

VINEYARD PLANNING COMMISSION MEETING**Site Visit: 787 East 400 North @ 5:30 PM****Public Hearing and Regular Meeting: Vineyard Town Hall, 125 S Main St.****Vineyard UT, 6 PM****Wednesday, May 1, 2019**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a site visit, public hearing and regular planning commission meeting, on Wednesday, May 1, 2019. The site visit will begin at 5:30 p.m. at the address noted above. The public hearing and regular meeting will begin at 6:00 p.m. or shortly thereafter. The agenda will consist of the following:

1. CALL TO ORDER**2. INVOCATION/INSPIRATIONAL THOUGHTS/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. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. 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.

4. MINUTES REVIEW AND APPROVAL

Minutes from the December 05, 2018, January 10, 2019, March 6, 2019, and March 20, 2019 planning commission meetings.

5. BUSINESS ITEMS:**5.1 Site Visit and Consideration - Vineyard Medical Office Building (The Yard)**

The applicant is requesting approval of a site plan for a medical office building located at 787 East 400 North. The project site is Lot 5 within the Yard B development south of the Megaplex. The project is located within the Regional Mixed Use (RMU) district. The applicant is proposing the use of medical office building that will have a dental and pediatric office within it, which is an allowed use within the RMU.

5.2 Public Hearing and Consideration- Conditional Use Permit and Site Plan - CUWCD Wells #8, #9 and #10

The applicant is requesting approval for a conditional use and site plan for three (3) Well Pump Houses within the Regional Mixed Used (RMU) District. Site number eight (8) is located at 586 East 198 North within the Vine Apartment development, site number nine (9) is located at 683 East 2 South on the northern part of the Alloy Apartment development just south of the proposed location of the Center Street Overpass, and site number ten (10) is located at 808 East 196 South on the southern portion of the Alloy Apartment development.

5.3 Anderson Geneva Northeast Record of Survey

The applicant is requesting approval for a record of survey. A record of survey is when a survey has been performed on a plot of land and is required to be recorded with the county. This record of survey is delineating boundary lines for individual lots. Per the

Vineyard Subdivision Ordinance, a record of survey needs the same approvals as required for a plat and shall be recorded with the county recorder.

5.4 Special Meeting

Vineyard Planning Commission shall discuss conducting a Special Meeting on May 21, 23, or 29

6. WORK SESSION:

6.1 Planning Commission Bylaws

6.2 Home Occupations

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, City Engineer

9. ADJOURNMENT

The next regularly scheduled meeting is May 15, 2019.

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: April 25, 2019

NOTICED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, December 5, 2018 at 6:00 p.m.**

PRESENT	ABSENT
Madam Chair Cristy Welsh	
Commissioner Tim Blackburn	
Commissioner Anthony Jenkins	
Commissioner Bryce Brady	
Commissioner Jeff Knighton	
Others Present:	
Commissioner Shan Sullivan	
Commissioner Stan Jenne	
Commissioner Nate Carter	

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:02pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Madam Chair Welsh invited Bryce Brady to offer an invocation.

3. OPEN SESSION

Madam Chair Welsh opened the open session at 6:03pm and asked for public comment on items not on the agenda. Hearing No comments, she closed the open session at 6:03pm.

4. MINUTES REVIEW AND APPROVAL

Madam Chair Welsh asked for comments on the first three minutes to approve (June 20th, August 15th, and September 19th) and suggested they review the last three minutes (October 17th, November 7th and November 14th) in January.

Motion: COMMISSIONER BLACKBURN MOTIONED TO APPROVE MINUTES FROM JUNE 20TH, AUGUST 15TH, AND SEPTEMBER 19TH AND TO REVIEW THE MINUTES FROM OCTOBER 17TH, NOVEMBER 7TH, AND NOVEMBER 14TH IN JANUARY. COMMISSIONER ANTHONY SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS:

5.1 Public Hearing and Consideration – Chapters 15.04, 15.06, 15.52, 15.46 of the Vineyard Zoning Ordinance and Repealing the Vineyard Development Code.

Mr. Brim opened with an explanation of revising the subject of Board of Adjustment and replacing with a Hearing Officer. This would bring about a lot of small changes. The Utah State Code allows Vineyard to have a Land Use Hearing Officer. The Officer would replace the Board of Adjustment (BOA). According to the Code, technically, Vineyard is supposed to have one. However, Vineyard does not current have one. Vineyard has been lucky enough not to have appeals and variances. Those are the two things that the BOA is authorize to hear and approve. The Hearing Officer position allows Vineyard to put one person in that position. Six months ago, there was a code amendment for Title II for administrative violations. It was written with language for an Administrative Hearing Officer. That person would do all the code enforcement things. This code

would be set up in a similar way so that the Administrative Hearing Officer and the Land Use Hearing Officer could be the same person. It effects the following chapters in the code.

Chapter 15.04 Interpretation of Requirements

Mr. Brim explained that this chapter explains the different authorities. It takes the BOA and replaces it with Hearing Officer.

Chapter 15.06 Land Use Authorities and Other Officers

The changes in this chapter would be to delete provisions regarding the Board of Adjustments and add provisions for a Land Use Hearing Officer to render decisions on variances, determination of legal nonconforming uses, legal noncomplying structures and appeals of zoning decisions.

Chapter 15.52 Appeal Authorities and Procedures

Chapter 15.46 Variances

Mr. Brim explained this change would go through these two sections (15.52 and 15.46) and replace BOA with Hearing Officer.

Mr. Brim asked for any questions.

Madam Chair Welsh asked where we will find a person to perform these duties.

Mr. Brim responded that this would be a contracted position. Vineyard would have one to three on retainer and the City would call them when necessary.

Commissioner Knighton asked what qualifications are necessary.

Mr. Brim responded typically Hearing Officers are people who have experience in land use law. Many have experience on BOAs or as planning commissioners. They don't necessarily have to be an attorney, but it is preferred to have someone with legal experience. Vineyard has an RFI that has been written asking for people with land use legal experience. There's a few who do it as a side gig. For example, the City attorney David Church is a Hearing Officer for three or four cities.

Madam Chair Welsh asked if David Church could be Vineyard's Hearing Officer.

Mr. Brim responded that he couldn't as it would constitute as a conflict of interest.

Further discussion ensued relating to who they would choose to be a Hearing Officer.

Commissioner Blackburn expressed concern to have all the power concentrated in one person.

Mr. Brim responded that would be the reason Vineyard would want somebody with a lot of experience. Morgan explained that the process would be that staff would analyze the scenario, the city attorney would be at the meeting as well. Whoever is arguing against the decision would come to the hearing (they could bring an attorney themselves) and they would submit their material. The Hearing Officer would just be seeing whether the law was applied correctly. That's why you would want someone with a lot of experience

versus various people with various backgrounds. Vineyard should have someone who is not swayed arbitrarily, but someone who will make a very concrete decision based in legal analysis.

Further discussion ensued about a Hearing Officer versus a Board of Adjustments.

Mr. Brim also brought up the Vineyard Development Code from 1992 for a short period. Several sections were appealed. Three pages were not appealed that talk about performance bonds. However, Vineyard Municipal Code already addresses that. It creates a conflict. Staff wants to make it very clear that the city is using the current zoning and subdivision code, and that there is nothing in the past that conflicts with that. This would repeal the full Vineyard Development Code from 1992. The city hasn't used it, but a developer could dig back in and find something they could use. Repealing this will just clean up conflict.

Madam Chair Welsh asked for additional questions. There were none.

Madam Chair Welsh asked for a motion to open a public hearing:

Motion: COMMISSIONER BLACKBURN MOVED TO OPEN ITEMS TO A PUBLIC HEARING. COMMISSIONER KNIGHTON SECONDED. ALL WERE IN FAVOR. NO QUESTIONS WERE ASKED. COMMISSIONER KNIGHTON MADE A MOTION TO CLOSE THE PUBLIC HEARING AT 6:18PM. COMMISSIONER KNIGHTON SECONDED. ALL WERE IN FAVOR.

Madam Chair Welsh asked for a motion in regards to text amendments and repealations:

Motion: COMMISSIONER KNIGHTON MOTIONED TO FORWARD A POSITION RECOMMENDATION OF ORDINANCE 2018-17 TO THE CITY COUNCIL. COMMISSIONER BLACKBURN SECONDED. COMMISSIONER KNIGHTON, BLACKBURN, JENKINS, BRADY, AND MADAM CHAIR WELSH WERE ALL IN FAVOR.

5.2 Planning Commission Special Meeting

Mr. Brim asked for two special meetings. The first is for the Anderson Geneva Record of Survey on December 12th at 5pm. It is on a plat and needs to go through the Planning Commission and City Council. It is agendized City Council next week, but Planning Commission needs to make a decision first. Three commissioners need to come to look at it and make a decision.

Madam Chair Welsh asked for a motion.

Motion: COMMISSIONER BRADY MOVED TO HOLD A SPECIAL MEETING DECEMBER 12TH AT 5:00PM. COMMISSIONER BLACKBURN SECONDED. ALL WERE IN FAVOR.

Mr. Brim asked for another special meeting for Vineyard Shores & The Yard Phase 1. The Yard is a site plan and a conditional use permit for the eight drive-thru's. Because they are complex, staff wanted to break them out of a normal Planning Commission Meeting. Staff wanted to allow both to come on either January 8th or January 10th. Staff prefers the 8th because it allows more time for both developments to make the needed changes. It will be like a work session to Planning Commission to offer critiques and suggestions to the projects.

Discussion ensued about which day would work best.

Madam Chair Welsh asked for a motion.

134
135 **Motion:** COMMISSIONER JENKINS MADE A MOTION TO HOLD A SPECIAL MEETING JANUARY 10TH
136 AT 6:00PM TO REVIEW THE SHORE AND THE YARD. COMMISSIONER KNIGHTON SECONDED. ALL
137 WERE IN FAVOR.
138

139 **5.3 Planning Commission Chair and Vice-Chair Appointment**

140 Mr. Brim stated that it is the time of year to pick a new Chair and Vice-Chair. He
141 recommended that if any commissioners have interest to state it. No alternates may be
142 a Chair or Vice-Chair.
143

144 Commissioner asked if the current Chair and Vice-Chair would be willing and able to serve
145 in those positions again.
146

147 Mr. Brim clarified that the Chair and Vice-Chair can hold their position for two
148 consecutive years and then must take a year off before chairing again.
149

150 Commissioner Jenkins asked if all the members of the Planning Commission will be
151 continuing their service into the new year.
152

153 Discussion ensued about term limits.
154

155 **Motion:** COMMISSIONER BLACKBURN MADE A MOTION TO NOMINATE MADAM CHAIR
156 WELSH TO CONTINUE AS CHAIR AND COMMISSIONER JENKINS TO CONTINUE AS VICE-
157 CHAIR. COMMISSIONER KNIGHTON SECONDED. ALL WERE IN FAVOR.
158

159 Discussion ensued about how great the Chair and all the Planning Commissioners are.
160

161 **6. Work Session**

162 **6.1 Vineyard Tree Manual and Tree Standards**

163 Mr. Brim stated that this was the bulk of what the Commission did in October. This was
164 an item that they wanted to point out in more detail. The Tree Manual contains three
165 classifications of trees and provides spacing for each tree type. Class One trees are the
166 trees in park strips. They experienced conflict because the code required one every 20
167 feet. They were concerned by how close those trees were. Class Two trees are spaced at
168 40 feet and Class Three trees are spaced at 50 feet. The only time there will be Class
169 Three trees would be in parks. Class One and Two trees provide appropriate spacing and
170 allows the applicant to choose the appropriate tree. The list provides the flexibility to
171 pick their own trees, but the standards to follow to ensure uniformity and growth. The
172 proposal is to change the code to reference the spacing in the tree manual. The manual
173 does allow for the Public Works Director to approve exceptions.
174

175 Commissioner Jenkins asked at what point are the checks and implantation methods
176 enforced on these.

177 Mr. Brim responded that they have really improved on inspections. Ms. Hart or Mr. Brim
178 will go out check site plans and how things are followed through in final inspection.
179

Commissioner Blackburn prefaced his question saying it was slightly off topic, but asked what has happened to the Commission's recommendation one year ago to Edgewater to provide some lighting on the pathway, changes to trees, and a dog park. Did anyone follow up to see if those agreements were done?

Discussion regarding the Edgewater site ensued.

Madam Chair Welsh added that she thought it was needed and appreciated staff efforts to add the clarifying language.

Councilmember Tyce Flake added that the City has applied to the Arbor Day Foundation and hired an arborist. They've surveyed all 2,644 trees and found 60% are dying. They did it because eventually developers are going to come to the City and ask them to pay for all those trees. The city won't pay for them if they're dead. Councilmember Flake works with the appropriate people when plans are sent in to certify reasonable requests. Developers want to provide the cheapest tree and the shortest bush whether they will grow or not in this climate. The Tree Manual also states the distance from curbs and sidewalks trees need to adhere to so the City does not have to replace curbs and sidewalks, etc. One of the things the Urban Forest Board will do in the coming weeks, if Vineyard gets their bid back, is ask for a budget in the next year. The City has asked for approximately \$2 a tree. The trees are there to beautify a city, cut down on noise, cut down on air pollution, cut down on wind. The Tree Manual is quite replete. It shows how to plant and prune the trees, etc. Class One trees in the manual gets a representation of the tree and everything you need to know about the tree. That's what happens through the whole manual.

Further discussion ensued about the tree manual.

Commissioner Knighton asked how many restrictions the City had in place in the past. How compliant are the issues in the Waters Edge Community?

Councilmember Flake responded that the Council is currently battling that. Waters Edge said that it is not their fault that the plants are dying, but when you plant a tree that is still covered in burlap and a wire cage, you're planting a dead tree. When you plant a tree that is six inches deeper than its root ball, you've got a dead tree. When you put grass in and you don't water it for three weeks, you've got dead grass. Vineyard Loop and Mainstreet have obvious examples of dying trees. The question that the Council will have to battle with the developers is that the developers planted a tree that has a six-inch caliber trunk and is dead, before the city gives the developer the bond, we want them to replace that tree. The developers will want to replace the tree with a two-inch caliber tree.

Mr. Brim commended Councilmember Flake for all the work he has put into the Tree Manual. He approached staff with the problem and upon further study they found some real potential problems.

Councilmember Flake continued, that the arborist has noted that over 60% of Vineyard's trees are London Planes. That means if there's a specific type of disease (and there's 11

specific diseases for that tree) Vineyard will lose every one of those trees in a matter of months because they're all right next to each other.

Madam Chair Welsh asked if they want to move all of those London Planes out of the city or simply find someplace they would work.

Councilmember Flake said they would like to spread them out which would lessen the possibility of disease wiping them all out at the same time.

Further discussion ensued about London Planes.

6.2 Educational Video on Planning Topic

Mr. Brim introduced an educational video (Seven Principles for Building Better Cities | Peter Calthorpe | <https://www.youtube.com/watch?v=IFjD3NMv6Kw>), and invited council members to submit more educational videos for future meetings.

Mr. Brim commended the City because they're trying to integrate many of the principles of the video into the City already.

Mr. Wilson commented that he thought the video was great, but that you also need to plan for the culture the City will be in too. A city can integrate bike lanes, but can a family of go and do that and bike to the grocery store? 70% of the population in China doesn't own a car, here 70% of the population has four cars.

Madam Chair Welsh commented that it's interesting that you can take a neighborhood like the one she lives in and her entire neighborhood drives their kids to school even though its just half a mile away. It takes 20 minutes to get the kids to school because of the traffic that's there, but in that time, you could walk from home to the school four times over. She stated that we need to change that culture. If her whole street stopped driving their cars they'd get rid of 10 cars twice a day. She can't walk down the street and get French bread every night, but there are small changes that could take place. A light could make it easier for children to walk to school.

Mr. Wilson responded that you need to mold your city to its culture.

Madam Chair Welsh responded that Vineyard is leaning into the right direction by having bike lanes and trying to make it connected.

Mr. Brim responded that we still have a lot of the City to build, and we will add a lot of uses. Not everybody will need to point to State Street – it will be a more integrated design. Utah is a car driven society and there's a way to make it better.

Further discussion ensued about other options aside from an auto-centric community model.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. STAFF REPORTS

- Chris Wilson, Assistant Engineer
 - The City is still waiting on UP went through a layoff so in the middle of getting the plans finalized, the city lost their contract. The Mayor got another contact and there has been trouble getting a response, unless the Mayor is directly contacting the contact. The contractors are all ready to bid. The City is just waiting on the approval.
 - Madam Chair Welsh stated that the Mainstreet traffic is terrible and the City needs to come up with a plan. There have been traffic studies on that road that are failing.
 - Chris answered that as we open up more points of access to the City traffic patterns will change. Right now, a huge majority of the City funnels to Mainstreet and 800 North to get out of the City. Once we have more access and routes those traffic patterns will change. Construction will be done a year after the City receives approval.
 - Further discussion ensued about what kind of traffic is needed to bring in a stoplight in that area.
- Morgan Brim, Community Development Director
 - There a couple hotel groups Vineyard is working with.
 - There is interest in the Forge. There will no longer be a spec building in the Forge. They're looking at 50% pre-leasing. There is light manufacturing facility that wants to move into the Forge. The building would meet the design standards and it would be close to restaurants.
 - Staff is talking with two different grocery stores. They both have different properties they are looking at, and they both want to build right now. They're trying to decide where.
 - Staff is looking to bring in the George Washington Museum. It's a state-wide program to build a replica of Mount Vernon and it would teach about the founding fathers. There's nothing on the West coast to talk about how the US was developed and founded. It would be an 18-acre museum with tons of festivals and facilities.
 - The City is working with UTA and a design company to develop the 50-acres immediate to the Frontrunner station. They are deciding how roads, the Promenade, etc. can lay out. In the next couple months, the design should be completed and the overall development of the station could be 12-18 months (possibly longer). Recently we found that there is a double track heading north two miles from our station. Because of that, there are additional funds and work that needs to be gathered. It will probably be about a two-year project.

