

DEVELOPMENT AGREEMENT
AND
COVENANT RUNNING WITH THE LAND

(Sequoia Apartments at Turner Mill)

THIS AGREEMENT entered into this 27th day of May, 2021, by and between Heber City, hereinafter referred to as "City" and the undersigned WADSWORTH DBURBAN HEBER, LLC, hereinafter referred to as "Developer".

WHEREAS, the Developer has proposed the Sequoia Apartments at Turner Mill development, consisting of 145 Apartments, to be constructed upon that certain real property located in Heber City, Wasatch County, Utah, legally described on Exhibit A attached hereto.

NOW, THEREFORE, the parties hereby agree as follows:

1. With respect to Exhibit B (the approved site plan), the Developer shall, prior to beginning any construction, transfer to the City all required water rights necessary for development, contingent upon the City Engineer's approval, in the form of diversion water rights acceptable to the City.
2. Developer shall grant a 5' temporary construction easement to the City at no cost and without warranties along the proposed 1500 South road alignment to allow for construction of the concrete sidewalk in the City road project. Additionally, the City acknowledges and agrees to the provision in the Turner Mill Master Plat Subdivision Agreement allowing the first five (5) feet of width (identified within Parcel C on the Master Plat) of the development frontage to be included in Developer's open space requirement.
3. The open space outlined in Exhibit C-1 shall remain open space perpetually. All open space shall be maintained by the Developer or property owner's association. Should the City, or any other governmental body, engage in any future taking of any of the open space, for any reason, the City, or governmental body, will be responsible to maintain the area that was so taken and Developer or a property owner's association shall not be responsible for the same.
4. The landscaping shall be completed as shown in the landscape drawings in Exhibit C-2 through C-5. Landscape maintenance, including landscaping in the public right-of-way areas associated with the development, shall be the responsibility of the property owner or property owner's association.
5. All streets, utilities, and improvements will be constructed and improved up to property lines. Any sidewalks, trails, or similar amenities falling outside of the dedicated public right-of-way shall be privately owned and maintained by the Developer or property owner's association. Where requested by the City, easements and any such amenities associated therewith, that are approved by and acceptable to the City, shall be accessible to the public in perpetuity.
6. All public streets shall be dedicated to the City and slurry sealed per the City's Standard Specifications during the warranty period.

7. Any facilities which collect or convey storm drainage from private property, alleys, or streets shall be private and maintained by the Developer or property owner's association. Some of these private facilities are also designed to receive storm water from public streets which shall also be the Developer or property owner's association responsibility; provided, however, if storm water is collected by a facility located on public property and then conveyed to a facility located on private property, the City shall be responsible for maintaining and repairing the facility located on public property.
8. Water, sewer, and pressurized irrigation main lines within the development shall be private and maintained by the property owner's association. The 8" water line constructed by this development in the 1500 South road alignment shall be completed by the Developer prior to the City's construction of 1500 South, and coordinated so as to not unreasonably delay the City's road project.
9. Developer shall immediately begin construction, deposit funds and complete construction work as required by Heber Light and Power for undergrounding of power infrastructure along the Daniel Road frontage in accordance with the plans that are approved by the City and without any further approvals and/or permits from the City. The timing of this part of the project shall coincide with, and be concurrent with completion of the undergrounding work required for the City's construction of the 1500 S and Daniel Road intersection.
10. Developer shall provide, by separate document acceptable to the City, a Public Utility Easement (PUE) 10 feet in width immediately inside the property boundary for Lot 2 of the Turner Mill Master Subdivision Plat for utilities.
11. Offsite improvements required to support this development, specifically described below and shown in Exhibit D, shall be completed concurrently with the improvements for Lot 2 and operational before building permits are issued as a condition precedent.

Offsite Improvements:

- a. Replacement of City sewer line from Daniel Road to Industrial Parkway (CIP S-042) as outlined in the Subdivision Agreement for the Turner Mill Master Plat. The entire cost of this work shall be reimbursed by the City within thirty (30) calendar days of the sewer line being completed and accepted by the City.
 - b. Construction of the 1500 South Hwy 40 Connector Road which shall be completed by Heber City.
12. Developer agrees to abide by the best management practices for storm water pollution prevention as adopted by the City and state as of the date of this Agreement, as well as environmental and sensitive lands regulations, and obtain any necessary state or federal permits.
 13. Developer will provide a copy of their noxious weed control plan approved by the Wasatch County Weed Control Board.
 14. All aforementioned improvements shall consist of frontage improvements of curbs, sidewalks, pavements, inlets, planting of trees and placing of monuments, as required and consistent with City Standards as of the date of this Agreement, including but not limited to

the City's subdivision improvement requirements, and the requirements noted on approved construction drawings.

