



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, February 4th, 2015 at 7:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Public Hearing and Regular Planning Commission Meeting, on Wednesday, February 4th, 2015 starting at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

- 1. CALL TO ORDER**
- 2. INVOCATION** – *Individuals are invited to volunteer.*
- 3. OPEN SESSION** – *This is a Public Comment period (see definition below).*
- 4. MINUTES REVIEW AND APPROVAL** – **Minutes of the April 16th, 2014 Planning Commission Meeting.**
- 5. BUSINESS ITEMS:**

DISCUSSION AND ACTION

5.1 MAVERIK CONVENIENCE STORE – Site and Development Plan Approval.

The applicant is requesting site and development plan approval for a 5,046 square foot convenience store. The site includes five fuel pumps each with two fuel stations. A 3,536 square foot canopy will cover the fuel pumps. An additional pump is shown as a possible future expansion. An air station is also provided. The Planning Commission will discuss and take appropriate action.

5.2 LAKESIDE APARTMENTS -

The applicant is requesting site plan approval for a 414 unit (26.03 units per acre) apartment complex. One, two, and three bedroom units will be offered within two four-story and eight three-story buildings. This is a continuation from the Planning Commission meeting held on January 21st, 2015 to present the requested adjustments. The Planning Commission will discuss and take appropriate action.

5.3 COTTONWOOD PARTNERS – The Forge.

Cottonwood Partners will present a proposed conceptual development plan for the southwest corner of 800 North (Vineyard Connector) and Geneva Road. The item is being presented for discussion only.

6. PLANNING COMMISSION MEMBERS' REPORTS

7. STAFF REPORTS

- *Nathan Crane, Town Planner*
- *Don Overson, Town Engineer*

8. ITEMS REQUESTED FOR NEXT AGENDA

9. ADJOURNMENT

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.
- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McHargue, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-0210.
- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.

AGENDA NOTICING COMPLETED ON: February 3rd, 2015

CERTIFIED (NOTICED) BY: /s/ Kinsli McHargue
Kinsli McHargue, Deputy Recorder/Planning Coordinator



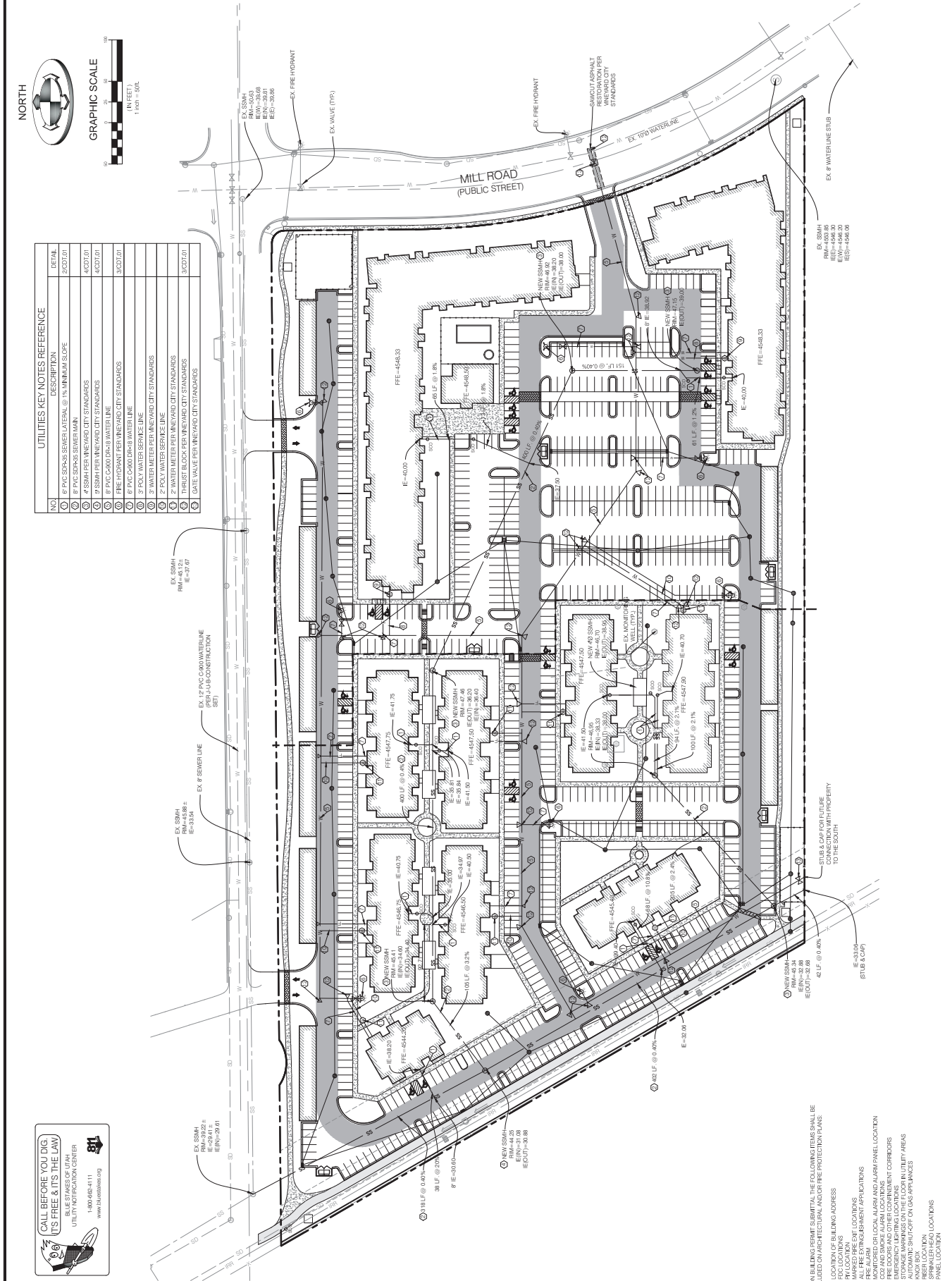
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PROJECT NO. 1405064	UTILITY PLAN	CUP.01 4 OF 11
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UPON BUILDING DESIGN SUBMITTAL, THE FOLLOWING ITEMS SHALL BE LOCATED ON ARCHITECTURAL AND/OR PROTECTION PLANS.

1.	LOCATION OF BUILDING ADDRESS
2.	PROTECTION PLAN
3.	PVI LOCATION
4.	MAILED PRE-EXIT LOCATIONS
5.	THE ALARM
6.	MONITORED OR LOGICAL ALARM AND ALARM PANEL LOCATION
7.	THE FIRE ALARM
8.	FIRE EXITS AND THEIR CONNECTION CORRIDORS
9.	FIRE EXITS AND THEIR CONNECTION CORRIDORS
10.	EMERGENCY LIGHTING LOCATIONS
11.	STORAGE MARKINGS ON THE FLOOR IN UTILITY AREAS
12.	STORAGE MARKINGS ON THE FLOOR IN UTILITY AREAS
13.	KNOB BOX
14.	ASBESTOS LOCATION
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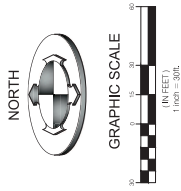
BENCHMARK CIVIL

LAKEVIEW APARTMENT HOMES AT GENEVA
355 NORTH MILL ROAD
VINEYARD, UTAH

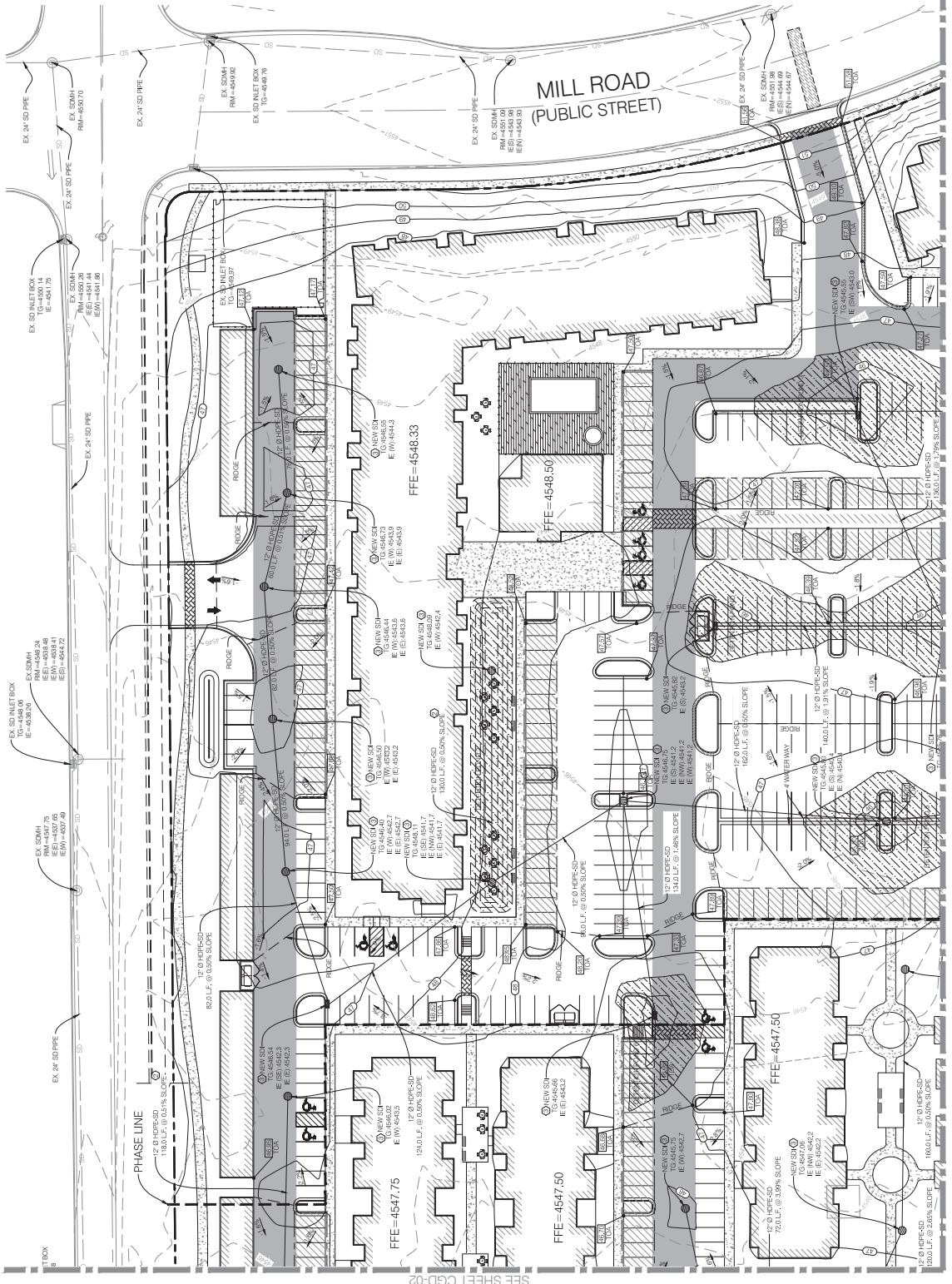
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6 OF 11

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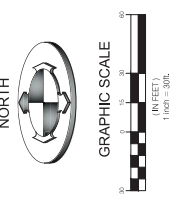


NO.	DESCRIPTION	DETAIL
1	GRADE SHEET TO ELEVATIONS AND CONTOURS SHOWN ON PLAN	
2	12" DIAMETER HOLE (AS IN 12" STORM DRAIN LINE)	
3	3/4" CATCH BASIN	
4	ORFICE	
5	SPROUT	
6	INLET BOX PER NEWARK CITY STANDARDS	
7	12" DIAMETER HOLE (AS IN 12" STORM DRAIN LINE)	
8	CONCRETE SEPARATOR	
9	ALL HERE PER TO HAVE SOIL TEST JOINTS	