9. ADJOURNMENT

Motion: COMMISSIONER KNIGHTON MADE A MOTION TO ADJOURN AT 7:48PM. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT: /s/ McKenna Marchant
McKenna Marchant, Planning Technician



**VINEYARD PLANNING COMMISSION WORK SESSION
OF THE VINEYARD PLANNING COMMISSION
Work Session: Vineyard City Hall, 125 S Main St. at 6:00pm
Thursday, January 10, 2019**

Present	Absent
Madam Chair Cristy Welsh	Alternate Shan Sullivan
Commissioner Tim Blackburn	Alternate Nate Carter
Commissioner Anthony Jenkins	
Commissioner Bryce Brady	
Commissioner Jeff Knighton	
Others Present:	
Alternate Stan Jenne	

Others Present: Jed Stewart, Matt Hanson, Brandon Watson, Tyce Flake, Elizabeth Hart, Morgan Brim

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:01.

2. WORK SESSION

2.1 Lakefront at Vineyard Town Center: Proposed Site Plan Application

- The Planning Commission will hold a work session with applicant, Edgehomes, on the proposed site plan application for a 685-unit development within the Lake Front Residential district of the Special Purpose Town Center Zoning District.

Mr. Brim thanked Liz for all her work on the project. The applicants had done a lot for preparing this area and had met with staff to ensure that the development meets the Town Center Lakeside Code. There are still a couple issues to work on. He recommended the applicants go through the presentation. He invited the commission to just focus on this project and ask as many questions as they would like.

Madam Chair Welsh ask if people needed to read things at the beginning or during the presentation and when to ask questions.

Ms. Hart responded it would be best to let the applicant finish the presentation and then ask questions.

Mr. Brim added to let the applicant get through the topic: site plan, parking, etc. and then get into a discussion.

29 Madam Chair Welsh clarified to let the developers get through section by section and
30 then ask questions.

31 Mr. Jed Stewart stood to describe the street view, architecture, and building materials
32 of the buildings by the screen. He stated that if Edge needs to add more color schemes
33 or designs, they can. Mr. Brim alluded to the vast number of code items they had to
34 meet and Mr. Stewart stated it has been a beast. There have been a couple challenges
35 Edge is asking for exemptions with. There is a single-purpose building type in the code,
36 but there is nothing that refers specifically to condominium units so Edge and Staff took
37 the single-purpose code to that condominium unit. If you really read the code and the
38 way it is structured, it is really structured for a commercial building. It is for big tall
39 ceilings, glass door-front – whether that be a live/work unit or a full office building
40 that's how the code is written. The first challenge is that it calls for a 14-foot main floor
41 height on that single purpose building. Right now, the developers are at 11-foot 8-
42 inches from grade to finished floor elevations so about two feet shy there. The other
43 thing the code called out was a transparency requirement. Again, the developers think
44 the way the code was written was for this to be a glass storefront. That transparency
45 requirement is 30% which the developers are able to meet because they had to make
46 some windows bigger, but they carried that across all floors. The other area, which
47 applies more specifically to the single purpose (more specifically to the condo buildings,
48 but also to the town homes) refers to primary building materials. On the condo units it
49 calls out 80% primary building materials. To summarize what those are, it is essentially
50 masonry (stone or brick), cement fiber siding, and glass. The condos require 80%, the
51 builders are shy of that, they're only at 76%. They can add cement fiber, but they like
52 the look of the diversity of the drawings currently.

53 Mr. Brim interjected the code does allow the town planner to make modifications to an
54 approved site plan. During the process, the city planning commission has that power.
55 Primary materials are required for 80% of the façade and it gives a list of things that
56 would be included in that 80%. The rest would be the secondary building material.

57 Commissioner Brady asked if that only applied to the front façade.

58 Madam Chair Welsh asked if there were 6 total schemes and asked to see them.

59 Mr. Stewart responded that all the materials and colors were listed in the
60 commissioners' packets. There are harmonious schemes, but there is also a lot of
61 diversity which is why the Edge decided to cluster this development. He then showed
62 and described a couple different schemes and material types.

63 Discussion ensued about the similarity and variations of designs.

64 Mr. Stewart explained the area: as Loop Road end there will be a terminal vista of the
65 clubhouse and pool area. These homes will all be alley load products with the front
66 doors facing Loop Road and garages will be behind the units. The bulk of the units will
67 be traditional four to five-plex townhomes. They vary in width, some are even six-plex.
68 The Type B (the rambler units) are spread out throughout the project. The end unit
69 townhome has a porch that wraps around the side and is a side entry unit. It will break

70 it up so that the sides will all have character as well. The end units will always be a
71 rambler.

72 Mr. Brim asked if the side rambler with the porch was in the commissioners' packets.

73 Mr. Stewart stated that many of the interior streets would be what you would typically
74 see in a development like this. In the key areas, Edge tried to mix it up with the porches
75 and end units.

76 Commissioner Knighton asked if what material it would be.

77 Mr. Stewart responded that it is currently planned to be stucco.

78 Mr. Brim stated that up to 60% of the exterior façade may be stucco. The code requires
79 40% primary materials.

80 Commissioner Knighton asked if that also applies to corner lots.

81 Mr. Brim responded that the code says façade and typically façade refers to the front.

82 Ms. Hart interjected that façade meant whichever face of the building is facing a street
83 the rear or interior facades are not required to meet those requirements unless
84 otherwise stated.

85 Further discussion ensued about corner unit and ADA requirements.

86 Mr. Jed explained where Edge is considering placing their contemporary and traditional
87 designs and their concern for placing the traditional and contemporary designs side by
88 side.

89 Madam Chair Welsh stated that her concern is that when the neighbors move into the
90 neighborhoods, they would start referring to the different neighborhoods by their
91 locations.

92 Commissioner Knighton asked what the plans for construction are. Where will Edge
93 begin, where will they end, etc.

94 Mr. Stewart replied that their phasing plan is to have eight phases on the first part of
95 the plan. They should start on the north half of the project in September. Edge wants to
96 build Loop Road extension down, build 300 West down and then take 300 West down
97 and connect it to the south end.

98 Madam Chair Welsh responded that she thought 300 West would have to be
99 completed before the project began.

100 Mr. Brim responded that the Public Works department wants at least the connections
101 from Loop Road and 300 West so that it connects all the way to the south side and then
102 hits Loop Road on the north. Public Works is willing to work with Edge, but Mr. Overson
103 does not want the roads segmented (example: build 100 feet and then wait, then build
104 100 feet and wait).

105 Further discussion ensued about the roads.

Commissioner Brady stated that his biggest concern was that there was a lack of elevation designs. He would like to see a lot more difference from home to home with obvious changes.

Mr. Brim asked if there was consensus with Commissioner Brady's statement

Commissioner Knight added his agreement and added that the condo building had no variation between the contemporary and traditional.

Mr. Stewart stated that is a challenge to create drastic changes because there's only so much the builders can do.

Madam Chair Welsh stated that if you put the contemporary going down one street it will just look like one roof going all the way down the street.

Mr. Brim asked if Edge would be able to do a little different design and stagger the roofline a little bit.

Further discussion ensued about the rooflines and varied designs.

The commissioners then examined the single-family dwelling units.

Mr. Stewart stated that Edge has over 50 floor plans and these were just a sampling of what they have. They are popular plans that fit on these lots.

Mr. Brim interjected that the buyer would most likely pick the design of their single-family home.

Mr. Stewart stated there will be three different elevations that are all drastically different. Each elevation will come in either gable or hip so there are six alterations to each floorplan.

Commissioner Brady asked if Mr. Stewart had any modern plans for the single-family dwellings.

Mr. Stewart responded they do have a contemporary elevation, but it was not included in the packet.

Commissioner Knighton referred back to the varied designs corresponding to townhomes.

Discussion returned to townhome design.

Mr. Brim gave a summary of what the commission had discussed needed to be worked on by Edge: (1) work on different elevation designs for the condos, (2) provide contemporary design for single family homes, (3) amend the contemporary townhome design and consider a hip roof design, and (4) work on material of the homes that face the street by their side.

Commissioner Brady added a note on the single-family design; the single-family homes that back the street should have an added pop out to the back.

Mr. Stewart responded that pretty much all of their plans include pop outs that creates relief against the back.

Madam Chair Welsh asked to move on to the site plan.

Commissioner Jenkins had a personal conflict and had to leave the meeting. Alternate Commissioner Jenne took his place. Before he left, though, he voiced his concern of the connecting trail around Utah Lake. When James Bay goes in Edge will have already have completed all of their section.

Mr. Stewart responded in the affirmative, and that Edge will also put in a trail on 300 West that it will connect with.

Commission Knighton asked if that was the trail on the site plan.

Mr. Brim asked Ms. Hart to pull up the trail plan.

Commissioner Jenkins stated that there is already some conflict about who will finish what areas of the trail and the importance of connectivity.

Further discussion ensued about the trail.

Commissioner Knighton asked how much of the site plan is already approved.

Mr. Brim stated that the plat is not solidified because it has to go through final plat first. The commission can still make adjustments because the plat hasn't been recorded.

Commissioner Knighton stated there were some comments in the preliminary approval that he feels still haven't been addressed: (1) more access points and view points to the lake, (2) looks un-pedestrian friendly, (3) only has sidewalks on one side of the street, (4) so many garages and driveways instead of front porches, (5) the open space seems to be left over space instead of thoughtful space about where people would like to spend time, (6) condo design variations needed, (7) clubhouse area lacking design, and (8) the site plan is not unique to its area and proximity to the lake.

Mr. Brim responded to Commissioner Knighton's concerns.

Commissioner Blackburn stated that he has felt like the lake is the diamond of the community. He desires more public access to the lake and not just public amenities for the lake.

Mr. Brim asked to have a further discussion about access to the lake and pedestrian walkways.

Discussion ensued about lake access and pedestrian walkways.

Mr. Brim asked Commissioner Knighton if he would like to talk about the specific things of the clubhouse that he would like to see modified.

Mr. Stewart addressed the amenities including, extra pickleball courts, basketball courts, pool, etc.

Commissioner Brady asked if there would be a fence separating the pool from the play area.

Mr. Stewart responded there were no plans currently.

Further discussion ensued about the lake view and amenities.

Conversation turned to the Waters Edge clubhouses.

Mr. Watson stated that the two clubhouses being built right now will service between 2,200-2,400 units.

Commissioner Brady asked a question concerning the 5-acre park to the north of this development.

Mr. Brim interjected that the city still needs to work out the development agreement with Anderson Geneva which will make this project more streamlined.

Mr. Stewart had to leave early.

Mr. Jenne read him email with the following comments concerning: his agreement with Commissioner Knighton's comments regarding biking and trails, the top lots will be shared by 700 units and in his opinion that does not create a very family friendly area. There are limited parking and playgrounds too. 300 West is a road just for the residents and will provide little benefit to the city. The 3-way stop in the middle of the development will discourage through-traffic. He stated he was worried about the parking bottlenecking.

Mr. Brim stated that 300 West would have a substantial amount of parking in addition to park and picnic areas parking

Mr. Jenne responded that currently you can park right next to the picnic areas, but the way it's changing you'll have to walk quite a way to access the picnic areas.

Discussion ensued about parking and the site plan along Utah Lake.

Madam Chair Welsh how much grass will actually be around the area versus rock.

Mr. Watson responded that the developers agreed that there should be more green grass areas in the project. They want to be cognizant of creating grass areas and how they factor into HOA fees.

Discussion ensued about xeriscaping vs grass areas.

Mr. Brim asked Mr. Watson to identify where there the tot-lots will be, and he identified them by indicating on the map. Mr. Watson also agreed to add a tot-lot to the top east side as well.

Mr. Hansen stated the developers have been very aware of how they could best spend their money to ensure that the community and amenities will be beautiful and thoughtful which came to fruition in the beach front park.

Further discussion ensued about tot-lots.

Madam Chair Welsh recommended the creation of a dog park.

Commissioner Brady asked how large one of the parks will be.

Mr. Hansen responded it will be three acres and then there are other three acre parks in the development in addition to the beach front property.

Commissioner Jenne voiced his support for the developers

Commissioner Blackburn asked what their population will be.

Mr. Watson responded it will probably be in the three to four persons per unit range. They have regulations of what they will sell to investors. They to try to cap themselves at 30%, so in one of those buildings they would have three investor units in the building.

Commissioner Blackburn asked what their target audience is.

Mr. Watson stated they would accommodate small families or also newlyweds.

Commissioner Knighton asked what the parking situation is.

Mr. Watson stated that each unit has their own garage unit with a driveway and then they've provided additional parking stalls. It will probably be the best parked place in Vineyard without turning it into a Walmart parking lot. There are probably around 2,000 parking spots including driveways and garages.

Further discussion ensued about parking and investors.

Ms. Hart stated that they need to meet one type of open space, but the developers do not meet that one type, but there is the in-lieu substitution that they're doing in promenade.

Madam Chair Welsh asked for further questions.

Mr. Watson thanked the commissioners for their comments.

3. ADJOURNMENT

Madam Chair Welsh adjourned the meeting at 8:15pm.

Minutes Approved On:

Edited BY: /s/ McKenna Marchant

McKenna Marchant, Planning Technician



**VINEYARD PLANNING COMMISSION
REGULAR MEETING**

**Vineyard City Hall, 125 S Main Street, Vineyard, Utah
Wednesday, March 6, 2019 at 6:00 p.m.**

Present	Absent
Madam Chair Cristy Welsh	Commissioner Tim Blackburn
Commissioner Anthony Jenkins	Alternate Stan Jenne
Commissioner Bryce Brady	Alternate Nate Carter
Commissioner Jeff Knighton	
Alternate Shan Sullivan	

Others Present: David Lauret, William Holdaway, Gil Rand

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:00pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Madam Chair Welsh led the pledge of allegiance.

3. OPEN SESSION

Madam Chair Welsh opened the open session at 6:02. There was no public comment and it was closed at 6:02pm.

4. MINUTES REVIEW AND APPROVAL

Motion: Commissioner Jenkins motioned to approved minutes from February 6, 2019. Commissioner Knighton seconded the motion. All were in favor and the motion passed unanimously.

5. BUSINESS ITEMS:

5.1 MS Properties Lot 12 Site Plan Application

Mr. Brim introduced the project: The applicant, MS Properties, is requesting site plan approval for a warehouse building. The property is located on the west end of 1600 N within the Flex Office & Industry (FOI) district. The building is located on 3.69 acres of the subject property. The applicant is proposing approximately 60,000 square feet of office/warehouse/manufacturing building. *(Continued from February 19, 2019)* The primary change that occurred on the elevations were the colors.

Mr. Gil Rand, architect, came up to introduce the color pallet. He held the color pallet to demonstrate what the colors will look like.

Mr. Brim stated there was some previous displeasure in the blue so there was instruction to go more earth tones.

Commissioner Knighton stated the new elevation was helpful. One of the previous comments was for a little more specificity. Further discussion ensued about the color scheme. Madam Chair Welsh stated grays were better for the project and the blue should be a more modern color and the approval letter will be signed by the Chair.

Motion: Commissioner Brady made a motion to approve the MS Properties with the proposed conditions and the added condition that staff and Madam Chair Welsh approve the colors of the building. Commissioner Sullivan seconded the motion. All were in favor and the motion passed unanimously.

5.2 The Yard A Site Plan and Conditional Use Application

Mr. Brim requested that this project be continued to March 20.

Motion: Commissioner Jenkins made a motion to continue the public hearing to March 20, 2019. Commissioner Knighton seconded the motion. All were in favor and the motion passed unanimously.

6. STAFF REPORTS

- Morgan Brim, Planning Director
 - General Plan Work Session meeting the consultant will come and present the finished document. It will be a joint meeting and will be April 17th. The city council may cancel the 24th meeting. This will be a conversation with the commissioners and the city council – which will be a few weeks before public hearing. It will be public, but it won't be a workshop with citizens coming and providing a ton of feedback. The consultant will take those comments and insert them into the draft.
 - Madam Chair Welsh asked for a copy of the draft beforehand.
 - High density areas quarterly meetings: The first meeting will be next week. These meetings will address special issues affecting those areas.
 - Neighborhood Watch Meeting on April 8th: concerning neighborhood watch and code enforcement.
- Don Overson, City Engineer
 - Overpass: There was finally a response from union pacific. Hopefully they will get the overpass and air rights approved quickly and then the bidding process will start. It will probably take one and a half building seasons.
 - Train station: There is an overall site plan which Mr. Brim has if the commission would like to see it. Commissioner Jenkins asked that C.O.s are withheld if certain projects (like the trail that goes under the road to the train station) are not finished. Mr. Wilson, staff, stated that the water company would have torn up those trails if the trails had already been put in. The approval to get the train built on state land takes a little bit longer.
- Commissioner Jenkins reported on the Utah Bike Summit:
 - It would have been more useful if the items were more actionable. Vineyard got a shout out for the work they are doing to make the city pedestrian-friendly. A lot of cities will be looking to Vineyard. UDOT is doing a lot with bike design on state roads.

- Mr. Brim added that they are currently creating a north/south bike trail; they already have one that is going east/west.

7. ADJOURNMENT

Madam Chair Welsh asked for a motion to close the meeting.

Motion: Commissioner Jenkins motioned to close the meeting. Commissioner Brady seconded the motion. All were in favor and the meeting adjourned at 6:34pm.