15. Except for the costs related to 1500 South and the offsite sewer line, which shall be the responsibility of the City, said improvement costs shall be paid by the Developer, their assigns, transferees or successors as owners or Developers.
16. Developer shall execute a performance agreement and provide a cash bond or letter of credit in a form acceptable to the City, guaranteeing the improvements related to the project. Developer can install the improvements at its own risk and forgo providing a cash bond or letter of credit for the improvements prior to obtaining any building permits. At the time of obtaining building permits, Developer shall provide a cash bond or letter of credit for amount of the total improvement cost less the improvement costs that have been completed and accepted by the City. Developer will provide a warranty amount of ten percent (10%) of the improvement costs to the City following the final acceptance of Developer's improvements.
17. The parties agree that the public improvements will be completed concurrently, and that no building permits shall be issued thereto without completing the public improvements required in Section 15.08.020 of the Heber City code.
18. Upon the full and complete performance of all of the terms and conditions of this Agreement by the Developer, or their assigns, transferees or successors, and upon approval and acceptance of the improvements, the City agrees to take over roads dedicated to the public, and maintain them as public works and public highways of the City. Nothing contained here shall be construed in any way to render the City liable for any charges, costs, or debts for material, labor, or other expenses incurred in the construction, completion or making of these improvements, except for those related to 1500 South and the offsite sewer line.
19. In the event there is a failure to perform under this Agreement and it becomes reasonably necessary for any party to employ the services of an attorney in connection therewith (whether such attorney be in-house or outside counsel), either with or without litigation, on appeal or otherwise, the losing party to the controversy shall pay to the successful party reasonable attorney's fees incurred by such party and, in addition, such costs and expenses as are incurred in enforcing this Agreement.
20. This Agreement contains the entire agreement between the parties, and no statement, promise or inducement made by either party hereto, or agent of either party hereto which is not contained in this written Agreement shall be valid or binding; and this Agreement may not be enlarged, modified or altered except in writing approved by the parties.
21. If any one or more provisions of this Agreement shall be held by any court to be invalid or unenforceable such invalidity or unenforceability shall not affect the validity of enforceability of any other portion of this Agreement.
22. Time is of the essence of this Agreement. In case any party shall fail to perform the obligations on its part at the time fixed for the performance of such obligations by the terms of this Agreement, the other party or parties may pursue any and all remedies available in equity, at law, and/or pursuant to the terms of this Agreement.

23. This Agreement shall be a covenant running with the land, and shall be binding upon the parties and their assigns and successors in interest. This Agreement shall be recorded with the Wasatch County Recorder.
24. This Agreement may be terminated by the parties hereto upon mutual written agreement, or at any such time that the City approves the Property for redevelopment.

[Signatures and Acknowledgments Follow]

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year this agreement was first above written.

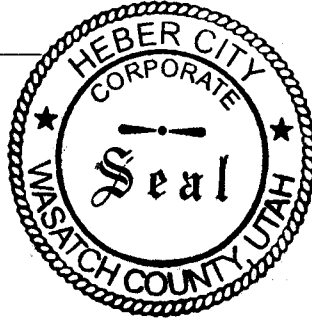
DATED this 27th day of May, 2021.

HEBER CITY:

By: Kelleen Potter
Kelleen Potter, Mayor

ATTEST:

Trina Woodie
Heber City Recorder



DEVELOPER:

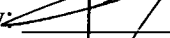
WADSWORTH DB URBAN HEBER, LLC,
a Utah limited liability company

By: Wadsworth Heber, LLC,
a Utah limited liability company

Its: Manager

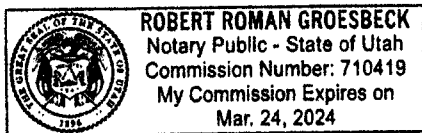
By: Wadsworth & Sons II, LLC,
a Utah limited liability company

Its: Manager

By: 
Name: Kip L. Wadsworth
Its: Executive Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 25th day of May, 2021, personally appeared before me Kip L. Wadsworth, Executive Manager of Wadsworth & Sons II, LLC, a Utah limited liability company, Manager of Wadsworth Heber, LLC, a Utah limited liability company, Manager of Wadsworth dbUrban Heber, LLC, a Utah limited liability company, who duly acknowledged to me that said company executed the same.




