



**NOTICE OF A REGULAR
DEVELOPMENT REVIEW COMMITTEE
March 7, 2024, at 9:00 AM**

PUBLIC NOTICE is hereby given that the Vineyard Development Review Committee will hold a regularly scheduled Development Review Committee meeting on Thursday, March 7, 2024, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

1. CALL TO ORDER

2. CONSENT ITEMS

2.1. No Agenda Item for Consent.

3. BUSINESS ITEMS

3.1. Holdaway Fields Phase 1c Final Plat

Goodboro Vineyard Holdaway, LLC is seeking approval of the Holdaway Fields Phase 1c Final Plat..

4. WORK SESSION

No work items were submitted.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

6. ADJOURNMENT

The next meeting is on March 21, 2024.

AGENDA NOTICING COMPLETED ON:

March 6, 2024

/s/Rachel Stevens

CERTIFIED (NOTICED) BY:

Rachel Stevens, Planner



STAFF REPORT

Meeting March 7, 2024
Date:
Agenda Holdaway Fields Phase 1c Final Plat
Item:
Department: Planning Department
Presenter: Anthony Fletcher

Background/Discussion:

The applicant, Nate Birchall, is requesting a final plat approval. The subject property is within the Holdaway Fields (HF) zoning district and contains approximately 5.077 acres of land. The subject property would be composed of one (1) unique lot and a dedicated Right Of Way Area on the south side of the single lot.

Staff has reviewed this plat and provided comments back to the applicant. It meets the requirements set forth in the Subdivision Code. Prior to recording the plat, the applicant will need to meet all city and county plat requirements. A condition has been added to ensure compliance below.

Fiscal Impact:

Recommendation:

Staff recommends approval for the Holdaway Fields Phase 1c Final Plat with the following conditions:

1. The applicant pays any outstanding fees.
2. The applicant makes any redline corrections prior to the recordation of the plat.
3. All city and county requirements will need to be met prior to recording the plat.
4. A Land disturbance permit for utilities and roads is required.
5. The review of the construction drawings and stormwater drainage calculations will be completed with the land disturbance permit.
6. The applicant includes utility notes for Power and Gas (i.e., Rocky Mountain Power & Dominion Energy.)

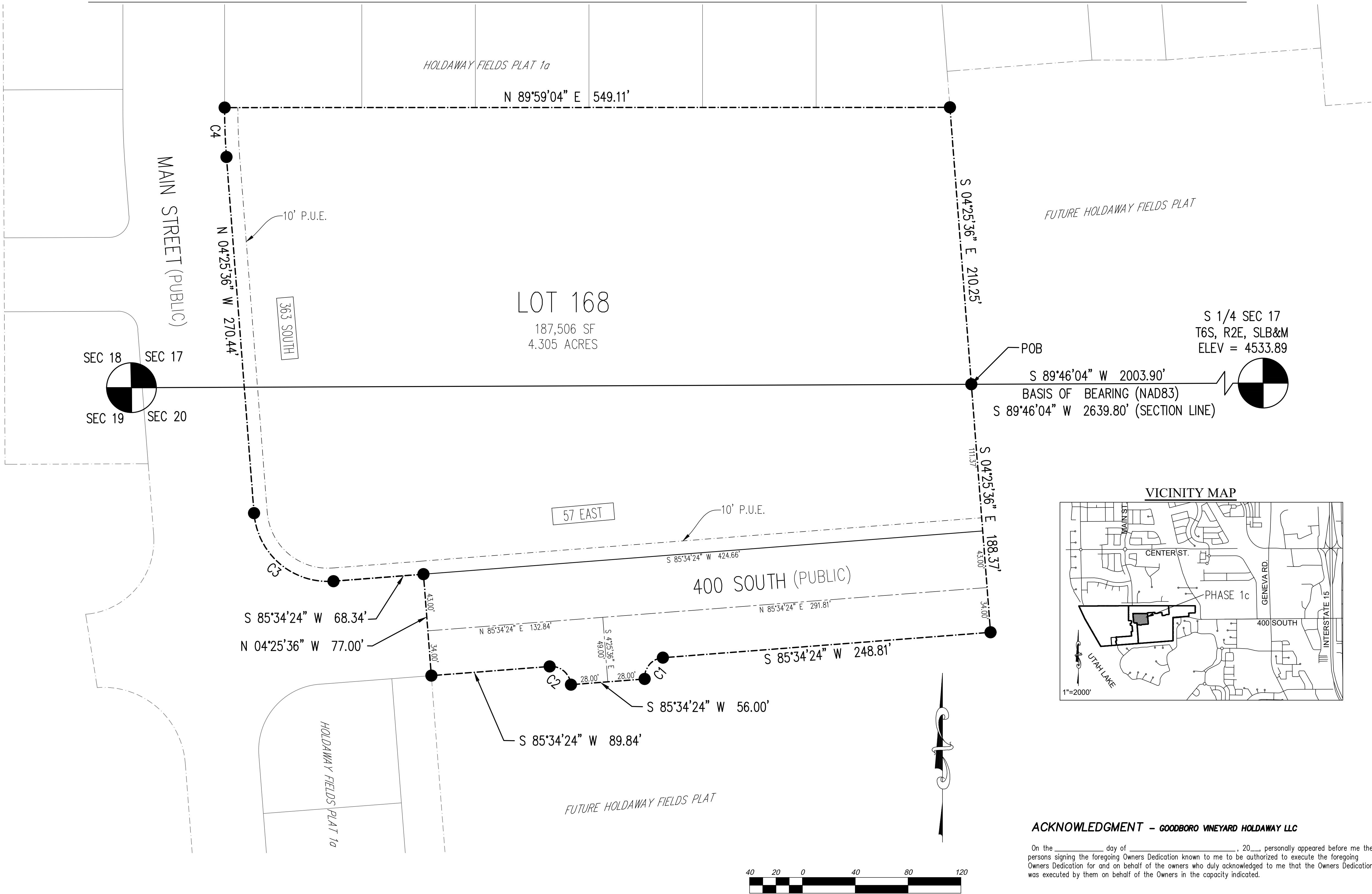
Sample Motion:

"I move to approve Holdaway Fields Phase 1c final plat application, as requested by Nate Birchall (with Goodboro Vineyard Holdaway, LLC.) with the proposed conditions."

Attachments:

1. 4865b4054791f7b_Holdaway_Fields_Phase_1c_Final_Plans_101723 (1)
2. 165b405478f400_Holdaway_Fields_Phase_1c_Final_Storm_Drain_Report_101723
3. 4965ba8784aabe5_Fidelity_Title_Commitment
4. 6265ba8784ac968_Property_Owner_Affidavit_-_Church

HOLDAWAY FIELDS PHASE 1c



PLAT NOTES:

1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF THE MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF _____, 20____.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS AND ORDINANCES.
3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
6. DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
7. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
8. ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.
9. LANDSCAPE MAINTENANCE NOTE:
LOT OWNER WILL MAINTAIN THE PARK STRIPS LOCATED ALONG FRONTAGE OF LOT 168.

PHASE 1c SITE TABULATIONS

TOTAL AREA:	221,141 S.F.	5.077 ACRES
PUBLIC ROW DEDICATION AREA:	33,635 S.F.	0.772 ACRES
PUBLIC PATH DEDICATION AREA:	0 S.F.	0 ACRES
PUBLIC PARK DEDICATION AREA:	0 S.F.	0 ACRES
TOTAL LOT AREA:	187,506 S.F.	4.305 ACRES
PRIVATE DRIVE AREA:	0 S.F.	0 ACRES
PRIVATE PARK AREA:	0 S.F.	0 ACRES

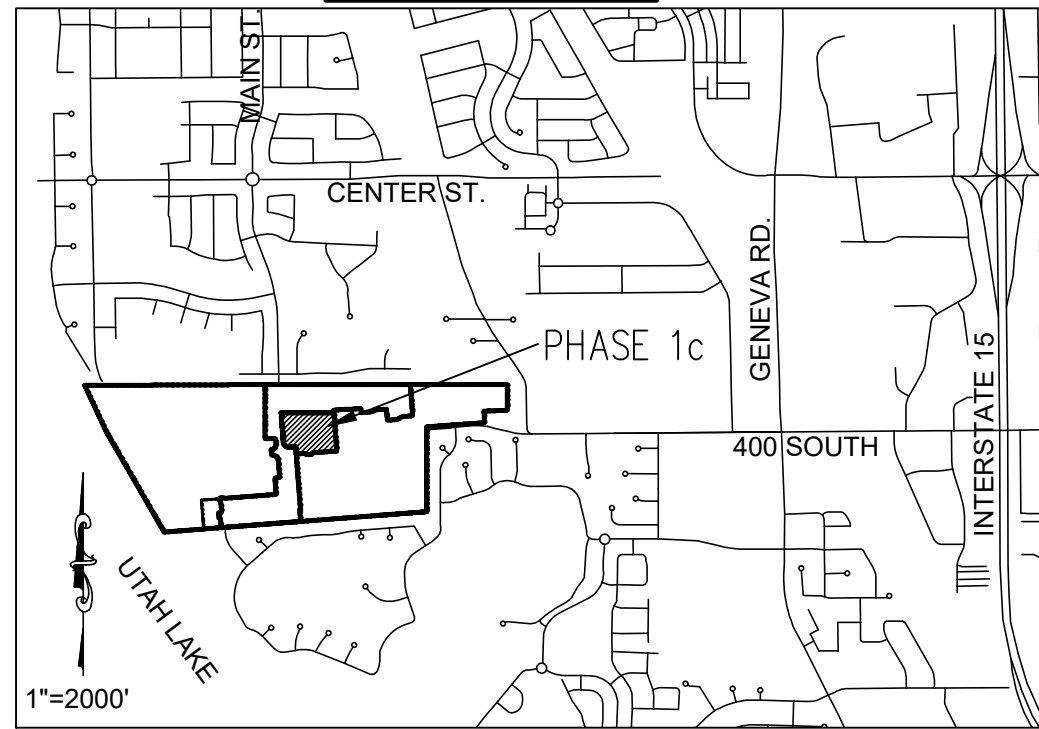
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.56	90°0'0"	21.21	S 40°34'24" W
C2	15.00	23.56	90°0'0"	21.21	N 49°25'36" W
C3	56.00	87.96	90°0'0"	79.20	N 49°25'36" W
C4	461.50	37.46	4°39'4"	37.45	N 2°6'4" W

SURVEYOR:



VICINITY MAP



ACKNOWLEDGMENT - GOODBORO VINEYARD HOLDAWAY LLC

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners in the capacity indicated.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

ACKNOWLEDGMENT - THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners in the capacity indicated.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located South 89°46'04" West along section line 2,003.90 feet from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence South 04°25'36" East, a distance of 188.37 feet; thence South 85°34'24" West, a distance of 248.81 feet; thence along the arc of a 15.00 feet radius curve to the left through a central angle of 90°0'00" for 23.56 feet (chord bears South 40°34'24" West 21.21 feet); thence along a line non-tangent to said curve, South 85°34'24" West, a distance of 56.00 feet; thence along the arc of a 15.00 feet radius curve to the left through a central angle of 90°0'00" for 23.56 feet (chord bears North 49°25'36" West 21.21 feet); thence South 85°34'24" West, a distance of 89.84 feet; thence North 04°25'36" West, a distance of 77.00 feet; thence South 85°34'24" West, a distance of 68.34 feet; thence along the arc of a 56.00 feet radius curve to the right through a central angle of 90°0'00" for 87.96 feet (chord bears North 49°25'36" West 79.20 feet); thence North 04°25'36" West, a distance of 270.44 feet; thence along the arc of a 461.50 feet radius curve to the right through a central angle of 04°39'04" for 37.46 feet (chord bears North 02°06'04" West 37.45 feet); thence along a line non-tangent to said curve, North 89°59'04" East, a distance of 549.11 feet, thence South 04°25'36" West, a distance of 210.25 feet to the POINT OF ENDING.

Containing 221,140.55 square feet or 5.0767 acres, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOW AS

HOLDAWAY FIELDS PHASE 1c

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. IN WITNESS WHEREOF THE UNDERSIGNED OWNERS HAVE HEREUNTO SET ON THE DATE INDICATED.

PRINTED NAME - TITLE - AUTHORIZED SIGNATURE - DATE
CADENCE VINEYARD 400 LLC

PRINTED NAME - TITLE - AUTHORIZED SIGNATURE - DATE
GOODBORO VINEYARD HOLDAWAY LLC

PRINTED NAME - TITLE - AUTHORIZED SIGNATURE - DATE
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

ACKNOWLEDGMENT - CADENCE VINEYARD 400 LLC

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners in the capacity indicated.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY THE CITY OF VINEYARD

THE CITY OF VINEYARD, 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, WHICH SPECIFICALLY ARE INCLUDED WITHIN THE BOUNDARY DESCRIBED IN THIS PLAT. THIS _____ DAY OF _____, 20____.

