



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
July 17, 2025, 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, July 17, 2025, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

2. CONSENT ITEMS

2.1. Approval of the May 1st, 2025 Development Review Committee Meeting Minutes

3. BUSINESS ITEMS

3.1. PlanPlat25-0003 Final Plat Application- Franklin Discovery Academy

Final plat application for the Franklin Discovery Academy with two land parcels.

4. WORK SESSION

4.1. Plan25-0003 Site Plan Application: Martin Snow Office Building

Martin Snow has submitted a site plan application for a retail / office building at 662 E 1600 N in the Regional Commercial (RC) zone. This will be the first phase of development on the lot. The proposed building is 16,952 square feet on a 3.11-acre site. The proposed building has a maximum height of 54 feet and will be constructed with tilt-up concrete and aluminum curtain walls, with a variety of finishes. There will be a building entrance at the north and south entrances. The site plan shows 186 proposed parking spaces, which exceeds the requirement of 68 spaces. The excess parking spaces will service future developments on the site. The site plan shows 8 bicycle parking spaces, which exceeds the minimum requirement of 7 spaces. The site plan also proposes an additional thru-lane and a new right-turn lane at the 1600 N Geneva Road intersection.

The landscaping plan shall be updated and approved prior to this application moving forward to Planning Commission.

5. STAFF AND COMMISSION REPORTS

6. ADJOURNMENT

The next regularly scheduled meeting is August 7th, 2025

This meeting may be held in a way that will allow a committee member to participate electronically.

The public is invited to participate in all public meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Department at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at Vineyard City Hall, delivered electronically to city staff and each member of the DRC

AGENDA NOTICING COMPLETED ON:

July 15, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



**MINUTES OF A DEVELOPMENT REVIEW
COMMITTEE MEETING
May 1, 2025, at 9:00 AM**

ATTENDANCE:

COMMITTEE MEMBERS PRESENT: Vice-Chair Cris Johnson, Building Official; Eric Ellis, City Manager; Naseem Ghandour, City Engineer; Morgan Brim, Community Development Director; Brandon Valley, Deputy Fire Marshall;

STAFF MEMBERS PRESENT: Cache Hancey, Senior Planner; Patrick James, Assistant City Engineer; Anthony Fletcher, Planner; Madison Reed, Planning Technician;

OTHERS PRESENT: Bronson Tatton, BJ Laterveer, Brett Wood, Kevin

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Vice-Chair Cris Johnson called the meeting to order at 9am.

2. STAFF AND COMMISSION REPORTS

There were no comments made.

3. CONSENT ITEMS

3.1. Approval of the January 16th, 2025 Development Review Committee Meeting Minutes

3.2. Approval of the February 20th, 2025 Development Review Committee Meeting Minutes.

 Motion: COMMUNITY DEVELOPMENT DIRECTOR MORGAN BRIM MOTIONED TO APPROVE THE JANUARY 16TH AND FEBRUARY 20TH DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES AT 9:00AM. CITY MANAGER ERIC ELLIS SECONDED. ALL IN FAVOR VOTED YES: BRIM, ELLIS GHANDOUR, VALLEY, AND JOHNSON. THE VOTE CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS

4.1. Utah City Phase 3 Plat Amendment

 Senior Planner Cache Hancey provided an introduction and presented the plat. He noted his request to fix the hatch marks on the plat.

 City Engineer and Public Works Director Naseem commented on the road dedications.

 Bronson Tatton with Flagborough acknowledged that it is the case for Main Street and Avery. He noted that they will come in with a roadway dedication.

 Director Brim asked about lot 10 A and the slope easement.

Mr. Tatton noted that they accepted for there to be a frontage road as long as it was on their property.

Director Ghandour noted that there is a pre-application meeting.

Discussion ensued.

 Director Brim represented his thoughts with a map.

 Senior Planner Hancey noted that there still may be addressing issues with the plat.

Mr. Tatton discussed lot 10a.

 Director Ghandour recommended looking into how the right-of-way will be dedicated to the city.

Discussion ensued.

Director Brim clarified the discussion.

 Director Brim asked if we have approved this with the city attorney.

Senior Planner Hancey noted that the attorney has been working with their legal team on this.

Director Brim did not feel comfortable approving this without touching base with the attorney.

Discussion ensued.

 Moved to Item 4.3

93 **4.2. Utah City Phase 4 Plat**

94
95  Senior Planner Hancey provided a background and the plat for this item. He asked
96 about the slope easement.

97
98 Mr. Tatton noted that it continues the whole length of vineyard connector.

99
100  Director Brim asked questions for locational context.

101
102 Director Brim noted that the vicinity map is incorrect.

103
104  Senior Planner Hancey discussed his conversation with the city attorney.

105
106 Director Brim asked if Senior Planner Hancey could read all of the conditions for the
107 record.

108
109  Senior Planner Hancey noted: any commercial uses of public property must be
110 recorded through a separate plat; make sure the bridge does not allow for unlimited width
111 and would shadow the road, it is only allowed on higher floors and not as a substitute for
112 pedestrian traffic; add language about the arcades with overhanging structure over the
113 sidewalk; to be approved by staff prior to recordation; update any addressing; update the
114 slope easement; update the vicinity map; Phase 4 block 17 contains a 10ft PUE; and the
115 developer and city shall enter into an agreement for the transferring of the private streets
116 to public prior to the issuance of the C of O for each adjacent block.

117
118  Director Ghandour added comments on the sky bridges.

119
120 Senior Planner Hancey added that this could be something tied to the site plan.

121
122 Director Brim feels that what is presented is sufficient.

123
124  Senior Planner Hancey noted that Assistant City Engineer Patrick James is
125 requesting a PUE going North to South.

126
127 Mr. Tatton discussed future steps.

128
129 Mr. Tatton noted the bridge is about 20 feet.

130
131  Director Ghandour clarified markings on the plat.

132
133 Mr. Tatton clarified.

134
135 Discussion ensued.

 **Motion:** DIRECTOR BRIM MOTIONED THE APPROVE 4.1 AND 4.2 WITH THE FOLLOWING CONDITIONS AT 9:40 AM. SENIOR PLANNER HANCEY READ THE CONDITIONS: ANY COMMERCIAL USES OF PUBLIC PROPERTY MUST BE RECORDED THROUGH A SEPARATE PLAT; MAKE SURE THE BRIDGE DOES NOT ALLOW FOR UNLIMITED WIDTH AND WOULD SHADOW THE ROAD, IT IS ONLY ALLOWED ON HIGHER FLOORS AND NOT AS A SUBSTITUTE FOR PEDESTRIAN TRAFFIC; ADD LANGUAGE ABOUT THE ARCADES WITH OVERHANGING STRUCTURE OVER THE SIDEWALK; TO BE APPROVED BY STAFF PRIOR TO RECORDATION; UPDATE ANY ADDRESSING; UPDATE THE SLOPE EASEMENT; UPDATE THE VICINITY MAP; PHASE 4 BLOCK 17 CONTAINS A 10FT PUE AND MUE; AND THE DEVELOPER AND CITY SHALL ENTER INTO AN AGREEMENT FOR THE TRANSFERRING OF THE PRIVATE STREETS TO PUBLIC PRIOR TO THE ISSUANCE OF THE C OF O FOR EACH ADJACENT BLOCK. ANY CONDITIONS STATED IN THE STAFF REPORT WOULD BE APPLICABLE AS WELL. CITY MANAGER ELLIS SECONDED. ALL IN FAVOR VOTED YES: BRIM, ELLIS GHANDOUR, VALLEY, AND JOHNSON. THE VOTE CARRIED UNANIMOUSLY.