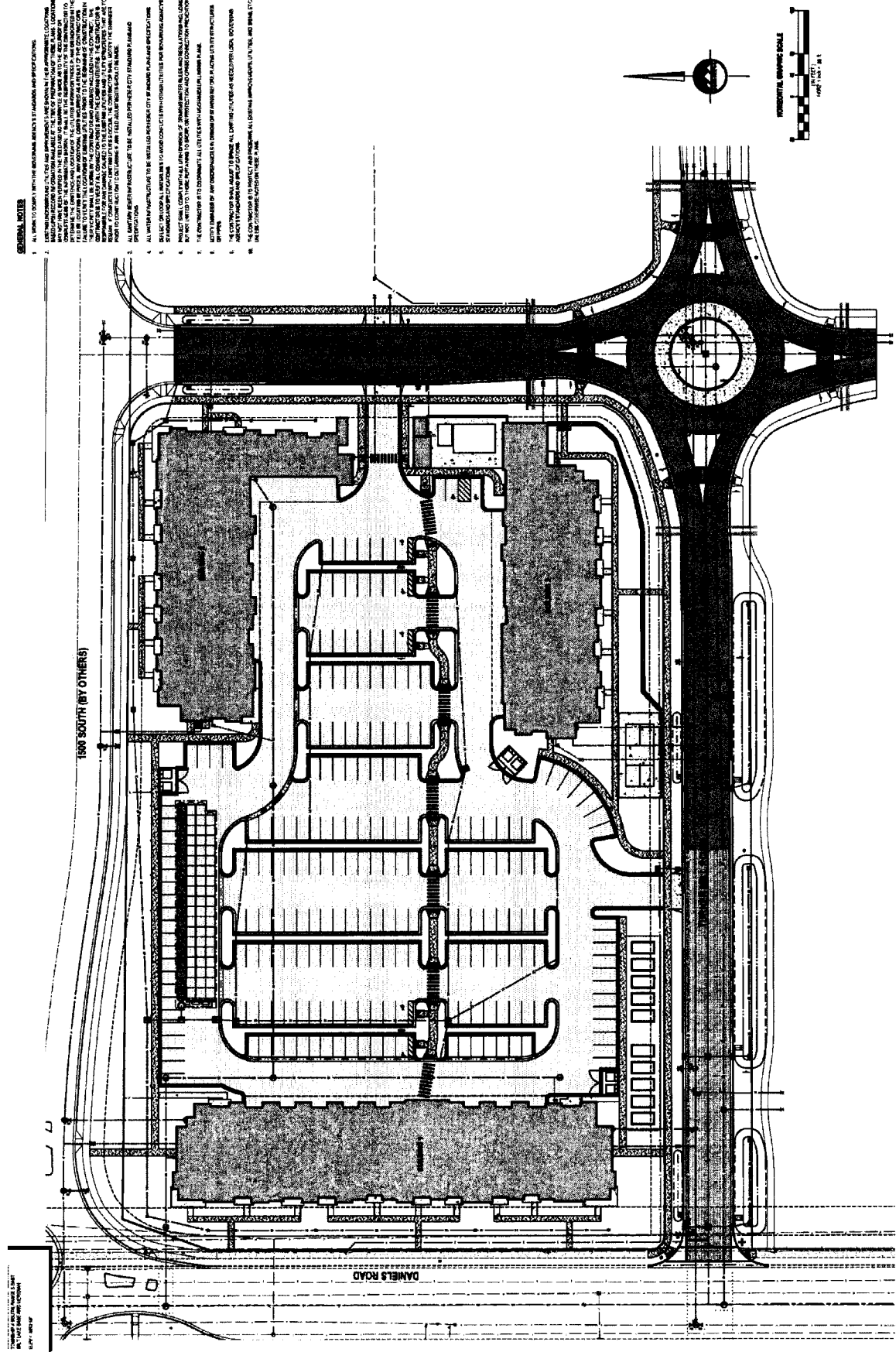

NOTARY PUBLIC

EXHIBIT A

Lot 2, TURNER MILL MASTER SUBDIVISION PLAT, according to the official plat thereof recorded August 28, 2020 as Entry No. 483557 in Book 1309 at Page 807 in the office of the Wasatch County Recorder.

EXHIBIT B



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER BEFORE USE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

EXHIBIT C - 1

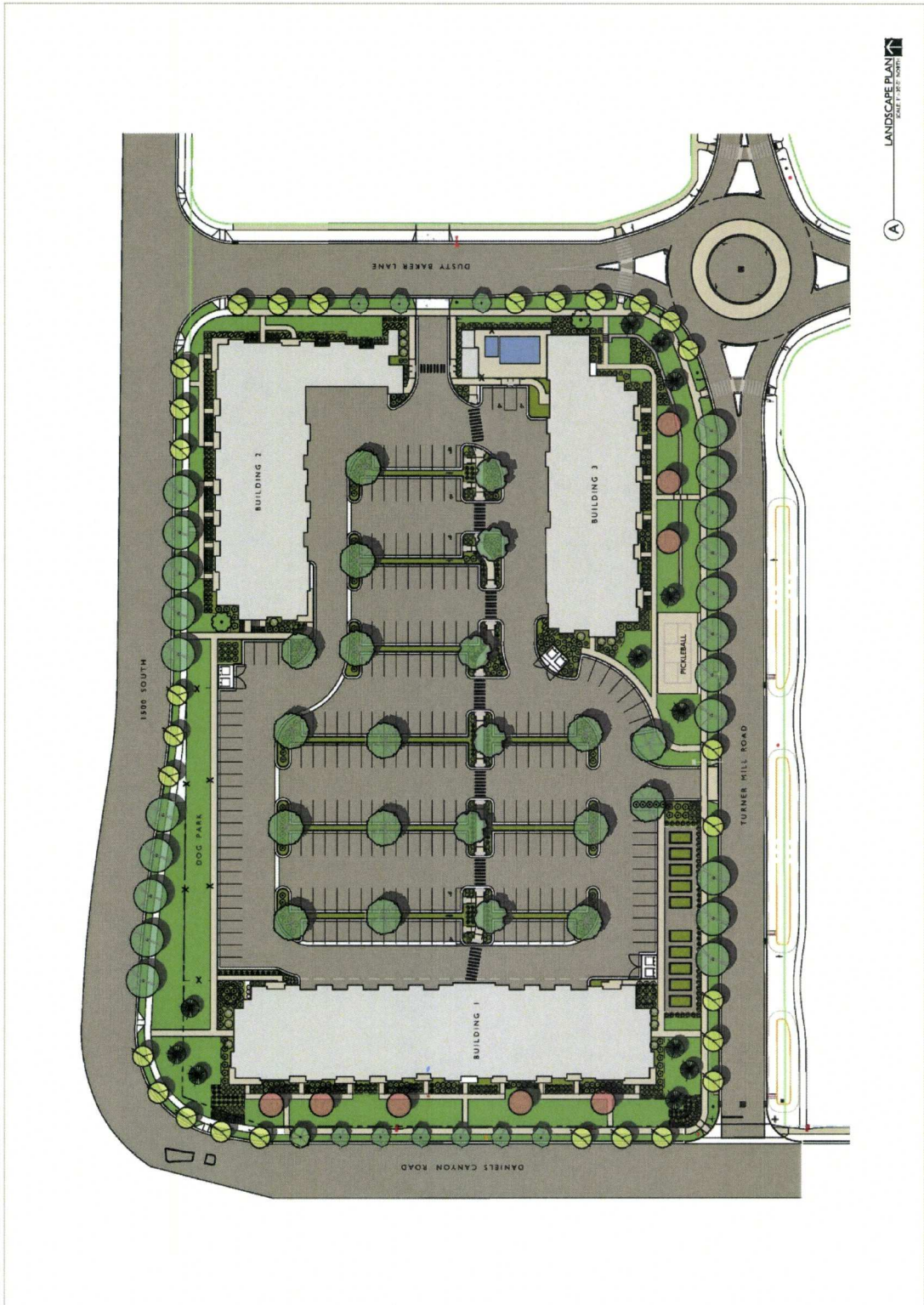
STP DESIGN
 LANDSCAPE ARCHITECTURE & PLANNING
 155 S. PARKWAY, SUITE 100
 SALT LAKE CITY, UTAH 84143
 TEL: 801.487.8888
 WWW.STPDESIGN.COM

