
BUILDING CODE REQUIREMENTS WILL BE ADDRESSED WITH THE LINDON CITY  
14 BUILDING OFFICIAL AND BUILDING PERMITS OBTAINED; 3. OVERFLOW PARKING  
FOR THE BOUTIQUE MUST BE CONTAINED WITHIN THE MAIN SOUTHERN  
16 PARKING LOT; 4. A DIRECTIONAL SIGN WILL BE PLACED TO DIRECT BOUTIQUE  
PARKING TO THE SMALL PARKING LOT; AND 5. ALL ITEMS OF THE STAFF  
18 REPORT. COMMISSIONER MARCHBANKS SECONDED THE MOTION. THE VOTE  
WAS RECORDED AS FOLLOWS:

20 COMMISSIONER CALL	AYE
COMMISSIONER KALLAS	AYE
22 COMMISSIONER MARCHBANKS	AYE
COMMISSIONER JOHNSON	AYE
24 COMMISSIONER THOMPSON	AYE
COMMISSIONER SCHAUERS	AYE
26 COMMISSIONER DANIELSON	AYE

THE MOTION CARRIED UNANIMOUSLY.

28 **5. Public Hearing for a recommendation to the Lindon City Council to amend**  
30 **ordinances 17.02, 17.18, 17.43, 17.45, 17.47, 17.48, 17.49, 17.50, 17.51, 17.54**  
32 **pertaining to grass and sod landscaping requirements and create Title 17.19 –**  
**Waterwise Landscaping and Design.** Application is made by Lindon City. Central Utah  
Water Conservancy will also give a presentation at the hearing.

34 COMMISSIONER MARCHBANKS MOVED TO OPEN THE PUBLIC HEARING.  
36 COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN  
FAVOR. THE MOTION CARRIED.

38 Mike Florence, Community Development Director led this item. He noted this item was  
continued from the March 14, 2023 planning commission meeting. He explained that Lindon  
40 City is proposing to adopt a waterwise landscape ordinance applicable to residential,  
commercial, and industrial zones. The city is also proposing to amend those sections of the  
42 current city code where the call out for sod or grass only is required so that it complies with the  
proposed waterwise landscape code. He noted the Central Utah Water Conservancy District  
44 delivers a portion of the city's secondary water through the Alpine Aqueduct. The city has  
received information from Central Utah Water Conservancy District (CUWCD) that for the city

2 and its residents to receive future grants or rebates then it must adopt a waterwise landscape  
ordinance. He pointed out the city has received substantial grants in the past from the CUWCD  
4 to improve water delivery. In addition, the city is evaluating moving water from the North Union  
Canal to the Murdock Canal in order to improve efficiency and reduce loss. Lindon residents are  
6 eligible for rebates such as smart controllers, flip your park strip, landscaping incentives, and  
toilet replacements. The CUWCD has provided the city with expected landscape standards to  
8 conserve water which are to be adopted into a new landscape ordinance.

Mr. Florence stated the city has invited Rick Maloy from the Central Utah Water  
10 Conservancy District to present on this item. He then turned the time over to Rick Maloy and  
Savannah Peterson for their presentation. The presentation showed the commission past  
12 landscaping program results and how those yards turned out. Mr. Maloy also explained the  
Landscape Leadership Grant that is available to business owners to reduce outdoor water use,  
14 along with the Smart Controller Rebate program that is also in place. He then presented the new  
programs that are launching May 1, 2023, and voiced the importance of the water conservation  
16 programs. He stated the cost of putting in waterwise landscaping when building versus the cost  
of flipping a current yard to waterwise is quite substantial.

18 Commissioner Thompson asked for clarification on the terms of this amendment. Mr.  
Maloy stated that this amendment would focus on only new residential and commercial property.  
20 After some general discussion Mr. Maloy went on to clarify the turf requirements, stating it shall  
not be installed on slopes greater than 25% or 4:1 grade, and areas of less than 8 feet wide at its  
22 narrowest point. He then stated the consideration for small lot states the small lots that have no  
back yard, which the total landscaped area is less than 250 square feet and has dimensions that  
24 cannot accommodate the minimum 8 ft wide lawn area requirement, are exempt from the 8 feet  
wide lawn requirement.

26 Commissioner Call voiced that the potential option has come up previously to shift the  
35% requirement from front and side yards to the back yard. Mr. Maloy stated that right now it  
28 currently is for only the front and side yards due to State requirements. He stated the CUWCD  
can be flexible in some areas, but in that particular area, they cannot be due to the State  
30 requirement. However, there is no clarification on the definition of front and side yards, so it  
would be written into the city code to define what a side yard is. Mr. Maloy then continued with  
32 the presentation clarifying the recommendations of their programs.

Commissioner Kallas asked the percentage of residences water usage that is used for  
34 landscaping. Mr. Maloy stated landscaping is usually around 60-80% of a family's water  
consumption. After some general discussion Commissioner Kallas voiced his concern with how  
36 it feels like we are being forced into this mandate. He is also worried about how these yard  
updates will look in a few years if homeowners fail to keep up on the maintenance.

38 Commissioner Danielson stated she sees neighbors that have attempted this and thinks if  
they could see some of the other ones done it would make it easier for them to envision and  
40 complete. Mr. Maloy let the commission know they do provide classes on landscaping  
maintenance for those that will now have a yard that isn't just grass.

2 Commissioner Call voiced concern that where Lindon doesn't have residential  
landscaping standards, she can see problems with people maintaining the appearance of their  
4 yards. Ms. Peterson clarified to the commission that there are only 4 points that are required, the  
other items discussed are merely recommendations and not requirements, such as mulch, drip  
6 systems and so forth. It was discussed that a lot of cities have or will be taking these  
requirements so it wouldn't be new information for any landscapers, and that those landscapers  
8 will be aware of those standards.

Commissioner Call voiced her concern for those people who do the landscaping on their  
10 new property, and potentially not knowing the standards. General discussion followed and Mr.  
Florence let the commission know that there would be a notice and handbook given to new  
12 homeowners letting them know of those requirements and the city would follow up with them.

After some additional discussion, Chairperson Call called for any further public  
14 comments. Hearing none she called for a motion to close the public hearing.

16 COMMISSIONER KALLAS MOVED TO CLOSE THE PUBLIC HEARING.  
COMMISSIONER DANIELSON SECONDED THE MOTION. ALL PRESENT VOTED IN  
18 FAVOR. THE MOTION CARRIED.

20 Commissioner Kallas voiced his concern with the potential of putting a time limit in the  
ordinance for homeowners to get landscaping put in within a certain time frame. Mr. Florence  
22 stated that is something that could be put in if decided upon. There was discussion of a  
reasonable time this requirement would need to be done. The commission was in agreement on a  
24 1-year time frame with the ability for the homeowner having the ability to apply for an  
extension.

26 Mr. Florence reminded the commission that there will be a manual that will be given to  
new homeowners with the requirements and definitions. Commissioner Schauers voiced his  
28 concern that he personally likes that Lindon doesn't currently have a landscaping requirement.  
However, he isn't really excited about the topic of having that requirement in place. He then  
30 pointed out that there are currently codes and rules in place that will help keep yards looking nice  
if a homeowner is unable to put a yard in within the first year.

32 There was then some general discussion on potential rules stating front and side yards  
must be installed within the first year and the extension period was clarified along with the side  
34 yard definition.

Chairperson Call called for any further comments or discussion from the Commission.  
36 Hearing none she called for a motion.

38 COMMISSIONER KALLAS MADE A MOTION TO RECOMMEND APPROVAL OF  
ORDINANCE AMENDMENT 2023- 01-O AS PRESENTED WITH CHANGES  
40 RECOMMENDED AS FOLLOWS, 1. TIME LIMITATIONS FOR RESIDENTIAL TO  
INSTALL LANDSCAPING, 2. COMMERCIAL TREES ARE A 2" CALIPER, 3. SIDE YARD  
42 EXTENDS TO WHERE THE FENCE IS INSTALLED, AND 4. MULTI-FAMILY AS A  
SEPARATE NUMBERED SECTION IN THE CODE. COMMISSIONER SCHAUERS  
44 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:  
COMMISSIONER CALL AYE

2 COMMISSIONER JOHNSON NAY  
COMMISSIONER SCHAUERS AYE  
4 COMMISSIONER MARCHBANKS AYE  
COMMISSIONER DANIELSON AYE  
6 COMMISSIONER KALLAS AYE  
COMMISSIONER THOMPSON AYE  
8 THE MOTION CARRIED 6 TO 1.

10 *Commissioner Johnson explained his nay vote stating it is due to the fact that he would like*  
12 *the ordinance more closely looked at.*

14 **6. NEW BUSINESS-**

Commissioner Thompson asked about an update on the Wadley Farms updates and a  
16 timeline on those changes. Mr. Florence stated there may be a presentation on those changes at  
the next Commission meeting. Commissioner Johnson stated he has had a few residents ask  
18 about meter placement restoration on yards that had the new meters installed this winter. Mr.  
Florence stated that they will be going through now and restoring them to how they were before  
20 the meter was installed. Mr. Florence let the commission know that Mr. Clyde has filed an  
application at the Ombudsman office arguing site improvements, and city is currently working  
22 on a legal response.

24 **7. Planning Director Report - General City updates.**

- Great general plan meeting with a lot of good feedback from citizens.
- Next meeting May 9<sup>th</sup>

28 Chairperson Call called for any further comments or discussion from the commission.  
30 Hearing none she called for a motion to adjourn.

32 **ADJOURN** –

34 COMMISSIONER MARCHBANKS MADE A MOTION TO ADJOURN THE  
MEETING AT 8:03 PM. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL  
36 PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

38 Approved May 9, 2023

40 \_\_\_\_\_  
Sharon Call, Chairperson

42  
44 \_\_\_\_\_  
Michael Florence, Planning Director

## Item: 4    **Alteration of a Nonconforming Use – Basement Entrance** – 190 N. 400 E.

**Date:** May 9, 2023

**Project Address:** 190 N. 400 E.

**Parcel ID:** 14:065:0204

**Applicant:** Jesse Friel

**Property Owner:** Summit Geostructures, LLC

**Presenting Staff:** Mary Barnes

**General Plan:** Residential

**Current Zone:** Residential (R1-20)

**Type of Decision:** Administrative

**Council Action Required:** No



### **Summary of Key Issues**

1. The applicant seeks approval from the Lindon City Planning Commission for an Alteration of a Non-Conforming Use.
2. The original home was constructed in 1975.

### **Overview**

1. The original home located at 190 N 400 E was construction in 1975, and has a 20 ft street side setback, and a 7 ft side setback on the interior side setback of the home.
2. According to the residential setback code, the side street setback for a home must be 30 ft, and the side setback must be 10 ft. This setback code was officially adopted in 1985. Because the setback code was adopted after the house was constructed, this building is legal nonconforming, or grandfathered.
3. To alter, expand, or enlarge a nonconforming building, Lindon City Code requires the planning commission to approve the project.
4. The applicant requests approval to construct a new basement entrance in the grandfathered street side setback. According to 17.44.090, unenclosed stairs are permitted to encroach into a side yard setback not more than 4 ft. The proposed basement entrance will encroach 4 ft into the 20 ft setback.
5. A setback is measured from the actual structure to the property line. To be clear, this project will not actually expand or enlarge the north side of the home and shrink the nonconforming setback, therefore making the building more nonconforming. Instead, it would allow the applicant to alter the home and put in a basement entrance that encroaches only 4 ft into the side setback, which is permitted in 17.44.090.

### **Motion**

I move to (*approve, deny, continue*) the applicant's request to alter a nonconforming building at 190 N. 400 E. with the following conditions:

1. The basement entrance be approved to encroach into a 20' side street setback by four feet;
2. The applicant will continue to work with the Building Official to make all final corrections to the building plans;
3. All items of the staff report.

### **Surrounding Zoning and Land Use**

**North:** Residential (R1-20) – single-family residential

**East:** Residential (R1-20) – single-family residential

**South:** Residential (R1-20) – single-family residential

**West:** Residential (R1-20) – single-family residential

## **Development Standards**

### **Altering a Nonconforming Use and Projections into Yards**

The Lindon City Code Section 17.16 regulates nonconforming buildings and uses and would apply to the existing building at 190 N. 400 E. because the building does not meet the current street side and side yard setback requirements. Please see the following code references in relation to altering a nonconforming use:

#### **17.16.010 Purpose and Intent**

In the zones established by this title or amendments that may later be adopted, there exist lots, buildings and structures, and uses of lots, buildings and structures, which were lawful before this title was passed or amended but which would be prohibited, regulated or restricted under the terms of this title or future amendment. The City Council declares that nonconforming buildings, structures and uses are generally incompatible with permitted uses, conditional uses and conforming buildings and structures in the zones involved. Being such, nonconforming buildings, structures and uses shall not be enlarged, modified, moved or otherwise changed, except as provided herein.

#### **17.16.030 Amendments, Additions, Enlargements and Moving or Nonconforming Parcels or Uses**

1. All nonconforming parcels, lots, buildings, structures, or uses shall not be added to, enlarged in any manner, moved to another location on the lot, or have parcel lines moved, changed, or adjusted, except as provided by subsection 2 of this section.
2. The Planning Commission may authorize the expansion, alteration, or enlargement of a nonconforming use, structure, building, parcel, or lot, or movement of parcel lines, only after holding a public hearing and finding that:
  - a. the expansion, alteration or enlargement of the nonconforming building, structure, parcel, lot, or use will to reasonable extent bring the property, building, structure, parcel, lot or use as close as reasonably possible into conformance with requirements and regulations of the zone in which the nonconformity is located; and
  - b. the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure or violate the development policies adopted in the Lindon City Master Plan; and
  - c. the use, building, or structure, existing or proposed, will be brought into compliance, where possible, with design and architectural standards of the zone where proposed.
3. Additions, enlargements, alterations, or expansions of nonconforming uses, upon compliance with 17.16.030, shall be permitted on neighboring properties of the existing nonconforming use. Such parcels or lots shall be adjoining and share a common parcel boundary line and shall not be divided by a city street.

#### **17.44.090 Projections into Yards**

- c) The following may project into a front, side or rear yard (above or below grade) not more than four feet (4') as long as they are uncovered (not supporting a roof structure): unenclosed stairways, balconies, landings, and fire escapes.

### **Staff Analysis**

The proposed project is a basement entrance in a nonconforming street side yard, and the actual home will not be expanded into the setback. According to the projections into yards ordinance, an unenclosed stairway is permitted to encroach into a side yard at most 4 ft. Therefore, while this project is altering a



nonconforming building, it will not shrink the building setback and bring the property into further nonconformance, it is simply following the projections into yards code. With the added existing fence that currently helps to block the view of that side yard, staff believes that this alteration of a nonconforming use will not bring the building into further nonconformance, and it will allow the property owner to use his property as he sees fit.

### **Exhibits**

1. Aerial photo
2. Street View Photo
3. Site Plan



Aerial Map





Google Street View



20'-0"  
Scale



## Item 5: Plat Amendment – The Hollows Subdivision – Plat “A” Amended

Date: May 9, 2023

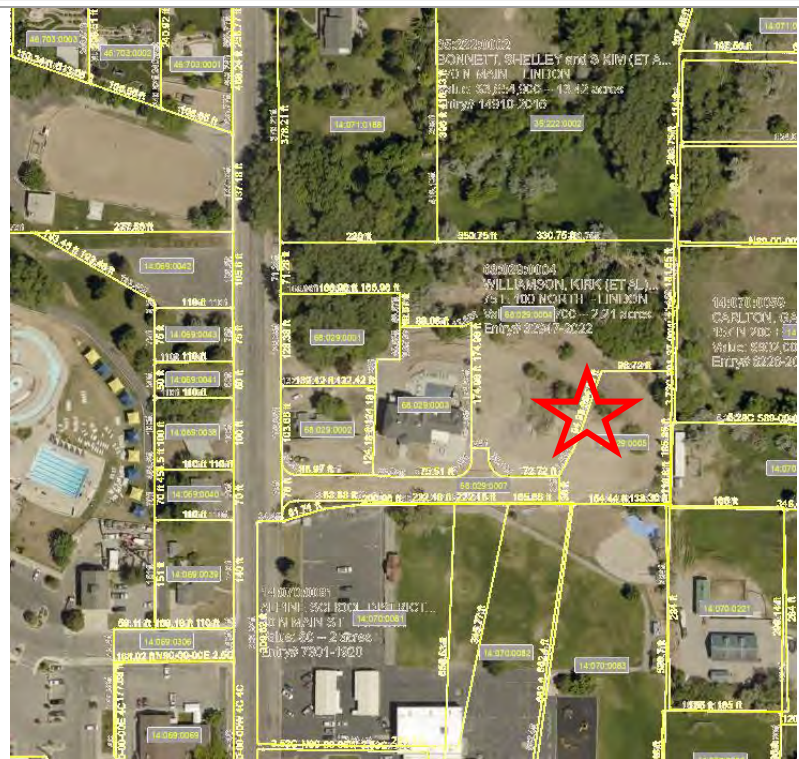
Applicant: **Kirk Williamson**  
Presenting Staff: **Michael Florence**

Project Address: **75 E. 100 N.**  
Property Owner(s): **Kirk Williamson**

General Plan: **Residential Low**  
Current Zone: **Residential R1-20**

Parcel IDs: # **68:029:0005**, and **68:029:0004**

Type of Decision: **Administrative**  
Council Action Required: **No**



### OVERVIEW

Kirk Williamson is petitioning to adjust a lot line between two lots 4 and 5 of the Hollow Subdivision. Mr. Williamson owns both lots. A new home is currently under construction at 75 E. 100 N. (Lot 4) and needs a larger side yard setback to meet the city setback requirement of 10’.

### Motion

I move to [(*approve, deny, continue*)] the applicants request for plat amendment approval of the The Hollows Subdivision Plat “A” Amended with the following conditions:

1. The applicant will continue to work with City staff to make all technical corrections as necessary to the plat prior to recording;
2. The applicant will obtain all necessary utility notifications prior to final plat approval;
3. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures of owners’ consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto; and
4. All items of the staff report

### Surrounding Zoning and Land Use

North: **Residential R1-20 – Single Family Residential**

East: **Residential R1-20 – Single Family Residential**

South: **Residential R1-20 – Lindon Elementary**

West: **Public Facilities – Civic Center Campus**

### Subdivision Standards

Lindon City Code 17.32.070 references Utah Code for requirements amending a subdivision plat. Under Utah Code 10-9a-608, an applicant may petition the Land Use Authority (Planning Commission) to adjust lot lines. 10-9a-608. Vacating, altering, or amending a subdivision plat.

(2) Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(c) does not apply and a land use authority may consider at a public meeting an owner's petition to vacate or amend a subdivision plat if:

(a) the petition seeks to:

- (i) join two or more of the petitioner fee owner's contiguous lots;
- (ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
- (iii) adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the petition, regardless of whether the lots or parcels are located in the same subdivision;
- (iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or
- (v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
  - (A) owned by the petitioner; or
  - (B) designated as a common area; and

(b) notice has been given to adjacent property owners in accordance with any applicable local ordinance.

#### Findings of Fact

- No new lots are being created from this plat amendment and the lots meet minimum subdivision and zoning requirements.
- The proposed plat amendment is in the Residential R1-20 zone. The following table reviews the subdivision and lot requirements for a residential lot in the R1-20 zone:

Required	Complaint
No single lot shall be divided by municipal or county boundary lines, roads, alleys or other lots	Yes
All residential lots shall front on a public street	Yes
Side lot lines shall be at right angles or radial to street lines, except where justified by the subdivider and approved by the Planning Commission	Yes
Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of 10 feet apportioned equally in abutting properties	Yes
No lot shall be created which is more than three times as long	Yes
Minimum lot size: 20,000 square feet	Yes, Lot 4 will increase from 96,328 sq ft to 97,118 sq ft. Lot 5 will decrease from 24,171 sq ft to 23,093 sq ft.
30' Front yard setback	Yes

#### Engineering Requirements

The City Engineer has completed a review of the plat and will continue to work with the applicant on any needed corrections.

#### Exhibits

1. Aerial image with parcels
2. Proposed amended plat: The Hollow Plat "A" Amended
3. Current plat: The Hollows Plat "A"

AN AERIAL PHOTOGRAPH OF A RESIDENTIAL AREA, SHOWING PROPERTY LINES AND OWNER INFORMATION. A RED ARROW POINTS TO A SPECIFIC LOT LINE, WITH A TEXT BOX STATING "Lot line to be adjusted".

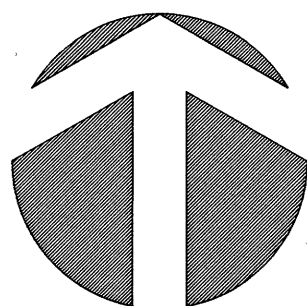
PROPERTY LINES AND OWNER INFORMATION:

- 14-071-0166
- 14-071-0167
- 14-071-0168
- 14-071-0169
- 14-071-0170
- 14-071-0171
- 14-071-0172
- 14-071-0173
- 14-071-0174
- 14-071-0175
- 14-071-0176
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- 14-071-0179
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**Lot line to be adjusted**



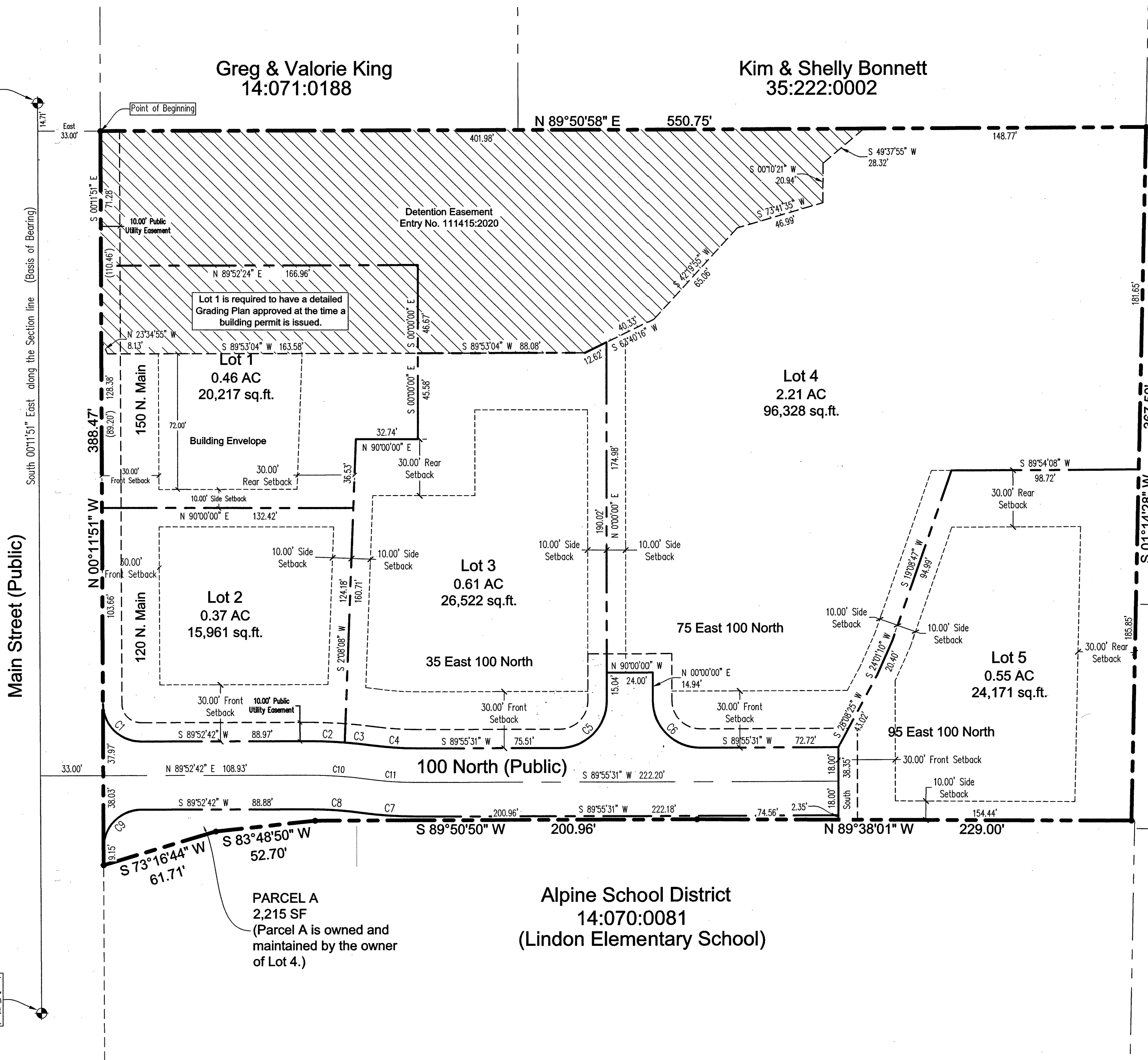
Exhibit 2 - Current Plat



1" = 40'

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	20.00'	31.39'	28.27'	N 45°09'34" W	89°55'27"
C2	231.00'	18.43'	18.43'	N 87°50'08" W	4°34'19"
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C11	186.00'	26.13'	26.11'	S 86°03'00" E	8°03'02"

West quarter corner  
Section 34,  
Township 33 South,  
Range 12 East  
SLB & M



Southwest corner  
Section 34,  
Township 33 South,  
Range 12 East  
SLB & M

Greg & Valorie King  
14:071:0188

Kim & Shelly Bonnett  
35:222:0002

Lyle Lamoreaux  
14:071:0100

Gayleen Carlton  
14:070:0059

J B & Maxine Jacobson  
14:070:0299

J B & Maxine Jacobson  
14:070:0221

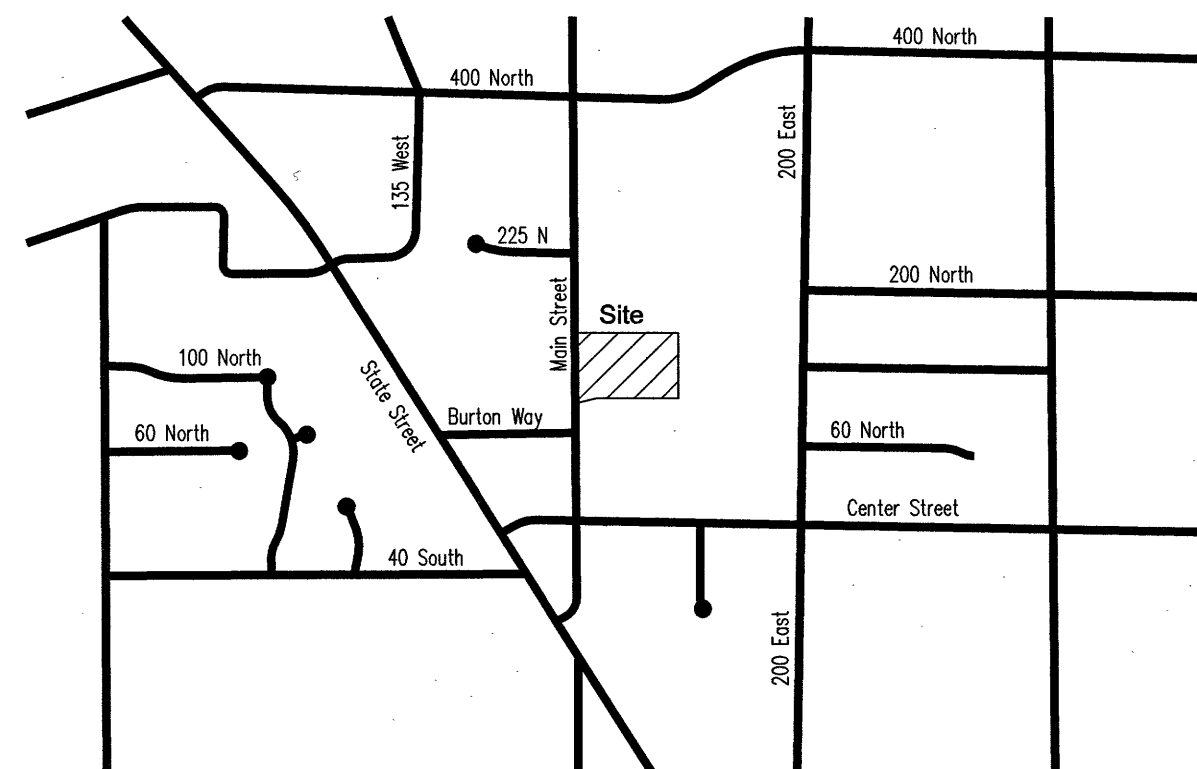
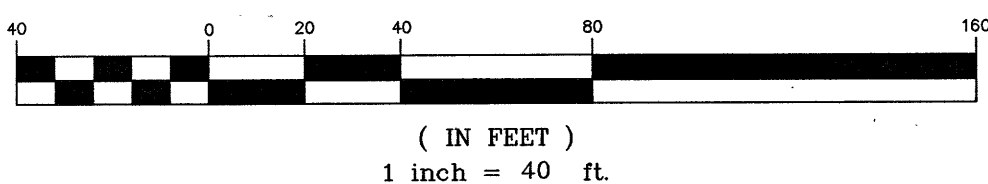
Alpine School District  
14:070:0081  
(Lindon Elementary School)

PARCEL A  
2,215 SF  
(Parcel A is owned and  
maintained by the owner  
of Lot 4.)



