



**NOTICE OF A WORK SESSION WITH STAFF,
AND A REGULAR MEETING OF
THE VINEYARD TOWN COUNCIL
January 28, 2015 at 6:00 pm**

Public Notice is hereby given that the Vineyard Town Council will hold a Work Session with Staff starting at 6:00 pm (Council is not required to attend), with the Regular Meeting starting at 7:00 pm, on Wednesday, January 28, 2015, in the Vineyard Town Hall; 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

AGENDA

6:00 PM WORK SESSION WITH STAFF

7:00 PM REGULAR SESSION

1. CALL TO ORDER/PRAYER

2. CONSENT ITEMS:

- a) Approval of minutes for October 22, 2014
- b) Approval the updated Personnel Policies and Procedures Manual

3. PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: Planning Commission Chair Wayne Holdaway

4. STAFF REPORT

- Planner – Nathan Crane
- Public Works Director /Engineer– Don Overson
- Attorney – David Church
- Utah County Sheriff Department – Collin Gordon
- Treasurer – Jacob McHargue
- Town Clerk/Recorder – Pamela Spencer

5. COUNCILMEMBER'S REPORTS

Sean Fernandez – Mayor Pro-tem January - March

Nate Riley – Mayor Pro-tem April – June

Dale Goodman – Mayor Pro-tem July – September

Julie Fullmer – Mayor Pro-tem October - December

6. MAYOR'S REPORT

- North Pointe Solid Waste Special Service District - Board Member
- Mountainland Association of Governments
- Council of Governments
- Utah Lake Commission

- Economic Development Corporation Utah
- Meetings with Orem

7. **OPEN SESSION:** *Citizen's Comments (Please see note below)* (15 minutes)

8. **BUSINESS ITEMS:**

8.1 **DISCUSSION- Sign Ordinance – Penalty** (10 minutes)

The Mayor and Town Council will discuss adding a penalty for non-compliance with the sign ordinance. The Mayor and Town Council will take the appropriate action.

8.2 **DISCUSSION AND ACTION – Internet Service to Town Hall/Offices** (10 minutes)

Public Works Director Don Overson will lead a discussion on internet services to the Town Hall/Offices. The Mayor and Town Council will take appropriate action.

8.3 **DISCUSSION AND ACTION – Public Safety Building and Park Restroom** (10 minutes)

Public Works Director Don Overson will update the Mayor and Council on the Public Safety Building and Park Restroom Construction. Mayor and Town Council will take appropriate action.

8.4 **DISCUSSION AND ACTION – Selection of Firms for the Transit Center and Lake Oriented Mixed Use Design Standard.** (10 minutes)

The Mayor and Town Council will continue their discussion from the January 14, 2015 meeting and possibly act to select a firm for the Transit Center and Lake Oriented Mixed Use Design Standard. The Mayor and Town Council will take the appropriate action.

8.5 **DISCUSSION AND ACTION – Utah Valley Dispatch Special Services District** (10 Minutes)

Deborah L. Mecham, Executive Director, Utah Valley Dispatch Special Service District will present their request for Vineyard to assistance in the funding of their new building. The Mayor and Town Council will take the appropriate action.

8.6 **DISCUSSION AND ACTION - Development and Site Plan for the 255 Mill Road Apartments** (20 minutes)

R2R Ventures is requesting approval of the Development and Site Plan for the 255 Mill Road Apartments. The Mayor and Town Council will take appropriate action.

8.7 **DISCUSSION AND ACTION – Temporary Land Use Regulation Ordinance 2015-01** (10 minutes)

Town Council is requesting an adoption of a temporary land use regulation to prohibiting the approval of development applications for six months in the Transit Center Zoning District and the Lake Oriented Mixed Use District. It is anticipated that the Town Council will adopt Design Standards within this time-period. The Mayor and Town Council will take appropriate action.

9. **ITEMS REQUESTED FOR NEXT AGENDA**

10. **ADJOURNMENT**

This meeting may be held electronically to allow a councilmember to participate by teleconference.

Next regularly scheduled meeting is February 11, 2015

NOTE: “**Open Session**” is defined as time set aside for citizens to express their views. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action will **not** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

The Town Council may vote to go into Executive Session pursuant to Utah Code 52-4-205.

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

I the undersigned duly appointed Recorder for the Town of Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard Town Hall, the Vineyard Town website, the Utah Public Notice website, delivered electronically to Town staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: January 27, 2015 at 4:30 PM

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER

8.3 DISCUSSION AND ACTION

Public Safety Building and Park Restroom

PROPOSAL TO DESIGN PUBLIC SAFETY BUILDING AND BUDGET COST
TO BUILD THE PARK RESTROOM



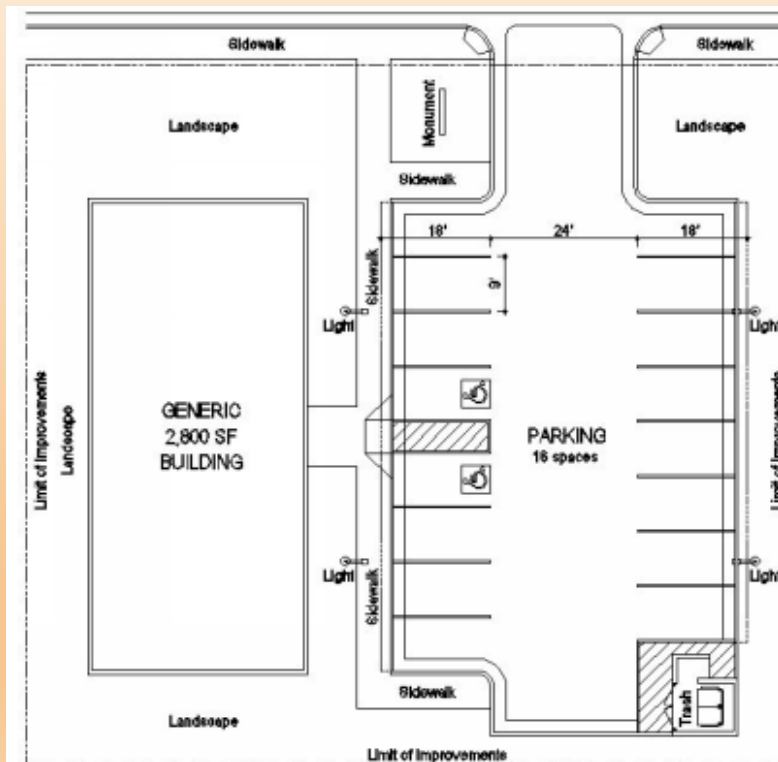
Class B' building



- Medium Building, typically single story
- \$120 sq ft.
- 2,800 sq ft. building would cost **\$336,000**



Site Design Scope and Cost



The Town of Vineyard zoning ordinance requires one parking for every 200 square feet of office space, or similar use building. Therefore, 15 parking spaces are required for the building.

14,500 total square feet of improvements; 5,600 square feet of landscaping; 7,100 square feet of hardscape; masonry trash enclosure, monument sign, four parking lot lights

- \$4 to \$5 sq ft.
- 14,500 sq ft. building would cost **\$58,000 to \$72,500**

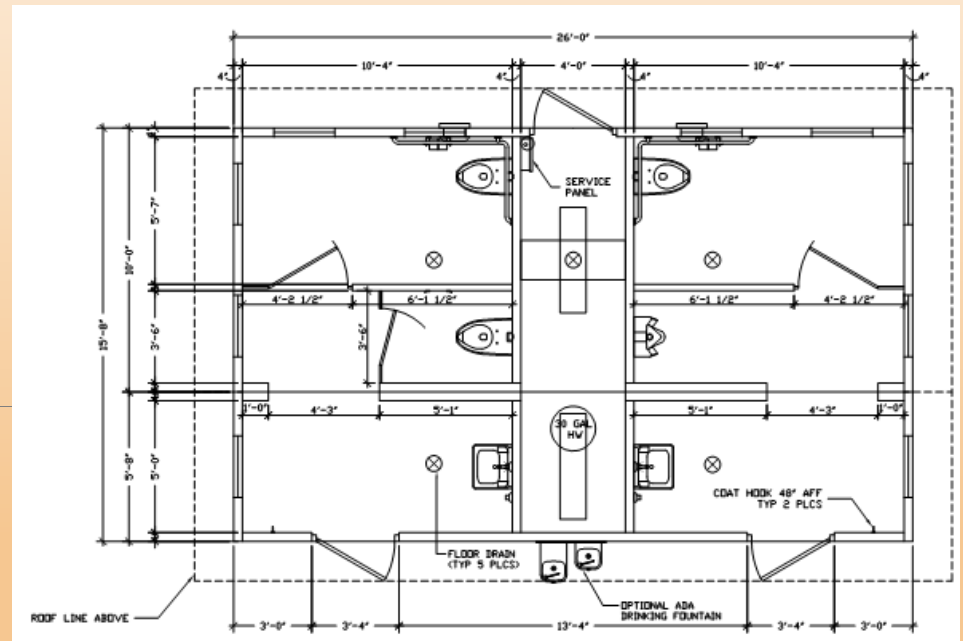


Design Cost

Vineyard Public Safety Building			
PROJECT TASK ORDER NO.			
TASK	COST	Engineering	Architect
Geotechnical Investigation	\$5,000.00	\$5,000.00	
Topographic Survey	\$2,450.00	\$2,450.00	
Storm Water Report	\$2,100.00	\$2,100.00	
Site Master Plan	\$950.00	\$950.00	
Landscape and Irrigation plan	\$1,700.00	\$1,700.00	
Architecture Design and Drafting	\$21,500.00		\$21,500.00
Artistic Rendering	\$1,700.00		\$1,700.00
Structural Engineering	\$4,200.00		\$4,200.00
Mechanical and Plumbing Engineering	\$2,500.00		\$2,500.00
Electrical Engineering	\$3,300.00		\$3,300.00
Energy Compliance	\$900.00		\$900.00
Total Cost	\$46,300.00	\$12,200.00	\$34,100.00

Gammon Park Restroom Costs

CXT Precast Products – Style The Montrose



Cost Break Down

The Montrose Cost Break Down

Item	Cost
Demolition of existing Restroom	\$10,000
Form and pore footing and foundation	\$8,000
Manufacture and set CXT Precast Restroom	\$100,000
Finish Outside and connect wet and dry utilities	\$20,000
Total	\$138,000

Custom Build Cost Break Down

Item	Cost
Demolition of existing Restroom	\$2,450
Form and pore footing and foundation	\$2,450
Construct Concrete Brick Restroom	\$80,500
Finish Outside and connect wet and dry utilities	\$10,000
Total	\$95,400

Savings \$42,600

DECEMBER 5, 2014

MW
BROWN
ENGINEERING, INC.
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

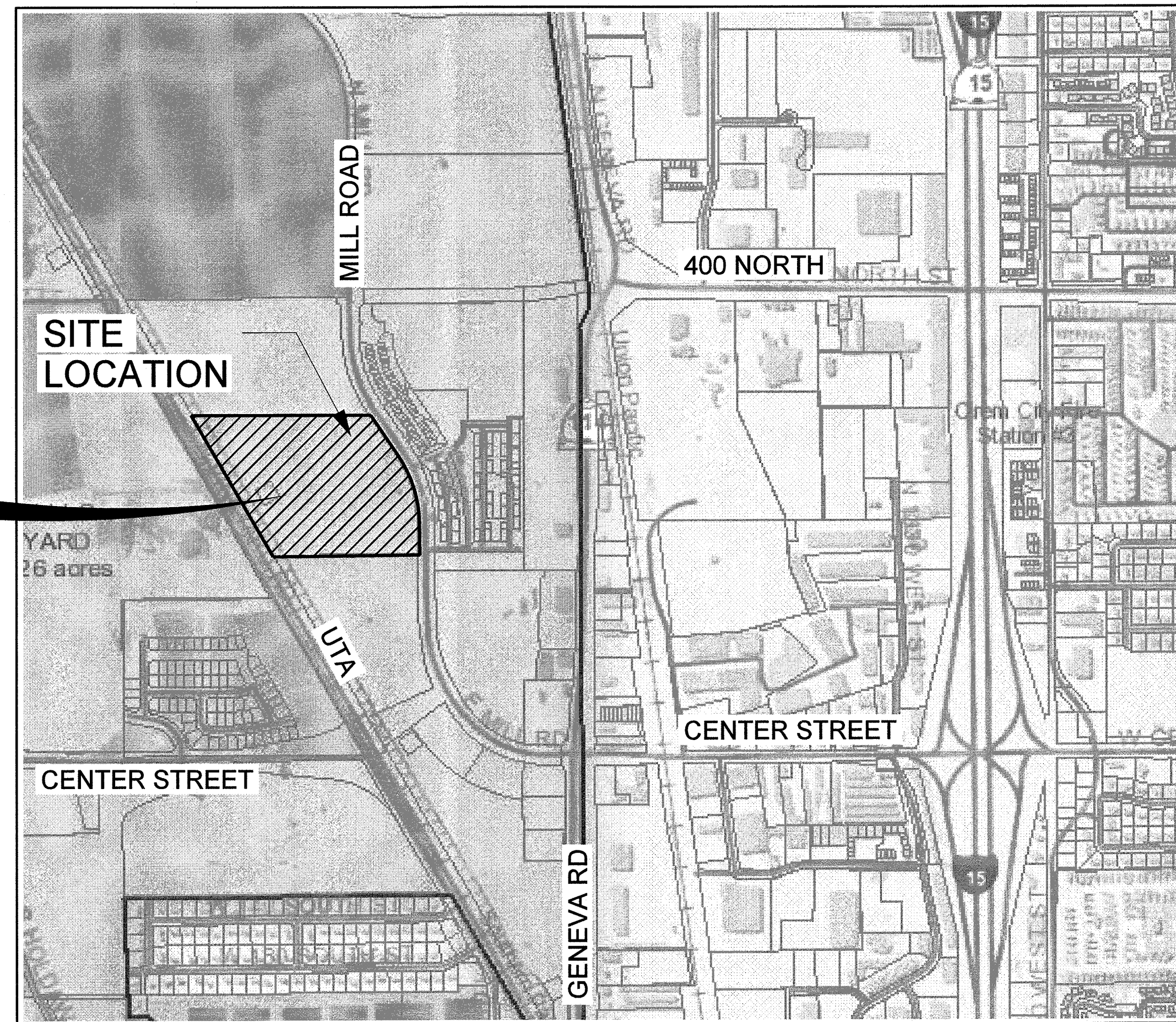


NOT APPLICABLE
OR CONSTRUCTION

[illegible]

Designed _____
 Drawn D.B.
 Checked M.W.B.
 Date _____

PROJECT NO. 2013.109		Title: 255 MILL APARTMENTS Location: VINEYARD, UTAH Drawing Name: COVER SHEET
SHEET NO. 1.00		



VICINITY MAP

DEVELOPER:
GREG BIRD
R2R VENTURES
5255 W 11000 N STE 125
HIGHLAND, UTAH 84003
801-770-6850

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
MATT W. BROWN P.E.
578 EAST 770 NORTH
OREM, UTAH 84097



SHEET 1.04-SITE PLAN

TABULATIONS

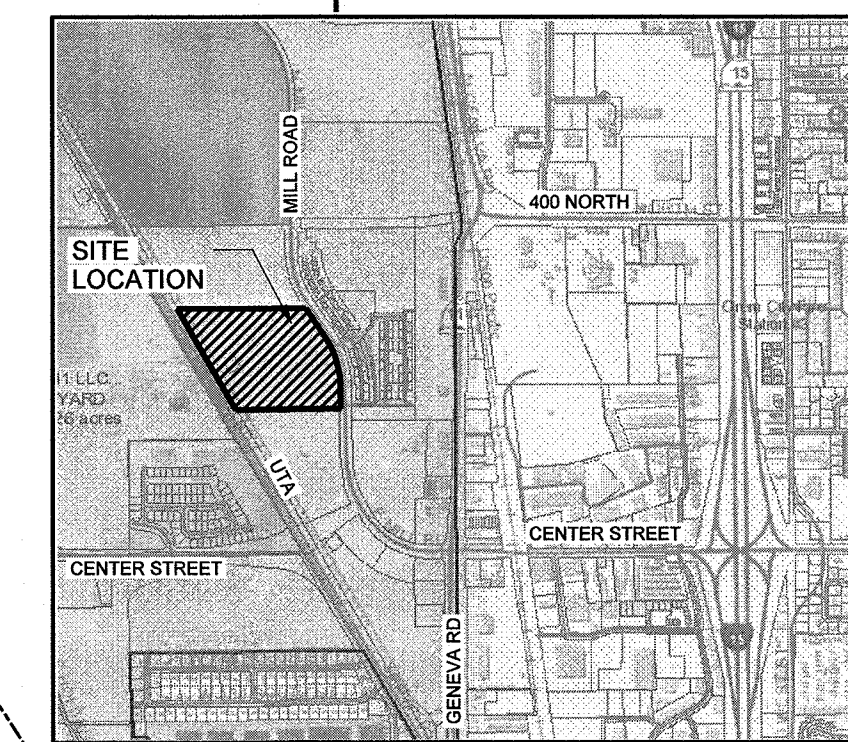
TOTAL ACRES:	17.93 ACRES
TOTAL UNITS:	468 UNITS
1 BDRM UNIT - 156 UNITS X 1.5:	234 STALLS
2/3 BDRM UNIT - 312 UNITS X 2:	624 STALLS
GUEST PARKING (1 PER 10 UNITS):	47 STALLS
ACCESSIBLE PARKING	21 STALLS
ACCESSIBLE AISLE	21
VAN ACCESSIBLE AISLE	2
TOTAL PARKING STALLS REQ'D:	905 STALLS
TOTAL PARKING STALLS PROVIDED:	908 STALLS
ZONE:	RMU
SQ. FT. PER 18-PLEX BLDG.	6,592 SF
TOTAL BLDG. FLOOR AREA:	171,392 SF
PERCENT OF SITE COVERAGE:	21.94%
AMENITIES:	
TOTAL SQ. FT. PROVIDED	295,872 SF
25' FRONT P.U.E.	19,214 SF
10' NORTH & SOUTH P.U.E.	17,038 SF
C.U.W.C.D WELL PARCEL	10,000 SF
TOTAL PROJECT AMENITIES	249,620 SF
TOTAL SQ. FT. REQ'D	117,155 SF
PROJECT AMENITIES INCLUDES:	
POOL/CLUB HOUSE	20,520 SF
PLAYGROUND/COURT SPACE	17,059 SF
TOT LOT	5,890 SF
42' BACK P.U.E. (PUBLIC/PRIVATE)	39,004 SF
OPEN SPACE	167,147 SF

SITE PLAN NOTES:

- ALL UTILITY LINES LESS THAN 69KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
- ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED

DELTA = 33°28'43"
RADIUS = 701.00'
LENGTH = 409.60'
CHD BRG = S17°18'19"E
CHRD DIST. = 403.80'

OWNER/DEVELOPER:
R2R VENTURES
GREG BIRD



VICINITY MAP

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3. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THEN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY),
4. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENT SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.
5. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF VINEYARD TOWN.
6. THIS PROJECT IS SUBJECT TO THE CURRENT VINEYARD TOWN ENGINEERING REQUIREMENTS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.