DATE: 07.13.2018
 PREPARED BY: [Redacted]
 CHECKED BY: [Redacted]
 APPROVED BY: [Redacted]

Scale: 1" = 30' (Horizontal)
 Scale: 1" = 30' (Vertical)
 All dimensions are approximate and subject to change without notice.
 © 2018 STP DESIGN, LLC. All rights reserved.
 U.T.C. - Chapter 63-2005

Turner Mill - Phase 3
 1550 South Daniels Canyon Rd.
 Heber, Utah

LANDSCAPE
L100



LANDSCAPE PLAN
 SCALE 1" = 30' NORTH
 A

EXHIBIT C - 2



12521 UNIVERSITY AVENUE
 SUITE 300
 WASHINGTON, D.C. 20032
 (202) 833-8800
 WWW.LANDSCAPEDESIGN.COM

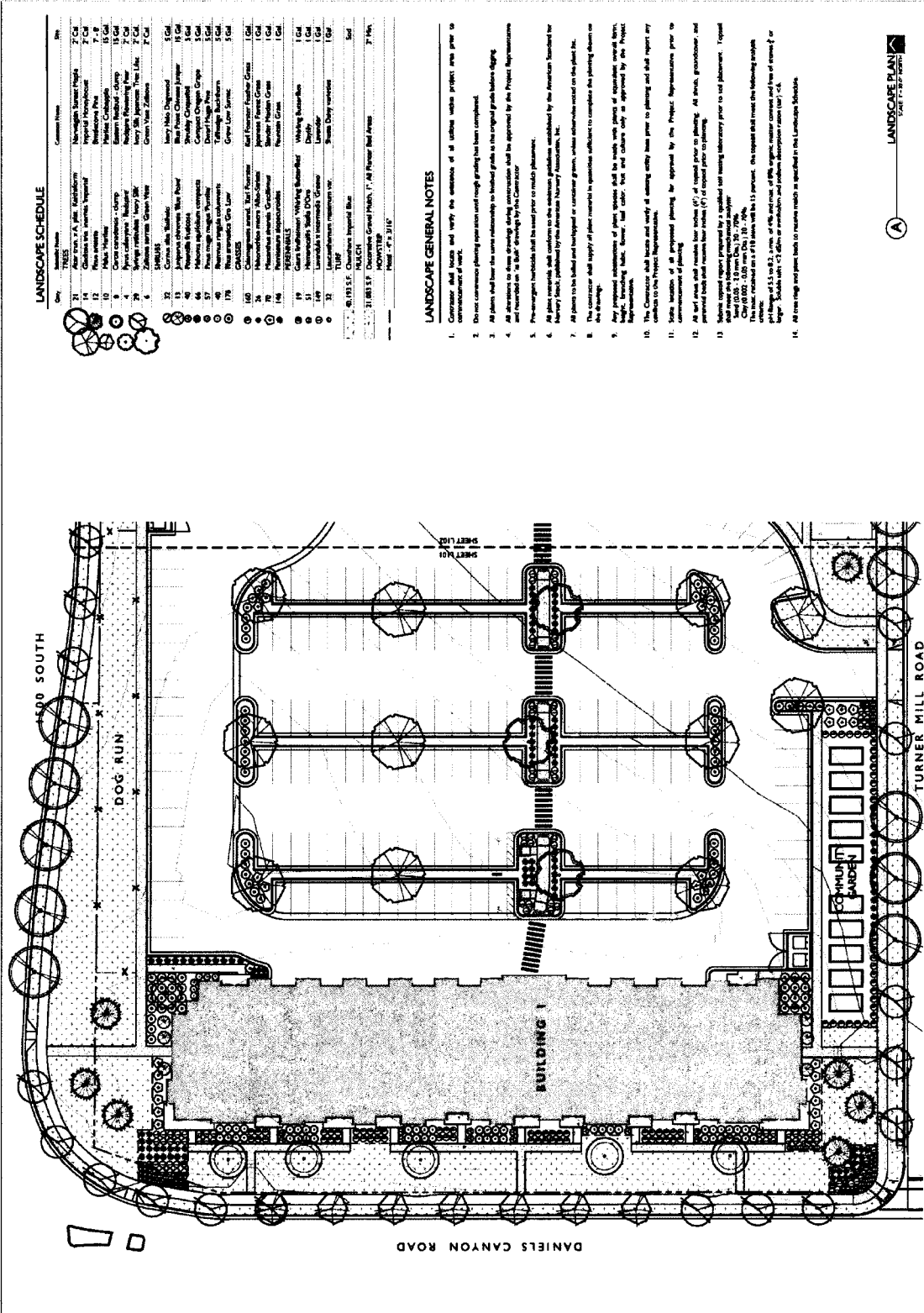


DATE:	07/15/2015
PROJECT:	TURNER MILL APARTMENTS PHASE 3
SHEET:	07-310
PLANT LIST SEE LAYOUT SHEETS FOR PLANT SCHEDULES SEE SPECIFICATIONS FOR PLANT SPECIFICATIONS	