Storm Drain Detention area  
in favor of Lindon City.  
Entry No. 111415:2020

GRAPHIC SCALE



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 56, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code; that the boundary description below correctly describes the land surface upon which will be constructed PLAT "A", THE HOLLOWES SUBDIVISION. That I have verified all measurements, and that the reference markers shown on said plat are located as shown and are sufficient to readily retrace or reestablish this survey.

Boundary Description

Commencing at a point located South 00°11'51" East along the Section line 14.71 feet and East 33.00 feet from the West quarter corner of Section 34, Township 33 South, Range 12 East, Salt Lake Base and Meridian; thence North 89°50'58" East 550.75 feet; thence South 01°14'28" West 367.50 feet; thence North 89°38'01" West 229.00 feet; thence South 89°50'50" West 200.96 feet; thence North 83°48'50" West 52.70 feet; thence South 73°16'44" West 61.71 feet to Main Street; thence North 00°11'51" West along Main Street 388.47 feet to the point of beginning.

Area = 200,757 sq.ft. or 4.61 Acres

Basis of Bearing is South 00°11'51" East along the Section line from the West quarter corner to the Southwest corner of said Section 34. (NAD 27)

August 11, 2021  
Date

Professional Land Surveyor  
(see seal below)

Owner's Dedication

The undersigned owners ("owner" without regard to number or gender) of the above-described land hereby certifies that: owner has caused a survey to be made of said land and to be prepared for PLAT A, THE HOLLOWES SUBDIVISION. Owner hereby consents to the concurrent recording of the plat and Declaration and hereby submits the described land to the provisions and requirements of the declaration, owner hereby dedicates any public streets reflected on the map for the use by the general public.

In witness hereof we have hereunto set our hands this 11<sup>th</sup> day of August, A.D. 2021  
112-120 VENTURES LLC  
JESSICA MCCANN  
BY: KIRK WILLIAMSON - MANAGER

Acknowledgement

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of August, 2021, by Kirk Williamson & Jessica McCann, who presented that he is the owner of the above-described property and has the authority to execute this instrument.  
My Commission Number 710744  
My Commission Expires 3-1-2024  
Signed (a Notary Public Commissioned in Utah)  
Roger D. Dudley  
Print name of Notary

Acceptance by Legislative Body

The City of Lindon, 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 perpetual use of the public this 19<sup>th</sup> day of August, A.D. 2021.  
Mayor: [Signature]  
Planning Commission Chair: [Signature]  
Planning Director: [Signature]  
City Engineer: [Signature]  
City Attorney: [Signature]  
City Recorder / Attest: [Signature]

Conditions of Approval

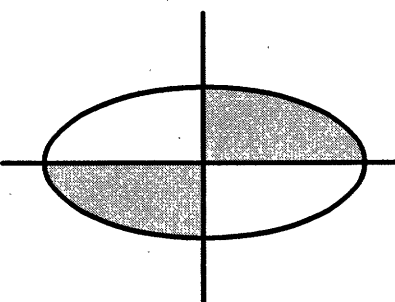
Plat "A"

The Hollowes Subdivision

Lindon City, Utah County, Utah  
Scale: 1" = 40 Feet

Prepared by:

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



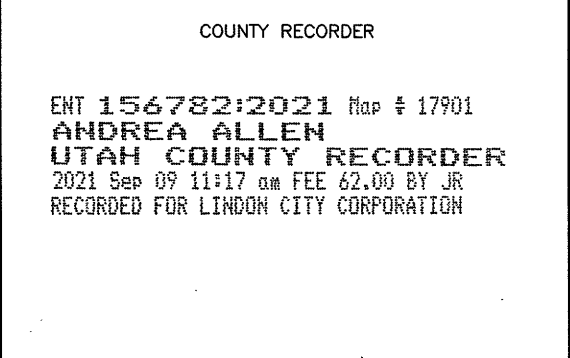
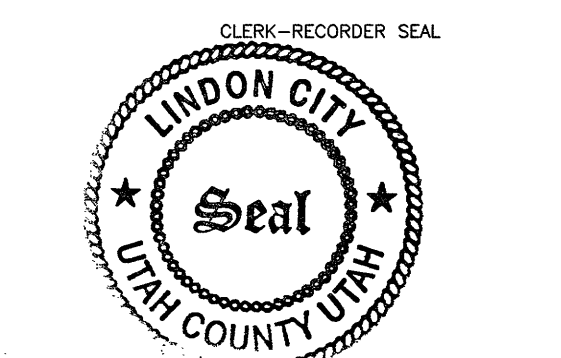
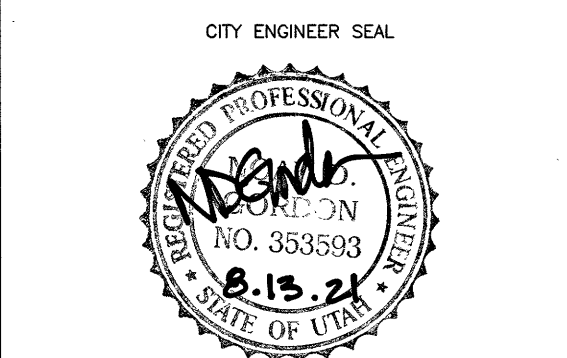
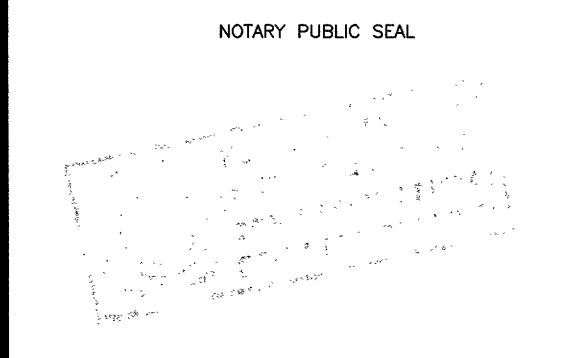
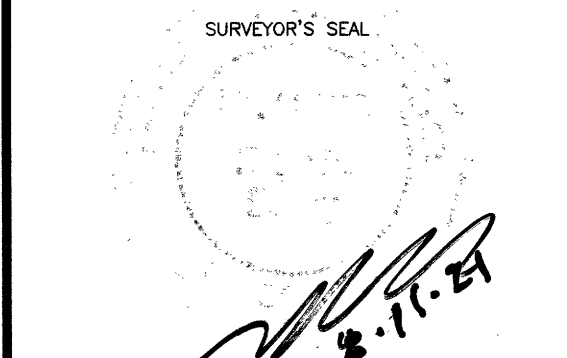
SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

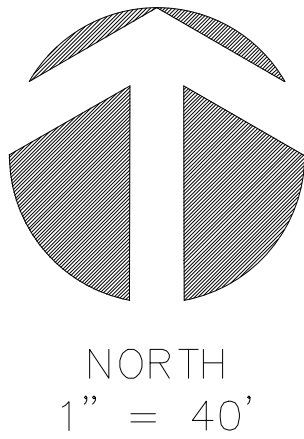
CITY ENGINEER SEAL

CITY RECORDER SEAL

COUNTY RECORDER

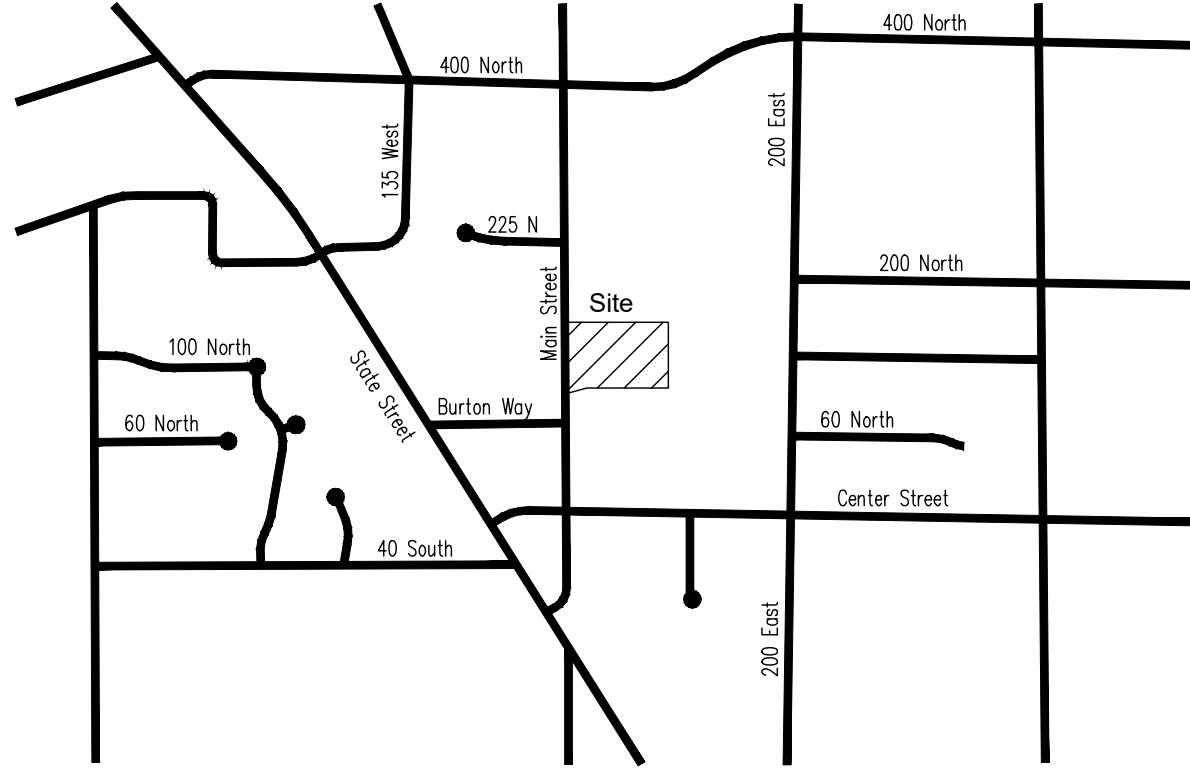
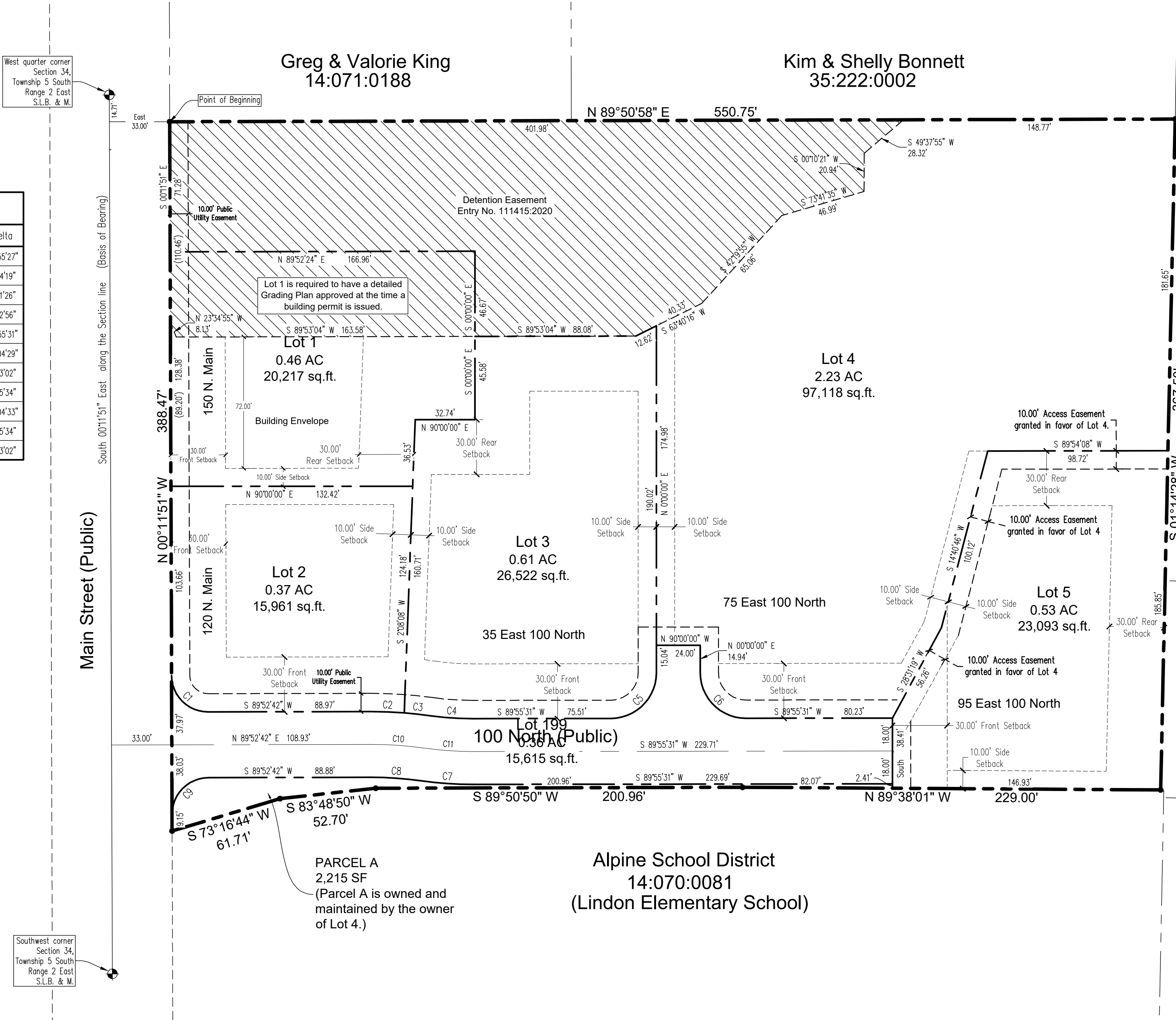


SEC 34, T33S, R12E, SLB & M 10-080 BM



Proposed Plat Amendment

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
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Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a registered land surveyor, and that I hold certificate No. 147082 in accordance with Utah Code, Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify, that at the request of the owner of the below-described land, I performed a survey of said land in accordance with Section 17-23-17 of the Utah Code; that the boundary description below correctly describes the land surface upon which will be constructed PLAT "A", AMENDED, THE HOLLOWES SUBDIVISION. That I have verified all measurements, and that the reference markers shown on said plat are located as shown and are sufficient to readily retrace or reestablish this survey.

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Area = 200,757 sq.ft. or 4.61 Acres

Basis of Bearing is South 0°11'51" East along the Section line from the West quarter corner to the Southwest corner of said Section 34, (NAD 27)

Date

Professional Land Surveyor  
(see seal below)

Owner's Dedication

The undersigned owners ("owner" without regard to number or gender) of the above-described land hereby certifies that: owner has caused a survey to be made of said land and to be prepared for Plat "A", AMENDED, THE HOLLOWES SUBDIVISION. Owner hereby consents to the concurrent recordation of the plat and Declaration and hereby submits the described land to the provisions and requirements of the declaration, owner hereby dedicates any public streets reflected on the map for the use by the general public.

In witness hereof we have hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_.

112-120 VENTURES LLC

JESSICA McCANN

BY: KIRK WILLIAMSON - MANAGER

Acknowledgement

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

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by \_\_\_\_\_, who represented that he is the owner of the above-described property and has the authority to execute this instrument.

My Commission Number \_\_\_\_\_

Signed (a Notary Public Commissioned in Utah)

My Commission Expires \_\_\_\_\_

Print name of Notary

Acceptance by Legislative Body

The City of Lindon, 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 perpetual use of the public this \_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_.

Mayor

Planning Commission Chair

Planning Director

City Engineer

City Attorney

City Recorder

Attest

Conditions of Approval

Plat "A" Amended

The Hollows Subdivision

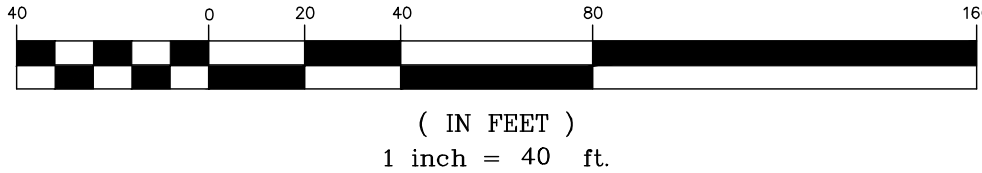
Lindon City, Utah County, Utah

Scale: 1" = 40 Feet

Prepared by:

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

GRAPHIC SCALE



SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

COUNTY RECORDER



**Items: 6 and 7 - Site Plan and Minor Subdivision Approval –  
Anderson Farms Apartments – Approximately 1200 W. 500 N.**

**Date:** May 9, 2023

**Applicant:** ICO Development

**Presenting Staff:** Mary Barnes

**Project Address:** Approx. 1200  
W. 500 N.

**Property Owner(s):** ICO  
Multifamily Holdings, LLC

**Parcel ID: #14:064:0155**

**Type of Decision:** Administrative  
**Council Action Required:** No



Existing Zoning	General Plan	Existing Use	Development Size	Access
Anderson Farms Planned Development (AFPD)	Residential High	Vacant Lot/Farmland	13.24 acres	Two points of access from 1200 W, and two from 500 N

## Summary of Key Issues

1. The planning commission will be reviewing two applications as part of the approval for Anderson Farms Apartments:
  - a. Minor Subdivision – The subdivision plat will divide the land into two lots for phasing purposes.
  - b. Site Plan Approval – The site plan must comply with the Anderson Farms Planned Development zone and the recorded development agreement with Ivory Homes.

## Overview

1. ICO Development proposes to develop a 380-unit apartment project.
2. In June 2016, the city recorded a Master Development Agreement with Ivory Development for a mixed housing type development in the west area of the city, which would be completed in phases. A new zone was created for this area, called the Anderson Farms Planned Development (AFPD) zone.
3. As a summary, the development agreement addresses items such as total number of units, types of units, setbacks, open space, and phased development infrastructure for most of those phases.
4. The Anderson Farms development has a maximum residential count of 500 single family homes (detached single family and townhomes), and 380 multi-family units. This application is for the multi-family/apartment phase.
5. In this phase, there will be six two-story 6-plexes on the western side of the project, with at least 1 parking stall within a unit. There will also be two three-story apartment buildings located in the middle of the project, and three four-story apartment buildings along the eastern side of the project. This will allow for a housing transition from the neighboring single-family homes to the west.
6. A clubhouse and four amenity areas will be provided for the multi-family residents.



7. The proposed development will provide 736 parking stalls, with 1.92 parking stalls per unit.
8. The density is 28.65 units/per acre.

### **Surrounding Zoning and Land Use**

**North: Lindon Village Commercial (LVC)** – Vacant lot/farmland

**East: Mixed Commercial (MC)** – Railroad tracks, various businesses

**South: High Industrial (HI)** – Various high industrial uses, a ballet school

**West: Anderson Farms Planned Development (AFPD)** – Vacant lot, will be small-lot single family homes in the future with Anderson Farms Plat H

### **Minor Subdivision Motion – Anderson Farms Apartments Plat**

I move to (approve, deny, continue) the applicant's request for minor subdivision approval of the Anderson Farms Apartments Plat with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents and plat;
2. Complete (or post an adequate improvement completion assurance), warrant and post required assurance for all required public infrastructure improvements;
3. Prior to plat recording, the applicant will update the final plat Mylar to include notarized signatures of owners' consent to dedication; and obtain signatures of all entities indicated on the subdivision plat attached hereto;
4. The plans and plat will meet and be constructed as per specifications as found in the Lindon City Development Manual and Master Development Agreement; and
5. All items of the staff report.

### **Site Plan Motion – Anderson Farms Apartments**

I move to (approve, deny, continue) the applicant's request for Site Plan approval for the Anderson Farms Apartments located at approximately 1200 W. 500 N. with the following conditions:

1. The applicant will continue to work with the City Engineer to make all final corrections to the engineering documents;
2. Setbacks as found in the Anderson Farms Planned Development Zone will be met;
3. The plans will meet development specifications as found in the Lindon City Development Manual;
4. The plans will follow the requirements found in the Master Development Agreement;
5. The applicant will comply with all bonding requirements, if applicable; and
6. All items of the staff report.

### **Minor Subdivision Standards**

The applicant is requesting to subdivide the 13.26-acre property into two lots for phasing, construction, and financing purposes. Phasing the construction will ensure that the project is more manageable for the construction team, and it will help to manage the overall cost over time. Please see the phasing plan in Exhibit 4 for a visual representation. Additionally, lenders typically require developers to subdivide the land to separate and secure parcels as collateral for loans. Therefore, a subdivision plat is needed to separate out the 13 acres into two smaller, more manageable pieces.

The AFPD zone does not have any specific development standards like lot size, width, depth, or frontage. Instead, it simply refers to the development agreement. The development agreement does not provide a required frontage for lots within this phase of the overall Ivory Homes development. All other phases do have development standards regarding lot size, width, depth and frontage.

As part of this minor subdivision, the applicant will improve the north side of 500 N., and construct 1200 W. to 700 N. Anderson Farms Plat H, the neighboring single-family home phase to the west, is also required to construct portions of 1200 W. as per the development agreement.

### **Development Agreement Standards**

The development agreement outlines strict requirements for most phases of the overall Ivory development; however, it does not do the same with the multi-family project. Section 3.4 of the development agreement states:

*“The parties contemplate the development of the Multi-Family Units will occur in the later stages of the development of the Property and at this time do not include specific requirements relating to the development of Parcel I. At the time Developer decides to initiate development of Parcel I, the parties agree to work together in good faith to address design and development issues including, but not limited to, architectural standards, setbacks, building heights and minimum building separations, parking and private roadway design and traffic flow, and landscaping. The parties agree to establish such designs and standards so as to develop a high-quality apartment complex that is consistent with the overall Project and to incorporate these requirements into the recorded plat(s) for Parcel I. As an example, and included for illustrative purposes only, the multi-family Phases may be developed as depicted on Exhibit F.”*

The mentioned exhibit F is included in this staff report under exhibit 8. Essentially, while there are not many strict development standards outlined in the development agreement, Lindon City and ICO Development must work together to ensure a high-quality project.

Additionally, according to section 7.4.8 of the Ivory Development agreement, there are five requirements that are triggered with the approval and commencement of this project. The applicant must provide these five requirements to ensure the project is in compliance with the development agreement. These items are as follows:

<b>Requirement</b>	<b>Provided?</b>
(a) Full storm water basin detention improvements, including landscaping, will be completed for the basin that will service this Parcel	Yes, according to our engineers, this project will be doing underground detention for this particular site. As for the overall Ivory development, both detention basins have already been installed (Anderson Park and the small basin across from the Thorne farm).
(b) Pressurized irrigation system, including source for the Project and a connection to the existing City pressurized irrigation system, will be completed	Yes, the pressurized irrigation system has been updated for the overall development throughout previous phases. This development simply has to tap into that system when the secondary water lines are put into 1200 W.
(c) This Phase will include all the remaining road improvements for the 1200 W connector out to 700 N	Currently, the plans do not show these remaining road improvements. A condition of approval has been added to the motion to require the development agreement to be followed. Please see exhibit 9 in this document.
(d) All improvements on 500 N as shown in Exhibit J2 adjacent to the subdivision; and	Yes, the requirement improvements along 500 N. will be installed with this development, as shown on the civil plans. Please see exhibit 9 in this document.
(e) The Sewer/Ground Water Lift Station, with the associated Off-Site improvements, will be substantially completed and functional.	Yes, the sewer/ground water lift station was built in 2017 during the first few phases of the overall Ivory development.

#### **17.41 Anderson Farms Planned Development Zone Standards**

The purpose and intent for the AFDZ was to encourage efficient use of the land and resources to allow for unique, innovative, and well-planned developments not otherwise provided for under one of the City's other existing zoning classifications, and it is specifically limited to the Anderson Farms/Ivory Homes area, as shown on the zoning map exhibit (exhibit 2). This zone was essentially created to allow the Anderson Farms Development agreement to take effect. Therefore, most development standards are covered within the development agreement.

## **Setbacks**

Anderson Farms zoning district (17.41.110) provides minimum residential setbacks:

- |                      |                                 |
|----------------------|---------------------------------|
| 1. Front Setback     | Twenty feet (20')               |
| 2. Rear Setback      | Twenty feet (20')               |
| 3. Side Setback      | Five feet and five feet (5'/5') |
| 4. Side Road Setback | Fifteen feet (15')              |

The following are setbacks from the residential buildings-

North Setback (side)	76'
South Setback (side) – adjacent to 500 N.	22'
East Setback (rear)	80'
West Setback (front) – Along 1200 W.	20'

## **Site Plan Development Standards**

### **Parking**

Exhibit F in the Anderson Farms Development agreement for Anderson Farms shows the allowable parking tabulation for this multi-family phase, which is 1.8 stalls/unit - see exhibit 8 in this document. The applicant has provided 1.92 stalls/unit on this project, for a total of 736 stalls. These stalls are provided in three areas:

- Surface parking: 556 stalls
- Attached parking: 126 stalls
- Detached parking: 54 stalls

This includes 18 ADA stalls, which meets the ADA parking requirement. The “attached” parking stalls are located within the two-story apartment buildings on the west side of the project, and the “detached” parking stalls are located in stand-alone garages on the east side of the project.

### **Traffic Circulation**

The development will be accessed from both 1200 W. and 500 N., There are two access points on 1200 W. and two on 500 N. The city engineers and the fire department are working with the applicant to ensure fire trucks will be able to adequately maneuver within the development.

### **Fencing**

According to Exhibit J2 in the development agreement (see exhibit 9 in this document), the applicant is required to install an 8 ft masonry wall and trees in tree grates along 500 N.

No other fencing is proposed for the development. A majority of the east property lines includes individual parking garages that will act as a barrier.

Additionally, there is a plan in the works with Mountainland Association of Governments towards installing a Historic Rail Trail that would extend from Lehi to Vineyard, following the rail line. This trail would be next to the railroad tracks outside the eastern border. Possible spaces for connections to this trail have been preserved along the eastern property line.

### **Landscaping**

The AFD zone and the Anderson Farms Development agreement do not have landscaping requirements for this phase of the project. However, the applicant has provided 102,958 sq ft or 2.36 acres of landscaping, which is 19% of the total area. Within that number, 21% of the landscaping is lawn and 79% of the landscaping are more waterwise, like planting beds with rock mulch.

## **Amenity Spaces**

Aside from the typical landscaping areas, such as along 1200 W, around the buildings, and along the private lanes, there are five amenity areas that will be provided for the residents.

1. Club House – fitness center, business center, yoga classroom, club room, mail center, dog spa, and leasing area.
2. A community pool and spa amenity space next to the clubhouse. This area also includes seating and lounge furniture areas, a fire pit, a grilling station, and shade structures. This area will be landscaped with a few trees and shrubs, as well as lawn along the outside of the park area.
3. A park amenity space located next to 1200 W, which will have play sets, picnic tables, park benches, and a small walking path. This will be landscaping with mostly shade trees and a few shrubs.
4. A community green space located just north of the clubhouse pool area, with a pickleball court, a half basketball court, a fire pit, a putting green, etc. This area will be landscaped with shade trees, shrubs, raised garden planters, and ornamental grasses.
5. Dog park

## **Lighting**

The applicants will be installing the parking lot lights as well as building lighting. A photometric study was completed for the development which does not show any light spillover onto adjacent properties. Lindon Standard Street Lights will be required at the corner of 1200 W. and 500 N., and possibly at the driveway entrances.

## **Solid Waste Pickup**

The applicant is proposing eight dumpsters in the parking lot to serve the residents.

## **Design Standards**

There are no strict design standards outlined in the zone or the development agreement. However, section 3.4 of the development agreement does state that the parties, meaning the developer and Lindon City, must work in good faith to address architectural standards. The apartment buildings primary materials will have brick and split faced block at the bottom level, and stucco for the upper levels. A cornice has been provided along the roofline, and the building has a significant amount of fenestration. The three-story elevations will be essentially the same as the provided 4-story elevations, minus a floor. Two-story renderings are attached.

The clubhouse elevations have also been included in this staff report. The club house will follow the same color scheme and design feel as the surrounding residential buildings.

The following website provides past examples of ICO Developments multi-family developments:

<https://www.ivoryapartmenthomes.com/>

## **Engineering and Fire Requirements**

The City Engineer and Fire Department are working through technical issues related to the civil engineering plans and will conduct a final review if the planning commission grants final site plan approval.

## **Staff Analysis**

City staff has reviewed the development proposal and finds that there are a few technical issues that still need to be resolved. Staff has included a condition of approval regarding following the development agreement to ensure that everything is covered.

Staff feels like the developer has provided a great amenity package for future residents. The building has interior corridors with elevators and are not walk-up units. This increases the overall design and attractiveness of the development. The buildings are provided with multiple materials and the materials provided give a sense of durability and appearance. The windows all have mullions and panels. A majority of all units will have balconies. There are well defined and identified transitions between the lower and upper stories. This development will be the highest density housing project that Lindon has permitted. This project will provide housing for future residents of Lindon, and opportunities for many individuals to live within the city.