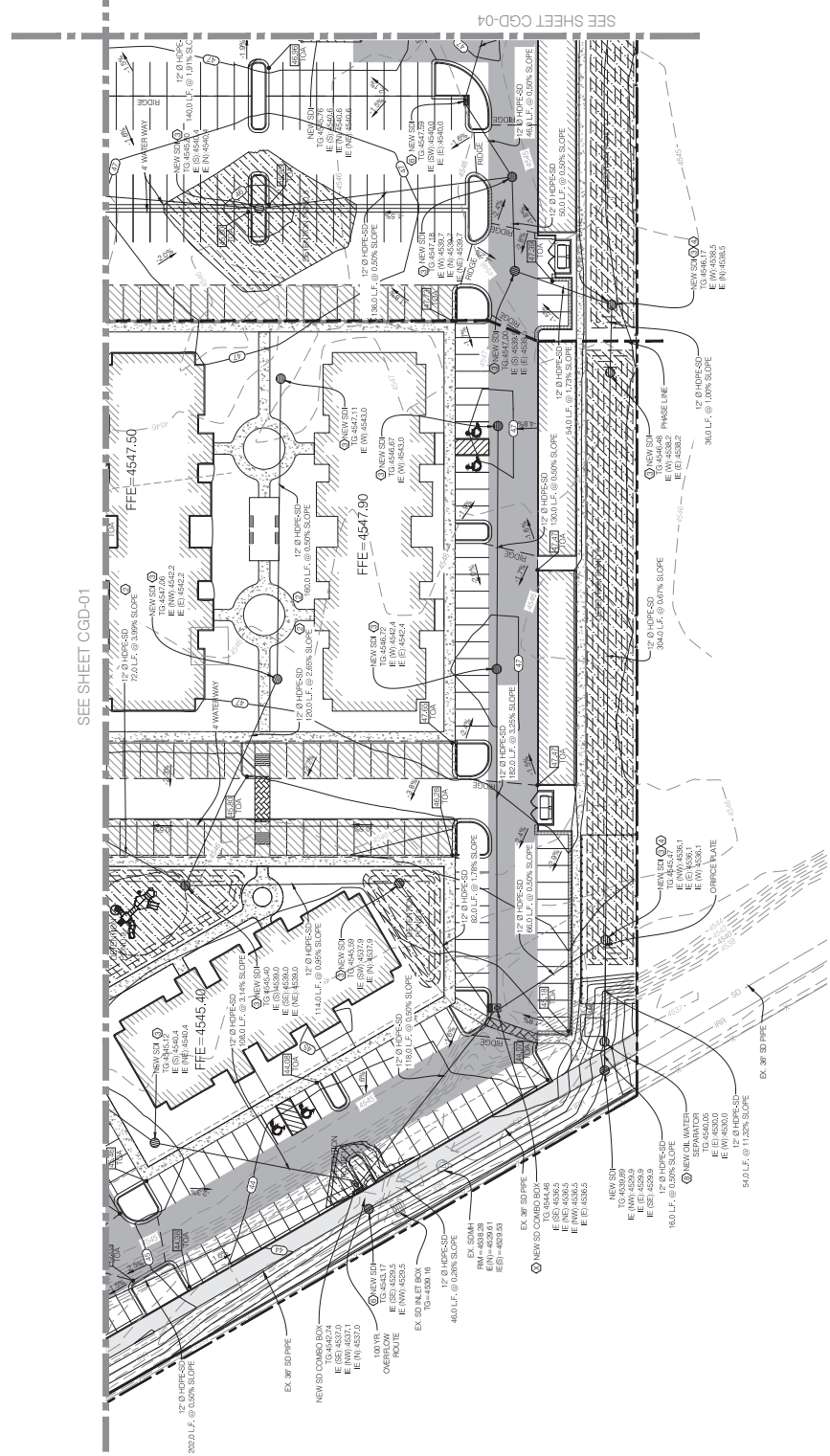


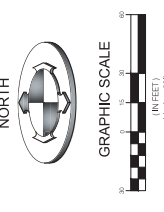
SEE SHEET CGD-04

SEE SHEET CGD-02

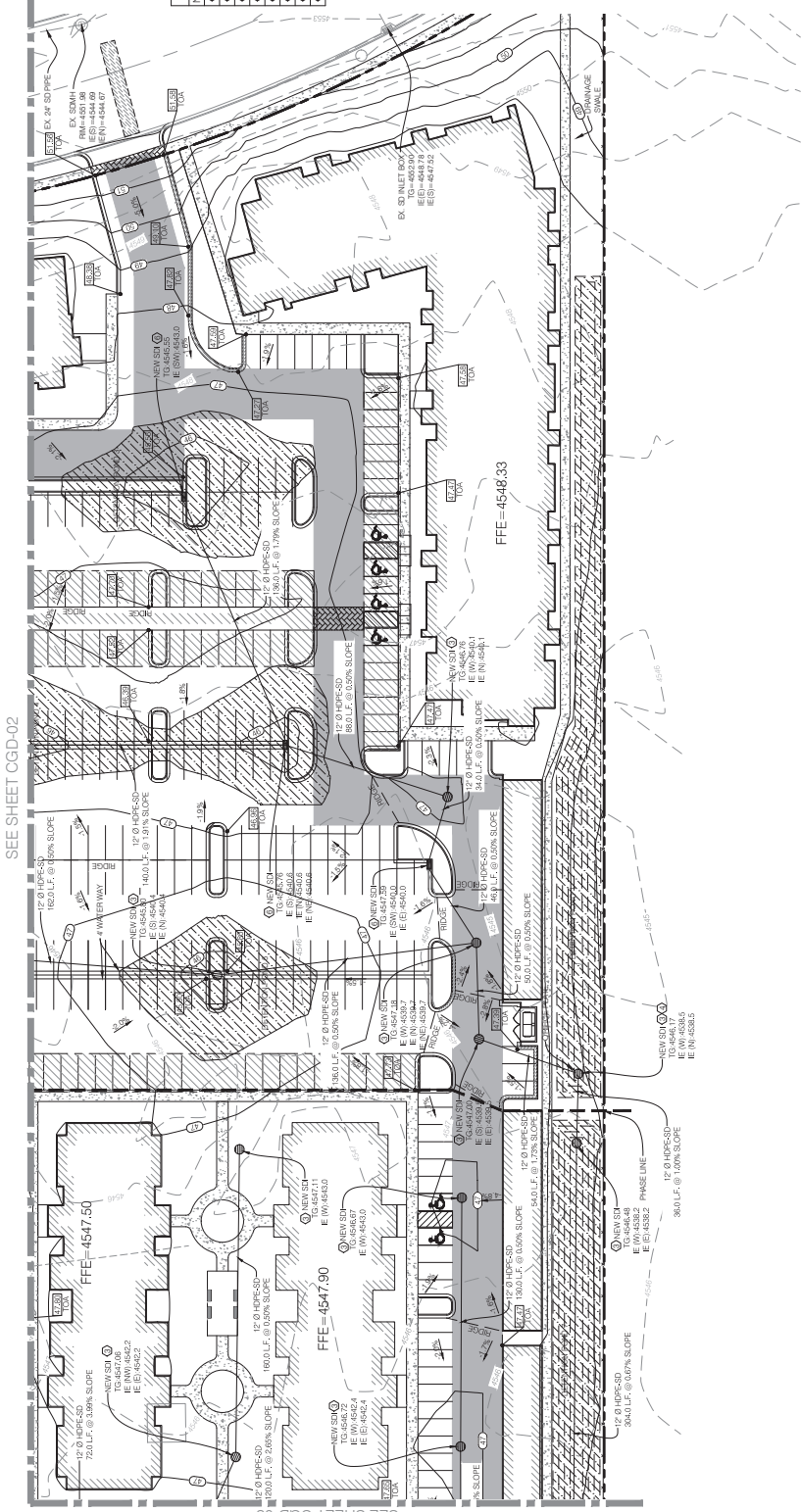


GRADING AND DRAINAGE KEY/NOTES REFERENCE		
NO	DESCRIPTION	DETAIL
(1)	GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN	
(2)	1" DIAMETER HOPE (ADS 1/2) STORM DRAIN LINE	
(3)	24" DATCH BASIN	4/03T 04
(4)	OFFICE	4/03T 02
(5)	SMOOT	
(6)	INLET BOX PER VENEWARD CITY STANDARDS	
(7)	15" DIAMETER RCP CLASS 81 STORM DRAIN LINE	5/03T 01
(8)	OL WATER SEPARATOR	





GRADING AND DRAINAGE KEY NOTES REFERENCE		
NO	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN	
2	12" DRAINER HOPE (ADS 18-12) TO DRAIN LINE	C/COT 04
3	3/4" CATCH BASIN	C/COT 02
4	OFFICE	
5	SKOUT	
6	INLET BOX PER VENTNORD CITY STANDARDS	
7	18" DRAINER PCP CLASS II TO DRAIN LINE	C/COT 01
8	OLWATER SEPARATOR	
9	ALL HOPE PIPE TO HAVE SOIL TIGHT JOINTS	



12/20/2014

LAKESIDE APARTMENTS
AT VINEYARD
VINEYARD, UT

AE2014.094
PERSPECTIVE
VIEWS

REVISIONS

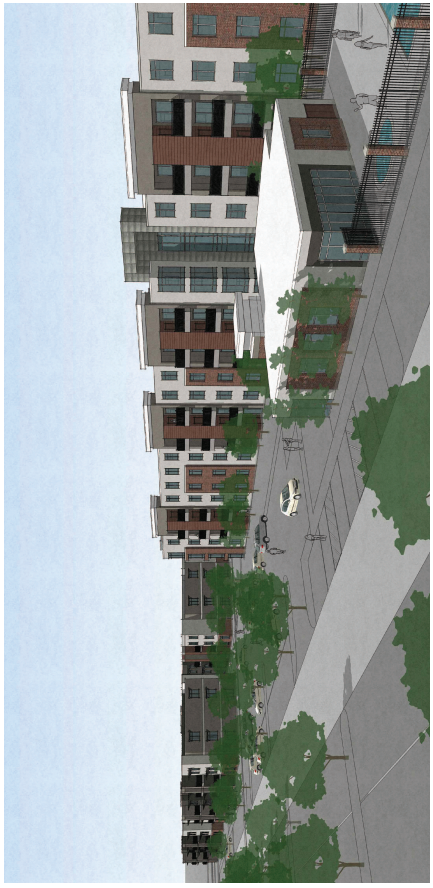
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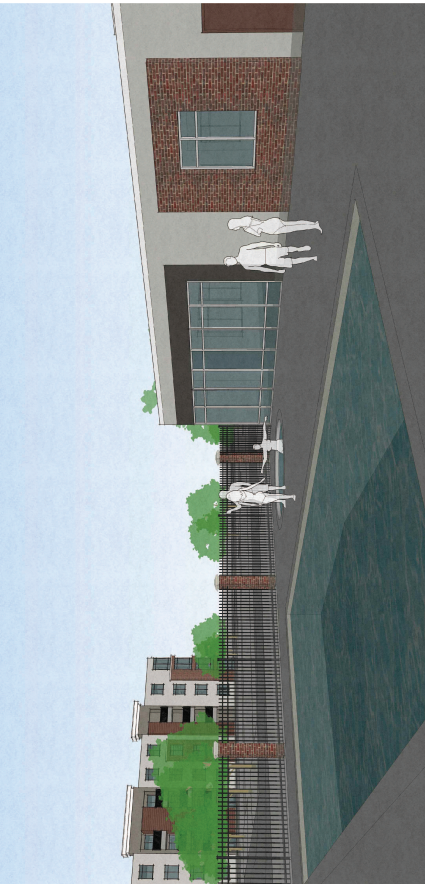
OWNER: [REDACTED]
DESIGNER: [REDACTED]