NOTE:
SEE SHEETS 1.02 THROUGH 1.06 FOR DETAILED DIMENSIONS.

OWNER/ DEVELOPER:
R2R VENTURES
GREG BIRD
5255 W 11000 N STE 125
HIGHLAND, UTAH 84003
801-770-6850

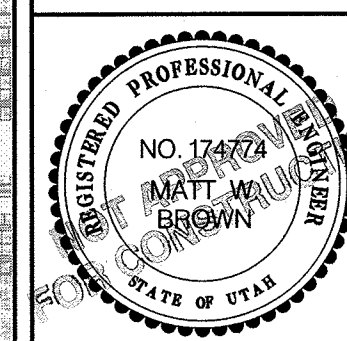
ENGINEER/ SURVEYOR:
M.W. BROWN ENGINEER
MATT W. BROWN P.E.
578 EAST 770 NORTH
OREM, UTAH 84097
801-377-1790

255 MILL APARTMENTS
VINEYARD CITY, UTAH
OVERALL SITE PLAN

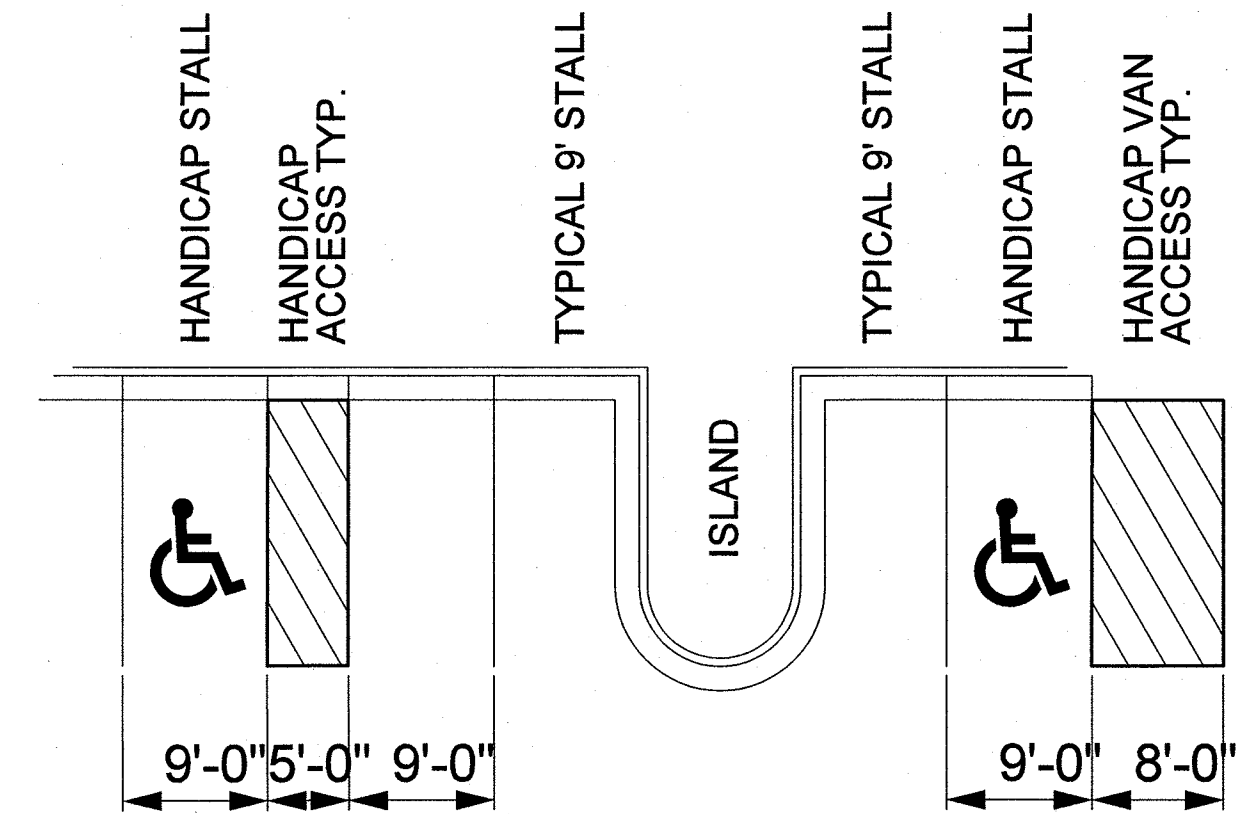
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	PROJECT NO. 2014.023
	SHEET NO. 1.01

BROWN
ENGINEERING, INC.

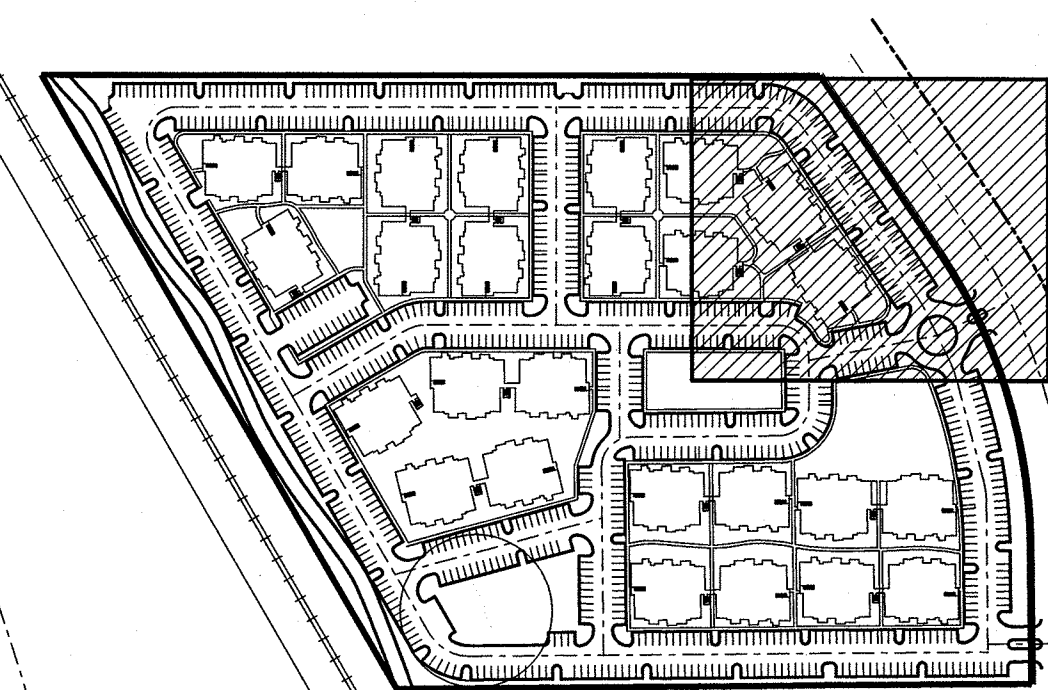
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

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Designed _____
 Drawn _____ D.B.
 Checked _____
 Date _____ JULY, 2014

[illegible]

NOTE:
1. ALL DIMENSIONS ARE FROM FACE OF CURB.
2. ALL CURB AND GUTTER ARE NON-CARRY UNLESS OTHERWISE INDICATED.

 INDICATES COVERED PARKING

SHEET INDEX

255 MILL APARTMENTS VINEYARD CITY, UTAH SITE PLAN

Location:		Drawing Name:	
PROJECT NO.			
2014.023			
SHEET NO.			
1.02			

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JULY 2014



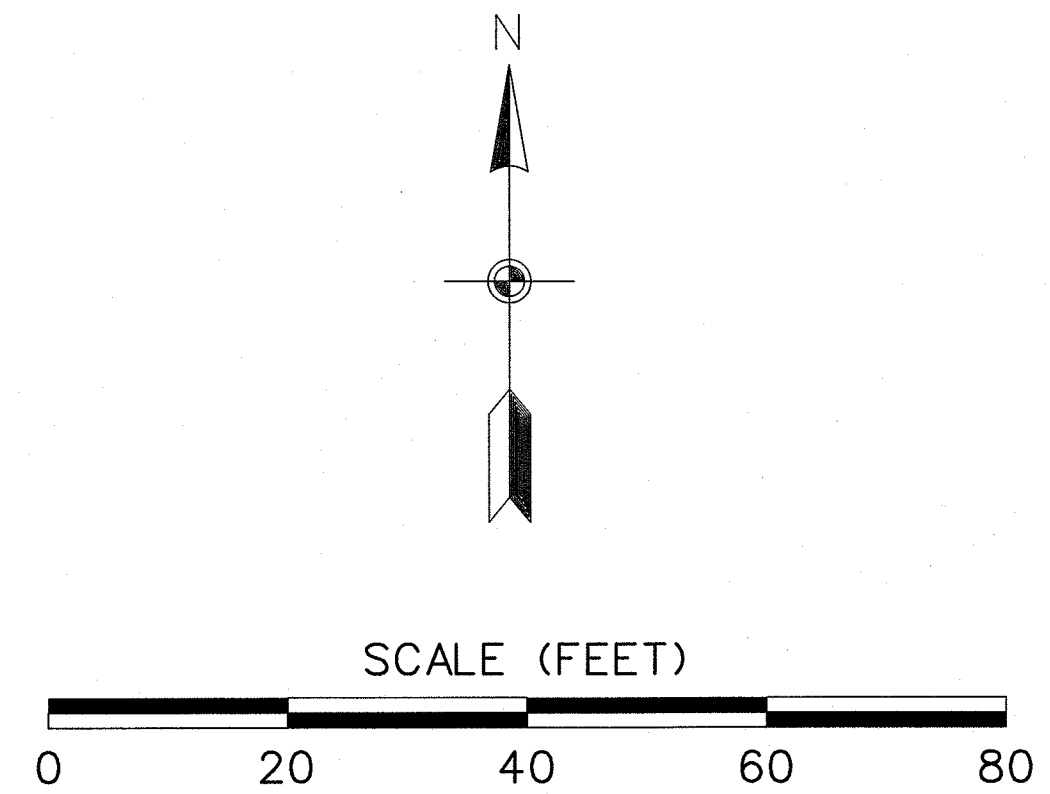
SEE SHEET 1.04

SEE SHEET 1.02

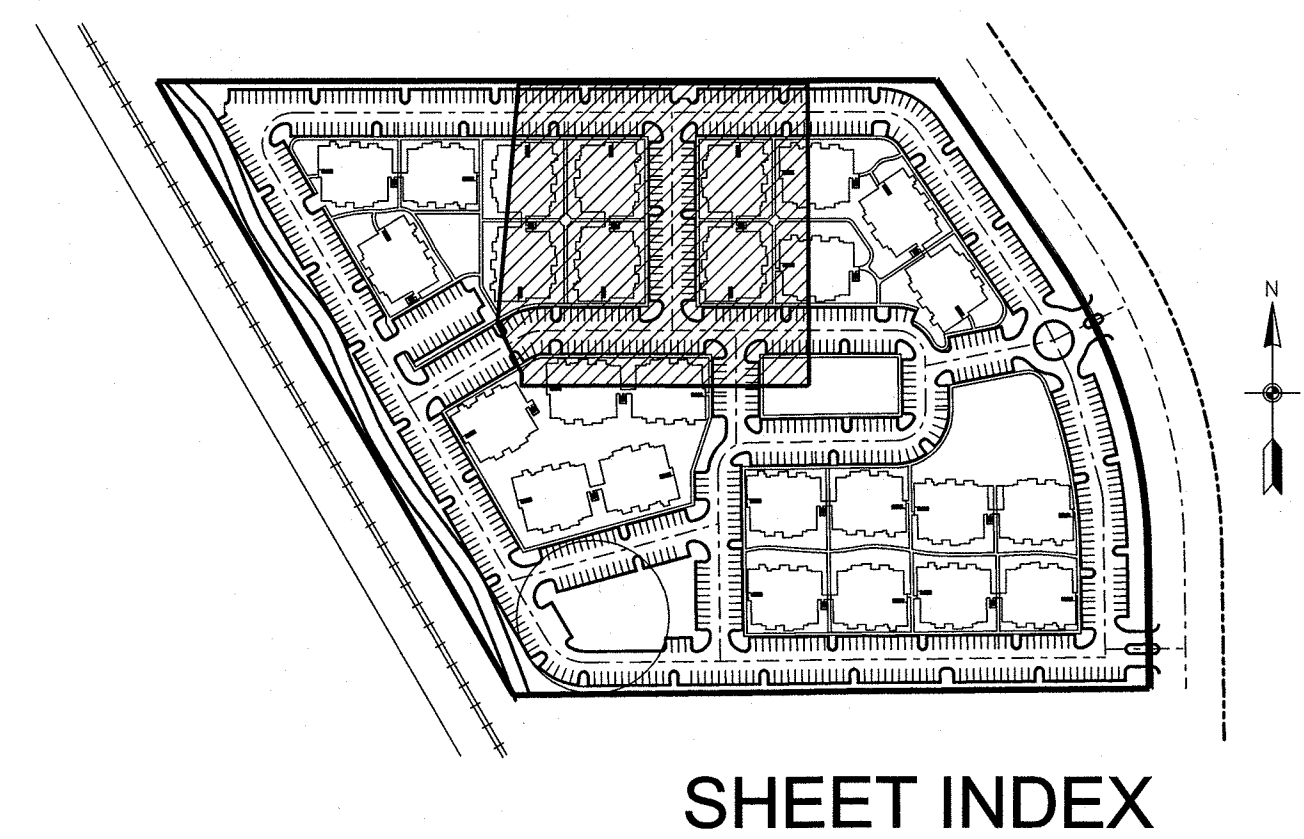
SEE SHEET 1.04

SEE SHEET 1.06

SEE SHEET 1.02



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- INDICATES COVERED PARKING



REVISIONS		No.	Date	By	Notes

Designed: D.B.
Drawn: D.B.
Checked: JULY 2014
Date:

255 MILL APARTMENTS
VINEYARD CITY, UTAH
SITE PLAN

PLAYGROUND SPACE

SEE SHEET 1.02

CLUBHOUSE

POOL SPACE

~~C-1~~

C-2

A-1

A-2

D-1

D-2

B-1

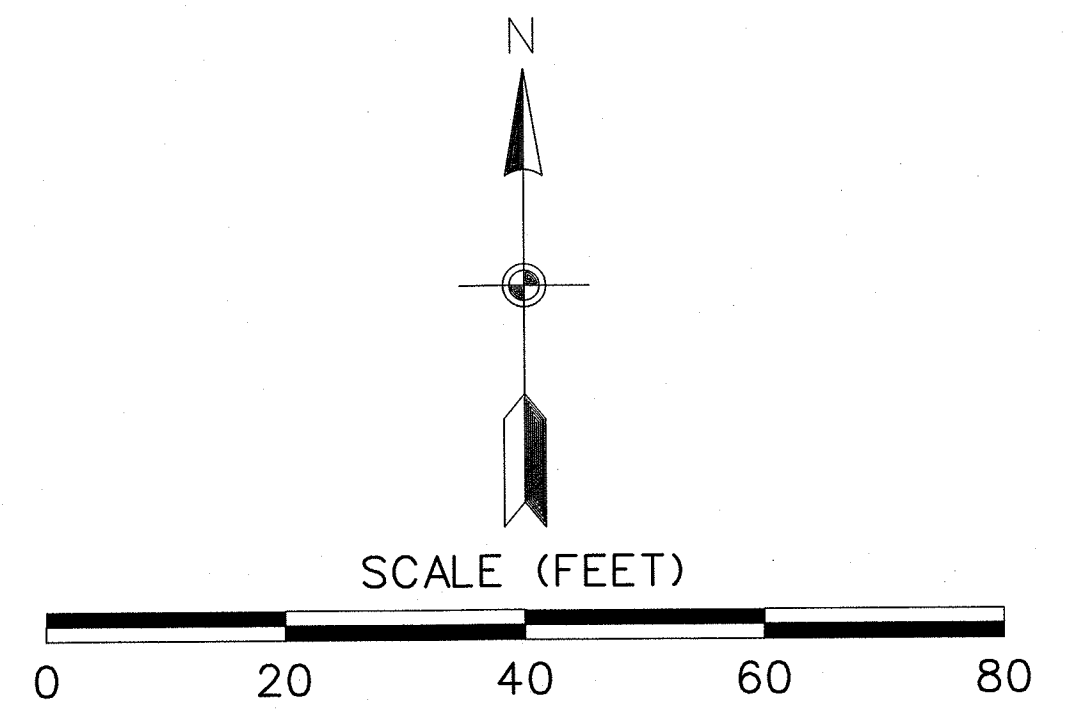
B-2

TRAPE BERM, 3' MIN. HEIGHT
(LANDSCAPING DETAIL)

98.0' RIGHT OF WAY

SHEET INDEX

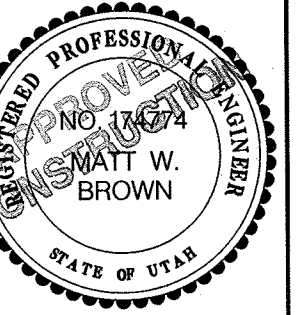
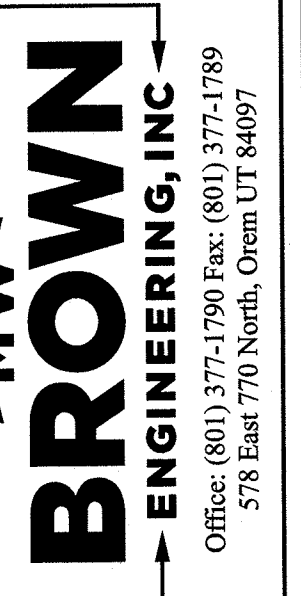
— LANDSCAPE BERM, 3' MIN. HEIGHT
(SEE LANDSCAPING DETAIL)



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FACE OF CURB.

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INDICATED.