### **Exhibits**

1. Aerial photo
2. Zoning Map
3. Subdivision Map
4. Phasing Plan
5. Preliminary Site Plan
6. Site Plan
7. Landscaping Plan
8. Exhibit F – Multi-Family Concept
9. Exhibit J2/J1 – Street Cross Sections
10. Exhibit B – Overall Concept Plan
11. 4-story Building Elevations
12. Clubhouse Building Elevations
13. 2-story Building Elevations

**Exhibit 1: Aerial Map**





Exhibit 2: Zoning Map (AFPD)

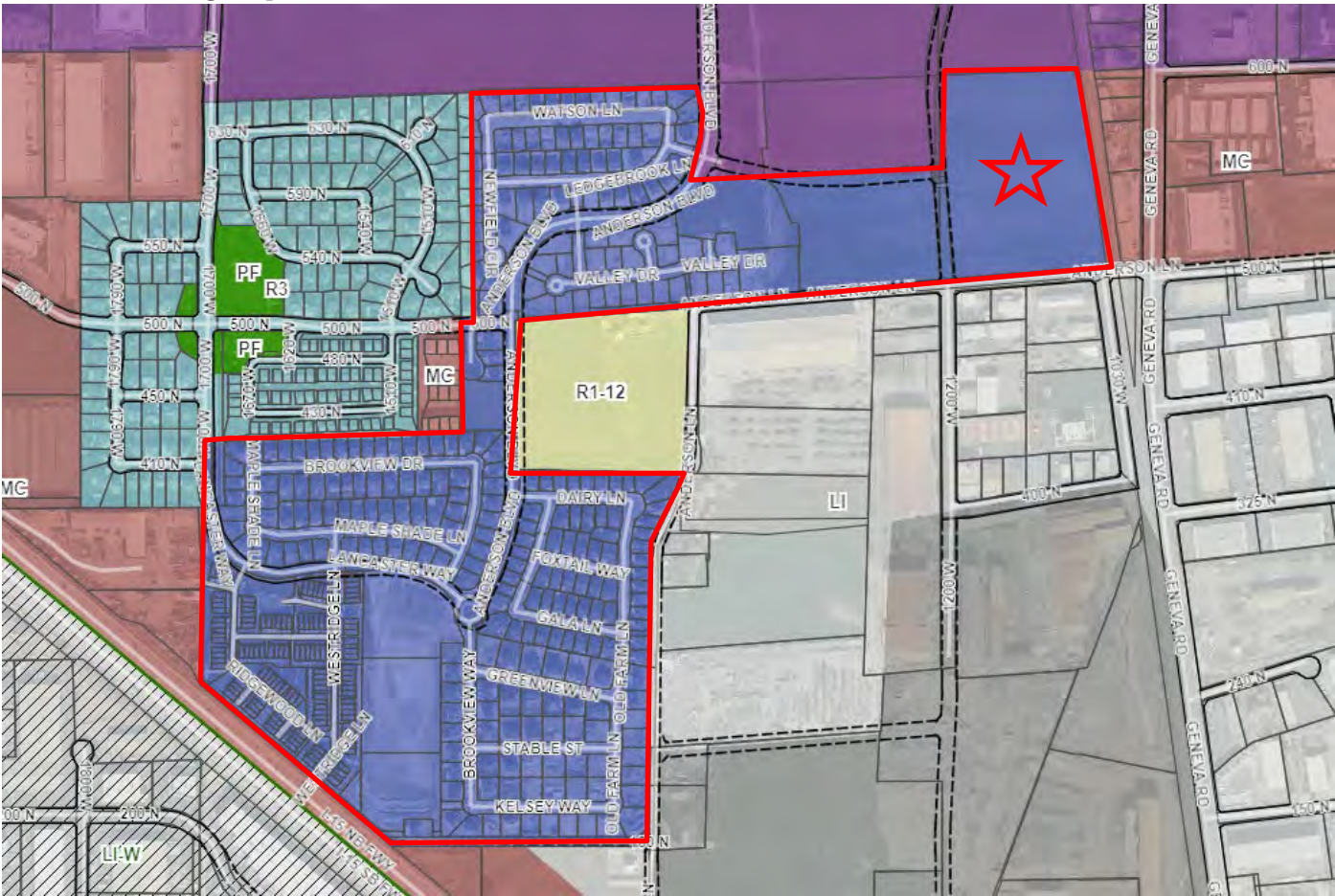
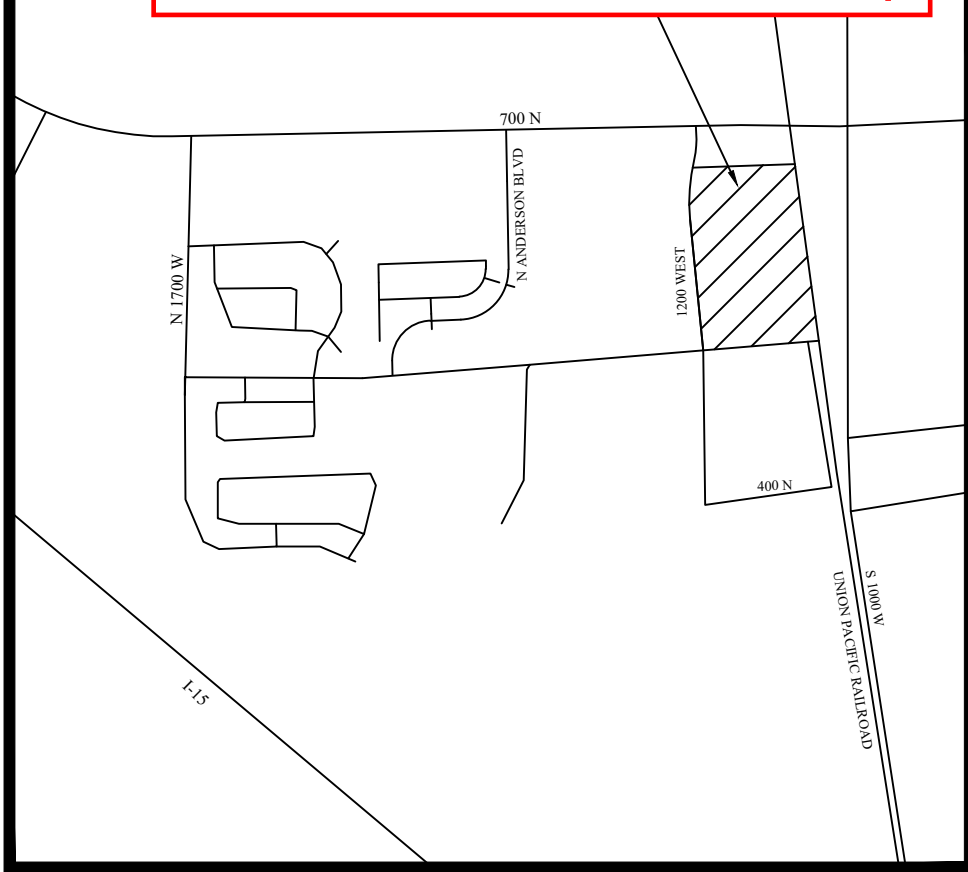




Exhibit 3: Subdivision Map



VICINITY MAP  
N.T.S

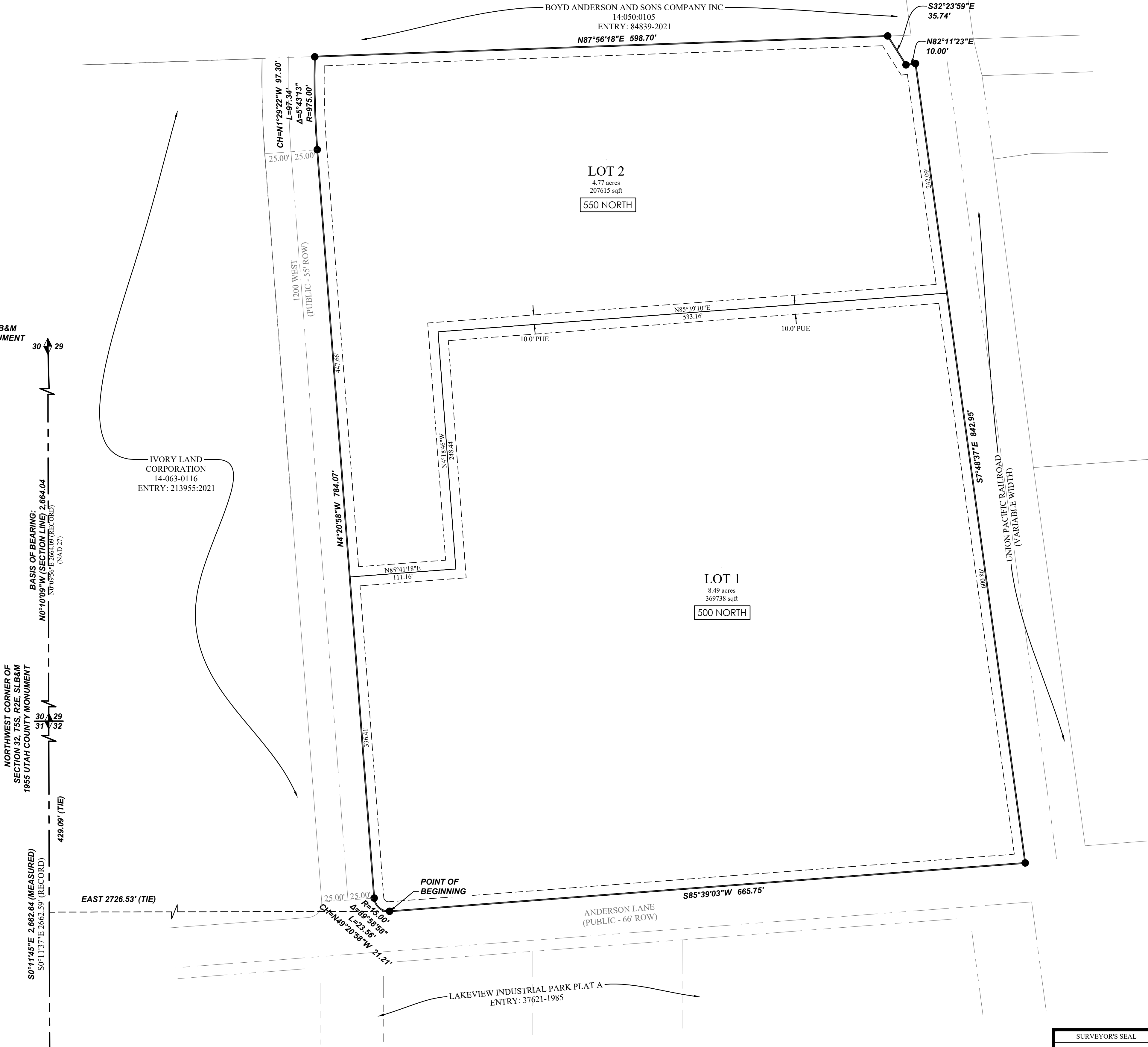
**LEGEND**

— BOUNDARY  
- - SECTION LINE  
- - EASEMENT  
- - RIGHT-OF-WAY LINE  
- - CENTERLINE  
- - BUILDING SETBACK  
- - EXISTING PROPERTY LINE

SECTION MONUMENT (FOUND)  
STREET MONUMENT (TO BE SET)  
BOUNDARY MARKERS

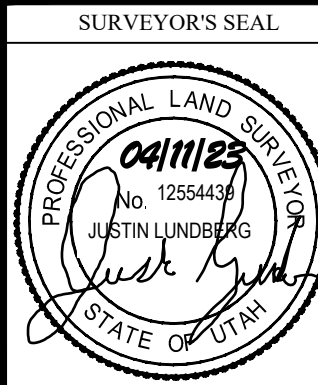
- NOTES**
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS.
  - NAIL TO BE SET IN TOP OF CURB AT PROJECTION OF SIDE LOT LINES IN LIEU OF SETTING FRONT LOT CORNERS.
  - POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBE BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENT, CC&R'S OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND FOLLOW ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
  - ALL LOTS IN THIS SUBDIVISION ARE TO PROVIDE CROSS ACCESS TO ADJACENT LOTS IN THIS PLAT THE OWNERS, EMPLOYEES, AND PATRONS OF EACH LOT WITHIN THE SUBDIVISION ARE HEREBY GRANTED THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS OVER AND UPON ALL AREAS WITHIN EACH LOT DESIGNATED FOR VEHICULAR AND PEDESTRIAN USE.

OWNER/DEVELOPER  
ICO MULTIFAMILY HOLDINGS LLC.  
3401 N. CENTER STREET  
LEHI, UT 84043  
CONTACT: JOSH SMITH  
425-691-6729



**OCCUPANCY RESTRICTION NOTICE**  
IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THE SUBJECT BOUNDARY WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

**CONDITIONS OF APPROVAL**



CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

**SURVEYOR'S CERTIFICATE**

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Justin Lundberg  
Professional Land Surveyor  
License No. 12554439

Date **04/11/23**

**BOUNDARY DESCRIPTION**

A portion of the SE 1/4 of Section 29 and the NW 1/4 and NE 1/4 of Section 32, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Lindon City, Utah, more particularly described as follows:

Beginning at a point located S00°11'45"E along the Section line 429.09 feet and East 2,726.53 feet from the Northwest Corner of Section 32, T5S, R2E, SLB&M; thence Northwesterly along the arc of a 15.00 foot radius non-tangent curve to the right (radius bears: N04°20'58"W) 23.56 feet through a central angle of 90°00'00" Chord: N49°20'58"W 21.21 feet; thence N04°20'58"W 784.07 feet; thence along the arc of a curve to the right with a radius of 975.00 feet a distance of 97.34 feet through a central angle of 05°43'13" Chord: N01°29'22"W 97.30 feet to the South line of that Real Property described in Deed Entry No. 2661:1996 of the Official Records of Utah County; thence N87°56'18"E along said deed 598.70 feet; thence S32°23'59"E 35.74 feet; thence N82°11'23"E 10.00 feet to the Westerly Right-of-Way line of the Union Pacific Railroad; thence S07°48'37"E along said right-of-way 842.95 feet to the Northerly line of Anderson Lane; thence S85°39'03"W along said lane 665.75 feet to the point of beginning.

AREA CONTAINS: 13.25 Acres +/-

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS

**ANDERSON FARMS APARTMENTS**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_

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 COUNCIL OF LINDON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

APPROVED BY MAYOR \_\_\_\_\_ APPROVED BY CITY ATTORNEY \_\_\_\_\_

APPROVED BY CITY ENGINEER (SEE SEAL BELOW) \_\_\_\_\_ ATTEST BY CITY RECORDER (SEE SEAL BELOW) \_\_\_\_\_

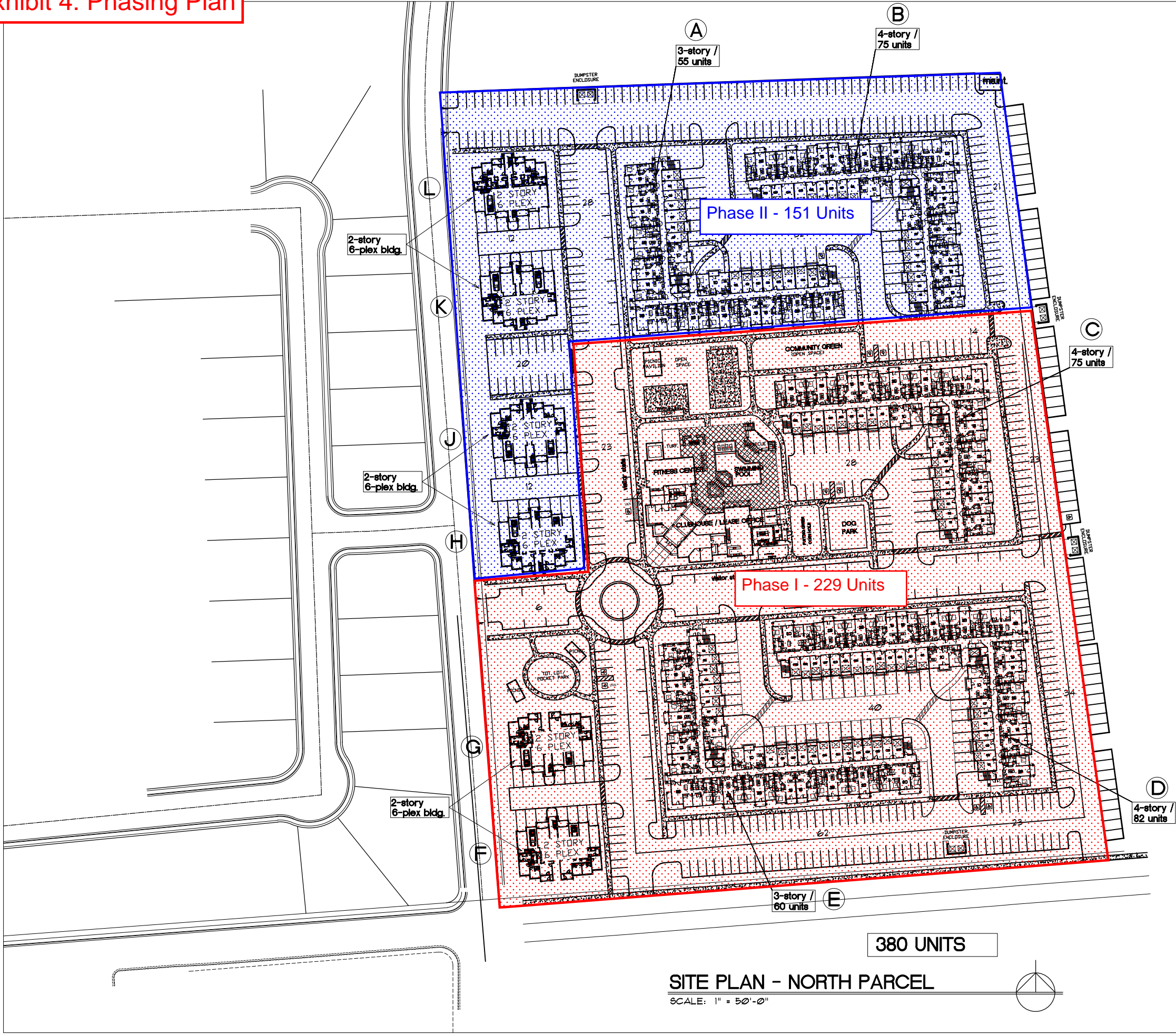
PLANNING COMMISSION CHAIR \_\_\_\_\_ COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

**ANDERSON FARMS APARTMENTS**

LOCATED IN THE NE 1/4 OF SECTION 32 & SE 1/4 OF SECTION 29, T5S, R2E, SALT LAKE BASE & MERIDIAN LINDON CITY, UTAH COUNTY, UTAH



Exhibit 4: Phasing Plan



PARKING TABULATION:	
apartments	380 units
PARKING PROVIDED:	
* surface:	556 stalls
* attached:	126 stalls
* detached:	54 stalls
total parking:	736 stalls
ratio:	1.94 stalls / unit
accessible stalls included above:	
* surface:	7
* surface van:	3
* visitor:	2
* visitor van:	1
* attached garage:	4
* detached garage:	1
total accessible:	18
	(2.5% of total)

UNIT MIX TABULATION:		
Studio	3 units	0.79%
1 bed	188 units	49.0%
2bed /2bath	135 units	35.3%
2bed / 1bath	18 units	4.7%
3bed / 2bath	39 units	10.1%
(reduce by 3 units for models w/ one (1) of ea. type)		
TOTAL:	380 units	

DENSITY TABULATION:	
site area	13.26 acres
no. of units:	383 units
height:	2 to 4 stories
density:	28.8 units /acre

OPEN SPACE TABULATION:	
site area	13.26 acres
open space:	141,892 s.f.
	3.2 acres
	24.1%

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AND FOR ICO COMPANIES USE ONLY

PROJECT NUMBER  
22-015

SHEET TITLE  
SITE PLAN - NORTH PARCEL  
SCHEME 380  
SCALE: 1" = 50'-0"

PROJECT/OWNER  
ANDERSEN FARM  
LINDON, UTAH  
XX LINDON, UT  
ICO DEVELOPMENT

ARCHITECT  
KCB architecture  
2033 den drive  
leysin, utah 84040  
(801) 593-9338  
(801) 593-9328 FAX

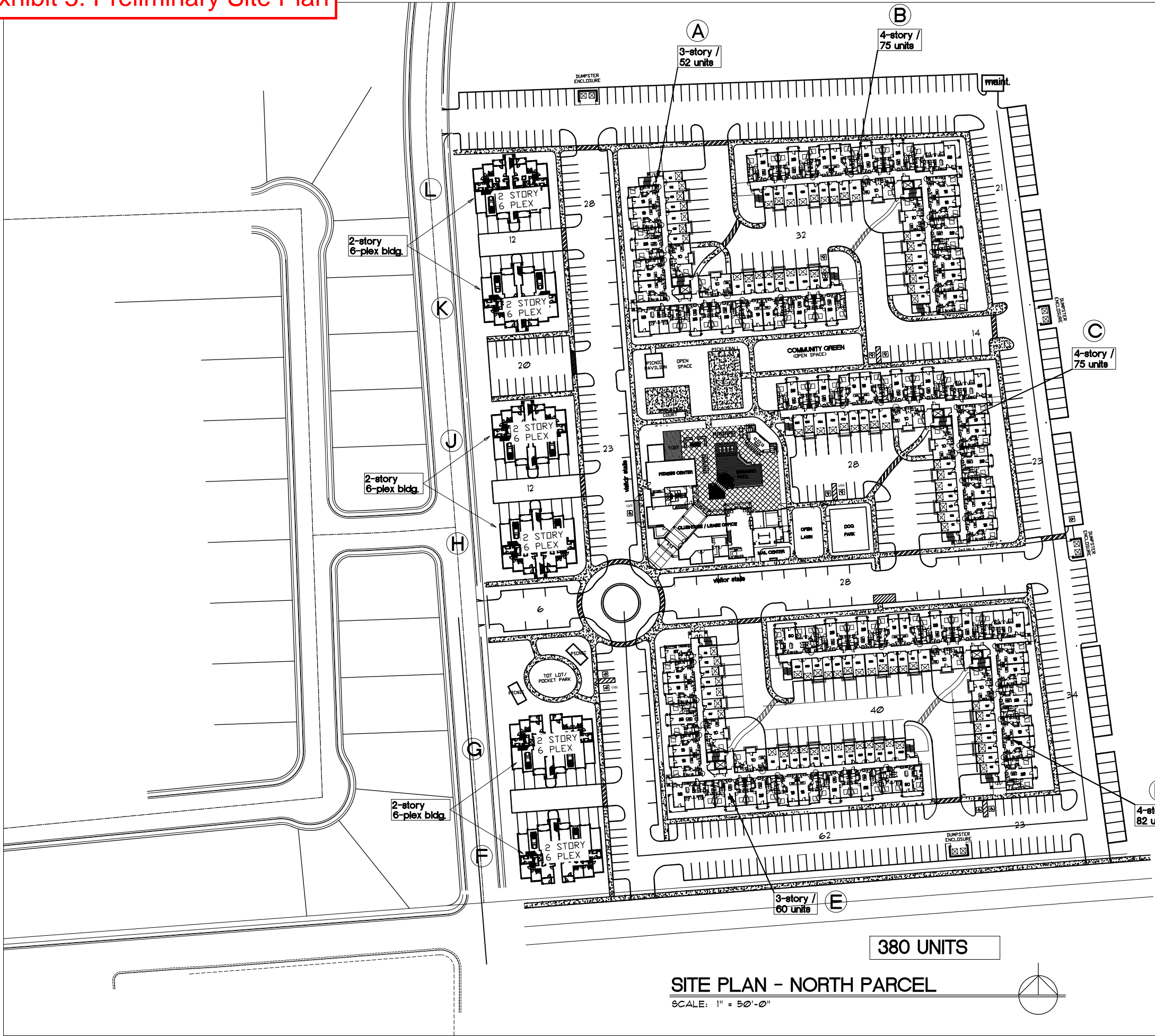
REVISION DATE  
--

DATE  
12 JUL 2022

SHEET NUMBER  
A1.1



Exhibit 5: Preliminary Site Plan



380 UNITS

SITE PLAN - NORTH PARCEL  
SCALE: 1" = 50'-0"

**PARKING TABULATION:**

apartments	380 units
<b>PARKING PROVIDED:</b>	
* surface:	556 stalls
* attached:	126 stalls
* detached:	54 stalls
<b>total parking:</b>	<b>736 stalls</b>
<b>ratio:</b>	<b>1.94 stalls / unit</b>

**accessible stalls included above:**

* surface:	7
* surface van:	3
* visitor:	2
* visitor van:	1
* attached garage:	4
* detached garage:	1
<b>total accessible:</b>	<b>18</b>
	(2.5% of total)

**UNIT MIX TABULATION:**

Studio	3 units	0.79%
1 bed	185 units	48.7%
2bed / 2bath	135 units	35.5%
2bed / 1bath	18 units	4.7%
3bed / 2bath	39 units	10.3%
<b>TOTAL:</b>	<b>380 units</b>	

**DENSITY TABULATION:**

site area	13.26 acres
no. of units:	380 units
height:	2 to 4 stories
density:	28.65 units / acre

**OPEN SPACE TABULATION:**

site area	13.26 acres
open space:	141,892 s.f.
	3.2 acres
	24.1%

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KCB ARCHITECTURE. ALL RIGHTS RESERVED.