Minutes Approved On:

Edited By: /s/ McKenna Marchant

McKenna Marchant, Planning Technician



VINEYARD PLANNING COMMISSION
SITE VISIT: 44 N 350 E, Vineyard, Utah @ 5:30 p.m.
REGULAR MEETING & PUBLIC HEARING:
Vineyard City Hall, 125 S Main Street, Vineyard, Utah
Wednesday, March 20, 2019 at 6:00 p.m.

Present	Absent
Madam Chair Christy Welsh	Commissioner Tim Blackburn
Vice Chair Anthony Jenkins	Commissioner Bryce Brady
Commissioner Jeff Knighton	Commissioner Nate Carter (Alternate)
Commissioner Stan Jenne (Alternate)	
Commissioner Shan Sullivan (Alternate)	

Staff Present: Morgan Brim, Elizabeth Hart, McKenna Marchant, Don Overson, Chris Wilson

Others: Graden Ostler, Brian Hansen, Sarah Williams, Daniel Gonzalez, Brian Hansen, Steve Hutchings, and Eric Towner

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:00pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Sullivan led the pledge of allegiance.

3. OPEN SESSION

Madam Chair Welsh opened the open session at 6:00pm and asked for public comment on items not on the agenda.

Sarah Williams, neighbor of Lilypad Preschool, stood up and voice her support of the Lilypad Preschool.

The support was noted and Madam Chair Welsh closed the meeting at 6:01pm.

4. MINUTES REVIEW AND APPROVAL

No minutes for approval.

5. BUSINESS ITEMS:

5.1 Lilypad Preschool – Site Visit & Conditional Use Application

The applicant, Emily Hagen, requested approval for a preschool located in her basement. The property is located on 44 North 350 East of Vineyard within the Waters Edge SFD 6500. The zone requires Planning Commissions approval for any preschools within the area.

Ms. Hart introduced the project. Ms. Hagen is doing a home occupation. There was a preschool before in that same house that Ms. Hagen now lives in. Th code allows for two sessions a day, but is currently planning to hold one session per day from 9-11. With a total of six students. The preschool totals 150 square feet inside the applicant's home. Staff

recommends the following conditions: (1.) If staff receives a complaint there is a problem then the conditions will be reevaluated. (2.) Prior to operation the applicant must put down another parking space. Ms. Hart then turned the time over to Ms. Hagen.

Ms. Hagen clarified that some of the people who have already expressed interest in the preschool actually live in the culti-sac and will just walk their children to the preschool there by relieving traffic pressure.

Commissioner Knight stated he had no concerns and Madam Chair Welsh seconded his feelings.

Mr. Brim inserted that the code does require the conditions listed and the parking requirements.

Ms. Hagen responded that the home has a 3rd car garage that they could open providing an extra parking spot.

Commissioner Jenne stated it was important to have the motion clarify the 3rd car garage would be open to provide a spot and to set a precedence for future cases that will come.

Motion: COMMISSIONER JENKINS MOTIONED TO OPEN THE PUBLIC HEARING.
COMMISSIONER SULLIVAN SECONDED THE MOTION AND THE PUBLIC HEARING OPENED.

There were no public comments.

Motion: COMMISSIONER SULLIVAN MOTIONED TO CLOSE THE PUBLIC HEARING.
COMMISSIONER KNIGHTON SECONDED THE MOTION AND THE PUBLIC HEARING WAS CLOSED.

Motion: COMMISSIONER JENKINS MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT WITH BOTH CONDITIONS AS STATED BY STAFF. COMMISSION KNIGHTON SECONDED THE MOTION.

5.2 The Yard A Site Plan and Conditional Use Application

The applicant, Brian Hansen with X Development, is requesting approval of a site plan and approval of a conditional use permit for six (6) drive-thrus. The site is located within the Regional Mixed Use (RMU) district and is located east of the existing four (4) buildings in front of the Megaplex. *(Continued from March 6, 2019)*

Ms. Hart began by explaining the development. Some of the development includes bike racks with parking for 48 bikes. Buildings G and M are not part of this application. The one direction sidewalk will contain pedestrian crossings on the north and south. There are pedestrians' crossings connecting the west and east sides of the development. Around the roundabout there are two pedestrian crossing that allow you to get to buildings A and B. There are a lot of pedestrian connection. There is a minimum of 10% open space required for

84 this development. They are required to have 51, 662 total square feet; they have 105,818
85 square feet, which is 20% of the development and includes all open plazas, landscaping,
86 outdoor seating, etc. In terms of architecture they meet the standard. The height is between
87 23 and 26 feet. The 26 feet comes from the parapets which create a false façade. They have
88 wall pop-outs, the primary entrances are covered. All mechanical and building equipment
89 will be in a separate room for each building and all roof equipment is screened by the
90 parapets. There is also screening from the dumpsters. The site lighting is adequate, but the
91 trees they're proposing will overgrow the lights. They need to maintain trees or change their
92 trees. The is one issue of concern for staff, for 90-degree parking stalls the minimum width
93 for the isle is 24 feet. If you measure from the island to the curb it is only about 21 feet so
94 they will have to expand that to meet the minimum 24 feet. This is a shared parking site. All
95 the buildings are retail or general retain with one building specifically designated as a
96 restaurant. Building K, restaurant, requires 35 parking spaces. There is a total of 91 shared
97 parking stalls, but Building K has 32 directly in front of their building. So they would have 32
98 plus the 91 shared stalls. In the staff report all the parking is broken out. They are required to
99 have 240 stalls and the developers have a total of 291. They have adequate landscaping
100 which are approved with the Vineyard tree manual. They are required to have 20% of the
101 net site landscaped and they have 105,813 square feet. The stacking distance for drive-thrus
102 is 180-270 feet which goes around the buildings. Each drive-thru entrance shall be at least 50
103 feet from any street access point. All of the buildings meet that requirement except for
104 building L. Building L needs to redesign to be 3 feet away or the building won't be allow to
105 have a drive-thru. Drive-thru aisles shall be screened from streets with landscaping that is
106 three feet high. And it needs to be 2.6 feet away from the drive isle. Currently the berm is
107 shows at two feet away from the building so the developers will need to move that away .6
108 inches.

109
110 Mr. Hansen stated that some things that had been talked about was doing bushes instead of
111 the berm.

112
113 Ms. Hart stated that equal fenestration shall be shown on all sides facing streets. On the
114 sides facing 650, Mill Road or the road to the round about the building meet it at a minimal
115 amount. The doors will be a mix of steel and glass. There needs to be a condition for any
116 shrubbery planted on top of the 1-foot berm will have to be a minimum of 2-feet at planting.
117 All the sidewalks are between 10-15 feet in width.

118
119 Mr. Hansen stated the developers have tried to get in all the sidewalks the commission
120 wanted. The developers believe they have met everything from the last meeting and make
121 the site very walkable. The trees are not a big deal in relations to the lighting and developers
122 can change those types of trees easily.

123
124 Madam Chair Welsh thanked the developers for their thorough plans.

125
126 Commissioner Jenkins clarified that some of those conditions will be worked out at a staff
127 level.

Mr. Brim stated the commissioners could open public comment to ensure the public had a say in the project.

Madam Chair Welsh opened the meeting to public comment.

Daniel Gonzalez, Four Foods Group, stated his group has lease some space in one of these buildings for Mo Betta's and Swig. If there are any further delays to the project, those businesses are asking for a conditional use to get started on their specific building.

Madam Chair Welsh asked Mr. Gonzalez how many of his businesses will require a drive-thru.

Mr. Gonzalez responded that Swig will be a drive-thru. Mo Betta's will be a walk in.

Conversation ensued concerning sidewalks and drive-thru's.

Commissioner Jenne stated that phase 1 and 2 are complete and then asked if 3, 4 and 5 will follow in that order and if the minimum parking will be met in each phase.

Mr. Brim stated that in order to get occupancy they have to have the minimum amount of parking for that area.

Commissioner Sullivan ask clarify questions for open space.

Ms. Hart responded how the staff measures open space.

Madam Chair Welsh stated that her major concern is Building L and asked how that could be fixed.

Conversation concerning Building L ensued.

Commissioner Jenkins state that he would not like to give up a sidewalk in order to get six inches of bushes in condition number four.

Further conversation ensued concerning the berm and landscaping.

Commissioner Knighton asked if the commission was also approving building elevations.

Further discussion ensued concerning the elevations.

Mr. Eric Towner brought up the fact that the developers had needed to sacrifice some costs because the cement crosswalks were more expensive.

Further discussion ensued about which crosswalks should stay and go in order for some of the buildings to get nichih.

The commission decided that they would be willing to get rid of the central cross walk in order to add some architectural interest by adding nichiha material or equivalent on at least Buildings F and O.

Ms. Hart stated that all plant shall be a minimum of three feet in height and all signage shall go through the sign permitting process.

Commissioner Jenne added that the developers must submit key to all building materials consistent with discussion for staff to determine the appropriateness.

Mr. Brim restated the three additional conditions: 1. Where berm is not used along a drive-thru aisle next to a road the landscaping shall be planted at a minimum of 3-feet height. 2. The applicant shall, at a minimum, update elevations for Buildings F and O to contain nichiha material or equivalent. 3. Central cross walk on east/west private road shall be removed from the site plan. 4. The applicant shall submit a material key for all elevation materials. 5. Signs must go through a permit process.

Madam Chair Welsh asked for motion

Motion: COMMISSIONER SULLIVAN MADE A MOTION TO APPROVE THE YARD SITE PLAN A AND CONDITIONAL USE PERMITS WITH THE CONDITIONS AS READ INTO THE MINUTES BY STAFF. COMMISSIONER JENKINS SECONDED THE MOTION AND ALL WERE IN FAVOR.

5.3 The Yard B Road Site Plan

The applicant, Brian Hansen with X Development, is requesting approval of a road sit plan. The site is located within the Regional Mixed Use (RMU) district and is located south of the existing four (4) buildings in front of the Megaplex.

Mr. Brim reported that this was a simple approval. This contains the Big Shots facility, the medical building, two other professional buildings and some retail. The applicant is requesting approval for the internal road system, curbing and gutter. Sidewalks, elevations, lighting, etc. will all be listed in subsequent site plan. This is the backbone infrastructure for the development. There is approximately 2,100 linear feet and on the southeast there is a temporary culti sac and there is a condition in the approval that the developers will need to meet the fire marshal's approval.

Mr. Steve Hutchings, X Development, showed a map of the site with green showing what they are asking for.

Mr. Brim stated the conditions as follows: 1. Only the streets are being approved. 2. The construction drawings will need to be approved by the engineers. 3. The fire turn around will need to be approved by the fire marshal.

Commissioner Jenkins asked if this would include curb and gutter.

Mr. Hutchings responded this would include curb and gutter but not sidewalks.

Mr. Brim states there is a condition (number five) that sidewalks with a parking strip shall be constructed along Mill Road and 400 North with the construction of the proposed private lanes and infrastructure. That's the public sidewalk, not the internal sidewalk.

Mr. Hutchings asked to wait for the sidewalks to be constructed with the building permits. Some of the buildings will be completed, but the developers are not responsible or liable for paying for the sidewalks in front of some of these buildings.

Mr. Overson stated the developers are creating opportunities for people to access the site, but not walk down Mill Road. To bring in the project by the Megaplex, but not put in a way for all the apartment complexes to the south to access it is a danger.

Mr. Towner responded that these roads are being constructed today to get utilities underneath them to the golf facility and the other out parcels. When those buildings are built along Mill Road and there is a reason for people to walk to those buildings there will be sidewalk.

Further discussion ensued concerning when the sidewalk should be built.

Mr. Brim offered an alternative to the fifth condition as follows: 5. Prior to issuance of the first Certificate of Occupancy for any building in the Yard B Plat, the side walk shall be installed along Mill Road. It does not seem like 400 North will be as important for timing.

Commissioner Jenkins stated his comfort with the occupancy restriction on the sidewalks.

Motion: COMMISSIONER JENKINS MOVED TO APPROVE THE MILLTOWN COMMERCIAL YARD SITE B PLAN WITH THE CONDITIONS AS STATED ON THE STAFF REPORT AS WELL AS WHAT MR. BRIM HAD STATED EARLIER AMENDING CONDITION FIVE. COMMISSIONER SULLIVAN SECONDED THE MOTION AND ALL WERE IN FAVOR.

6. STAFF REPORTS

- Morgan Brim, Planning Director
 - General Plan presentation on April 10th.
 - Mr. Brim asked for all the commissioners to be there. The presentation will be 15 minutes and the rest of the time will be public comment. This will be the best opportunity to insert your comments into the General Plan.
 - Madam Chair Welsh asked for copies of the draft beforehand.
 - Mr. Brim asked for the April 17th Planning Commission meeting to be cancelled because there will already be two Planning Commission meetings in April. April 3rd meetings.
 - The Commission agreed

- McKenna Marchant, Planning Technician

- There will be a Neighborhood Watch kick-off meeting on April 8.
- The sign enforcement letters are just waiting for some clarifying language and the online applications to become available.

7. ADJOURNMENT

Madam Chair Welsh asked for a motion to adjourn the meeting.

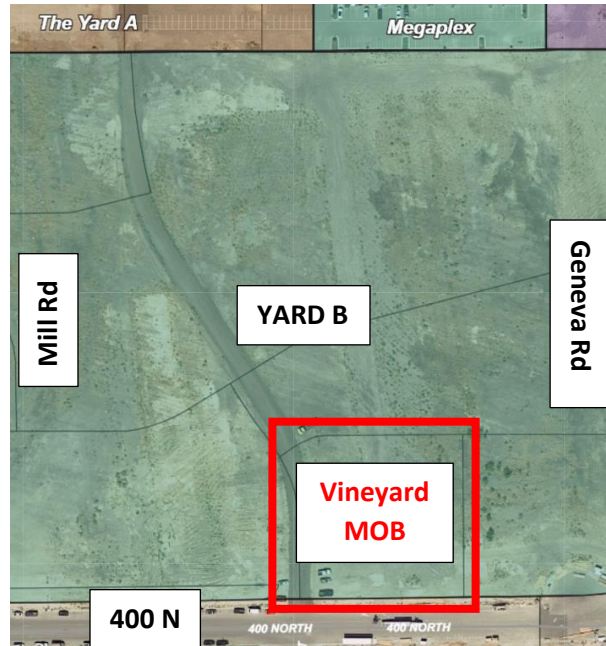
Motion: VICE CHAIR JENKINS MOTIONED TO ADJOURN THE MEETING. COMMISSIONER JENNE SECONDED THE MOTION. ALL WERE IN FAVOR.

MINUTES FOR APPROVAL ON: May 1, 2019

CERTIFIED CORRECT: /s/ McKenna Marchant
McKenna Marchant, Planning Technician



Date: May 1, 2019
From: Elizabeth Hart, Planner
To: Planning Commission
Item: Vineyard Medical Office Building – Yard B Lot 5
Address: 787 East 400 North
Applicant: Bruce Fallon, WPA Architecture



INTRODUCTION

The applicant is requesting approval of a site plan for a medical office building located at 787 East 400 North. The project site is Lot 5 within the Yard B development south of the Megaplex. The project is located within the Regional Mixed Use (RMU) district. The applicant is proposing the use of medical office building that will have a dental and pediatric office within it.

ANALYSIS

The existing use of the site, along with all adjacent areas on the north, east & west sides of the project, is vacant. The proposed Vineyard Medical Office Building project is part of a larger development known as Yard B. The Yard B development will have a mix of uses on the site, including additional medical offices, other office buildings, and an indoor/outdoor commercial recreational use. The development located to the south of the proposed project is the Edgewater townhome development. The mixture of uses proposed for the Yard B development will provide for a walkable community for residents to have access to commercial uses within walking distance of their homes.

The proposed project is part of a larger development known as the Yard B, some information for the entire development has not been provided to staff for the proposed project. Staff has been working

with the applicant to ensure that all requirements for the RMU District will be met for their site if the entire development Yard B does not accommodate them. Below is a breakdown of all requirements within the Vineyard Zoning Ordinance for the Regional Mixed-Use District.

VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District			
Standard	Standard	Staff Comments	Compliance
2.08.1.a. Project Characteristics	Multiple buildings which may accommodate one or more uses	The entire Yard B site will consist of multiple buildings that accommodate more than one type of use.	☒ Yes ☐ No ☐ N/A
2.08.1.b.	Buildings on the site connected by internal streets and drives, and pedestrian connections and pathways	Staff has requested an overall pedestrian connections plan for the development Yard B. The proposed project has established sidewalk connections that lead to the rest of the development to the north and east.	☒ Yes ☐ No ☐ N/A
2.08.1.c.	At least one major private or public space, such as a plaza, park, town square, or other gather space	The applicant for this project has provided a public space option because X Development did not provide a landscape/open space plan for the entire development to staff in time for this application. If the Big Shots area is not big enough to meet the required open space area then the applicant will provide their own.	☒ Yes ☐ No ☐ N/A
2.08.2. Minimum Acreage	The minimum acreage required for a Development Plan shall be ten (10) acres; provided, however, that a parcel of less than 10 acres may be approved, subject to compliance with all provisions of this	The entire Yard B site is ~18.52 acres	☒ Yes ☐ No ☐ N/A

	ordinance and approval by the City Council		
2.08.4. Non-Residential	There is no limit on the intensity of non-residential units as long as each development complies with the development standards of the approved development plan and the requirements herein.		☒ Yes ☐ No ☐ N/A
2.08.5. Building Height	Maximum Height: 60 feet	Proposed building is 28 feet in height	☒ Yes ☐ No ☐ N/A
2.08.6. Setbacks	Arterial – 25 feet Collector – 20 feet Local – 15 feet	400 North is a collector road, Setback is 20 feet. The building is proposed to be 25 feet from the property line.	☒ Yes ☐ No ☐ N/A
2.08.7. Compatibility Requirements	Development shall be compatible with, and preserve the character and integrity of adjacent land uses, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent land uses. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition	The purpose of the RMU is provide a mixture of uses. The proposed medical office building for this project is adjacent to a residential development. The entire Yard B site will also have additional mixed uses. This mixture of uses will provide for a walkable community for the residents to have access to commercial uses within walking distance of the homes. Landscaping buffers have been provided, the building is placed and designed to achieve visual interest at the pedestrian eye level.	☒ Yes ☐ No ☐ N/A

	of landscaping, walls, or both to ameliorate such impacts.		
2.08.8. Separation Between Industrial Uses	There shall be an appropriate separation between existing or planned industrial uses and planned residential uses to provide adequate safety and to avoid concerns with noise, odors, views, and other reasonable concerns as determined by the Town Council at the time of Development Plan approval.	Industrial uses are not a permitted use within the RMU	☐ Yes ☐ No ☒ N/A
2.08.9.a.i. Mixed Use Requirements	Each development shall be designed in such a way that it is well integrated within adjacent land uses. Integrated means that uses are within a comfortable walking distance (1/4) mile and are connected to each other with direct, convenient, and attractive pedestrian pathways; or the proposal contains a superior way to achieve the above criteria.	In regards to the proposed project pedestrian connections come from 400 North and go around the entire building. The sidewalk on 400 North will expand the entire length of 400 North when other developments come in. Access from the Edgewater Development is made along Mill Road.	☒ Yes ☐ No ☐ N/A
2.08.9.a.ii.	Projects shall develop a comprehensive open space network that uses plazas and other open space elements to connect uses. Open space areas and the paths link them shall facilitate the integration of adjacent land uses on the site.	For the proposed project the applicant has provided an option for a plaza area if the Yard B development does not meet the minimum requirement for this standard.	☒ Yes ☐ No ☐ N/A

2.08.9.a.iii.	Each development shall provide an on-site system of pedestrian walkways and/or public sidewalks throughout the RMU district. Connections shall be made to provide direct pedestrian and bicycle travel from within the development to adjacent uses and/or sites, transit stops, perimeter sidewalks, major destinations. In order to provide efficient pedestrian connections to adjacent destination, the City may require additional sidewalks, walkways, or bike paths not associated with a street, or the extension of a sidewalk from the end of a cul-de-sac to another street or walkway. Specifically, onsite pedestrian connections shall be provided to an between the following points: 1) The primary entrance or entrances to each building 2) Existing or planned transit stops, stations, and park-n-rid location 3) Trail systems, where determined appropriate either by the City based on	For the proposed project sidewalk connections have been made around the entire building. Pedestrians will be able to access the building from 400 North and from the north side of the development. A sidewalk has been provided along the private road that allows pedestrians to connect to other uses planned for the entire site.	☒ Yes ☐ No ☐ N/A
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	the Master Trails Plan. 4) On-site amenities 5) Adjacent development		
2.08.10.a Open Space	At least one major private or public space, such as a plaza, park, town square, or other gather space. These spaces should be designed and located for substantial use. The gathering space should include a significant public amenity, such as water features and/or public art.	The applicant has provided a private/public space that meets these minimum requirements if the Yard B development does not provide one that meets these minimum requirements. The proposed space is on the southern part of the property along 400 North, it consists of a larger concrete area with benches.	☒ Yes ☐ No ☐ N/A
2.08.10.d. Open Space	A minimum of 10% of the site area of the non-residential development shall be set aside for open space. Such areas shall be used for plaza areas, outdoor seating area, or other similar areas as approved by the Town Planner.		
2.08.10.e. Open Space	All open space areas shall be owned and maintained by a property owners association or landowner. Areas than 5 acres in size may be dedicated to the Town upon approval of the Town Council.		☐ Yes ☐ No ☒ N/A

Site Planning and Building Design

The overall site design has been coordinated with the adjacent development surrounding the project. The proposed building design for the Vineyard Medical Office Building seeks to use materials and forms that invoke the agricultural heritage of the community. Horizontal lap siding, brick, stone with exposed wood beams and columns are used for the material palette. Shed roof structures are used to invoke traditional agricultural forms used in agricultural structures.

The building face is designed with offsets in the façade to provide a varied experience for pedestrians walking along the west sidewalk. Pedestrian access to the project has been provided with a sidewalk along the north side of the building and along the rear and front of the building that connects to the sidewalk within the right-of-way.

Screening has been provided for the dental office on the northern side and a port of the eastern side of the building. The dumpster will be screened with a masonry wall enclosure on three (3) sides with a gate on the remaining side. Mechanical equipment on the roof will be screened on all four sides.

Below is a breakdown of all requirements within the Vineyard Zoning Ordinance for Site Planning and Building Design requirements.

VZO 15.36 Site Planning and Building Design Requirements			
Category	Standard	Staff Comments	Compliance
15.36.030.1 Subdivision and Project Features	All subdivisions and other projects shall include subdivision and project features that add visual interest and attractiveness to the subdivision or project area and the City. Such features may include subdivision and project entry features, public art pieces, streetscape designs, and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and useable parks and open spaces.	The building has consistency in design, which adds visual interest and attractiveness to the project area. Bicycle parking facilities have been provided onsite.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a Building Design	The City encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment.	The building design seeks to use materials and forms that invoke the agricultural heritage of the community. Horizontal lap siding, brick, stone with exposed wood beams and columns are used for the material palette. Shed roof	☒ Yes ☐ No ☐ N/A

		structures are used to invoke traditional agricultural forms used in agricultural structures.	
15.36.030.1.a.i View Protection	Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominate rooflines shall be avoided.	The height of the building 28 feet. The roof is a shed roof design.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii Building massing	In order to maximize the integration of all man-made structures and features with the natural environment and to minimize undesirable distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures	The building has pop-outs and is broken up by the pop-outs and overhangs and with different colors reduces the apparent size and bulk of the building.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.1 Coherent building design	All sides of a building may have a visual or other impact, and shall be coherently designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.	All sides are coherently designed and treated. There is a high level of consistent detail and finish on all sides of the building. The main entrance has more of a visual impact but the rest of the facades have details that expand around the building from the main entrance	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.2	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	All wall surfaces are relieved with variations of wall planes and overhangs that create shadow areas and add visual interest.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iii Reduced roof mass	The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is	The roof is shed roof design. The roof is mostly flat with some shallow pitches.	☒ Yes ☐ No ☐ N/A

	minimized when the roof is very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only)		
15.36.030.1.a.iv Varying Roofline	Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form.	The roofline has variation in heights and some areas have a slant giving the building a modern look.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.v Architectural details	Surface details, ornaments, and other building elements that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged: - Stonework - Exposed beams and columns - Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features - Covered entries, patios, walkways, breezeways, bays, and balconies - Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs - Accessories such as art features, benches, pots, lamps, artwork, and sculptures.	Horizontal lap siding, brick, stone with exposed wood beams and columns are used for the material palette. Entrances to the building have covered walkways. The exterior walls have pop-outs and there are roof overhangs on all sides.	☒ Yes ☐ No ☐ N/A
15.36.030.2. Building Additions	Proposed additions to existing buildings shall incorporate the predominant architectural features,		☐ Yes ☐ No ☒ N/A

	materials, and colors of the existing building		
15.36.030.3 Accessory Buildings and Structures	Materials used for all accessory buildings, structures and fences shall be compatible with the building materials and colors of the primary structure.		☐ Yes ☐ No ☒ N/A
15.36.030.4 Mechanical Equipment	Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and design details of all the buildings.	Mechanical equipment on the roof will be screened on all four sides. Proposed material: PVC material – dark hickory. Similar to a trex fence, that looks like wood.	☒ Yes ☐ No ☐ N/A
15.36.030.5.a. Building Location	All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.	The existing site adjacent areas on the north, east, and west sides are vacant. The development of the townhomes to the south are taller than the proposed building. The proposed building does not overpower any	☒ Yes ☐ No ☐ N/A

		existing buildings surrounding the site.	
15.36.030.5.b Building Location	All project and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.	The building is on the corner of a private road on the site and 400 North. A sidewalk is proposed on the north, south and west side of the project. The sidewalks make a connection to the building entrance.	☒ Yes ☐ No ☐ N/A
15.36.030.5.c Building Location	All project and building plans shall allow for, and provide interconnected streets, walkways, trails, and parking areas, as applicable	There is sidewalk connection to the site from 400 North. Staff is working with the applicant to get a pedestrian connect on the north side of the project.	☒ Yes ☐ No ☐ N/A
15.36.030.5.d Building Location	All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.	There are sidewalk connections from 400 North and off of the private road. The west and south building face is designed with offsets in the façade to provide a varied experience for pedestrians walking along the west sidewalk.	☒ Yes ☐ No ☐ N/A
15.36.030.6 Pedestrian Scale	Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye level.	Height: 28 feet The building face is designed with offsets in the façade to provide a varied experience for pedestrians walking along the sidewalks.	☒ Yes ☐ No ☐ N/A
15.36.030.7 Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint	Materials Pre-finished fiber cement lap siding, panel soffit, panel fascia	☒ Yes ☐ No ☐ N/A

	should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.	Brick Veneer Concrete Timber Beams & Columns Alum. Storefront Entrances and Windows Metal Doors and Frames Metal Canopies Metal Soffit Metal Wall Cap	
15.36.030.8.a Building Material Color	All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior buildings colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and materials, as the main buildings.	<u>Proposed Colors</u> Cedar Platinum White Elm Gray Some colors are still to be determined, staff has created a condition that the colors not determined match what is proposed and meet these requirements.	☒ Yes ☐ No ☐ N/A
15.36.030.8.a Building Finishes	High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down, spout, mechanical and electrical equipment, railings, window shading devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.	Proposed materials and colors are in compliance with this requirement. Some colors are still to be determined, staff has created a condition that the colors not determined match what is proposed and meet these requirements.	☒ Yes ☐ No ☐ N/A

15.36.030.9 Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable	There are no natural features or sensitive areas on the site. The site is an existing dirt lot.	☐ Yes ☐ No ☒ N/A
15.36.030.9.a.i.	All buildings and structures shall be arranged to preserve and provide open space and to protect views. The locations of all buildings and structures shall recognize the existing topography and natural features of the site. All natural features shall be preserved, as practical, and integrated into the subdivision or site plan design.	Open space is being created through the design/layout of the sites landscaping. The building is only 28' in height which does not impact any views.	☒ Yes ☐ No ☐ N/A
15.36.030.9.a.ii.	Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located on adjacent properties.	The landscaping around the building is interconnected. Future landscaping on 400 North will connect into the proposed landscaping.	☒ Yes ☐ No ☐ N/A
15.36.030.10 Site Access	The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.	Access to the site comes from 400 North to a private road that leads into the site from the North-east.	☒ Yes ☐ No ☐ N/A

15.36.030.11 Noise Impact	Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The occupants of a development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.	There is no unusual noise that will be created by the proposed use.	☒ Yes ☐ No ☐ N/A
15.36.030.12 Views	Due to the community quality and character created by surround scenic beauty, it is essential that the Town and all subdivision and site plan designs preserve general access to significant views. These views include Mount Timpanogos, Provo Canyon, West Mountain, and Utah Lake	Views of Mount Timpanogos are not impacted by this building.	☒ Yes ☐ No ☐ N/A
15.36.030.13 Landscaping Design Standards	Landscape improvements shall be an integral element of all subdivision and site plan designs. Landscaping shall complement the architecture of all proposed buildings and structures and provide visual interest and variety, provide screening elements, provide year-round site beautification, blend with the natural landscape and highlight building design features.	The landscaping meets the required within the Landscaping Chapters of the Zoning Ordinance. Mostly shrubbery is proposed around the building, with trees along the street frontage of 400 North adding to the screening of the parking area.	☒ Yes ☐ No ☐ N/A
15.36.030.13.a Landscape Buffers	Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.	Trees and shrubbery are provided along 400 North.	☒ Yes ☐ No ☐ N/A

15.36.030.13.b Transitional Landscaped Areas	Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.	There is no natural open space onsite.	☐ Yes ☐ No ☒ N/A
15.36.030.13.c Landscape Materials	All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape" landscaping is encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.	Proposing Flowering Crabapple and Eastern Redbud for streetscape trees. Surrounding site is vacant and trees on Edgewater is unknown, staff believes they are some type of Flowering Crabapple	☒ Yes ☐ No ☐ N/A
15.36.030.13.d Plant Size, Spacing, and Scale	The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and space of landscape elements shall also be of appropriate scale and character to all proposed buildings, structures, and features.	Spacing of trees meet what is required in the Landscape chapter. Plantings around the building do not over power the building but provide visual interest to the site.	☒ Yes ☐ No ☐ N/A
15.36.030.13.e Streetscape Landscape Treatments	All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and improvements, including consistency in street lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.	The proposed streetscape provides trees and shrubbery along the sidewalk along 400 North. Street lighting will match what is existing. Bike facilities are proposed on site.	☒ Yes ☐ No ☐ N/A

15.36.030.14 Wall, Fences, and Other Visual Barriers	Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting durable materials. Walls, fences, and barriers that create a continuous surface greater than 30 feet in length shall be softened visually with acceptable landscaping or other treatments. Berms, boulders, and vegetation masking are effective substitutes for walls and fences. Walls, fences, and barriers located to separate individual lots should be constructed of materials that are compatible with the residence.	There is fencing on the north side and front of the building. This is to provide screening for the dental office. Proposed Fencing Material: PVC material – dark hickory.	☒ Yes ☐ No ☐ N/A
15.36.030.15 Non-vegetative Ground Cover	Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken and interspersed with plant materials.	Proposing mulch and decorative rocks, that are broken and interspersed with plant material	☒ Yes ☐ No ☐ N/A
15.36.030.16 Landscape Maintenance	All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.	Public Works has approved	☒ Yes ☐ No ☐ N/A
15.36.030.17 Site Light Standards	To protect views of the night sky, all outside shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	Lighting on the building is shielded to direct lighting down. Staff requested a detail for the parking lot lighting fixtures.	☒ Yes ☐ No ☐ N/A

15.36.030.17. a.	Warming lighting colors are encouraged. Blue white colors or fluorescent and mercury vapor lamps are prohibited.	Staff will check these requirements prior to certificate of occupancy.	☐ Yes ☐ No ☒ N/A
15.36.030.17. b.	All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.		☐ Yes ☐ No ☒ N/A
15.36.030.17. c. Parking Lot Lighting	Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.	Staff has requested a detail for the parking area lighting. There are 4 proposed site lighting within the parking area.	☒ Yes ☐ No ☐ N/A
17.36.030.18.a. Project, Site and Building Sign Standards	The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.	Monument sign has proposed materials that match the buildings proposed materials. Same with style. 8 feet in height. 80 SF sign area	☒ Yes ☐ No ☐ N/A
17.36.030.18.b	Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein	Monument sign is not within a clear view triangle.	☒ Yes ☐ No ☐ N/A
17.36.030.c	All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign	Monument sign has proposed materials that match the buildings proposed materials. Same with style.	☒ Yes ☐ No ☐ N/A

	and fully shields the light source.		
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Parking and Loading Requirements

All off street parking is provided on the site, a total of seventy-two (72) parking stalls have been provided. All parking will be accessed by private roads created through the development.

Screening of parking areas along the south of the building is provided through a double layer of trees – one located in the park strip between the road and the sidewalk, the second located behind the sidewalk. In between the trees, multiple shrubs are provided that will also help screen the parking varying in height between three (3) feet up to five (5) feet.

Access to the site will be through a private drive from 400 North. Vehicular circulation into the site will be provided through a parking lot with the required twenty-four (24) foot drive aisles with clear circulation around the parking lot. Approval has been received from the Orem Fire Marshal regarding the access and width of the drive aisles.

Exterior lighting has been focused to the parking lot within the development and will be shielded from adjacent development.

Below is a breakdown of all requirements within the Vineyard Zoning Ordinance for Parking and Loading requirements.