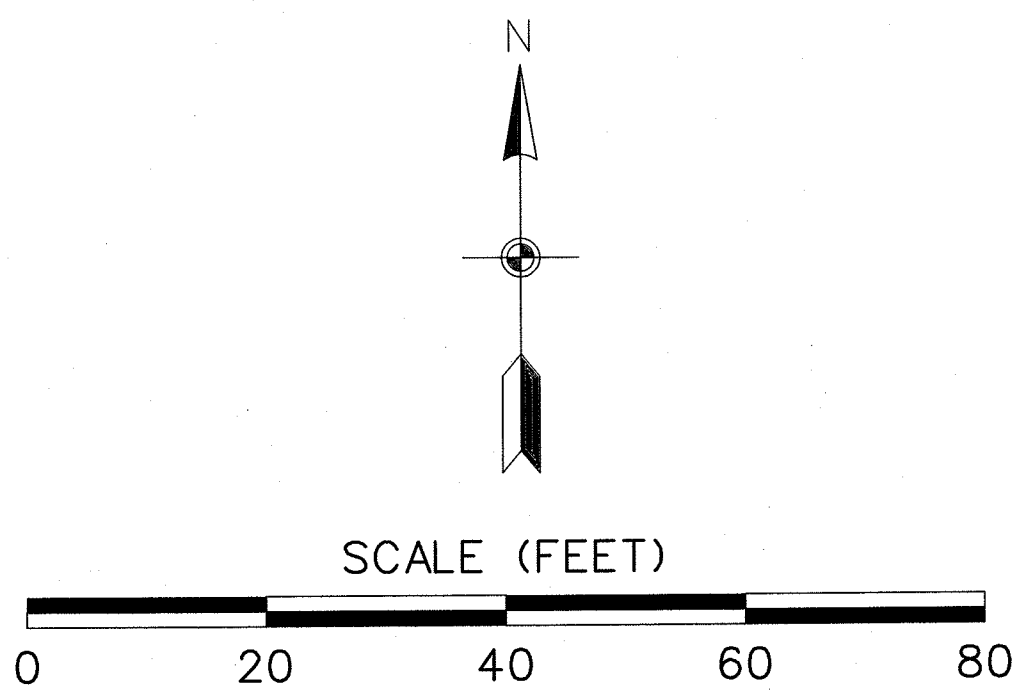
 INDICATES COVERED
PARKING

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igned _____
 wn _____ D.B. _____
 cked _____
 JULY 2014

255 MILL APARTMENTS
VINEYARD CITY, UTAH
SITE PLAN

Location:	Drawing Name:
PROJECT NO. 2014.023	
SHEET NO. 1.05	

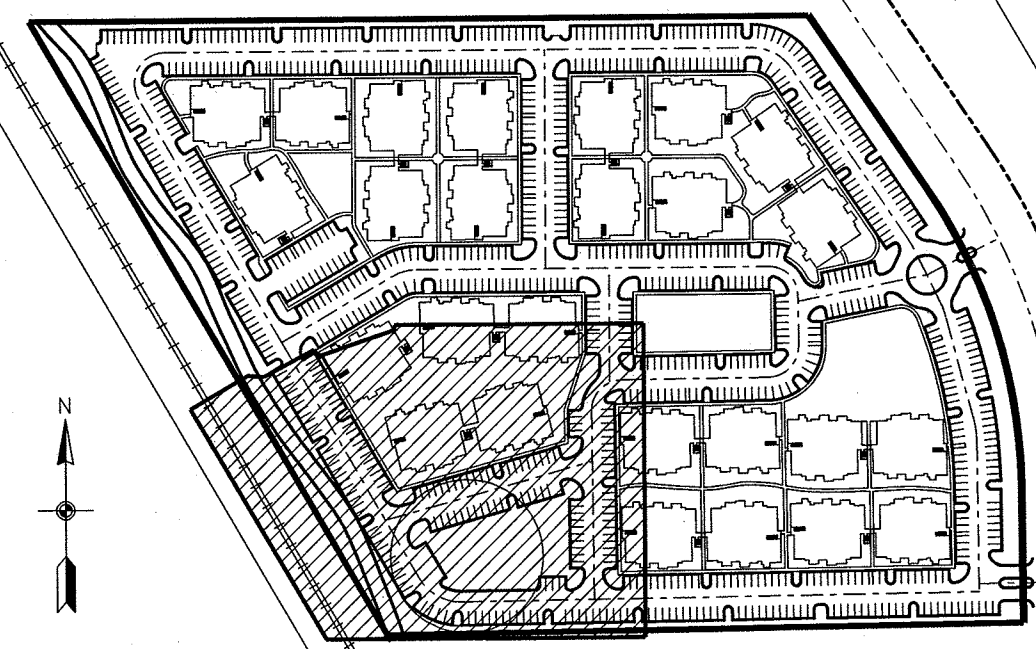


SEE SHEET 1.04

SEE SHEET 1.03

SEE SHEET 1.05

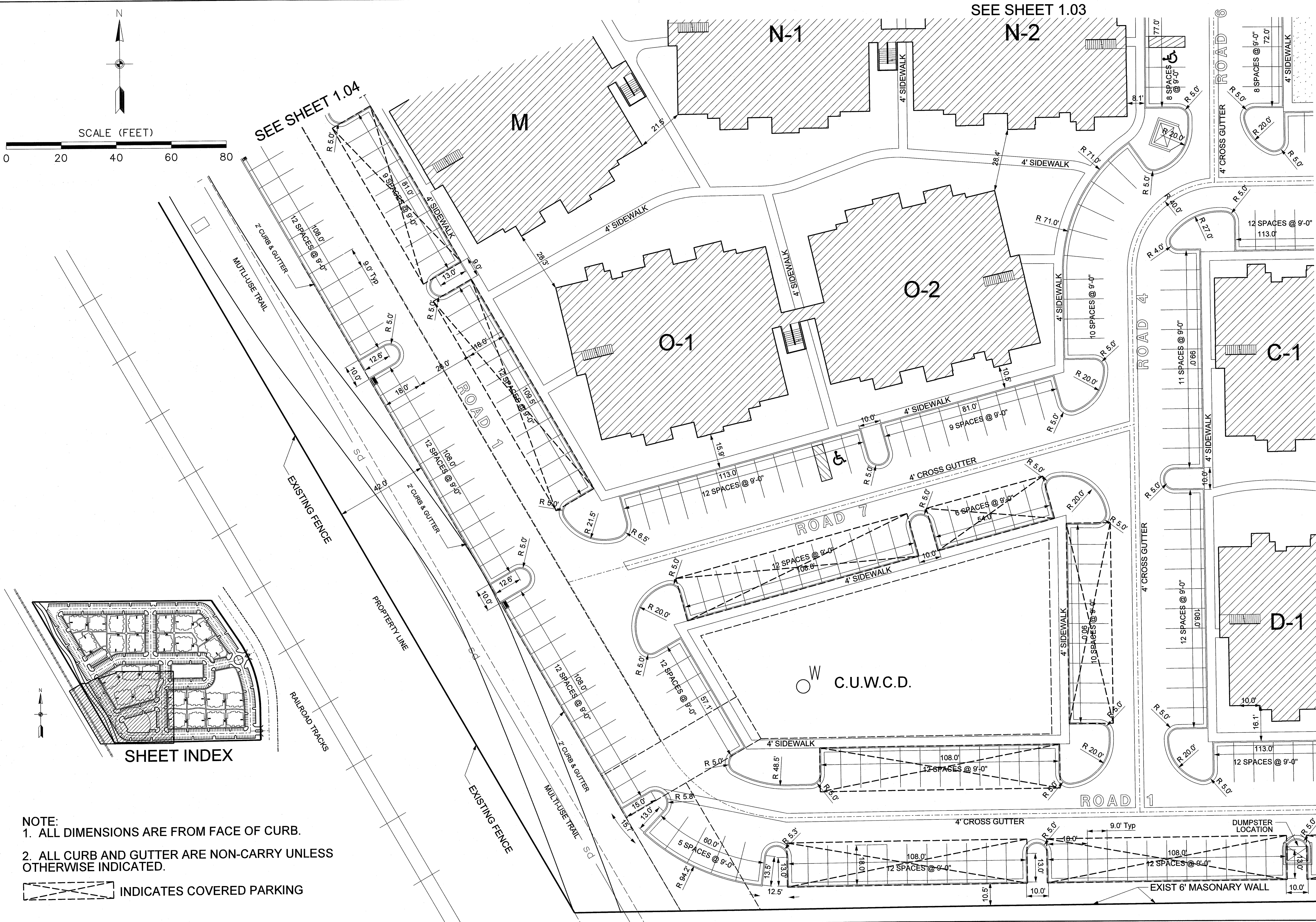
SEE SHEET 1.05



SHEET INDEX

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INDICATES COVERED PARKING

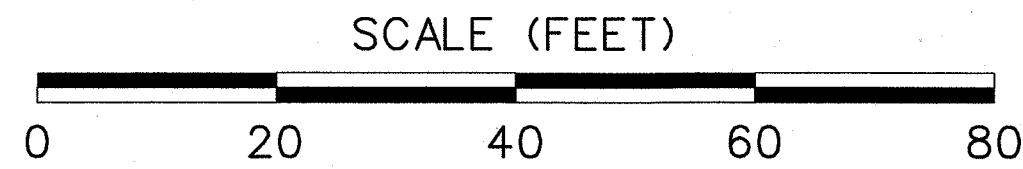


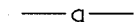
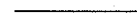
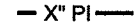
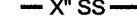
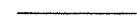
REVISIONS		Notes
No.	Date	By

Designed: D.B.
Drawn: D.B.
Checked: D.B.
Date: JULY 2014

Title: 255 MILL APARTMENTS
Location: VINEYARD CITY, UTAH
Drawing Name: SITE PLAN

PROJECT NO.
2014.023
SHEET NO.
1.06



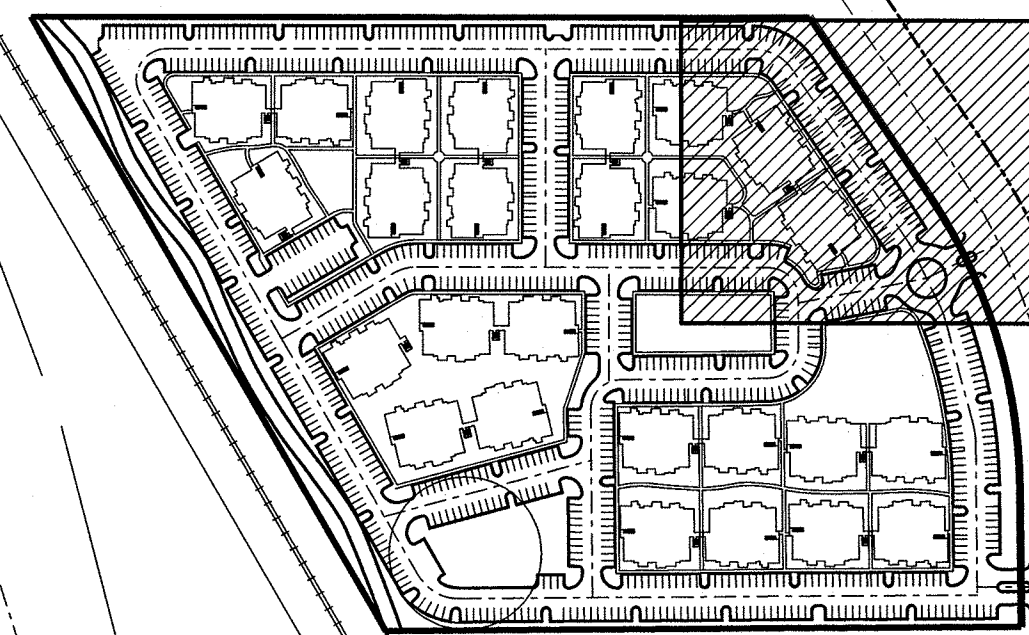
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	EXISTING BURIED ELECTRICAL		(CB) EXISTING CATCH BASIN
	EXISTING OVERHEAD POWER		(CB) NEW CATCH BASIN
	EXISTING WATER LINE		(wv) EXISTING WATER VALVE
	NEW SDR-21 CLASS 200 CULINARY WATER LINE		(WV) WATER VALVE
	EXISTING PRESSURIZED IRRIGATION LINE		(FH) EXISTING FIRE HYDRANT
	NEW C900 PURPLE PRESSURE IRRIGATION LINE		(FH) NEW FIRE HYDRANT
	EXISTING SANITARY SEWER		(WM) WATER METER
	NEW SDR-35 SANITARY SEWER PIPE		(SIGN) STREET SIGN
	EXISTING STORM DRAIN PIPE		(SSMH) EXIST. SEWER MANHOLE
	NEW RCP STORM DRAIN PIPE		(SSMH) NEW SEWER MANHOLE
	NEW ROOF DRAIN LATERAL		POST INDICATOR VALVE
	NEW SAN. SEWER LATERAL		
	NEW CULINARY WATER LATERAL		
	NEW PRESSURE IRRIGATION LATERAL		
	(SDMH) EXISTING STORM DRAIN MANHOLE		
	(SDMH) NEW STORM DRAIN MANHOLE		
	(BO) NEW BLOW OFF		
	(BO) EXISTING BLOW OFF		

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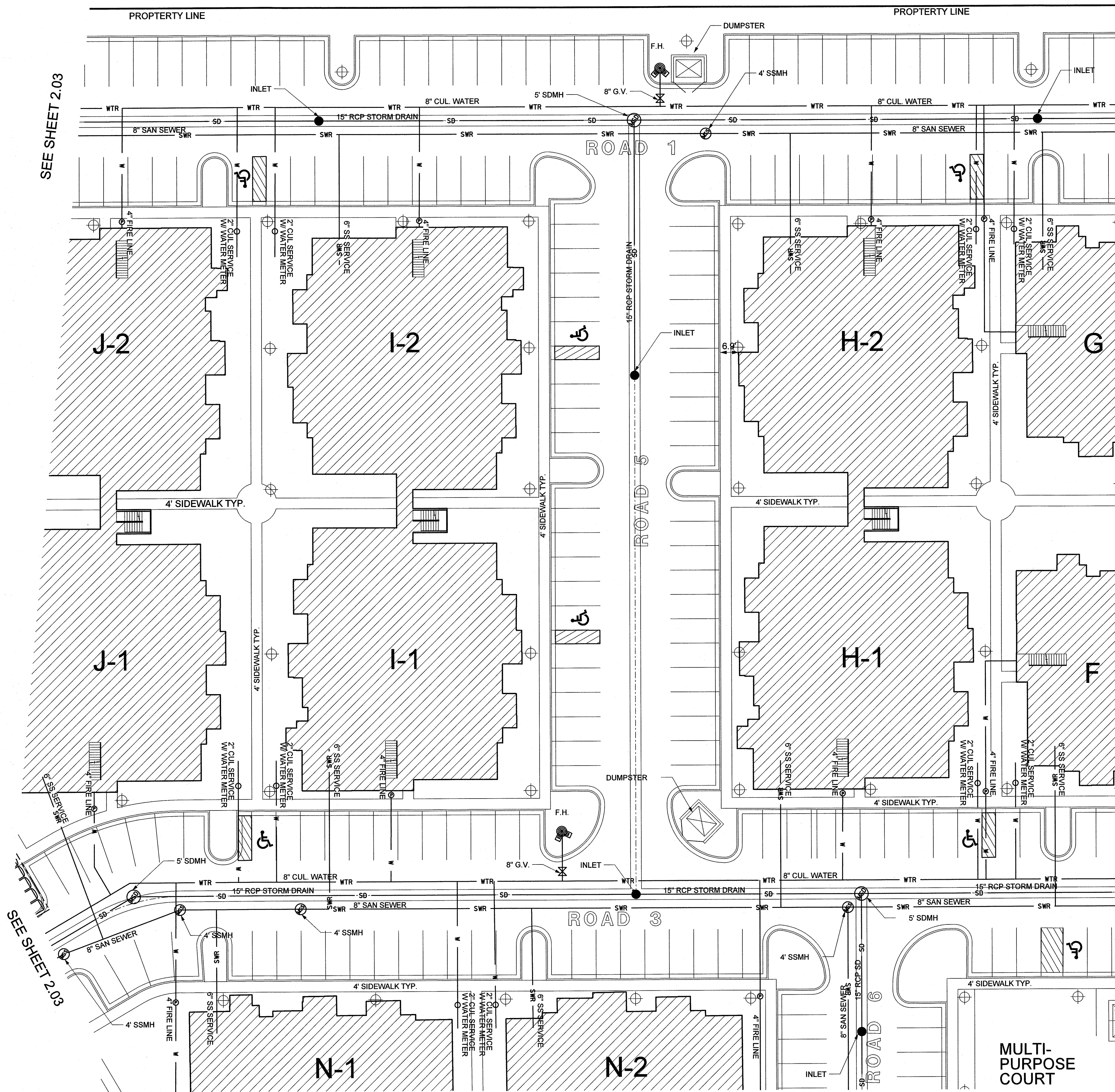
ned _____
a _____ D.B. _____
ced _____
JULY 2014