APPROVED: _____ APPROVED: _____
VINEYARD ENGINEER DATE CITY CLERK/ RECORDER DATE

APPROVED: _____ APPROVED: _____
VINEYARD ATTORNEY DATE CITY PLANNER DATE

APPROVED: _____
CITY MANAGER DATE

FINAL PLAT

HOLDAWAY FIELDS PHASE 1c

SUBDIVISION

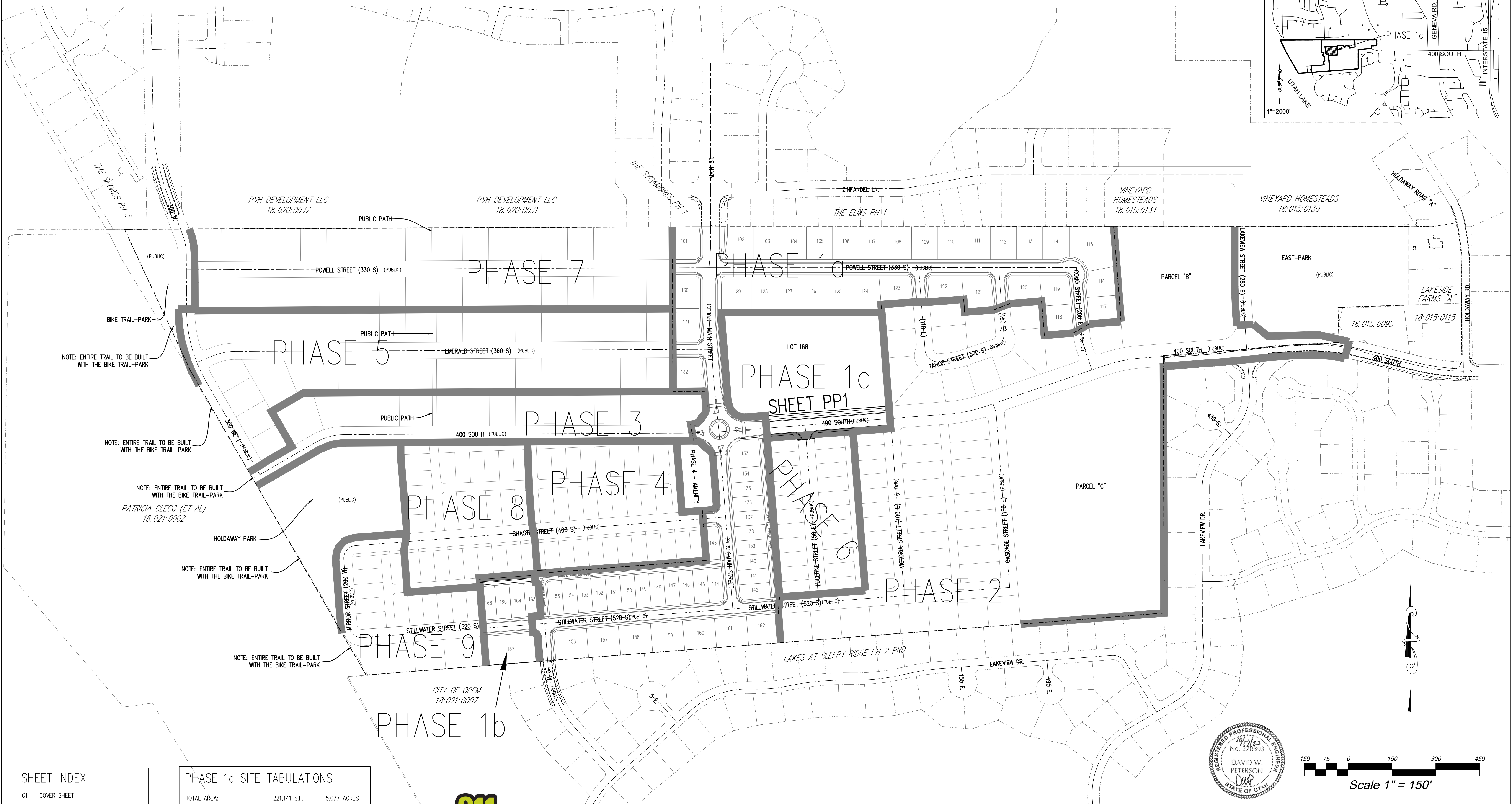
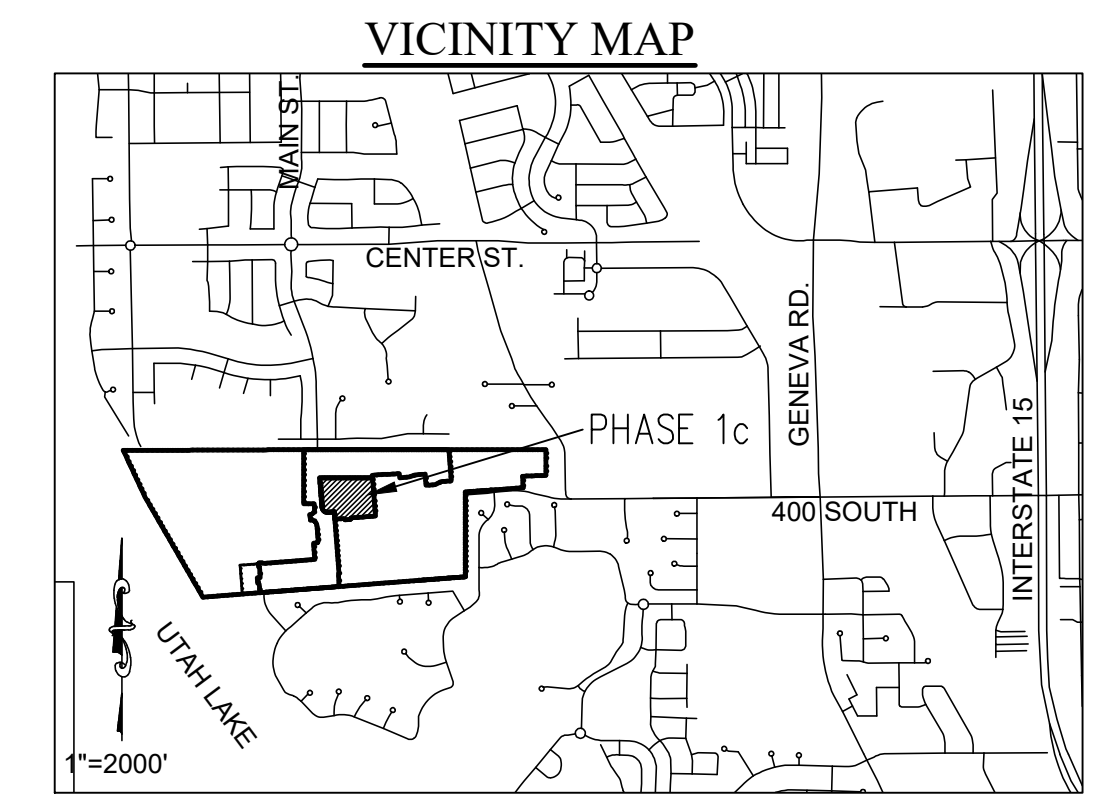
LOCATED IN SECTIONS 17 & 20 OF TOWNSHIP 6S, RANGE 2E, S.L.B.&M.

VINEYARD UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal
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HOLDAWAY FIELDS PHASE 1c



SHEET INDEX

C1	COVER SHEET
C2	SITE PLAN
C3	STREET TREE PLAN
U1	OVERALL UTILITY PLAN
G1	OVERALL GRADING & DRAINAGE PLAN
PP1	400 SOUTH PLAN/PROFILE
SMP1	EROSION CONTROL PLAN
D1	ROAD CROSS SECTIONS & SITE DETAILS

PHASE 1c SITE TABULATIONS

TOTAL AREA:	221,141 S.F.	5.077 ACRES
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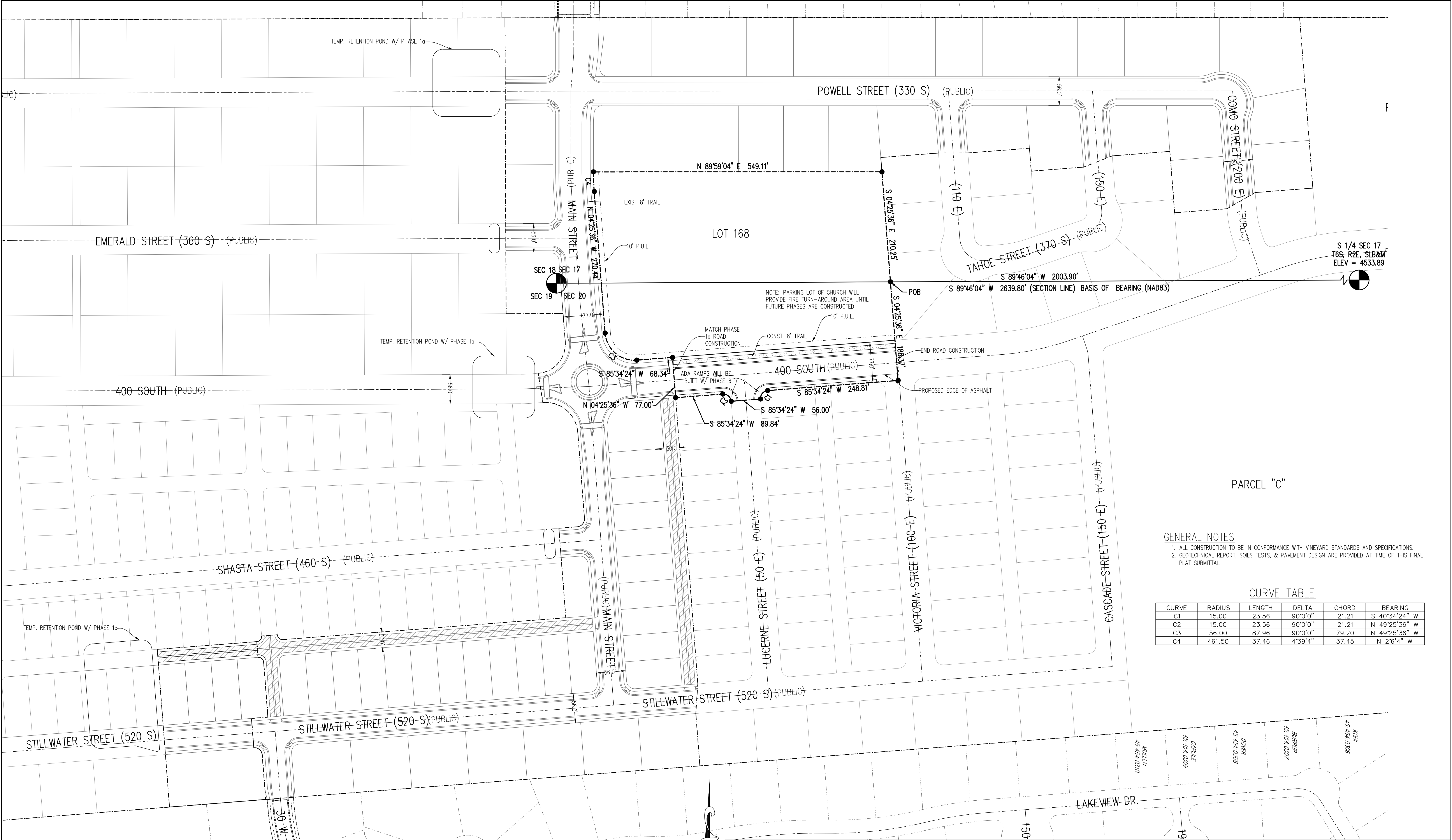
SURVEYOR: **AZTEC ENGINEERING**
732 N. 700 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

REVISIONS		
Rev.	Date	Description

Developer/Property Owner: RYAN BYBEE
Phone: 801-616-2300

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

HOLDAWAY FIELDS		
VINEYARD	PHASE 1c	UTAH
Drawn by: D.W.P.	COVER SHEET	Scale: 1"=150'
Designed by: D.W.P.		Date: 10/17/23
Checked by: D.W.P.		C1



S 1/4 SEC 17
T6S, R2E, SLB&M
ELEV = 4533.89

- GENERAL NOTES
- 1. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH VINEYARD STANDARDS AND SPECIFICATIONS.
 - 2. GEOTECHNICAL REPORT, SOILS TESTS, & PAVEMENT DESIGN ARE PROVIDED AT TIME OF THIS FINAL PLAT SUBMITTAL.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.56	90°0'0"	21.21	S 40°34'24" W
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C3	56.00	87.96	90°0'0"	79.20	N 49°25'36" W
C4	461.50	37.46	4°39'4"	37.45	N 2°6'4" W