2 VIEW 2
ASD SCALE (1/167): N.T.S.



1 VIEW 1
ASD SCALE (1/167): N.T.S.



4 VIEW 4
ASD SCALE (1/167): N.T.S.

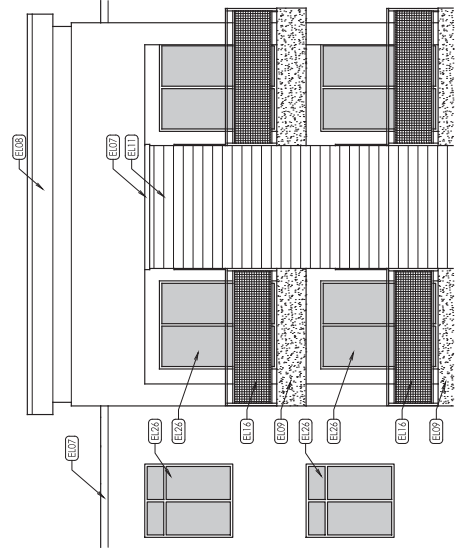


3 VIEW 3
ASD SCALE (1/167): N.T.S.

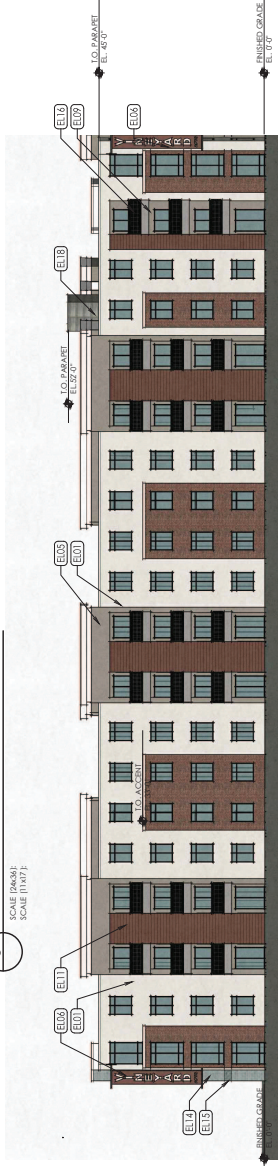
KEYNOTES

- E101 CONCRETE TIE-UP PANEL, TYP.: PAINTED SW 0055
- E102 CONCRETE TIE-UP PANEL, TYP.: PAINTED SW 7018
- E103 BRICK VENEER: INTERPACE BRICK, REDWOOD
- E104 CONCRETE TIE-UP PANEL, TYP.: PAINTED SW 7048
- E105 EPS CLADDING SYSTEM, MATCH SW 6038 TRILLY TAUPPE
- E106 ILLUMINATED SIGNAGE BY OWNER. SIGNS ARE TO BE PLACED BEHIND RAISED PARAPETS. SIGN CONTRACTOR UNDER A SEPARATE PERMIT.
- E107 METAL CAP FLASHING, WHITE COLOR
- E108 FIBER CEMENT ARCHITECTURAL PANEL, WHITE
- E109 CONCRETE PATIO
- E110 ALUMINUM STOREFRONT SYSTEM, CLEAR FINISH
- E111 FIBER CEMENT LAP SIDING, IN REDWOOD COLOR
- E112 ALUMINUM FASCIA & SOFFIT, WHITE COLOR
- E113 7993 RUSTIC RED
- E114 PRE-CAST CONCRETE OR SMOOTH FACE CMU BLOCK
- E115 METAL PANEL SYSTEM, GUN/METAL GRAY COLOR
- E116 METAL PANEL SYSTEM, GUN/METAL GRAY COLOR
- E117 SHADING DEVICE, PAINTED SW 7048 URBANE BRONZE
- E118 STANDING SEAM METAL ROOF AND FASCIA
- E119 EPS SYSTEM - PAINTED SW 0055 LIGHT FRENCH RUSTIC RED
- E120 GARAGE DOOR (TYP.) - PAINTED SW 7993 RUSTIC RED & SW 7018 DOVEYAL
- E121 6" HIGH DECORATIVE METAL FENCING
- E122 BRICK VENEER COLUMN INTERPACE BRICK
- E123 SCHEDULED DOOR/WINDOW SET IN CONCRETE PANEL

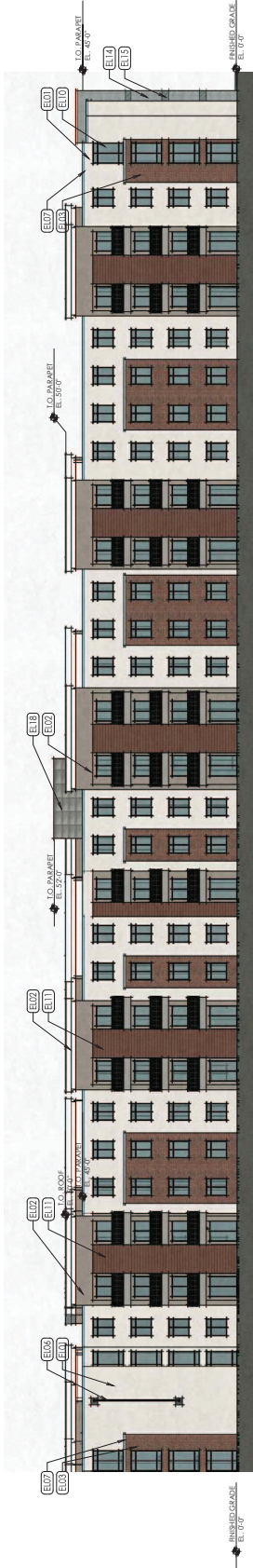
NOTE:
AIR CONDITIONING EQUIPMENT WILL BE PLACED BEHIND RAISED PARAPETS, TYPICAL.



3 ENLARGED ELEVATION
SCALE (1/4"=1'-0")
SCALE (1/16"=1'-0")



1 BUILDING 1 ELEVATION (EAST)
SCALE (1/4"=1'-0")
SCALE (1/16"=1'-0")

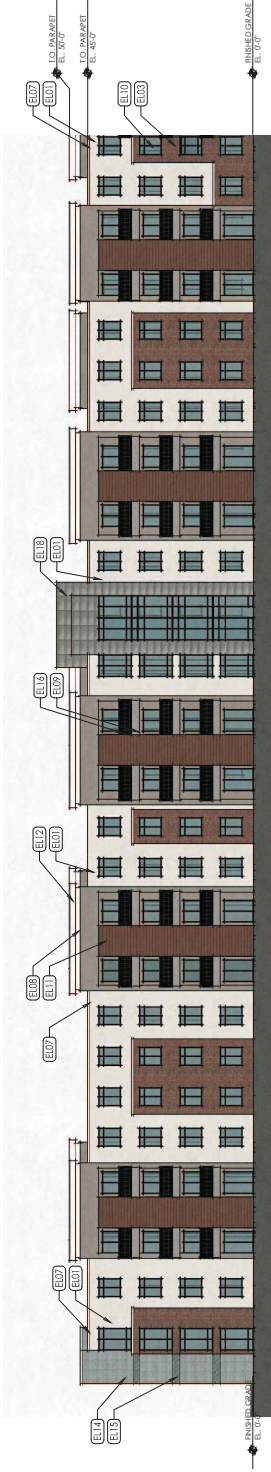
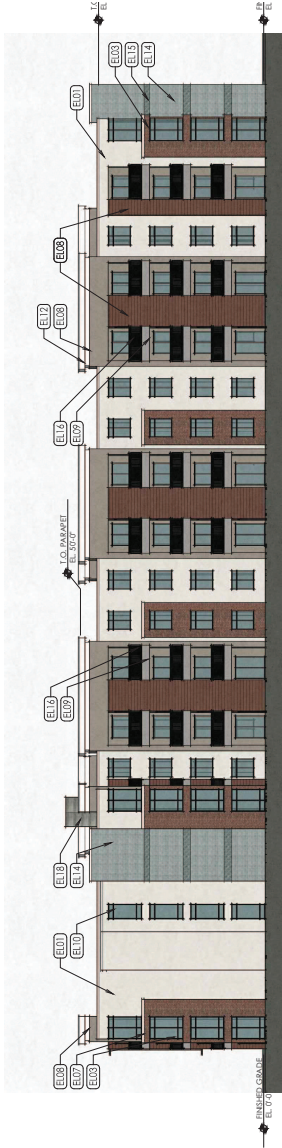


2 BUILDING 1 ELEVATION (NORTH)
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SCALE (1/16"=1'-0")

KEYNOTES

- E001 CONC. TIE-UP PANEL, TYP.: PAINTED SW 0055
- E002 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7018
- E003 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7018
- E004 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E005 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E006 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E007 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E008 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E009 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E010 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E011 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E012 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E013 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E014 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E015 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E016 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E017 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E018 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E019 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E020 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E021 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E022 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E023 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E024 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E025 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048
- E026 CONC. TIE-UP PANEL, TYP.: PAINTED SW 7048

NOTE:
AIR CONDITIONING EQUIPMENT WILL BE PLACED BEHIND
RAISED PARAPETS, TYPICAL.



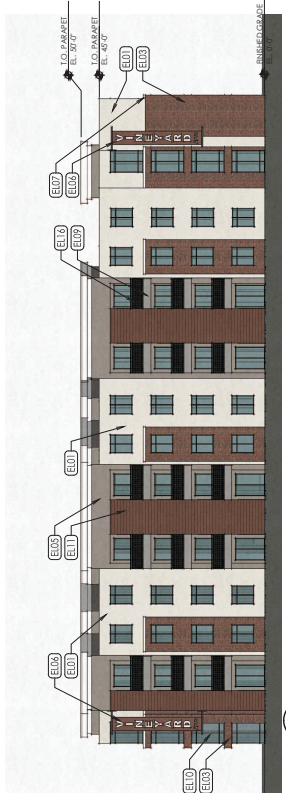
KEYNOTES

- E001 CONC. TILT-UP PANEL, TYP.: PAINTED SW 0055
- E002 CONC. TILT-UP PANEL, TYP.: PAINTED SW 7018
- E003 DOVEYAL
- E004 CONC. TILT-UP PANEL, TYP.: PAINTED SW 7048
- E005 EPS CLADDING SYSTEM MATCH SW 6038 TRILLY
- E006 TAUPE
- E007 ILLUMINATED SIGNAGE BY OWNER. SIGNS ARE TO BE INSTALLED BY OWNER. SIGN CONTRACTOR UNDER A SEPARATE PERMIT.
- E008 METAL CAP FLASHING, WHITE COLOR
- E009 CONC. CONCRETE PATIO
- E010 ALUMINUM STOREFRONT SYSTEM, CLEAR FINISH
- E011 FIBER CEMENT LAP SIDING, IN REDWOOD COLOR
- E012 ALUMINUM FASCIA & SOFFIT, WHITE COLOR
- E013 7593 RUSTIC RED
- E014 PRE-CAST CONC. OR SMOOTH FACE CHU BLOCK
- E015 METAL PANEL SYSTEM, GUN/METAL GRAY COLOR
- E016 BRONZE
- E017 REVEAL PAINTING
- E018 METAL PANEL SYSTEM, GUN/METAL GRAY COLOR
- E019 SHADING DEVICE, PAINTED SW 7048 URBANE
- E020 RUSTIC RED
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- E024 6" HIGH DECORATIVE METAL FENCING
- E025 BRICK VENEER COLUMN INTERFERENCE BRICK, SCHEDULED DOOR/WINDOW SET IN CONCRETE PANEL
- E026 SCHEDULED DOOR/WINDOW SET IN CONCRETE PANEL



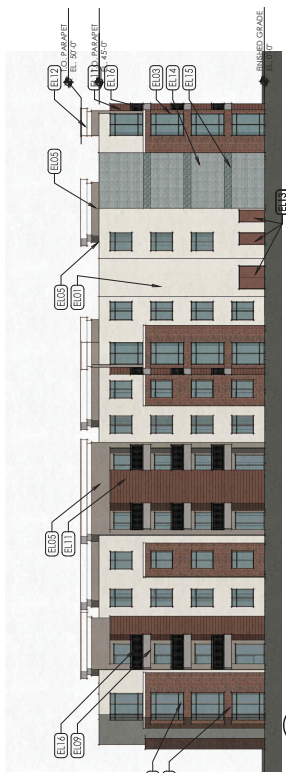
7 BUILDING 2 ELEVATION (SOUTH)

SCALE (1/8"=1'-0")
SCALE (1/4"=1'-0")



8 BUILDING 2 ELEVATION (EAST)

SCALE (1/8"=1'-0")
SCALE (1/4"=1'-0")



6 BUILDING 2 ELEVATION (WEST)

SCALE (1/8"=1'-0")
SCALE (1/4"=1'-0")

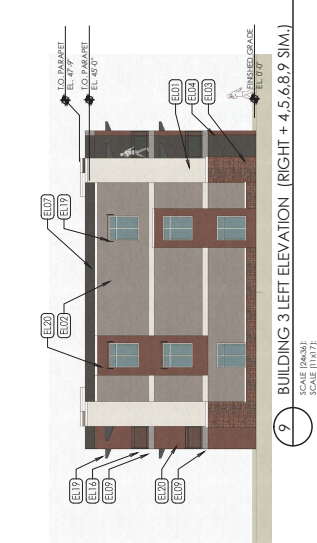
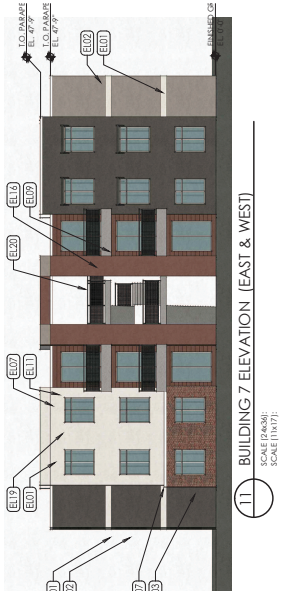


5 BUILDING 2 ELEVATION (NORTH)

SCALE (1/8"=1'-0")
SCALE (1/4"=1'-0")