253 MILL APARTMENTS
VINEYARD CITY, UTAH
UTILITY PLAN

Location:	Drawing Name:
PROJECT NO.	
2014.023	
2.01	
2.01	



SHEET INDEX

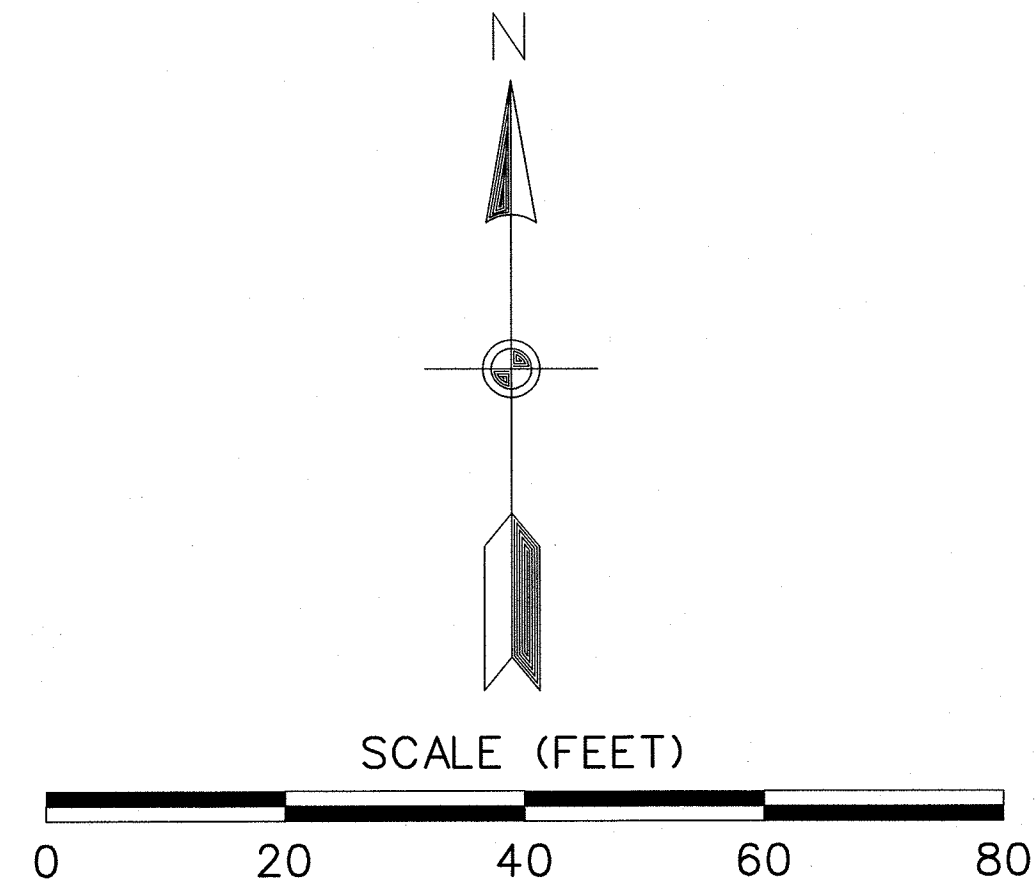


SEE SHEET 2.03

SEE SHEET 2.01

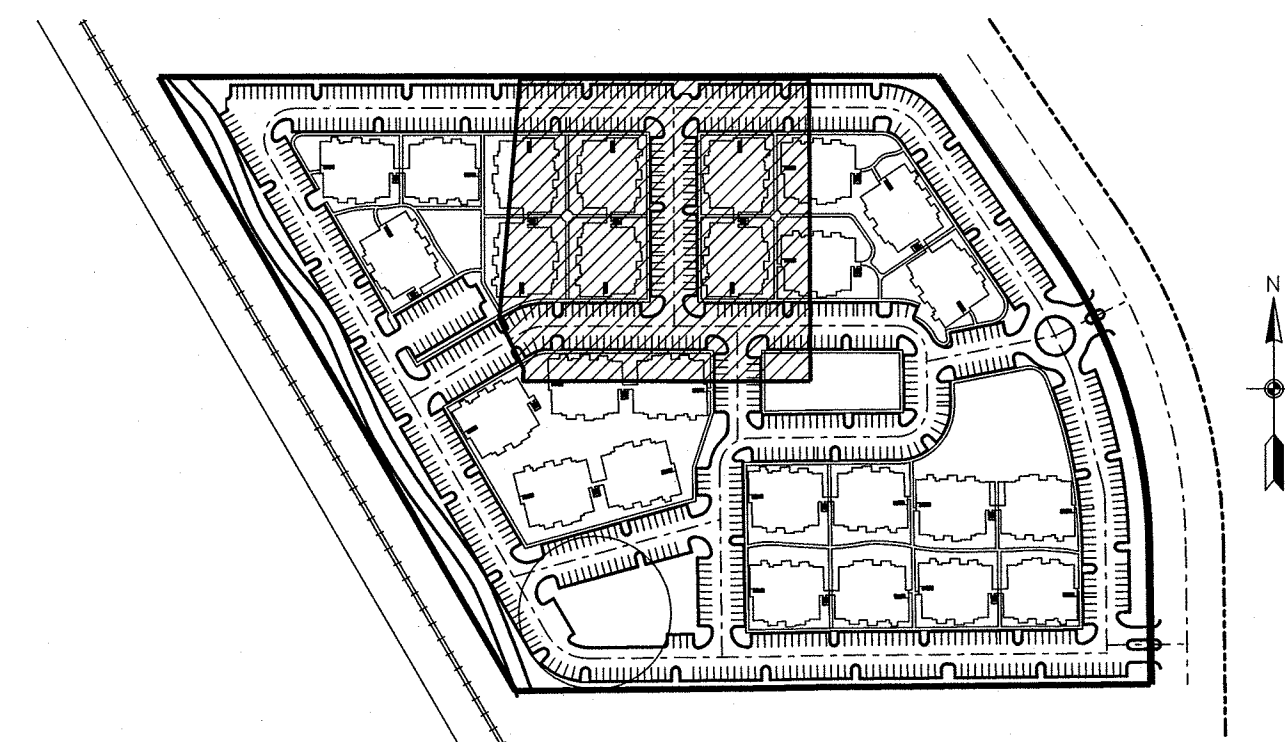
SEE SHEET 2.01

SEE SHEET 1.05



LEGEND

- | | | | |
|--------|--|------|-----------------------------|
| —g— | EXISTING GAS LINE | ◆ | (LP) LIGHT POLE |
| — | EXISTING BURIED ELECTRICAL | ■ | (CB) EXISTING CATCH BASIN |
| — | EXISTING OVERHEAD POWER | ■ | (CB) NEW CATCH BASIN |
| — | EXISTING WATER LINE | W | (WV) EXISTING WATER VALVE |
| —X"W— | NEW SDR-21 CLASS 200 CULINARY WATER LINE | WV | (WV) WATER VALVE |
| —X"ir— | EXISTING PRESSURIZED IRRIGATION LINE | FH | (FH) EXISTING FIRE HYDRANT |
| —X"PI— | NEW C900 PURPLE PRESSURE IRRIGATION LINE | FH | (FH) NEW FIRE HYDRANT |
| — | EXISTING SANITARY SEWER | WM | (WM) WATER METER |
| —X"SS— | NEW SDR-35 SANITARY SEWER PIPE | SIGN | (SIGN) STREET SIGN |
| — | EXISTING STORM DRAIN PIPE | SSMH | (SSMH) EXIST. SEWER MANHOLE |
| —X"SD— | NEW RCP STORM DRAIN PIPE | SSMH | (SSMH) NEW SEWER MANHOLE |
| —LD— | NEW ROOF DRAIN LATERAL | PIV | POST INDICATOR VALVE |
| — | NEW SAN. SEWER LATERAL | | |
| — | NEW CULINARY WATER LATERAL | | |
| — | NEW PRESSURE IRRIGATION LATERAL | | |
| (SDMH) | EXISTING STORM DRAIN MANHOLE | | |
| (SDMH) | NEW STORM DRAIN MANHOLE | | |
| (BO) | NEW BLOW OFF | | |
| (BO) | EXISTING BLOW OFF | | |



REVISIONS			
No.	Date	By	Notes

Designed: D.B.
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Checked: D.B.
Date: JULY 2014

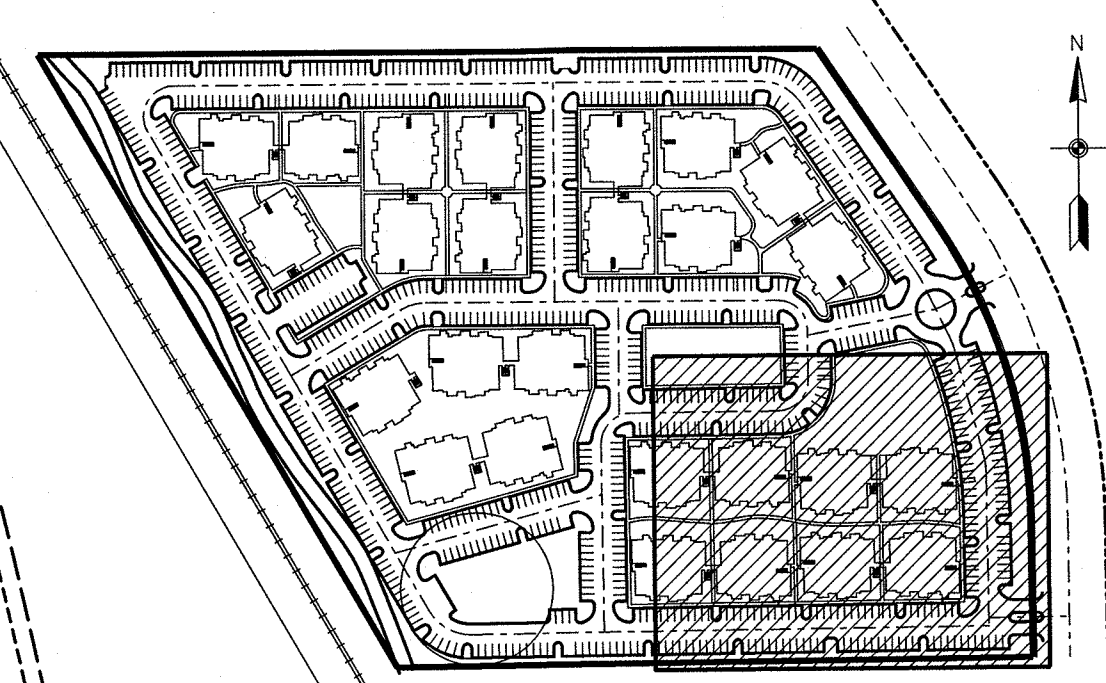
255 MILL APARTMENTS
VINEYARD CITY, UTAH
UTILITY PLAN

Title:
Location:
Drawing Name:

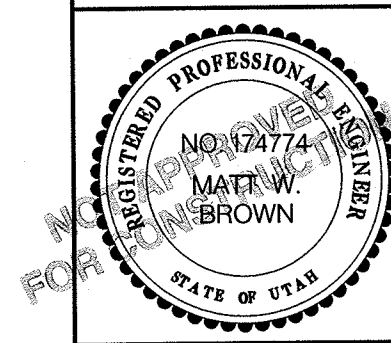
PROJECT NO.
2014.023

SHEET NO.
2.02

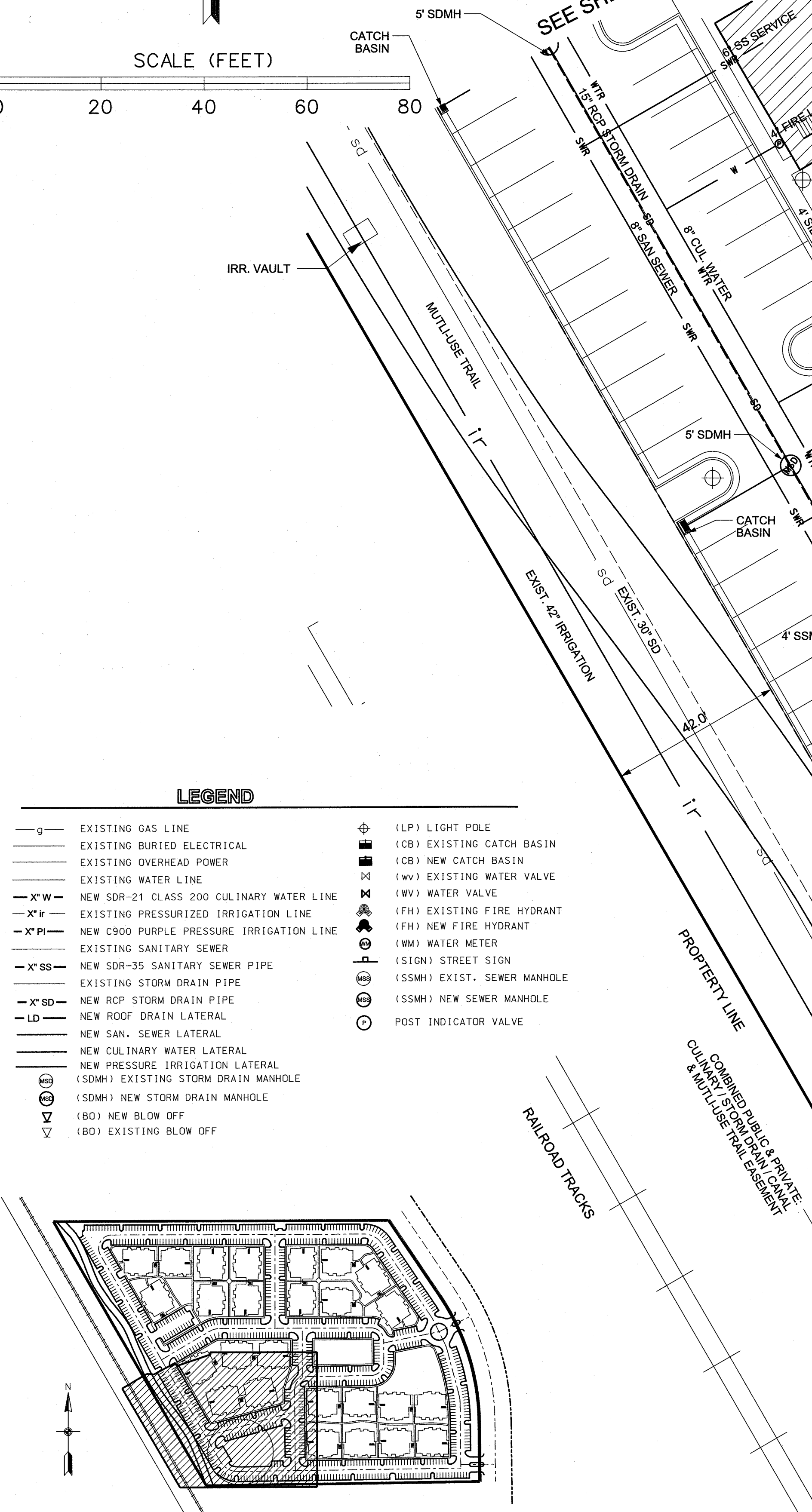
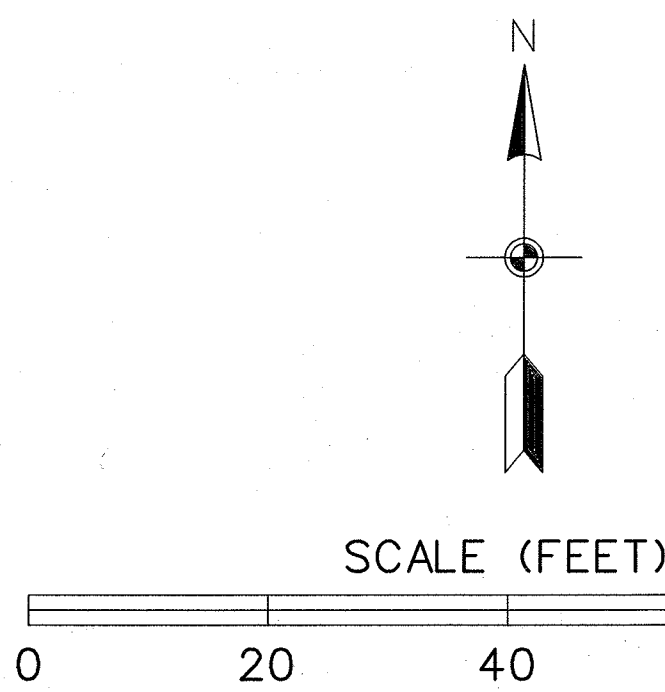
SEE SHEET 205



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ENGINEERING, INC.
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

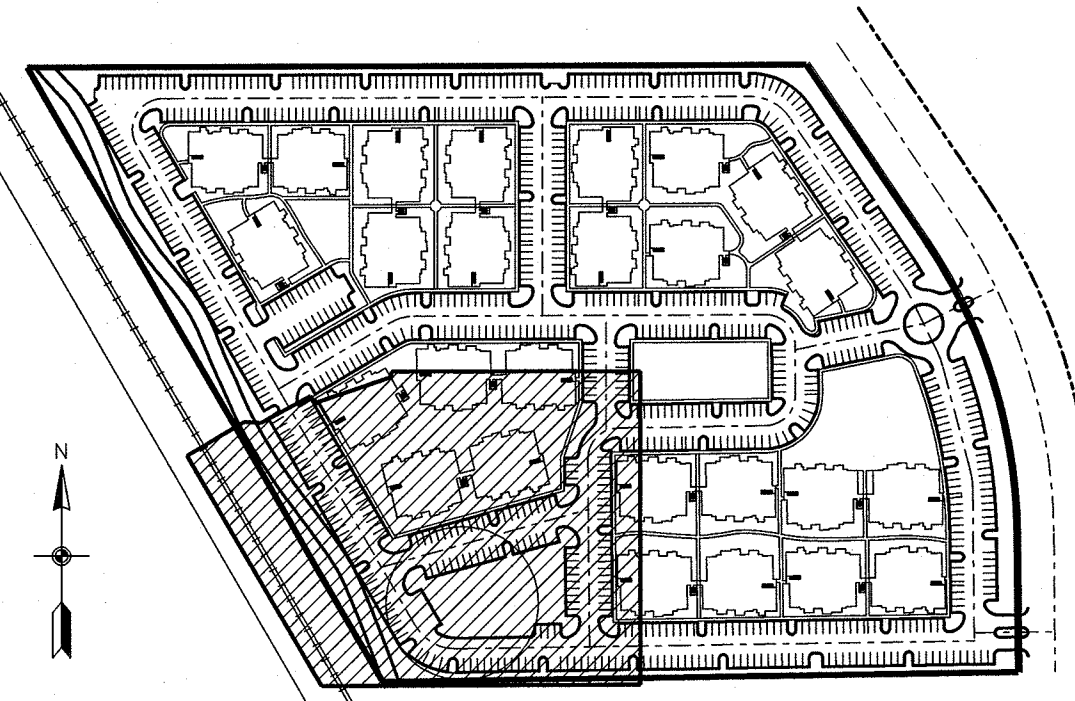
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0	PROJECT NO. 2014.023	Title: 255 MILL APARTMENTS
	SHEET NO. 2.04	Location: VINEYARD CITY, UTAH
		Drawing Name: UTILITY PLAN



LEGEND

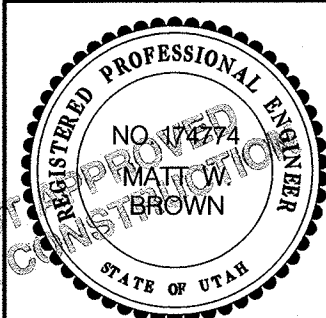
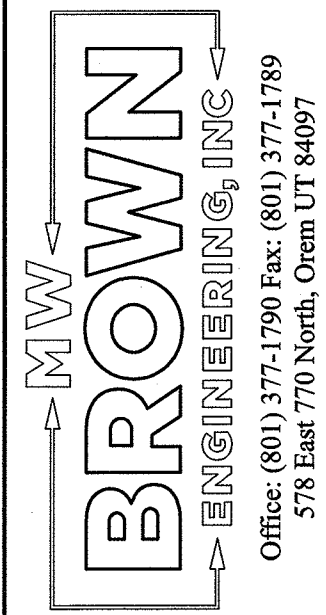
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|--------|--|---|-----------------------------|----------------------|
| —g— | EXISTING GAS LINE | ⊕ | (LP) LIGHT POLE | |
| — | EXISTING BURIED ELECTRICAL | ⊕ | (CB) EXISTING CATCH BASIN | |
| — | EXISTING OVERHEAD POWER | ⊕ | (CB) NEW CATCH BASIN | |
| — | EXISTING WATER LINE | ⊕ | (WV) EXISTING WATER VALVE | |
| —X—W— | NEW SDR-21 CLASS 200 CULINARY WATER LINE | ⊕ | (WV) WATER VALVE | |
| —X—ir— | EXISTING PRESSURIZED IRRIGATION LINE | ⊕ | (FH) EXISTING FIRE HYDRANT | |
| —X—PI— | NEW C900 PURPLE PRESSURE IRRIGATION LINE | ⊕ | (FH) NEW FIRE HYDRANT | |
| — | EXISTING SANITARY SEWER | ⊕ | (WM) WATER METER | |
| —X—SS— | NEW SDR-35 SANITARY SEWER PIPE | ⊕ | (SIGN) STREET SIGN | |
| — | EXISTING STORM DRAIN PIPE | ⊕ | (SSMH) EXIST. SEWER MANHOLE | |
| —X—SD— | NEW RCP STORM DRAIN PIPE | ⊕ | (SSMH) NEW SEWER MANHOLE | |
| —LD— | NEW ROOF DRAIN LATERAL | ⊕ | ⊕ | POST INDICATOR VALVE |
| — | NEW SAN. SEWER LATERAL | | | |
| — | NEW CULINARY WATER LATERAL | | | |
| — | NEW PRESSURE IRRIGATION LATERAL | | | |
| ⊕ | (SDMH) EXISTING STORM DRAIN MANHOLE | | | |
| ⊕ | (SDMH) NEW STORM DRAIN MANHOLE | | | |
| ⊕ | (BO) NEW BLOW OFF | | | |
| ⊕ | (BO) EXISTING BLOW OFF | | | |