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HOLDAWAY FIELDS

VINEYARD PHASE 1c UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

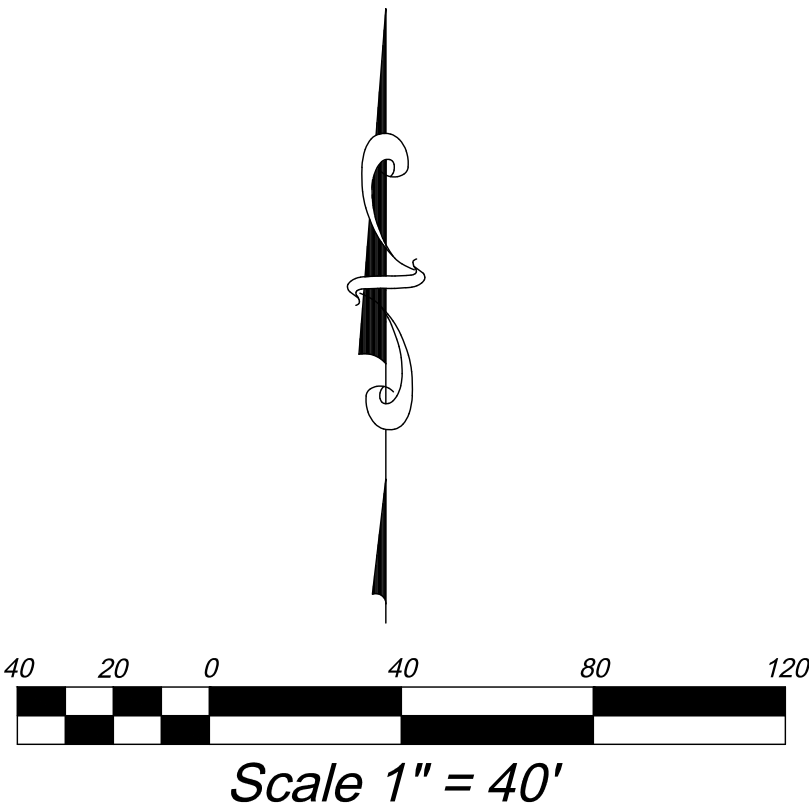
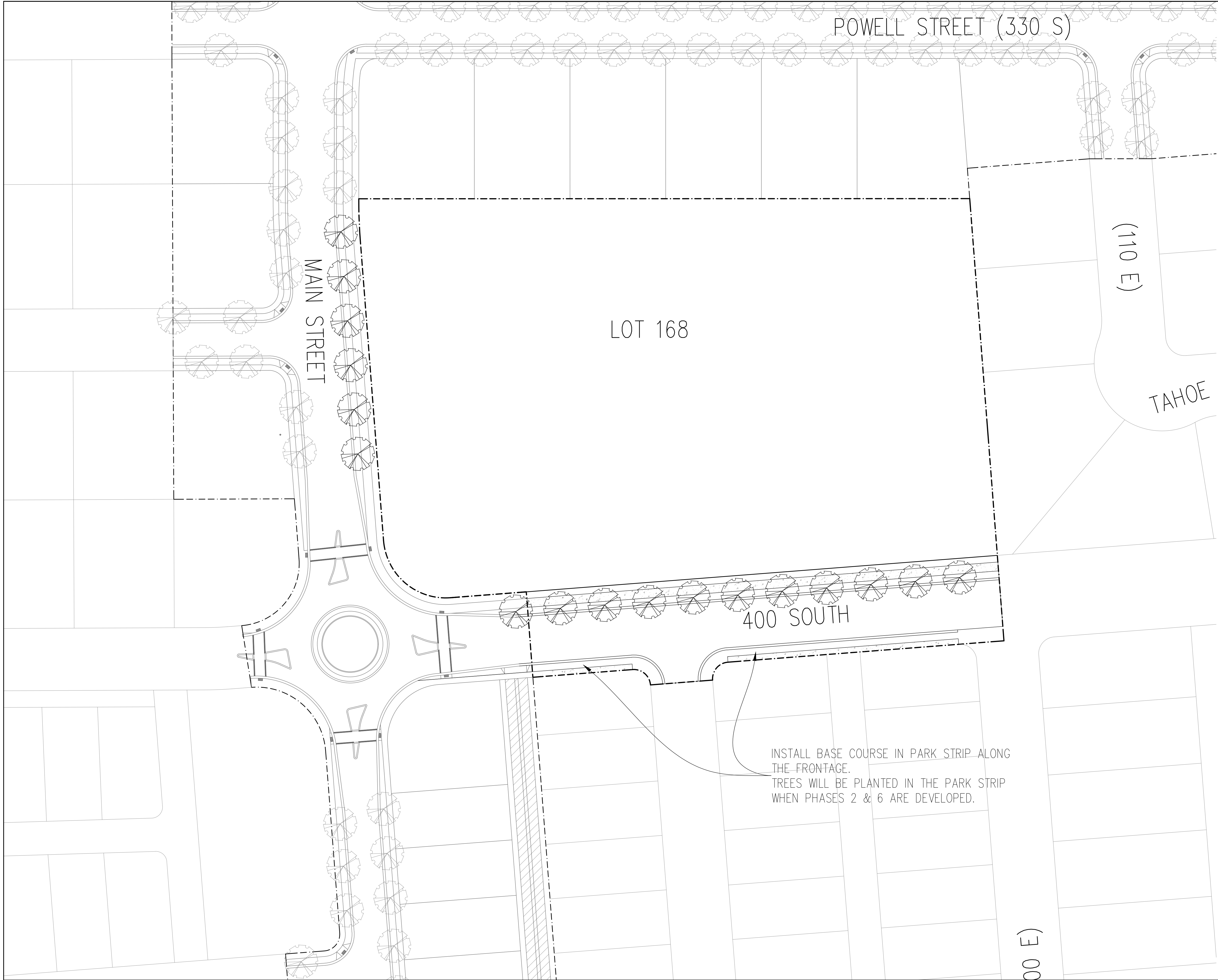
SITE PLAN

Scale: 1"=80'
Date: 10/17/23
C2



PLAT NOTE:
SEE FINAL PLAT FOR LEGAL DESCRIPTION & SETBACK & EASEMENT DIAGRAMS.





TREE PLACEMENT NOTE

EXACT SPACING AND LOCATION OF STREET TREES FOR THIS LOT WILL BE DETERMINED AFTER THE DRIVEWAY LOCATION FOR THIS LOT IS INSTALLED. TREES SHALL NOT BE PLANTED ON TOP OF UTILITIES/LATERALS/METERS.

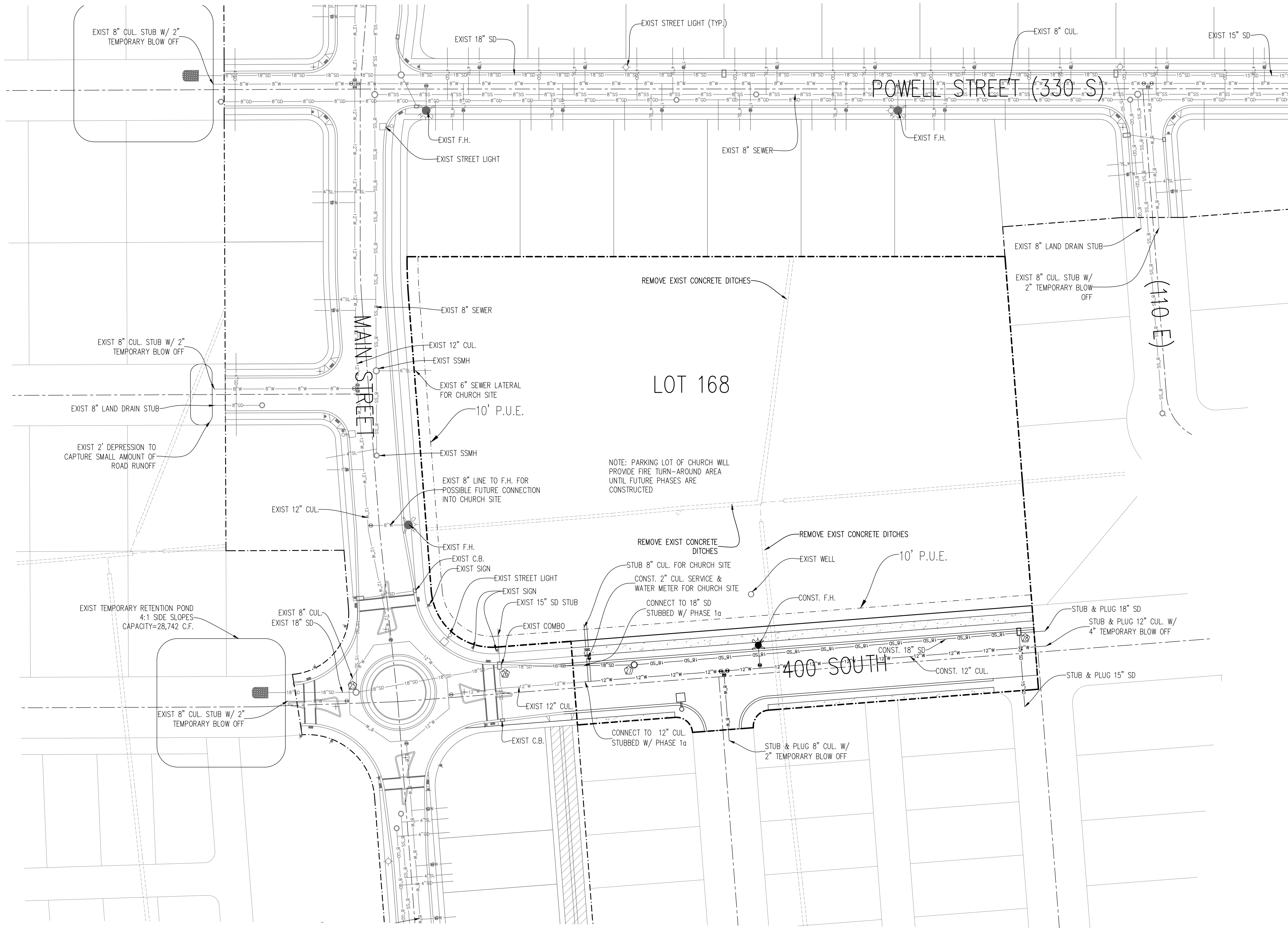
- TREE VARIETIES PROPOSED**
- PROPOSED STREET TREES
1. ELM, LACEBARK*
 2. ZELKOVA*
 3. HORNBEAM, EUROPEAN*
 4. GOLDEN RAINTREE*
- PROPOSED OPEN SPACE AND PARK AREA TREES
1. OAK, BUR
 2. ELM, LACEBARK
 3. HACKBERRY
 4. ZELKOVA
 5. GINGKO, BILOBA
- * THESE TREES ARE INCLUDED IN THE VINEYARD CITY TREE AND LANDSCAPE MANUAL FOR 6' PARK STRIPS. HOWEVER, LANDSCAPE CONTRACTOR IS TO REVIEW TREE TYPE W/ THE CITY ARBORIST.

SURVEYOR: **AZTEC ENGINEERING**
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

Developer/Property Owner: **RYAN BYBEE**
Phone: 801-616-2300

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REVISIONS		
Rev.	Date	Description
HOLDAWAY FIELDS		
VINEYARD PHASE 1c		UTAH
Drawn by: G.J.Y.	STREET TREE PLAN	Scale: 1"=40'
Designed by: G.J.Y.		Date: 10/17/23
Checked by: D.W.P.		C3



UTILITY LEGEND

- FIRE HYDRANT
- INSTALL VINEYARD STREET LIGHT 3 (12' HIGH 70 W 4000K OUTPUT)
- INSTALL VINEYARD STREET LIGHT 1 (20' HIGH 105 W 4000K OUTPUT)
- CULINARY WATER
- SEWER PIPE PVC SDR-35
- STORM DRAIN PIPE RCP
- LAND DRAIN PIPE PVC
- EDGE OF ASPHALT
- EXIST FENCE
- OVERHEAD POWER LINE
- BURIED POWER LINE
- STORM DRAIN/ LAND DRAIN LABEL (SEE PROFILE SHEETS)
- SEWER LABEL (SEE PROFILE SHEETS)
- INTERSECTION SIGN
- STOP SIGN/YIELD SIGN
- CULINARY VALVE
- WATER METER

Developer/Property Owner: RYAN BYBEE
Phone: 801-616-2300

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REVISIONS		
Rev.	Date	Description

HOLDAWAY FIELDS

VINEYARD		PHASE 1c	UTAH
Drawn by: G.J.Y.	OVERALL UTILITY PLAN		Scale: 1"=50'
Designed by: G.J.Y.			Date: 10/17/23
Checked by: D.W.P.			U1

UTILITY NOTE:
NO TRANSFORMERS MAY BE PLACED TO BLOCK TRAIL CONNECTIONS.

POWER CONNECTION NOTE:
POWER WILL CONNECT INTO THE EXISTING POWER LOCATIONS IN MAIN ST & 30 WEST. COORDINATE POWER DESIGN & CONNECTIONS WITH ROCKY MOUNTAIN POWER.

SEWER & SD DESIGN:
SEE PROFILE SHEETS FOR SEWER & STORM DRAIN DESIGN

EXIST WELL NOTE:
EXISTING WELL LOCATIONS SHOWN ON THIS PLAN ARE PER THE UTAH DIVISION OF WATER RIGHTS WELL LOGS. EXISTING WELLS ARE TO BE ABANDONED AND CAPPED BY A LICENSED WELL DRILLER, EXCEPT WHERE NOTED OTHERWISE.

CONSTRUCTION STORM WATER NOTE:
THE RETENTION BASINS THAT WERE CONSTRUCTED WITH PHASES 1a & 1b ARE TEMPORARY. THE PERMANENT RETENTION/DETENTION STORAGE SYSTEMS WILL BE CONSTRUCTED WITH PHASE 3 AS IS SHOWN ON THE PRELIMINARY PLAN.

WATER/SEWER LATERAL NOTE:
LOCATION OF LATERALS ARE TO BE COORDINATED W/ THE HOME BUILDER PRIOR TO INSTALLATION TO ENSURE THAT SERVICES DO NOT CONFLICT W/ PROPOSED DRIVEWAYS.