4.3. **Orchards Phase 4 Final Plat**

Planner Anthony Fletcher presented the site and zoning. He provided an overview and showed the plat for visual aid. He noted that staff recommended approval.

 Director Ghandour asked if the parking spaces should be designated as private.

Discussion ensued.

 The applicant noted that they will be marked on the plat as private.

Director Ghandour commented on the technicality of an arrow.

 **Motion:** DIRECTOR GHANDOUR MOTIONED TO APPROVE ORCHARDS PHASE 4 PLAT WITH THE CONDITION THAT THE PARKING SPOTS ARE APPROPRIATELY DESIGNATED AS PRIVATE AS WELL AS THE ARROW CORRECTION AT 9:24AM. DEPUTY FIRE MARSHALL BRANDON VALLEY SECONDED. ALL IN FAVOR VOTED YES: BRIM, ELLIS GHANDOUR, VALLEY, AND JOHNSON. THE VOTE CARRIED UNANIMOUSLY.

5. **WORK SESSION**

5.1. **Vineyard Properties of Utah Lot 6 Site Plan**

 Senior Planner Hancey introduces the site and context. He discussed the access road.

Engineer James added his findings for the drainage easement. He noted his comments.

186
187 Director Brim asked for details on the retaining wall.

188
189 Engineer James noted that the drawings do not show enough detail enough to determine
190 where things lay.

191
192 Director Ghandour that the retaining wall is a separate permit.

193
194  The applicant noted that the owner does not want to shrink the size.

195
196 Discussion ensued

197
198 Director Ghandour if the applicant has considered piping in the canal.

199
200  City Manager Ellis added that there may be hesitation from other partners.

201
202 Brett Wood, the applicant, commented on neighboring sites.

203
204 Director Ghandour noted the concern for the impact of storm water flow.

205
206  City Manager Ellis suggested a condition.

207
208  The applicant discussed their understanding.

209
210 City Manager Ellis asked if they could get that in an email for a paper trail.

211
212 Director Ghandour added the flow calculations.

213
214 Engineer James noted that this is an opportunity to beautify that ditch.

215
216  Director Brim asked if we had any landscaping plans.

217
218 Engineer James noted that the landscaping plan is shown.

219
220 The applicant noted that they can add landscaping.

221
222  Director Brim requested more details for Planning Commission.

223
224 Senior Planner Hancey noted that the original landscaping plan was for a native grass
225 and seed mix. He added that they would like to see more prior to planning commission

226
227 Director Brim requested for something in writing from Lindon.

228
229 Engineer James clarified that it is a Vineyard city easement.

230
231  Planning Technician Madison Reed asked for the names of the speakers.

Engineer James noted that the back parking lot does not connect.



Senior Planner Hancey provided the elevations. He announced his comments.

Director Brim asked for color.

Senior Planner Hancey represented the color legend.



Deputy Fire Marshall Valley noted for signage of no parking.

Senior Planner noted that this is slated potentially for Planning Commission the next week.

6. **ADJOURNMENT**

The meeting was adjourned at 9:57am.

MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician



STAFF REPORT

Meeting July 17, 2025

Date:

Agenda PlanPlat25-0003 Final Plat Application- Franklin Discovery Academy

Item:

Department: Community Development

Presenter: Anthony Fletcher, Cache Hancey

Background/Discussion:

This application is intended to formalize the various lots owned by the Franklin Discovery Academy School and proceed with an expansion project for the school.

The school's expansion project includes a new 20,000 SF 2-story facility onto the adjacent property to the east. The Franklin Performing Arts Center is a publicly funded expansion of the existing charter school and is therefore subject to permitting by the State Board of Education. The school is required to coordinate with the local jurisdiction, Vineyard City, for site plan review. The project is located on approximately 0.96 acre parcel of undeveloped land to the east of the existing Franklin Discovery Academy charter school and will serve as an extension to the existing school with additional classroom space for pre-K, kindergarten, and elementary school age students. In addition, the building includes a new 400+ seat auditorium that the school intends to use for arts performances, assemblies, and other large gatherings. The existing pick-up / drop-off lanes for the Franklin Discovery Academy will be extended to the east for additional parking areas. The proposed new building is consistent with the PF zone for which the property is designated, which is also the same designation as the existing school to the west. The property to the east has been developed as multi-family housing and is currently zoned HDR-2. An existing retaining wall and chain link fence have been constructed along the entire length of the pretty line between the lots which will remain in place to provide secure separation between the school and housing properties. Modifications to the existing fencing on the Franklin Discovery Academy property will be made to facilitate a new secure perimeter for the new combined campus and will also allow playground access from the new building to the existing playground areas. The fencing and new landscaping will also help to screen the playground areas from street view. The exterior building materials are intended to match the materials used in the existing Franklin Discovery Academy and include multiple colors of CMU, Stucco, as well as metallic copper accents.

The project will operate under similar daytime hours as the existing Franklin Discovery Academy, with occasional evening and weekend use for performances in the auditorium. During large evening and weekend events, the patrons are expected to use the parking lot on the West side of the existing school building along with any overflow parking as designated on the included civil plans. It is expected that 10-20 new employees will work at the Franklin Performing Arts Center including a sharing of staff from the existing school building.

Fiscal Impact:

Recommendation:

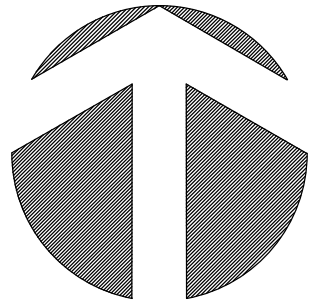
Staff recommends approval of the final plat application.

Sample Motion:

"I move to approve the Final plat application PLANPLAT 25-0003..."

