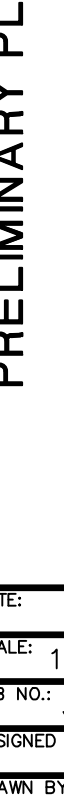
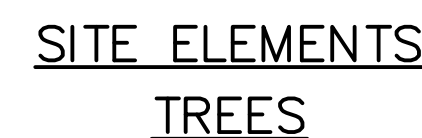


EDGEWATER AT GENEVA
PLANNED UNIT DEVELOPMENT
LOCATED IN NORTHEAST QUARTER OF SECTION 17
T.6S., R.2E., S.L.B.&M.

PRELIMINARY PLAT DEVELOPMENT PROPOSED LANDSCAPE PLAN					<table><tr><th>NO.</th><th>REVISIONS</th><th>DATE</th><th>BY</th><th>APP.</th></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	REVISIONS	DATE	BY	APP.																				
	NO.	REVISIONS	DATE	BY		APP.																								
DATE: 1/10/18		SCALE: 1" = 60 FT																												
JOB NO.: 3-13-056		DESIGNED BY:																												
DRAWN BY:		SHEET NAME:																												
LANDSCAPE		L-1																												



- NOTES:
1. ALL DECIDUOUS TREES TO BE MIN. 2" CALIPER
 2. ALL EVERGREEN TREES TO BE MIN. 6' HGT.
 3. ALL SHRUBS TO ME MIN. 5 GAL.
 - * TO BE DETERMINED ON FINAL CONSTRUCTION DRAWING SUBMITTAL.

PHASE 1

SITE AREA: 7.565 ACRES
TREES: 165
LAWN: 41,725 SF

*SHRUBS:
AMENITIES:
- TENNIS COURT
- SUNKEN FIRE PIT
- TOT LOT W/ BENCHES
- SUNKEN SITTING AREA
- BASKETBALL HALF COURT
- BENCH SITTING LOCATIONS
- PATH SYSTEM
- PICNIC TABLES

PHASE 2

SITE AREA: 3.8 ACRES
TREES: 86
LAWN: 40,221 SF

*SHRUBS:
AMENITIES:
-CLUB HOUSE
-SUNKEN FIR PIT
-TOT LOT W/ BENCHES
-HORSE SHOE PIT W/ SEATING
-SWIMMING POOL
-BENCH SITTING LOCATIONS
-PATH SYSTEM
-PICNIC TABLES

PHASE 3

SITE AREA: 8.679 ACRES
TREES: 209
LAWN: 55,807 SF

*SHRUBS:
AMENITIES:
-TOT LOT W/ BENCHES (2)
-BENCH SITTING LOCATIONS
-PICNIC TABLES
-SUNKEN SITTING AREA
-SHUFFLE BOARD COURT