VZC Chapter 15.38 Parking and Loading Requirements						
Category	Standard			Staff Comments	Compliance	
15.38.030.1.e Parking Stall Dimensions	Type	Width	Length	Yes, stalls up against the building have a 2-foot overhang.	☒ Yes ☐ No ☐ N/A	
	Standard	9 ft	20 ft			
	Parallel	8 ft	24 ft			
	The front of the parking space may overhang 2 feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a 4 foot wide clearance for pedestrian access (a total of 6 feet from the curb face to the opposite edge of the walkway).					
15.38.030.1.f. Parking Aisle Dimensions	Angle	1way Aisle	2way Aisle	All aisles are 24 feet in width. The Fire Marshall has approved this width as well.	☒ Yes ☐ No ☐ N/A	
	90 deg.	24 ft	24 ft			
15.38.030.1.g. Parking Lots	Parking lots shall be designed in groupings no larger than 200 spaces. Larger lots shall			72 proposed spaces	☒ Yes ☐ No	

	be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.		☐ N/A
15.38.030.1.h. Within Structures	The off-street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street provisions of this Section.		☐ Yes ☐ No ☒ N/A
15.38.030.1.i. Circulation Between Bays.	Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except for one, two, or three-family dwellings.	Vehicular circulation into the site will be provided through a parking lot with the required twenty-four (24) foot drive aisles with clear circulation around the parking lot. Vehicular circulation on site does not depend on public street access or require backing into a public or private street. All circulation takes place on the project site.	☒ Yes ☐ No ☐ N/A
15.38.030.1.j. Surfacing	All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.	Parking area surface is proposed to be asphalt.	☒ Yes ☐ No ☐ N/A

15.38.030.1.k. Striping	Except for one, two, and three-family dwellings, all parking stalls shall be marked with painted lines not less than 4" wide		☒ Yes ☐ No ☐ N/A
15.38.030.1.l. Lighting	Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public right-of-ways and shall be a maximum of 25 feet in height above the surface parking for non-residential uses and 16 feet for residential uses.	Exterior lighting has been focused to the parking lot within the development and will be shielded from adjacent development. A lighting detail for the parking lot as been requested by staff.	☐ Yes ☐ No ☐ N/A
15.38.030.1.m. Protruding Vehicles	All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.	The stalls protruding over the property will actually be protruding over a 6-foot trails that separates the adjacent property to the east.	☒ Yes ☐ No ☐ N/A
15.38.030.1.n. Screening	All off-street parking lots of 4 or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination there-of at 3 feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of 2.5 feet back from the edge of the parking stall.	On 400 North there is screening provided by a double layer of trees and 3-5 foot high shrubbery.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.i. Parking Area Landscaping	5% of the gross parking surface area shall be of disperse interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A development with single drive aisle	Gross Parking Surface: 24,267 SF 5%: 1,213 SF Proposed Parking Area Landscaping: 1332 SF	☒ Yes ☐ No ☐ N/A

	between a building and property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement. Acceptable interior landscaping designs: 1) 5' by 5' tree diamonds placed not more than 6 parking spaces apart and located at the intersection of parking stalls. Tree diamonds shall be used only with 90 degree parking spaces. 2) Min. 5' wide landscape medians with trees planted 40 feet apart 3) Min. 5' wide landscape islands and peninsulas with at least 1 tree 4) Other similar designs that disperse landscaping throughout a parking area, to be determined by the Planning Commission.	There is a median with 2 trees in it that does not meet the minimum 40 feet apart requirement. Staff is recommending that only tree be placed within this median.	
15.38.030.1.o.ii.	Parking areas should be buffered from adjacent residential property and screened from streets so automobiles are not visible below the average headlight height. Screen methods may include landscaped berms, low walls, and hedges	Screening of parking areas along the south of the building is provided through a double layer of trees – one located in the park strip between the road and the sidewalk, the second located behind the sidewalk. In between the trees, multiple shrubs are provided that will also help screen the parking varying in height between 3 feet up to 5 feet in height.	☒ Yes ☐ No ☐ N/A

15.38.030.1.o.iii.	Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.	There are no pedestrian walkways that cross driveways. Pedestrian walkways are separated from vehicular driveways and accesses.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.iv.	In projects greater than 1 acre, every parking space should be no greater than 150 feet from a walkway leading to a building entrance.	The furthest parking spot is ~112 feet away from a walkway leading to the building entrance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.v.	Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should related to adopted area plans, planned parking area, or to existing area parking schemes. The Planning Commission may increase or reduce the minimum required number of parking spaces required based on city approved parking studies.	The site to the east will have a parking lot abutting the proposed parking on this site. Joint use parking was planned for this entire development and cross access agreements have been recorded.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.vi.	The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced.	No curb cuts interfering with pedestrian walkways	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.vii.	Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.	A site lighting detail for the building was provided and staff has requested a parking lot lighting detail.	☒ Yes ☐ No ☐ N/A

15.38.030.1.o.viii.	All sites shall be the requirements of the Americans with Disabilities Act ("ADA")	3 ADA stalls, the building department will check this to ensure there are enough ADA spaces for the building.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.ix.	Parking lot design shall consider development on adjacent sites. The City may require cross access connections/easements to improve traffic circulation and to enhance public safety.	Cross access agreement recorded with the plat.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.x.	Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.	Traffic circulation patterns are directed to 400 North which is collector street.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.xi.	A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.	The sidewalks around the building separate the pedestrian and vehicular traffic, the parking area is a typical parking lot that requires pedestrians to cross drive aisles.	☒ Yes ☐ No ☐ N/A
15.38.030.1.p.i. Maintenance	It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.		☐ Yes ☐ No ☒ N/A
15.38.030.1.p.ii. Maintenance	Shrubs within a landscape island shall be maintained to a maximum height of 3 feet and all trees at maturity within such planters shall maintain a minimum clearance of 6 feet from the	Trees and any shrubbery will need to be maintained at these heights.	☐ Yes ☐ No ☒ N/A

	lowest branch to the adjacent grade elevation.		
15.38.030.1.q. Use of Required Parking Areas for Parking Only	Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.		☐ Yes ☐ No ☒ N/A
15.38.030.1.r. Signs	No sign shall be located as to restrict the sight lines and orderly operation and traffic movement within any parking area.	Proposed monument sign is not within any sight triangles	☒ Yes ☐ No ☐ N/A
15.38.030.1.s.i. Parking Canopies, Non-Residential and Multi-Family Residential Land Uses	Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the property on which it is located.	Not proposing	☐ Yes ☐ No ☒ N/A
15.38.030.1.s.ii	Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.		
15.38.030.1.s.iii.	Height of such structures shall be limited to 10 feet		
15.38030.1.s.iv.	All canopies shall include a fascia		
15.38.030.1.s.v.	Setbacks are measured from property line to nearest edge of canopy.		
15.38.030.1.s.vi.	All required landscaping, parking or otherwise, shall be provided.		
15.38.030.2.c. Off-street Parking Requirements Non-residential uses.	Medical Offices and Clinics: 1 space per 200 SF of floor area.	Building SF: 12,400 Required: 62 Proposed: 72	☒ Yes ☐ No ☐ N/A
15.38.030.2.d.i. Mixed Uses	In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of		☐ Yes ☐ No ☒ N/A

	the requirements for the various uses computed separately.		
15.38.030.2.d.ii. Mixed Uses	A horizontal mixed use development may reduce the amount of required parking by 10% if the project is a mixed use development that includes, as part of an integrated development plan, both residential and non-residential uses or by 25 if the property is within a ¼ mile walking distance to a transit or front runner station. This measurement shall be made along standard pedestrian routes from the property with a parking study submittal by a Registered Professional Engineer, to be approved through the development or site plan approval process.		☐ Yes ☐ No ☒ N/A
15.38.030.2.e. Calculation Spaces	In case of fractional results in calculating parking requirements, the required numbers of the sum of the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.		☐ Yes ☐ No ☒ N/A
15.38.030.2.f.ii. Joint Use Parking	Other joint use of parking on adjacent commercial uses to reduce total parking spaces may be allowed with a parking study submittal by a Registered Professional Engineer, to be approved through the site plan approval process.	While there will be joint use parking for the entire development, the applicant for this site is not requesting to reduce total parking spaces.	☐ Yes ☐ No ☒ N/A
15.38.030.2.g. Offsite Parking		There is no offsite parking	☐ Yes ☐ No ☒ N/A
15.38.040 Off-Street Loading Requirements		There is no proposed off-street loading for this use.	☐ Yes ☐ No

			☒ N/A
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Landscaping

The proposed project site landscaping makes up 21.3% of the total site area. A landscaped buffer is provided along 400 North that also acts as a screen for the parking lot. Trees and shrubbery within the public right-of-way meet the Vineyard Tree Manual, other trees and shrubbery have been approved by the Public Works department. A total of 78.4% of the proposed trees and shrubbery are water-wise plants.

Landscaping has been provided onsite that meets the below requirements found within the Vineyard Zoning Ordinance:

VZC Chapter 15.40 Landscaping			
Category	Standard	Staff Comments	Compliance
15.40.080.1.a. Landscape Improvements and Guarantees	All landscape improvements (landscape materials, irrigation system, screening walls et.) shall be installed and paid for by the developer on the site in accordance with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit an amount sufficient to guarantee installation of the landscaping and irrigation system, the City Planner may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed 6 months. In those instances where the City Planner approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the		☐ Yes ☐ No ☒ N/A

	satisfactory installation of the required landscape improvements within the time period approved by the Town Planner.		
15.40.080.1.b. Minimum Size of Plantings	Unless otherwise specified herein, all required deciduous trees shall be a minimum of 2-inch caliper in size. All evergreen trees shall be a minimum of 6 feet in height. All shrubs shall be a minimum of 5 gallon in size.	All plants are proposed to meet the minimum size.	☒ Yes ☐ No ☐ N/A
15.40.080.1.c. Plant Installation	Plants installed pursuant to this Chapter shall conform to installation standards within the approved Vineyard Tree Manual	Plants have been chosen from the Vineyard Tree Manual and approved by Public Works.	☒ Yes ☐ No ☐ N/A
15.40.080.1.d. Plant Materials	Plants shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide water requirements for all plant material. Plant materials shall be chosen from the approved Vineyard Tree Manual.	76% of the proposed plant material is water wise. Majority of plantings with similar water needs are grouped together.	☒ Yes ☐ No ☐ N/A
15.40.080.1.e. Limitation on the Use of Turf.	Turf shall be limited to 60% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determine by the City Planner are subject to this limitation.	9.1% of the landscaped area is Turfgrass.	☒ Yes ☐ No ☐ N/A
15.40.080.1.f. Natural Topping of Landscape Areas	All landscaped areas shall be finished with a natural topping material which may include but not limited to the following: turf, groundcover, planting, decorative rock (2 inches minimum depth and a	Wood mulch is proposed to be installed to an average depth of 4 inches. Decorative Rock Mulch will be installed to an average depth of 4 inches.	☒ Yes ☐ No ☐ N/A

	minimum size of ½ inch), or wood mulch (4 inches minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.	Decorative rock shall be installed to an average depth of 3 inches.	
15.40.080.1.g.i.Irrigation Standards	All landscaped areas shall be supported by an automatic irrigation system which may be a spray, flood, soaker, or drip type system. The irrigation system shall meet all State and Town requirements for potential cross-connections that must be protect against backflow to the culinary water system. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk, or parking areas.	Developer is in charge of the park strip. Public Works has approved the irrigation plan.	☒ Yes ☐ No ☐ N/A
15.40.080.1.g.ii.Irrigation Standards	Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.		
15.40.080.1.h. Separate Connection	Any landscaping that will be owned and maintained by the Town shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the developer or property owner		

	as required by the Town Engineer.		
15.40.080.1.i. Soil Preparation	Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soils report.	Public works will work with the applicant to ensure this is met.	☒ Yes ☐ No ☐ N/A
15.40.080.1.j. Protection of Landscaped Areas	Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.	Landscaping edging shall be 4-inch 12 gauge green metal landscape edging for separation.	☒ Yes ☐ No ☐ N/A
15.40.080.1.k. Use of Landscaped Areas	No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.	The monument sign is within the landscaped area. Staff has determined that this meets the intent of the zoning ordinance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.l.i. Detention Ponds	The detention areas shall not occupy more than fifty (50) percent of the on-site street frontage landscape area, unless approved by the Town Planner where shallow depths for multi-use are proposed for the basin.	The entire development site has a "regional" underground detention basin, on lot 2 of Yard B. Public Works has approved this.	☒ Yes ☐ No ☐ N/A
15.40.080.1.l.ii. Detention Ponds	All detention areas shall maintain slopes no steeper		

	than a four to one (4:1) ratio when adjacent to public rights-of-way or where there is pedestrian access to that portion of the basin. Side slopes adjacent to walls, fences, hedges and other areas with limited pedestrian access may have side slopes up to a four to one (4:1) ratio.		
15.40.080.1.l.iii. Detention Ponds	Provide a minimum five (5) foot wide level area at the top of the basin slope.		
15.40.080.1.l.iv. Detention Ponds	No sidewalk or walkway shall be located closer than five (5) feet to the top of any adjacent basin slope.		
15.40.080.1.l.v. Detention Ponds	All basins shall be at least five feet in width at the bottom of the basin.		
15.40.080.2.a. Onsite Landscaped Areas	For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than 5% of the net site area, whichever is greater.	The proposed project is in the RMU district.	☐ Yes ☐ No ☒ N/A
15.40.080.2.b.	For all development within all other zoning district, landscaped areas shall be provided on the site in an amount equal to or greater than 20% of the net site area. For the purposes of this section, landscape areas shall also include plazas.	Net site Area: 42,816 SF 20% Required: 8,563 SF Proposed: 9,102 SF (21.3%)	☒ Yes ☐ No ☐ N/A
15.40.080.2.c.	All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Chapter. Future building pads within a phased development	All areas not occupied by building structures, vehicle access and parking areas are landscaped in accordance to this chapter.	☒ Yes ☐ No ☐ N/A

	shall be improved with temporary landscaping, or otherwise maintained weed-free in such a manner as may be approved by the City Planner.		
15.40.080.2.d.	The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required herein.	All street rights-of-way contiguous with the site are landscaped.	☒ Yes ☐ No ☐ N/A
15.40.080.3.a. Landscaped Buffers	A minimum 10 foot wide landscape buffer shall be required along those property lines of a site developed for multiple-family residential, commercial, or industrial uses when such property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development or a multiple-family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.		☐ Yes ☐ No ☒ N/A
15.40.080.3.b.	The landscape buffer areas shall be improved with a minimum of 1 screening tree spaced at each 15-foot interval of the property boundary being screened.		☐ Yes ☐ No ☒ N/A
15.40.080.4. Parking Lot Landscaping	Parking lot landscaping shall be as required in Title 15.38 Parking and Loading Requirements. The	Parking lot landscaping meets the requirements for in Title 15.38.	☒ Yes ☐ No ☐ N/A

	landscaped area within these planters may be used to satisfy, to the extent provided, the landscaped area requirements set forth in this Section.		
15.40.080.5. Building Foundations	For each elevation visible from a public or private street, a minimum of 5 foot foundation planting area shall be provided.	Landscaping is proposed along the entire building.	☒ Yes ☐ No ☐ N/A
15.40.080.6.a. Street Frontages	The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows: Arterial: 25 Feet Collector: 20 Feet Local Streets: 15 feet	Setback to 400 North is 20 feet. The building is 25 feet from the property line.	☒ Yes ☐ No ☐ N/A
15.40.080.6.b. Street Frontages	The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows: Arterial: 20 feet Collector: 15 feet	400 Northing is a collector road which requires a 15-foot landscape setback.	☒ Yes ☐ No ☐ N/A
15.40.080.6.c. Street Frontages	The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required). However, for reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.	Landscaping is proposed along 400 North between the back of the future sidewalk and the building.	☒ Yes ☐ No ☐ N/A

15.40.080.6.d. Street Frontages	Turf shall be limited to 30% of the total landscape street frontage area. This minimum quantity of trees, shrubs, and vegetative groundcover shall be located between the curb and the landscape setback. The street frontage landscaping shall be designed and located to enhance the proposed development project and the streetscape.	Landscape Setback Area: 5,927 SF Max. Allowed Turf: 1,589 SF Proposed: 832 SF (9.1%)	☒ Yes ☐ No ☐ N/A
15.40.080.6.e. Street Frontages	The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than 1 tree and 10 shrubs for every 20 feet of street frontage. Or 1 tree and 10 shrubs for every 40 feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of 65% of the total street frontage landscaped area.	Street Frontage: 212 Feet Required Trees: 10.6 Required Shrubs: 106 Proposed Trees: 11 Proposed Shrubs: 122	☒ Yes ☐ No ☐ N/A
15.40.080.7. Cumulative Totals	Quantities of plants required by each of this Chapter which apply to that projected submitted to the town for landscape approval shall be added together to calculate the minimum total quantity of plant materials required for that particular project.	Total Proposed Landscaping: Trees: 26 Shrubs: 85 Grasses: 250 Perennials: 125 Turf: 9.1% Shredded Bark Mulch: 21.7% Decorative Rock Mulch: 63.6% Decorative Rock: 5.6%	☒ Yes ☐ No ☐ N/A

RECOMMENDATION

Staff is recommending approval of the site plan for the Vineyard Medical Office Building on Lot 5 of Yard B with the listed conditions below.

CONDITONS

- 1) The applicant pays any outstanding fees and make any redline corrections prior to the issuance of a building permit.
- 2) The applicant installs the public space area if the Yard B development does not meet the minimum required open space for the entire development.
- 3) The applicant removes one tree from the parking median that has a proposed two (2) trees in it.
- 4) The applicant updates the landscaping and irrigation plans to show the sidewalk on the north side of the building and submits to staff.
- 5) The applicant submits a material board.
- 6) The application submits a site lighting detail for the parking lot.

MOTION

"I move to approve the Vineyard Medical Office Building with proposed conditions"

ATTACHMENTS

Site Plan Application

Narrative

Site Plan

Elevations

M E M O R A N D U M

Date: 22 March 2019

To: Ms. Elizabeth Hart
Vineyard City
125 South Main Street
Vineyard, Utah 84058
801.226.1929

From: Bruce T. Fallon, AIA, LEED® AP

Project: Vineyard Medical Office Building

Project Narrative

1. The applicant shall submit a statement describing the terms and conditions under which the property will be developed and maintained subsequent to development. Such statements shall include any conditions, performance standards, and other reasonable restrictions as may be necessary to ensure the development and maintenance of the property in accordance with the approved development plan.
2. The applicant shall submit a description of the objectives to be achieved by the development concept. The statement shall include, but is not limited to:
 - a. The manner in which the proposed development meets or exceeds the intent of the RMU district.

Response: Per section 2.02 The purpose of the RMU is to provide a mixture of uses. The introduction of the medical office building at the south end of the proposed development, places the use adjacent to a residential use. This mixture of uses will provide for a walkable community for the residents to have access to commercial uses within walking distance of their homes. The MOB also provides employment opportunities for the nearby residents. The scale of the proposed project is compatible with the adjacent land uses.

- b. The proposed architectural and site design concepts including style, colors, and type of materials, placement of structures to maximize views and take advantage of the site's characteristics.

Response: The building design seeks to use materials and forms that invoke the agricultural heritage of the community. Horizontal lap siding, brick, stone with exposed wood beams and columns are used for the material palette. Shed roof structures are used to invoke traditional agricultural forms used in agricultural structures. The building siting was selected to provide a

street face along the private drive, and along 400 North, while providing views for the building occupants within each of the clinic lobbies looking up to the east.