Attachments:

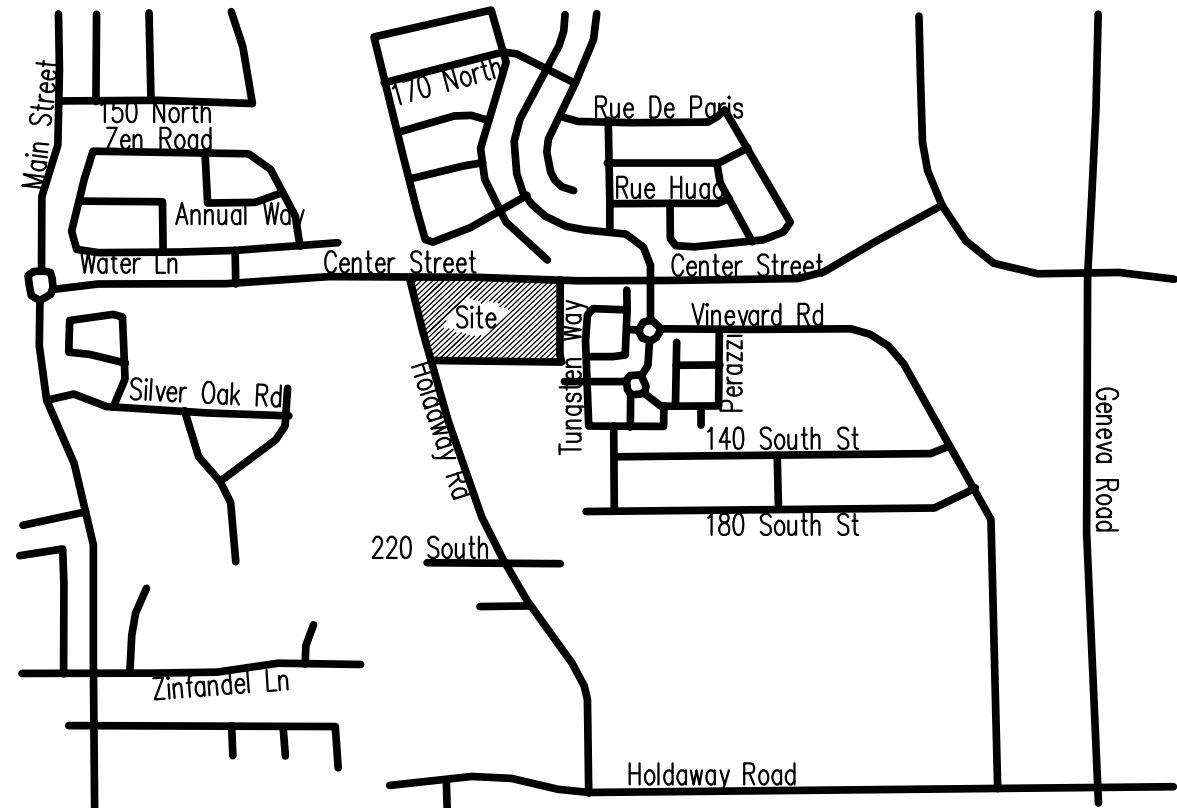
1. Franklin_Performing_Arts_Center-Final Plat for Approval consideration



1" = 60'

Franklin Discovery Academy Plat "A"

Located in the Southwest quarter of Section 17 , Township 6
South, Range 2 East, Salt Lake Base and Meridian
Town of Vineyard, Utah County Utah



Vicinity Map

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147089 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 into 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.

Boundary Description

Commencing at a point located North 89°38'13" East along the Quarter Section line 1792.91 feet and South 28.67 feet from the West quarter corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along Center Street the following 4 courses: South 89°55'01" East 244.94 feet, South 85°24'56" East 148.11 feet, along the arc of a 2051.00 foot radius curve to the left 177.10 feet (chord bears South 87°53'21" East 177.05 feet), North 89°38'13" East 167.31 feet; thence South 00°00'19" West along Phase 1 Amended - the Orchards at Vineyard PUD 363.71 feet; thence South 89°59'57" West 657.77 feet; thence North 15°11'01" West 350.55 feet; thence North 76°34'20" East 16.79 feet; thence North 13°25'40" West 27.17 feet; thence along the arc of a 15.00 foot radius curve to the right 13.50 feet (chord bears North 12°18'53" East 13.05 feet) to the point of beginning.

AREA=256,374 sq. ft. or 5.886 acres
Basis of Bearing North 89°38'13" East along the Quarter Section Line (NAD 83)

Date

Surveyor

(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicated the streets and other Public areas as indicated hereon for perpetual use of the public.

Three Twenty East Gammon Road LLC, a
Utah limited liability company

FSF Early Learning LLC
by Jenn Price, Manager

By: Franklin Schools Foundation, a Utah
non-profit corporation, Sole Member
Jenn Price (Board Chair)

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____, who personally appeared before me, who being dully sworn or affirmed, did say that she is the _____ of _____, and that the within and foregoing instrument was signed in behalf of said LLC and Foundation.

My Commission Number _____
Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____
Print name of Notary

Acknowledgement

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

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____, who personally appeared before me, who being dully sworn or affirmed, did say that she is the _____ of _____, and that the within and foregoing instrument was signed in behalf of said LLC.

My Commission Number _____
Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____
Print name of Notary

Acceptance by Legislative Body

The Legislative Body of Vineyard City of Utah County, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other Parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, A.D. 20____.

Vineyard City Planner _____ Date _____ Clerk/Recorder (See Seal below) _____ Date _____

Vineyard Engineer (See Seal below) _____ Date _____ Vineyard City Manager _____ Date _____

Vineyard Attorney _____ Date _____

Plat "A"

Franklin Discovery Academy

Located in the Southwest quarter of Section 17 , Township 6
South, Range 2 East, Salt Lake Base and Meridian
Town of Vineyard, Utah County Utah

Scale: 1" = 60 Feet

SURVEYOR'S SEAL

CITY-ENGINEER SEAL

CLERK-RECORDER SEAL

NOTARY-SEAL

Plat Notes

- Plat must be recorded within 12 Months of Final Plat Approval or for phased developments, within 24 month of recordation of most recent phase. the first final plat approval was granted on the _____ day of _____, 20____.
- The installation of improvements shall conform to all city standards regulations, and ordinances.
- Building permits will not be issued until all improvements have been installed and accepted by the city in writing or bonded for.
- 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
- Driveways and Lot access shall be limited to interior local subdivision streets only
- Drainage shall not cross property lines. Excess or concentrated drainage shall be contained on Site or directed to an approved drainage facility.
- Vineyard accepts no responsibility for any property damage caused by ground water flooding.
- All building and development shall be in conformance with the Vineyard Zoning Ordinance

Rocky Mountain Power

- Pursuant to Utah Code Ann. 54.3.27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann 17.27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right Rocky Mountain Power has under:
 - a recorded easement or right-of-way.
 - the law applicable to prescriptive rights.
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or,
 - any other provision of law.

ENBRIDGE GAS

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Line Table

Line	Length	Direction
T1	37.69'	S 00°00'00" E
T2	30.00'	N 90°00'00" E
T3	37.74'	S 00°00'00" E

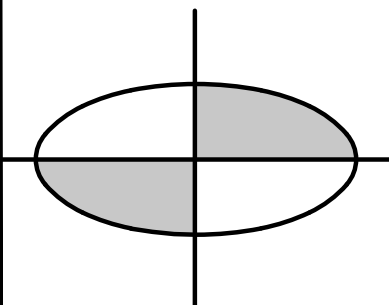
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Prepared by:

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





STAFF REPORT

Meeting July 17, 2025

Date:

Agenda Plan25-0003 Site Plan Application: Martin Snow Office Building

Item:

Department: Community Development

Presenter: Rachel Stevens

Background/Discussion:

Martin Snow has submitted a site plan application for a retail / office building at 662 E 1600 N in the Regional Commercial (RC) zone. This will be the first phase of development on the lot. The proposed building is 16,952 square feet on a 3.11-acre site. The proposed building has a maximum height of 54 feet and will be constructed with tilt-up concrete and aluminum curtain walls, with a variety of finishes. There will be a building entrance at the north and south entrances. The site plan shows 186 proposed parking spaces, which exceeds the requirement of 68 spaces. The excess parking spaces will service future developments on the site. The site plan shows 8 bicycle parking spaces, which exceeds the minimum requirement of 7 spaces. The site plan also proposes an additional thru-lane and a new right-turn lane at the 1600 N Geneva Road intersection.