SEE SHEET 2.02

SEE SHEET 2.04

SEE SHEET 2.04

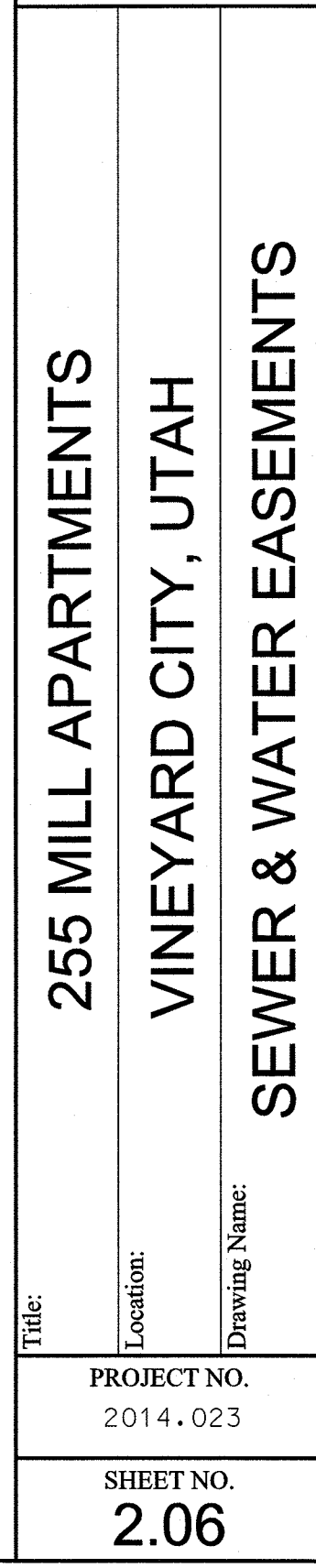


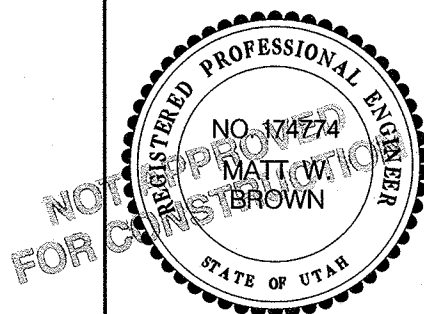
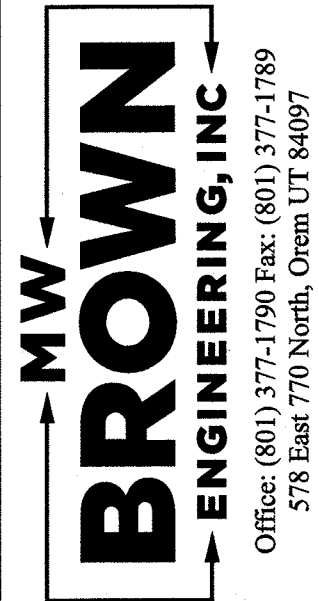
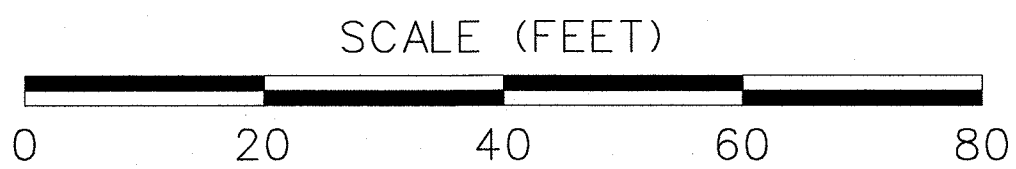
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No.	Date	By

Designed: D.B.
Drawn: D.B.
Checked: D.B.
Date: JULY 2014

255 MILL APARTMENTS
VINEYARD CITY, UTAH
UTILITY PLAN

Title: PROJECT NO. 2014.023
Location: SHEET NO. 2.05
Drawing Name:



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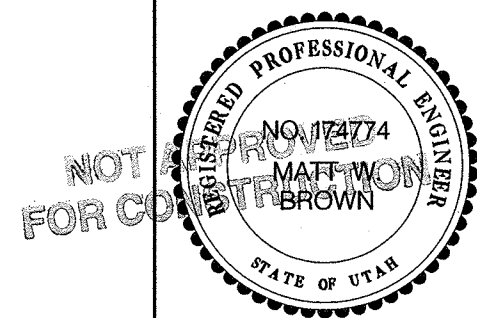
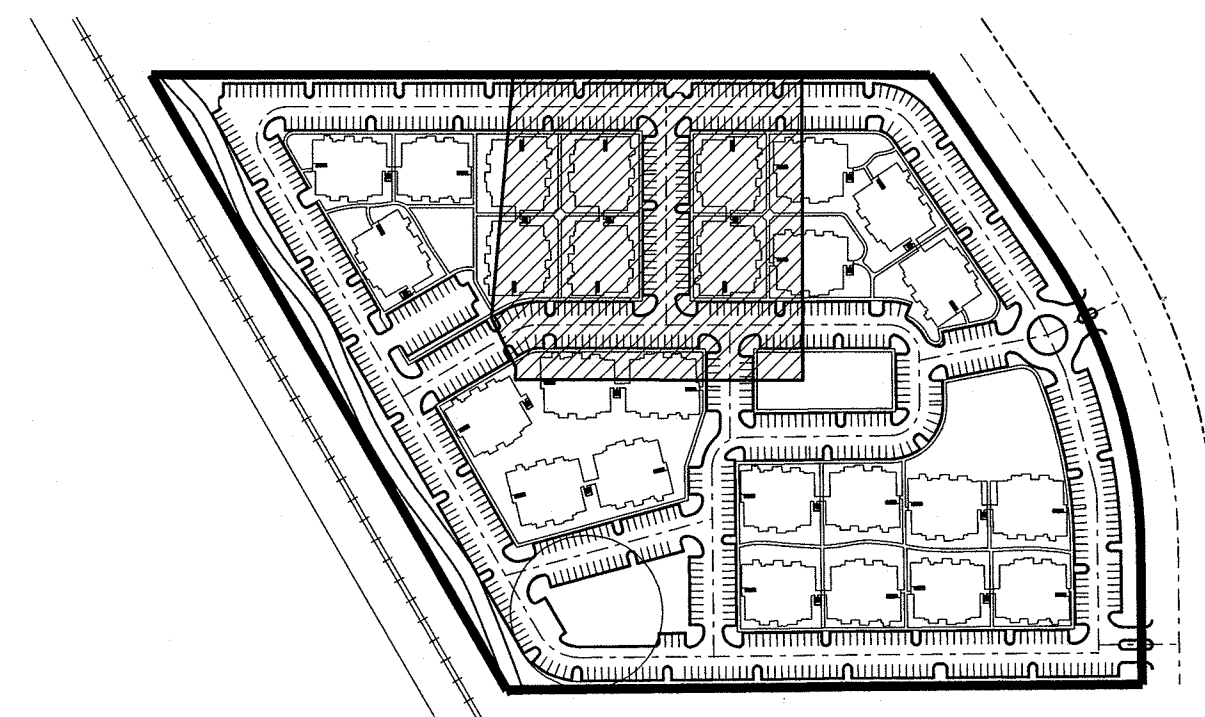
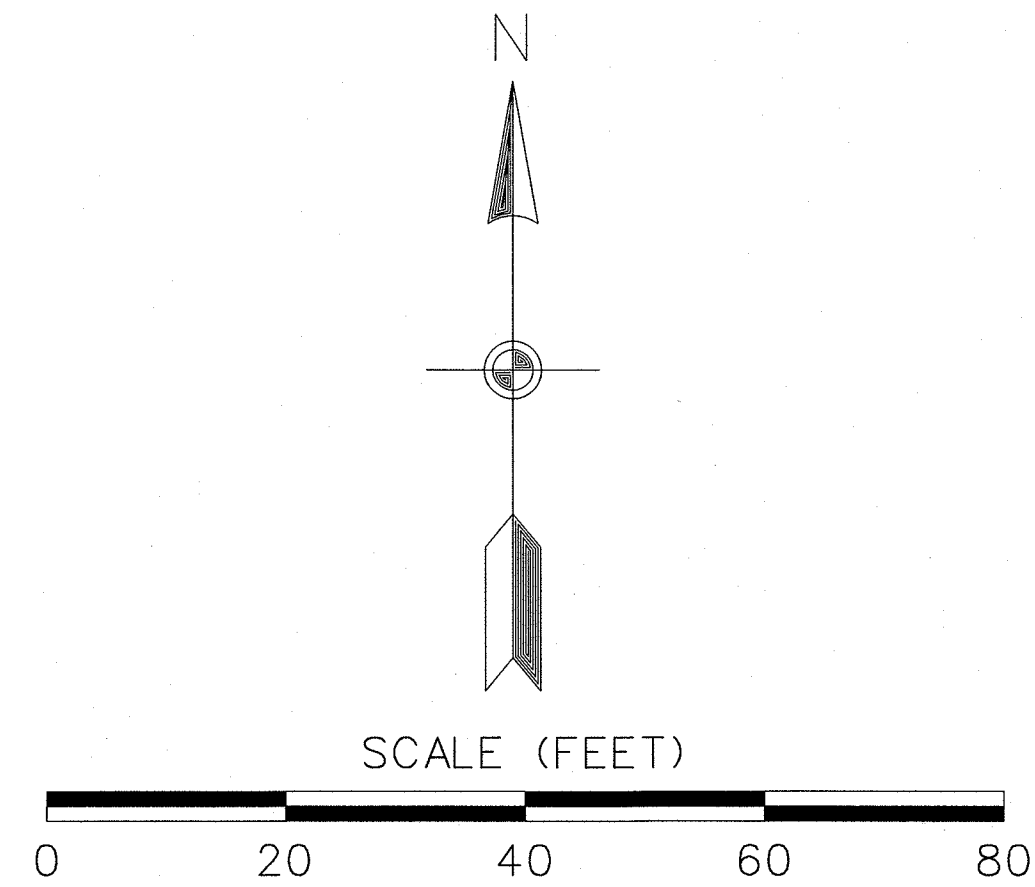
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 Drawn D.B.
 Checked _____
 Date JULY 2014

255 MILL APARTMENTS

VINEYARD CITY, UTAH

GRADING PLAN

Title:	Location:	Drawing Name:
PROJECT NO. 2014.023		
SHEET NO. 3.01		



REVISIONS		Notes
No.	Date	By

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Date: JULY 2014

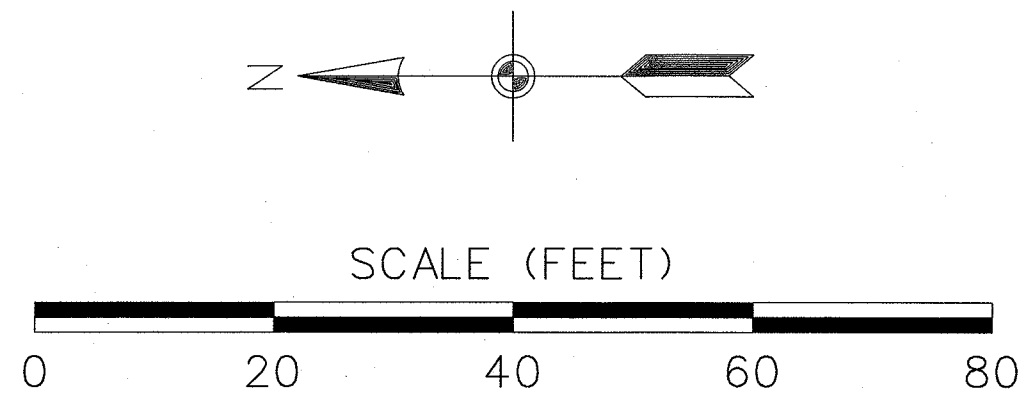
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Location: VINEYARD CITY, UTAH
Drawing Name: GRADING PLAN

PROJECT NO.
2014.023
SHEET NO.
3.02

SEE SHEET 3.02

SEE SHEET 3.02

SEE SHEET 3.05



TOT LOT

K-2

FF = 4548.23

K-1

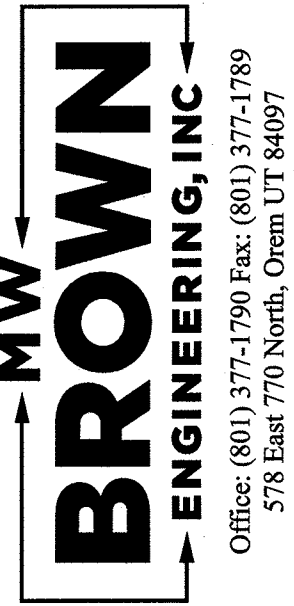
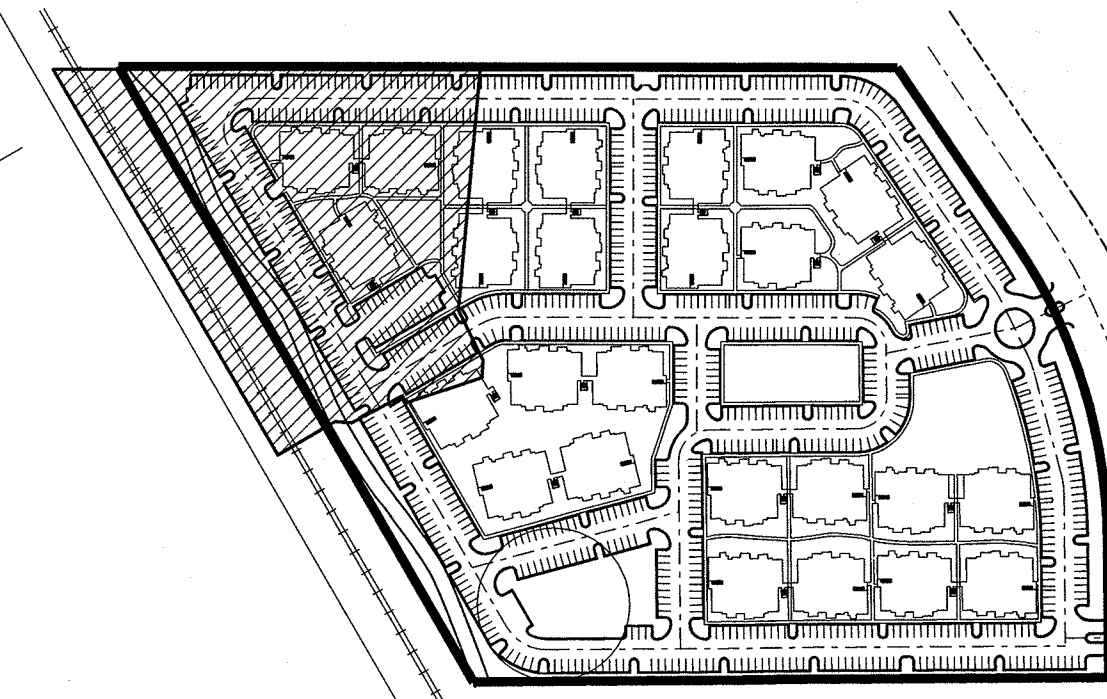
FF = 4548.23

L

FF = 4549.28

ROAD 1

MULTI-USE TRAIL



REVISIONS		No.	Date	By	Notes

Designed: D.B.
Drawn: D.B.
Checked: D.B.
Date: JULY 2014

Title: 255 MILL APARTMENTS
Location: VINEYARD CITY, UTAH
Drawing Name: GRADING PLAN

PROJECT NO. 2014.023
SHEET NO. 3.03

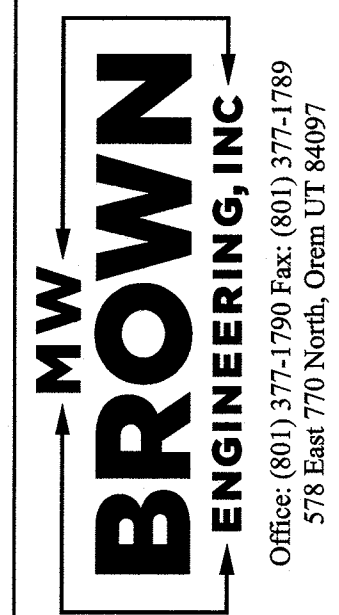
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SEE SHEET 3.01



SEE SHEET 3.05

SEE SHEET 3.05

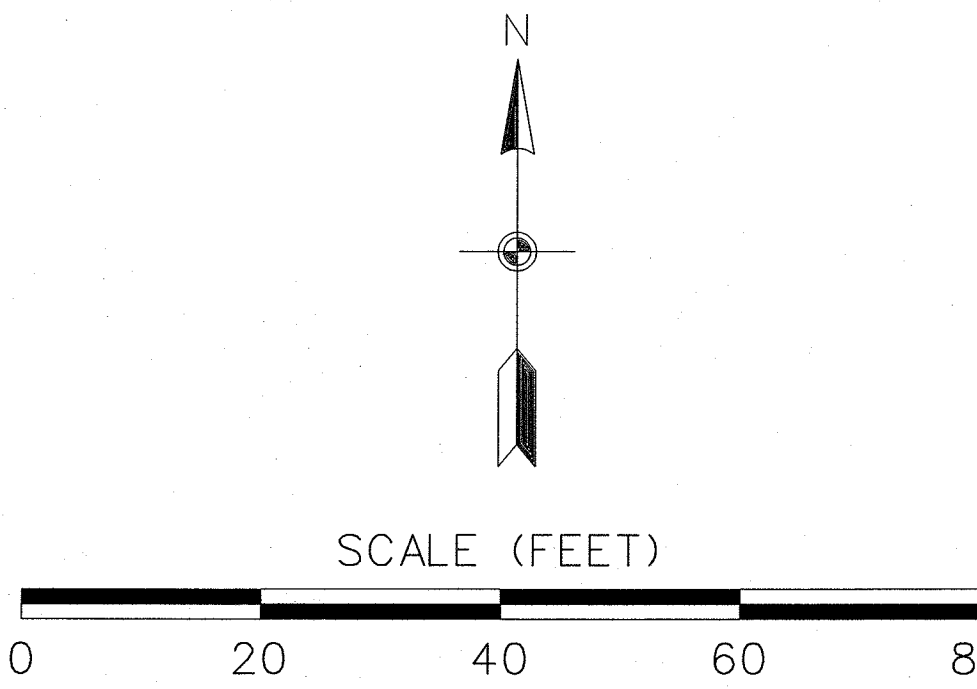


REVISIONS		Notes
No.	Date	By

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Drawn: D.B.
Checked: _____
Date: JULY 2014