E001	"LIGHT FINE" PANEL, TYP.; PAINTED SW 7035
E002	"CONCRETE FINE GRAY"
E003	"CONC. TILT-UP PANEL, TYP.; PAINTED SW 7018
E004	"CONC. TILT-UP PANEL, TYP.; PAINTED SW 7018
E005	"CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
E006	"URBAN BRONZE"
E007	"EYES CLADDING SYSTEM; MATCH SW 4038 TRULY
E008	"ILLUMINATED SIGNAGE BY OWNER, SIGNS ARE BY
E009	UNDER A SEPARATE BY A LICENSED SIGN CONTRACTOR
E010	BEING INSTALLED BY THE SAME CONTRACTOR
E011	"METAL CAP FLASHING, WHITE COLOR
E012	"METAL ARCHITECTURAL PANEL, WHITE
E013	"COLOR
E014	"CONC. CONCRETE PANO
E015	"ALUMINUM STOREFRONT SYSTEM, CLEAR FINISH
E016	"FIRE CEMENT JAP SANDING, IN REDWOOD COLOR
E017	"HOLLOW METAL DOOR & FRAME, PAINTED SW
E018	"7935 RUSTIC RED"
E019	"PRE-CAST CONC. OR SMOOTH FACE CMU BLOCK
E020	"PRE-CAST CONC. OR SPILT FACE CMU BLOCK
E021	"REVEAL, MATCHING
E022	"METAL PANEL SYSTEM, GUNMETAL GRAY COLOR
E023	"SHADING DEVICE, PAINTED SW 7048 URBANE
E024	"BRONZE"
E025	"CONCRETE PANEL, TYP.; PAINTED SW 7593
E026	"RUSTIC RED"
E027	"STANDING SEAM METAL ROOF AND FASCIA
E028	"EERS SYSTEM - PAINTED SW 0055 'LIGHT FRENCH
E029	"GRAY"
E030	"SEE DOOR TYP. 1, PAINTED SW 7593 TRULY
E031	"SEE DOOR TYP. 1, PAINTED SW 7593 TRULY
E032	"6 HIGH DECORATIVE METAL FENCING
E033	"BRICK, VERTICAL COLUMN INTERFACE BRICK,
E034	"REDMOOD W/ PRECAST CONCRETE CAP
E035	"MULTI-COLORED WINDOW SET IN CONCRETE
E036	"CONCRETE

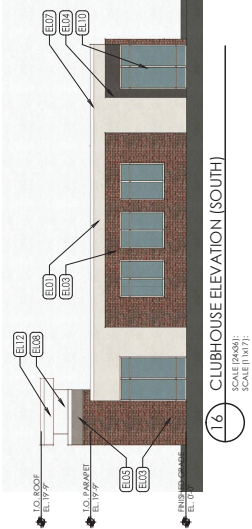
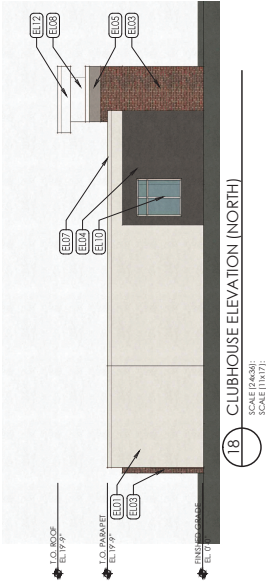
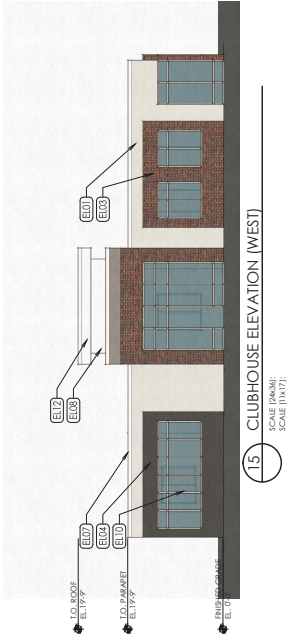
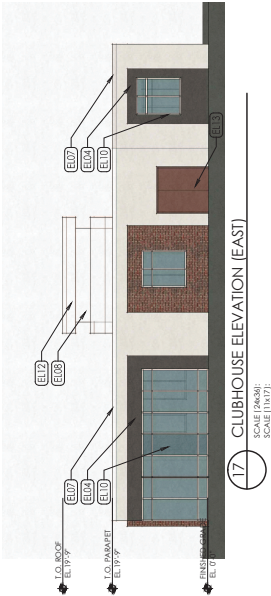
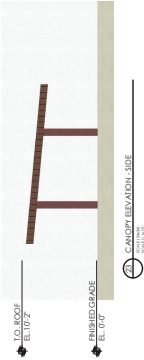
NOTE:
AIR CO
RAISED

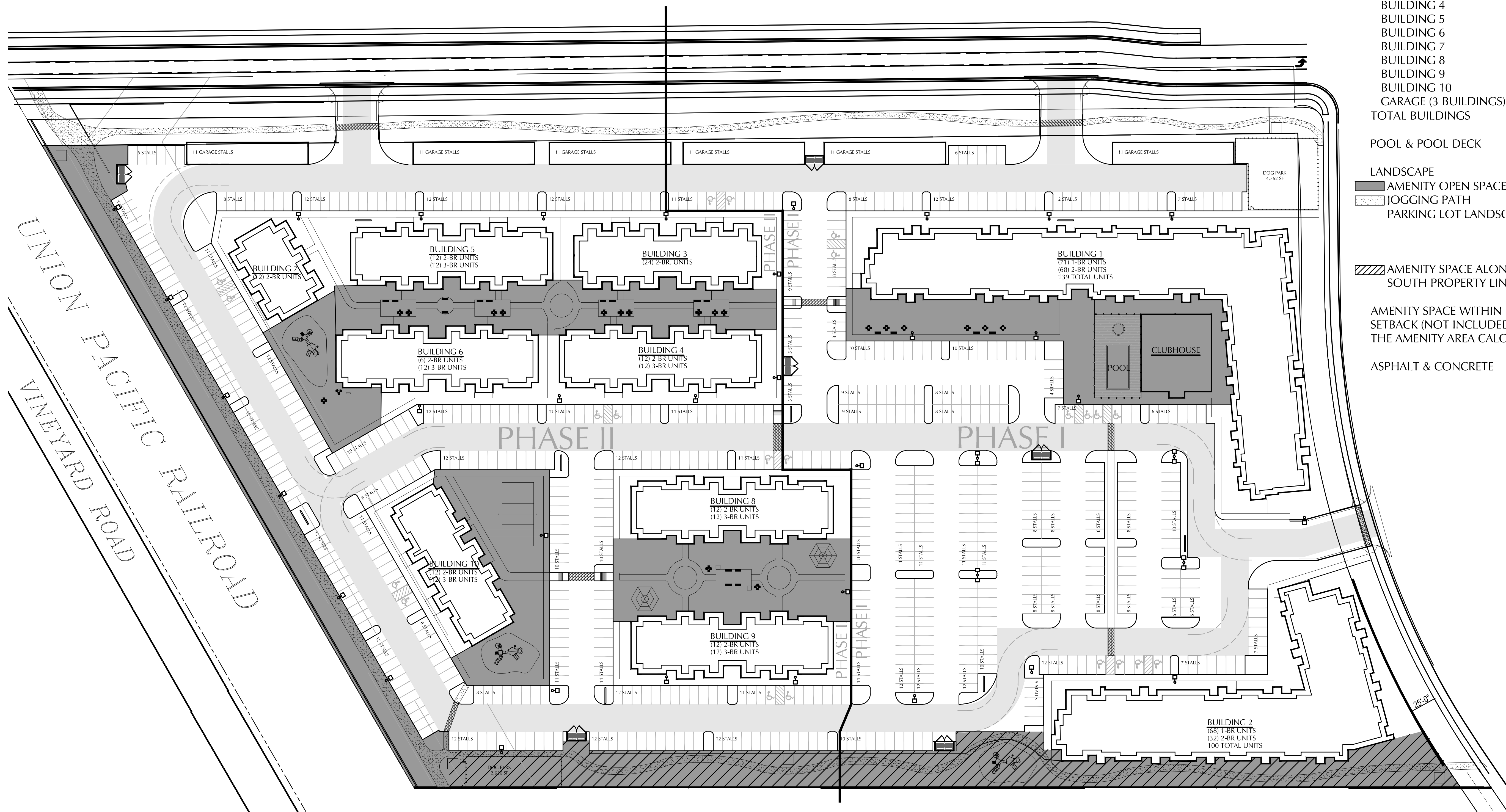


KEYNOTES

- E001 CONC. TILT-UP PANEL, TYP.; PAINTED SW 0055
- E002 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7018
- E003 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7018
- E004 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E005 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E006 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E007 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E008 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E009 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E010 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E011 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E012 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E013 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E014 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E015 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E016 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E017 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E018 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E019 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E020 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E021 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E022 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E023 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E024 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E025 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048
- E026 CONC. TILT-UP PANEL, TYP.; PAINTED SW 7048

NOTE:
AIR CONDITIONING EQUIPMENT WILL BE PLACED BEHIND
RAISED PARAPETS, TYPICAL.





BUILDING FOOTPRINTS

PHASE I

BUILDING 1	38,143 SF
BUILDING 2	26,391 SF
CLUBHOUSE	4,976 SF
GARAGE (3 BUILDINGS)	7,187 SF

PHASE II

BUILDING 3	9,818 SF
BUILDING 4	10,450 SF
BUILDING 5	10,450 SF
BUILDING 6	10,450 SF
BUILDING 7	4,946 SF
BUILDING 8	10,450 SF
BUILDING 9	10,450 SF
BUILDING 10	8,286 SF
GARAGE (3 BUILDINGS)	7,187 SF
TOTAL BUILDINGS	159,185 SF or 22.96%

POOL & POOL DECK

3,509 SF or 0.51%

LANDSCAPE

AMENITY OPEN SPACE	223,268 SF (32.20%)
JOGGING PATH	136,982 SF (19.76%)
PARKING LOT LANDSCAPE	3,488 FT LONG (0.66 MILES)
	18,853 SF (13.70% OF PARKING LOT AREA, EXCLUSIVE OF SERVICE DRIVE AISLES)