Seguina Apartments
 Turner Mill - Phase 3
 1550 South Daniels Canyon Rd.
 Frederick, Utah

LANDSCAPE PLAN

L101



LANDSCAPE SCHEDULE

Qty	Symbol	Common Name	Comments
7	1	1" x 2" x 1/2" PINE	7' Cx
14	2	2" x 4" x 1/2" PINE	7' Cx
14	3	2" x 4" x 1/2" PINE	7' Cx
7	4	2" x 4" x 1/2" PINE	7' Cx
7	5	2" x 4" x 1/2" PINE	7' Cx
7	6	2" x 4" x 1/2" PINE	7' Cx
7	7	2" x 4" x 1/2" PINE	7' Cx
7	8	2" x 4" x 1/2" PINE	7' Cx
7	9	2" x 4" x 1/2" PINE	7' Cx
7	10	2" x 4" x 1/2" PINE	7' Cx
7	11	2" x 4" x 1/2" PINE	7' Cx
7	12	2" x 4" x 1/2" PINE	7' Cx
7	13	2" x 4" x 1/2" PINE	7' Cx
7	14	2" x 4" x 1/2" PINE	7' Cx
7	15	2" x 4" x 1/2" PINE	7' Cx
7	16	2" x 4" x 1/2" PINE	7' Cx
7	17	2" x 4" x 1/2" PINE	7' Cx
7	18	2" x 4" x 1/2" PINE	7' Cx
7	19	2" x 4" x 1/2" PINE	7' Cx
7	20	2" x 4" x 1/2" PINE	7' Cx
7	21	2" x 4" x 1/2" PINE	7' Cx
7	22	2" x 4" x 1/2" PINE	7' Cx
7	23	2" x 4" x 1/2" PINE	7' Cx
7	24	2" x 4" x 1/2" PINE	7' Cx
7	25	2" x 4" x 1/2" PINE	7' Cx
7	26	2" x 4" x 1/2" PINE	7' Cx
7	27	2" x 4" x 1/2" PINE	7' Cx
7	28	2" x 4" x 1/2" PINE	7' Cx
7	29	2" x 4" x 1/2" PINE	7' Cx
7	30	2" x 4" x 1/2" PINE	7' Cx
7	31	2" x 4" x 1/2" PINE	7' Cx
7	32	2" x 4" x 1/2" PINE	7' Cx
7	33	2" x 4" x 1/2" PINE	7' Cx
7	34	2" x 4" x 1/2" PINE	7' Cx
7	35	2" x 4" x 1/2" PINE	7' Cx
7	36	2" x 4" x 1/2" PINE	7' Cx
7	37	2" x 4" x 1/2" PINE	7' Cx
7	38	2" x 4" x 1/2" PINE	7' Cx
7	39	2" x 4" x 1/2" PINE	7' Cx
7	40	2" x 4" x 1/2" PINE	7' Cx
7	41	2" x 4" x 1/2" PINE	7' Cx
7	42	2" x 4" x 1/2" PINE	7' Cx
7	43	2" x 4" x 1/2" PINE	7' Cx
7	44	2" x 4" x 1/2" PINE	7' Cx
7	45	2" x 4" x 1/2" PINE	7' Cx
7	46	2" x 4" x 1/2" PINE	7' Cx
7	47	2" x 4" x 1/2" PINE	7' Cx
7	48	2" x 4" x 1/2" PINE	7' Cx
7	49	2" x 4" x 1/2" PINE	7' Cx
7	50	2" x 4" x 1/2" PINE	7' Cx
7	51	2" x 4" x 1/2" PINE	7' Cx
7	52	2" x 4" x 1/2" PINE	7' Cx
7	53	2" x 4" x 1/2" PINE	7' Cx
7	54	2" x 4" x 1/2" PINE	7' Cx
7	55	2" x 4" x 1/2" PINE	7' Cx
7	56	2" x 4" x 1/2" PINE	7' Cx
7	57	2" x 4" x 1/2" PINE	7' Cx
7	58	2" x 4" x 1/2" PINE	7' Cx
7	59	2" x 4" x 1/2" PINE	7' Cx
7	60	2" x 4" x 1/2" PINE	7' Cx
7	61	2" x 4" x 1/2" PINE	7' Cx
7	62	2" x 4" x 1/2" PINE	7' Cx
7	63	2" x 4" x 1/2" PINE	7' Cx
7	64	2" x 4" x 1/2" PINE	7' Cx
7	65	2" x 4" x 1/2" PINE	7' Cx
7	66	2" x 4" x 1/2" PINE	7' Cx
7	67	2" x 4" x 1/2" PINE	7' Cx
7	68	2" x 4" x 1/2" PINE	7' Cx
7	69	2" x 4" x 1/2" PINE	7' Cx
7	70	2" x 4" x 1/2" PINE	7' Cx
7	71	2" x 4" x 1/2" PINE	7' Cx
7	72	2" x 4" x 1/2" PINE	7' Cx
7	73	2" x 4" x 1/2" PINE	7' Cx
7	74	2" x 4" x 1/2" PINE	7' Cx
7	75	2" x 4" x 1/2" PINE	7' Cx
7	76	2" x 4" x 1/2" PINE	7' Cx
7	77	2" x 4" x 1/2" PINE	7' Cx
7	78	2" x 4" x 1/2" PINE	7' Cx
7	79	2" x 4" x 1/2" PINE	7' Cx
7	80	2" x 4" x 1/2" PINE	7' Cx
7	81	2" x 4" x 1/2" PINE	7' Cx
7	82	2" x 4" x 1/2" PINE	7' Cx
7	83	2" x 4" x 1/2" PINE	7' Cx
7	84	2" x 4" x 1/2" PINE	7' Cx
7	85	2" x 4" x 1/2" PINE	7' Cx
7	86	2" x 4" x 1/2" PINE	7' Cx
7	87	2" x 4" x 1/2" PINE	7' Cx
7	88	2" x 4" x 1/2" PINE	7' Cx
7	89	2" x 4" x 1/2" PINE	7' Cx
7	90	2" x 4" x 1/2" PINE	7' Cx
7	91	2" x 4" x 1/2" PINE	7' Cx
7	92	2" x 4" x 1/2" PINE	7' Cx
7	93	2" x 4" x 1/2" PINE	7' Cx
7	94	2" x 4" x 1/2" PINE	7' Cx
7	95	2" x 4" x 1/2" PINE	7' Cx
7	96	2" x 4" x 1/2" PINE	7' Cx
7	97	2" x 4" x 1/2" PINE	7' Cx
7	98	2" x 4" x 1/2" PINE	7' Cx
7	99	2" x 4" x 1/2" PINE	7' Cx
7	100	2" x 4" x 1/2" PINE	7' Cx