- c. Specific concepts by which the proposed development will make an orderly transition from existing or planned adjacent development including varied setbacks and facade treatment, open space elements, screening of parking areas, and landscaping of public or private open spaces and recreational facilities.

Response: The existing use of this site, along with all adjacent areas on the north, east & west sides of the project, is vacant. The development located across the street to the south is a townhome development. The building face is designed with offsets in the façade to provide a varied experience for pedestrians walking along the west sidewalk. Screening of parking areas along the south of the building is provided through a double layer of trees – one located in the park strip between the road and the sidewalk, the second located behind the sidewalk. In between the trees, multiple shrubs are provided that will also help screen the parking varying in height between 2 feet up to 5 feet in height.

Site Plan Project Narrative

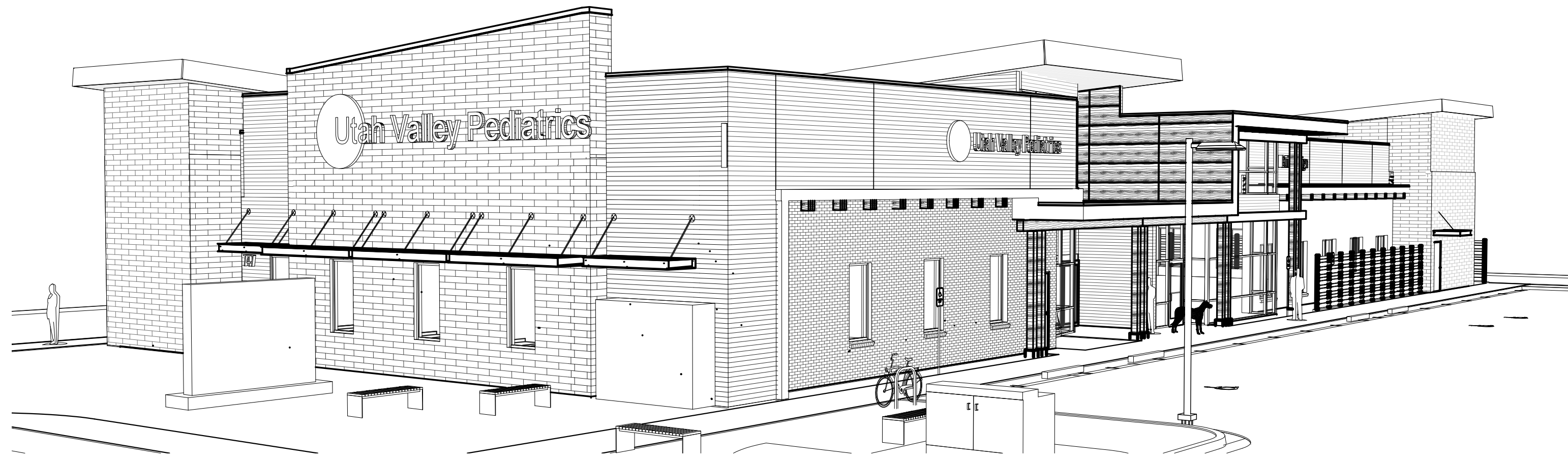
1. Consistency with the General Plan and compliance with the Development Code and other city codes and regulations.
 - a. The project is located within the Regional Mixed Use General Plan Designation.
 - b. The property is zoned RMU.
 - c. In accordance with the District Use Table in VZC 15.12.050, a medical office is a permitted use.
2. General compatibility of proposed use with adjacent property.
 - a. The properties all around the site have the same General Plan Designation and zoning. All uses to the north; east & west are similar in nature to the proposed medical office. The uses across 400 North to the south is a townhome development, which is compatible with this proposed use.
3. Site and building design with exterior lighting with reference to adjacent properties.
 - a. The overall site design has been coordinated with the adjacent development surrounding the project.
 - b. Exterior lighting has been focused to the parking lot within the development and will be shielded from adjacent development.
4. Address ingress and egress to the property and proximity to driveways and street intersections in the vicinity of the subject property.
 - a. Access to the site will be through a private drive from 400 North.

5. Internal vehicular circulation including emergency and delivery vehicles.
 - a. Vehicular circulation into the site will be provided through a parking lot with the required 24-foot drive aisles with clear circulation around the parking lot.
6. Pedestrian and alternative vehicle considerations for the proposed use.
 - a. Pedestrian access to the project has been provided with a sidewalk along the front the building that connects to the sidewalk within the right-of-way.
7. Volume and character of traffic as well as off-street parking and loading.
 - a. All off street parking is provided on the site, meeting the requirements outlined in the city code. All parking will be accessed by private roads created through the development.
8. Impact of public services, including utilities, schools, and recreation.
 - a. Utilities will be located within the private drive located adjacent to the building on the west side. All utility laterals will be provided from this private drive to the building.
9. Screening and buffering of uses.
 - a. Screening has been provided for the dental office on the northern half of the project. The dumpster will be screened with a masonry wall enclosure on three sides with a gate on the remaining side.
 - b. Mechanical equipment on the roof will be screened on all four sides.
10. Proposed outdoor activities and/or storage.
 - a. There are no proposed outdoor activities and/or storage proposed for this project.
11. Hours of operation and number of employees.
 - a. Pediatric Office Hours: 8:30 – 4:30 pm with on-call after hours until 9 pm; Staff: 23 full & part time employees.
 - b. Dental Office Hours: Monday- Thursday 8-5 and Fridays from 8-2; Staff: 3 Doctors, 15 employees.
12. Noise, smoke, odor, dust, vibration, or illumination created by the proposed use.
 - a. There is no unusual noise, smoke, odor, dust, vibration or illumination that will be created by the proposed use, other than site lighting and building lighting.
13. Additional information as needed.

VINEYARD MEDICAL OFFICE BUILDING

787 EAST 400 NORTH

VINEYARD, UTAH 84059



PROJECT TEAM

ARCHITECT

WPA ARCHITECTURE

475 NORTH FREEDOM BLVD.
PROVO, UTAH 84601
BRUCE FALLON, AIA, LEED AP
801.374.0800
BFALLON@WPA-ARCHITECTURE.COM

CIVIL ENGINEER

NORTHERN ENGINEERING

1040 EAST 800 NORTH
OREM, UTAH 84091
BRANT TUTTLE, P.E.
801.802.8992
BTUTTLE@NEUTAH.COM

LANDSCAPE ARCHITECT

ADAM CASTOR

3302 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
ADAM CASTOR, RLA
801.362.2339
ADAMCASTOR@YAHOO.COM

STRUCTURAL ENGINEER

DYNAMIC STRUCTURES

1881 NORTH 1120 WEST
PROVO, UTAH 84604
JAY ADAMS, S.E.
801.356.1140
jay@dststructures.com

MECHANICAL ENGINEER

PVE, INC.

1040 NORTH 2200 WEST, SUITE 100
SALT LAKE CITY, UTAH 84116
KNUTE PETERSON, P.E.
801.359.3158
KUPETERSON@PVE-UT.COM

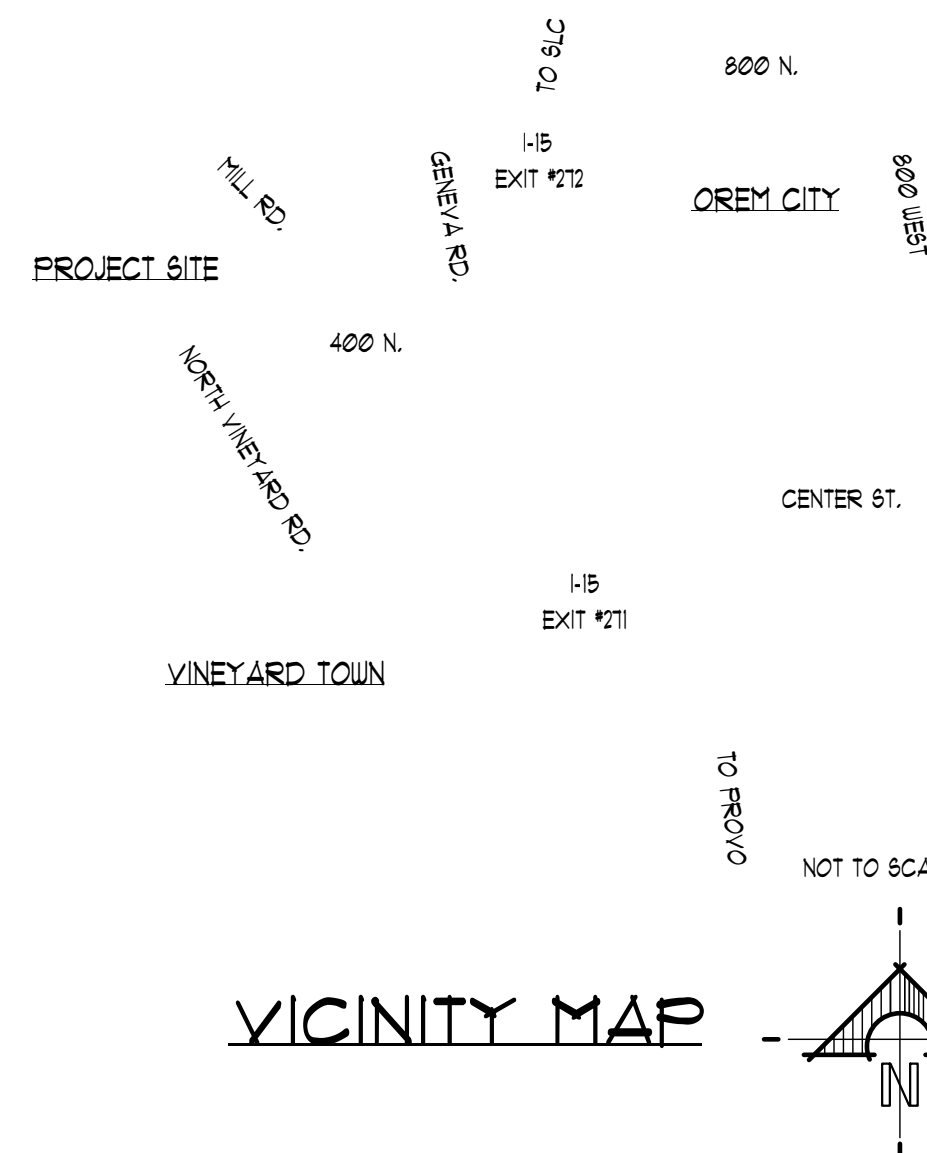
ELECTRICAL ENGINEER

ENVISION ENGINEERING

240 EAST MORRIS AVE. SUITE 200
SALT LAKE CITY, UTAH 84115
PHILIP BORUP, P.E.
801.534.1130
PBORUP@ENVISIONENG.COM

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PROJECT DATA

SITE ADDRESS	787 EAST 400 NORTH
PARCEL #	39.265-0001
ZONING	COMMERCIAL
GENERAL PLAN	REGIONAL MIXED USE
EXISTING USE	VACANT
PROPOSED USE	MEDICAL OFFICE BUILDING
LAND AREA	1.25 ACRES

GENERAL NOTES

- ALL EXIT ACCESS DOORS AND EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED.
- GLAZING IN DOORS OR IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24 INCH ARC OF THE DOOR AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE MUST BE TEMPERED.
- TANK TYPE WATER CLOSETS SHALL HAVE A MAXIMUM WATER USE OF 1.6 GALLONS PER FLUSH. SHOWERS SHALL HAVE A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE.
- BURNING OF CONSTRUCTION WASTE MATERIALS IS PROHIBITED AT ALL TIMES.
- PROVIDE ONE RECESSED 2-A FIRE EXTINGUISHER FOR EVERY 3,000 SQ. FT. OF FLOOR AREA WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER.
- STORAGE OF EQUIPMENT, SOILS, CONSTRUCTION MATERIALS ON PUBLIC RIGHT-OF-WAY (STREETS/SIDEWALKS) OR EASEMENT IS EXPRESSLY PROHIBITED.
- GENERAL CONTRACTOR TO PROCURE ALL REQUIRED PERMITS FROM AUTHORITY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO BUILDING, ENGINEERING, RIGHT OF WAY, AND OTHER PERMITS REQUIRED FOR SUB-CONTRACTOR WORK.
- GENERAL CONTRACTOR TO PROVIDE REQUIRED FIRE EXTINGUISHERS TO BE PRESENT DURING CONSTRUCTION.
- DIMENSIONS ARE SHOWN TO FACE OF STUD, UNLESS NOTED OTHERWISE.

Date: 04.24.2019

Revision:

Alan R. Poulsen
Ronald B. Jones
Bruce T. Fallon

WPA
Architecture
475 North Freedom Blvd.
Provo, Utah 84601
Tel: (801) 374-0800
info@wpa-architecture.com

VINEYARD MEDICAL OFFICE BLDG.
VINEYARD PROFESSIONAL BUILDING, LLC
747 East 400 North
Vineyard, Utah 84660

G1.1
COVER SHEET

VINEYARD MEDICAL CENTER

COMMERCIAL SITE PLAN FINAL CONSTRUCTION DRAWINGS VINEYARD, UTAH

APRIL, 2019
—INDEX OF PLAN SHEETS—

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GENERAL

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE VINEYARD CITY PUBLIC WORKS DEPARTMENT.
- A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, THE VINEYARD CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
- ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM "THE YARD" PLAT "A" SUBDIVISION PLAT
- ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
- CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.

ROADWAY/STORM DRAIN

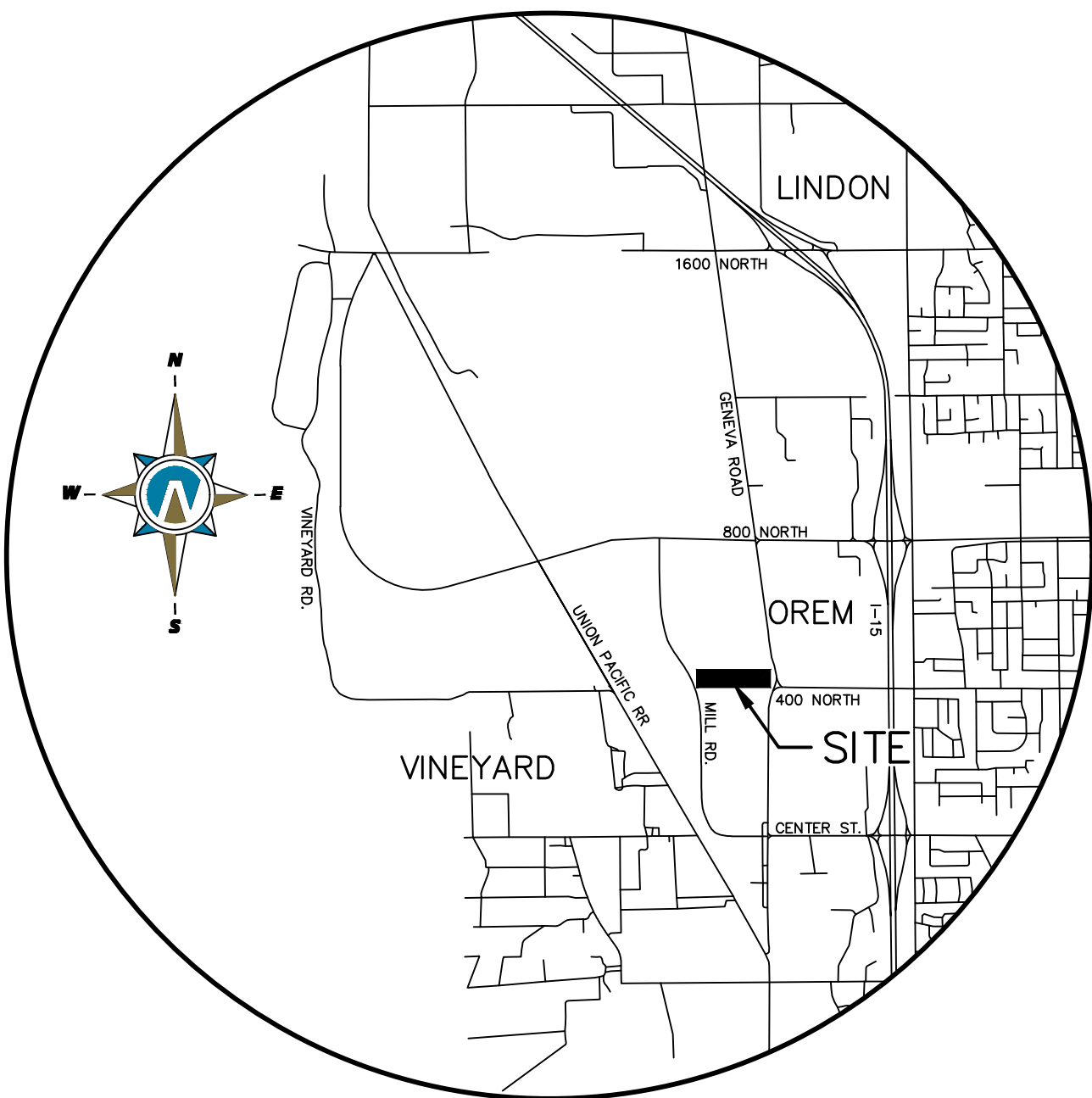
- ALL PARKING LOT PAVEMENT CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE VINEYARD CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
- WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.