THIS DOCUMENT IS CONFIDENTIAL  
AND FOR ICO COMPANIES USE ONLY

PROJECT NUMBER  
22-015

SHEET TITLE

SITE PLAN - NORTH PARCEL  
SCHEME 380  
SCALE: 1" = 50'-0"

PROJECT/OWNER

ANDERSEN FARM  
LINDON, UTAH  
XX  
LINDON, UT  
ICO DEVELOPMENT

ARCHITECT

REVISION DATE

25 APR 2023

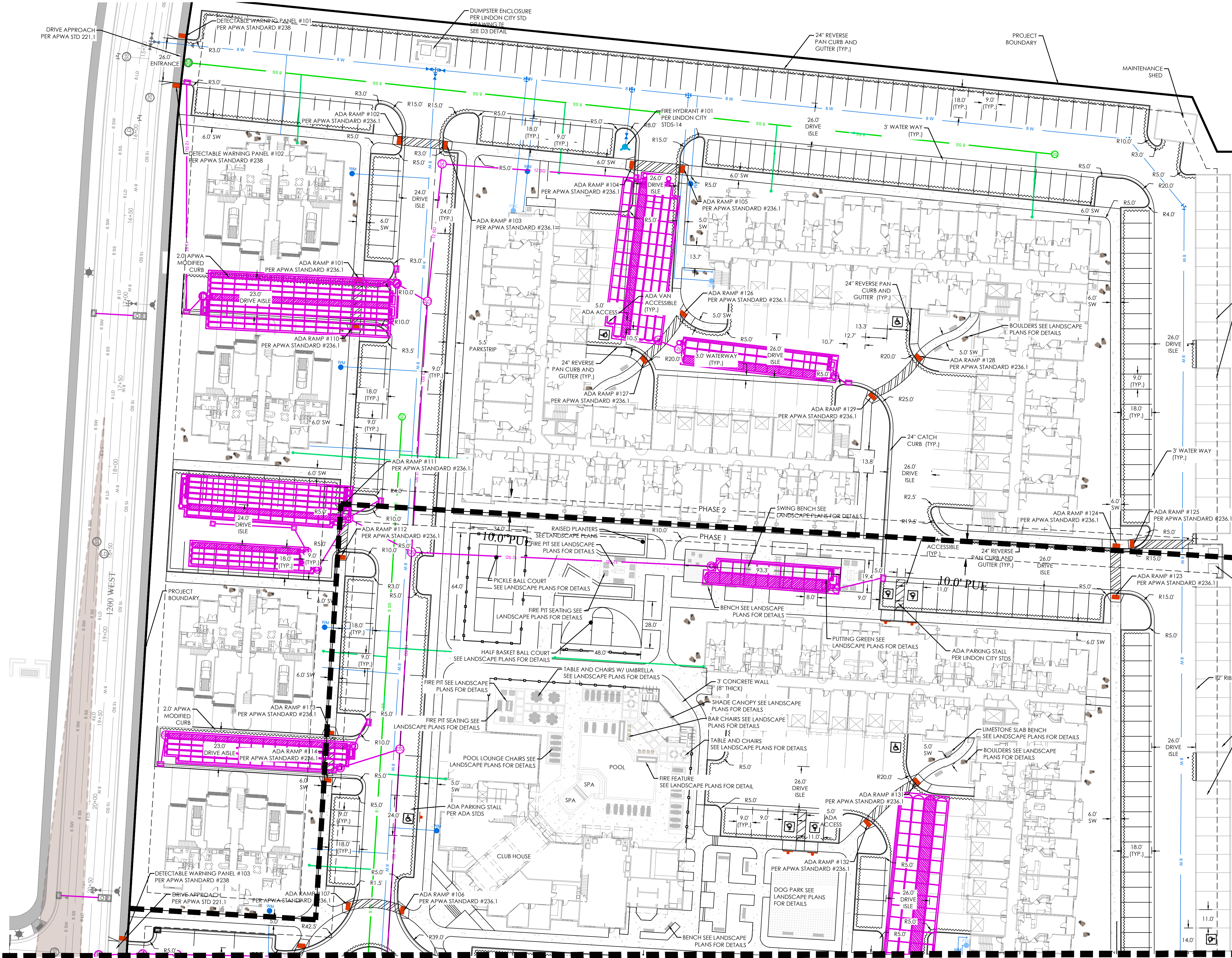
DATE

17 AUG 2022

SHEET NUMBER

A1.1





**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	CULINARY VALVE, TEE & BEND
---	SECONDARY VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION
---	CURB TRANSITION

**PARKING TABULATION:**

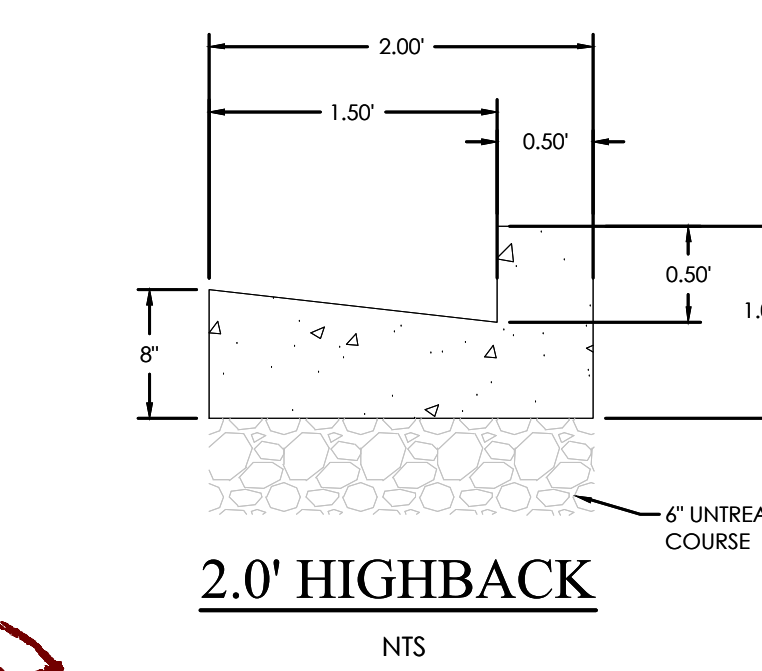
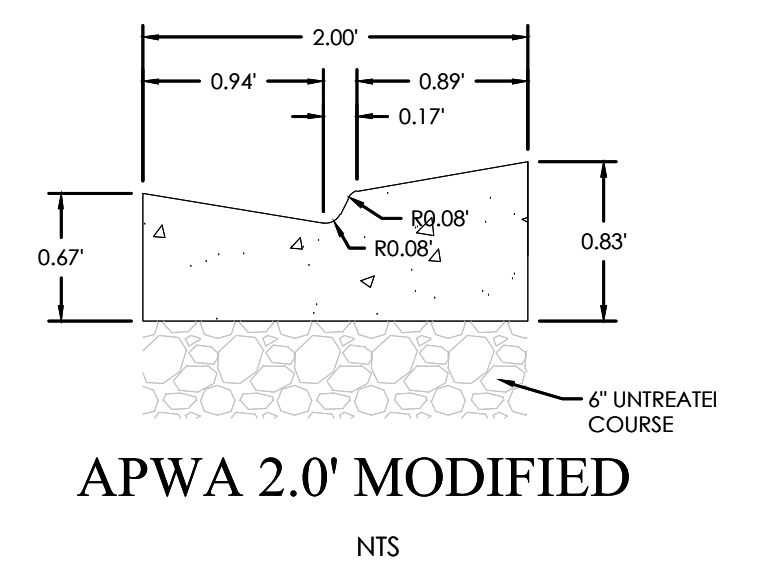
APARTMENTS:	380 UNITS
PARKING PROVIDED:	
• SURFACE	556 STALLS
• ATTACHED	126 STALLS
• DETACHED	54 STALLS
TOTAL PARKING:	736 STALLS
RATIO: 1.92 STALLS/UNIT	

**DENSITY TABULATION:**

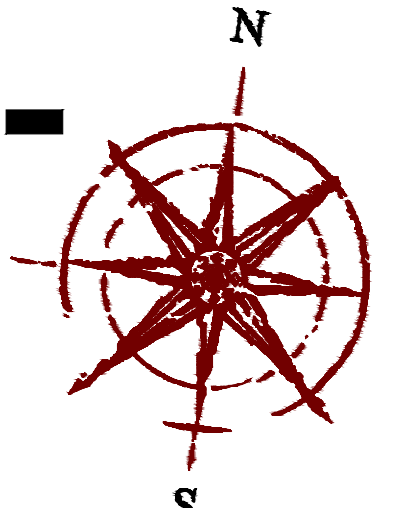
SITE AREA	13.26 ACRES
No. OF UNITS	380 UNITS
HEIGHT:	2 TO 4 STORIES
DENSITY:	28.8 UNITS/ACRE

**AREA TABULATION:**

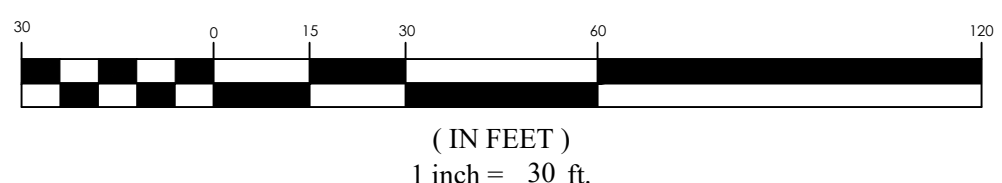
TOTAL AREA:	13.25 ACRES
LANDSCAPE AREA:	2.49 ACRES
IMPERVIOUS AREA:	10.76 ACRES



Where are the van accessible ADA parking stalls? Per the City's standard, van accessible stalls need to have an 8' access aisle.



GRAPHIC SCALE



**BENCHMARK**  
WEST QUARTER CORNER OF SECTION 29  
TOWNSHIP 5 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV: 4518.25  
DATUM: NGVD29

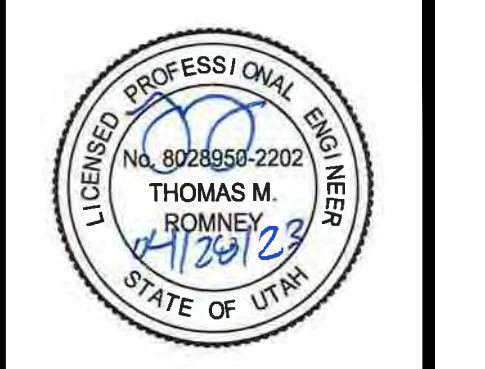
**REVERSE PAN CURB AND GUTTER**  
NTS

MATCH SHEET C3.1

**APWA 2.0' MODIFIED SHED CURB**  
NTS

**3' WATERWAY**  
NTS

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE, SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 552-0075  
www.focusnh.com



ANDERSON FARM APARTMENTS  
1200 W 500 N, LONDON, UTAH  
SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

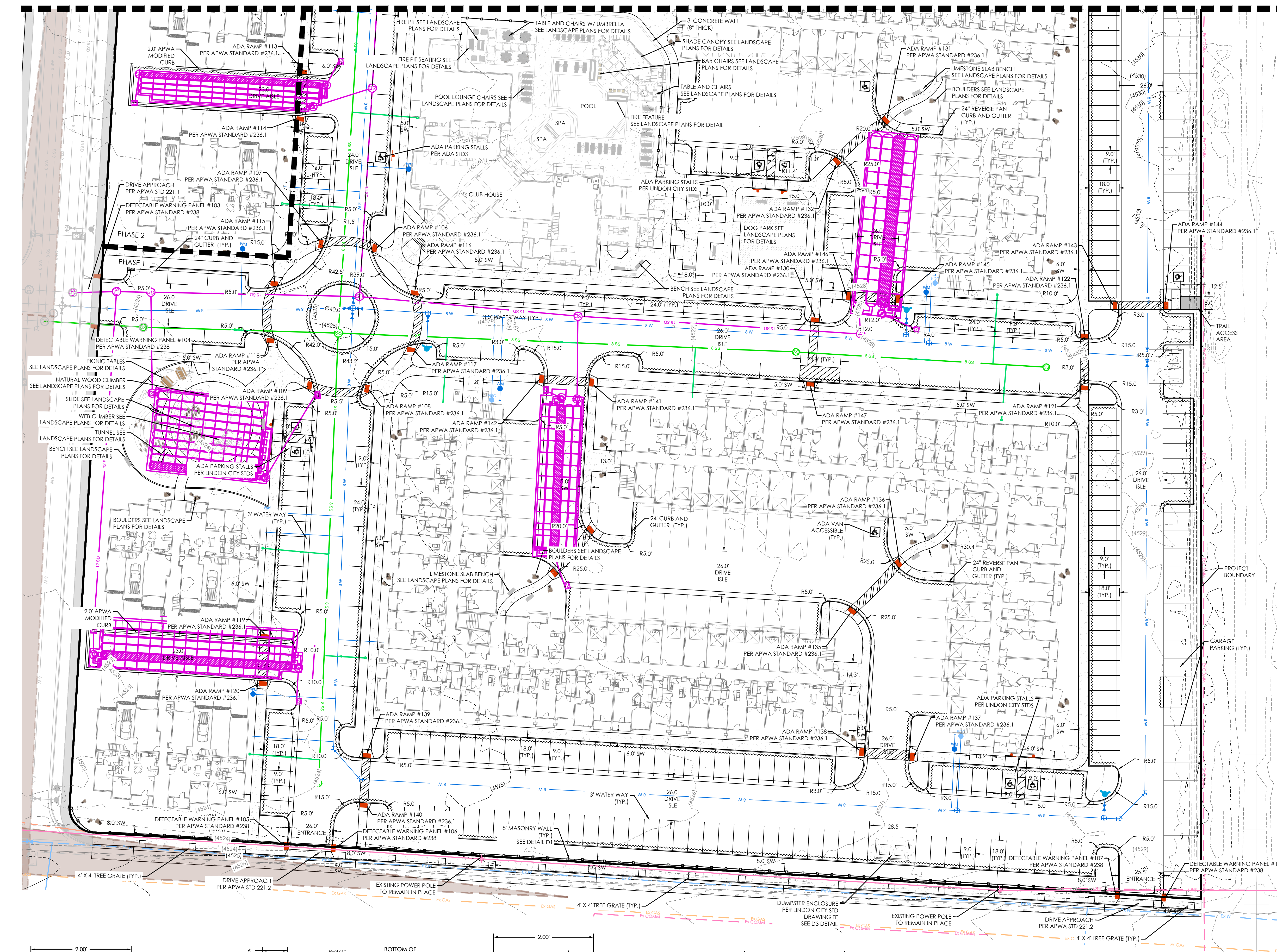
**SITE PLAN**

Scale: 1"=30'  
Date: 04/28/2023  
Sheet: C3.0

Drawn: CO  
Job #: 22-0173







## LEGEND

BOUNDARY	15" STORM DRAIN
ROW	8" SANITARY SEWER
CENTERLINE	8" CULINARY WATER
LOT LINE	8" SECONDARY WATER
EASEMENT	CONTOUR MAJOR
15 SD	CONTOUR MINOR
8 SS	EXIST. STORM DRAIN
8 W	EXIST. SANITARY SEWER
8 SW	EXIST. CULINARY WATER
XXXX	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
XXXX	SIGN
XXXX	STREET LIGHT
XXXX	SD MH, INLET, AND COMBO
XXXX	SEWER MANHOLE
XXXX	CULINARY VALVE, TEE & BEND
XXXX	SECONDARY VALVE, TEE & BEND
XXXX	WATER BLOW-OFF
XXXX	FIRE HYDRANT
XXXX	STREET MONUMENT (TO BE SET)
XXXX	EXIST. STREET MONUMENT
XXXX	EXIST. SD INLET & MH
XXXX	EXIST. SEWER MH
XXXX	EXIST. VALVE, TEE, & BEND
XXXX	EXIST. FIRE HYDRANT
XXXX	SPOT ELEVATION
XXXX	CURB TRANSITION

## PARKING TABULATION:

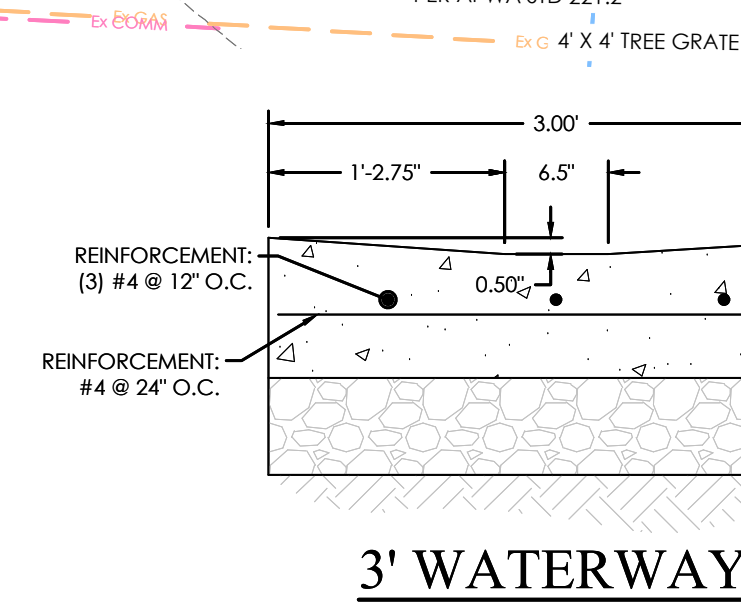
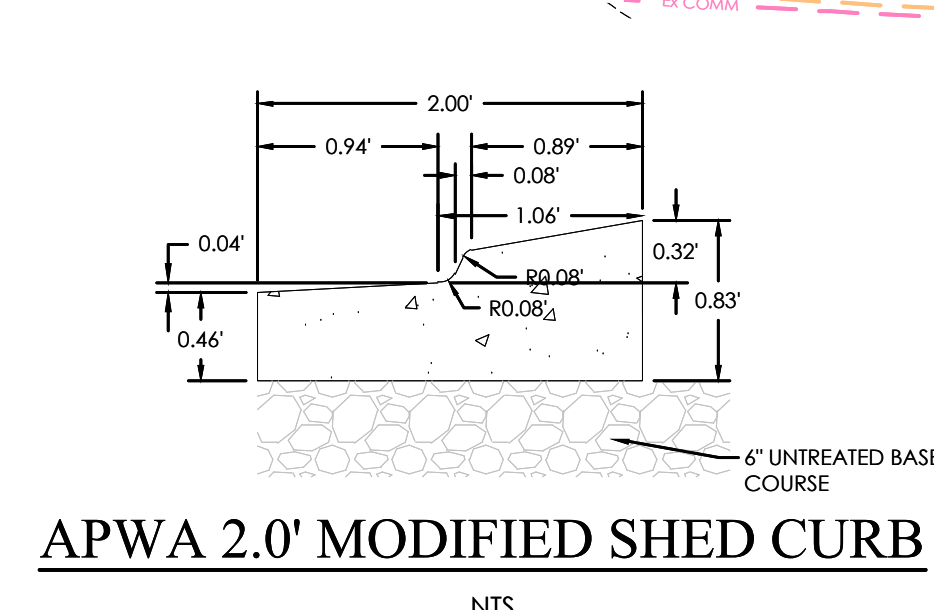
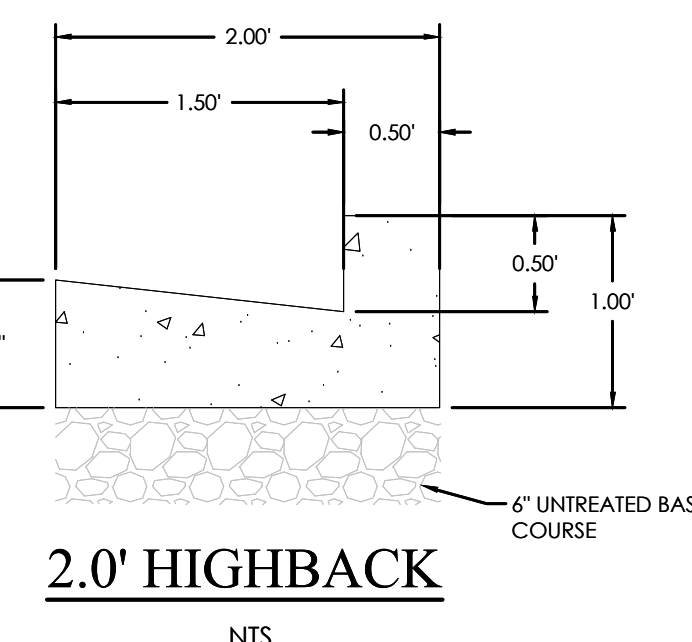
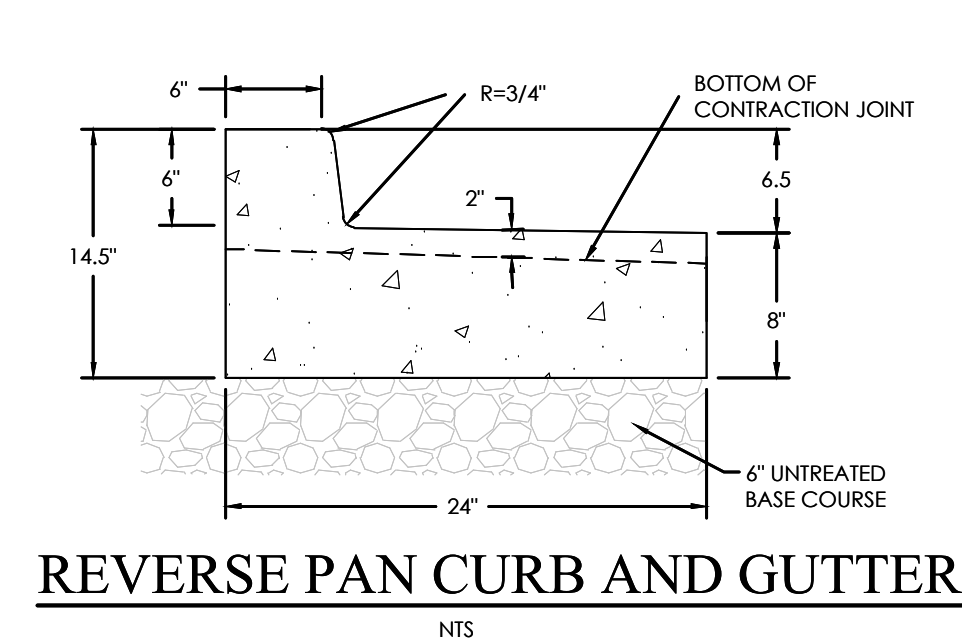
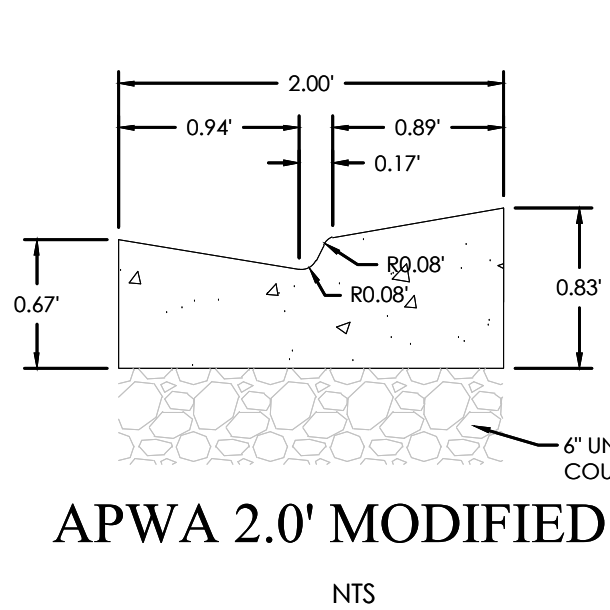
APARTMENTS:	380 UNITS
PARKING PROVIDED	
• SURFACE	556 STALLS
• ATTACHED	126 STALLS
• DETACHED	54 STALLS
TOTAL PARKING:	736 STALLS
RATIO: 1.92 STALLS/UNIT	

## DENSITY TABULATION:

SITE AREA	13.26 ACRES
No. OF UNITS	380 UNITS
HEIGHT:	2 TO 4 STORIES
DENSITY:	28.8 UNITS/ACRE

## AREA TABULATION:

TOTAL AREA: 13.25 ACRES
LANDSCAPE AREA: 2.49 ACRES
IMPERVIOUS AREA: 10.76 ACRES



GRAPHIC SCALE

(IN FEET)  
1 inch = 40 ft.

## BENCHMARK

WEST QUARTER CORNER OF SECTION 29  
TOWNSHIP 5 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV: 4518.25  
DATUM: NGVD29



ANDERSON FARM APARTMENTS  
1200 W 500 N, LONDON, UTAH  
SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

## SITE PLAN

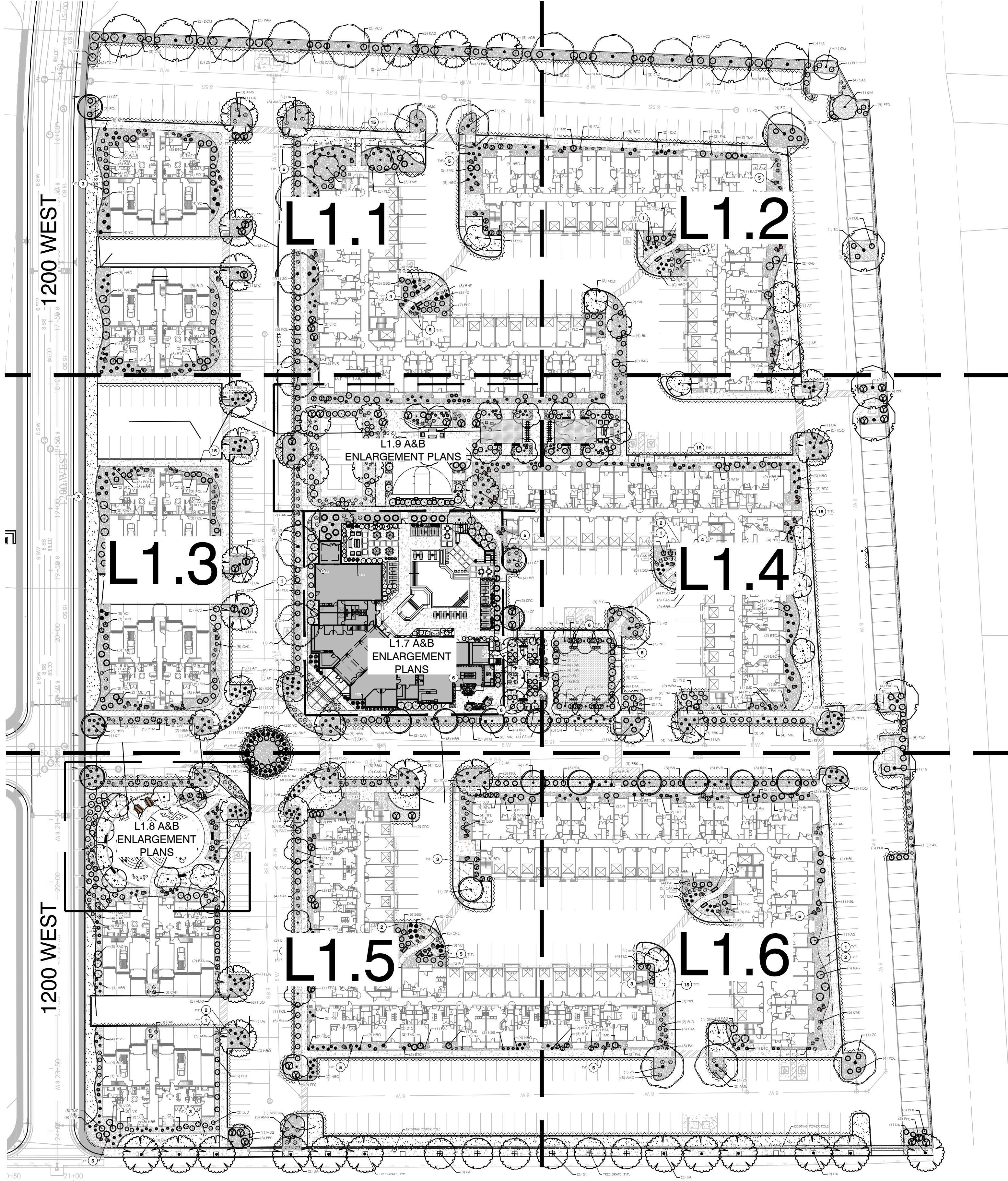
Scale: 1"=40'  
Date: 04/28/2023  
Sheet: C3.1

Drawn: CO  
Job #: 22-0173

C3.1



## Exhibit 7: Landscaping Plan



## PLANT SCHEDULE

REES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GM	Acer campestre	Hedge Maple	2' Cal.	8
MS2	Acer glabrum	Rocky Mountain Maple	2' Cal.	22
AP	Acer x freemanii	Autumn Blaze Maple	2' Cal.	37
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud	2' Cal.	16
UA	Fagus sylvatica	European Beech 'Tricolor'	2' Cal.	51
GT	Gleditsia triacanthos inermis 'Impcolce' TM	Imperial Honey Locust	2' Cal.	15
LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	2' Cal.	15
SS	Syringa reticulata	Japanese Tree Lilac	2' Cal.	25
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2' Cal.	10
ZG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	2' Cal.	42
<b>SHRUBS</b>				
AML	Aronia melanocarpa 'Low Scape Hedge'	Dwarf Chokeberry	2 gal.	36
AMG	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry	5 gal.	78
BTC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	5 gal.	81
BTB	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry	5 gal.	92
BH	Berberis thunbergii 'Goruzam' TM	Golden Ruby Japanese Barberry	5 gal.	25
BDG	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	2 gal.	6
DCM	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal.	3
EAC	Euonymus alatus 'Grove Compact'	Grove Compact Burning Bush	5 gal.	37
FCF	Euonymus fortunei 'Coloratus'	Purpleleaf Winter Creeper	1 gal.	4
HSL	Hibiscus syriacus 'SHIMRV24' TM	Li' Kim Violet Rose of Sharon	5 gal.	10
HPL	Hydrangea paniculata 'Kolmavee' TM	Lava Lamp Flame Hydrangea	2 gal.	14
LPH	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	5 gal.	13
JW	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	5' Ht.	20
PSM	Philadelphus x 'Snowbelle'	Snowbelle Mock Orange	5 gal.	23
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 gal.	106
PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark	5 gal.	49
PPD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Bush Cinquefoil	2 gal.	13
PLC	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill English Laurel	5 gal.	69
RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	62
RRK	Rosa x 'Red Knock Out'	Red Knock Out Rose	5 gal.	21
RSR	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea	5 gal.	20
UD	Spiraea japonica 'Double Play Doozie'	Doozie Spirea	5 gal.	76
SN	Spiraea nipponica 'Snowmound'	Snowmound Spirea	5 gal.	88
TME	Taxus x media 'Everlow'	Everlow Yew	5 gal.	43
VCS	Viburnum carlesii 'SMVCB' TM	Spice Baby Koreanspice Viburnum	5 gal.	27
WFM	Weigela florida 'Minuet'	Minuet Weigela	5 gal.	24
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	89
<b>ORNAMENTAL GRASSES</b>				
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	240
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.	277
PVR	Panicum virgatum 'Rotstrahlhuss'	Rotstrahlhuss Red Switch Grass	1 gal.	84
<b>PERENNIALS</b>				
HSD	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	170
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	155
SNE	Salvia nemorosa 'Fast Eddies'	East Eddies and Meadow Sage	1 gal.	89

## LANDSCAPE NOTES

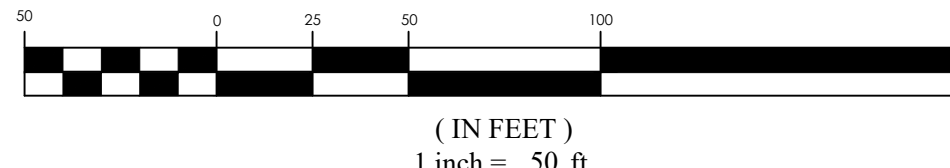
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK WITH TYPES SPECIFIED IN THE REFERENCE NOTE SCHEDULE. ROCK MULCH TO BE PLACED OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL 6" CONCRETE MOW CURB TO SEPARATE LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

## REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
(1)	CRUSHED ROCK, TALON S COVE CRUSHED ROCK, SIZE: 1"-2", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL.	30,045
(2)	RIVER COBBLE, SOUTH TOWN RIVER COBBLE, SIZE: 2'-4", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL.	51,500
(3)	6" CONCRETE MOW CURB EDGING	
(5)	BOULDER, TYPE: SOMA, SIZE 2' -3", BY UTAH LANDSCAPING ROCK, NEPHI UTAH OR APPROVED EQUAL. VARY BOULDERS IN SIZE	
(6)	BENCH, 6' LENGTH, CLASSIC ARCH BENCH, BY: SMITH STEEL WORKS, POWDER COAT FINISH, COLOR: BLACK.	
(7)	POOL STAIRS AND HAND RAIL	
(9)	SPA, MATERIALS AND FINISH TBD.	
(10)	POOL COPING MATERIAL, TBD.	
(11)	POOL DECK PAVING, TYPE, COLOR & SURFACE FINISH TBD.	
(12)	SHADE SAIL, TBD.	
(13)	8" PLAYGROUND CONCRETE EDGE	
(14)	PICKLE BALL COURT	
(15)	4" CONCRETE PEDESTRIAN PAVING	3,953
(16)	PLAYGROUND MULCH, TYPE: CERTIFIED PLAYGROUND CHIPS, 14" DEPTH, BY LANDSCAPE SUPPLY OF UTAH, DRAPER LOCATION, (801)-816-9104, OR APPROVED EQUAL	
(17)	CONCRETE PAVING SQUARES, 4' X 4' X 4"	
(18)	POOL WET DECK	
(19)	SHADE CANOPY, MATERIAL T.B.D.	
(20)	PICNIC TABLE, GRETCHEN PICNIC TABLE, DIMENSIONS: 58"x54"x30", WOOD: THERMALLY MODIFIED ASH, BY LANDSCAPE FORMS OR	



GRAPHIC SCAL



## LANDSCAPE TABLE

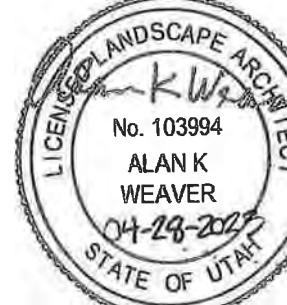
ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	102,958 SQ.FT.	100
LAWN (TURF GRASS)	21,413 SQ.FT.	21
PLANTING BEDS W/ ROCK MULCH	81,545 SQ.FT.	79
PARK AMENITY SPACE	LANDSCAPE QTY. TBD.	
COMMUNITY OPEN SPACE AREA	LANDSCAPE QTY. TBD.	
DOG PARK GATHERING AREA	LANDSCAPE QTY. TBD.	