LANDSCAPE GENERAL NOTES

1. All plants shall be verified with the arborist within project area prior to commencement of work.
2. Direct contractor planting preparation and rough grading to be completed.
3. All plants shall have the same relationship to finished grade as indicated on drawing.
4. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on site through the Contractor.
5. Professional landscaper shall be used prior to major plantings.
6. All plant materials shall conform to the minimum standards established by the American Nursery and Horticulture Association (ANHA) or National Nursery Trade Association (NNTA).
7. All plants to be balled and burlapped or container grown, unless otherwise noted on the plan.
8. The contractor shall supply all plant materials in quantities sufficient to complete the planting shown on the drawings.
9. All proposed plantings of plants shown on drawing shall be made with plants of appropriate overall height, color, texture, form, and ability to be approved by the Project Representative.
10. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Project Representative.
11. Some locations of all proposed plantings for approval by the Project Representative prior to commencement of planting.
12. All soil areas shall receive two inches (2") of topsoil prior to planting. All trees, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting. Topsoil shall be a minimum 80% peat-free topsoil.
13. All plants shall be planted with a minimum 75% survival guarantee for the first year. The trees shall be 1.5 to 2.0 calipers of DBH and stock of 80% regular container stock and four of seven (4 or 5) calipers of DBH. The stock shall be 15% of the total stock. The stock shall be 15% of the total stock.
14. All tree tags and name tags to be marked as indicated in the Landscape Schedule.

(A)