AMENITY SPACE ALONG SOUTH PROPERTY LINE

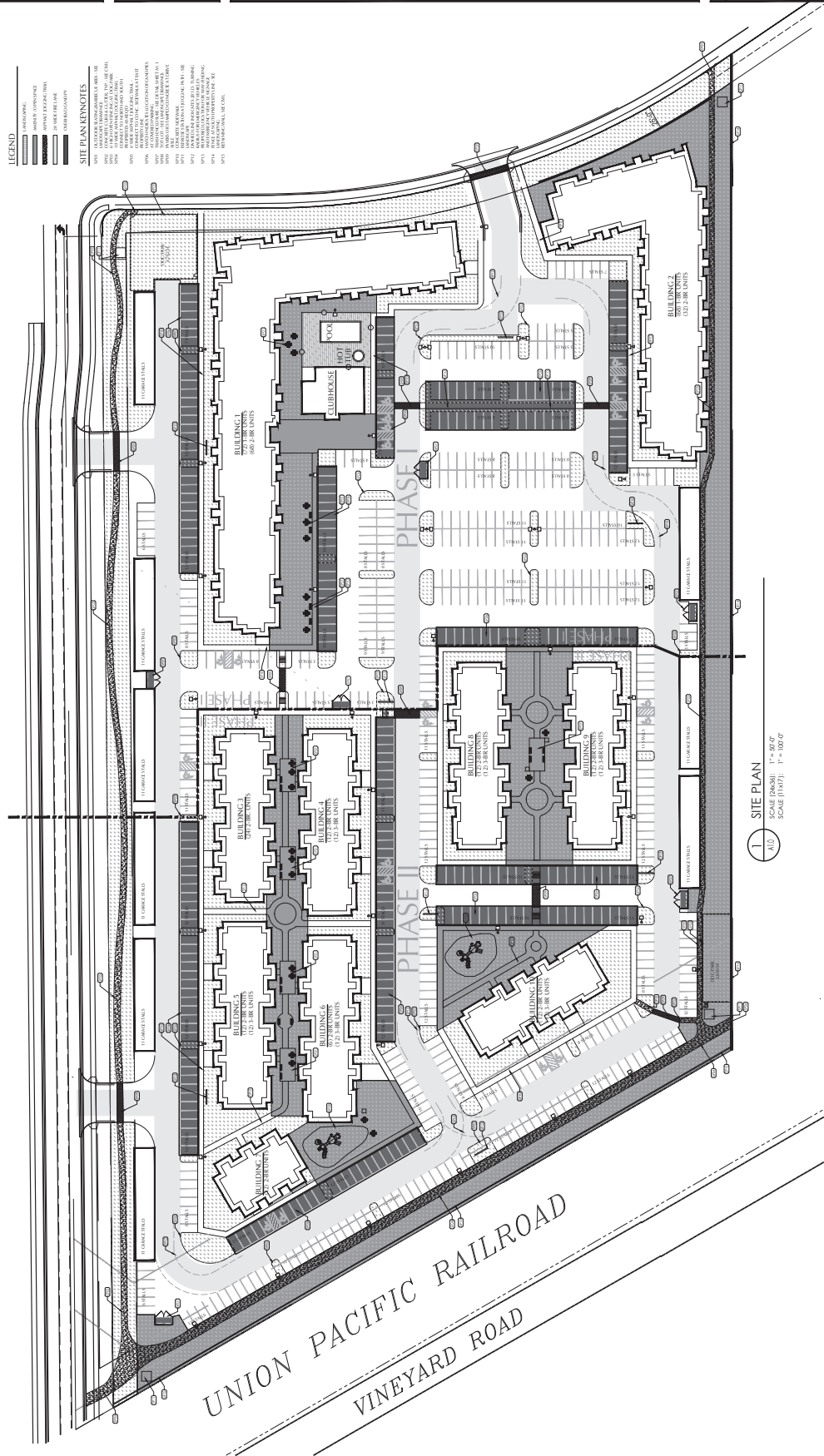
33,318 SF

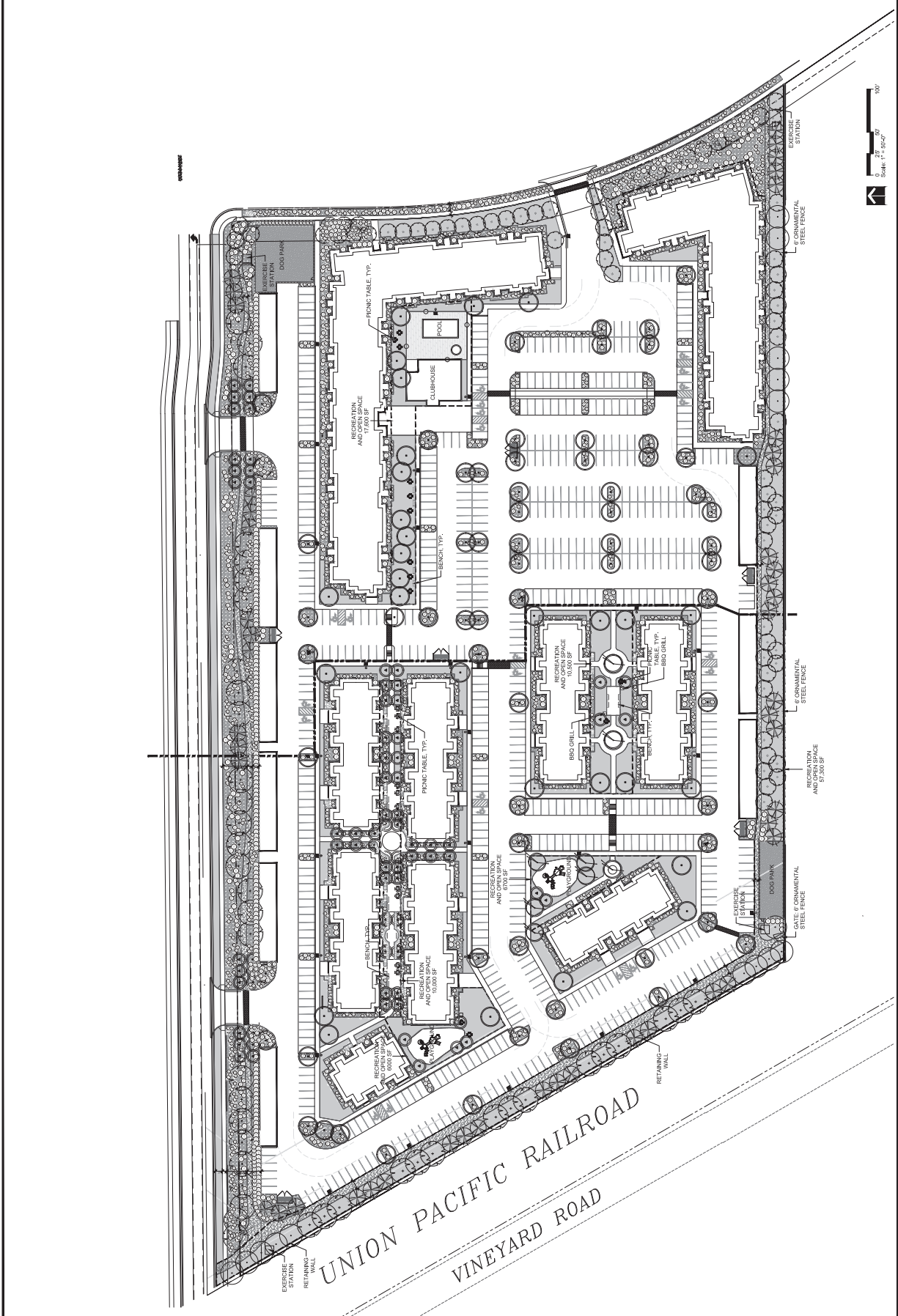
AMENITY SPACE WITHIN SETBACK (NOT INCLUDED IN THE AMENITY AREA CALCS)

42,410 SF (6.12%)

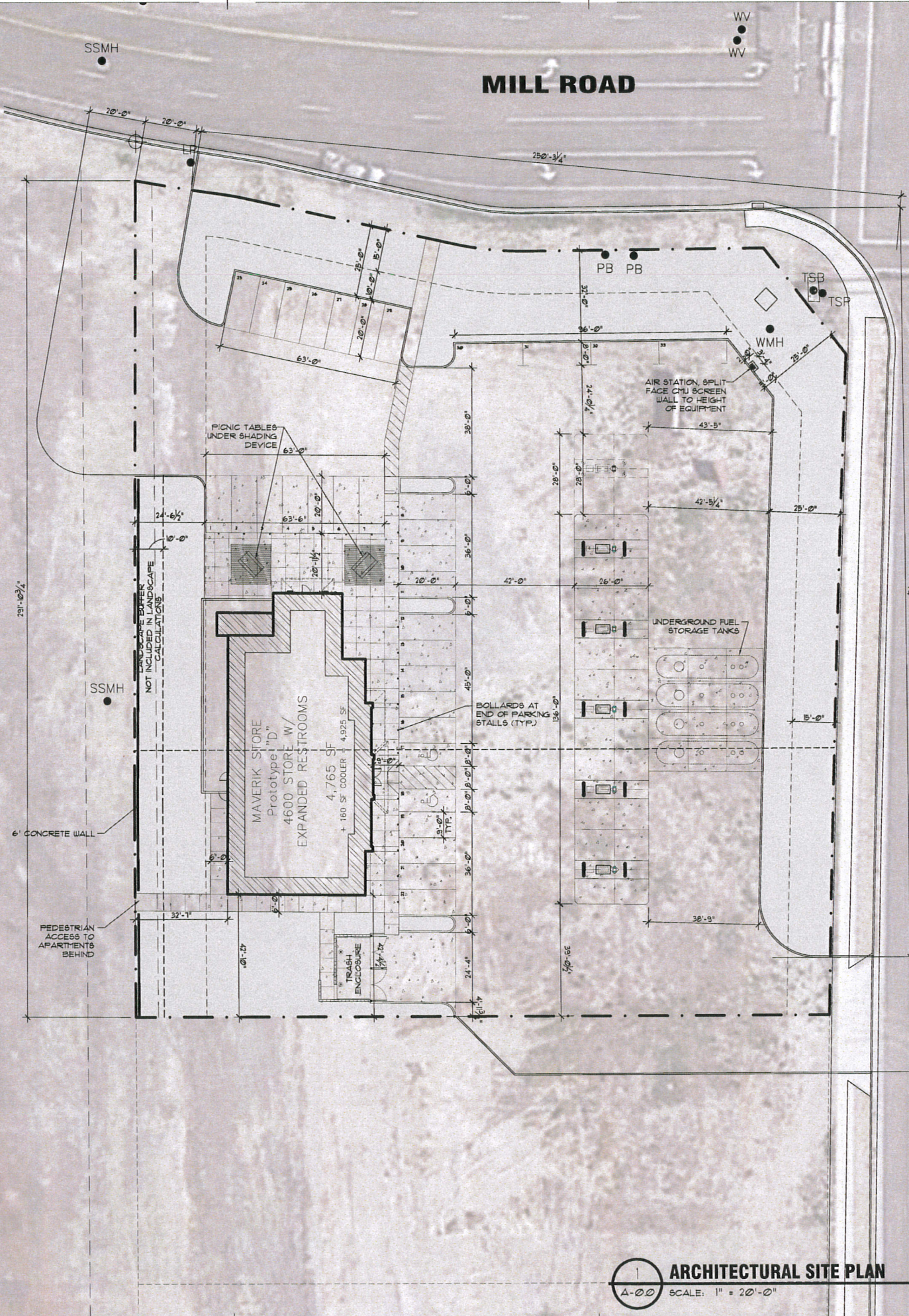
ASPHALT & CONCRETE

307,401 SF or 44.33%

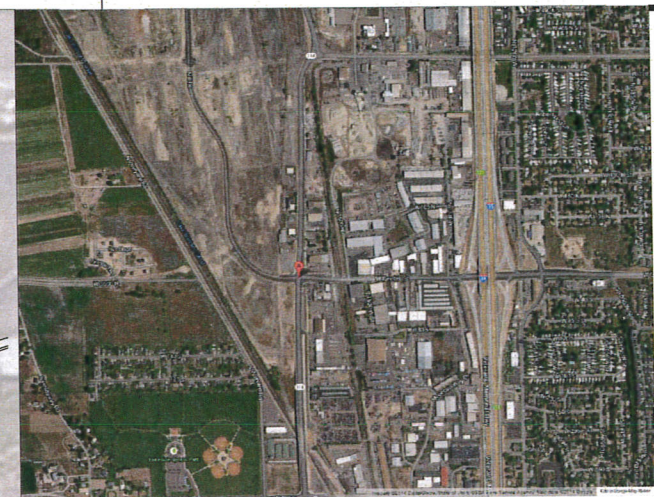




MILL ROAD



1 ARCHITECTURAL SITE PLAN
A-0.0 SCALE: 1" = 20'-0"



VICINITY MAP

OWNER / APPLICANT

MAVERIK
880 WEST CENTER STREET
NORTH SALT LAKE CITY UT 84054
ATTN: DON LILYQUIST
801.335.3851



CONSULTANTS

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Mill Rd
Vineyard, UT 84058

LEGEND:

- HATCH REPRESENTS LANDSCAPED AREAS. SEE PLANTING PLAN.
- HATCH REPRESENTS CONCRETE AREAS

SITE DATA

PARKING: 16 STALLS REQUIRED (1 PER 300 SF)
33 STALLS PROVIDED (2 A.D.A.)
(Not incl. gas canopy locations)

BUILDING AREA: 4,765 S.F. (7.1% OF SITE)

PARCEL AREA: 67,308 S.F. (1.54 ACRES)

LANDSCAPE: 13,461 S.F. REQUIRED (20% OF LOT)
17,007 S.F. PROVIDED (25.3% OF LOT) (not including rear buffer)