The landscaping plan shall be updated and approved prior to this application moving forward to Planning Commission for approval. No action will be taken at the DRC meeting.

Fiscal Impact:

Recommendation:

Sample Motion:

Attachments:

1. 1600 N Office Scope of Work
2. 1600 N Office Concept C-Site Plan
3. 1600 N Office Elevations
4. 1600 N Office Photometric Plan

VINEYARD PROPERTIES OF UTAH

PO BOX 699 – PLEASANT GROVE, UT 84062 | PH (801) 785-0505

March 10, 2025

Vineyard City Planning & Zoning
125 S Main Street
Vineyard, UT 84059

Subject: Site Plan Application – Scope of Work for 1600 N Office at 662 E 1600 N, Vineyard

To Whom It May Concern,

On behalf of Vineyard Properties of Utah, I am submitting this Scope of Work letter as part of the Site Plan Application for the proposed new medical office located at 662 East 1600 North, Vineyard, Utah.

Project Overview

The project involves the development of a 16,952 square foot medical office building on a 3.11 acre parcel located at 662 East 1600 North, Vineyard, Utah. The property is currently zoned as Regional Commercial (RC) and is intended for commercial uses and activities needed to serve the residents of the city, and surrounding areas in compliance with the Local Zoning Code. Permit application is for only one building labeled on the Concept Site Plan as “1600 N Office 16,952 sq. ft.”.

Scope of Work

1. **Site Preparation**
 - Clearing and grading of the site to prepare for construction.
 - Installation of erosion and sedimentation control measures as required by local regulations.
2. **Building Construction**
 - Construction of a 3-story medical office building totaling approximately 16,952 square feet.
 - The building will include patient consultation rooms, staff offices, waiting areas, and common areas.
3. **Parking and Access**
 - Development of a parking lot with approximately 70 parking spaces to meet the code requirement, including required number of ADA-compliant spaces. Concept site plan shows additional parking spaces which are in excess of the code requirement.
 - Installation of ingress and egress points along 1600 North
 - Sidewalk installation to improve pedestrian access and connectivity.
 - Future 1600 N ROW width has been estimated at about 25 feet. Concept site plan is allowing for approximately 32 feet.
4. **Utility Connections**
 - Connection to municipal water, sewer, and electrical services.
 - Installation of stormwater management systems, including required drainage or retention ponds.
5. **Landscaping and Lighting**
 - Implementation of a landscaping plan.
 - Installation of exterior lighting for parking and security, compliant with local ordinances.

VINEYARD PROPERTIES OF UTAH

PO BOX 699 – PLEASANT GROVE, UT 84062 | PH (801) 785-0505

6. Compliance and Permitting

- Adherence to local building codes, zoning requirements, and environmental regulations.
- Coordination with local agencies for permits, inspections, and approvals.

Project Timeline

The anticipated timeline for the project is as follows:

- **Start of Site Preparation:** March 2025
- **Start of Construction:** August 2025
- **Completion:** March 2026

Additional Information

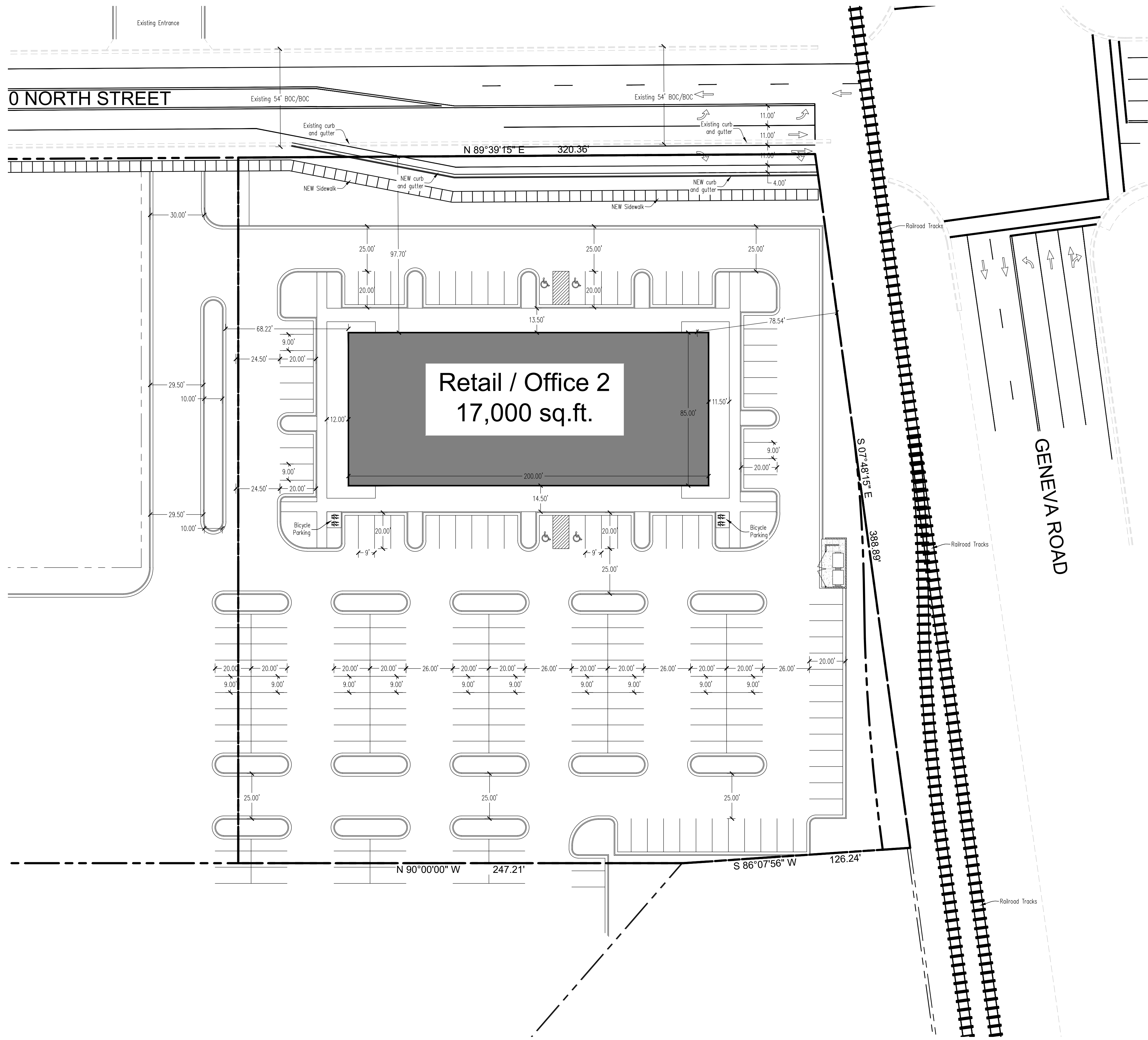
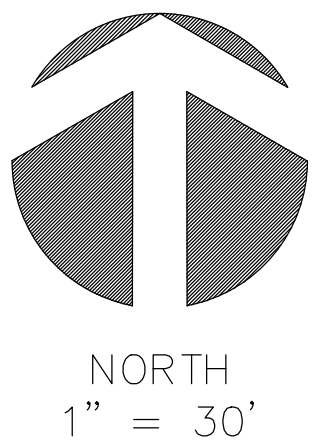
This development will enhance the community by providing accessible medical services and creating job opportunities. The design emphasizes sustainable and energy-efficient practices.