Scale 1" = 50'



GRADING LEGEND	
FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
	DIRECTION OF DRAINAGE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR

GRADING NOTE
SEE SPOT ELEVATIONS & GRADE SLOPE LABELS
ALONG ROADWAYS ON PROFILE SHEETS

SD DESIGN:
SEE PROFILE SHEETS FOR STORM DRAIN DESIGN

Developer/Property Owner: **RYAN BYBEE**
Phone: 801-616-2300

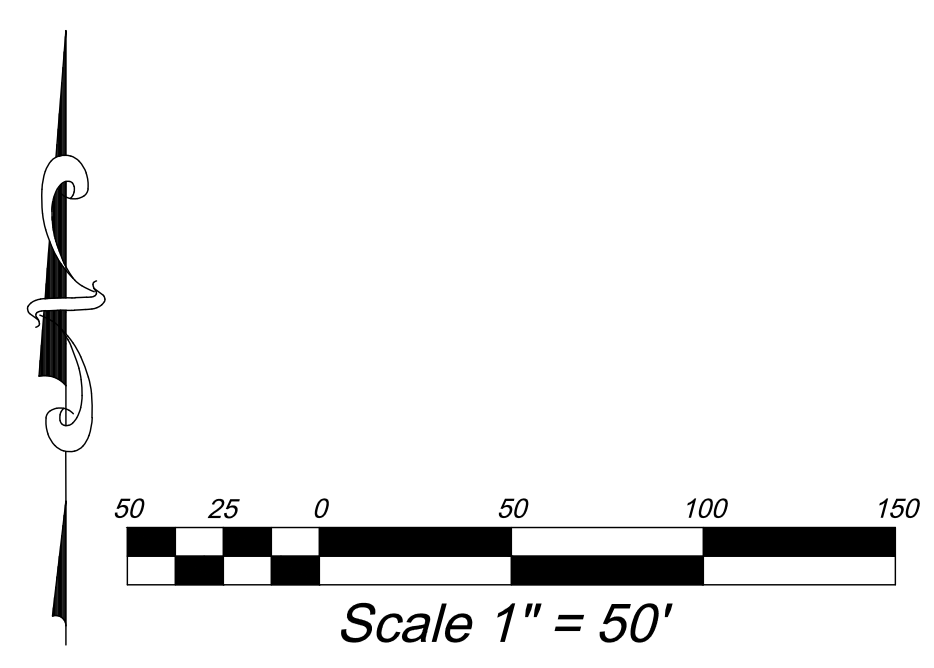
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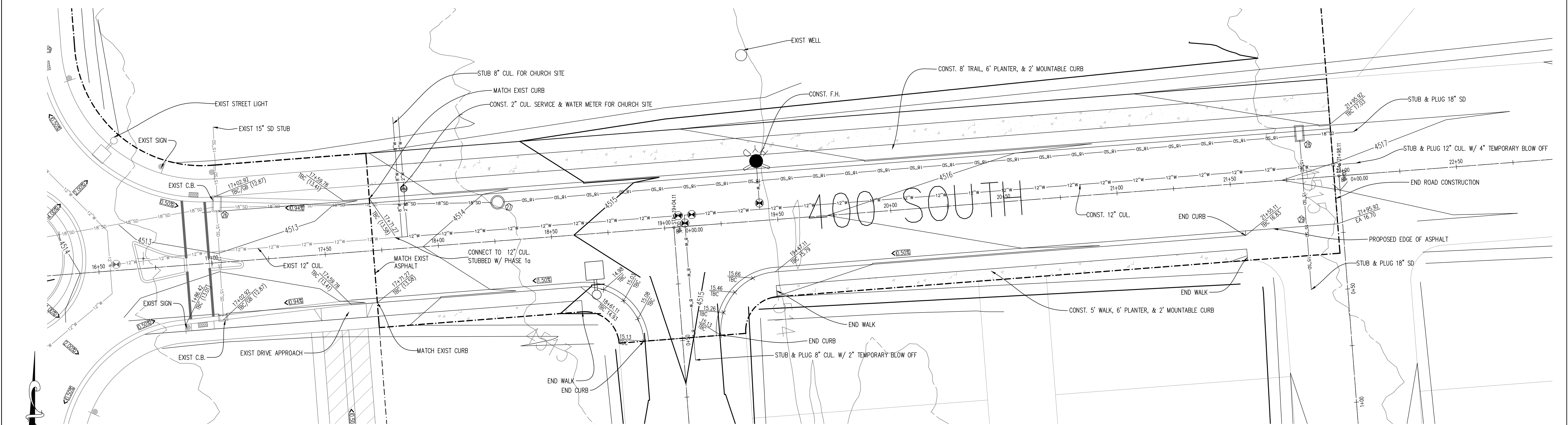
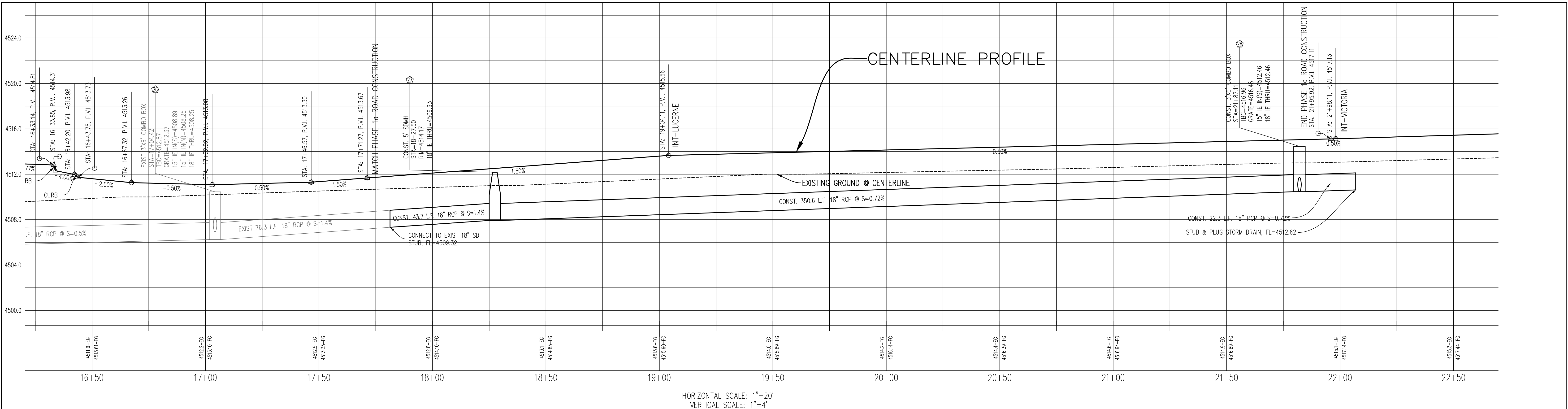
REVISIONS		
Rev.	Date	Description
HOLDAWAY FIELDS		
VINEYARD	PHASE 1c	UTAH
Drawn by: G.J.Y.	OVERALL GRADING & DRAINAGE PLAN	Scale: 1"=50'
Designed by: G.J.Y.		Date: 10/17/23
Checked by: D.W.P.		G1

STORM DRAIN KEYED NOTES Ⓢ

1-24. OMITTED
25-28. SEE PROFILE SHEETS
29. CONST. 66.0 L.F. 15" RCP @ S=0.4% STUB FOR FUTURE CONNECTION,
FL=45012.73

CONSTRUCTION STORM WATER NOTE:
THE RETENTION BASINS THAT WERE CONSTRUCTED WITH PHASES 1a & 1b ARE
TEMPORARY. THE PERMANENT RETENTION/DETENTION STORAGE SYSTEMS WILL
BE CONSTRUCTED WITH PHASE 3 AS IS SHOWN ON THE PRELIMINARY PLAN.



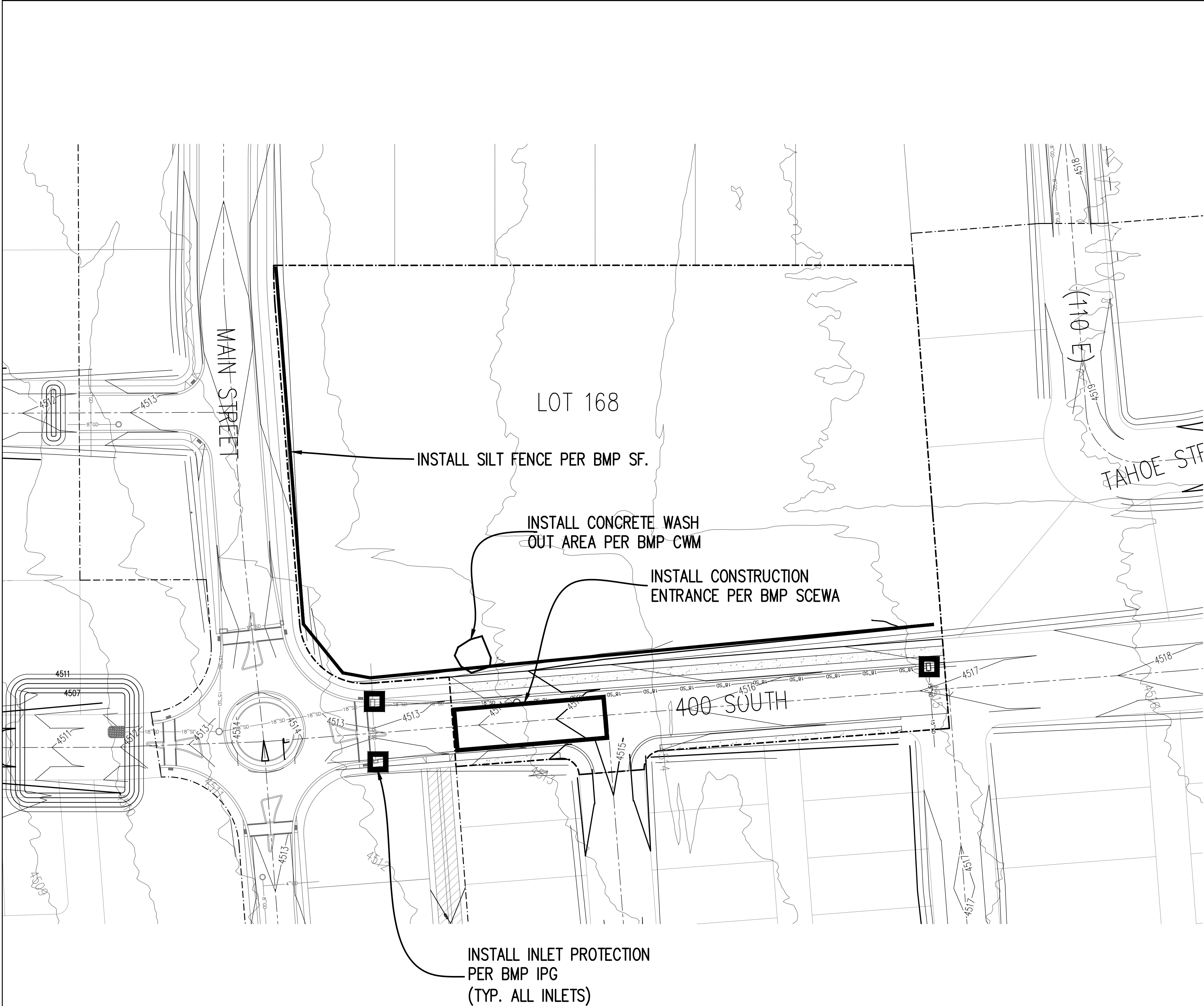


400 SOUTH PLAN/PROFILE

STORM DRAIN KEYED NOTES Ⓢ
1-24. OMITTED
25-28. SEE PROFILE SHEETS
29. CONST. 66.0 L.F. 15" RCP @ S=0.4%, STUB FOR FUTURE CONNECTION, FL=45012.73



REVISIONS			Developer/Property Owner: RYAN BYBEE			HOLDAWAY FIELDS		
Rev.	Date	Description	Phone: 801-616-2300			VINEYARD	PHASE 1c	UTAH
			EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com			Drawn by: G.J.Y.	400 SOUTH PLAN/PROFILE	Scale: 1"=20'
						Designed by: G.J.Y.		Date: 10/17/23
						Checked by: D.W.P.		PP1



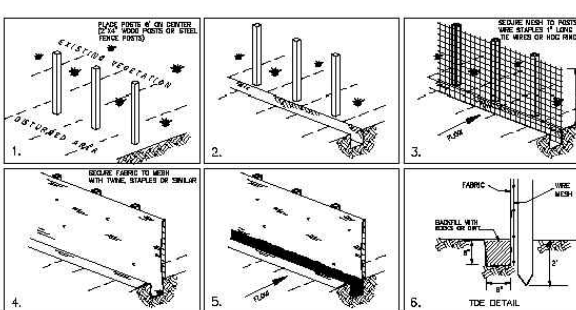
EROSION CONTROL NOTES:

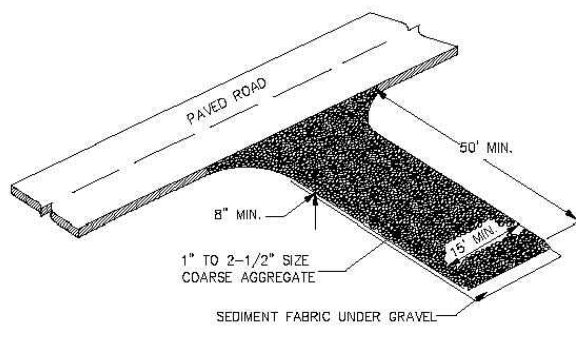
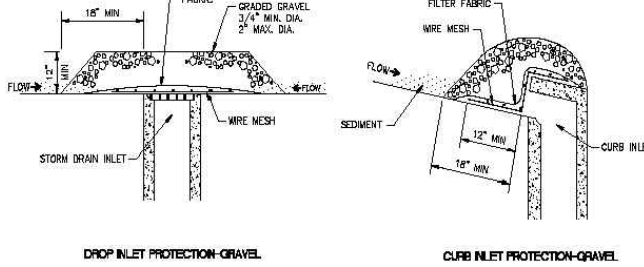
1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. CONSTRUCT A SILT FENCE AS SHOWN ON THE PLAN PER BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PER BMP SCEWA.
4. INSTALL CONCRETE WASH OUT AREA PER BMP CWM.
5. INSTALL INLET PROTECTION ON CATCH BASINS PER BMP IPG.
6. CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.
7. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
8. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.