ZONING: REGIONAL MIXED USE

#	DATE	DESC.

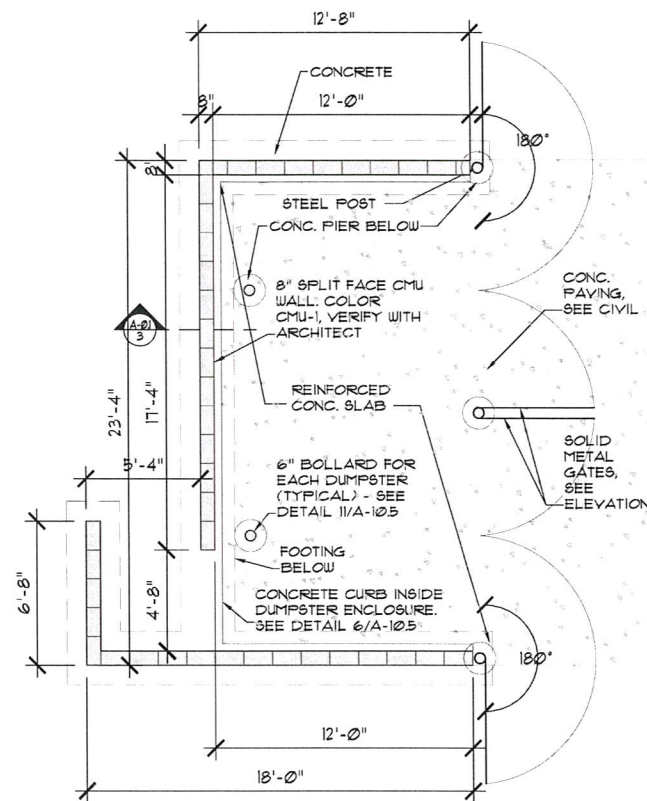
ISSUE: JANUARY 28, 2015
PROJECT NO: M14051
DRAWN BY: BJM
CHECKED BY: TA

SHEET TITLE

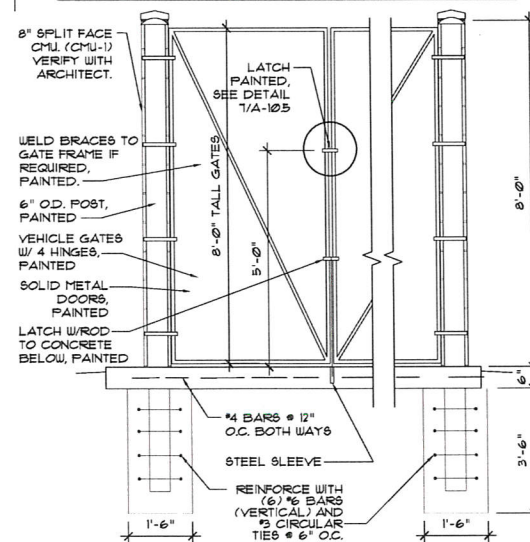
ARCHITECTURAL
SITE PLAN

A-0.0

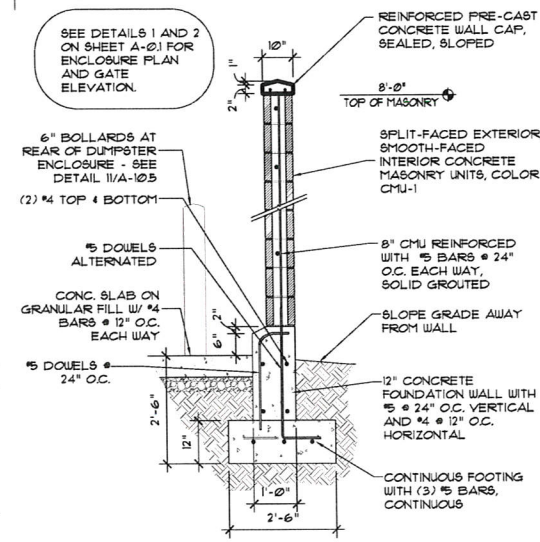
© 2013 DIXON + ASSOCIATES



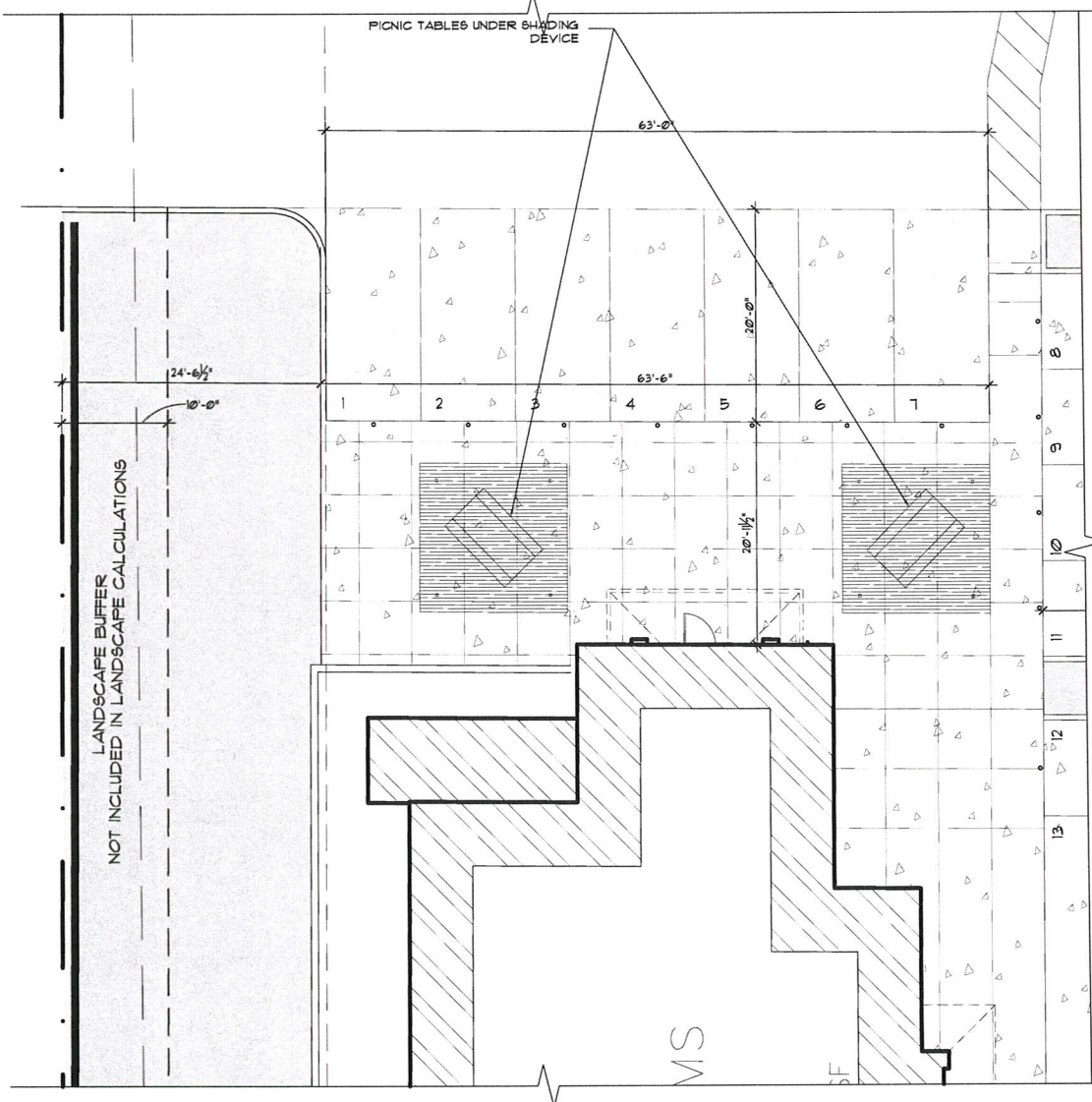
1 TYPICAL DUMPSTER ENCLOSURE PLAN
A-0.1 SCALE: 1/4" = 1'-0"



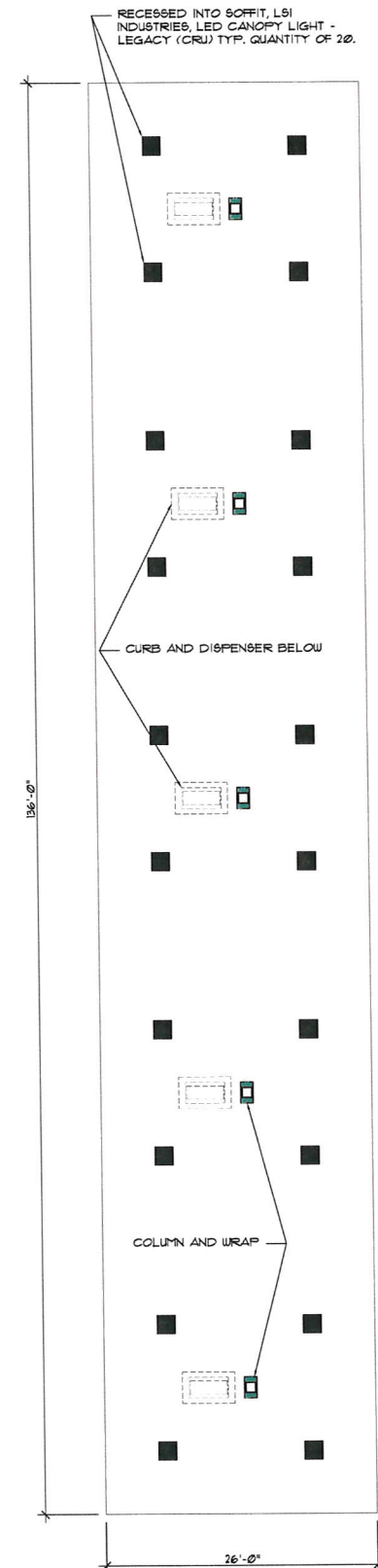
2 WALL SECTION
A-0.1 SCALE: 1/2" = 1'-0"



3 WALL SECTION
A-0.1 SCALE: 1/2" = 1'-0"



4 PLAZA
A-0.1 SCALE: 1/8" = 1'-0"



5 CANOPY LIGHTING PLAN
A-0.1 SCALE: 1/8" = 1'-0"

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PROJECT NO: M14051
DRAWN BY: BJM
CHECKED BY: TA

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DETAILS

A-0.1

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#	DATE	DESC.

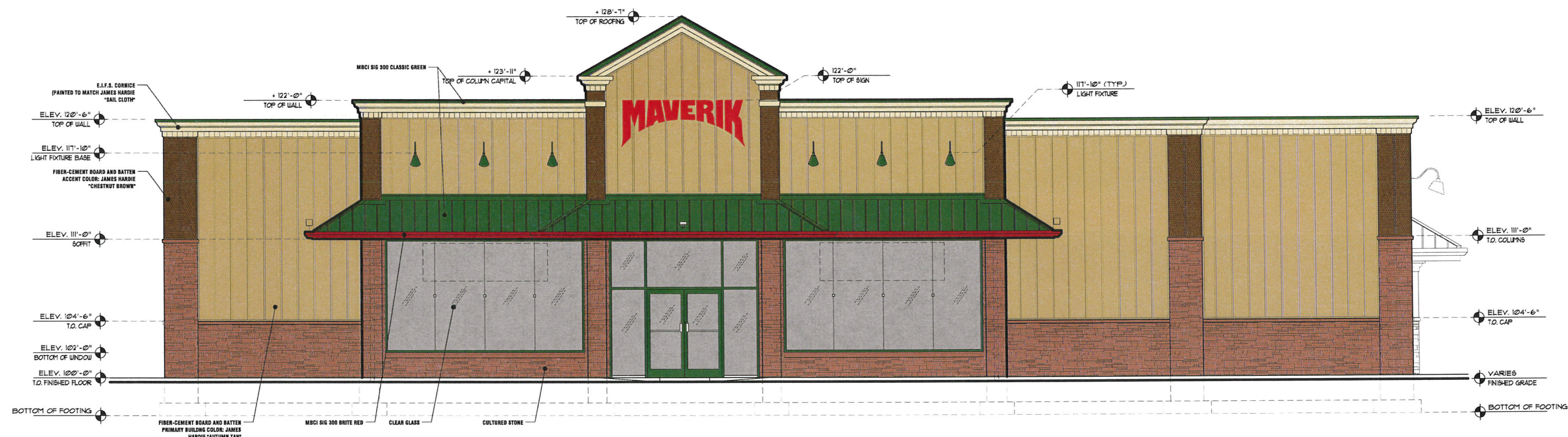
ISSUE: JANUARY 28, 2015
PROJECT NO: M14051
DRAWN BY: BJM
CHECKED BY: TA

SHEET TITLE

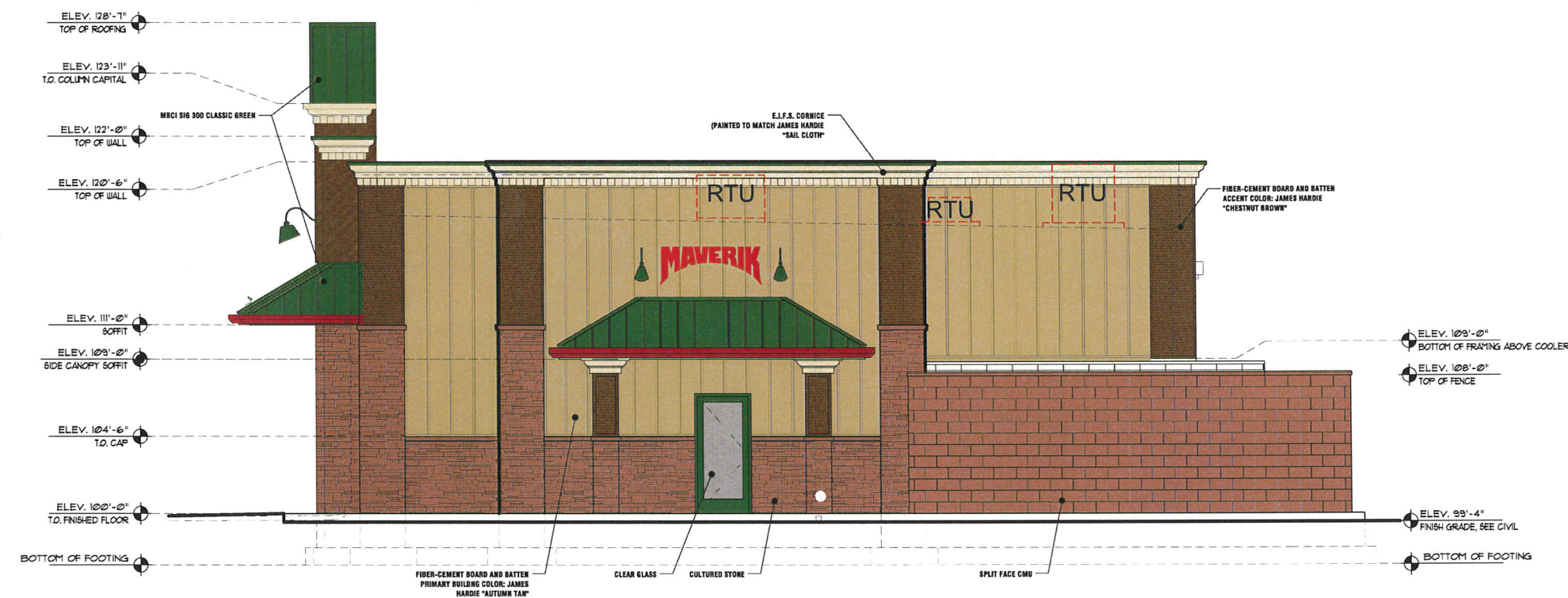
**ARCHITECTURAL
ELEVATIONS**

A-2.1

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1 EAST ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"

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#	DATE	DESC.