255 MILL APARTMENTS
VINEYARD CITY, UTAH
GRADING PLAN

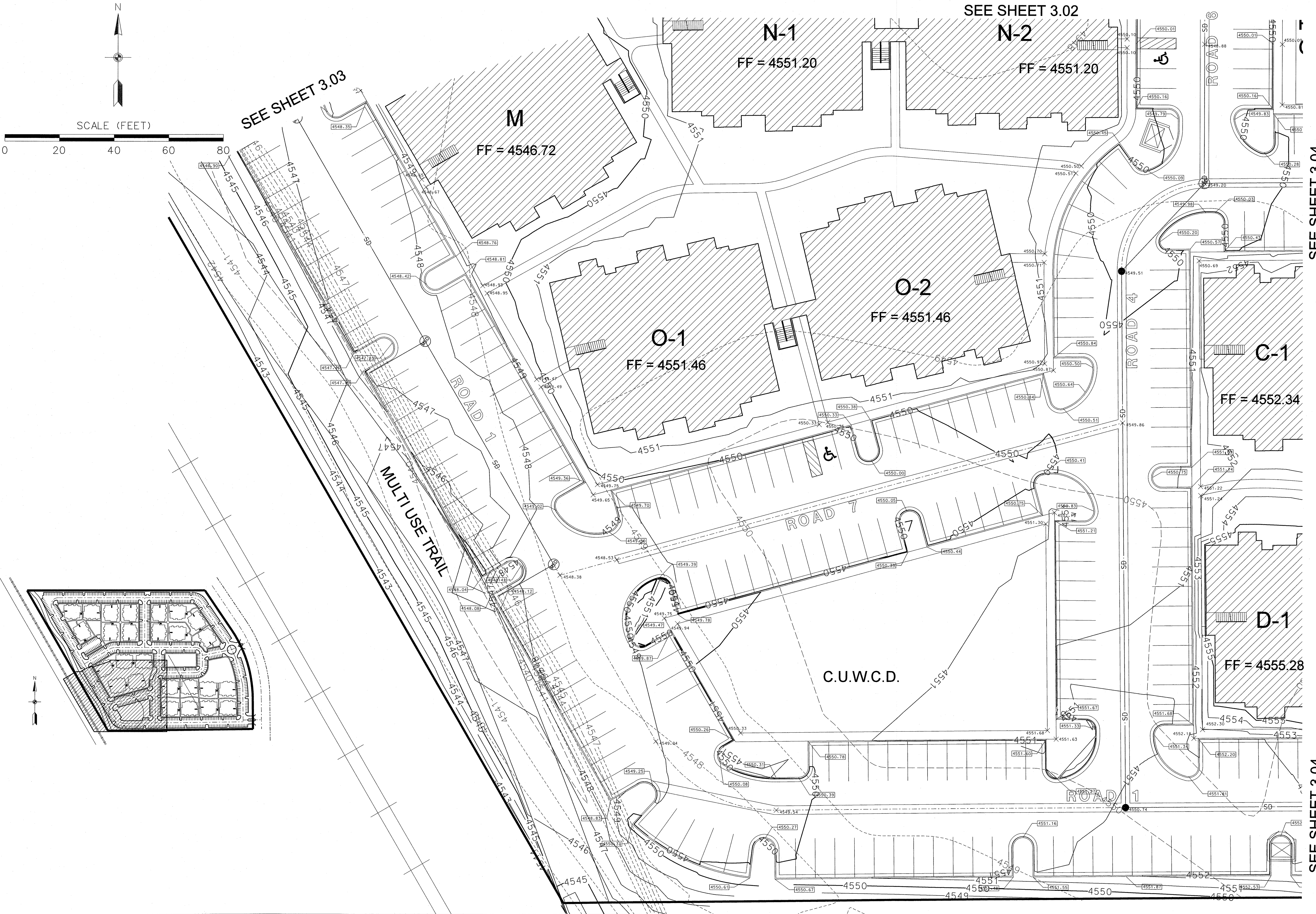
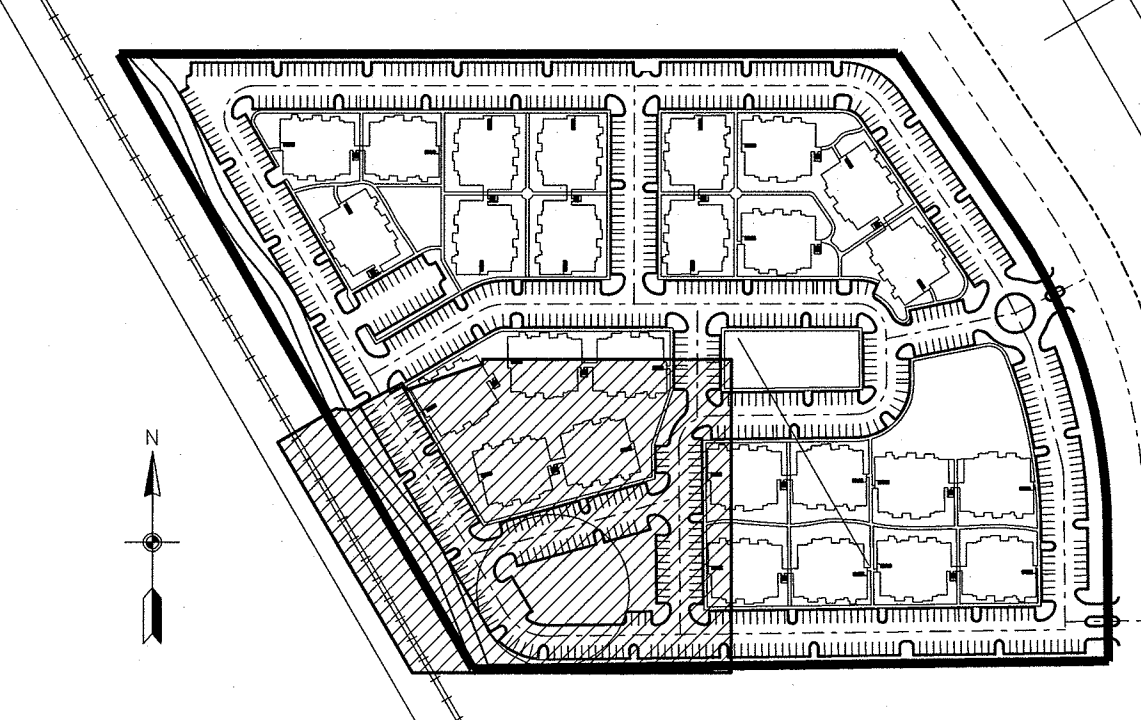
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PROJECT NO.
2014-023
SHEET NO.
3.04



SEE SHEET 3.03

SEE SHEET 3.02

SEE SHEET 3.04



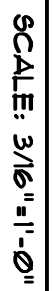
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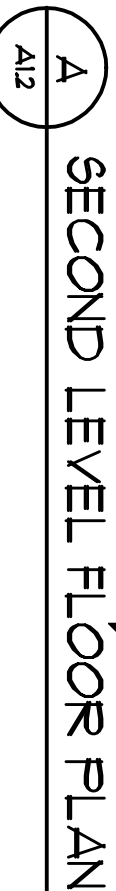


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Checked: D.B.
Date: JULY 2014

Title: 255 MILL APARTMENTS	
Location: VINEYARD CITY, UTAH	
Drawing Name: GRADING PLAN	
PROJECT NO.	2014_023
SHEET NO.	3.05





A1.2

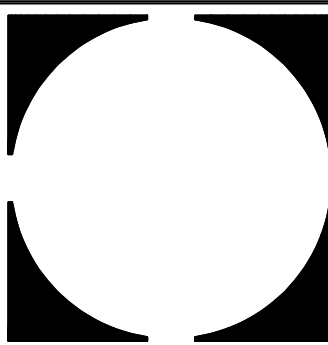
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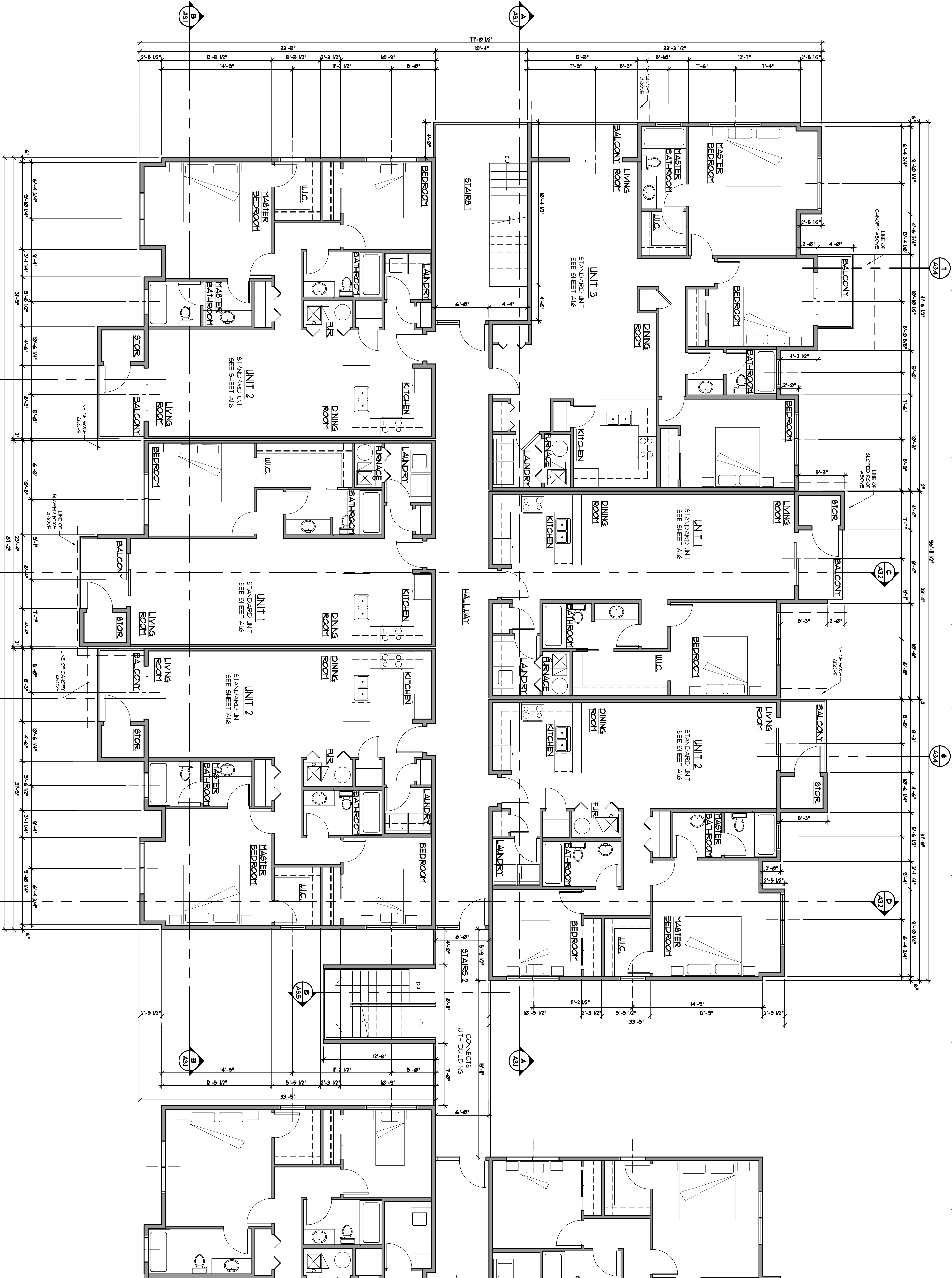
PLOT
 SCALE 3/16"-1'-0"
 DATE 7/16/14
 JOB 14-012
 A12_VA_FP
 PM

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THIRD LEVEL FLOOR PLAN

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

DATE: 3/16-1-07
JOB: 14-012
A13_VA_FP
PM

REVISION: DATE:

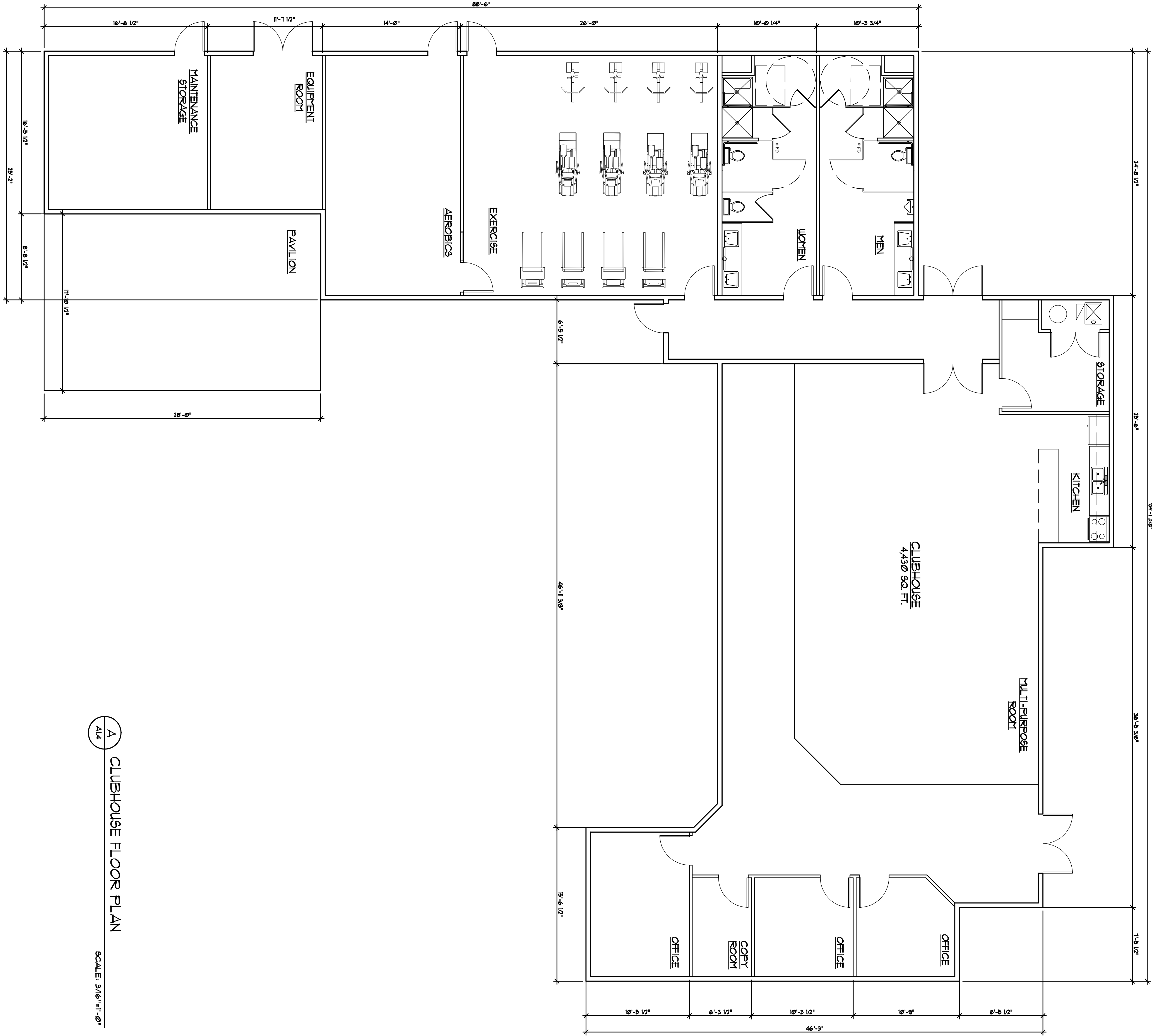
255 MILL APARTMENTS 18-PLEX
VINEYARD, UTAH
THIRD LEVEL FLOOR PLAN

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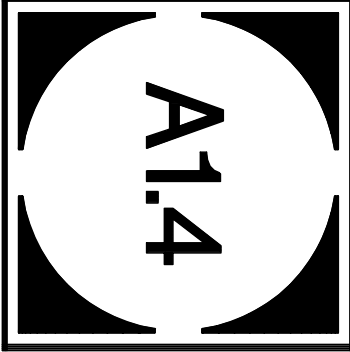


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A13



A CLUBHOUSE FLOOR PLAN
SCALE: 3/16"=1'-0"



REVISION:	DATE:

PLOT SCALE	DATE
3/16"=1'-0"	7/16/14
JOB	14-012
A1.4_VA_FP	PM

255 MILL APARTMENTS - CLUBHOUSE

VINEYARD, UTAH

MAIN LEVEL FLOOR PLAN

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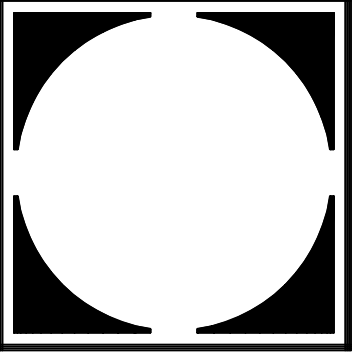