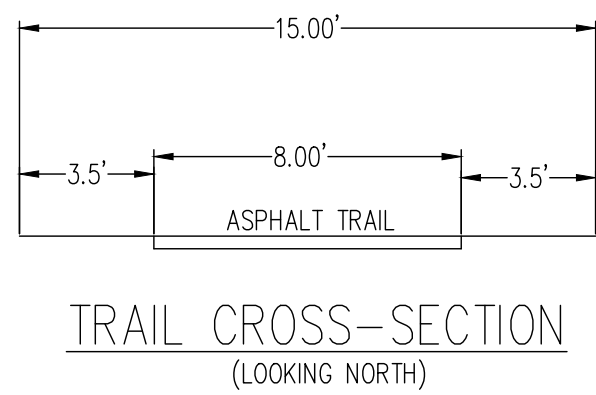
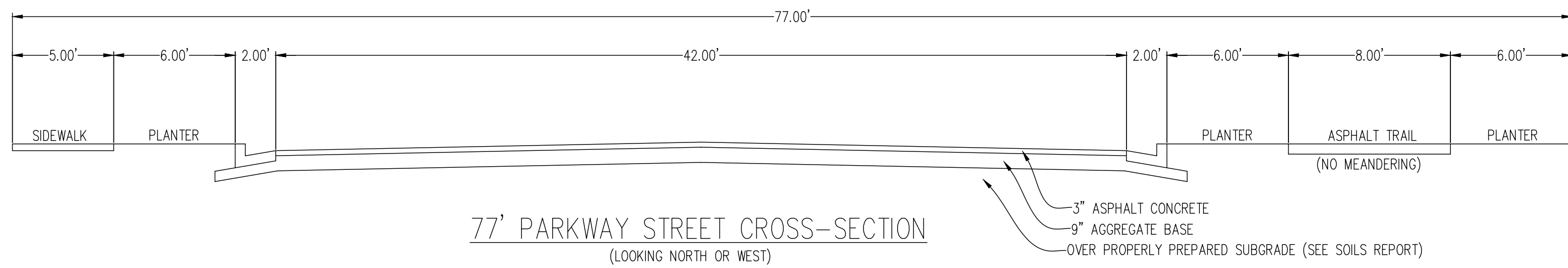
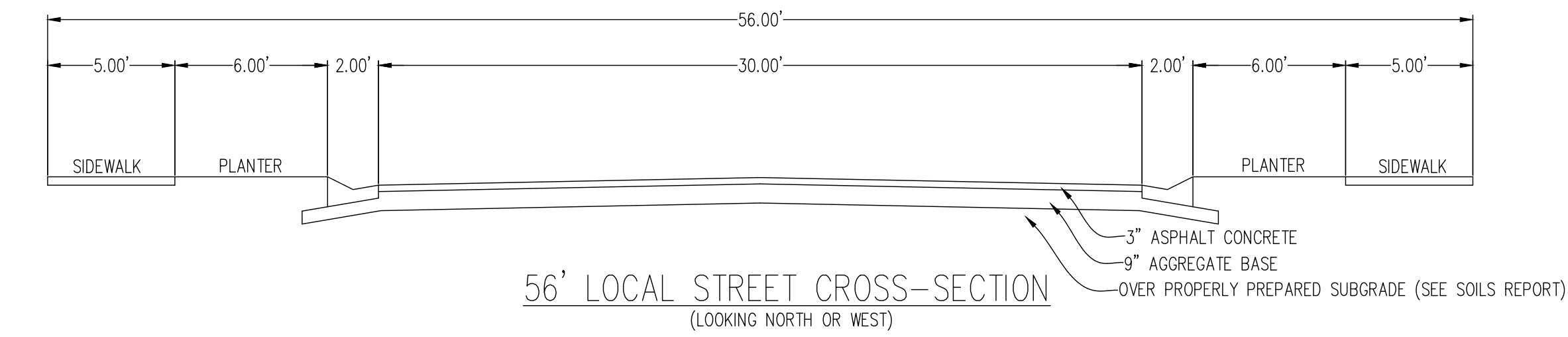
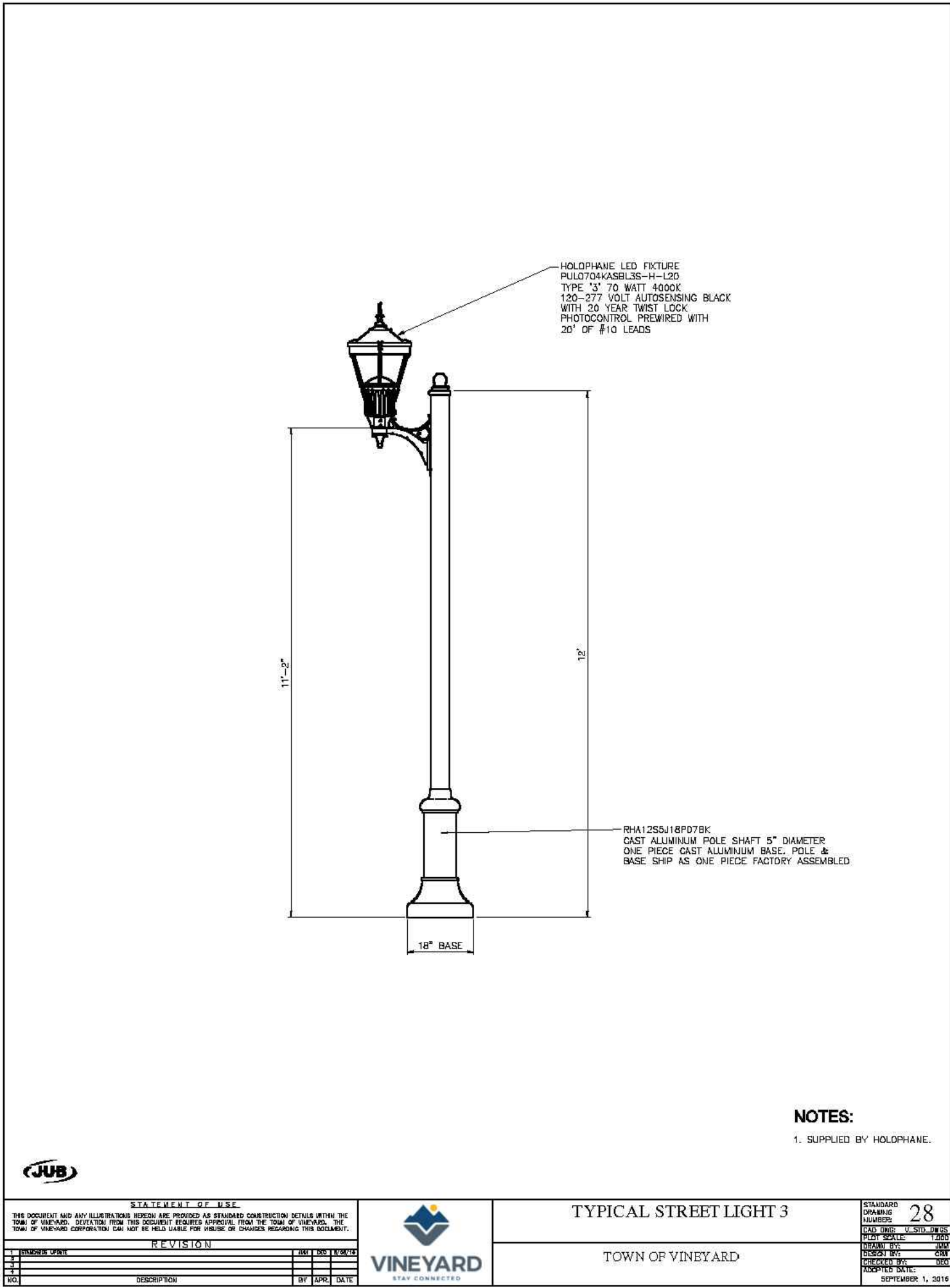
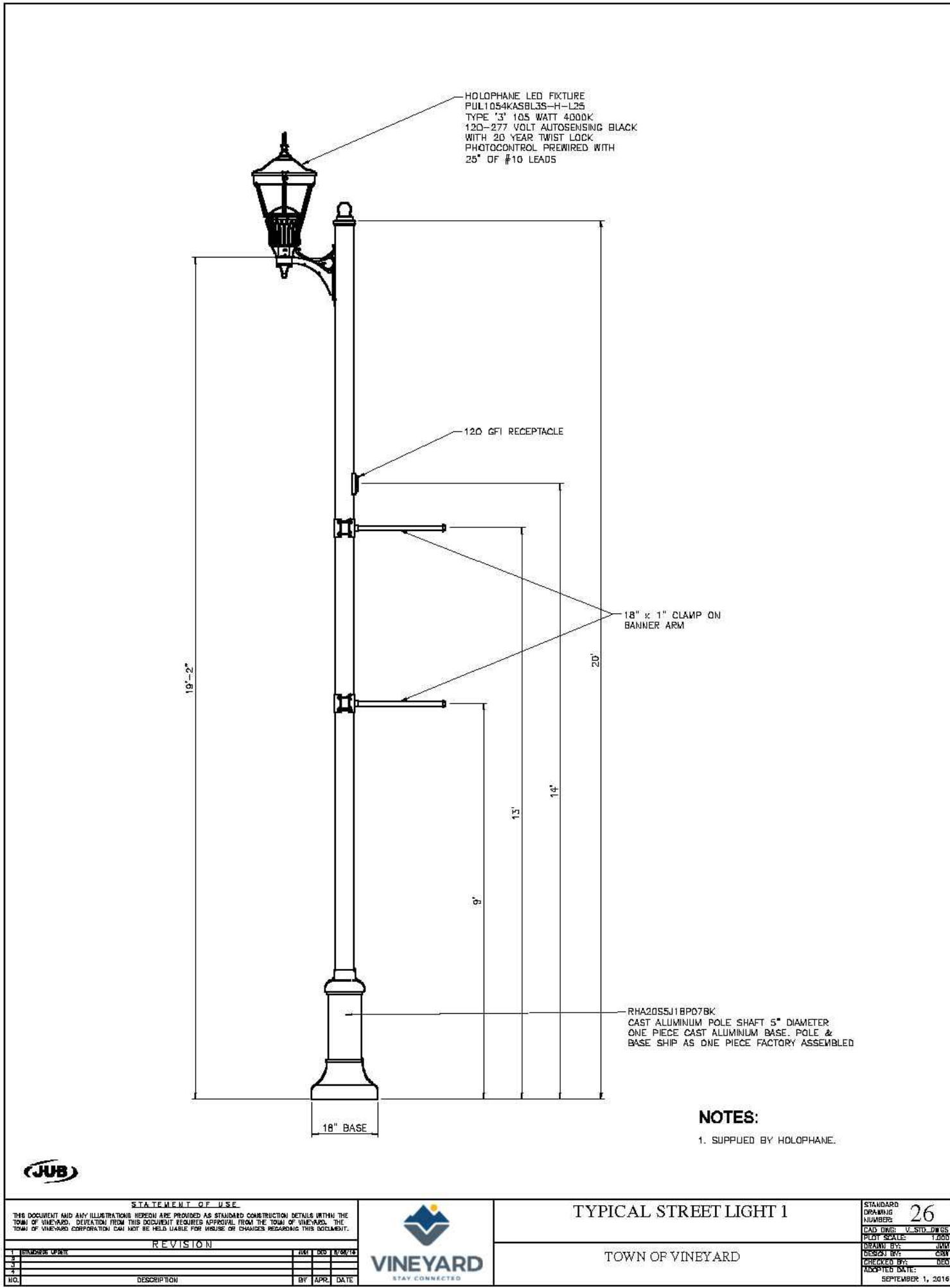


REVISIONS		
Rev.	Date	Description

Developer/Property Owner: RYAN BYBEE		HOLDAWAY FIELDS	
Phone: 801-616-2300		UTAH	
EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com		VINEYARD	Scale: 1"=50'
		Drawn by: G.J.Y.	Date: 10/17/23
		Designed by: G.J.Y.	EROSION CONTROL PLAN
		Checked by: D.W.P.	