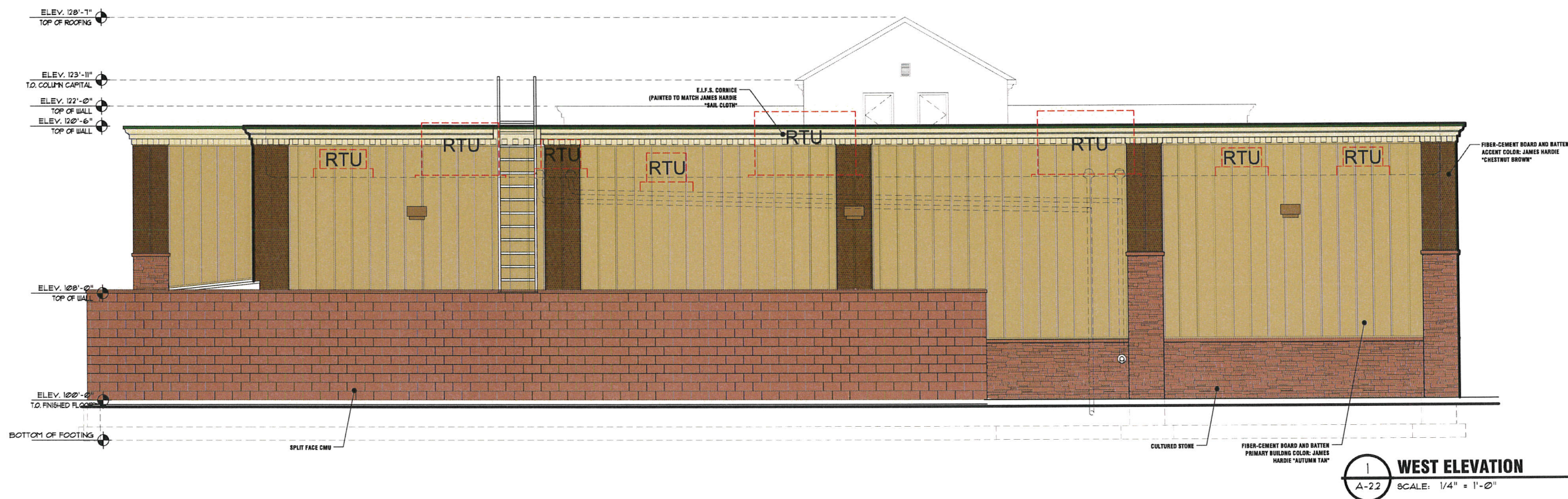
ISSUE: JANUARY 28, 2015
PROJECT NO: M14051
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SHEET TITLE

**ARCHITECTURAL
ELEVATIONS**

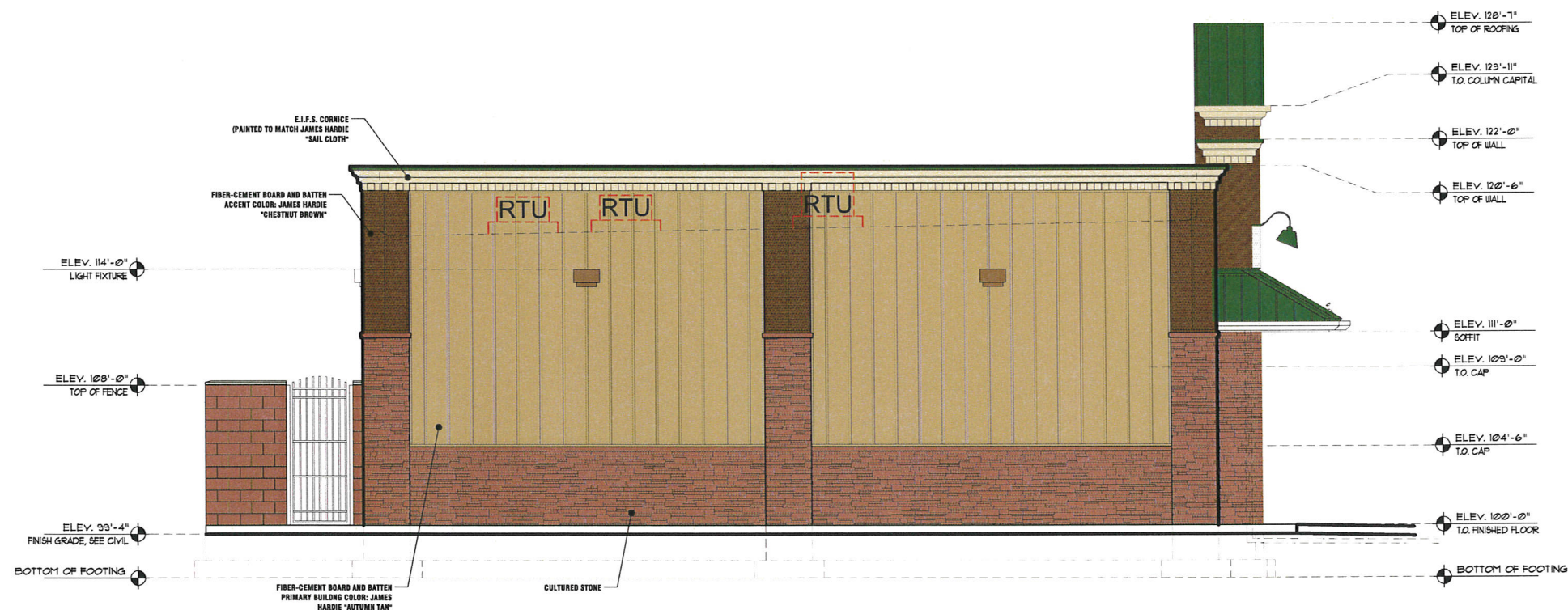
A-2.2

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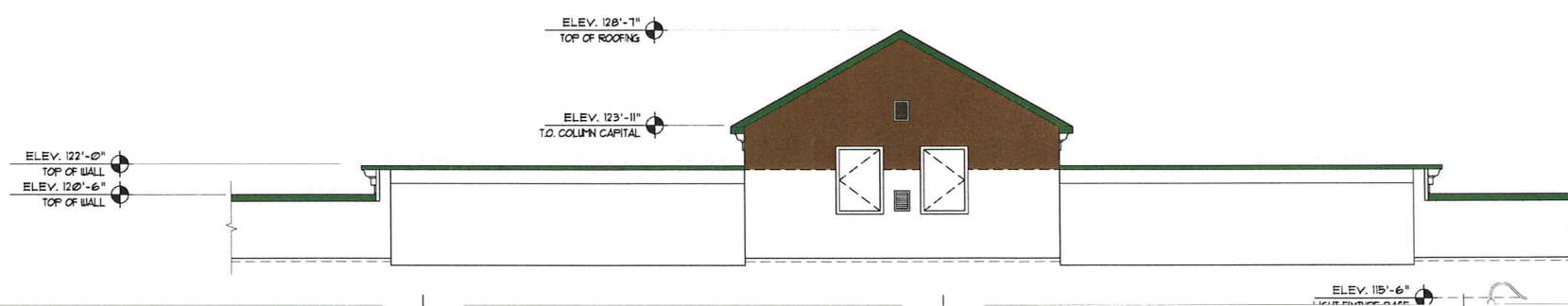
1 WEST ELEVATION

A-2.2 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

A-2.2 SCALE: 1/4" = 1'-0"



**3 PARTIAL FRONT WALL
REAR VIEW ELEVATION**

A-2.2 SCALE: 1/4" = 1'-0"

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#	DATE	DESC.

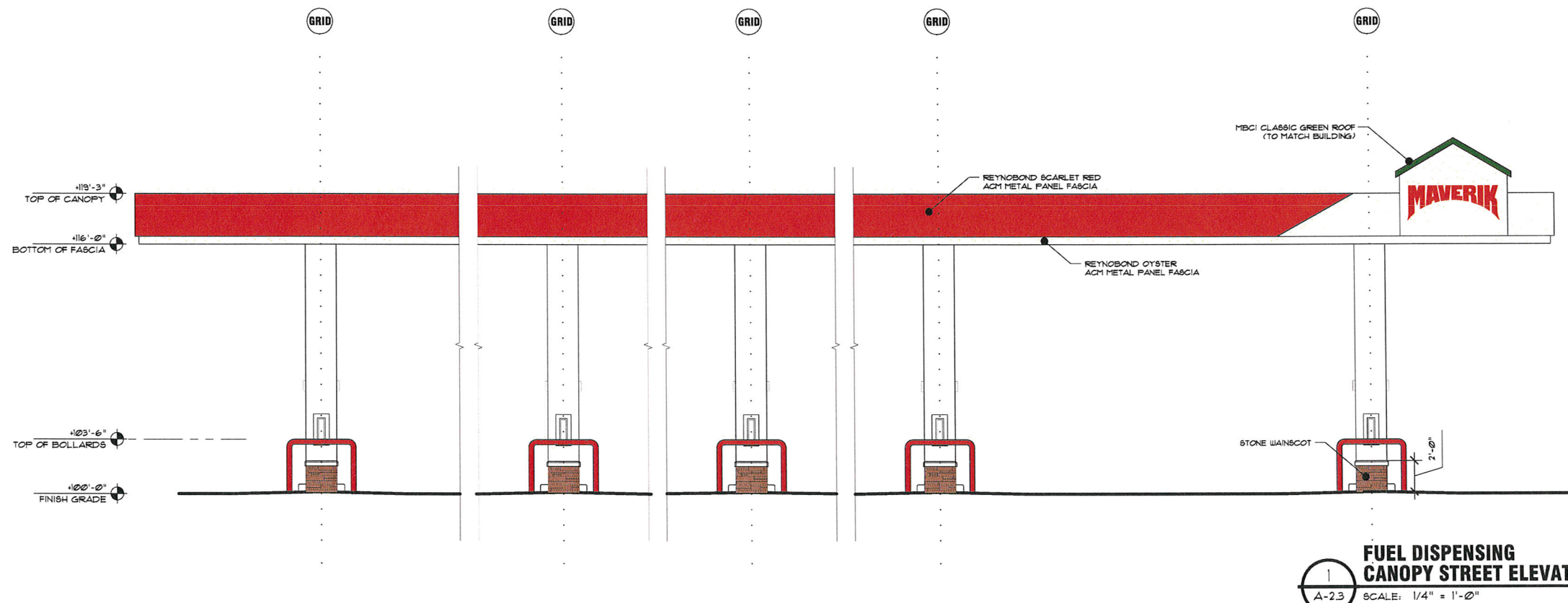
ISSUE: JANUARY 28, 2015
 PROJECT NO: M14051
 DRAWN BY: BJM
 CHECKED BY: TA