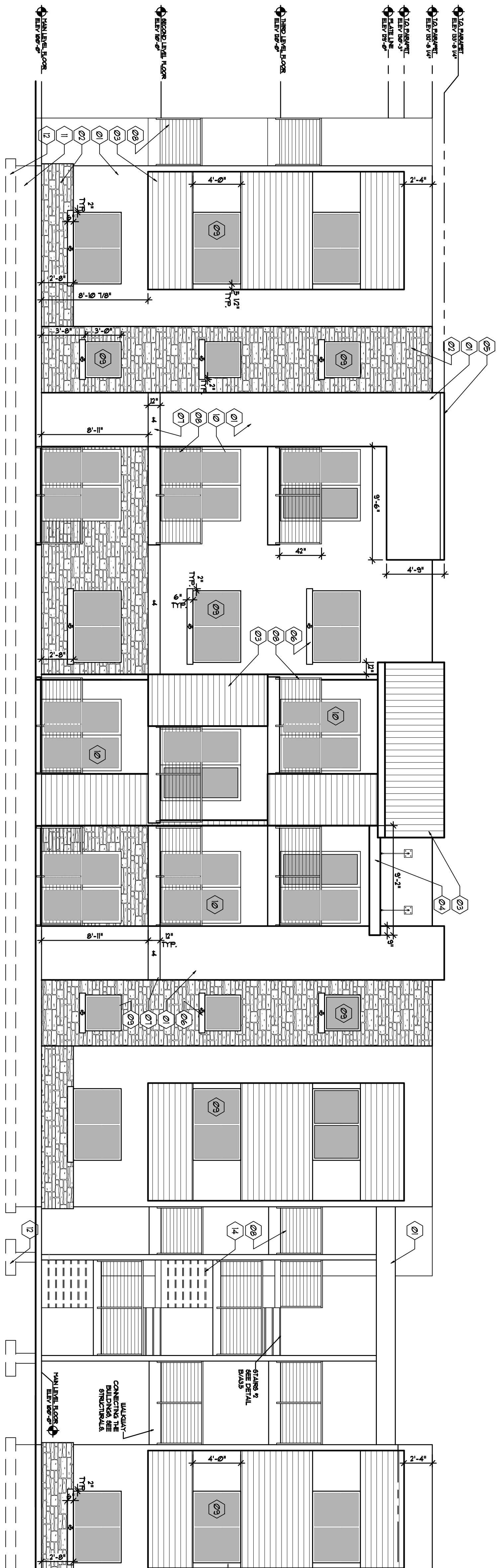
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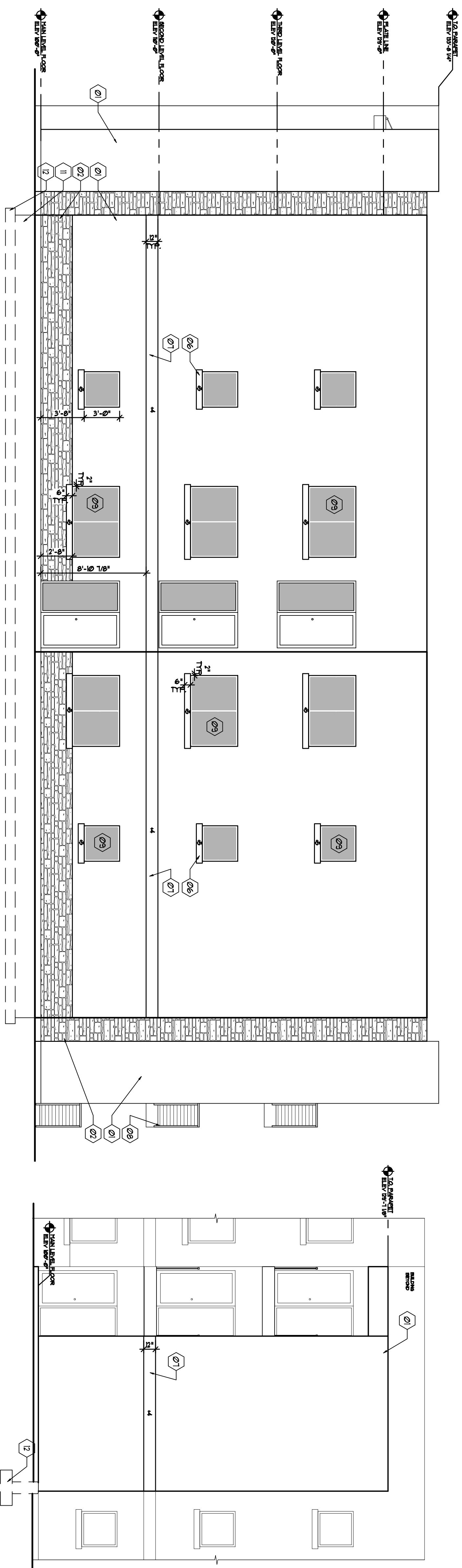




FRONT ELEVATION

A
A21

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



B
A2.1

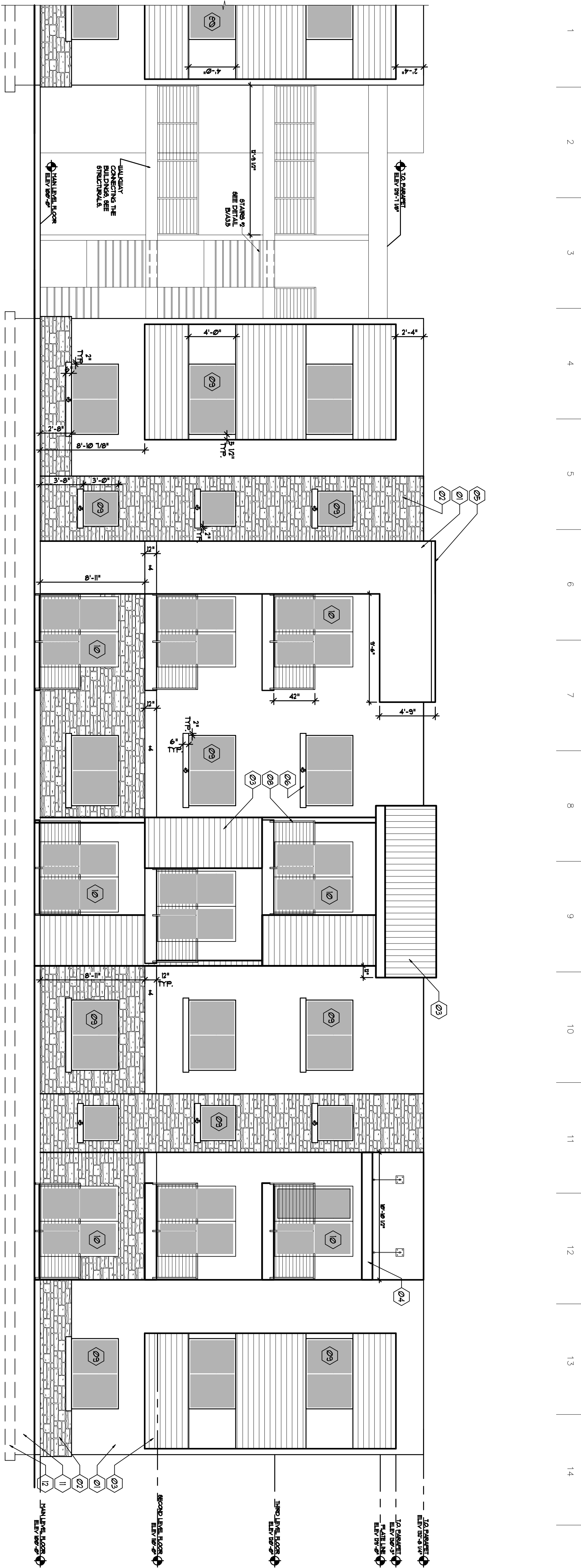
RIGHT ELEVATION

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

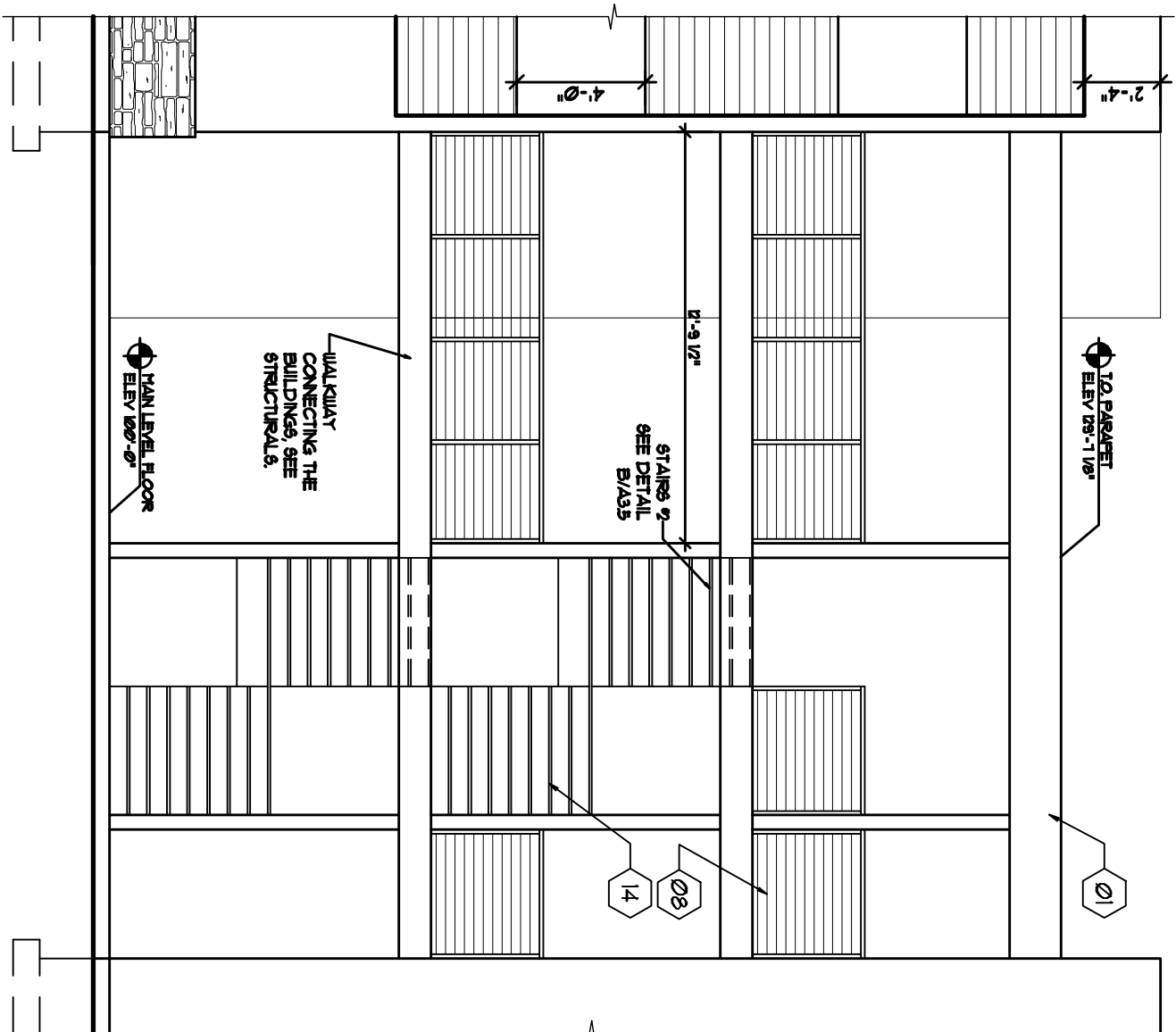
STAIRS #2 LEFT ELEVATION

KEYED NOTES

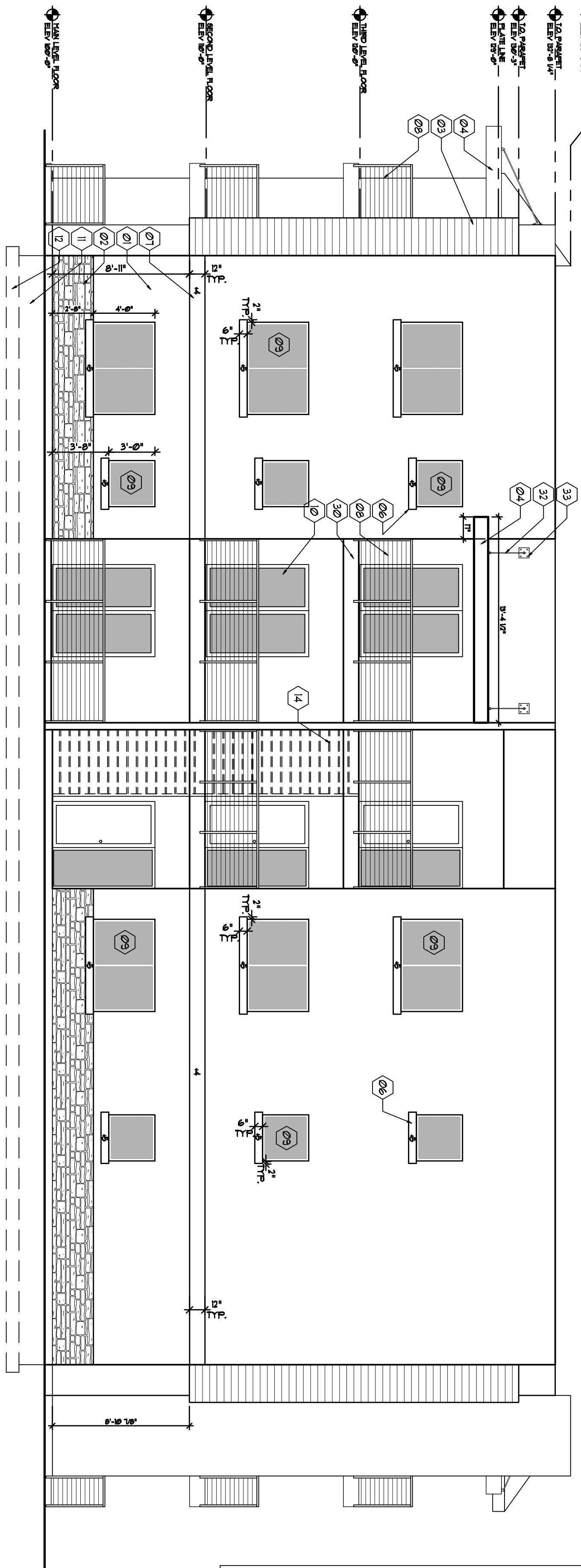
- [illegible]



A REAR ELEVATION
SCALE: 3/16"=1'-0"



B STAIR #2 REAR ELEVATION
SCALE: 3/16"=1'-0"



C LEFT ELEVATION
SCALE: 3/16"=1'-0"

KEYED NOTES

- 1 DRYVIT ACRYLIC BASED SYNTHETIC STUCCO SYSTEM OVER 1/2\"/>
- 2 R-19 BATT INSULATION PROVIDE CONTINUOUS STRIPED AT ALL STUCCO FINISH CHANGES AND CORNERS. PROVIDE 1\"/>
- 3 FOR A COMPLETE INSTALLATION PROVIDE 2 COATS OF DRYVIT ELASTOMERIC COATING TO ALL EXPOSED NON-VERTICAL DRYVIT SURFACES. COLOR AS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE 1\"/>
- 4 COLOR-CLAD CAP AND FLASHING. COLOR AS PER OWNER/ARCHITECT.
- 5 SYNTHETIC STUCCO WINDOW SILL.
- 6 DRYVIT FOAM BAND COVERED WITH SYNTHETIC STUCCO FINISH.
- 7 DOUBLE GLAZED, 1\"/>
- 8 FACTORY PAINTED ALUMINUM STORM/DOOR FRAME. STYLET TO BE TRIP FAB DOORS TO BE MASONRY STYLE W/ UNINSULATED GLASS. PROVIDE SMOOTH HATCH SURFACE MIN. 1/2\"/>
- 9 4\"/>
- 10 4\"/>
- 11 STEEL STAIRS AND LANDING FRAMING. PAINTED AND SEALED. SEE SECTIONS A/B/C/D.
- 12 2x4 STUDS @ 16\"/>
- 13 2x4 OR 2x6 REDUOD OR PRESSURE TREATED SOLE PLATE. PROVIDE ANCHOR BOLTS AS PER FRAMING PLANS.
- 14 DOUBLE 2x4 OR 2x6 TOP PLATE.
- 15 1/4\"/>
- 16 1/2\"/>
- 17 3/4\" 1x6 PL/WOOD FLOOR SHEATHING.
- 18 5/8\" TYP. 1x GYP. BD.
- 19 R-19 BATT INSULATION IN PARTY WALL.
- 20 R-19 BATT INSULATION IN 2x6 PERIMETER STUD WALL WITH 5/8\" TYP. 1x GYP. BD. OVER 6\" TYP. POLYETHYLENE VAPOR BARRIER.
- 21 R-30 BATT INSULATION • BOTTOM CHORD OF ROOF TRUSSES, FULLY STYLED WITH NONCOMBUSTIBLE VAPOR BARRIER.
- 22 WOOD BEAM, SEE FRAMING PLAN 1 BEAM SCHEDULE.
- 23 ALUMINUM SOFFIT. COLOR AS PER OWNER/ARCHITECT.
- 24 ALUMINUM FASCIA WITH ALUMINUM FINISH. COLOR AS PER OWNER/ARCHITECT.
- 25 RIGID INSULATION 1\" MIN. 1/4\" TYP. SLOPE TO DRAINS.
- 26 ROOFING SYSTEM TO BE VERBICO VERBICOED 60 MIL. TPO OVER RIGID RECOMMENDATIONS AND DETAILS.
- 27 SLOPED DECKING STRUCTURE WITH DIVIDED DECK VERBICOED. VERIFY WITH OWNER.
- 28 RAISED RISB METAL ROOFING TO BE BERBICOED. 1\" PANEL. PROVIDE ALL MANUFACTURER'S RECOMMENDATIONS CONCERNING INSTALLATION.
- 29 5/8\" DIA. STEEL CABLE.
- 30 3/8\"x10\"x10\" STEEL PLATE.
- 31 2x6\" JOISTS. SEE FRAMING PLANS 912, 913, 914.
- 32 PROVIDE 3/4\" SOUND BATT INSULATION AT PARTY WALLS.
- 33
- 34
- 35

255 MILL APARTMENTS 18 - PLEX

VINEYARD, UTAH
REAR ELEVATION
LEFT ELEVATION

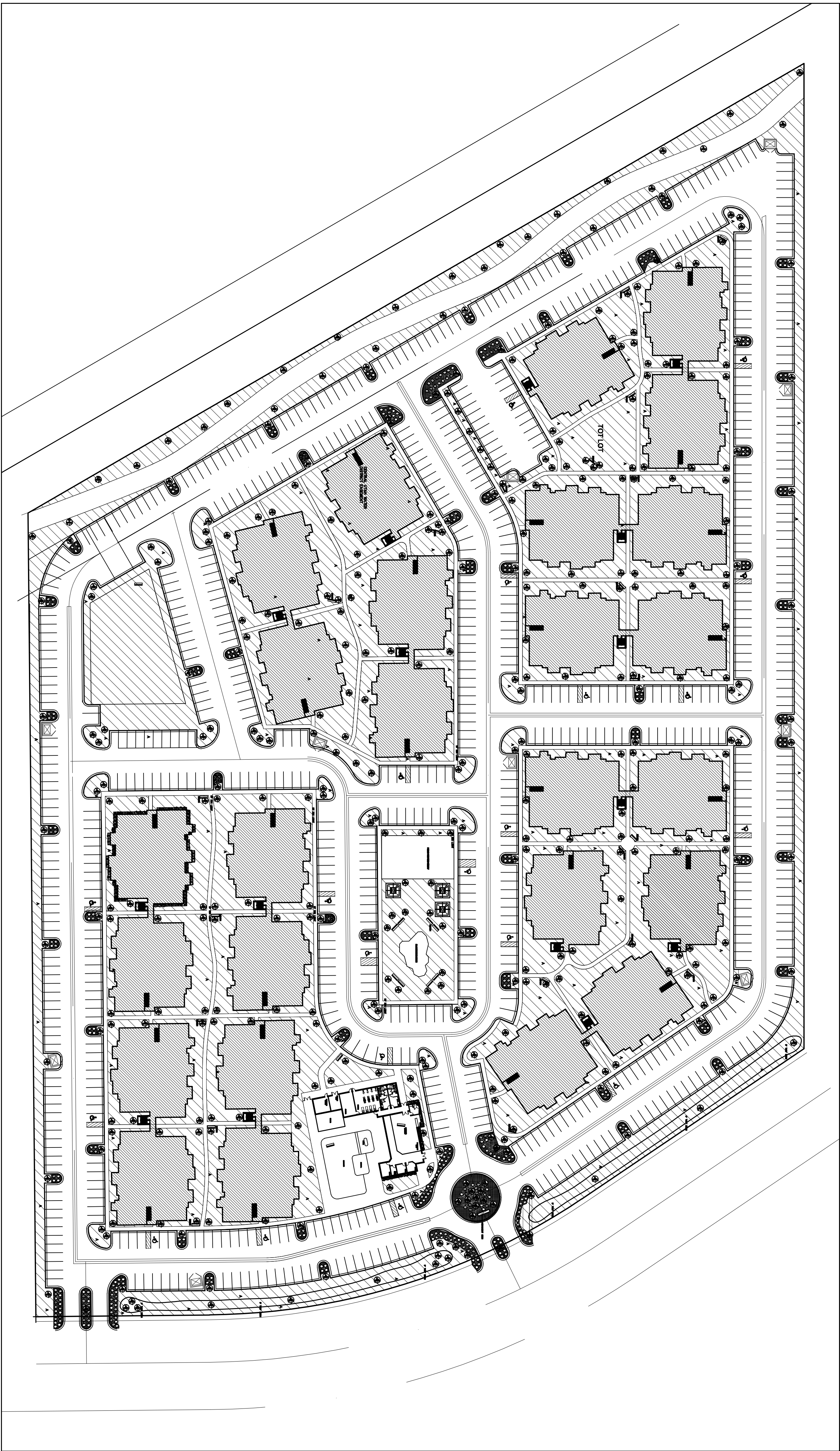
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LANDSCAPE NOTES:

1. ALL PLANTS TO BE PREMIUM QUALITY AND IN HEALTHY CONDITION.
2. ALL PLANTS TO BE GUARANTEED FOR 180 DAYS AFTER ACCEPTANCE.
3. PLANTING HOLES TO BE 2x DIAMETER OF CONTAINER.
4. SUBSTITUTIONS (PLANT) BY APPROVAL OF ARCHITECT ONLY.
5. BACK FILL PLANTING HOLES WITH A MIX OF 1 PART SOIL PEP (OR EQUAL) AND 3 PARTS TOPSOIL.
6. ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH BACKFLOW PREVENTION DEVICES. SYSTEM TO BE DESIGN-BUILD BY LANDSCAPE CONTRACTOR.
7. RAIN SENSOR WILL BE INSTALLED AS PART OF THE IRRIGATION SPRINKLER SYSTEM.
8. FERTILIZE SOIL BASE WITH 0-45-0 AT 20LB/100S.F., PRIOR TO SOD INSTALLATION.
9. FOR LOCATION AND SIZE OF PRESSURIZED IRRIGATION SERVICE, SEE SITE UTILITY PLANS.
10. ALL AREAS THAT DO NOT HAVE SEEDED TURF LABELED (A) ARE TO BE COVERED WITH 1.5"-2" DIAMETER ROCK, AT A DEPTH OF 3" OF ROCK MULCH, COLOR TO COORDINATE WITH EXTERIOR FINISHES. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED PRIOR TO INSTALLATION OF ROCK MULCH.