We respectfully request your review and approval of the Site Plan Application. Please let us know if additional documentation or clarification is required.

Thank you for your time and consideration. We look forward to collaborating with your department on this project.

Best Regards,

Brynn Ferguson
Property Manager
Vineyard Properties of Utah, LLC
801-769-0669
bferguson@msi.properties



CAUTION!!! Notice to contractors

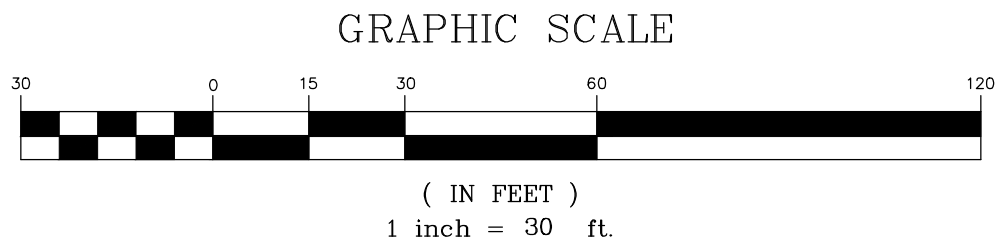
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

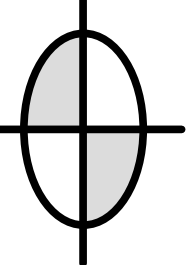


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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111




DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Utah
Concept Plan
Vineyard



Revisions

Date
6-18-2025
Scale
1" = 30'
By
TD
Tracing No.
L - 14688

Sheet No.
C -



© GOULD+ ARCHITECTS, LLC - 2025

PROJECT NUMBER	24051
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1600 NORTH GENEVA ROAD VINYARD, UTAH

JANUARY 16, 2025

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ELECTRICAL SYMBOLS					
SYMBOL	EXPLANATION	SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	FIXTURE TYPE SYMBOL		TAMPER AND FLOW
	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR		LINEAR FIXTURE (TYPICAL)		FIRE ALARM CONTROL PANEL
	BRANCH CIRCUIT HOMERUNS TO PANEL		EMERGENCY LIGHTING UNIT		REMOTE FIRE ALARM ANNUNCIATOR PANEL
	ROOM NUMBER		SURFACE OR PENDANT MOUNTED FIXTURE		FIRE ALARM NAC PANEL
	MECHANICAL EQUIPMENT SYMBOL		RECESSED FIXTURE		FIRE ALARM VOICE PANEL
	KEYED NOTE REFERENCE		WALL MOUNTED FIXTURE		DOOR HOLDER
	FEEDER TAG (SEE FEEDER SCHEDULE)		WALL PACK		FIRE/SMOKE DAMPER
	LIGHTING AND POWER PANELBOARD		STRIP FIXTURE		FIRE ALARM PULL STATION
	DISCONNECT SWITCH		TRACK LIGHTING		FIRE ALARM STROBE
	DISCONNECT SWITCH WITH MOTOR STARTER		EMERGENCY LIGHTING UNIT		FIRE ALARM HORN/STROBE
	MOTOR STARTER		WALL MOUNTED EXIT LIGHT (SINGLE FACE)		FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
	VARIABLE FREQUENCY DRIVE		WALL MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
	CONDUIT STUB		CEILING MOUNTED EXIT LIGHT (SINGLE FACE)		FIRE ALARM SPEAKER/STROBE
	JUNCTION BOX		CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
	ELECTRIC VEHICLE CHARGING STATION (EVSE)		EXIT LIGHT WITH PROTECTIVE COVER		FIRE ALARM SPEAKER
	MOUOVER A-3 REF PANEL SPACE ASSIGNMENT CIRCUIT BREAKER		SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)		FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
	2 MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.		TWO POLE SWITCH		FIRE ALARM HORN
	3 PROTECTED BY FAULT CIRCUIT INTERRUPTER		3-WAY SWITCH		FIRE ALARM HORN (LF = LOW FREQUENCY)
	4 TAMPER RESISTANT		4-WAY SWITCH		FIRE ALARM STROBE CEILING MOUNTED
	D WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE		DAMPER SWITCH		FIRE ALARM HORN/STROBE CEILING MOUNTED
	K DISPOSAL		KEYED SWITCH		FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
	T DISHWASHER		TIMER SWITCH		FIRE ALARM HORN CEILING MOUNTED
	M ELECTRIC WATER COOLER		MANUAL STARTER WITH THERMAL OVERLOAD		FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
	F REFRIGERATOR		PACKABLE FAN SPEED CONTROL (CANVIM "CM" SERIES)		SMOKE DETECTOR (SUBSCRIPT AS INDICATED BELOW)
	OC USB HUBBELL USB15ACSW OR EQUAL DUPLEX PLUS USB CHARGER		OCCUPANCY SENSOR SWITCH		B SMOKE ALARM BATTERY-BACKED
	LV WASHING MACHINE		LOW VOLTAGE CONTROL SWITCH		C SMOKE/CARBON MONOXIDE ALARM COMBO BATTERY-BACKED
	LV/D REF		LOW VOLTAGE CONTROL SWITCH WITH DAMPER		CS/LF SMOKE/CARBON MONOXIDE DETECTOR WITH LOW FREQUENCY SOUNDER BASE
	OC/D WASH		OCCUPANCY SENSOR CONTROL SWITCH WITH DAMPER		D DUCT SMOKE DETECTOR
	OC/2		DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH		R SMOKE DETECTOR WITH ADDRESSABLE RELAY
			SIMPLEX RECEPTACLE OUTLET		S/LF SMOKE DETECTOR WITH LOW FREQUENCY SOUNDER BASE
			DUPLEX RECEPTACLE OUTLET		H HEAT DETECTOR
			QUAD RECEPTACLE OUTLET		G GAS DETECTOR
			SPLIT WIRED DUPLEX RECEPTACLE OUTLET		CO CARBON MONOXIDE DETECTOR
			220V RECEPTACLE OUTLET		CO/NO2 CARBON MONOXIDE/NITROGEN DIOXIDE SENSOR (GARAGE)
			ISOLATED GROUND RECEPTACLE OUTLET		A ADA TWO-WAY COMMUNICATIONS SYSTEM
			SPECIAL RECEPTACLE OUTLET		K ACCESS CONTROL KEY PAD
			THERMOSTAT OUTLET		C ACCESS CONTROL CARD READER
			REMOTE SENSOR OUTLET		S ACCESS CONTROL DOOR STRIKE
			COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES		M ACCESS CONTROL MAG LOCK
			NETWORK AND VOICE OUTLET		D ACCESS CONTROL DOOR SENSOR
			WIRELESS ACCESS POINT CEILING MOUNTED		R ACCESS CONTROL REQUEST TO EXIT
			TELEVISION OUTLET		P PUSHBUTTON
			MOTOR OUTLET		B BELL
			EXHAUST FAN		
			FLOOR MOUNTED DEVICE		
			CEILING MOUNTED DEVICE		

NOTE: ALL SYMBOLS MAY NOT BE USED.