SEWER

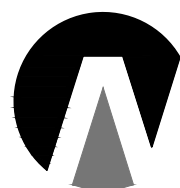
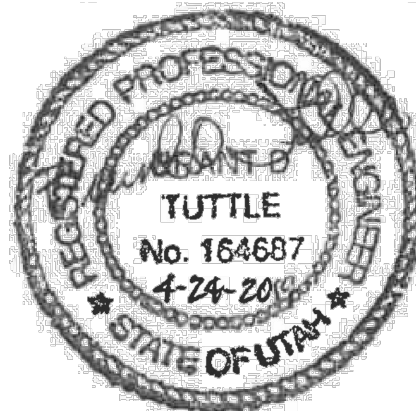
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VINEYARD CITY DESIGN STANDARDS & PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF VINEYARD CITY.
- FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY VINEYARD CITY
- UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF RECORD DRAWINGS TO VINEYARD CITY & (1) SET TO NORTHERN ENGINEERING, INC.

WATER

- THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE VINEYARD CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST THE VINEYARD CITY'S ENGINEERING DEPARTMENT FOR INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
- CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
- UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF RECORD DRAWINGS TO VINEYARD CITY & (1) SET TO NORTHERN ENGINEERING, INC.
- WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
- HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH VINEYARD CITY STANDARDS.
- WATERLINES TO BE BEDDED IN GRANULAR MATERIAL. A MIN. OF 8" COVER OVER TOPS OF PIPE IS REQUIRED TO AVOID PENETRATION OF SUB BASE FROM ABOVE. THE OVERALL COVER OF THE CULINARY PIPE NEEDS TO BE NO LESS THAN 4 FEET.
- ALL CULINARY WATERLINES SHALL BE C-900



VICINITY MAP
—NTS—

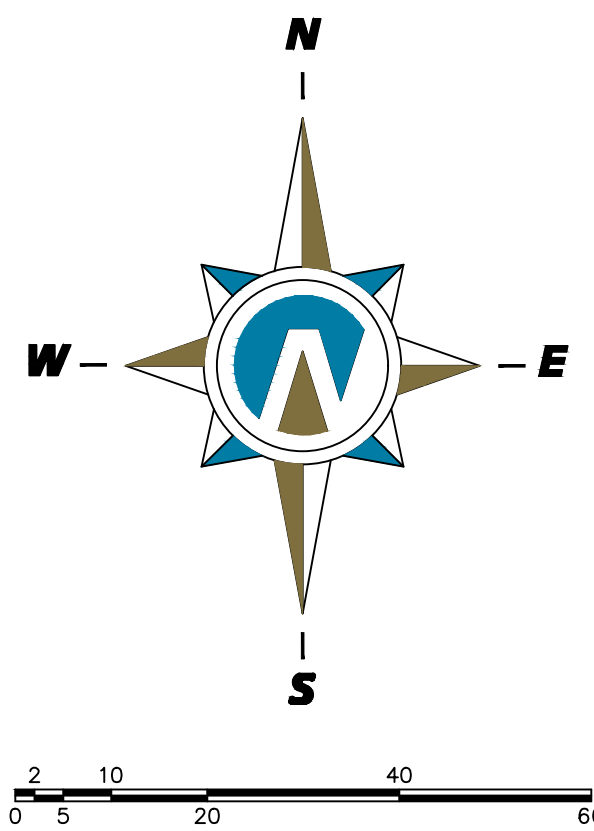


**Northern
ENGINEERING INC**
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

JOB NO.
3-19-006

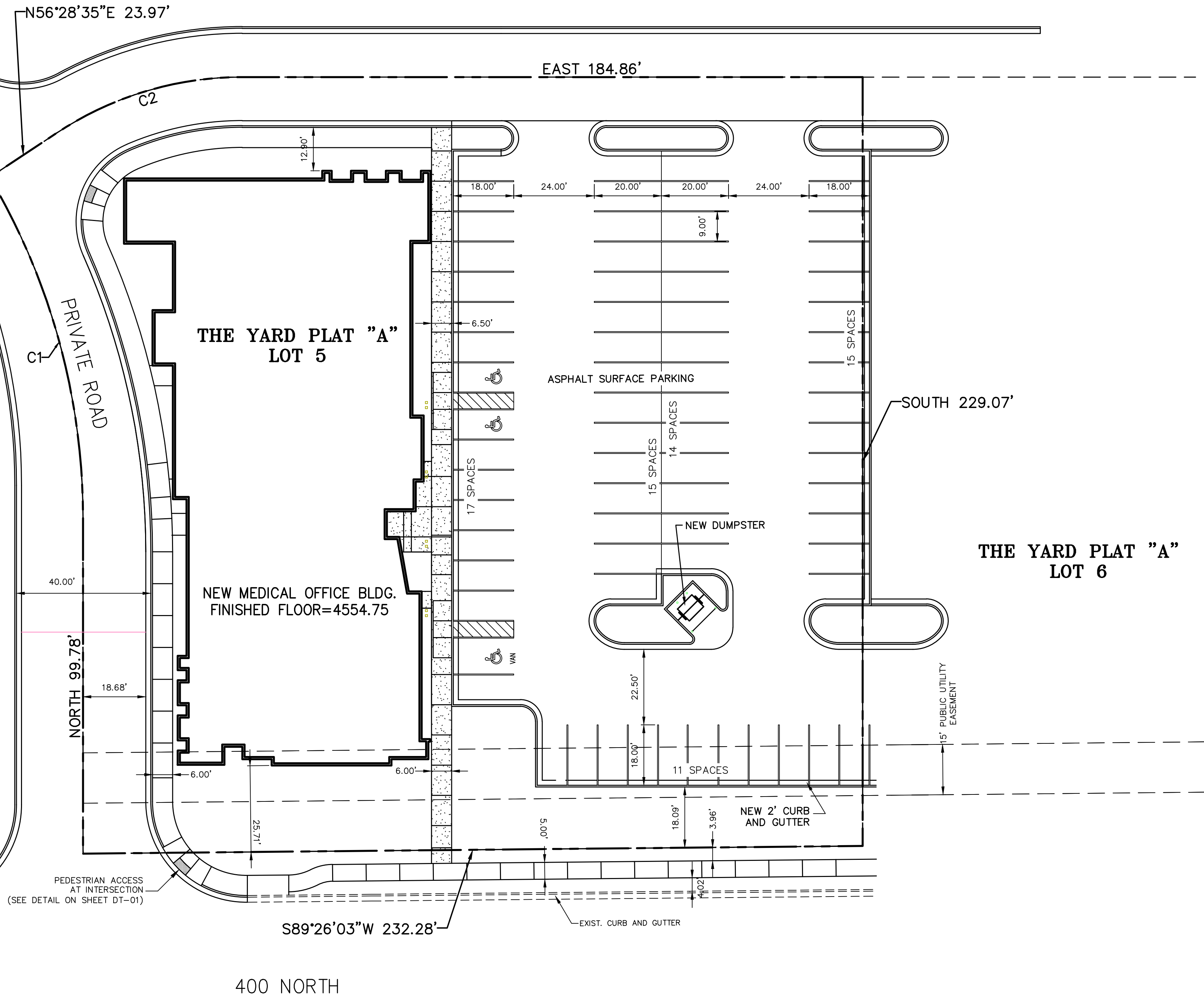
SHEET NO.
1



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	106.71'	199.90'	105.44'	N15°17'18"W	30°35'04"
C2	58.51'	100.00'	57.68'	N73°14'17"E	33°31'22"

THE YARD PLAT "A"
LOT 4



- SITE PLAN NOTES**
1. ALL UTILITIES LINES LESS THAN 69KV SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT
 2. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
 3. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THE 3' (SHRUBS) OR TALLER THAN 7" (BOTTOM OF TREE CANOPY).
 4. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS 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 CURRENT VINEYARD TOWN ENGINEERING REQUIREMENTS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.

- BUILDING TABULATION**
1. BUILDING SQUARE FOOTAGE
RETAIL BLDG 12,400 SQ.FT.
 2. BUILDING IBC OCCUPANCY TYPE = "B"
 3. IFC CONSTRUCTION TYPE = V-B
 4. NEW BUILDING WILL BE FIRE SPRINKLED

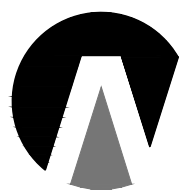
PROPERTY OWNER
BLAINE D. HALES
blainedhales@gmail.com
801-360-9178

SITE TABULATION
CURRENT ZONE = RMU
REQUIRED PARKING = 60 (5 SPACES/1000 SF)
PARKING PROVIDED = 72

- LEGEND**
- FOUND BRASS CAP
 - FOUND 5/8" IRON PIN
 - FOUND 1/2" IRON PIN
 - SET 5/8" IRON PIN
 - CALCULATED POINT, NOT SET
 - EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - PROPOSED SIGN
 - PROPOSED STREET SIGN
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING CURB, GUTTER, SIDEWALK AND PARKING
 - EDGE OF PAVEMENT
 - EXISTING SANITARY SEWER W/MANHOLE
 - PROPOSED SEWER W/MANHOLE
 - EXISTING CULINARY WATER LINE
 - PROPOSED CULINARY WATER LINE
 - EXISTING STORM DRAIN W/MANHOLE
 - PROPOSED STORM DRAIN W/MANHOLE

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1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:



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ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

VINEYARD MEDICAL CENTER

SITE PLAN
VINEYARD, UTAH

JOB NO.
3-19-006

SHEET NO.
SP-01

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SHEET NO
UT-C



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

THE YARD PLAT "A"
LOT 4

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	106.71'	199.90'	105.44'	N15°17'18"W	30°35'04"
C2	58.51'	100.00'	57.68'	N73°14'17"E	33°31'27"

N56°28'35"E 23.97'

EAST 184.86'

PRIVATE ROAD

THE YARD PLAT "A"
LOT 5

NEW MEDICAL OFFICE BLDG.
FINISHED FLOOR=4554.75

NEW 3'X3' CONC.
STORM DRAIN BOX
GRATE=4553.30
INV. EX. 12"=4548.05
INV. NEW 12"=4548.05

109.5 LF 12" ADS STORM DRAIN
PIPE @ -0.20%

NEW 3'X3' CONC.
STORM DRAIN BOX
GRATE=4552.35
INV. 12"=4548.27

NEW 2' CURB
AND GUTTER

ASPHALT SURFACE PARKING

THE YARD PLAT "A"
LOT 6

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB, GUTTER, SIDEWALK AND PARKING
- EDGE OF PAVEMENT
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED SEWER W/MANHOLE
- EXISTING CULINARY WATER LINE
- PROPOSED CULINARY WATER LINE
- EXISTING STORM DRAIN W/MANHOLE
- PROPOSED STORM DRAIN W/MANHOLE

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Northern
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ENGINEERING-LAND PLANNING
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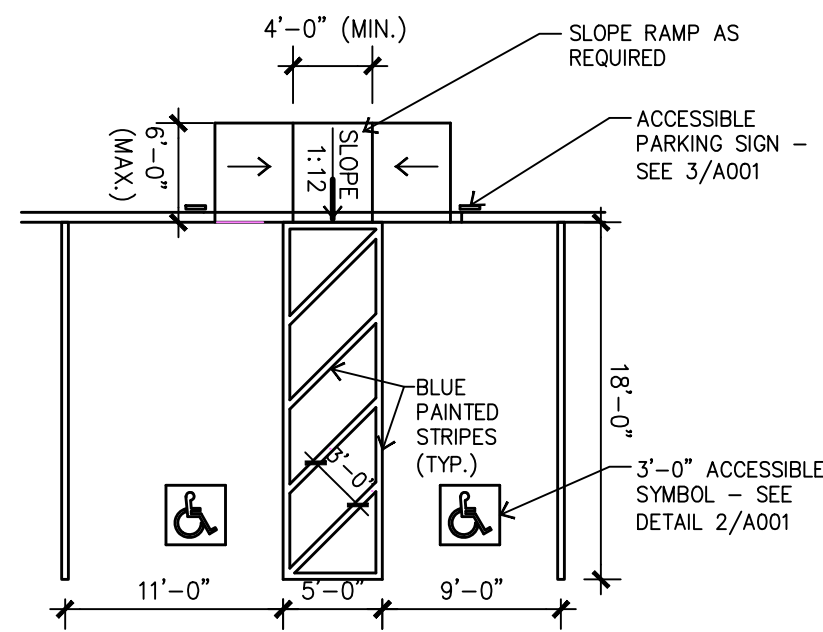
VINEYARD MEDICAL CENTER