BMP: Concrete Waste Management	CWM	BMP: Silt Fence	SF
 OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion DESCRIPTION: Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors. APPLICATIONS: This technique is applicable to all types of sites. INSTALLATION/APPLICATION CRITERIA: - Store dry and wet materials under cover, away from drainage areas. - Avoid mixing excess amounts of fresh concrete or cement on-site. - Perform washout of concrete trucks off-site or in designated areas only. - Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. - Do not allow excess concrete to be dumped on-site, except in designated areas. - When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.) - Train employees and subcontractors in proper concrete waste management. LIMITATIONS: - Off-site washout of concrete wastes may not always be possible. MAINTENANCE: - Inspect subcontractors to ensure that concrete wastes are being properly managed. - If using a temporary pit, dispose hardened concrete on a regular basis. TARGETED POLLUTANTS - Sediment - Nutrients - Toxic Materials - Oil & Grease - Flammable Materials - Other Waste IMPLEMENTATION REQUIREMENTS - High Impact - Medium Impact - Low or unknown Impact ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET	 OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion DESCRIPTION: A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts. APPLICATION: - Perimeter control: place barrier at downgradient limits of disturbance - Sediment barrier: place barrier at toe of slope or soil stockpile - Protection of existing waterways: place barrier near top of stream bank - Inlet protection: place fence surrounding catchbasins INSTALLATION/APPLICATION CRITERIA: - Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts. - Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings. - Cut fabric to required width, unroll along length of barrier and shape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench. - Backfill trench over filter fabric to anchor. LIMITATIONS: - Recommended maximum drainage area of 0.5 acre per 100 feet of fence - Recommended maximum upgradient slope length of 150 feet - Recommended maximum uphill grade of 2:1 (50%) - Recommended maximum flow rate of 0.5 cfs - Ponding should not be allowed behind fence MAINTENANCE: - Inspect immediately after any rainfall and at least daily during prolonged rainfall - Look for runoff bypassing ends of barriers or undercutting barriers. - Repair or replace damaged areas of the barrier and remove accumulated sediment. - Reanchor fence as necessary to prevent shortcutting. - Remove accumulated sediment when it reaches 1/2 the height of the fence. TARGETED POLLUTANTS - Sediment - Nutrients - Toxic Materials - Oil & Grease - Flammable Materials - Other Waste IMPLEMENTATION REQUIREMENTS - High Impact - Medium Impact - Low or Unknown Impact ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET		

BMP: Stabilized Construction Entrance and Wash Area	SCEWA	BMP: Inlet Protection - Gravel	IPG
	OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion DESCRIPTION: A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site. APPLICATIONS: At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist. INSTALLATION/APPLICATION CRITERIA: - Clear and grub area and grade to provide maximum slope of 2%. - Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months). - Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches. - Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions. - Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site. LIMITATIONS: - Requires periodic top dressing with additional stones. - Should be used in conjunction with street sweeping on adjacent public right-of-way. - Must be situated such that waste water does not run off site. MAINTENANCE: - Inspect daily for loss of gravel or sediment buildup. - Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping. - Repair entrance and replace gravel as required to maintain control in good working condition. - Expand stabilized area as required to accommodate traffic and prevent erosion at driveways. TARGETED POLLUTANTS - Sediment - Nutrients - Toxic Materials - Oil & Grease - Flammable Materials - Other Waste IMPLEMENTATION REQUIREMENTS - High Impact - Medium Impact - Low or Unknown Impact ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET		OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion DESCRIPTION: Placement of gravel filter over inlet to storm drain to filter storm water runoff. APPLICATION: Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities. INSTALLATION/APPLICATION CRITERIA: - Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions. - Place filter fabric over the mesh. Filter fabric should be selected based on soil type. - Place graded gravel, to a minimum depth of 12 inches, over the filter fabric and extending 18-inches past the grate in all directions. LIMITATIONS: - Recommended for maximum drainage area of one acre. - Excess flows may bypass the inlet requiring down gradient controls. - Ponding will occur at inlet. MAINTENANCE: - Inspect inlet protection after every large storm event and at a minimum of once monthly. - Remove sediment accumulated when it reaches 4-inches in depth. - Replace filter fabric and clean or replace gravel if clogging is apparent. TARGETED POLLUTANTS - Sediment - Nutrients - Toxic Materials - Oil & Grease - Flammable Materials - Other Waste IMPLEMENTATION REQUIREMENTS - High Impact - Medium Impact - Low or Unknown Impact ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET



REVISIONS			HOLDAWAY FIELDS		
Rev.	Date	Description	VINEYARD PHASE 1c UTAH		
			Drawn by:	ROADWAY CROSS SECTIONS & SITE DETAILS	Scale:
			G.J.Y.		NTS
			Designed by:		Date:
			G.J.Y.	10/17/23	
			Checked by:		D1
			D.W.P.		

Developer/Property Owner: RYAN BYBEE

Phone: 801-616-2300

EXCEL
ENGINEERING

David W. Peterson, P.E., License #270393
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Holdaway Fields Phase 1c

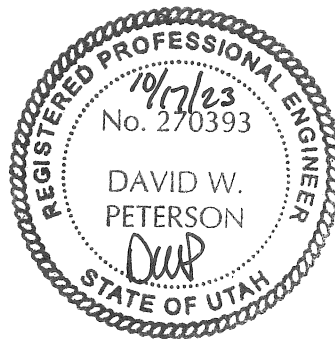
Final Storm Drain report

October 17, 2023

Prepared by:

David W. Peterson, P.E.

Excel Engineering, Inc.



Storm Drain Summary:

Holdaway Fields Phase 1c is currently farming fields. It will be developed into a church site with a public road extension along the south property boundary. There is no storm runoff from adjacent properties that is flowing onto this property. There are no upstream flows that will impact this site. The storm runoff from this property will eventually be discharged onto the shore of Utah Lake which is located to the west of this project. The roadway from this phase will be retained in the temporary retention pond that was constructed with phase 1a. That temporary pond was already sized to include the roadway area from this phase. The church site lot will retain the 80th percentile storm on-site in underground retention. A storm drain pipe was stubbed into this lot to convey overflow from larger storm events directly to Utah Lake.

The storm drain report for Phase 1 and the overall storm drain report for all of Holdaway Fields has been attached. These reports discuss the storm drain design for the project in more detail including the pipe sizing and 100-year flow conveyance.

Appendix

- *Holdaway Fields Phase 1 Final Storm Drain Report from 8/16/22*
- *Holdaway Farms Preliminary Storm Drain Report from 5/26/22 (Subdivision name was changed)*

Holdaway Fields Phase 1

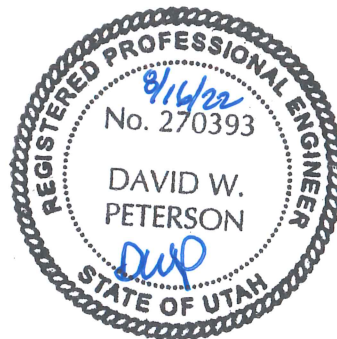
Final Storm Drain report

August 16, 2022

Prepared by:

David W. Peterson, P.E.

Excel Engineering, Inc.



Introduction:

Holdaway Fields Phase 1 is currently farming fields. It will be developed into a residential subdivision. There is no storm runoff from adjacent properties that is flowing onto this property. There are no upstream flows that will impact this site. The storm runoff from this property will eventually be discharged onto the shore of Utah Lake which is located to the west of this project. However, with this phase of construction, it will be retained in temporary retention ponds.

Proposed Project Facilities

Phase 1 of this subdivision will flow into temporary retention ponds. These temporary ponds will be removed with future phases and the subdivision will eventually drain into an underground retention system and then discharge into Utah Lake. See the attached preliminary storm drain report for a full description of the future storm drain plans.

Phase 1 was divided into three subareas that correspond with the three temporary retention ponds. The temporary retention ponds were sized to store the 100-year storm and include the future subdivision areas that will flow into them. The attached Phase 1 subarea map shows the delineation of the subareas.

The rational formula was used to calculate the required storage volume. The pervious and impervious areas were calculated with the respective c-values assigned. The overall c-value for the subdivision was determined to be 0.44. This was determined in the preliminary storm drain report. A c-value of 0.44 was used for subareas 1 and 3. A c-value of 0.6 was used for subarea 2 since it has a higher percentage of roadway area.

The temporary retention ponds were sized to store the 100-year storm event with one foot of freeboard. The calculations for the retention pond sizing are shown on the attached spreadsheets.

Hydraulic Calculations

The *10-year Peak Flow Storm Drain Pipe Calculations* are included in the preliminary storm drain report along with the subarea maps and explanation of calculations.

All pipes have been adequately sized to convey the 10-year storm to the proposed retention ponds.

Groundwater elevation

Based on the geotechnical report performed for this site, ground water was encountered ~8 feet below the existing ground surface in the areas where the retention ponds are proposed. The bottom of the retention ponds should be well above the ground water with the ponds being 4 feet deep.

Conclusion

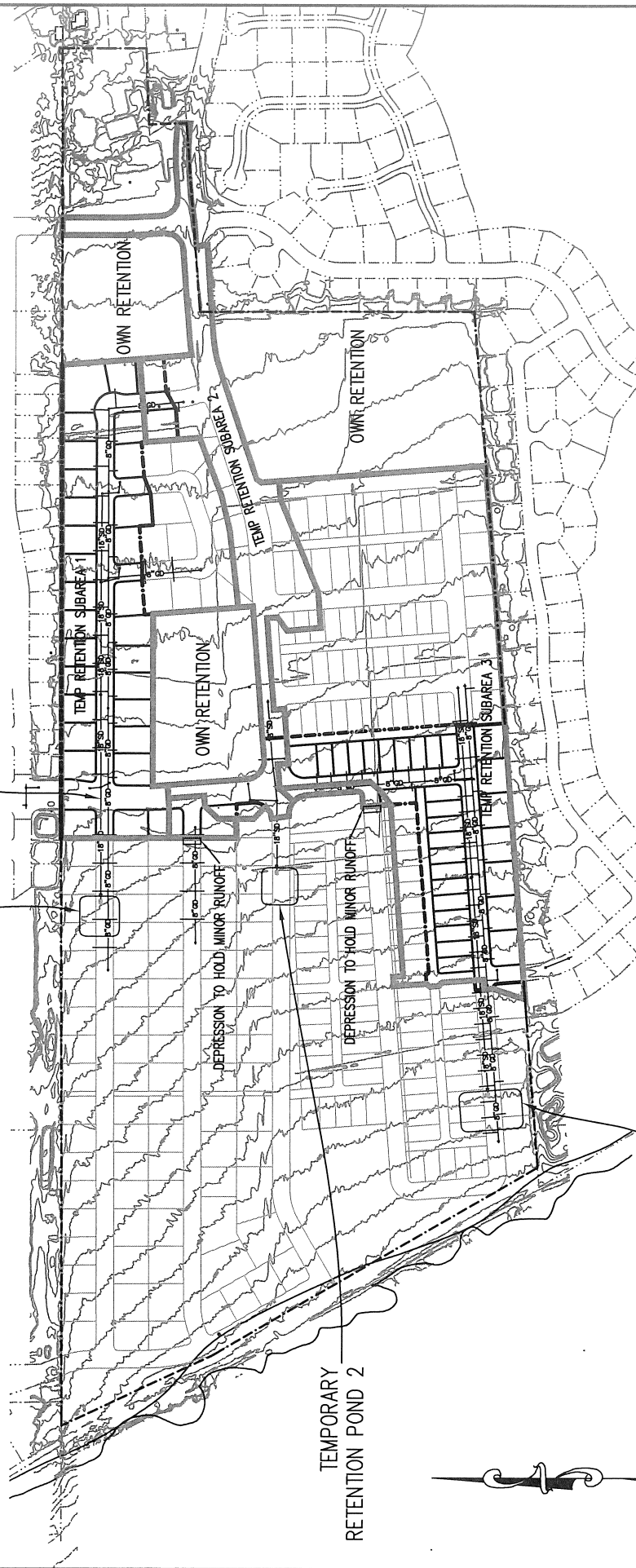
The retention ponds in Holdway Fields Phase 1 have been sized to store the 100-year storm event. The pipes have been sized to convey the 10-year storm event to the retention ponds.

Appendix

- *Holdaway Fields Phase 1 Subarea Map*
- *Holdaway Fields Temporary Retention Pond 1 – 100-year storm water calculations*
- *Holdaway Fields Temporary Retention Pond 2 – 100-year storm water calculations*
- *Holdaway Fields Temporary Retention Pond 3 – 100-year storm water calculations*
- *Holdway Farms Preliminary Storm Drain Report from 5/26/22 (Subdivision name was changed)*

TEMPORARY RETENTION POND 1

ALL PIPES FLOWING INTO TEMPORARY RETENTION PONDS
HAVE BEEN SIZED FOR THE 10-YR PEAK FLOW



HOLDAWAY FIELDS PHASE 1 SUBAREA MAP

Holdway Fields Temporary Retention Pond 1
100-year storm water calculations
16-Aug-22

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Subdivision Area	0.44	571751	251570
Total CA		571751	251570

The assumed percolation rate used was 60 minutes per inch.

The infiltration area will be the average depth surface area of the pond.

The infiltration area is 12,440 s.f.

The infiltration rate = (12,440 s.f.)(1 inch/60 min.)(1 ft/12 inch)(1 min./60 sec.) = 0.29 cfs

Retention Volume sizing calculations

Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu.ft.)	Release Volume (cu.ft.)	Required Storage (cu.ft.)
A	B	C	D	E	F
5	6.16	0.51	10762	86	10675
10	4.69	0.78	16387	173	16214
15	3.87	0.97	20283	259	20024
30	2.60	1.30	27253	518	26735
60	1.61	1.61	33752	1037	32716
120	0.87	1.74	36478	2073	34404
180	0.59	1.77	37107	3110	33997
360	0.31	1.86	38993	6220	32773
720	0.18	2.16	45283	12440	32843
1440	0.10	2.40	50314	24880	25434

Required Retention Storage = 34,404 cf

Notes:

A, B, & C are based upon Vineyard rainfall data

D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CiA

E = allowable release rate x A x 60 sec.

F = D - E to determine storage volume

Retention pond

Elevation	Volume (cf)	
4510	50,062	1' foot of freeboard
4509	34,922	Top of water surface
4508	21,598	
4507	9,991	
4506	0	Bottom of Pond

Discussion

- Retention basin provides storage volume of 34,922 cf which exceeds required storage volume of 34,404 cf

Holdway Fields Temporary Retention Pond 2
100-year storm water calculations
16-Aug-22

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Subdivision Area	0.6	324648	194789
Total CA		324648	194789

The assumed percolation rate used was 60 minutes per inch.

The infiltration area will be the average depth surface area of the pond.

The infiltration area is 10,300 s.f.

The infiltration rate = (10,300 s.f.)(1 inch/60 min.)(1 ft/12 inch)(1 min./60 sec.) = 0.24 cfs

Retention Volume sizing calculations

Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu.ft.)	Release Volume (cu.ft.)	Required Storage (cu.ft.)
A	B	C	D	E	F
5	6.16	0.51	8333	72	8261
10	4.69	0.78	12688	143	12545
15	3.87	0.97	15705	215	15490
30	2.60	1.30	21102	429	20673
60	1.61	1.61	26134	858	25276
120	0.87	1.74	28244	1717	26528
180	0.59	1.77	28731	2575	26156
360	0.31	1.86	30192	5150	25042
720	0.18	2.16	35062	10300	24762
1440	0.10	2.40	38958	20600	18358

Required Retention Storage = 26,528 cf

Notes:

A, B, & C are based upon Vineyard rainfall data

D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CiA

E = allowable release rate x A x 60 sec.