ABBREVIATIONS INDEX					
#	NUMBER	DC	DIRECT CURRENT	KW	KILOWATT
9	PHASE	DISP	DISPOSAL	LRA	LOCKED ROTOR AMPS
19	SINGLE PHASE	DRY	DRYER	LTC	LIGHTING
2P	TWO-POLE	DW	DISHWASHER	MATV	MASTER ANTENNA TELEVISION
39	THREE- PHASE	DWG	DRAWING	MAX	MAXIMUM
4P	FOUR-POLE	EC	EMPTY CONDUIT	MB	MAIN BUS
AC	ALTERNATING CURRENT	EM	EMERGENCY	MCB	MAIN CIRCUIT BREAKER
AF	ABOVE FINISHED FLOOR	EMG	EMERGENCY GENERATOR	MCC	MOTOR CONTROL CENTER
AFG	ABOVE FINISHED GRADE	EMT	ELECTRICAL METALLIC TUBING	MCM	1000 CIRCULAR MILLS
AFP	ARC FAULT PROTECTOR	EPO	EMERGENCY POWER OFF	MH	MANHOLE
AHJ	AUTHORITY HAVING JURISDICTION	EWC	ELECTRIC WATER COOLER	MIC	MICROPHONE
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)	EWI	ELECTRIC WALL HEATER	MIN	MINIMUM
AL	ALUMINUM	(E)	EXISTING	MLO	MAIN LUGS ONLY
AM	AMPS METER	(F)	FUTURE	MNF	MANUFACTURER
AMP	AMPERE	FA	FIRE ALARM	MTG	MOUNTING
ANIN	ANNUNCIATOR	FACP	FIRE ALARM CONTROL PANEL	MTR	MOTOR
ATS	AUTOMATIC TRANSFER SWITCH	FC	FOOT CANDLE	MW	MICROWAVE
AUX	AUXILIARY	FLA	FULL LOAD AMPS	(N)	NEW
AWG	AMERICAN WIRE GAUGE	FT	FOOT	N/A	NOT APPLICABLE
BC	BAKE COPPER	FRZ	FREEZER	NC	NORMALLY CLOSED
BFG	BELOW FINISH GRADE	FS	FUSED SWITCH	NEC	NATIONAL ELECTRICAL CODE
C	CONDUIT	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER	NEMA	NATIONAL MANUFACTURING ASSOCIATION
CAB	CABINET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	NFC	NATIONAL FIRE CODE
CATB	COMMUNITY ANTENNA TELEVISION	GFEP	GROUND-FAULT EQUIPMENT PROTECTION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CATV	CABLE TELEVISION	GFP	GROUND-FAULT PROTECTOR	NFS	NON FUSED SWITCH
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	GRG	GALVANIZED RIGID CONDUIT	NIC	NOT IN CONTRACT
CKT	CIRCUIT	GRD	GROUND	NL	NIGHT LIGHT
CLG	CEILING	HP	HORSE POWER	NO	NORMALLY OPEN
CNTR	CONTRACTOR	HZ	HERTZ	NTS	NOT TO SCALE
CO	CONVENIENCE OUTLET	IG	ISOLATED GROUND	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CRT	COMPUTER TERMINAL	IMC	INTERMEDIATE METALLIC CONDUIT	OFOI	OWNER FURNISHED OWNER INSTALLED
CT	CURRENT TRANSFORMER	IN	INCH	OS&Y	OUTSIDE SCREW AND YOKE
CU	COPPER	J-BOX	JUNCTION BOX	WP	WEATHER PROOF
C/W	CONDUIT WITH	KV	KILOVOLT	PF	POWER FACTOR
(D)	DEMOLISH/DELETE	KVA	KILOVOLT AMPERES	PFR	PHASE FAILURE RELAY
DB	DECIBEL	KVAR	KILOVAR	PNL	PANEL

NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.

DESIGN CONTACTS	
ELECTRICAL ENGINEER:	RYAN BEAGLES
ELECTRICAL TEAM LEAD:	DEXTON GRAVES
ELECTRICAL DESIGNER:	TANNER LUNDGREEN

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
E0.1	ELECTRICAL COVER SHEET
E0.2	PHOTOMETRIC PLAN
E0.3	ELECTRICAL SITE DETAILS

ROYAL
ENGINEERING

MECHANICAL
ELECTRICAL
PLUMBING
HVAC

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REVISIONS:

VINEYARD OFFICE BUILDING
PHOTOMETRIC PLAN
MSI PROPERTIES

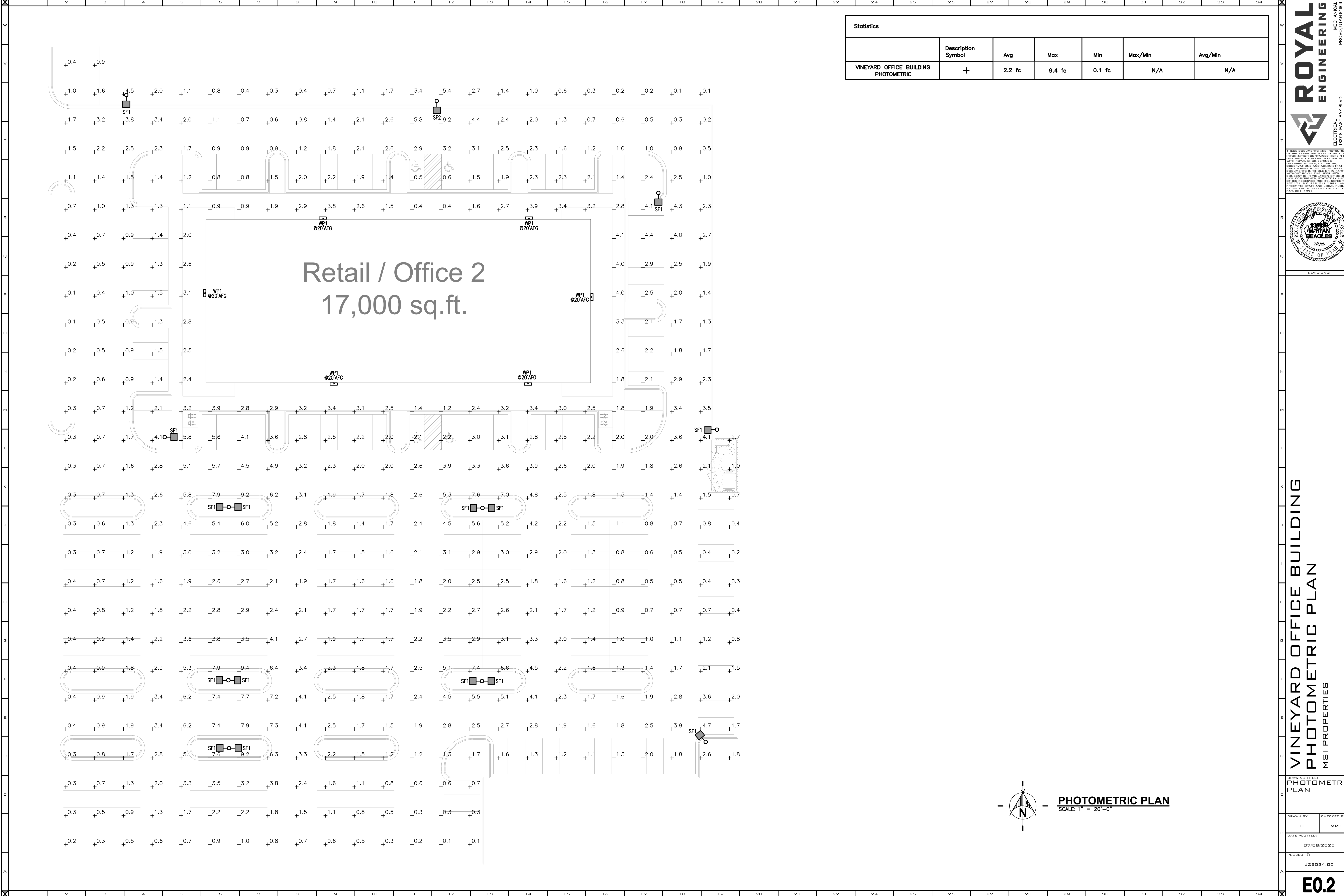
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ELECTRICAL
COVER SHEET

DRAWN BY: TL
CHECKED BY: MRB

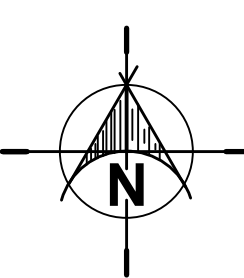
DATE PLOTTED:
07/08/2025

PROJECT #:
J25034.00

E0.1



Statistics						
	Description Symbol	Avg	Max	Min	Max/Min	Avg/Min
VINEYARD OFFICE BUILDING	+	2.2 fc	9.4 fc	0.1 fc	N/A	N/A



PHOTOMETRIC PLAN

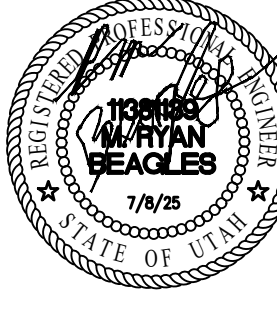
SCALE: 1" = 20'-0"



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VINEYARD OFFICE BUILDING

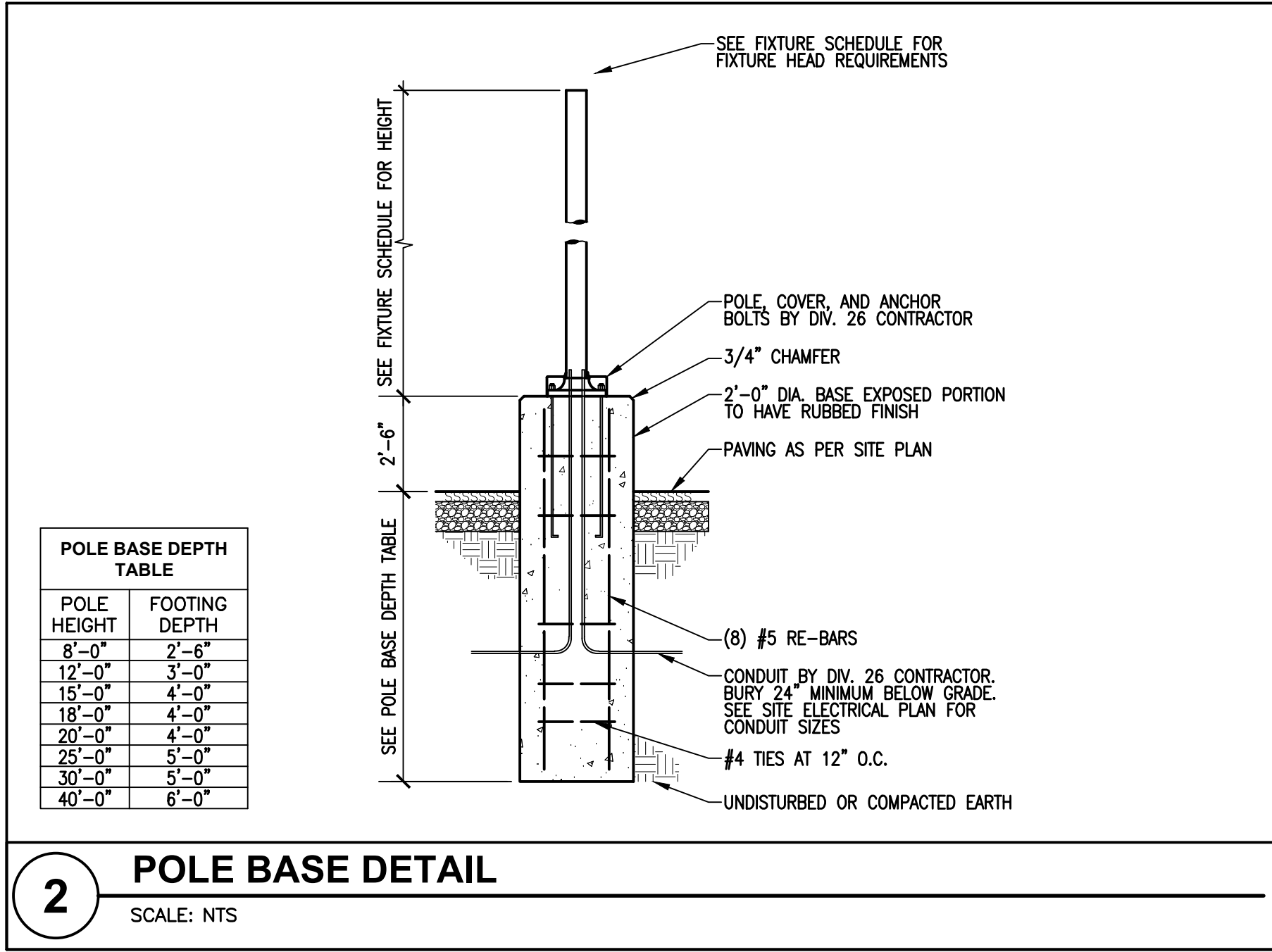
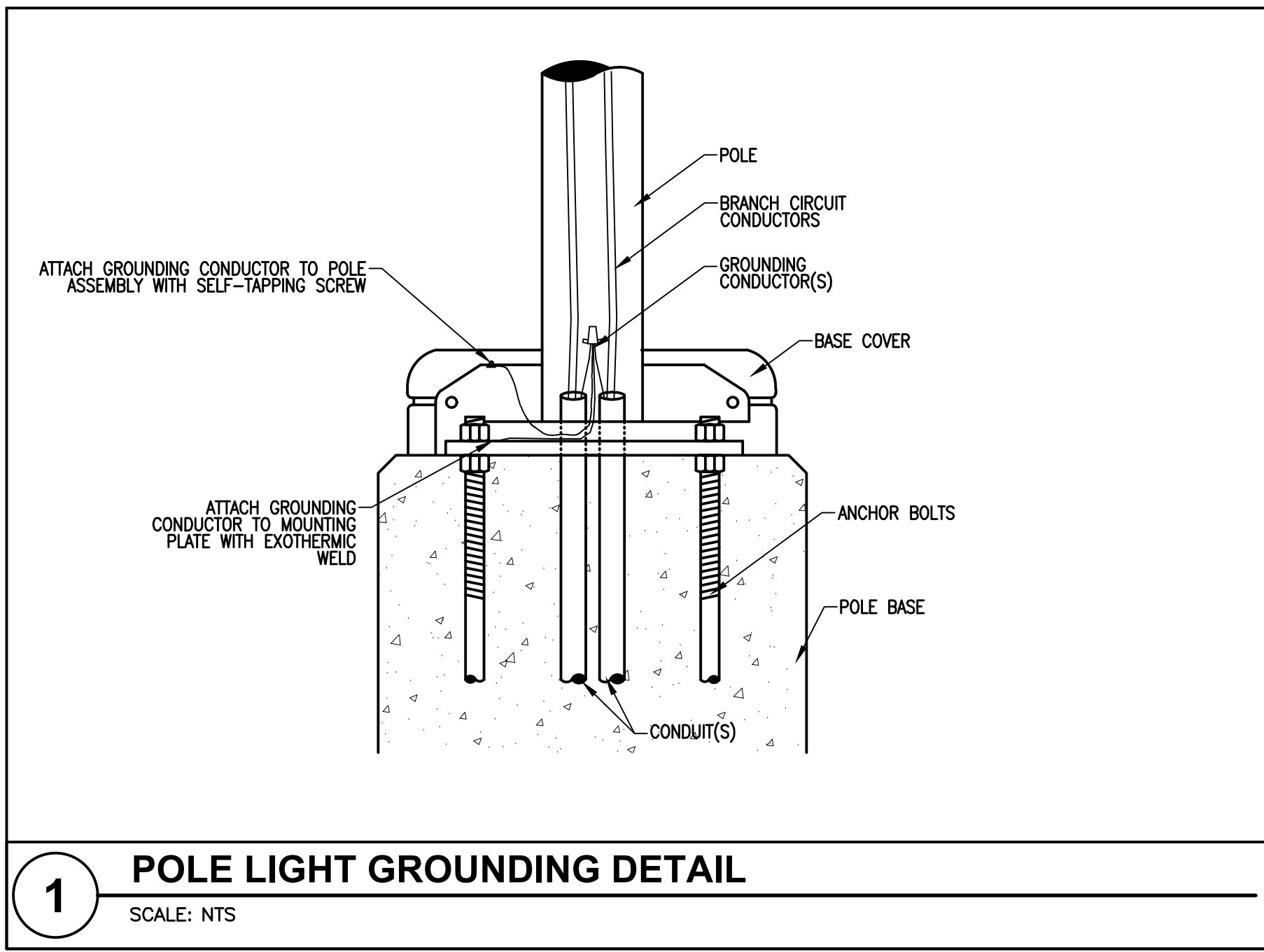
PHOTOMETRIC PLAN