\*OVERALL LANDSCAPE AREA SUBJECT TO CHANGE

21	TABLE & CHAIRS W/ UMBRELLA	
22	HALF COURT BASKETBALL	
23	SHADE STRUCTURE @ POOL, REF. ARCH. PLANS	
24	ORNAMENTAL POOL FENCING & GATE, MATERIAL: METAL, COLOR: BLACK, GATE TO BE INSTALLED WITH KEY FOB ENTRY DEVICE	
25	PUTTING GREEN, ARTIFICIAL TURF TYPES TBD.	
26	ARTIFICIAL TURF, TYPE & MANUF. TBD.	4,171
27	SLIDE @ PARK, COLOR & MATERIAL TBD.	
28	LOGS & TREE STUMPS, NATURAL WOOD, STAKING ORIENTATION AND MOUNTING, TBD.	
29	SWING, MANUFACTURER & TYPE TBD.	
30	CHAISE LOUNGE CHAIRS	
31	WEB CLIMBER, MOUNTED TO NATURAL BOULDERS.	
32	LOUNGE FURNITURE, TBD.	
33	FIRE PIT, RECTANGULAR, MANUF. TBD.	
34	CONCRETE SEATING CUBES, COLOR AND DIMENSION TBD.	
35	CONCRETE PLANTER WALL, 18" HT. X 18" W. SURFACE FINISH TBD.	
36	METAL ARBOR WITH MASONRY COLUMNS, COLOR AND MATERIALS TBD.	
37	STONE CLAD FIRE FEATURE WITH BAR TABLE LEDGE, DIMENSIONS AND MATERIALS, T.B.D.	
38	BAR CHAIRS	
39	GRILLING STATION	
40	FENCING @ BASKETBALL COURT BACKDROP, HEIGHT AND MATERIAL T.B.D.	
41	TUNNEL THROUGH TUBE BEEM, MANUF. T.B.D.	



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



ANDERSON FARM APARTMENTS  
1200 W 500 N, LINDON, UTAH  
OVERALL LANDSCAPE PLAN

[illegible]

## OVERALL LANDSCAPE PLAN

Scale: 1"=50'	Drawn: BW/M
Date: 04/28/2023	Job #: 22-011

L1.0



<b>GRMES</b>	<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>
MS2	Acer campestre	Hedge Maple
AP	Acer glabrum	Rocky Mountain Maple
CF	Acer x freemanii	Autumn Blaze Maple
UA	Cercis canadensis 'Forest Pansy'	Eastern Redbud
GT	Fagus sylvatica	European Beech 'Tricolor'
SS	Gleditsia triacanthos inermis 'Impcoke' TM	Imperial Honey Locust
SG	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum
TS	Syringa reticulata	Japanese Tree Lilac
TS	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
ZG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova
<b><u>SHRUBS</u></b>	<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>
AML	Aronia melanocarpa 'Low Scape Hedge'	Dwarf Chokeberry
AMG	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry
BTC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry
BG	Berberis thunbergii 'Goruzam' TM	Golden Ruby Japanese Barberry
BDH	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush
DCM	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush
EFC	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper
HSL	Hibiscus syriacus 'SHIMRV24' TM	Lil' Kim Violet Rose of Sharon
HPL	Hydrangea paniculata 'Kolmavesu' TM	Lava Lamp Flame Hydrangea
LPH	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
JW	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
PSM	Philadelphus x 'Snowbelles'	Snowbelles Mock Orange
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark
PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark
PFU	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Bush Cinquefoil
PLC	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill English Laurel
RRK	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
RAG	Rosa x 'Red Knock Out'	Red Knock Out Rose
SSS	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea
SJD	Spiraea japonica 'Double Play Doozie'	Doozie Spirea
SN	Spiraea nipponica 'Snowmound'	Snowmound Spirea
TME	Taxus x media 'Everlow'	Everlow Yew
VCS	Viburnum carlesii 'SMVCB' TM	Spice Baby Koreanspice Viburnum
WFM	Weigela florida 'Minuet'	Minuet Weigela
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle
<b><u>ORNAMENTAL GRASSES</u></b>	<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
HSS	Hedichloa stricta 'Sapphire'	Sapphire Blue Oat Grass
PVR	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Red Switch Grass
<b><u>PERENNIALS</u></b>	<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>
H50	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
SNE	Salvia nemorosa 'East Friesland'	East Friesland Meadow Sage



NOTE:  
REF. SHEET L1.0 FOR OVERALL PLANT QUANTITIES AND SIZES

<u>SYMBOL</u>	<u>DESCRIPTION</u>
1	CRUSHED ROCK, TALON' S COVE CRUSHED ROCK, SIZE:1"-2", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL.
2	RIVER COBBLE, SOUTH TOWN RIVER COBBLE, SIZE: 2"-4", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL.
3	6" CONCRETE MOW CURB EDGING
5	BOULDER, TYPE: SOMA, SIZE 2' -3' , BY UTAH LANDSCAPING ROCK, NEPHI UTAH OR APPROVED EQUAL. VARY BOULDERS IN SIZE
6	BENCH, 6' LENGTH, CLASSIC ARCH BENCH, BY:SMITH STEEL WORKS, POWDER COAT FINISH, COLOR: BLACK.
7	POOL STAIRS AND HAND RAIL
9	SPA, MATERIALS AND FINISH TBD.
10	POOL COPING MATERIAL, TBD.
11	POOL DECK PAVING, TYPE, COLOR & SURFACE FINISH TBD.
12	SHADE SAIL, TBD.
13	8" PLAYGROUND CONCRETE EDGE
14	PICKLE BALL COURT

CONCRETE PAVING, 4' X 4' X 4"

POOL WET DECK

SHADE CANOPY, MATERIAL T.B.D.

PICNIC TABLE, GRETCHEN PICNIC TABLE, DIMENSIONS: 58"x54"x30"  
WOOD: THERMALLY MODIFIED ASH, BY LANDSCAPE FORMS OR  
APPROVED EQUAL.

TABLE & CHAIRS W/ UMBRELLA

HALF COURT BASKETBALL

SHADE STRUCTURE @ POOL, REF. ARCH. PLANS

ORNAMENTAL POOL FENCING & GATE, MATERIAL: METAL, COLOR:  
BLACK, GATE TO BE INSTALLED WITH KEY FOB ENTRY DEVICE

PUTTING GREEN, ARTIFICIAL TURF TYPES TBD.

ARTIFICIAL TURF, TYPE & MANUF. TBD.

SLIDE @ PARK, COLOR & MATERIAL TBD.

LOGS & TREE STUMPS, NATURAL WOOD, STAKING ORIENTATION  
AND MOUNTING, TBD.

SWING, MANUFACTURER & TYPE TBD.

CHAISE LOUNGE CHAIRS

WEB CLIMBER, MOUNTED TO NATURAL BOULDERS.

LOUNGE FURNITURE, TBD.

FIRE PIT, RECTANGULAR, MANUF. TBD.

CONCRETE SEATING CUBES, COLOR AND DIMENSION TBD.

CONCRETE PLANTER WALL, 18" HT. X 18" W. SURFACE FINISH TBD.

METAL ARBOR WITH MASONRY COLUMNS, COLOR AND MATERIALS TBD.

STONE CLAD FIRE FEATURE WITH BAR TABLE LEDGE, DIMENSIONS AND MATERIALS, T.B.D.

BAR CHAIRS

GRILLING STATION

FENCING @ BASKETBALL COURT BACKDROP, HEIGHT AND MATERIAL T.B.D.

TUNNEL THROUGH TURF BERM, MANUF. T.B.D.



( IN FEET )  
1 inch = 20 ft.

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ANDERSON FARM APARTMENTS  
1200 W 500 N, LONDON, UTAH  
LANDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	xxxx	
2	xxxx	
3	xxxx	
4	xxxx	
5	xxxx	
6	xxxx	

Scale: 1"=20'	Drawn: BW/MI
Date: 04/28/2023	Job #: 22-0173

## L1.1







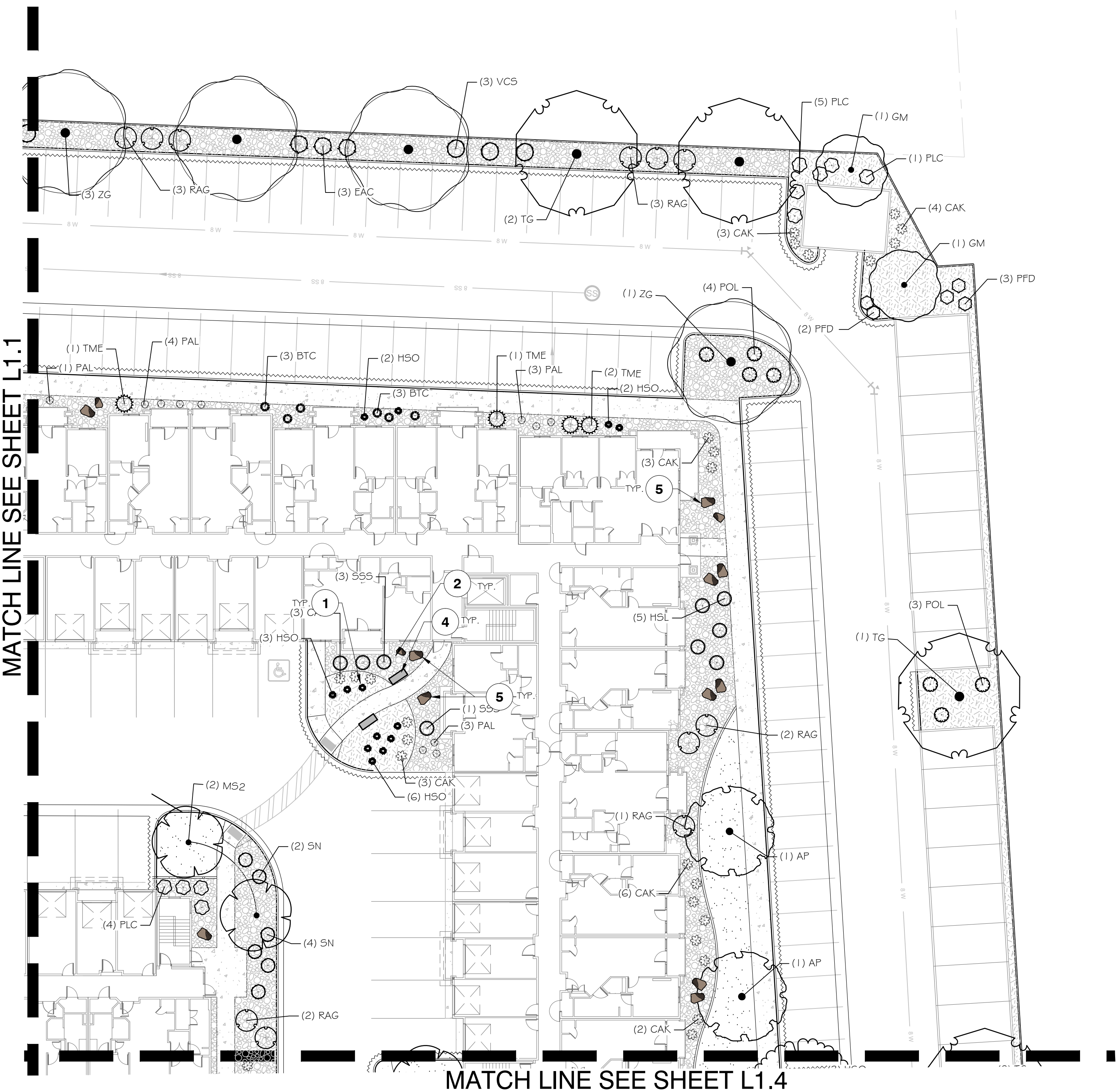
ANDERSON FARM APARTMENTS  
1200 W 500 N, LONDON, UTAH  
LANDSCAPE PLAN

#	DATE	DESCRIPTION
1	10/1/2018	10/1/2018
2	10/2/2018	10/2/2018
3	10/3/2018	10/3/2018
4	10/4/2018	10/4/2018
5	10/5/2018	10/5/2018
6	10/6/2018	10/6/2018


## LANDSCAPE PLAN

Scale: 1"=20'	Drawn: BW/MI
Date: 04/28/2023	Job #: 22-0173

## L1.2



## PLANT SCHEDULE

<b>TREES</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>
GM	Acer campestre	Hedge Maple
MS	Acer glabrum	Rocky Mountain Maple
AP	Acer x freemanii	Autumn Blaze Maple
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud
UA	Fagus sylvatica	European Beech 'Tricolor'
LT	Gleditsia triacanthos inermis 'Impcoke'	Spier Honey Locust
GS	Liquidambar styraciflua 'Slender Silhouette'	Imperial Silhouette Sweet Gum
SS	Syringa reticulata	Japanese Tree Lilac
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
ZG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova
<b>SHRUBS</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>
AML	Aronia melanocarpa 'Low Slope Hedge'	Dwarf Chokeberry
AMG	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry
BTC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry
BG	Berberis thunbergii 'Goruzan' TM	Golden Ruby Japanese Barberry
BDH	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush
DCM	Daphne x burkwoodii 'Carl Mackie'	Carl Mackie Daphne
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush
EFC	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper
HSL	Hibiscus syriacus 'SHIMRV24' TM	Lil' Kim Violet Rose of Sharon
PHL	Hydrangea paniculata 'Kolmaveas' TM	Lav' Pam Loop Flame Hydrangea
LPH	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
JW	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
PSM	Philadelphus x 'Snowbelle'	Snowbelle Mock Orange
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark
PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark
RFD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Bush Cinquefoil
PLC	Prunus laurocerasus 'Chestrnut Hill'	Chestrnut Hill English Laurel
RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
RRK	Rosa x 'Red Knock Out'	Red Knock Out Rose
SSS	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea
SJD	Spiraea japonica 'Double Play Doozie'	Double Spirea
SN	Spiraea nipponica 'Snowmound'	Snowmound Spirea
TME	Taxus x media 'Everlow'	Everlow Yew
VCS	Viburnum carlesii 'SMVCB' TM	Spice Baby Koreanspice Viburnum
WFM	Weigela florida 'Minuet'	Minuet Weigela
YC	Yucca filamentosa 'Color Guard'	Color Guard Ananas's Needle
<b>ORNAMENTAL GRASSES</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass
PVR	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Red Switch Grass
<b>PERENNIALS</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>
HSO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
SNE	Salvia nemorosa 'East Friesland'	East Friesland Meadow Sage
<b>GROUND COVERS</b>	<b>BOTANICAL NAME</b>	<b>BOTANICAL NAME</b>
	PP2	Poa pratensis

NOTE:  
REF. SHEET L1.0 FOR OVERALL PLANT QUANTITIES AND SIZES



GRAPHIC SCALE

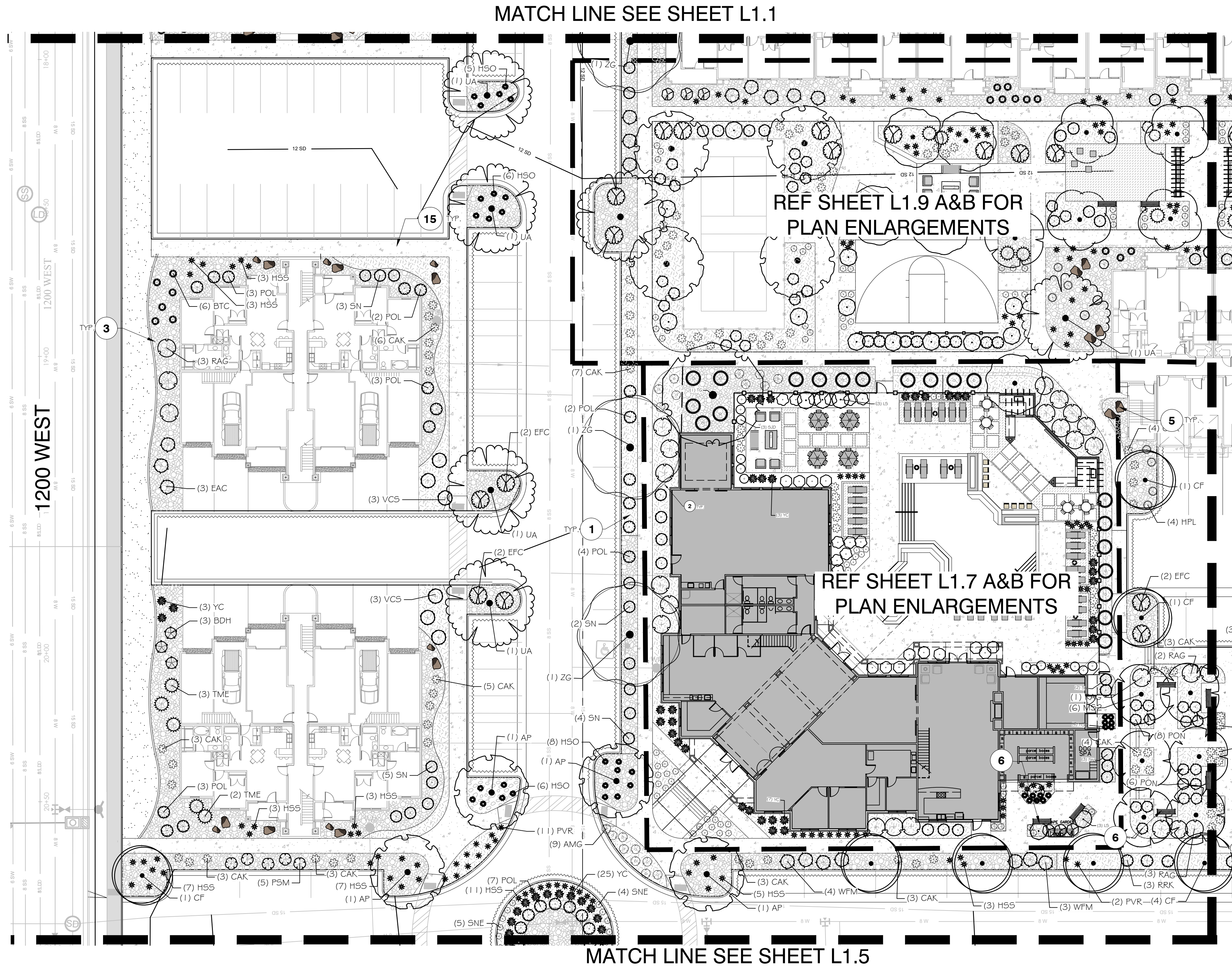


( IN FEET )  
1 inch = 20 ft.

## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CRUSHED ROCK, TALON'S COVE CRUSHED ROCK, SIZE: 1"-2", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL.
2	RIVER COBBLE, SOUTH TOWN RIVER COBBLE, SIZE: 2"-4", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL.
3	6" CONCRETE MOW CURB EDGING
5	BOULDER, TYPE: SOMA, SIZE 2'-3", BY UTAH LANDSCAPING ROCK, NEPHI UTAH OR APPROVED EQUAL. VARY BOULDERS IN SIZE
6	BENCH, 6' LENGTH, CLASSIC ARCH BENCH, BY:SMITH STEEL WORKS, POWDER COAT FINISH, COLOR: BLACK.
7	POOL STAIRS AND HAND RAIL
9	SPA, MATERIALS AND FINISH TBD.
10	POOL COPING MATERIAL, TBD.
11	POOL DECK PAVING, TYPE, COLOR & SURFACE FINISH TBD.
12	SHADE SAIL, TBD.
13	8" PLAYGROUND CONCRETE EDGE
14	PICKLE BALL COURT
15	4" CONCRETE PEDESTRIAN PAVING
16	PLAYGROUND MULCH, TYPE: CERTIFIED PLAYGROUND CHIPS, 14" DEPTH, BY LANDSCAPE SUPPLY OF UTAH, DRAPER LOCATION, (801)-816-9104, OR APPROVED EQUAL
17	CONCRETE PAVING SQUARES, 4' X 4' X 4"
18	POOL WET DECK
19	SHADE CANOPY, MATERIAL T.B.D.
20	PICNIC TABLE. GRETCHEN PICNIC TABLE, DIMENSIONS: 58"x54"x30", WOOD: THERMALLY MODIFIED ASH, BY LANDSCAPE FORMS OR APPROVED EQUAL.
21	TABLE & CHAIRS W/ UMBRELLA
22	HALF COURT BASKETBALL
23	SHADE STRUCTURE @ POOL, REF. ARCH. PLANS
24	ORNAMENTAL POOL FENCING & GATE, MATERIAL: METAL, COLOR: BLACK, GATE TO BE INSTALLED WITH KEY FOB ENTRY DEVICE
25	PUTTING GREEN, ARTIFICIAL TURF TYPES TBD.
26	ARTIFICIAL TURF, TYPE & MANUF. TBD.
27	SLIDE @ PARK, COLOR & MATERIAL TBD.
28	LOGS & TREE STUMPS, NATURAL WOOD, STAKING ORIENTATION AND MOUNTING, TBD.
29	SWING, MANUFACTURER & TYPE TBD.
30	CHAISE LOUNGE CHAIRS
31	WEB CLIMBER, MOUNTED TO NATURAL BOULDERS.
32	LOUNGE FURNITURE, TBD.
33	FIRE PIT, RECTANGULAR, MANUF. TBD.
34	CONCRETE SEATING CUBES, COLOR AND DIMENSION TBD.
35	CONCRETE PLANTER WALL, 18" HT. X 18" W. SURFACE FINISH TBD.
36	METAL ARBOR WITH MASONRY COLUMNS, COLOR AND MATERIALS TBD.
37	STONE CLAD FIRE FEATURE WITH BAR TABLE LEDGE, DIMENSIONS AND MATERIALS, T.B.D.
38	BAR CHAIRS
39	GRILLING STATION
40	FENCING @ BASKETBALL COURT BACKDROP, HEIGHT AND MATERIAL T.B.D.
41	TUNNEL THROUGH TURF BERM, MANUF. T.B.D.

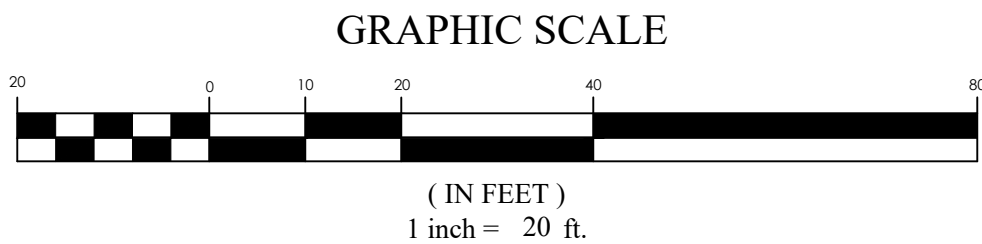




PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
GM	Acer campestre	Hedge Maple
MS2	Acer glabrum	Rocky Mountain Maple
AP	Acer x freemanii	Autumn Blaze Maple
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud
UA	Fagus sylvatica	European Beech 'Tricolor'
GT	Gleditsia triacanthos inermis 'Impcole' TM	Imperial Honey Locust
LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum
SS	Syringa reticulata	Japanese Tree Lilac
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
ZG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova
SHRUBS	BOTANICAL NAME	COMMON NAME
AML	Aronia melanocarpa 'Low Scape Hedger'	Dwarf Chokeberry
AMG	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry
BTC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry
BG	Berberis thunbergii 'Goruzami' TM	Golden Ruby Japanese Barberry
BDH	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush
DCM	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush
EFC	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper
HSL	Hibiscus syriacus 'SHIMRV24' TM	Lil' Kim Violet Rose of Sharon
HPL	Hydrangea paniculata 'Kolmavesu' TM	Lava Lamp Flare Hydrangea
LPH	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
JW	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
PSM	Philadelphus x 'Snowbelle'	Snowbelle Mock Orange
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark
PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark
PFD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Bush Cinquefoil
PLC	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill English Laurel
RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
RRK	Rosa x 'Red Knock Out'	Red Knock Out Rose
SSS	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea
SJD	Spiraea japonica 'Double Play Doozie'	Doozie Spirea
SN	Spiraea nipponica 'Snowmound'	Snowmound Spirea
TME	Taxus x media 'Everlow'	Everlow Yew
VCS	Viburnum carlesii 'SMVCB' TM	Spice Baby Koreanspice Viburnum
WFM	Weigela florida 'Minuet'	Minuet Weigela
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass
PVR	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Red Switch Grass
PERENNIALS	BOTANICAL NAME	COMMON NAME
HSD	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
SNE	Salvia nemorosa 'East Friesland'	East Friesland Meadow Sage
GROUND COVERS	CODE	BOTANICAL NAME
	PP2	Poa pratensis

NOTE:  
REF. SHEET L1.0 FOR OVERALL PLANT QUANTITIES AND SIZES



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CRUSHED ROCK, TALON'S COVE CRUSHED ROCK, SIZE: 1'-2", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL.
2	RIVER COBBLE, SOUTH TOWN RIVER COBBLE, SIZE: 2"-4", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL.
3	6" CONCRETE MOW CURB EDGING
5	BOULDER, TYPE: SOMA, SIZE 2'-3', BY UTAH LANDSCAPING ROCK, NEPHI UTAH OR APPROVED EQUAL. VARY BOULDERS IN SIZE
6	BENCH, 6' LENGTH, CLASSIC ARCH BENCH, BY:SMITH STEEL WORKS, POWDER COAT FINISH, COLOR: BLACK.
7	POOL STAIRS AND HAND RAIL
9	SPA, MATERIALS AND FINISH TBD.
10	POOL COPING MATERIAL, TBD.
11	POOL DECK PAVING, TYPE, COLOR & SURFACE FINISH TBD.
12	SHADE SAIL, TBD.
13	8" PLAYGROUND CONCRETE EDGE
14	PICKLE BALL COURT

15	4" CONCRETE PEDESTRIAN PAVING
16	PLAYGROUND MULCH, TYPE: CERTIFIED PLAYGROUND CHIPS, 14" DEPTH, BY LANDSCAPE SUPPLY OF UTAH, DRAPER LOCATION, (801)-816-9104, OR APPROVED EQUAL
17	CONCRETE PAVING SQUARES, 4' X 4' X 4"
18	POOL WET DECK
19	SHADE CANOPY, MATERIAL T.B.D.
20	PICNIC TABLE, GRETCHEN PICNIC TABLE, DIMENSIONS: 58"x54"x30", WOOD: THERMALLY MODIFIED ASH, BY LANDSCAPE FORMS OR APPROVED EQUAL.
21	TABLE & CHAIRS W/ UMBRELLA
22	HALF COURT BASKETBALL
23	SHADE STRUCTURE @ POOL, REF. ARCH. PLANS
24	ORNAMENTAL POOL FENCING & GATE, MATERIAL: METAL, COLOR: BLACK, GATE TO BE INSTALLED WITH KEY FOB ENTRY DEVICE
25	PUTTING GREEN, ARTIFICIAL TURF TYPES TBD.
26	ARTIFICIAL TURF, TYPE & MANUF. TBD.
27	SLIDE @ PARK, COLOR & MATERIAL TBD.
28	LOGS & TREE STUMPS, NATURAL WOOD, STAKING ORIENTATION AND MOUNTING, TBD.