TABULATION TABLE:

DESCRIPTION	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL ACREAGE	790,297	18.14	100%
BUILDING FOOTPRINT	174,991	4.01	22.1%
TOTAL IRRIGATED LANDSCAPE AREA	264,026	6.06	33.4%

A LANDSCAPE PLAN

SCALE: 1/64"=1'

Proposed Planting List

Type	Letter	Botanical	Common	Color	Size	Qty
Ground Cover	A	18% 'Bluestar,' 19%				
		'Marquis,' 17%				
		'Newport,' 17%				
		'Touchdown,' Kentucky Bluegrass, 16% 'APM,' & 13% 'Accent' Perennial Ryegrass at a rate of 220lbs per acre				
Diciduous	B	Rock Mulch	Seeded Turf	Green	N/A	N/A
				match exteriors	2" @ 3" deep	
Trees	C	Acer ginnala 'Flame'	Amur Maple	Green, Red	2.5" caliper	135
		Fraxinus americana	Autumn	Green, Yellow	2.5" caliper	152
Evergreen	D	'Autumn Applause'	applause ash	Orange	5 gallon	1334
	E	Buxus microphylla asiatic 'Winter Gem'	Boxwood	Green	5 gallon	1334
Shrubs		Pennisetum alopecuroides	Hamel	Green w/ white tips	5 gallon	924
		'Hamel'	fountain grass			
Ornamental Grass	G					

LANDSCAPE MAINTENANCE SCHEDULE

Task	MONTH											
CARE OF PLANTS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Monitoring												
Pruning (if needed)												
Deadhead plants												
Fertilization												
Sut back perennials & grasses												
Waters - as needed												
PLANTING BEDS												
Edging												
Weeding - as needed												
Mulching												
Soil testing												
Leaf Removal (if needed)												
PEST MANAGEMENT												
Monitoring												
LAWNS												
Fertilize/Lime												
Seeding												
WINTER CLEAN UP												
NOW REMOVAL PLAN												

**Disclaimer: The schedule shown above is for guidance only. Scheduling of maintenance activities should be coordinated with seasonal weather conditions.

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scholz

2055 Mill Apartments

VINEYARD, UTAH

UTAH

DATE

VARIES

12-8-14

205

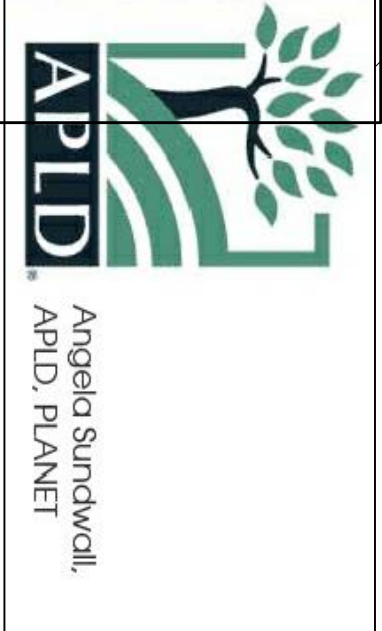
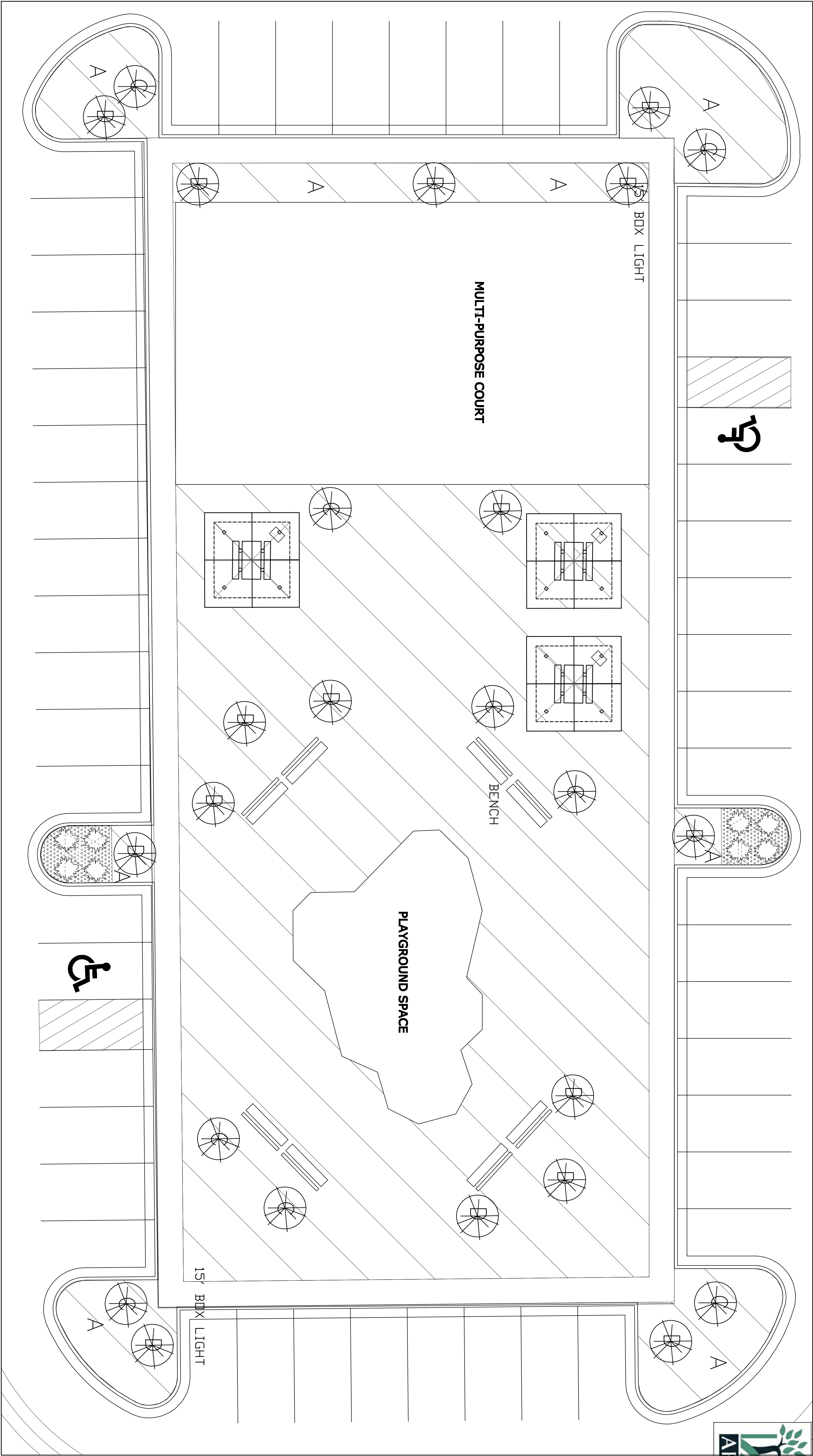
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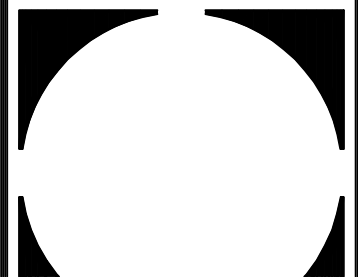
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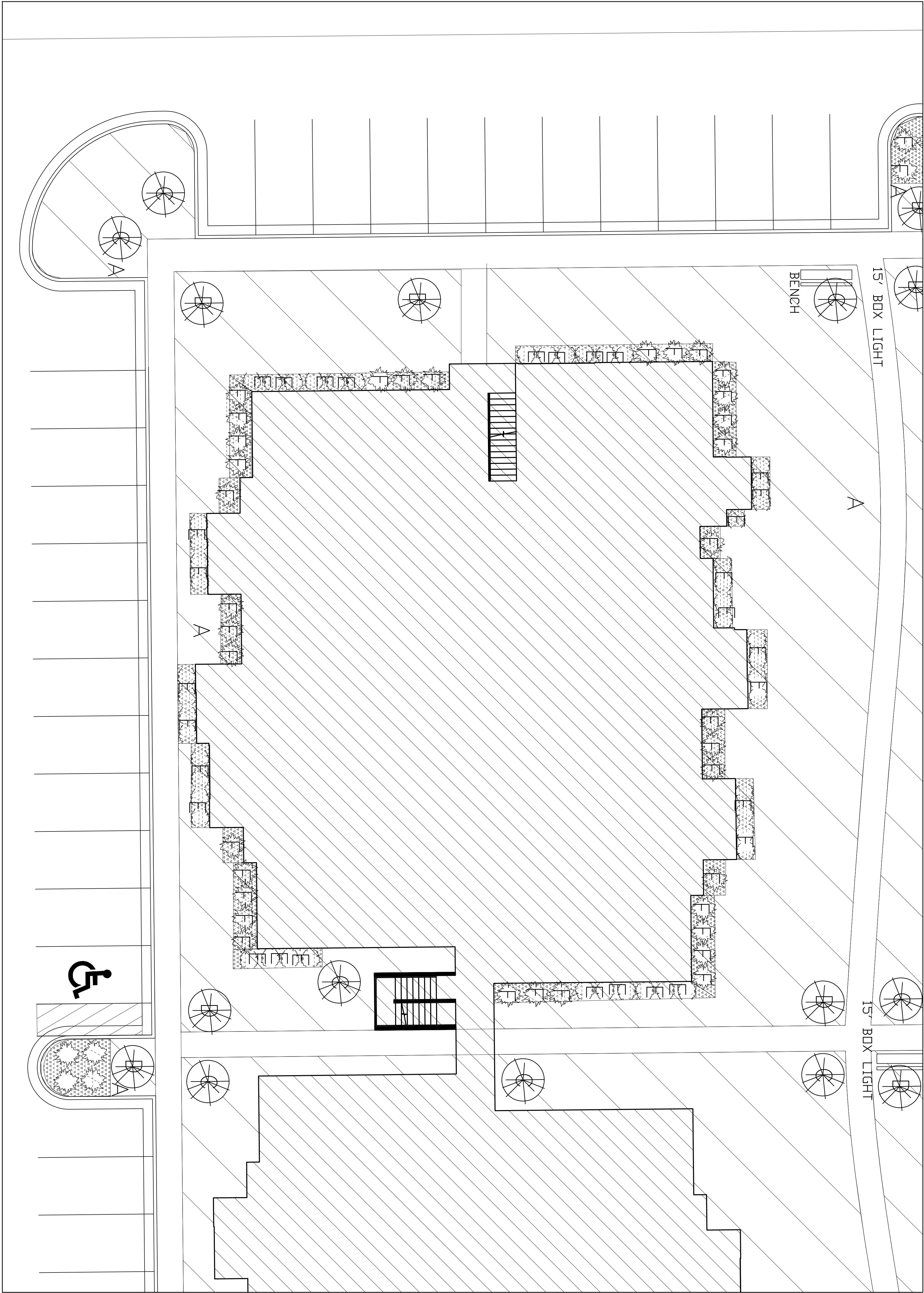
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LS.1



D COMMON SPACE LANDSCAPE DETAIL
SCALE: 1/8"=1'





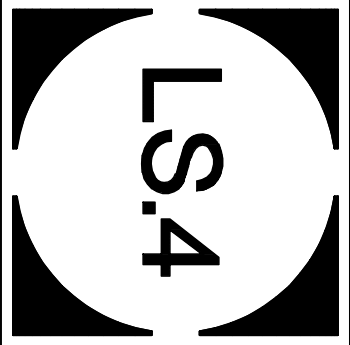
E TYPICAL APARTMENT LANDSCAPE DETAIL
SCALE: 1/8"=1'



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2055 Mill Apartments
VINEYARD, UTAH
LANDSCAPE PLAN
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NOT SCALE	VARIES
DATE	12-8-14
JOB	14-00
LS_VINYLAPARTS	AS
REVISION	DATE





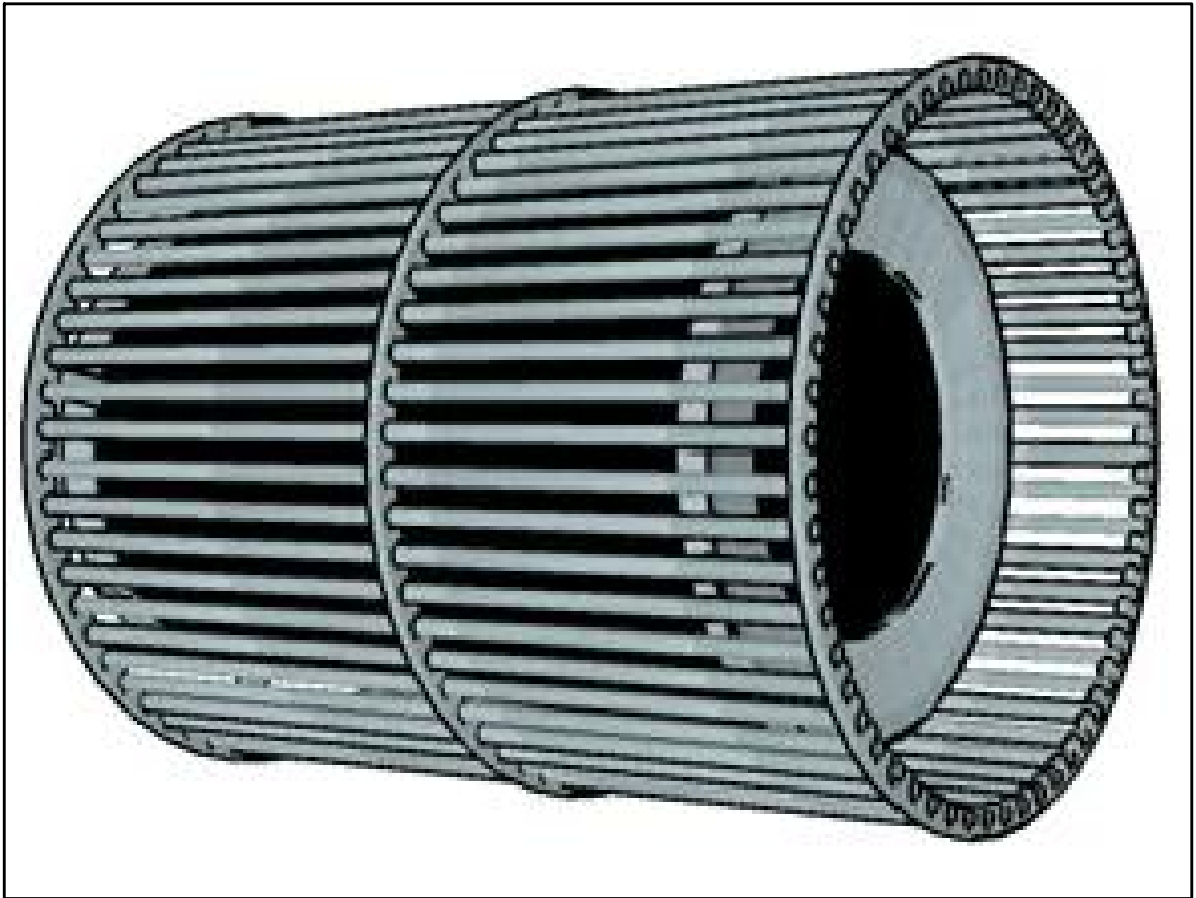
F
LS
TYPICAL PICNIC TABLE
HICKORY PICNIC TABLE. COLOR: BLACK. LEED CERTIFIED. 73 x 73 x 32 IN
SPECIFICATION FROM WWW.PREMIERFURNITURE.COM



G
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TYPICAL BIKE RACK
3 STAPLE BIKE RACK. COLOR: BLACK. PEEL. ITEM BK-2229-SM. 115.25 X 36 IN
SPECIFICATION FROM WWW.RCLSFITFURNISHINGS.COM



H
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TYPICAL BENCH
STATSMAN BENCH. COLOR: BLACK. PEEL. ITEM B4-147A. 96 X 37 X 20 IN
SPECIFICATION FROM WWW.RCLSFITFURNISHINGS.COM



I
LS
TYPICAL TRASH RECEPTACLE
URBAN RENEWAL RECEPTACLE COLLECTION. COLOR: BLACK. ITEM UR403-FT. 32 GALLON.
SPECIFICATION FROM WWW.BRPBYBISON.COM



FRONT ELEVATION
255 MILL APARTMENTS



SIDE ELEVATION
255 MILL APARTMENTS



CLUBHOUSE FRONT ELEVATION

255 MILL APARTMENTS



CLUBHOUSE LEFT ELEVATION

255 MILL APARTMENT