MSI PROPERTIES

DRAWING TITLE:
PHOTOMETRIC PLAN

DRAWN BY: TL	CHECKED BY: MRB
DATE PLOTTED: 07/08/2025	
PROJECT #: J25034.00	

E0.2



NLS LIGHTING NV-1

AREA, SITE & ROADWAY

LED WATTAGE CHART

Drive Current	16L	32L	48L	64L
400 millamps	21w	-	-	-
500 millamps	29w	-	104w-105w	139w-139w
700 millamps	36w-37w	71w	156w-157w	200w-207w
1000 millamps	55w-56w	109w-107w	-	-

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion, protects against extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

REV 01.31.25 1

NLS LIGHTING NV-W

ARCHITECTURAL HIGH PERFORMANCE FULL CUTOFF WALL PACK

LED WATTAGE CHART

	16L	32L
400 millamps	21w	-
500 millamps	29w	-
700 millamps	37w	71w
1000 millamps	-	109w
1000 millamps	56w	-

KEY FEATURES

- Ideal for Exterior Walls, Entryways, Pathways, New Construction and Renovation, Warehouse and Receiving Docks, Court Yards, and School Playgrounds
- Sleek Minimalistic Design of the the NV-W (up to 11,000 Lumens, 12"W x 9"D x 5.5"H) Compliments the Design of the NV-W2 (up to 24,000 Lumens, 18"W x 9.38"D x 5"H)
- Amber, 2700K, 3000K, 3500K, 4000K, 5000K CCT Multichip High Power 70 & 80 CRI LEDs
- IP65 Rated Against Dust & Water Ingress, IK10 Rated for Tamper/ Vandalism/Impact Protection
- 20kA Surge Protection (120V - 480V) Cold Weather Integrated Battery Back-Up Safety Options
- Silicone Optics providing 96% Clarity and Heat Resistant up to 150°C
- 9 Standard Finishes, Custom Finish and Marine Grade Finish Available

Controls

- Agnostic, Compatible with Most Control Systems and Sensors
- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- IDA qualified for 3000K CCT and Lower for Down-light Application, Reducing Light Pollution and Trespass
- Buy America(n) Option Available, Quick Mount for Easy Installation
- Cost Competitive and Short Shipping Lead Times in Days & Weeks

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

REV 01.28.25 1

SITE LIGHTING FIXTURE SCHEDULE										
FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	FIXTURE				#POLE	POLE		REMARKS
			TYPE	VOLTS	WATTS	MOUNTING		MANUFACTURER	CATALOG #	
SF1	NLS LIGHTING	NV-1-T4FTW-64L-30K7-UNV-ASA-CBA-GL	LED 3000 KELVIN 22630 LUMENS 70 CRI	120	207	POLE	1	POLE PROVIDED BY OWNER	20'-0"	POLE PROVIDED BY OWNER
SF2	NLS LIGHTING	NV-1-T3-64L-30K7-UNV-ASA-CBA-GL	LED 3000 KELVIN 23370 LUMENS 70 CRI	208	200	POLE	1	POLE PROVIDED BY OWNER	20'-0"	POLE PROVIDED BY OWNER

LIGHT FIXTURE SCHEDULE								DESCRIPTION	REMARKS
FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	TYPE	VOLTS	WATTS	MOUNTING			
WP1	NLS LIGHTING	NV-W-T4-32L-1A-30K7	LED 3000 KELVIN 10871 LUMENS 70 CRI	120	100	SURFACE WALL		WALL PACK	