LANDSCAPE PLAN

EXHIBIT C - 4



STP DESIGN
 1500 SOUTH DANIELS CANYON ROAD
 HEBER, UTAH 84301
 TEL: 435-884-1111
 FAX: 435-884-1112
 WWW.STPDESIGN.COM

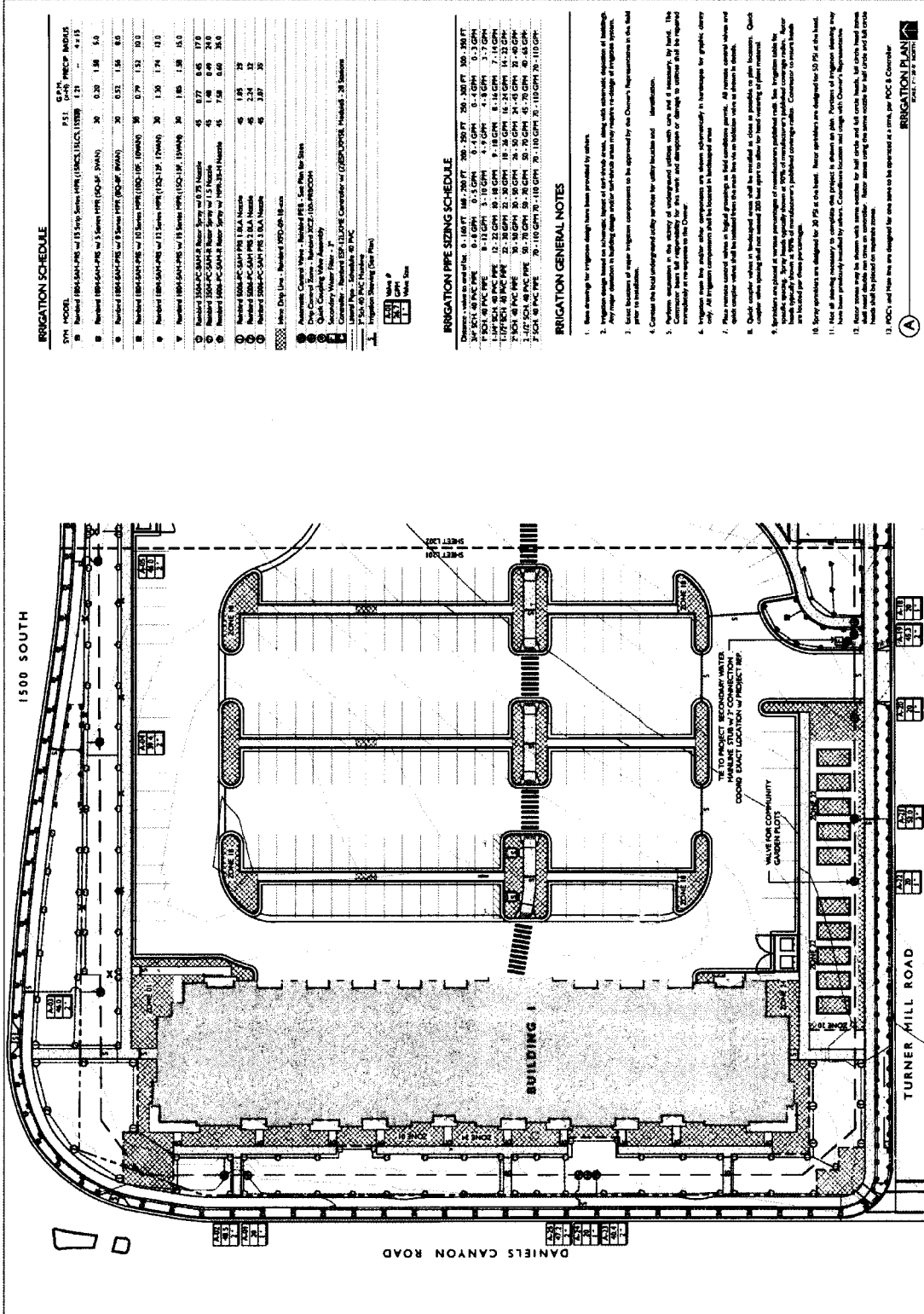


UTAH PROFESSIONAL ENGINEER
 No. 100,000
 DATE: 08/15/2017
 PROJECT: BRIGATION PLAN
 SHEET: 1500 SOUTH DANIELS CANYON ROAD
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT NO.: 1500 SOUTH DANIELS CANYON ROAD
 SHEET NO.: 1500 SOUTH DANIELS CANYON ROAD

1500 South Daniels Canyon Rd.
 Heber, Utah
**Sequoia Apartments
 Turner Mill - Phase 3**

BRIGATION PLAN

L201



BRIGATION SCHEDULE

SYM.	MODEL	PSI	GPM	PRECIP. INCHES	IRIGATOR	IRIGATOR
1	Number 1 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.20	1.38	5.0	1.0
2	Number 2 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.32	1.38	5.0	1.0
3	Number 3 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.52	1.38	5.0	1.0
4	Number 4 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.79	1.38	5.0	1.0
5	Number 5 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	1.36	1.74	10.0	1.0
6	Number 6 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	1.85	1.38	15.0	1.0
7	Number 7 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.77	0.5	17.0	1.0
8	Number 8 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
9	Number 9 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
10	Number 10 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
11	Number 11 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
12	Number 12 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
13	Number 13 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
14	Number 14 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
15	Number 15 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
16	Number 16 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
17	Number 17 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
18	Number 18 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
19	Number 19 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
20	Number 20 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
21	Number 21 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
22	Number 22 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
23	Number 23 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
24	Number 24 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
25	Number 25 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
26	Number 26 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
27	Number 27 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
28	Number 28 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
29	Number 29 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0
30	Number 30 (800) 5/4" x 1/2" x 1/2" Sprinkler (800) 5/4" x 1/2" x 1/2" (800) 5/4" x 1/2" x 1/2"	30	0.78	0.5	17.0	1.0

Notes:
 1. All pipe sizes are in inches.
 2. All flow rates are in GPM.
 3. All precipitation rates are in inches per hour.
 4. All irrigation system components are to be approved by the Owner's Representative in the field prior to installation.
 5. The Contractor shall be responsible for the design and installation of the irrigation system.
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BRIGATION PIPE SIZING SCHEDULE

Flow Rate (GPM)	Pressure (PSI)	Head Loss (ft)	Flow Rate (GPM)	Pressure (PSI)	Head Loss (ft)
0 - 100	100	100	100 - 200	200	200
100 - 200	200	200	200 - 300	300	300
200 - 300	300	300	300 - 400	400	400
300 - 400	400	400	400 - 500	500	500
400 - 500	500	500	500 - 600	600	600
500 - 600	600	600	600 - 700	700	700
600 - 700	700	700	700 - 800	800	800
700 - 800	800	800	800 - 900	900	900
800 - 900	900	900	900 - 1000	1000	1000

BRIGATION GENERAL NOTES

1. See drawings for irrigation design. Design has been provided by others.
2. The Contractor shall be responsible for the design and installation of the irrigation system.
3. The Contractor shall be responsible for the design and installation of the irrigation system.
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 HEBER, UTAH 84301
 TEL: 435-884-1111
 FAX: 435-884-1112
 WWW.STPDESIGN.COM

EXHIBIT C - 5



LAWSON ARCHITECTURE
& LANDSCAPE ARCHITECTURE



DATE: 11/15/18
DRAWN BY: JLD
CHECKED BY: JLD
PROJECT: Sequoia Apartments Phase 3
SHEET: IRR-020