29	SWING, MANUFACTURER & TYPE TBD.
30	CHAISE LOUNGE CHAIRS
31	WEB CLIMBER, MOUNTED TO NATURAL BOULDERS.
32	LOUNGE FURNITURE, TBD.
33	FIRE PIT, RECTANGULAR, MANUF. TBD.
34	CONCRETE SEATING CUBES, COLOR AND DIMENSION TBD.
35	CONCRETE PLANTER WALL, 18" HT. X 18" W. SURFACE FINISH TBD.
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37	STONE CLAD FIRE FEATURE WITH BAR TABLE LEDGE, DIMENSIONS AND MATERIALS, T.B.D.
38	BAR CHAIRS
39	GRILLING STATION
40	FENCING @ BASKETBALL COURT BACKDROP, HEIGHT AND MATERIAL T.B.D.
41	TUNNEL THROUGH TURF BERM, MANUF. T.B.D.

REVISION BLOCK	DATE	DESCRIPTION
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	



MATCH LINE SEE SHEET L1.2

REF SHEET L1.9  
A&B FOR PLAN  
ENLARGEMENTS

MATCH LINE SEE SHEET L1.6

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
GM	Acer campestre	Hedge Maple
MS2	Acer glabrum	Rocky Mountain Maple
AP	Acer x freemanii	Autumn Blaze Maple
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud
UA	Fagus sylvatica	European Beech 'Tricolor'
GT	Gleditsia triacanthos inermis 'Impcole' TM	Imperial Honey Locust
LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum
SS	Syringa reticulata	Japanese Tree Lilac
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
ZG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova
SHRUBS	BOTANICAL NAME	COMMON NAME
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AMG	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry
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BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry
BG	Berberis thunbergii 'Goruzam' TM	Golden Ruby Japanese Barberry
BDH	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush
DCM	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush
EFC	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper
HSL	Hibiscus syriacus 'SHIMRV24' TM	Lil' Kim Violet Rose of Sharon
HPL	Hydrangea paniculata 'Kolmavesu' TM	Lava Lamp Flare Hydrangea
LPH	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
JW	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
PSM	Philadelphus x 'Snowbelle'	Snowbelle Mock Orange
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark
PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark
PFD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Bush Cinquefoil
PLC	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill English Laurel
RAQ	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
RRK	Rosa x 'Red Knock Out'	Red Knock Out Rose
SSS	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea
SJD	Spiraea japonica 'Double Play Doozie'	Doozie Spirea
SN	Spiraea nipponica 'Snowmound'	Snowmound Spirea
TME	Taxus x media 'Everlow'	Everlow Yew
VCS	Viburnum carlesii 'SMVCB' TM	Spice Baby Koreanspice Viburnum
WFM	Weigela florida 'Minuet'	Minuet Weigela
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass
PVR	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Red Switch Grass
PERENNIALS	BOTANICAL NAME	COMMON NAME
CAK	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
SNE	Salvia nemorosa 'East Friesland'	East Friesland Meadow Sage

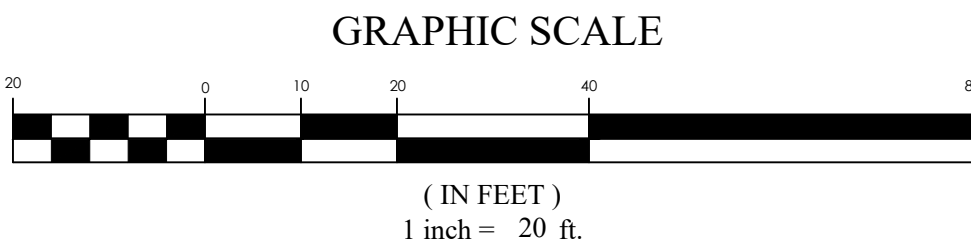
GROUND COVERS	CODE	BOTANICAL NAME
	PP2	Poa pratensis

NOTE:  
REF. SHEET L1.0 FOR OVERALL PLANT QUANTITIES AND SIZES

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
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	2 RIVER COBBLE, SOUTH TOWN RIVER COBBLE, SIZE: 2'-4", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL.
	3 6" CONCRETE MOW CURB EDGING
	5 BOULDER, TYPE: SOMA, SIZE 2'-3', BY UTAH LANDSCAPING ROCK, NEPHI UTAH OR APPROVED EQUAL. VARY BOULDERS IN SIZE
	6 BENCH, 6' LENGTH, CLASSIC ARCH BENCH, BY:SMITH STEEL WORKS, POWDER COAT FINISH, COLOR: BLACK.
	7 POOL STAIRS AND HAND RAIL
	9 SPA, MATERIALS AND FINISH TBD.
	10 POOL COPING MATERIAL, TBD.
	11 POOL DECK PAVING, TYPE, COLOR & SURFACE FINISH TBD.
	12 SHADE SAIL, TBD.
	13 8" PLAYGROUND CONCRETE EDGE
	14 PICKLE BALL COURT
	15 4" CONCRETE PEDESTRIAN PAVING
	16 PLAYGROUND MULCH, TYPE: CERTIFIED PLAYGROUND CHIPS, 14" DEPTH, BY LANDSCAPE SUPPLY OF UTAH, DRAPER LOCATION, (801)-816-9104, OR APPROVED EQUAL
	17 CONCRETE PAVING SQUARES, 4' X 4' X 4"
	18 POOL WET DECK
	19 SHADE CANOPY, MATERIAL T.B.D.
	20 PICNIC TABLE, GRETCHEN PICNIC TABLE, DIMENSIONS: 58"x54"x30", WOOD, THERMALLY MODIFIED ASH, BY LANDSCAPE FORMS OR APPROVED EQUAL.
	21 TABLE & CHAIRS W/ UMBRELLA
	22 HALF COURT BASKETBALL

23	SHADE STRUCTURE @ POOL, REF. ARCH. PLANS
24	ORNAMENTAL POOL FENCING & GATE, MATERIAL: METAL, COLOR: BLACK, GATE TO BE INSTALLED WITH KEY FOB ENTRY DEVICE
25	PUTTING GREEN, ARTIFICIAL TURF TYPES TBD.
26	ARTIFICIAL TURF, TYPE & MANUF. TBD.
27	SLIDE @ PARK, COLOR & MATERIAL TBD.
28	LOGS & TREE STUMPS, NATURAL WOOD, STAKING ORIENTATION AND MOUNTING, TBD.
29	SWING, MANUFACTURER & TYPE TBD.
30	CHAISE LOUNGE CHAIRS
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40	FENCING @ BASKETBALL COURT BACKDROP, HEIGHT AND MATERIAL T.B.D.
41	TUNNEL THROUGH TURF BERM, MANUF. T.B.D.



REVISION BLOCK	DATE	DESCRIPTION
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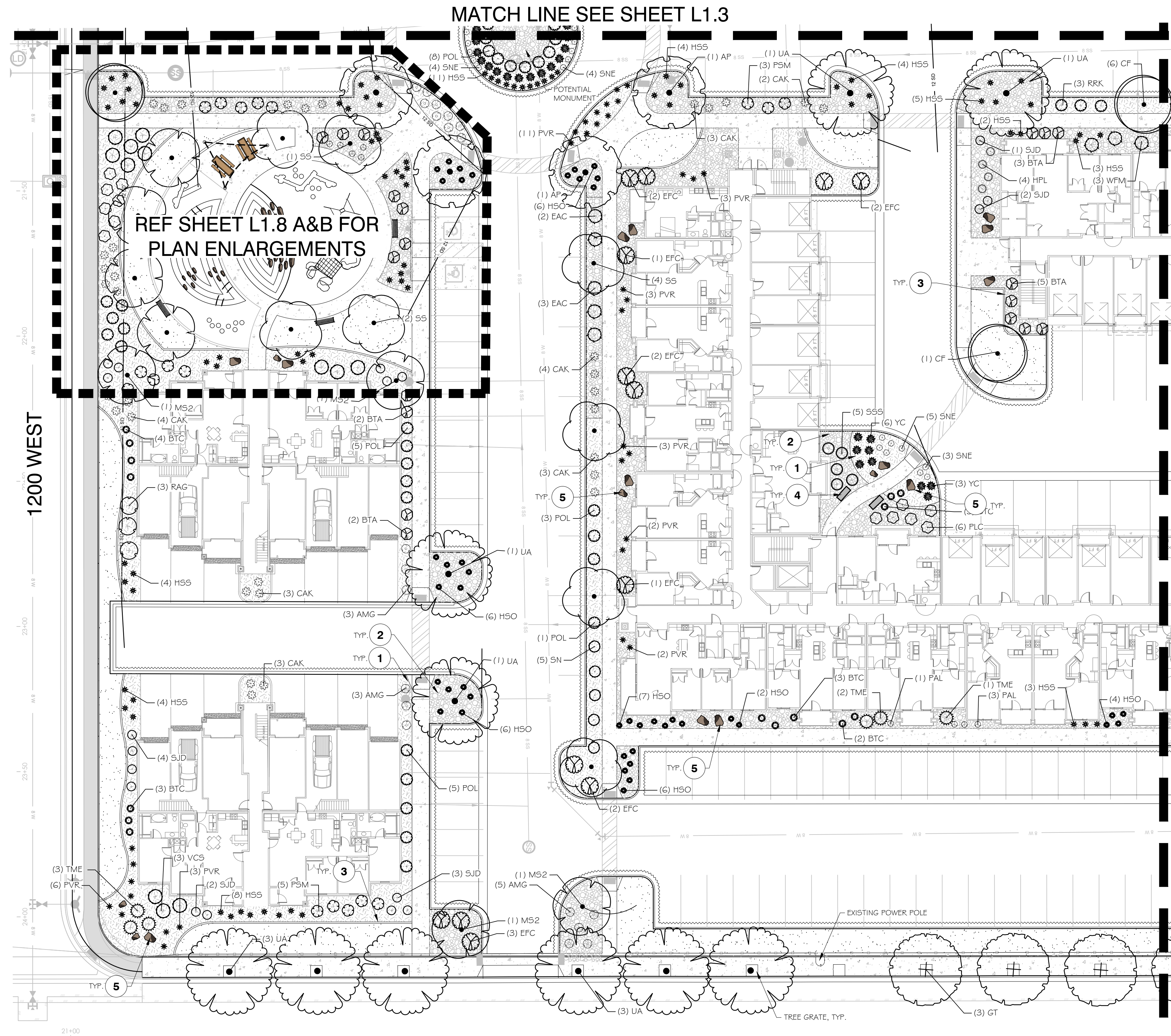
LANDSCAPE  
PLAN

Scale: 1"=20'	Drawn: BW/MI
Date: 04/28/2023	Job #: 22-0173
Sheet:	L1.4





Exhibit 7: Landscaping Plan



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
GM	Acer campestre	Hedge Maple
MS2	Acer glabrum	Rocky Mountain Maple
AP	Acer x freemanii	Autumn Blaze Maple
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud
UA	Fagus sylvatica	European Beech 'Tricolor'
GT	Gleditsia triacanthos inermis 'Impcole' TM	Imperial Honey Locust
LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum
SS	Syringa reticulata	Japanese Tree Lilac
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
ZG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova

SHRUBS
AML
AMG
BTC
BTA
BG
BCH
DCM
EAC
EFC
HSL
HPL
LPH
JW
PSM
POL
PON
PFD
PLC
RAG
RRK
SSS
SJD

BOTANICAL NAME
Aronia melanocarpa 'Low Scape Hedger'
Aronia melanocarpa 'UCONNAM012' TM
Berberis thunbergii 'Concorde'
Berberis thunbergii 'Aurea Nana'
Berberis thunbergii 'Goruzami' TM
Buddleia davidii 'Buzz Hot Raspberry'
Daphne x burkwoodii 'Carol Mackie'
Euonymus alatus 'Grove Compactus'
Euonymus fortunei 'Colorata'
Hibiscus syriacus 'SHIMRV24' TM
Hydrangea paniculata 'Kolmavesu' TM
Hydrangea paniculata 'Limelight'
Juniperus scopulorum 'Wichita Blue'
Philadelphus x 'Snowbelle'
Physocarpus opulifolius 'Donna May' TM
Physocarpus opulifolius 'Nugget'
Potentilla fruticosa 'Dakota Sunspot'
Prunus laurocerasus 'Chestnut Hill'
Rhus aromatica 'Gro-Low'
Rosa x 'Red Knock Out'
Sorbaria sorbifolia 'Sem'
Spiraea japonica 'Double Play Doozie'

COMMON NAME
Dwarf Chokeberry
Ground Hug Black Chokeberry
Concorde Japanese Barberry
Golden Dwarf Japanese Barberry
Golden Ruby Japanese Barberry
Hot Raspberry Butterfly Bush
Carol Mackie Daphne
Grove Compact Burning Bush
Purple-leaf Winter Creeper
Li' Kim Violet Rose of Sharon
Lava Lamp Flare Hydrangea
Limelight Panicle Hydrangea
Wichita Blue Juniper
Snowbelle Mock Orange
Little Devil Ninebark
Nugget Ninebark
Dakota Sunspot Bush Cinquefoil
Chestnut Hill English Laurel
Gro-Low Fragrant Sumac
Red Knock Out Rose
Sem Ash Leaf Spiraea
Doozie Spiraea

SN
TME
VCS
WFM
YC

ORNAMENTAL GRASSES
CAK
HSS
PVR

PERENNIALS
HSD
PAL
SNE

GROUND COVERS
PP2

BOTANICAL NAME
Spiraea nipponica 'Snowmound'
Taxus x media 'Everlow'
Viburnum carlesii 'SMVCB' TM
Weigela florida 'Minuet'
Yucca filamentosa 'Color Guard'

BOTANICAL NAME
Calamagrostis x acutiflora 'Karl Foerster'
Helictotrichon sempervirens 'Sapphire'
Panicum virgatum 'Rotstrahlbusch'

BOTANICAL NAME
Hemerocallis x 'Stella de Oro'
Perovskia atriplicifolia 'Little Spire'
Salvia nemorosa 'East Friesland'

COMMON NAME
Snowmound Spirea
Everlow Yew
Spice Baby Koreanspice Viburnum
Minuet Weigela
Color Guard Adam's Needle

COMMON NAME
Karl Foerster Feather Reed Grass
Sapphire Blue Oat Grass
Rotstrahlbusch Red Switch Grass

COMMON NAME
Stella de Oro Daylily
Little Spire Russian Sage
East Friesland Meadow Sage

BOTANICAL NAME
Poa pratensis

BOTANICAL NAME
Poa pratensis

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CRUSHED ROCK, TALON'S COVE CRUSHED ROCK, SIZE: 1'-2", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL.
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3	6" CONCRETE MOW CURB EDGING
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7	POOL STAIRS AND HAND RAIL
9	SPA, MATERIALS AND FINISH TBD.
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30	CHAISE LOUNGE CHAIRS
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40	FENCING @ BASKETBALL COURT BACKDROP, HEIGHT AND MATERIAL T.B.D.
41	TUNNEL THROUGH TURF BERM, MANUF. T.B.D.



GRAPHIC SCALE



(IN FEET)  
1 inch = 20 ft.

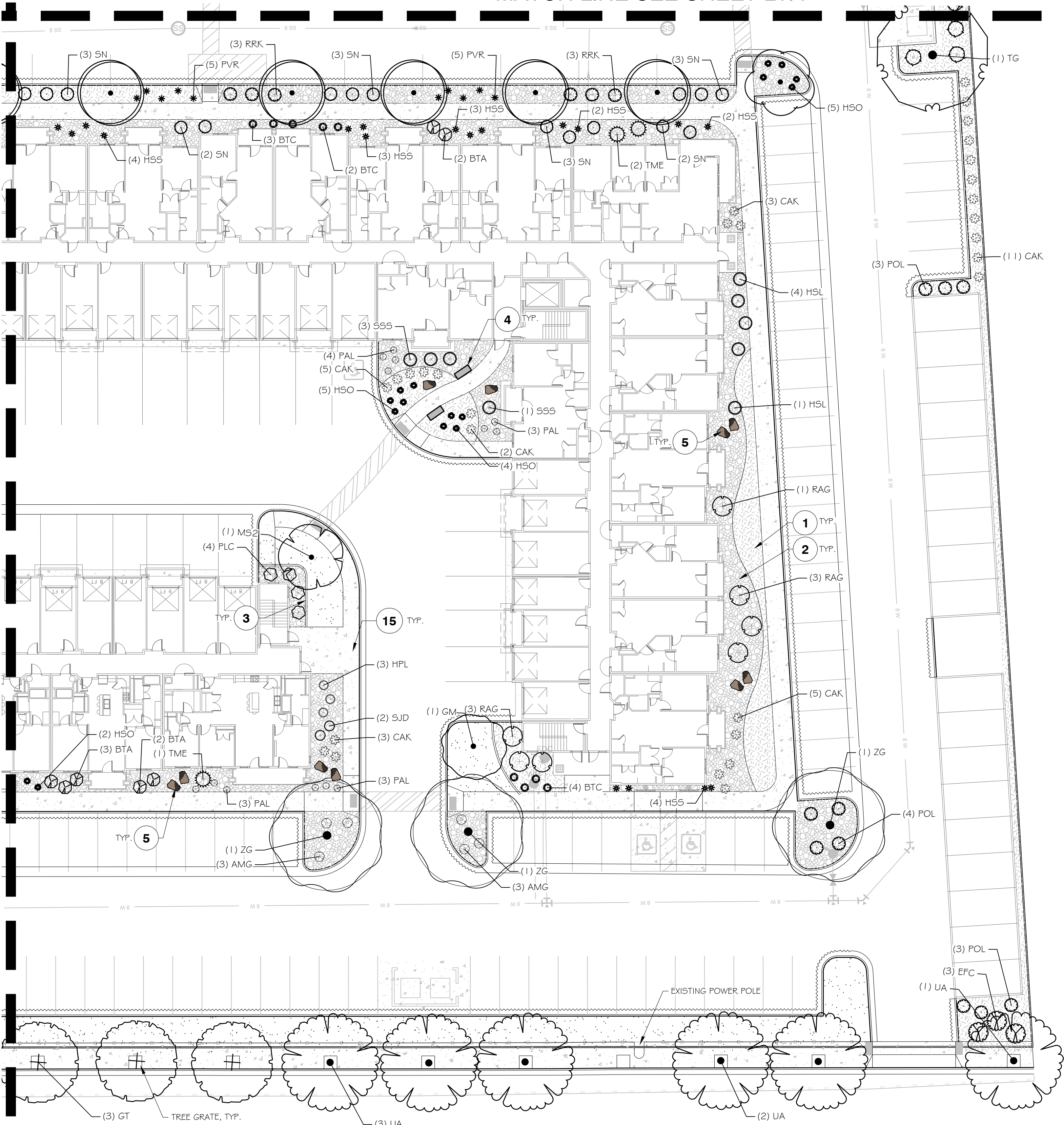
NOTE:  
REF. SHEET L1.0 FOR OVERALL PLANT QUANTITIES AND SIZES

REVISION BLOCK		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		



MATCH LINE SEE SHEET L1.4

MATCH LINE SEE SHEET L1.5



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
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MS2	Acer glabrum	Rocky Mountain Maple
AP	Acer x freemanii	Autumn Blaze Maple
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UA	Fagus sylvatica	European Beech 'Tricolor'
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LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum
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BG	Berberis thunbergii 'Goruzam' TM	Golden Ruby Japanese Barberry
BDH	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush
DCM	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
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EFC	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper
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LPH	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
JW	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
PSM	Philadelphus x 'Snowbelle'	Snowbelle Mock Orange
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark
PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark
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PLC	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill English Laurel
RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
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TME	Taxus x media 'Everlow'	Everlow Yew
VCS	Viburnum carlesii 'SMVCB' TM	Spice Baby Koreanspice Viburnum
WFM	Weigela florida 'Minuet'	Minuet Weigela
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Out Grass
PVR	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Red Switch Grass
PERENNIALS	BOTANICAL NAME	COMMON NAME
HSO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
SNE	Salvia nemorosa 'East Friesland'	East Friesland Meadow Sage

GROUND COVERS	CODE	BOTANICAL NAME
	PP2	Poa pratensis

NOTE:  
REF. SHEET L1.0 FOR OVERALL PLANT QUANTITIES AND SIZES

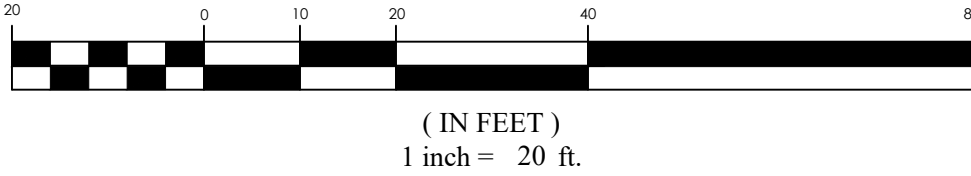
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1 CRUSHED ROCK, TALON'S COVE CRUSHED ROCK, SIZE: 1"-2", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL.
	2 RIVER COBBLE, SOUTH TOWN RIVER COBBLE, SIZE: 2"-4", FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH, OR APPROVED EQUAL.
	3 6" CONCRETE MOW CURB EDGING
	5 BOULDER, TYPE: SOMA, SIZE 2'-3', BY UTAH LANDSCAPING ROCK, NEPHI UTAH OR APPROVED EQUAL. VARY BOULDERS IN SIZE
	6 BENCH, 6' LENGTH, CLASSIC ARCH BENCH, BY: SMITH STEEL WORKS, POWDER COAT FINISH, COLOR: BLACK.
	7 POOL STAIRS AND HAND RAIL
	9 SPA, MATERIALS AND FINISH TBD.
	10 POOL COPING MATERIAL, TBD.
	11 POOL DECK PAVING, TYPE, COLOR & SURFACE FINISH TBD.
	12 SHADE SAIL, TBD.
	13 8" PLAYGROUND CONCRETE EDGE
	14 PICKLE BALL COURT
	15 4" CONCRETE PEDESTRIAN PAVING
	16 PLAYGROUND MULCH, TYPE: CERTIFIED PLAYGROUND CHIPS, 14" DEPTH, BY LANDSCAPE SUPPLY OF UTAH, DRAPER LOCATION, (801)-816-9104, OR APPROVED EQUAL
	17 CONCRETE PAVING SQUARES, 4' X 4' X 4"
	18 POOL WET DECK
	19 SHADE CANOPY, MATERIAL T.B.D.
	20 PICNIC TABLE, GRETCHEN PICNIC TABLE, DIMENSIONS: 58"x54"x30", WOOD, THERMALLY MODIFIED ASH, BY LANDSCAPE FORMS OR APPROVED EQUAL.
	21 TABLE & CHAIRS W/ UMBRELLA
	22 HALF COURT BASKETBALL

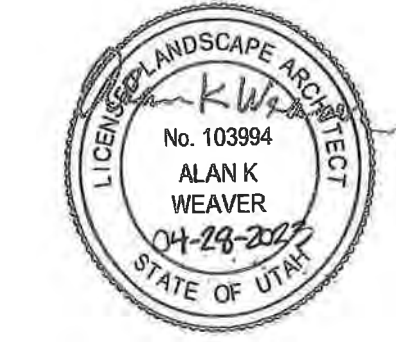
- 23 SHADE STRUCTURE @ POOL, REF. ARCH. PLANS
- 24 ORNAMENTAL POOL FENCING & GATE, MATERIAL: METAL, COLOR: BLACK, GATE TO BE INSTALLED WITH KEY FOB ENTRY DEVICE
- 25 PUTTING GREEN, ARTIFICIAL TURF TYPES TBD.
- 26 ARTIFICIAL TURF, TYPE & MANUF. TBD.
- 27 SLIDE @ PARK, COLOR & MATERIAL TBD.
- 28 LOGS & TREE STUMPS, NATURAL WOOD, STAKING ORIENTATION AND MOUNTING, TBD.
- 29 SWING, MANUFACTURER & TYPE TBD.
- 30 CHAISE LOUNGE CHAIRS
- 31 WEB CLIMBER, MOUNTED TO NATURAL BOULDERS.
- 32 LOUNGE FURNITURE, TBD.
- 33 FIRE PIT, RECTANGULAR, MANUF. TBD.
- 34 CONCRETE SEATING CUBES, COLOR AND DIMENSION TBD.
- 35 CONCRETE PLANTER WALL, 18" HT. X 18" W. SURFACE FINISH TBD.
- 36 METAL ARBOR WITH MASONRY COLUMNS, COLOR AND MATERIALS TBD.
- 37 STONE CLAD FIRE FEATURE WITH BAR TABLE LEDGE, DIMENSIONS AND MATERIALS, T.B.D.
- 38 BAR CHAIRS
- 39 GRILLING STATION
- 40 FENCING @ BASKETBALL COURT BACKDROP, HEIGHT AND MATERIAL T.B.D.
- 41 TUNNEL THROUGH TURF BERM, MANUF. T.B.D.



GRAPHIC SCALE



ANDERSON FARM APARTMENTS  
1200 W 500 N, LONDON, UTAH  
LANDSCAPE PLAN

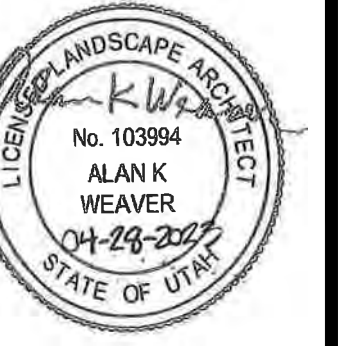


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6	6	

LANDSCAPE PLAN	
Scale: 1"=20'	Drawn: BW/MI
Date: 04/28/2023	Job #: 22-0173
Sheet:	L1.6







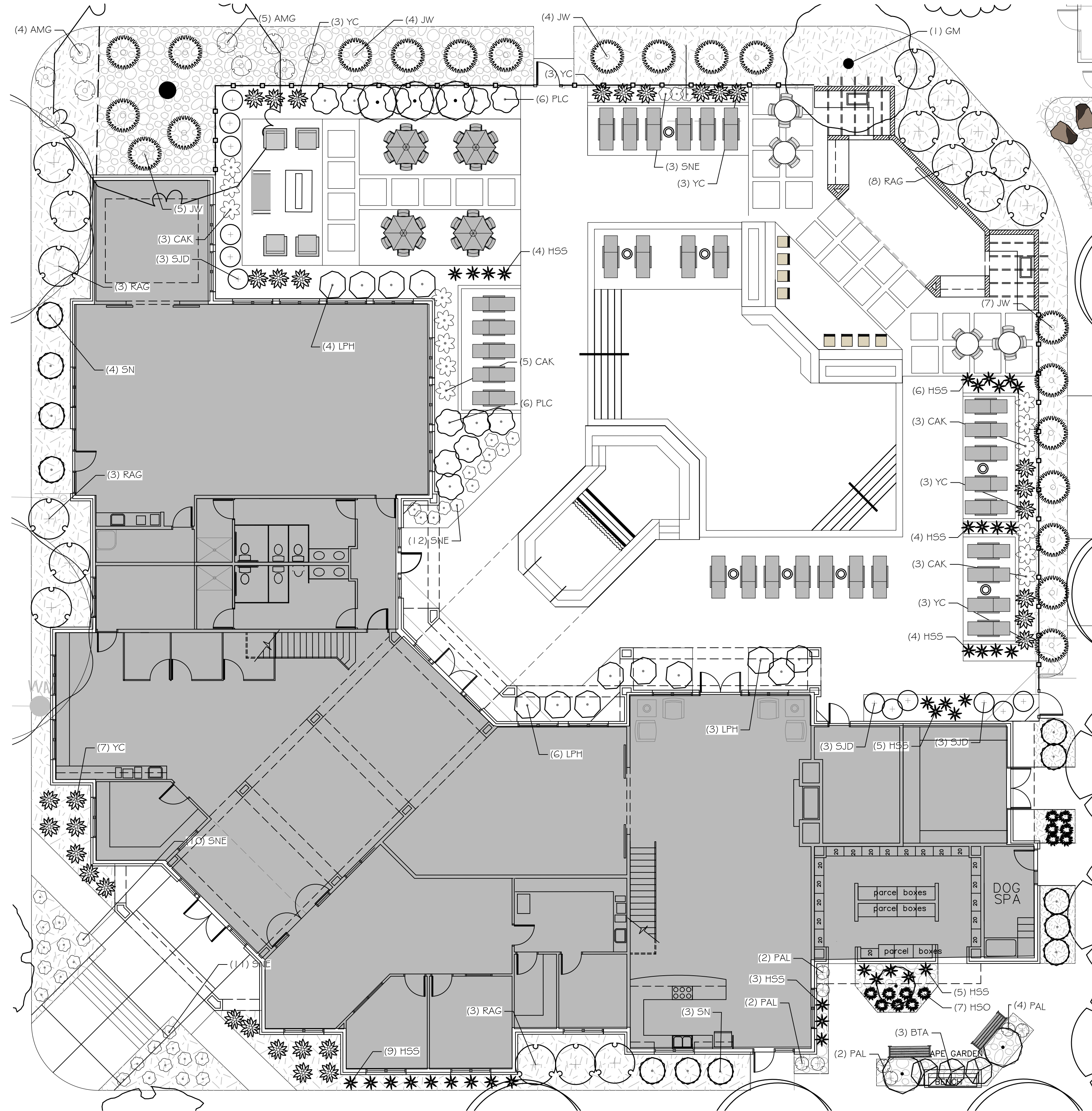
ANDERSON FARM APARTMENTS  
1200 W 500 N, LONDON, UTAH  
PLANTING PLAN ENLARGEMENT

#	DATE	DESCRIPTION
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3	10-1-20	10-1-20
4	10-1-20	10-1-20
5	10-1-20	10-1-20
6	10-1-20	10-1-20

## PLANTING PLAN ENLARGEMENT

Scale: 1"=10'	Drawn: BW/MI
Date: 04/28/2023	Job #: 22-0173
Project:	

1.7



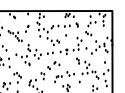
## COMMUNITY CENTER - PLANTING ENLARGEMENT

SCALE: 1"=10'



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

## PLANT SCHEDULE

REES	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
GM	Acer campestre	Hedge Maple
MS2	Acer glabrum	Rocky Mountain Maple
AP	Acer x freemanii	Autumn Blaze Maple
2F	Cercis canadensis 'Forest Pansy'	Eastern Redbud
JA	Fagus sylvatica	European Beech 'Tricolor'
GT	Gleditsia triacanthos inermis 'Impcole' TM	Imperial Honey Locust
LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum
SS	Syringa reticulata	Japanese Tree Lilac
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
ZG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova
SHRUBS	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
AML	Aronia melanocarpa 'Low Scape Hedge'	Dwarf Chokeberry
AMG	Aronia melanocarpa 'UCONNAMO12' TM	Ground Hug Black Chokeberry
BTC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry
3G	Berberis thunbergii 'Goruzam' TM	Golden Ruby Japanese Barberry
BDH	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush
3CH	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
CEC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush
3H	Euonymus fortunei 'Coloratus'	Purple-leaf Winter Creeper
HSL	Hibiscus syriacus 'SHIMRV24' TM	Li' Kim Violet Rose of Sharon
LPH	Hydrangea paniculata 'Kolmavesu' TM	Lava Lamp Flare Hydrangea
HPL	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
JW	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
PSM	Philadelphus x 'Snowbelle'	Snowbelle Mock Orange
PO	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark
RON	Physocarpus opulifolius 'Nagel	Everlong Ninebark
PDF	Potentilla fruticosa 'Dakota Sunset'	Dakota Sunset Bush Cinquefoil
PLC	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill English Laurel
RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
RRK	Rosa x 'Red Knock Out'	Red Knock Out Rose
SSS	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea
SJ	Spiraea japonica 'Double Play Doozie'	Doozie Spirea
SND	Spiraea nipponica 'Snowmound'	Snowmound Spirea
TME	Taxus x media 'Everlow'	Everlow Yew
WCS	Viburnum carlesii 'SM/CVB' TM	Spice Baby Koreanspice Viburnum
WFM	Weigela florida 'Minuet'	Minuet Weigela
WYC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle
	<u>BOTANICAL GRASSES</u>	<u>COMMON NAME</u>
CAK	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass
PVR	Panicum urticifolium 'Rotstrahlbusch'	Rotstrahlbusch Red Switch Grass
<u>PERENNIALS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
HSHO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
PSNE	Salvia nemorosa 'East Friesland'	East Friesland Meadow Sage
<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
	PP2	Poa pratensis

NOTE:  
REF. SHEET L1.0 FOR OVERALL PLANT QUANTITIES AND SIZES



GRAPHIC SCALE



inch = 10 ft.