F = D - E to determine storage volume

Retention pond

Elevation	Volume (cf)	
4508	41,502	1' foot of freeboard
4507	28,742	Top of water surface
4506	17,638	
4505	8,091	
4504	0	Bottom of Pond

Discussion

1. Retention basin provides storage volume of 28,742 cf which exceeds required storage volume of 26,528 cf

Holdway Fields Temporary Retention Pond 3 100-year storm water calculations

16-Aug-22

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Subdivision Area	0.44	919657	404649
Total CA		919657	404649

The assumed percolation rate used was 60 minutes per inch.

The infiltration area will be the average depth surface area of the pond.

The infiltration area is 20,136 s.f.

The infiltration rate = (20,136 s.f.)(1 inch/60 min.)(1 ft/12 inch)(1 min./60 sec.) = 0.47 cfs

Retention Volume sizing calculations

Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu.ft.)	Release Volume (cu.ft.)	Required Storage (cu.ft.)
A	B	C	D	E	F
5	6.16	0.51	17310	140	17170
10	4.69	0.78	26358	280	26079
15	3.87	0.97	32625	420	32205
30	2.60	1.30	43837	839	42998
60	1.61	1.61	54290	1678	52612
120	0.87	1.74	58674	3356	55318
180	0.59	1.77	59686	5034	54652
360	0.31	1.86	62721	10068	52653
720	0.18	2.16	72837	20136	52701
1440	0.10	2.40	80930	40272	40658

Required Retention Storage = 55,318 cf

Notes:

A, B, & C are based upon Vineyard rainfall data

$D = C / (12 \text{ inches/foot}) \times \text{total acreage of site} \times 43,560 \text{ sf/acre} \times \text{run-off coefficient}$, where $Q=CIA$ and $V=CiA$

E = allowable release rate x A x 60 sec.

F = D - E to determine storage volume

Retention pond

Elevation	Volume (cf)	
4500	80,846	1' foot of freeboard
4499	57,170	Top of water surface
4498	35,870	
4497	16,847	
4496	0	Bottom of Pond

Discussion

- Retention basin provides storage volume of 57,170 cf which exceeds required storage volume of 55,318 cf

Holdaway Farms

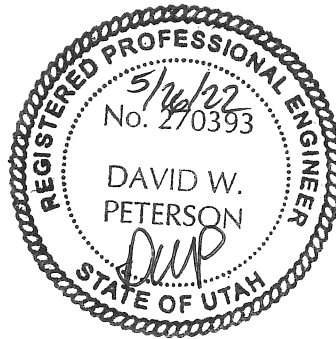
Preliminary Storm Drain report

May 26, 2022

Prepared by:

David W. Peterson, P.E.

Excel Engineering, Inc.



Introduction:

This property is currently farming fields. It will be developed into a residential subdivision. There is no storm runoff from adjacent properties that is flowing onto this property. There are no upstream flows that will impact this site. The storm runoff from this property will be retained and discharged onto the shore of Utah Lake which is located to the west of this project.

Proposed Project Facilities

This subdivision will pipe the majority of the storm water to the southwest side of the overall project into an underground retention system that has an overflow box. This system will retain the 80th percentile storm for the entire subdivision and directly release everything over that. The storm drain piping has been designed to convey the 10-year peak storm in pipes to the retention system and bypass the 100-year storm from the retention system to the discharge location.

An underground StormTrap system will store the runoff while the 80th percentile storm is infiltrated into the ground. The majority of the runoff from the subdivision will flow directly into the retention system. A portion of the subdivision (Subarea 6 – see the attached subarea map) will flow directly to the treatment device and discharge point without going into the retention system. This design was due to the location of the discharge point in addition to spreading out some of the peak flows over a longer period by passing the northwest area before all of the rest of the flows from the subdivision arrive.

The top of water elevation in the underground retention system is 4497.67. The 36” overflow pipe flowline is set at an elevation of 4497.78 to allow overflow runoff for an event greater than the 80th percentile storm. Once the storm water reaches that overflow elevation, it will flow out of the overflow box where it will then flow to the northwest corner of the subdivision to the treatment device and then on the shore of Utah Lake.

80th Percentile storm calculations

$$V = CAI$$

$$CA = 1,738,533 \text{ sf (see 100-yr storm water calcs)}$$

$$I = 0.50 \text{ inches}$$

$$V = (1,738,533 \text{ sf})(0.50 \text{ inches})(1 \text{ foot} / 12 \text{ inches}) = 72,439 \text{ c.f}$$

Hydraulic Calculations

The *10-year Peak Flow Storm Drain Pipe Calculations* are included in the appendix.

This site has been divided into subareas. The attached subarea map shows those areas.

All pipes have been adequately sized to convey the 10-year storm to the proposed retention area. The site has also been designed to pass the 100-year peak flow from the retention area to the discharge point on the shore of Utah Lake.

The peak flow for each subarea was determined using the rational method. The time of concentration was calculated using the Kinematic Wave formula by determining the longest travel path of the combined subareas contributing to that portion of storm drain pipe. The attached 'Time of Concentration Table' shows the time of concentration for each subarea and/or combined subarea. The sizes of storm drain pipes throughout this subdivision have been sized and checked to verify sufficient capacity for the 10-year storm event and the 100-yr event in some areas. The attached 'Rational Formula Table' shows the peak flow calculations as well as the required pipe sizes of slopes of the storm drain pipes.

Groundwater elevation

Based on the geotechnical report performed for this site, ground water was encountered 10 feet below the existing ground surface in the area where the underground retention is proposed. The bottom of the retention system has been designed to be approximately 2.5' above the ground water.

Storm water treatment

A 10K Bay Separator device has been proposed for this subdivision. All storm water flowing onto the shore of Utah Lake will pass through the treatment device prior to flowing into Utah Lake. It has a treatment capacity of 21.8 cfs which is greater than the 2-year peak storm of 17.6 cfs. It has a bypass capacity of 100 cfs which is greater than the 100-year peak flow of 56.0 cfs.

Conclusion

The proposed subdivision retention system has been sized to retain the 80th percentile storm. The pipes in this subdivision have been sized to convey the 10-year storm event to the retention system and pass the 100-year event to the discharge point on the shore of Utah Lake.

Appendix

DISCHARGE ONTO SHORE OF UTAH LAKE

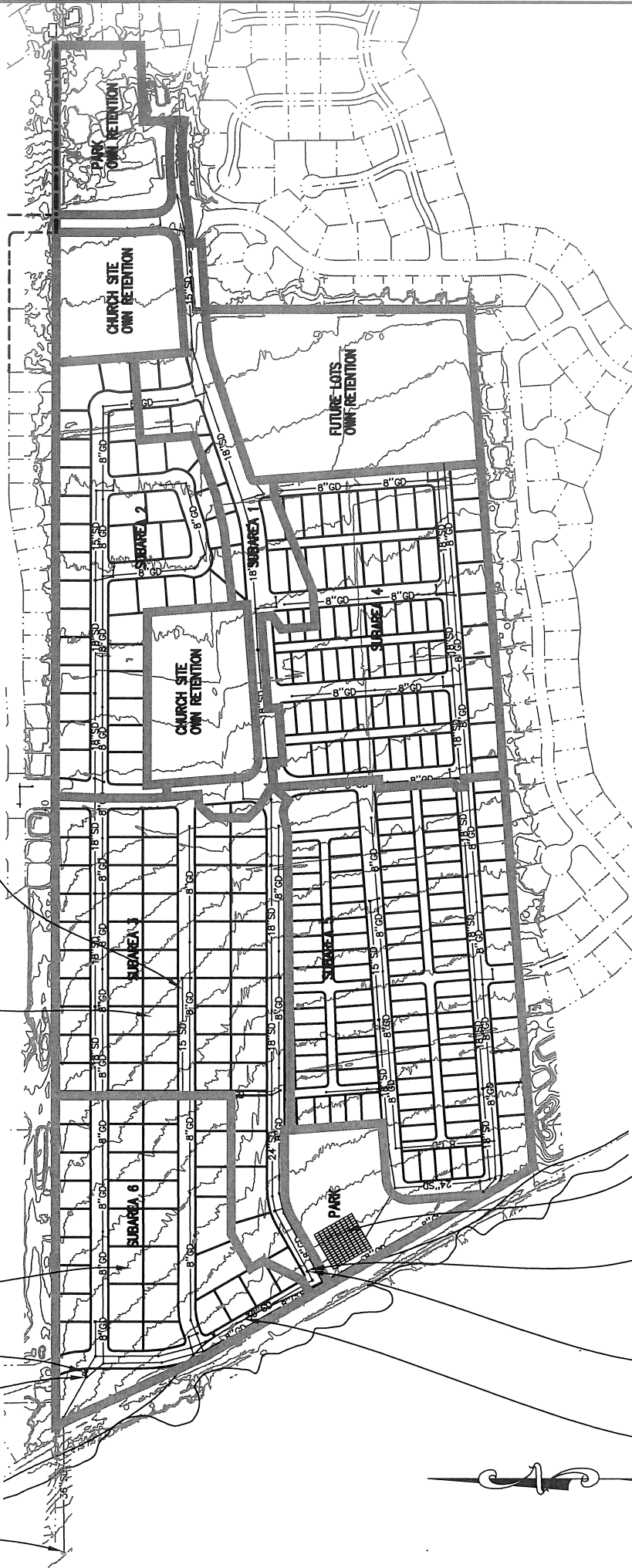
LAND DRAIN CONNECTS INTO STORM DRAIN SYSTEM AT THIS LOCATION

10K BAY SEPARATOR TREATMENT DEVICE (TREATMENT CAPACITY OF 21.8 CFS & BYPASS CAPACITY OF 100 CFS)

SUBAREA 6 FLOWS UNDETAINED TO DISCHARGE LOCATION (PIPES SIZED FOR 100-YR PEAK)

SUBAREAS 1-5 FLOW IN UNDERGROUND RETENTION SYSTEM

ALL PIPES FLOWING INTO RETENTION SYSTEM HAVE BEEN SIZED FOR THE 10-YR PEAK FLOW



TOP OF WATER ELEV IN UNDERGROUND SYSTEM=4497.67

VOLUME GREATER THAN 80TH% STORM OVERFLOWS AT ELEV=4497.78

OVERFLOW BOX (36" PIPE FLOWLINE ELEVATION=4497.78)

OVERFLOW PIPE SIZED FOR THE 100-YR PEAK FLOW

HOLDAWAY FARMS SUBAREA MAP

Holdway Farms
100-year storm water calculations
26-May-22

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Park Area	0.15	161421	24213
Roadway Area*	0.74	1191598	881783
Lot Impervious	0.85	632054	537246
Lot Landscape	0.15	1968609	295291
Total CA		3953682	1738533

*-Roadway 'C' value was set based on the local roadway cross section of 56'.

'C' values were assigned based on the width of the planter strip, walk, & asphalt areas and the composite 'C' was determined to be 0.74.

Holdaway Farms - 10-year Storm - Rational Formula Table

C = Runoff Coefficient
I (10-yr) = Intensities were taken from NOAA Atlas 14, Volume 1, Version 5 for this area
Assume manning's n=0.012

Subarea	Total area (s.f.)	Total area (acres)	C	CA
Subarea 1	318563	7.31	0.59	4.28
Subarea 2	529623	12.16	0.45	5.50
Subarea 3	813656	18.68	0.45	8.32
Subarea 4	667432	15.32	0.38	5.81
Subarea 5	901062	20.69	0.49	10.04
Subarea 6	561925	12.90	0.42	5.40
Park	161421	3.71	0.15	0.56

Combined Subareas	Tc (min.)	I in/hr	Qt (cfs) Combined	Minimum Pipe Slope	Pipe size required (in.)	Pipe Capacity (cfs)
Subarea 2	45	1.07	5.9	0.005	18	8.1
Subarea 1	45	1.07	4.6	0.005	18	8.1
Subarea 1,2,3	60	0.83	15.0	0.005	24	17.3
Subarea 4	45	1.07	6.2	0.005	18	8.1
Subarea 4.5	60	0.83	13.2	0.005	24	17.3
Subarea 6 direct to Utah Lake (100-yr)	45	1.93	10.4	0.005	24	17.3
Subareas 1-5 & Park leaving StormTrap to Utah Lake (100-yr)	60	1.61	55.6	0.006	36	56.0

*-Time of concentration was taken from the Time of Concentration Table in the appendix and was rounded to the nearest Tc associated with the intensity table (i.e. 15,30, 45, or 60 minutes).

Holdaway Farms Time of Concentration Table

Subarea(s)	Lot/Overland Flow		Street Flow		tc	tc	Total tc
	N	I	S	N	I	(Minutes)	(Minutes)
100-yr Subarea 6 to Utah Lake	100	0.45	2.60	1800	0.012	3.87	16.76
100-yr from StormTrap to Utah Lake	100	0.45	2.60	3500	0.012	2.60	29.29
						0.005	54

*-The time of concentration was calculated using the Kinematic Wave formula and is the longest amount of time it takes for water to travel from the upper portion to the lower portion of the combined subareas listed. The Total tc used in the Rational Formula Table (see appendix) is the Total tc value rounded to the nearest standard Rainfall Intensity measurement as shown in the appendix (ie 15 min, 30 min, etc.)