Turner Mill - Phase 3
1550 South Dunlap Canyon Rd.
Heber, Utah

IRRIGATION PLAN

L202

IRRIGATION SCHEDULE

TYPE MODEL	FSL	FLD	PRECIP	RUNTIME
1. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	1.71	1.71	1.50	49.15
2. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	0.20	1.50	5.0
3. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	0.02	1.50	0.5
4. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	0.79	1.52	10.0
5. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	1.30	1.74	12.0
6. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	1.85	1.50	15.0
7. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	2.40	1.50	20.0
8. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	2.95	1.50	25.0
9. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	3.50	1.50	30.0
10. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	4.05	1.50	35.0
11. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	4.60	1.50	40.0
12. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	5.15	1.50	45.0
13. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	5.70	1.50	50.0
14. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	6.25	1.50	55.0
15. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	6.80	1.50	60.0
16. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	7.35	1.50	65.0
17. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	7.90	1.50	70.0
18. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	8.45	1.50	75.0
19. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	9.00	1.50	80.0
20. Round (1800-SHA-PRS) w/ 15 Series WPIR (1800-SP-15W)	30	9.55	1.50	85.0

IRRIGATION PIPE SIZING SCHEDULE

Distance (ft)	Flow (GPM)	Velocity (ft/s)	Pressure Loss (psi/100 ft)	Required Pipe Size (inches)
0 - 100	0.5	1.0	0.00	1/2"
100 - 200	1.0	2.0	0.01	1/2"
200 - 300	1.5	3.0	0.02	1/2"
300 - 400	2.0	4.0	0.03	1/2"
400 - 500	2.5	5.0	0.04	1/2"
500 - 600	3.0	6.0	0.05	1/2"
600 - 700	3.5	7.0	0.06	1/2"
700 - 800	4.0	8.0	0.07	1/2"
800 - 900	4.5	9.0	0.08	1/2"
900 - 1000	5.0	10.0	0.09	1/2"
1000 - 1100	5.5	11.0	0.10	1/2"
1100 - 1200	6.0	12.0	0.11	1/2"
1200 - 1300	6.5	13.0	0.12	1/2"
1300 - 1400	7.0	14.0	0.13	1/2"
1400 - 1500	7.5	15.0	0.14	1/2"
1500 - 1600	8.0	16.0	0.15	1/2"
1600 - 1700	8.5	17.0	0.16	1/2"
1700 - 1800	9.0	18.0	0.17	1/2"
1800 - 1900	9.5	19.0	0.18	1/2"
1900 - 2000	10.0	20.0	0.19	1/2"

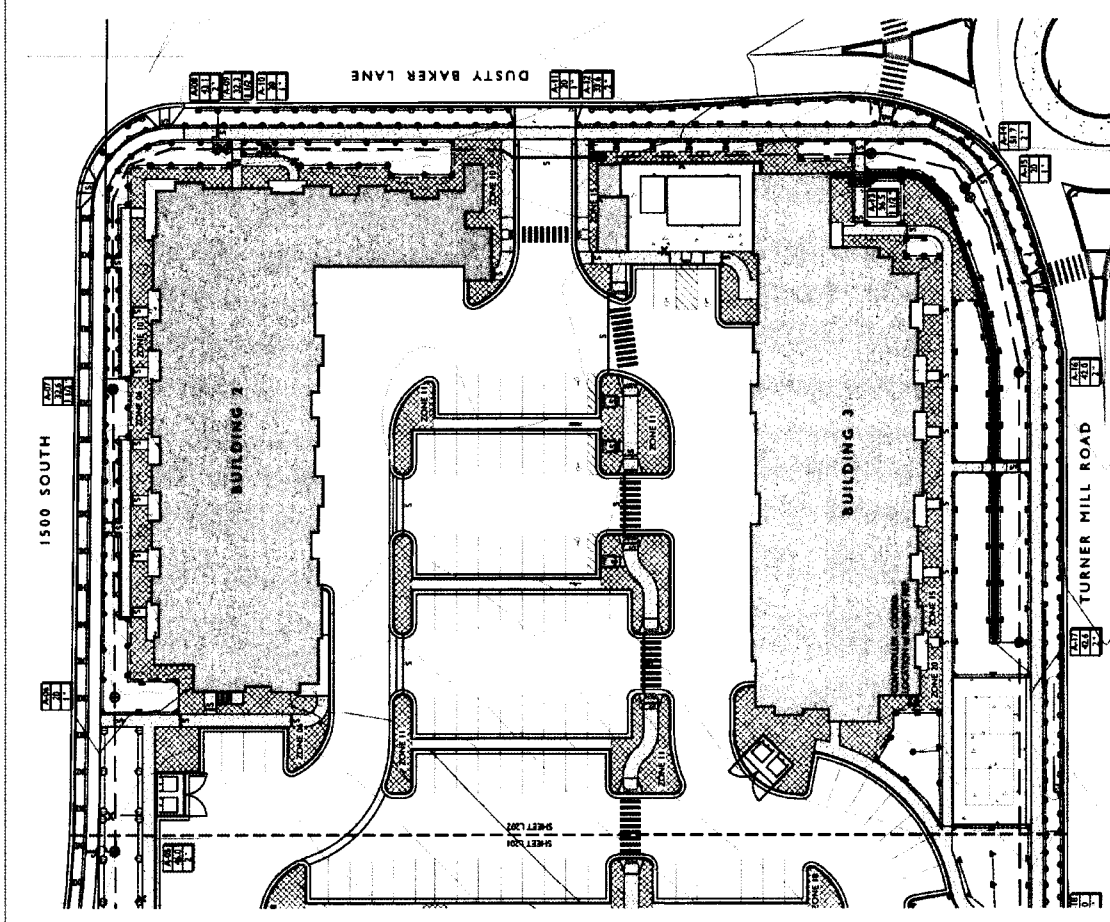


EXHIBIT D