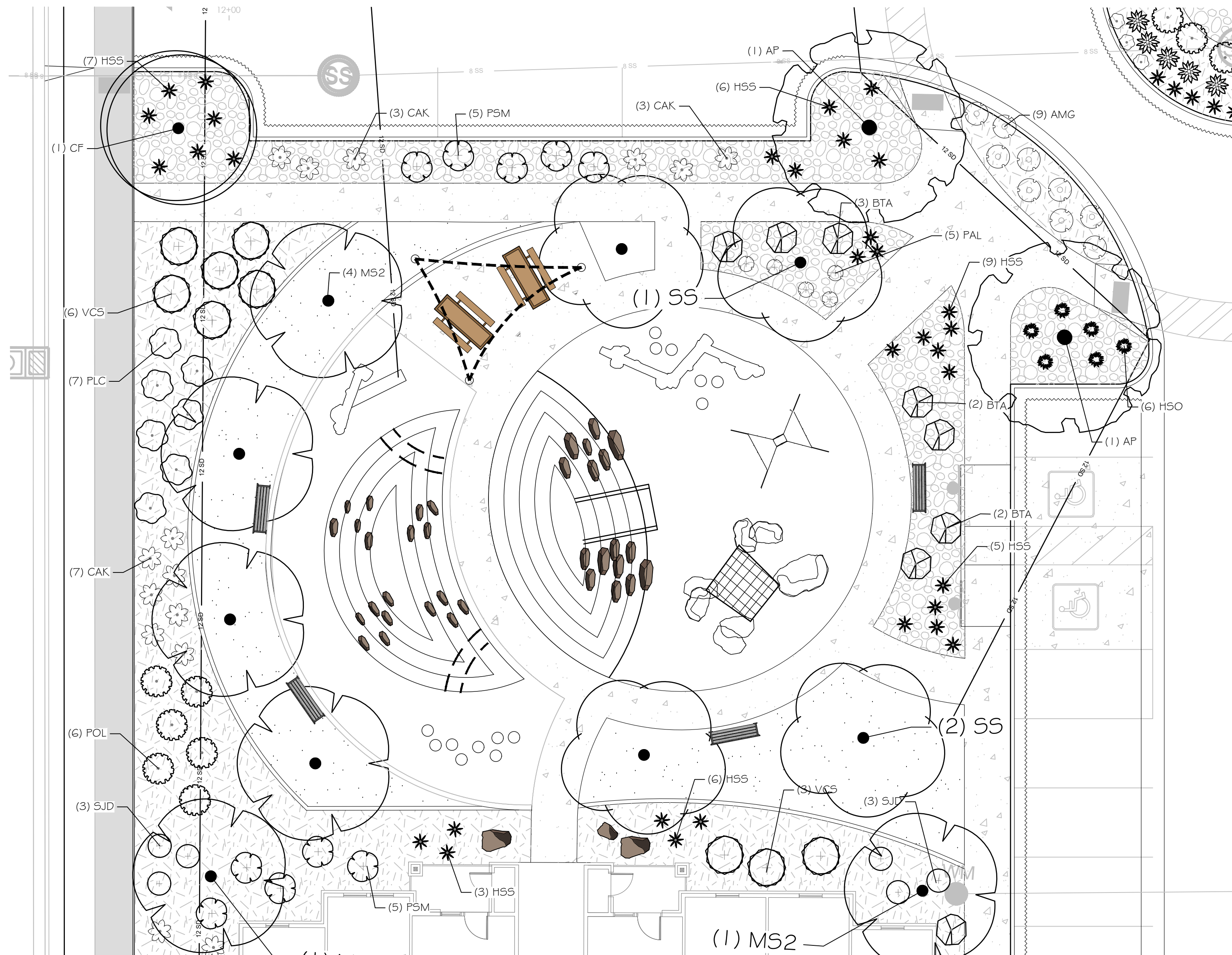
ANDERSON FARM APARTMENTS  
1200 W 500 N, LONDON, UTAH  
LAYOUT PLAN ENLARGEMENT

REVISION BLOCK		
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6	10/20/2010	

LAYOUT PLAN  
ENLARGEMENT

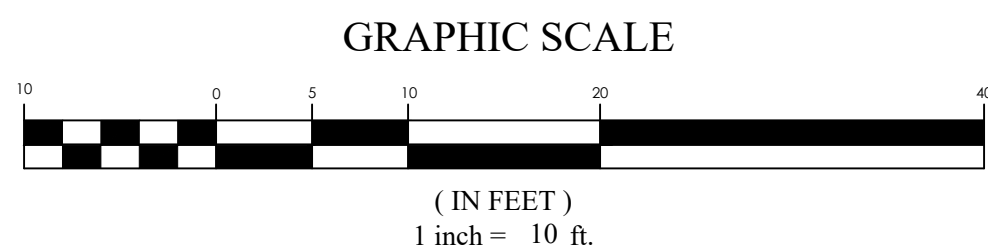
Scale: 1"=10'	Drawn: BW/MI
Date: 04/28/2023	Job #: 22-0173

**L1.8B**




# PARK - LAYOUT ENLARGEMENT PLAN

SCALE: 1"=10'



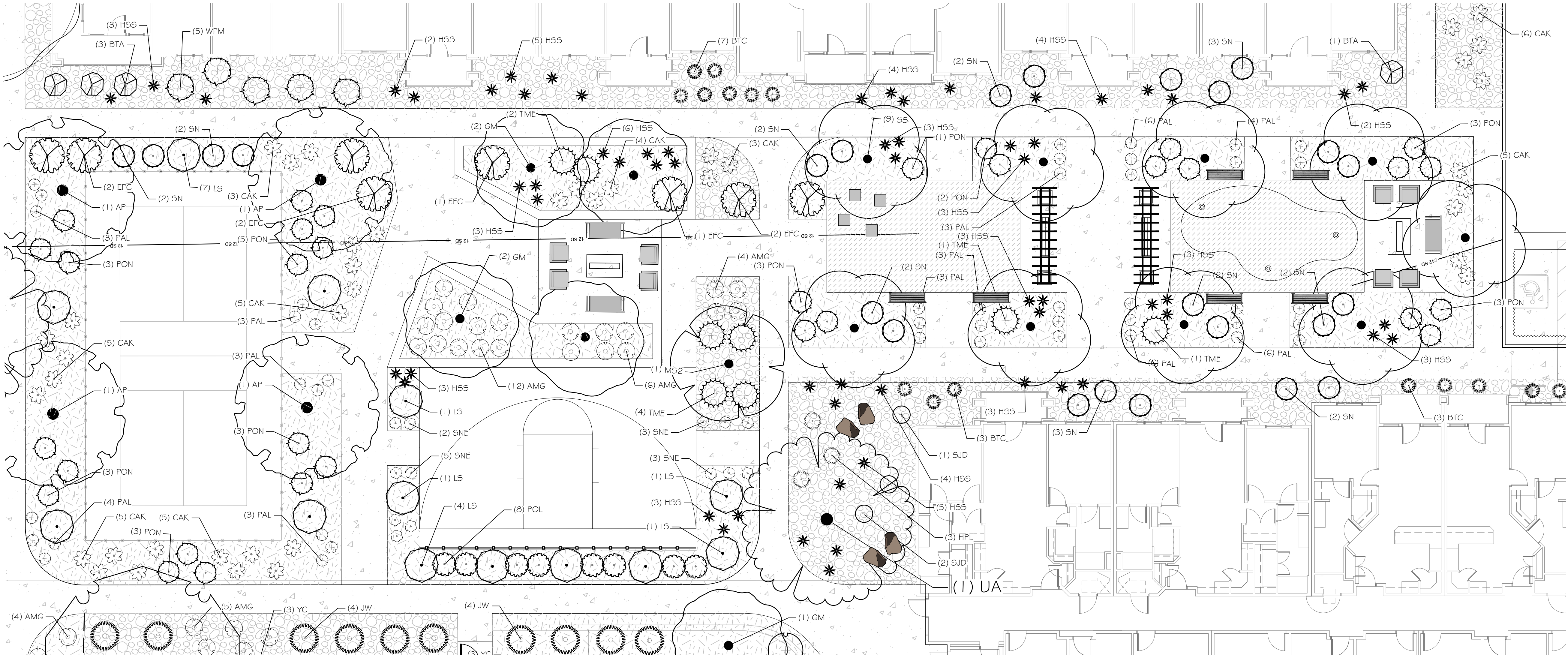
## PLANT SCHEDULE

<u>GRASSES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
GM	Acer campestre	Hedge Maple
MS2	Acer glabrum	Rocky Mountain Maple
AP	Acer x freemanii	Autumn Blaze Maple
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud
UA	Fagus sylvatica	European Beech 'Tricolor'
GT	Gleditsia triacanthos inermis 'Impcole' TM	Imperial Honey Locust
SS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum
SSS	Syringa reticulata	Japanese Tree Lilac
ZZ	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
TG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova
<u>SHRUBS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
AMIL	Aronia melanocarpa 'Low Scape Hedge'	Dwarf Chokeberry
AMG	Aronia melanocarpa 'UCCONNAM012' TM	Ground Hug Black Chokeberry
BTC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry
BDH	Berberis thunbergii 'Goruzum' TM	Golden Ruby Japanese Barberry
DCM	Buddija davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush
EAC	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
EFC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush
HSL	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper
HPH	Hibiscus syriacus 'SHIMRV24' TM	Lil' Kim Violet Rose of Sharon
LPH	Hydrangea paniculata 'Kolmanaves' TM	Lamp Flame Jade Hydrangea
JW	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
PSM	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
PON	Philadelphus x 'Snowbelle'	Snowbelle Mock Orange
PLD	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark
PFC	Physocarpus opulifolius 'Hedge'	Nugust Ninebark
RAG	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Bush Cinquefoil
RRK	Prunus laurocerasus 'Chestrnut Hill'	Chestnut Hill English Laurel
SDD	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
SSS	Rosa x 'Red Knock Out'	Red Knock Out Rose
SN	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea
TME	Spirea japonica 'Double Play Doozie'	Doozie Spirea
VCS	Spirea nipponica 'Snowmound'	Snowmound Spirea
WFM	Taxus x media 'Everlow'	Everlow Yew
YC	Viburnum carlesii 'SMVCB' TM	Spice Baby Koreanspice Viburnum
	Weigela florida 'Minuet'	Minuet Weigela
	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle
<u>ORNAMENTAL GRASSES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass
PVR	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Red Switch Grass
<u>PERENNIALS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
HSD	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
PAL	Peroovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
SNE	Salvia nemorosa 'East Friesland'	East Friesland Meadow Sage
<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
	PP2	Poa pratensis

NOTE:  
REF. SHEET L1.0 FOR OVERALL PLANT QUANTITIES AND SIZES







PLANT SCHEDULE

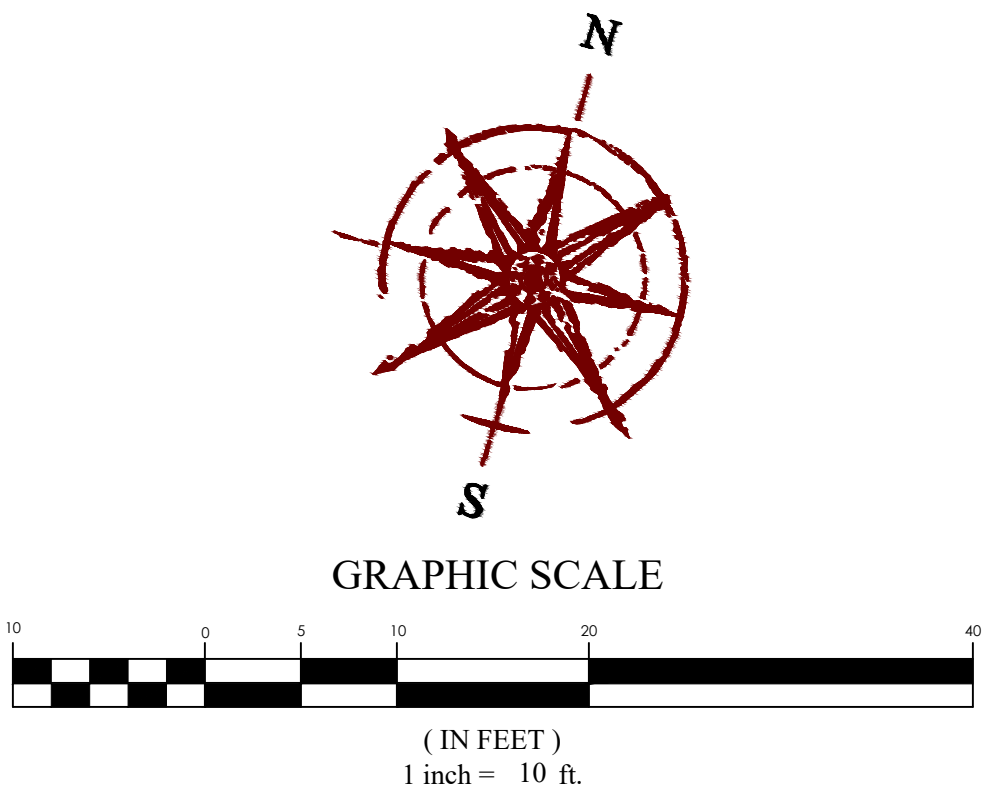
TREES	BOTANICAL NAME	COMMON NAME
GM	Acer campestre	Hedge Maple
MS2	Acer glabrum	Rocky Mountain Maple
AP	Acer x freemanii	Autumn Blaze Maple
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud
UA	Fagus sylvatica	European Beech 'Tricolor'
GT	Gleditsia triacanthos inermis 'Impcole' TM	Imperial Honey Locust
LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum
SS	Syringa reticulata	Japanese Tree Lilac
TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden
ZG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova
SHRUBS	BOTANICAL NAME	COMMON NAME
AML	Aronia melanocarpa 'Low Scape Hedger'	Dwarf Chokeberry
AMG	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry
BTC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry
BTA	Berberis thunbergii 'Aurea Nana'	Golden Dwarf Japanese Barberry
BG	Berberis thunbergii 'Goruzam' TM	Golden Ruby Japanese Barberry
BDH	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush
DCM	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush
EFC	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper
HSL	Hibiscus syriacus 'SHIMRV24' TM	Li' Kim Violet Rose of Sharon
HPL	Hydrangea paniculata 'Kolmavesu' TM	Lava Lamp Flare Hydrangea
LPH	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea
JW	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
PSM	Philadelphus x 'Snowbelle'	Snowbelle Mock Orange
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark
PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark
PFD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Bush Cinquefoil
PLC	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill English Laurel
RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
RRK	Rosa x 'Red Knock Out'	Red Knock Out Rose
SSS	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea
SJD	Spiraea japonica 'Double Play Doozie'	Doozie Spirea
SN	Spiraea nipponica 'Snowmound'	Snowmound Spirea
TME	Taxus x media 'Everlow'	Everlow Yew
VCS	Viburnum carlesii 'SMVCB' TM	Spice Baby Koreanspice Viburnum
WFM	Weigela florida 'Minuet'	Minuet Weigela
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass
PVR	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Red Switch Grass
PERENNIALS	BOTANICAL NAME	COMMON NAME
HSO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
SNE	Salvia nemorosa 'East Friesland'	East Friesland Meadow Sage

GROUND COVERS	CODE	BOTANICAL NAME
	PP2	Poa pratensis

COMMUNITY GREEN SPACE - PLAN ENLARGEMENT

SCALE: 1" = 10'

NOTE:  
REF. SHEET L1.0 FOR OVERALL PLANT QUANTITIES AND SIZES



ANDERSON FARM APARTMENTS  
1200 W 500 N, LONDON, UTAH  
LANDSCAPE PLAN ENLARGEMENT

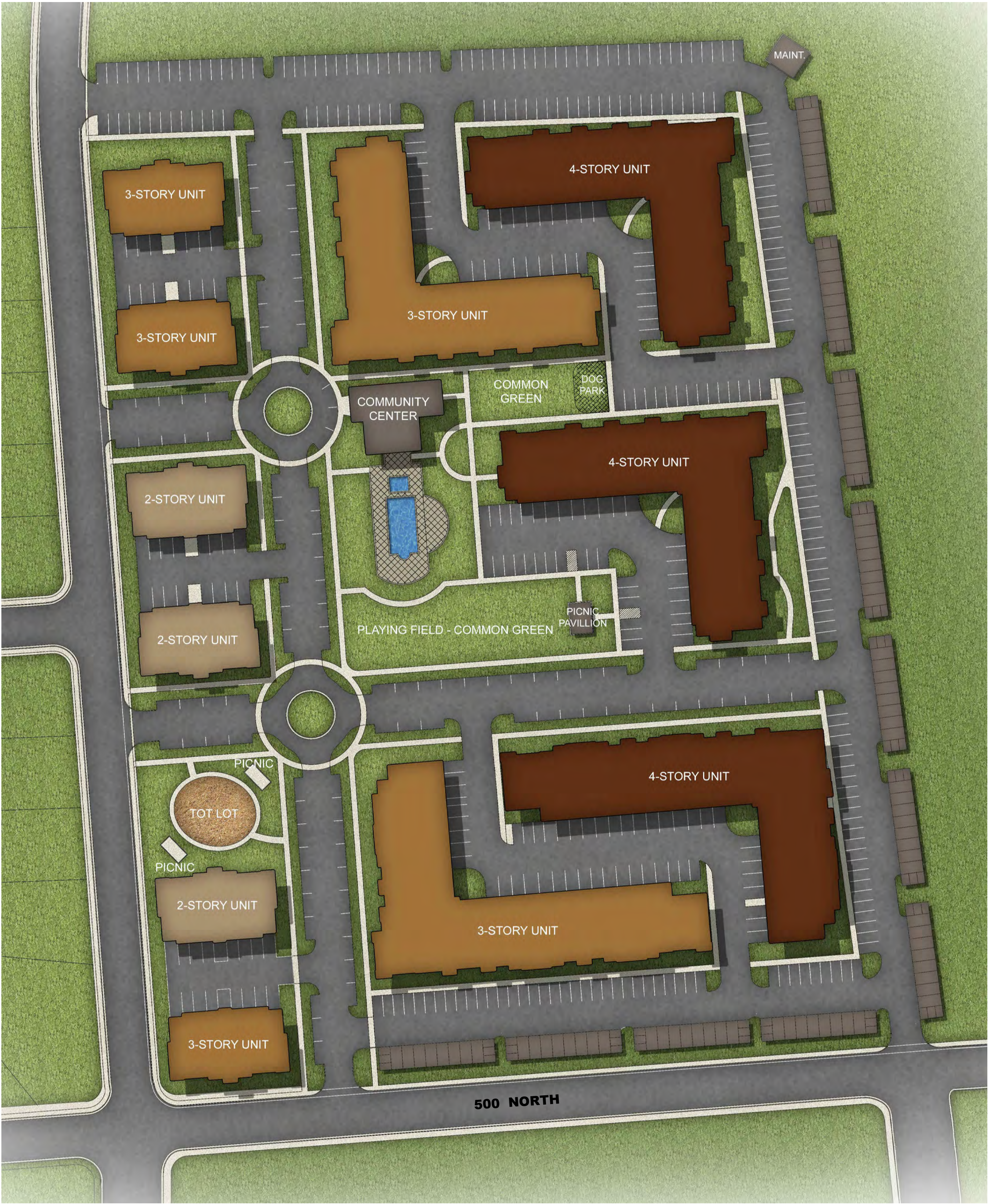
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1	04/28/2023	Initial Design
2	05/02/2023	Revised Plant Schedule
3	05/08/2023	Added Callouts
4	05/15/2023	Final Plant Schedule
5	05/22/2023	Final Callouts
6	05/29/2023	Final Design

LANDSCAPE PLAN ENLARGEMENT	
Scale: 1"=10'	Drawn: BW/MI
Date: 04/28/2023	Job #: 22-0173
Sheet:	L1.9B

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







- TABULATIONS**
- APPROVED FOR 380 UNITS
  - 1.8 STALLS / UNIT

LEI

- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

ANDERSON FARMS

LONDON, UTAH

EXHIBIT F - MULTI FAMILY SITE PLAN

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:	2013-1845
DRAWN BY:	BLS
CHECKED BY:	GDM
SCALE:	N.T.S.
DATE:	5/3/2016

EXHIBIT	F
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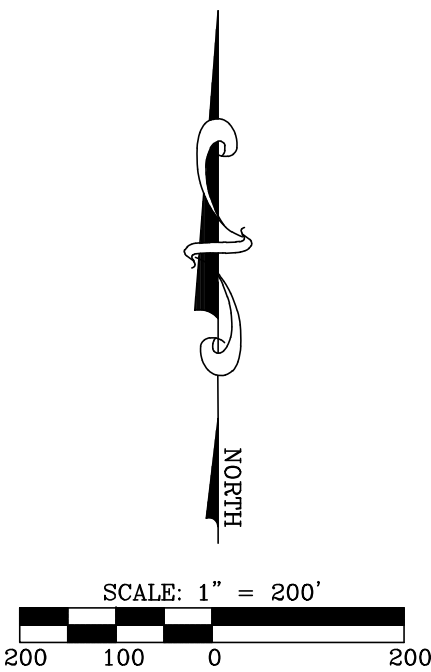
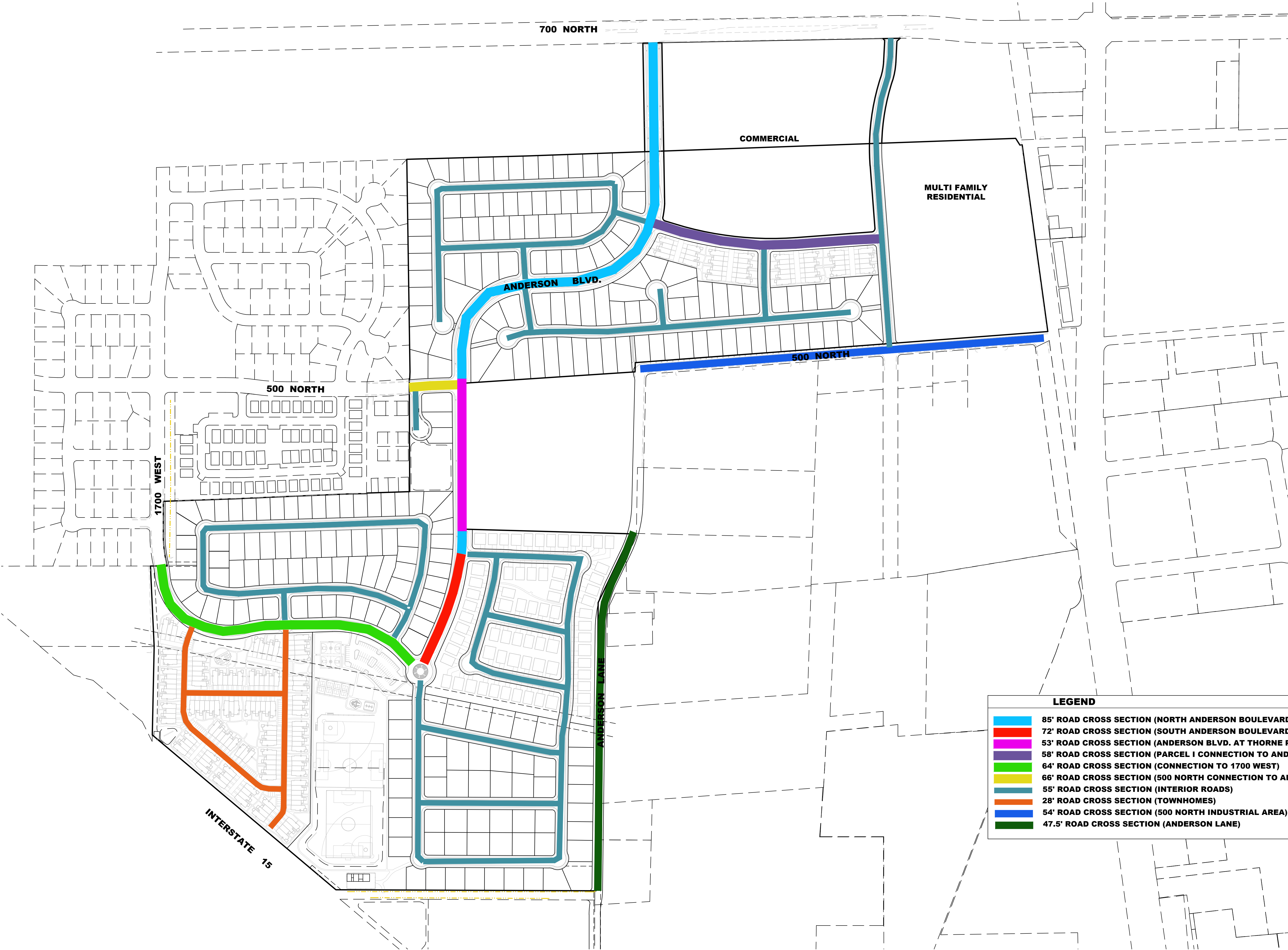
IVORY HOMES

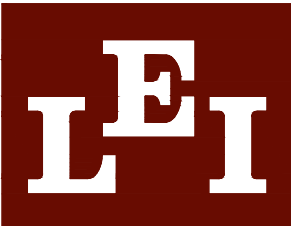
3340 NORTH CENTER STREET  
LEHI, UT. 84043  
(801) 407-6800

KCB

architecture







A Utah Corporation

**ENGINEERS**

**SURVEYORS**

**PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

**ANDERSON FARMS**

LONDON, UTAH

**EXHIBIT J-1, STREET CROSS SECTIONS**

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:	2013-1845
DRAWN BY:	BLS
CHECKED BY:	GDM
SCALE:	1" = 200'
DATE:	5/2/2016