Holdaway Farms 10-year Time of Concentration Table

Subarea(s)	Lot/Overland Flow		Street Flow		tc	tc	Total tc
	N	I	S	N	I	(Minutes)	(Minutes)
Subarea 2	100	0.45	1.34	1333	0.012	2.00	18.23
Subarea 1	100	0.45	1.34	1541	0.012	2.00	51
Subarea 1,2,3	100	0.45	1.34	3554	0.012	1.34	52
Subarea 4	100	0.45	1.34	1466	0.012	2.00	71
Subarea 4,5	100	0.45	1.34	3062	0.012	1.34	52
						0.005	68

*-The time of concentration was calculated using the Kinematic Wave formula and is the longest amount of time it takes for water to travel from the upper portion to the lower portion of the combined subareas listed. The Total tc used in the Rational Formula Table (see appendix) is the Total tc value rounded to the nearest standard Rainfall Intensity measurement as shown in the appendix (ie 15 min, 30 min, etc.)

CADENCE HOMES
JOB NO. 1377-015-21

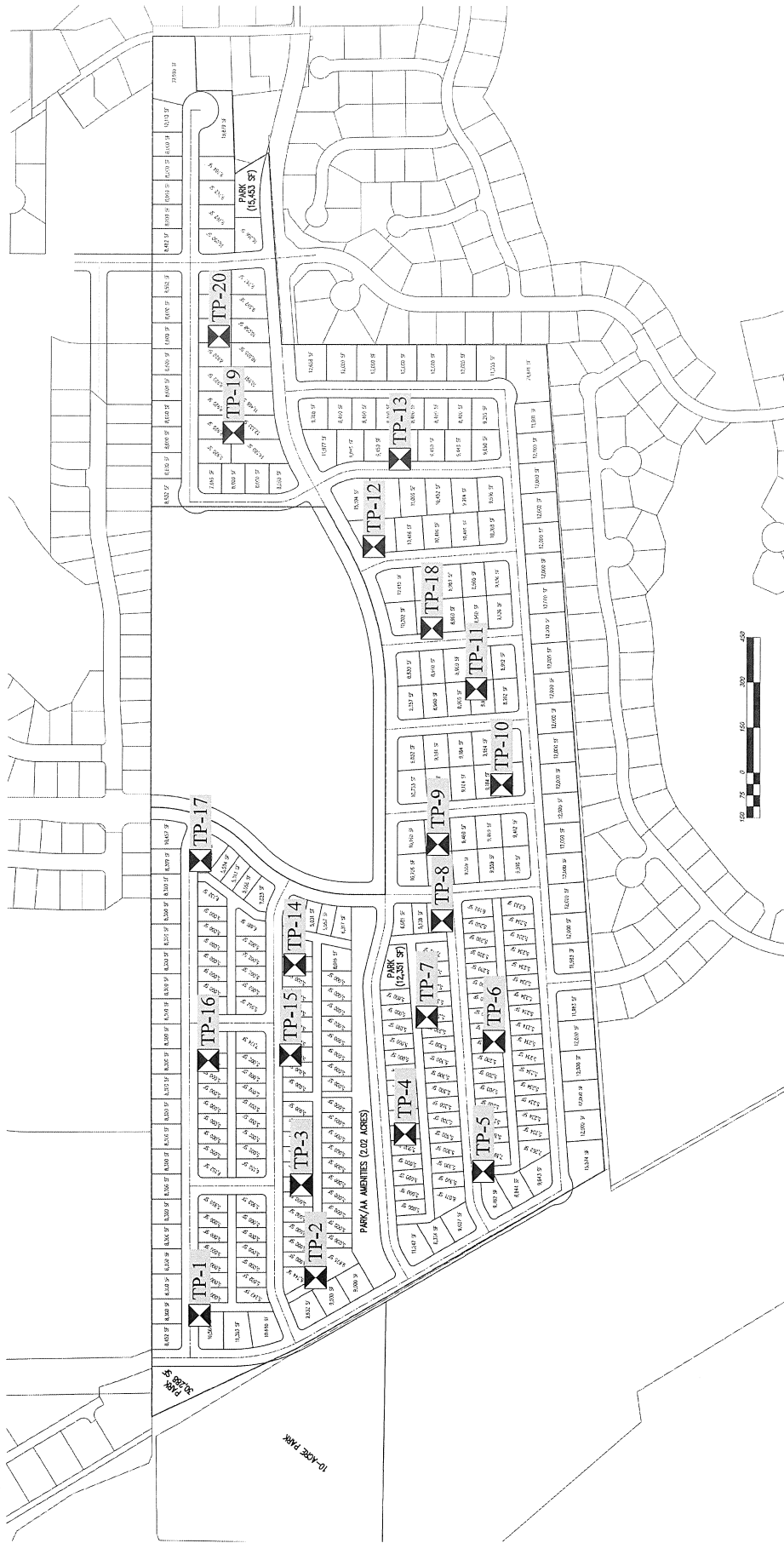


FIGURE 2
SITE PLAN
GSH

REFERENCE:
ADAPTED FROM DRAWING ENTITLED
"VINEYARD PROJECT" BY EXCEL ENGINEERING
DATED 12/08/20



TEST PIT LOG

Page: 1 of 1

TEST PIT: TP-5

CLIENT: Cadence Homes

PROJECT NUMBER: 1377-015-21

PROJECT: Proposed Vineyard Subdivision

DATE STARTED: 5/6/21

DATE FINISHED: 5/6/21

LOCATION: Near 3200 North Holdaway Road, Vineyard, Utah

GSH FIELD REP.: NLW

EXCAVATING METHOD/EQUIPMENT: 6-ton Kubota

GROUNDWATER DEPTH: 10.0' (5/6/21)

ELEVATION: ---

WATER LEVEL	U S C S	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							6" loose/disturbed dry very stiff slightly moist stiff saturated medium stiff
	CL	SILTY CLAY with some fine to medium sand; major roots (top soil) to 6"; brown								
					23.5	99				
		grades light brown								
			5							
			10							
			15							
			20							
		End of exploration at 12.0'. No significant sidewall caving. Installed 1.25" diameter slotted PVC pipe to 12.0'.	25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3E



6330 South 3000 East #670
Cottonwood Heights , UT 84121
801-613-3955
801-613-3959

COMMITMENT FOR TITLE INSURANCE PREPARED FOR:

PROPERTY INFORMATION:

**4.68 Acres in Vineyard Utah
VINEYARD ,UT 84057**

<u>LISTING AGENT</u>	<u>SELLING AGENT</u>
ATTN: ,	ATTN: ,
<u>LENDER</u>	<u>BUYER/SELLER</u>
ATTN: ,	BUYER/BORROWER: SELLERS/OWNERS: The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

SCHEDULE A

ORDER/REFERENCE NO. **13899**

1. Effective Date: January 9, 2024 at 8:00 AM

2. Policy or Policies to be issued:	PREMIUM
(a) ALTA STANDARD OWNER'S POLICY 2006 \$ 10,000.00	\$222.00
Proposed Insured:	

(b) ALTA LOAN POLICY 2006 \$	\$0.00
Proposed Insured:	

(c) Endorsements	\$
----------------------	----

3. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is, at the effective date hereof, vested in:

The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

4. The Land referred to in this commitment is situated in the County of **UTAH** , State of Utah, and is described as follows:

See Attached Exhibit "A"

The above described property also know by the street name of
4.68 Acres in Vineyard Utah, VINEYARD, UT 84057

EXHIBIT "A"

Beginning at a point located South 89°46'04" West along section line 2003.90 feet from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 4°25'36" East 149.87 feet; thence South 85°34'24" West 587.50 feet; thence North 4°25'36" West 364.94 feet; thence along the arc of a 500.00 foot radius curve to the right 38.65 feet through a central angle of 4°25'46" (chord bears North 2°12'43" West 38.64 feet); thence North 0°00'10" East 1.77 feet; thence North 89°59'04" East 587.61 feet; thence South 4°25'36" East 210.25 feet to the point of beginning.

Less and Excepting therefrom any portion of the roads as dedicated on the plat of HOLDAWAY FIELDS PHASE 1A, recorded October 18, 2023 as Entry No. 68730:2023, UTAH County Records Office.

SCHEDULE B - SECTION 1

REQUIREMENTS

The following are the requirements to be complied with:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage or deed of trust to be insured.
- (B) Pay us the premiums, fees and charges for the policy. In the event the transaction, for which this commitment is furnished, cancels the minimum cancellation fee will be \$200.00
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage or deed of trust to be insured must be signed, delivered and recorded
- (D) You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

NOTE: The following name(s) have been checked in the records of the UTAH County Clerk for Judgments, and the UTAH County Recorders for Federal Tax Liens:

The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

No unsatisfied Judgement Liens or Federal Tax Liens have been found.

SCHEDULE B - Section 2

The Policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes of assessments on real property or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary line, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claim: reservations or exceptions in patents or in acts authorizing the issuance thereof: water rights, claims, or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

Exceptions 1-7 will be eliminated in an ALTA Extended Coverage Policy.

8. Taxes for the year 2024 are now accruing as a lien, not yet due and payable. (Tax I.D. 18-015-0171).
9. Taxes for the year 2023, have been paid in the amount of \$106.80. Being a portion of (Tax I.D. 18-015-0163)
10. Said Property is located within the boundaries of Vineyard City, and is subject to all assessments and service charges levied thereof.
11. Resolution No. 2008-126 establishing the Utah Valley Dispatch Special Service District, recorded September 30, 2008, as Entry No. 107508:2008, Utah County Recorder's Office.

Certificate of Creation of the Utah Valley Dispatch Special Service District, recorded October 22, 2008, as Entry No. 114949:2008, Utah County Recorder's Office.

12. Any and all outstanding oil and gas, mining and mineral rights, minerals and ores situated in, upon, or under the above described tract of land, together with the right of the proprietor of a vein of lode to extract his ore therefrom, should the same be found to penetrate or intersect the premises and the right of ingress and egress for the use of said rights, along with any other rights in connection with or relative to the mining.
13. Easement Agreement for Temporary Access and Farming, recorded June 12, 2020, as Entry No. 81355:2020, of the official records of UTAH, County Records Office.
[\(view\)](#)
14. Easement Agreement Access and Utility, recorded June 12, 2020, as Entry No. 81356:2020, of the official records of UTAH, County Records Office.
[\(view\)](#)

(The following exception affects the subject property together with other property)

(Continued)

SCHEDULE B - Section II
(Continued)

15. Any interest of UTAH County to review the assessment of said property pursuant to the provisions of Section 59-2-506, Utah Code Annotated, 1953, which includes a roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of the certain application for Assessment and Taxation of Agricultural Land, recorded August 31, 2021 as Entry No.151577:2021, of Official Records of UTAH Records Office.

[\(view\)](#)

Any interest of UTAH County to review the assessment of said property pursuant to the provisions of Section 59-2-506, Utah Code Annotated, 1953, which includes a roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of the certain application for Assessment and Taxation of Agricultural Land, recorded June 10, 2022 as Entry No.69350:2022, of Official Records of UTAH Records Office.

[\(view\)](#)

16. Any and all unrecorded rights or claims in the subject property of which notice is given by virtue of the following items disclosed by that certain Survey prepared by Aztec Engineering, having been certified under the date of May 11, 2021, by Aaron D. Thomas, a Registered Land Surveyor No. 6418780 to wit:

- a) Irrigation Line as shown on the survey
- b) Overhead Power Lines as shown on the survey

17. Easement Agreement for Temporary Access and Farming, recorded January 20,2023, as Entry No. 3875:2023, of the official records of UTAH, County Records Office.

[\(view\)](#)

18. Terms and Conditions of a Right of Way Agreement, recorded January 25, 2023, as Entry No. 4479:2023, of the official records of UTAH, County Records Office.

[\(view\)](#)

19. Any and all matters which may be disclosed by and accurate ALTA/ACSM Survey, including but not limited to Item No's. 8, 10, 11 and 13 of "Table A" of the Minimum Standard Detail Requirements, dated October 17, 2021

(Continued)

**SCHEDULE B - Section II
(Continued)**

FOR INFORMATIONAL PURPOSES ONLY

According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment except as follows:

Special Warranty Deed recorded January 20, 2023 as Entry No. 3873:2023

Your order has been assigned to David Delahunty for a full service escrow. For questions concerning your escrow please contact David at (801) 613-3955

This report was searched by Nancy Blanco 801-613-3955

NOTE: THE POLICY(IES) TO BE ISSUED AS A RESULT OF THIS COMMITMENT CONTAIN AN ARBITRATION CLAUSE SET FORTH IN THE CONDITIONS AND STIPULATIONS SECTION. THE FOLLOWING IS INCLUDED FOR THE INFORMATION OF THE PROPOSED INSURED(S):

Typed January 30, 2024 by NB.

ARTISAN TITLE INSURANCE AGENCY, INC. PRIVACY POLICY

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.

- Information about your transactions with us, our affiliated companies, or others; and

- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for benefit of any non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information

PROPERTY OWNER AFFIDAVIT

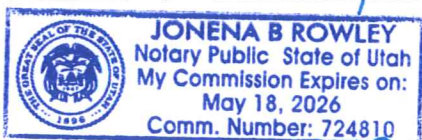
STATE OF UTAH }
 }ss
COUNTY OF UTAH }

I, COLTON FARR TAYLOR, the undersigned and owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge I have received written instructions regarding the process for which I am applying, and the Vineyard Planning Staff have indicated they are available to assist me in making this application.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Colton Farr Taylor, a Notary Public, on this 29th day of January, 20 24.



[Signature]
(Notary Public)

My commission expires: 5-18-2026

AGENT AUTHORIZATION AFFIDAVIT

I, _____, the undersigned and owner(s) of the real property described in the attached application, do authorize _____, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

My commission expires: _____