PHASE 4

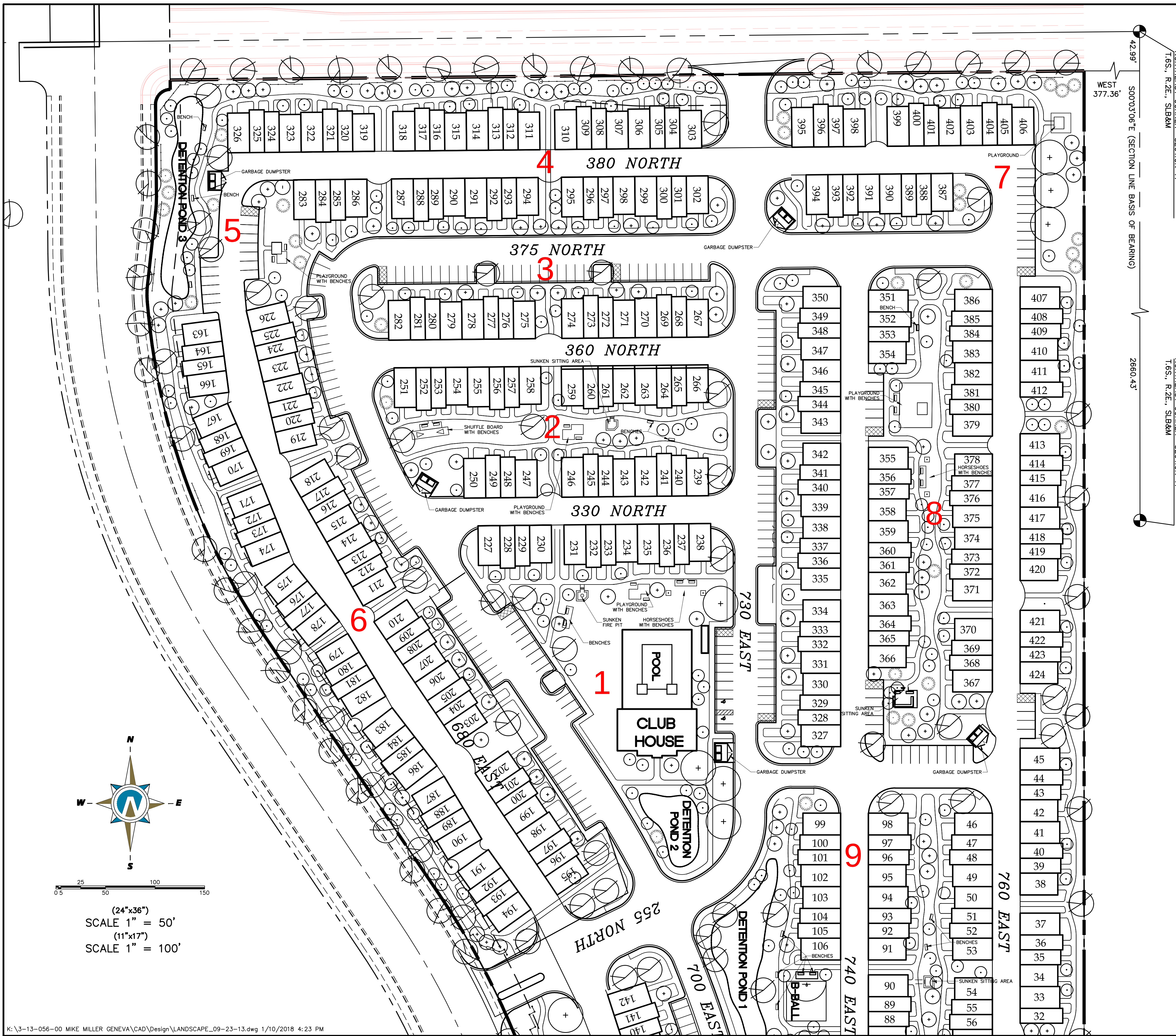
SITE AREA: 5.164 ACRES:
TREES: 134
LAWN: 24,392 SF

*SHRUBS:
AMENITIES: AMENITIES:
-TOT LOT W/ BENCHES (2)
-BENCH SITTING LOCATIONS
-PICNIC TABLES
-SUNKEN SITTING AREA

PUBLIC ROAD TREES

MILL ROAD: 31
400 NORTH: 17

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.





VINEYARD PLANNING COMMISSION MEETING

Site Visit: 255 N Mill Road, Edgewater Clubhouse at 6PM

Regular Meeting: Vineyard Town Hall, 240 East Gammon Road *after site visit*
Wednesday, January 17, 2018

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a site visit and regular planning commission meeting, on Wednesday, January 17, 2018. The site visit will begin at 6:00 p.m. at the address noted above. **The regular meeting will begin shortly after the site visit.** The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION OR PLEDGE OF ALLEGIANCE

3. OPEN SESSION

“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes.

4. MINUTES REVIEW AND APPROVAL

4.1 November 1, 2017, Planning Commission Meeting

4.2 November 15, 2017, Planning Commission Meeting

5. BUSINESS ITEMS:

5.1 Consideration of Site Plan Amendment – Edgewater Site Plan Amendment

This is for a site plan amendment application for the Edgewater Development, located at 255 Mill Road. The proposed amendments include adding and removing site amenities.

6. WORK SESSION:

6.1 Zoning Ordinance Text Amendments Discussion

- Section 1719 Drive-thru Facilities
- Hearing Officer – Adding new provisions for an appeal authority.
- Subdivision Ordinance – Adding requirements for plat signatures.

7. COMMISSION MEMBERS’ REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. STAFF REPORTS

8.1 Morgan Brim, Planning Director

8.2 Don Overson, Town Engineer

9. ADJOURNMENT

The next regularly scheduled meeting is on February 7, 2018.

This meeting may be held electronically to allow a commissioner to participate by teleconference. The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: January 11, 2018

NOTICED BY: /s/ Claire Hague

Claire Hague, Permit Technician