SHEET TITLE

**CANOPY
 ELEVATIONS**

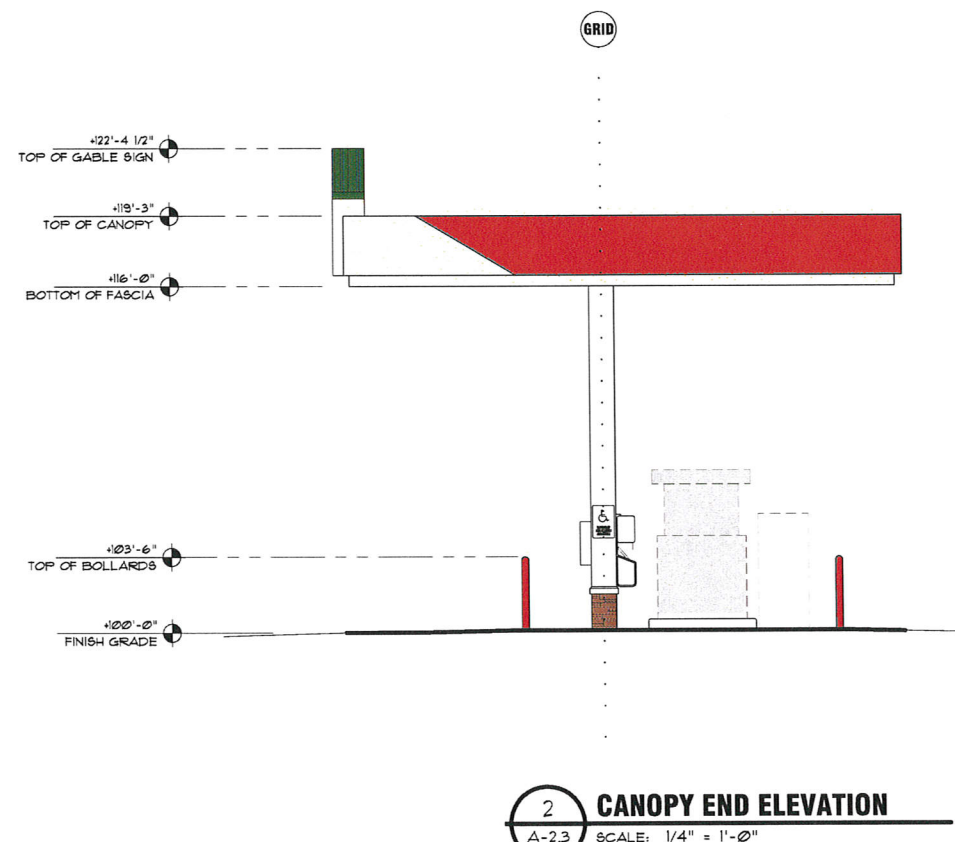
A-2.3

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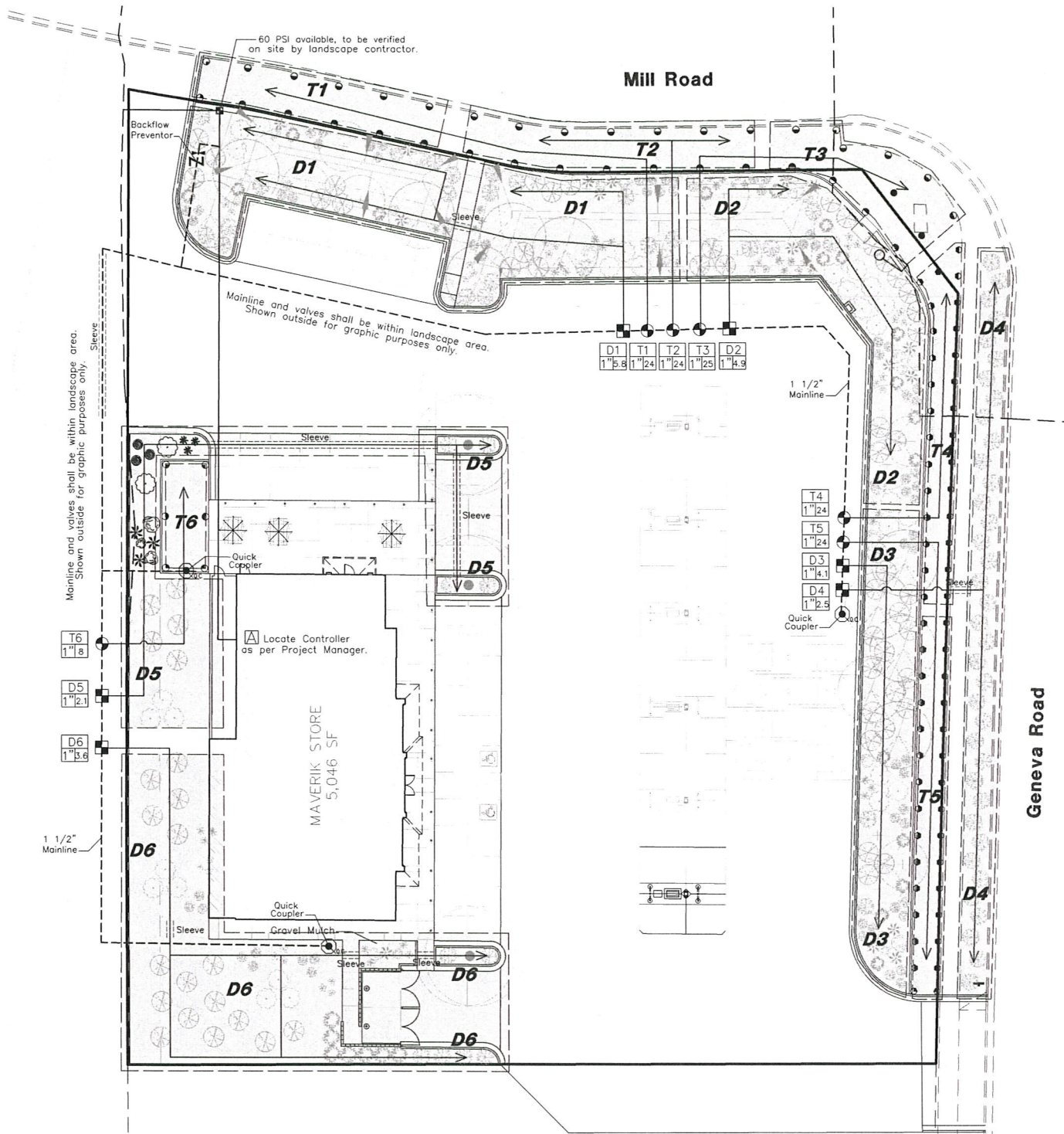
**FUEL DISPENSING
 CANOPY STREET ELEVATION**

SCALE: 1/4" = 1'-0"



CANOPY END ELEVATION

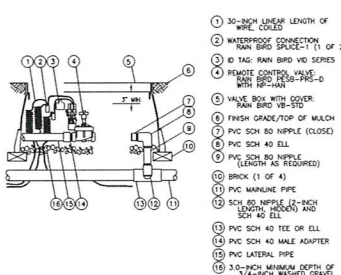
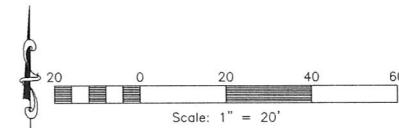
SCALE: 1/4" = 1'-0"



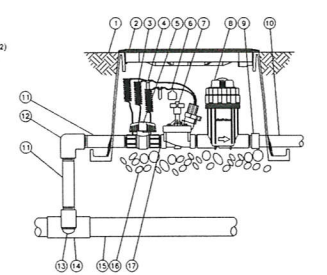
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION
	RAINBIRD	RD-1800-SAM-PRS-SERIES U10 SERIES	1800 SERIES SPRAY BODY 10'R PLASTIC NOZZLE
	RAINBIRD	RD-1800-SAM-PRS-SERIES U15 SERIES	1800 SERIES SPRAY BODY 15'R PLASTIC NOZZLE
	RAINBIRD	RWS-B-C-1401	ROOT WATERING SERIES, 0.25 GPM, 2 EMITTERS/TREE
	RAINBIRD	XB-T-20-PC	XERIBUG THREADED DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER/1 GAL. PLANT, 2 EMITTERS/5 GAL. PLANT.
	RAINBIRD	XCZ-100-PRB-COM	COMMERCIAL CONTROL ZONE KIT DRIP VALVE
	RAINBIRD	PEB SERIES	PRESSURE REGULATING PLASTIC VALVE
	VALVE NO & CONTROLLER		VALVE ID BOX
	SIZE	GPM	1-1/2" MAINLINE - SCHEDULE 40 PVC
			LATERAL LINE - CLASS 200 PVC, SIZED AS FOLLOWS 3/4" (0-10 gpm), 1" (10-16 gpm), 1 1/4" (16-26 gpm), 1 1/2" (26-35 gpm), 2" (35-55 gpm)
	RAINBIRD	ESP 12 LXME:120 VAC ESPLXMSM 4 STATION MODULE	INDOOR/OUTDOOR MOUNT BASE CONTROLLER. ADD SPECIFIED MODULE.
			SLEEVING - SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE SLEEVING USED WHENEVER IRRIGATION IS PLACED UNDER PAVED AREAS.
			GATE VALVE - SIZE PER PIPE - PLACE SLEEVE OVER VALVE
	WILKENS	MODEL 375 OR EQUAL	BACKFLOW PREVENTION, SIZE AS PER CITY/COUNTY REGULATIONS.
	RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
			IRRIGATION ZONES

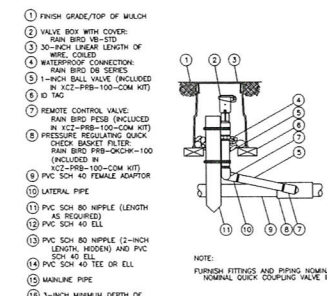
NOTE: USE RAINBIRD HE-VAN SERIES VARIABLE ARC NOZZLES WHERE NECESSARY, FOR AREAS LESS THAN 15' RADIUS, TO MAINTAIN PROPER COVERAGE. USE R-VAN ROTARY NOZZLES FOR AREAS UP TO 24' RADIUS.



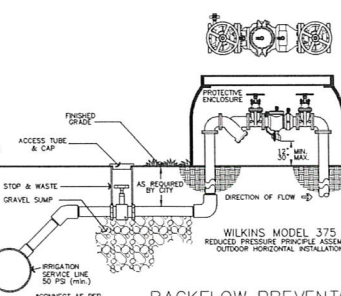
ELECTRIC REMOTE CONTROL VALVE
N.T.S. PEB OR PEB SERIES



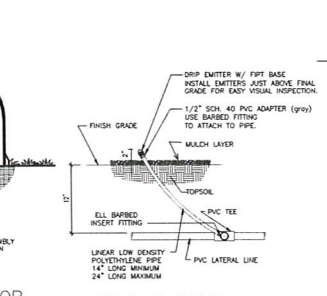
CONTROL ZONE KIT DRIP VALVE
N.T.S. XCZ-PRB100-COM



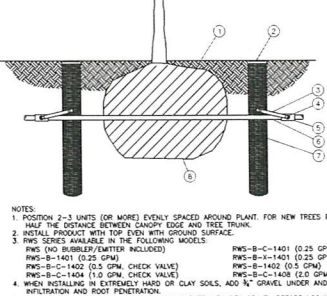
QUICK COUPLING VALVE
N.T.S. MODEL 44RC SERIES



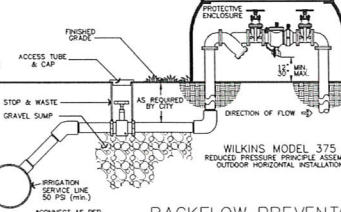
BACKFLOW PREVENTOR & MAINLINE CONNECTION
N.T.S.



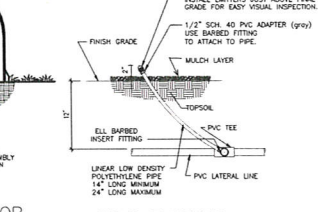
DRIP EMITTER
N.T.S.



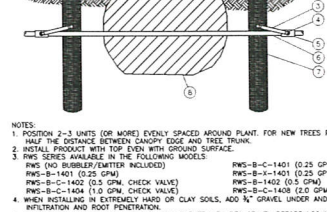
RWS ROOT WATERING SYSTEM
N.T.S. INSTALLATION FOR TREES



TRENCH SECTION
N.T.S.



POP-UP SPRAY HEAD
N.T.S. RD-04 WITH SWING PIPE



ROTOR POP-UP HEAD
N.T.S. 5004 PLUS



SPRINKLER NOTE
N.T.S.

SPRINKLER NOTE

All Plant Material shown on the drawing shall be serviced by an Automatic Underground Irrigation System. The Contractor is to have a qualified Irrigation System specialist prepare a design for an Automatic Underground Irrigation System and submit drawings to the Engineer for approval at least 30 days prior to the system installation. Underground Irrigation System Drawings shall be prepared on 24"x36" sheet, neatly drawn and very legible. Drawings are to include head spacing, types of heads, piping with sizes, valves, fittings and all other items required for proper installation of the system.

The Landscape Contractor shall be responsible for the installation of all irrigation sleeves prior to placement of hard improvements. Coordinate with the General Contractor.

The Landscape Contractor is to provide an Irrigation System connection (meter and backflow preventer assembly) to the waterline, as applicable, within State and Local jurisdictional codes. The Irrigation Contractor is responsible to coordinate this item with the Utility Contractor.

The Irrigation Control Box shall be located at the direction of the Project Manager.



CONSULTANTS



920 CHAMBERS STREET, SUITE 14,
OGDEN, UTAH 84403
TEL: (801) 421-3100
FAX: (801) 421-2666
www.reeve-assoc.com

LAND PLANNERS * CIVIL ENGINEERS
LAND SURVEYORS * TRAFFIC ENGINEERS
STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-229

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ADVENTURE'S FIRST STOP MAVERIK

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Vineyard, UT 84058

#	DATE	DESC.

ISSUE: December 22, 2014
PROJECT NO: M14051
DRAWN BY: RWH
CHECKED BY: JNR

SHEET TITLE

Irrigation Plan