EXHIBIT

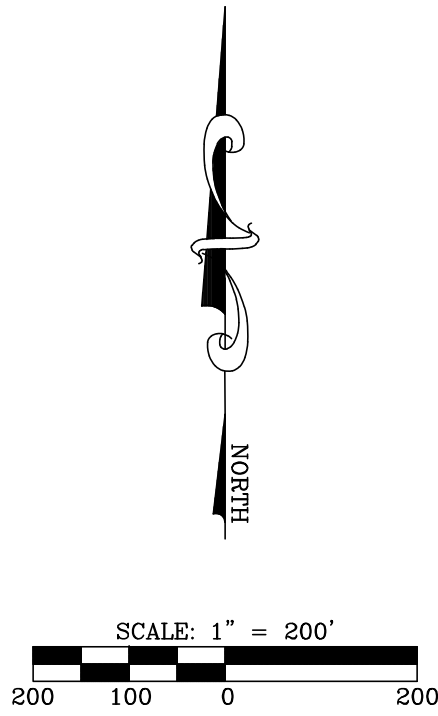
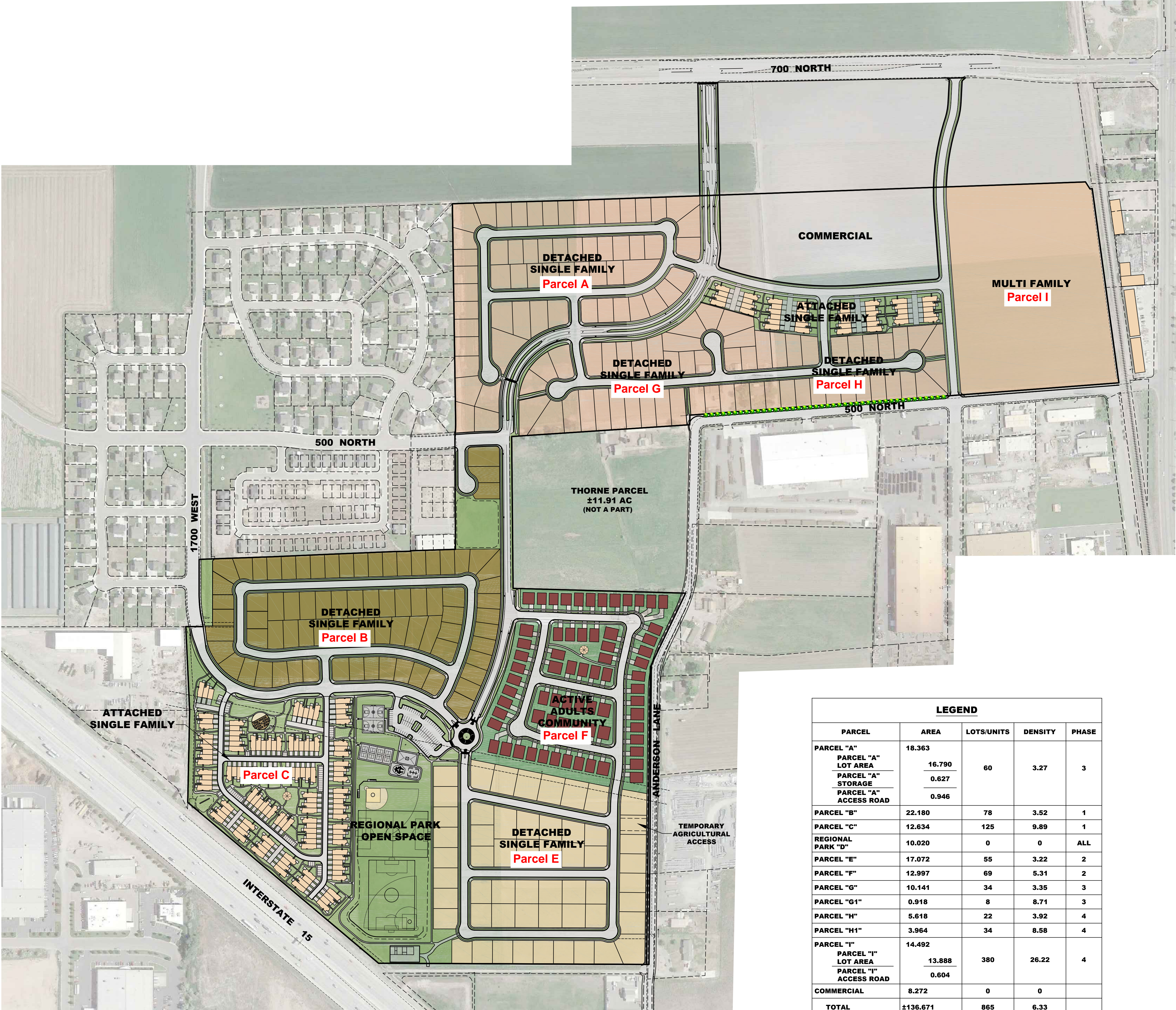
**J-1**



\\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\EXHIBITS\13-1845 EXHIBIT J2-FOR DEV AGREE.DWG 4/25/2016 1:02 PM







LEI

A Utah Corporation

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

ANDERSON FARMS

LONDON, UTAH

EXHIBIT B - PROPERTY CONCEPT PLAN

LEGEND				
PARCEL	AREA	LOTS/UNITS	DENSITY	PHASE
PARCEL "A"	18.363	60	3.27	3
PARCEL "A" LOT AREA	16.790			
PARCEL "A" STORAGE	0.627			
PARCEL "A" ACCESS ROAD	0.946			
PARCEL "B"	22.180	78	3.52	1
PARCEL "C"	12.634	125	9.89	1
REGIONAL PARK "D"	10.020	0	0	ALL
PARCEL "E"	17.072	55	3.22	2
PARCEL "F"	12.997	69	5.31	2
PARCEL "G"	10.141	34	3.35	3
PARCEL "G1"	0.918	8	8.71	3
PARCEL "H"	5.618	22	3.92	4
PARCEL "H1"	3.964	34	8.58	4
PARCEL "I"	14.492	380	26.22	4
PARCEL "I" LOT AREA	13.888			
PARCEL "I" ACCESS ROAD	0.604			
COMMERCIAL	8.272	0	0	
TOTAL	±136.671	865	6.33	

IVORY HOMES

3340 NORTH CENTER STREET  
LEHI, UT. 84043  
(801) 407-6800

REVISIONS

1

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-

5

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LEI PROJECT #:

2013-1845

DRAWN BY:

BLS

CHECKED BY:

GDM

SCALE:

1" = 200'

DATE:

5/2/2016

EXHIBIT

B

U:\LAND DESKTOP PROJECTS\13-1845 ANDERSON FARMS\DWG\EXHIBITS\13-1845 EXHIBIT B-FOR DEV AGREE.DWG 4/22/2016 12:49 PM



Exhibit 11: 4-Story Building Elevations



- FACIA & SOFFIT METAL
- STUCCO BASE COLOR
- STUCCO ACCENT COLOR
- STUCCO ACCENT COLOR
- BRICK VENEER
- CONCRETE BLOCK
- STEEL RAILINGS





EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



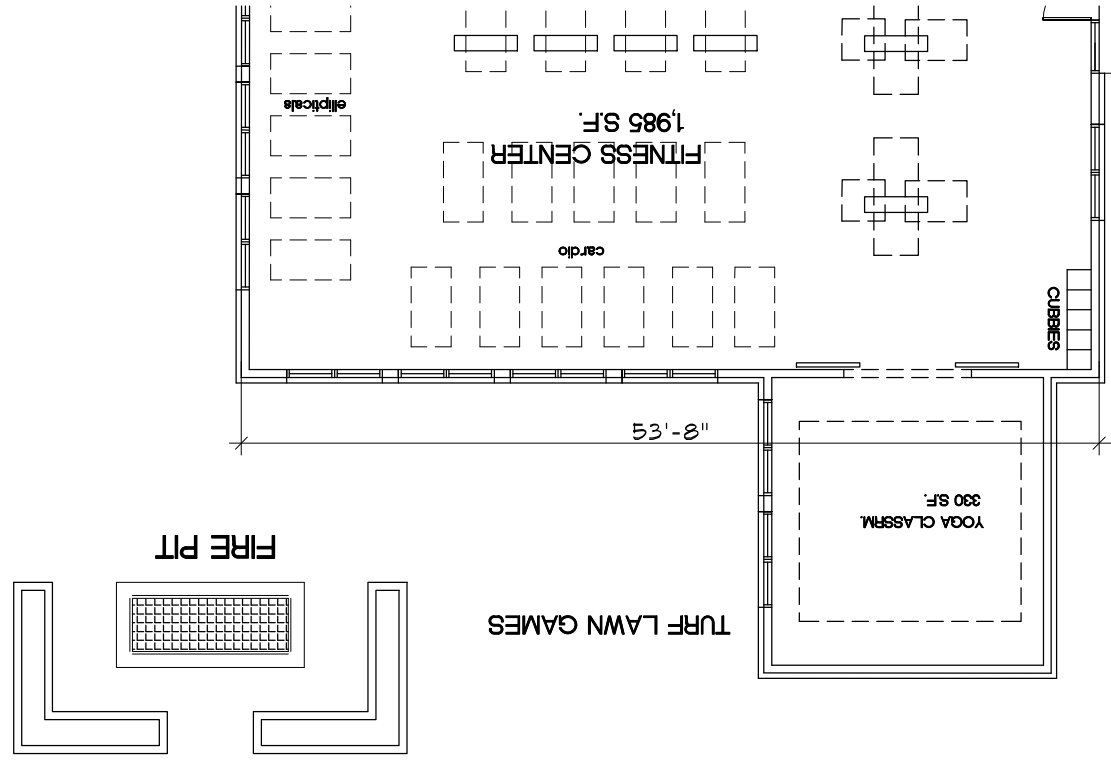
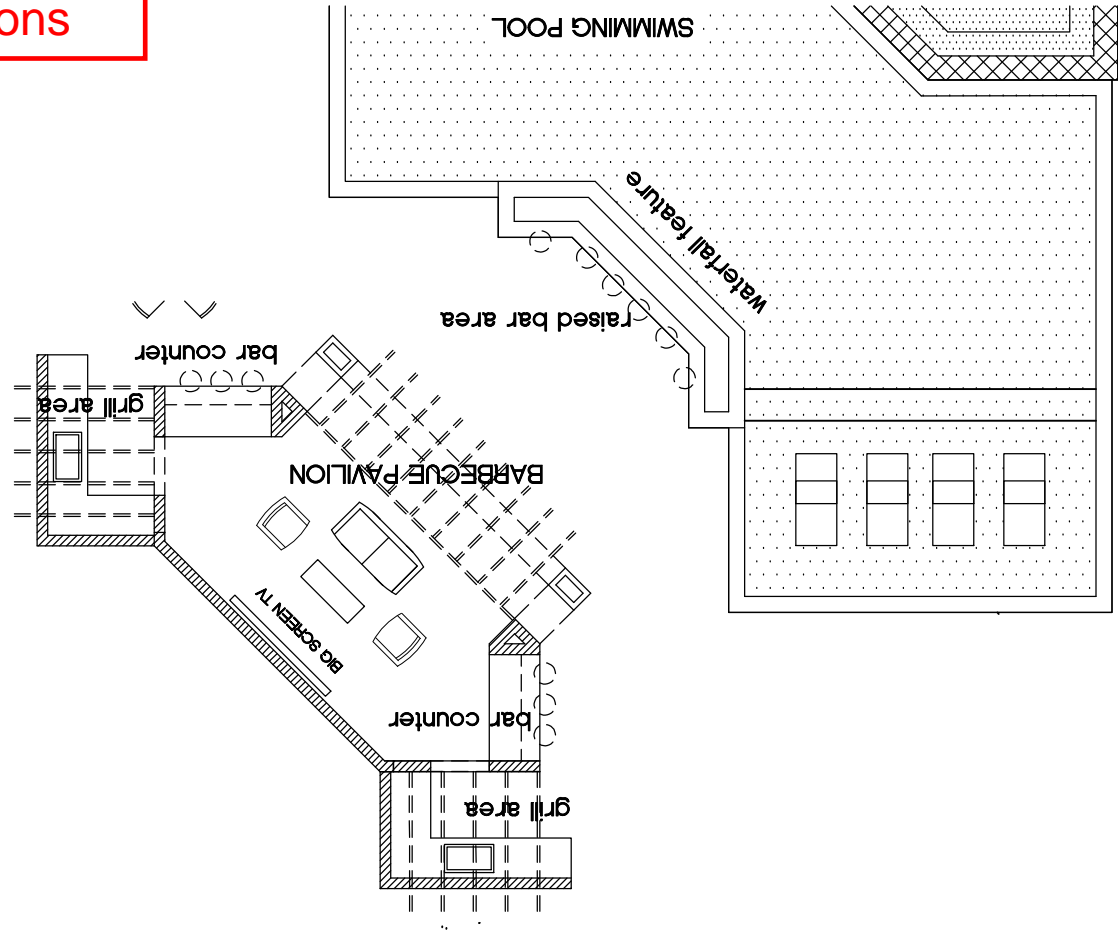
SOUTH ELEVATION





CLUBHOUSE MAIN ENTRY

Exhibit 12: Clubhouse  
Building Elevations



WORK SHOP

POOL EQUIP.

CLUB ROOM

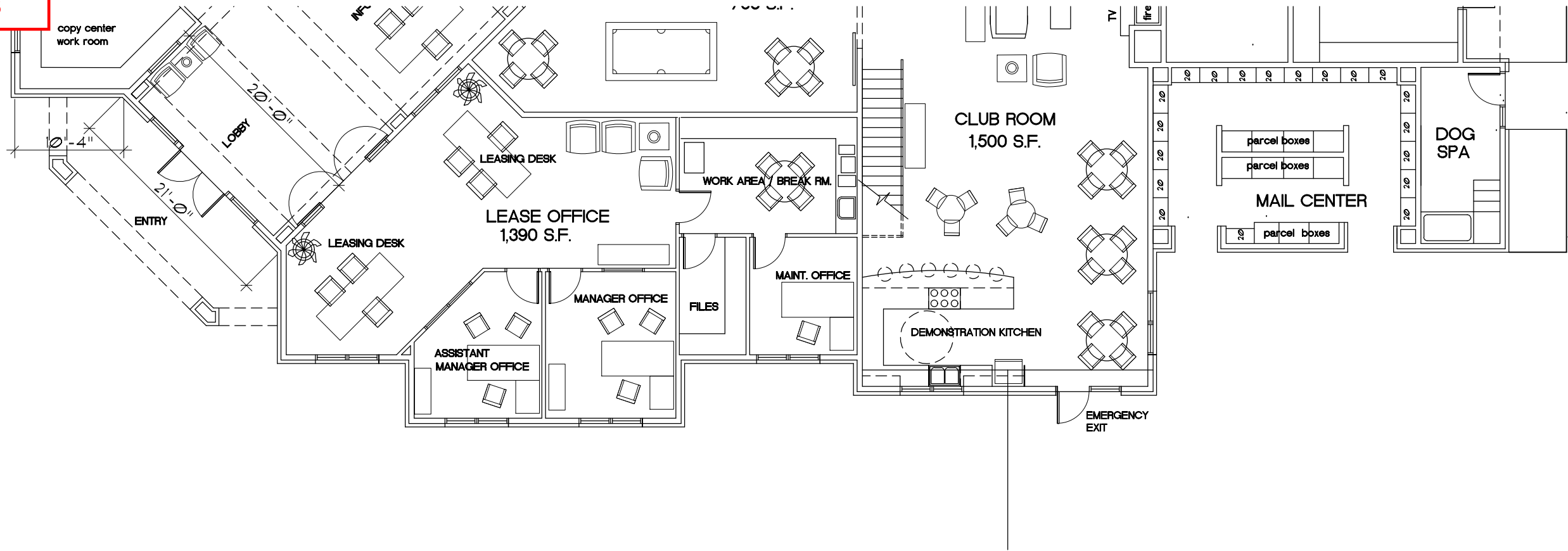
POOL TERRACE

FITNESS CENTER

YOGA STUDIO

CLUBHOUSE NORTH ELEVATION

Exhibit 12: Clubhouse  
Building Elevations



ENTRY

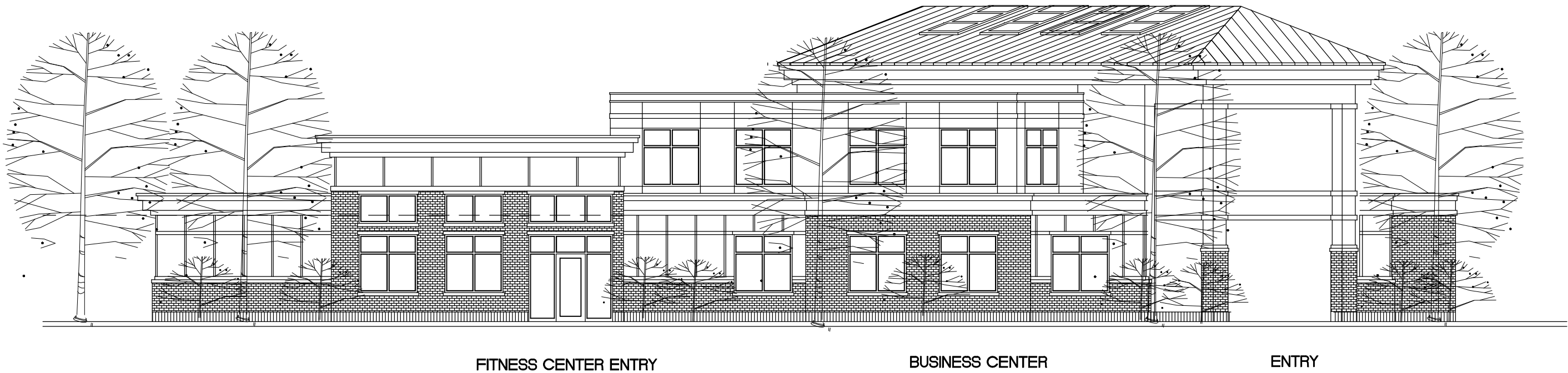
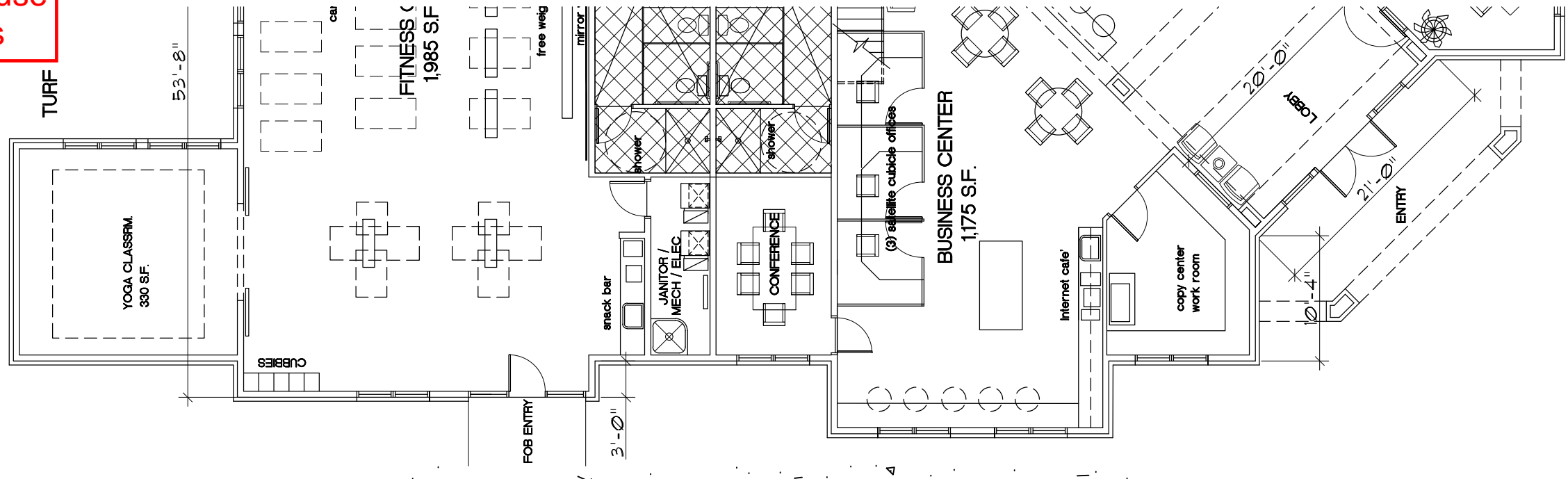
LEASE OFFICE

CLUB ROOM

MAIL CENTER

CLUBHOUSE SOUTH ELEVATION

Exhibit 12: Clubhouse  
Building Elevations



CLUBHOUSE WEST ELEVATION



Exhibit 12: Clubhouse Building Elevations





Exhibit 12: Clubhouse Building Elevations

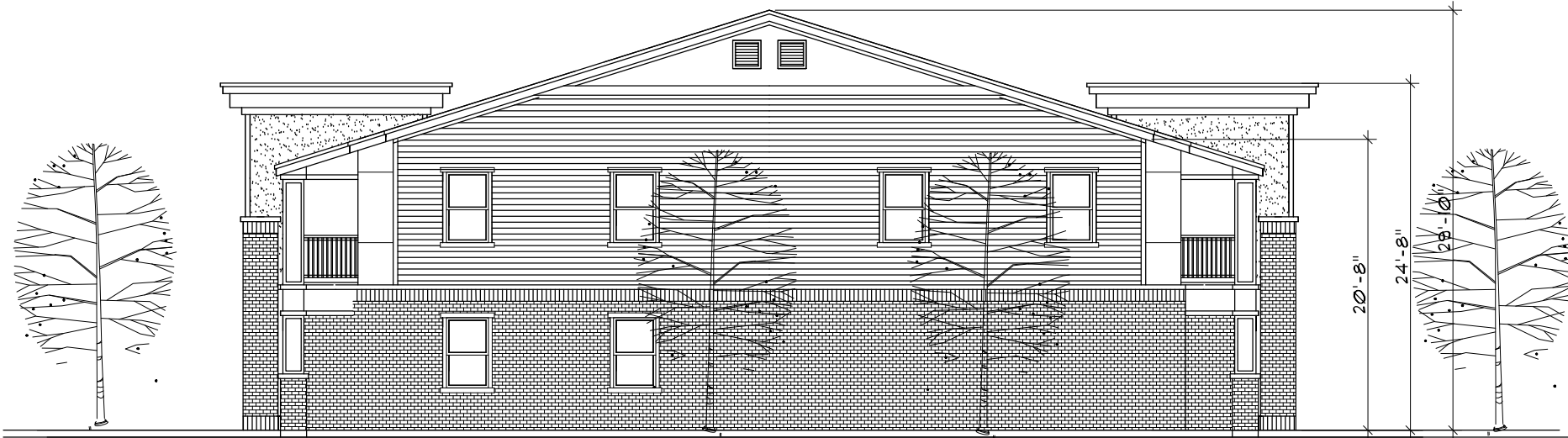


Exhibit 13: 2-Story  
Building Elevations



FRONT ELEVATION - BLDG. 'F, G'

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION - BLDG. 'F, G'

SCALE: 3/16" = 1'-0"


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SHEET NUMBER  
AF.4

DATE  
5 MAY 2023

REVISION



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LINDON, UT  
ANDERSON BLVD.  
LINDON, UTAH  
ICO DEVELOPMENT

SHEET TITLE  
ELEVATIONS  
BLDGs. F, G  
SCALE : 3/16" = 1'-0"

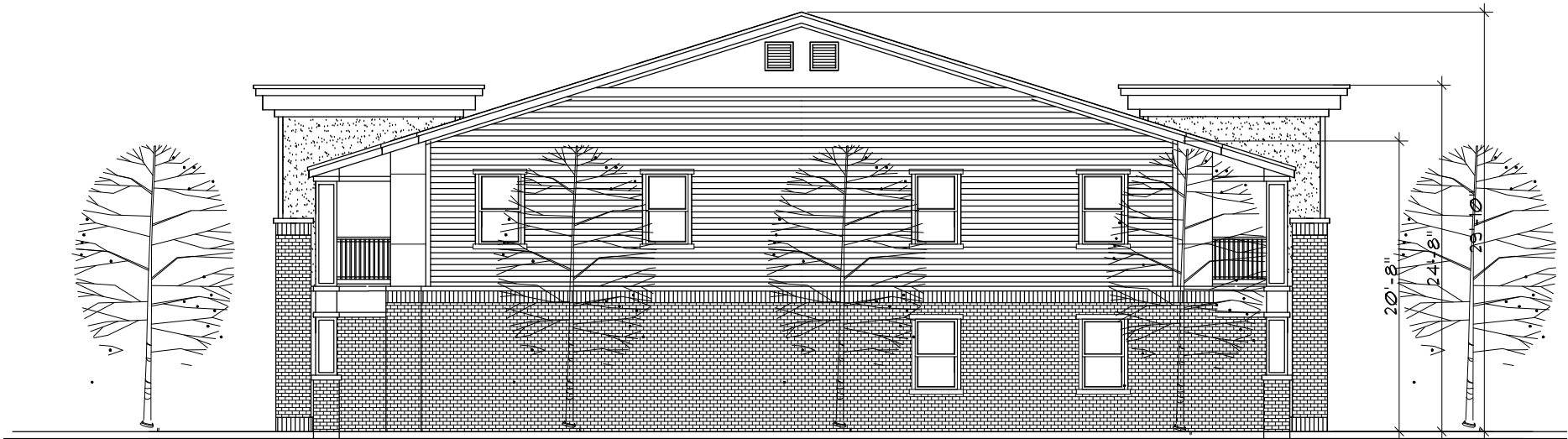
PROJECT NUMBER  
22-015

Exhibit 13: 2-Story  
Building Elevations



REAR ELEVATION – BLDG. 'F, G'

SCALE: 3/16" = 1'-0"



LEFT ELEVATION – BLDG. 'F, G'

SCALE: 3/16" = 1'-0"

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PROJECT NUMBER

22-015

SHEET TITLE

ELEVATIONS  
BLDGs. F, G  
SCALE : 3/16" = 1'-0"

PROJECT/OWNER

ICO ANDERSON FARMS  
LINDON, UT  
ANDERSON BLYD.  
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ICO DEVELOPMENT

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REVISION

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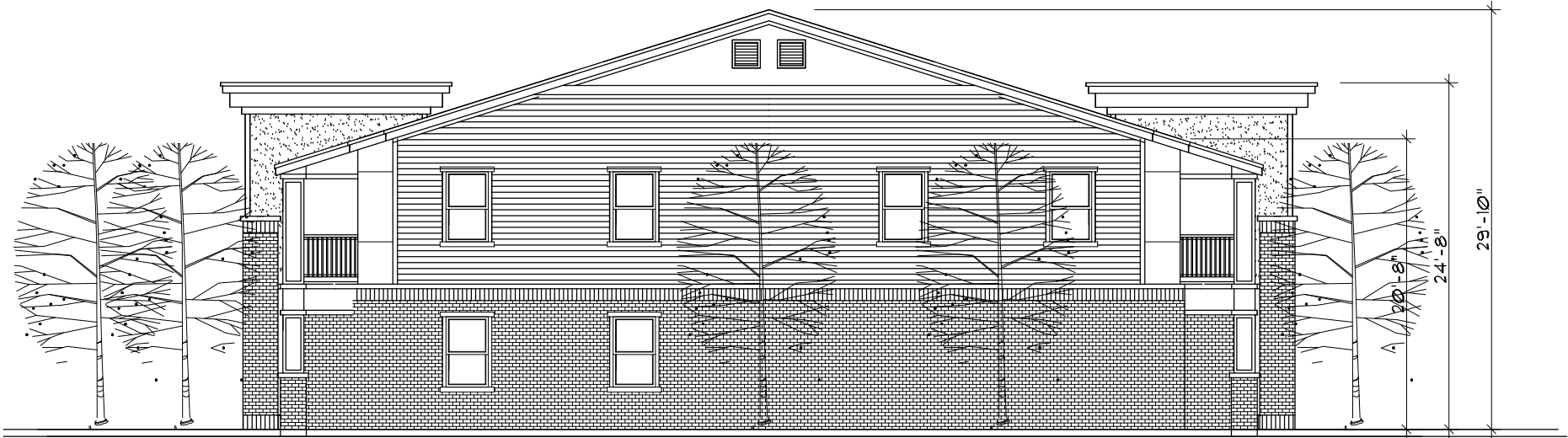


Exhibit 13: 2-Story  
Building Elevations



FRONT ELEVATION - BLDG. 'H, J, K, L'

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION - BLDG. 'H, J, K, L'

SCALE: 3/16" = 1'-0"


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ANDERSON BLVD.  
LINDON, UTAH  
ICO DEVELOPMENT

SHEET TITLE  
ELEVATIONS  
BLDG'S. H, J, K, L  
SCALE : 3/16" = 1'-0"

PROJECT NUMBER  
22-015

Exhibit 13: 2-Story  
Building Elevations



REAR ELEVATION - BLDG. 'H, J, K, L'

SCALE: 3/16" = 1'-0"



LEFT ELEVATION - BLDG. 'H, J, K, L'

SCALE: 3/16" = 1'-0"

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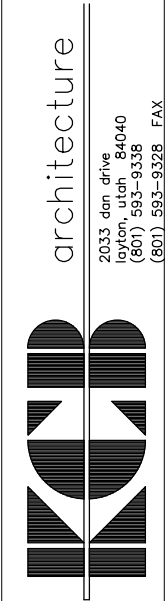
SHEET TITLE

ELEVATIONS  
BLDGs. H, J, K, L  
SCALE : 3/16" = 1'-0"

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LINDON, UT  
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