GRADING AND DRAINAGE PLAN

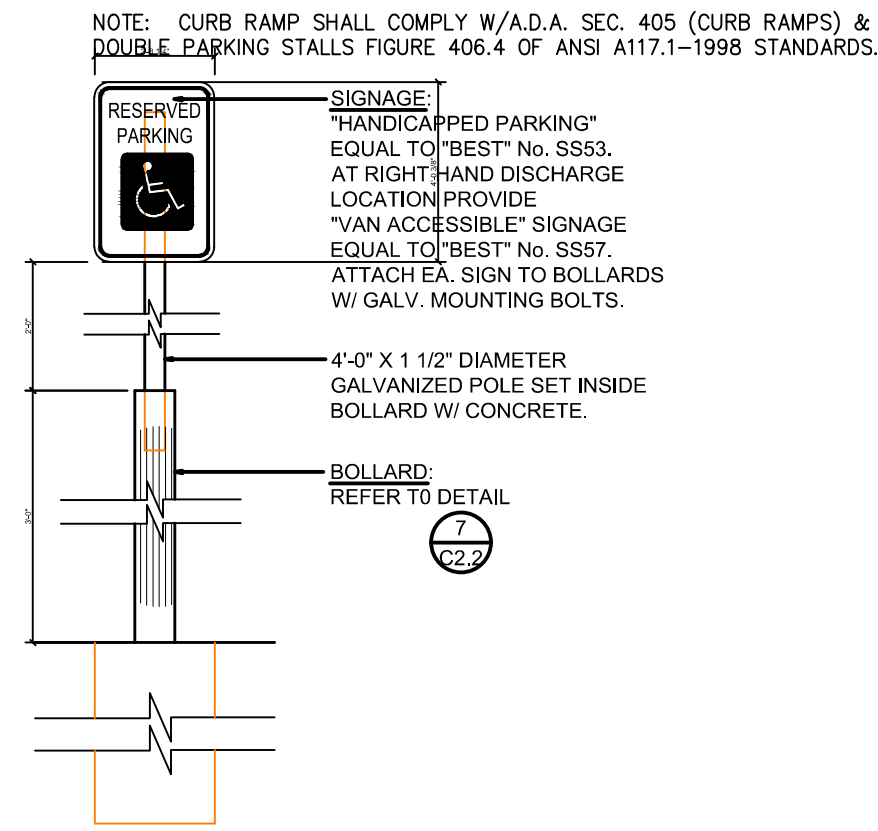
VINEYARD, UTAH

JOB NO.
3-19-006

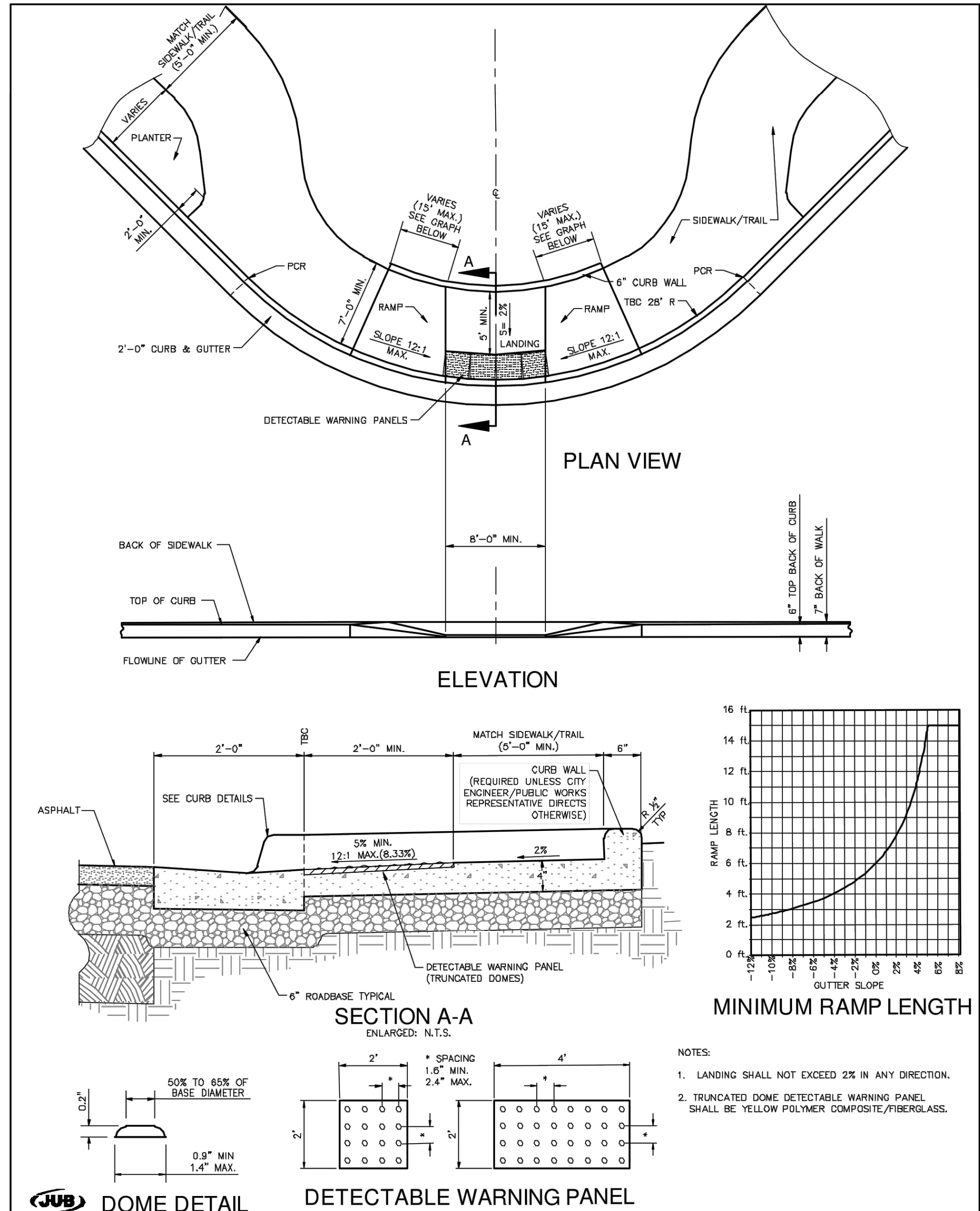
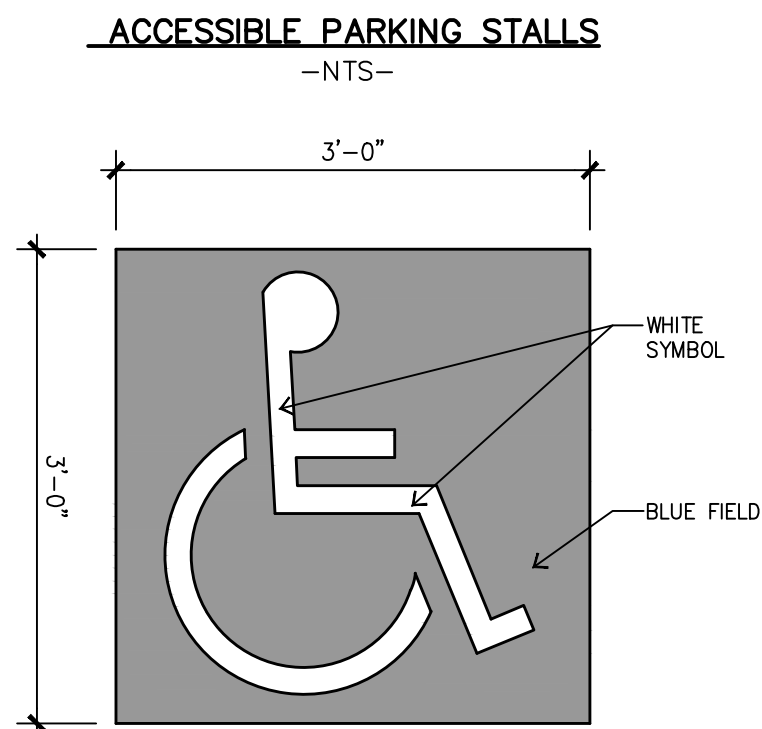
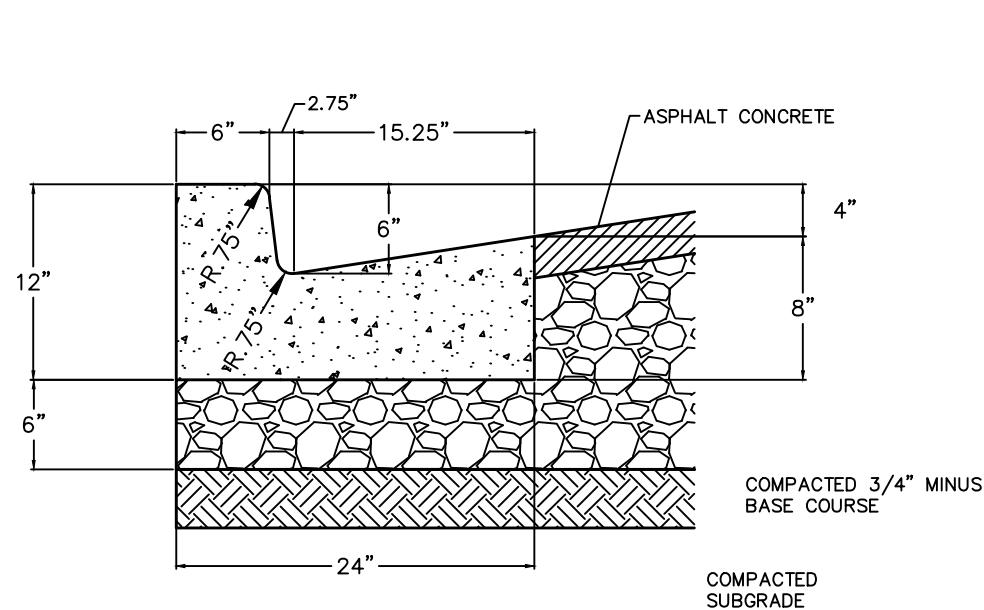
SHEET NO.
GR-01



7 STEEL BOLLARD SECTION
C2.2 SCALE: 3/4" = 1'-0"



8 HANDICAP PARKING SIGN DETAIL
C2.2 SCALE: 3/4" = 1'-0"



STATEMENT OF USE		REVISION		PEDESTRIAN ACCESS		STANDARD	
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. SELECTION FROM THIS DOCUMENT REQUIRES APPROVAL FROM THE TOWN OF VINEYARD. THE TOWN OF VINEYARD CORPORATION CAN NOT BE HELD LIABLE FOR DAMAGES OR CHANGES REGARDING THIS DOCUMENT.		NO. DESCRIPTION		BY DATE		DRAWING NUMBER	
1. LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.		2. TRUNCATED DOME DETECTABLE WARNING PANEL SHALL BE YELLOW POLYMER COMPOSITE/FIBERGLASS.		2. TOWN OF VINEYARD		7A	
NO. DESCRIPTION		BY DATE		DRAWING NUMBER		7A	
NO. DESCRIPTION		BY DATE		DRAWING NUMBER		7A	

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Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
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(801) 802-8992

VINEYARD MEDICAL CENTER

DETAILS SHEET
VINEYARD, UTAH

JOB NO.
3-19-006

SHEET NO.
DT-01

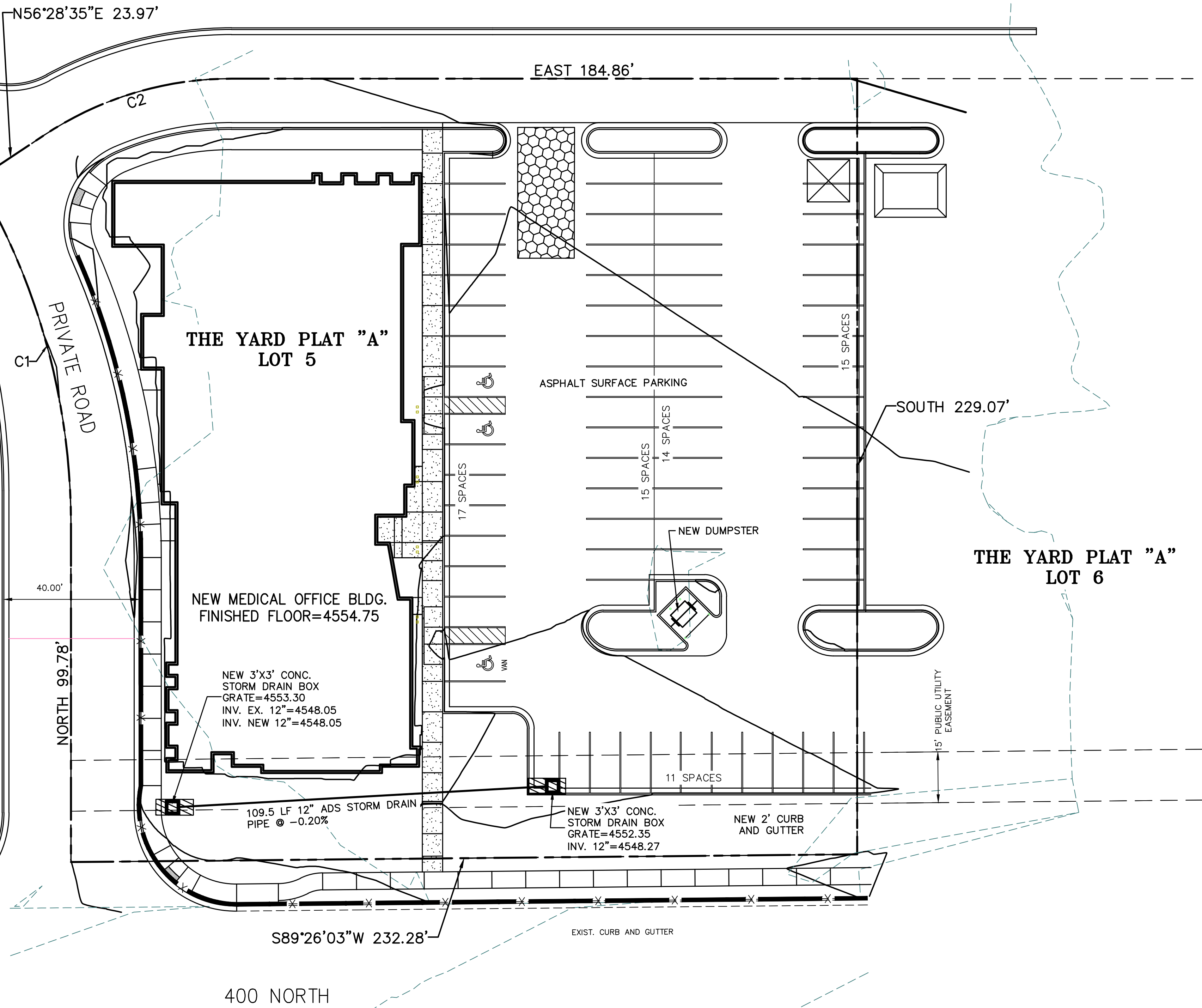
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(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

THE YARD PLAT "A"
LOT 4

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
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C2	58.51'	100.00'	57.68'	N73°14'17"E	33°31'27"



LEGEND

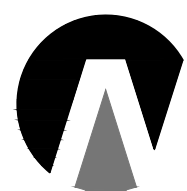
- STREET FLOW RUN-OFF DIRECTION
- PROPOSED SILT FENCE (SEE DETAIL - A)
- PROPOSED VEHICLE TRACKING CONTROL (SEE DETAIL - D)
- PROPOSED CURB INLET PROTECTION (SEE DETAIL - C, E, OR F)
- PORT-A-POTTY
- CONCRETE WASH OUT (SEE DETAIL - B)

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
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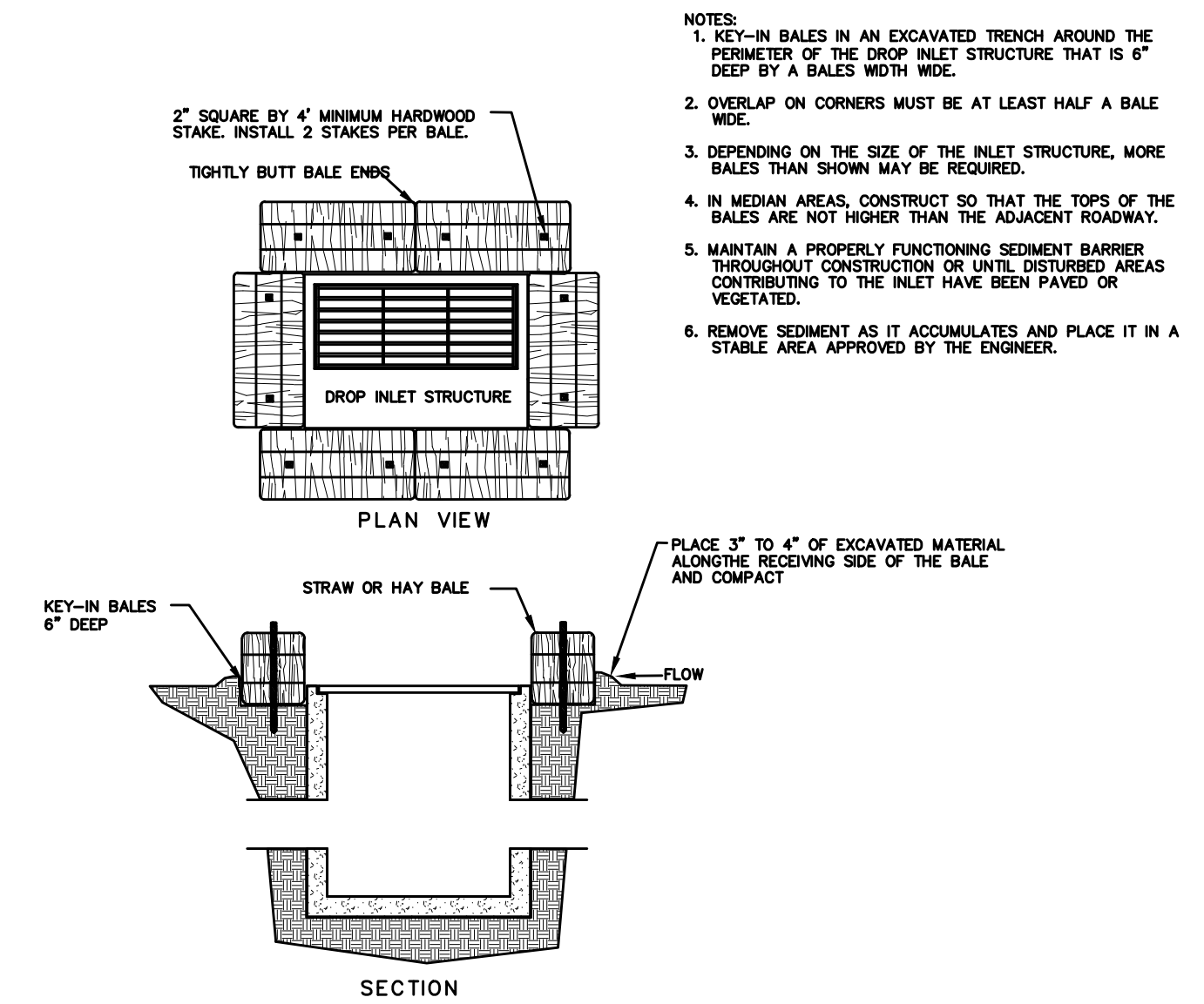
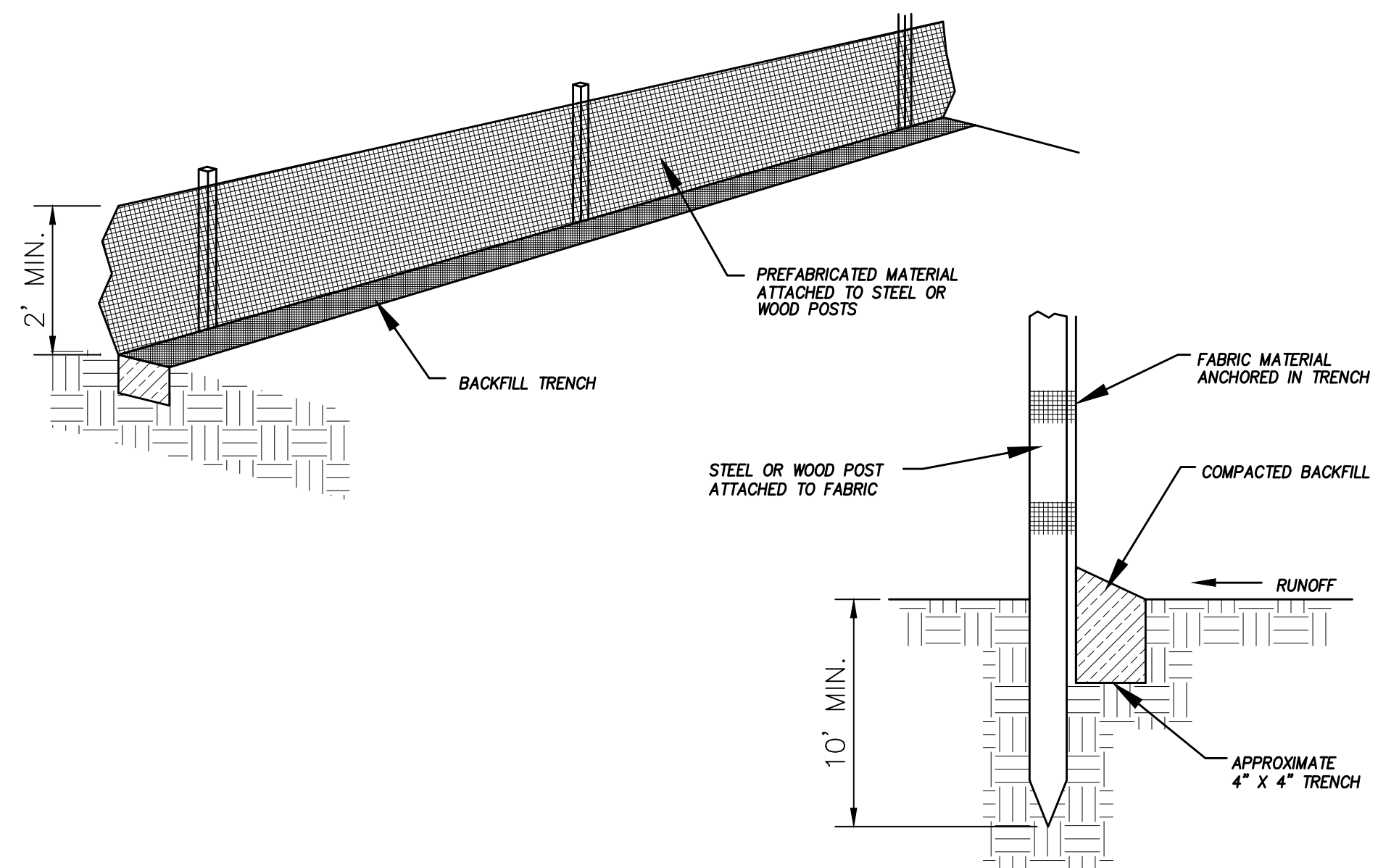
VINEYARD MEDICAL CENTER

EROSION CONTROL PLAN

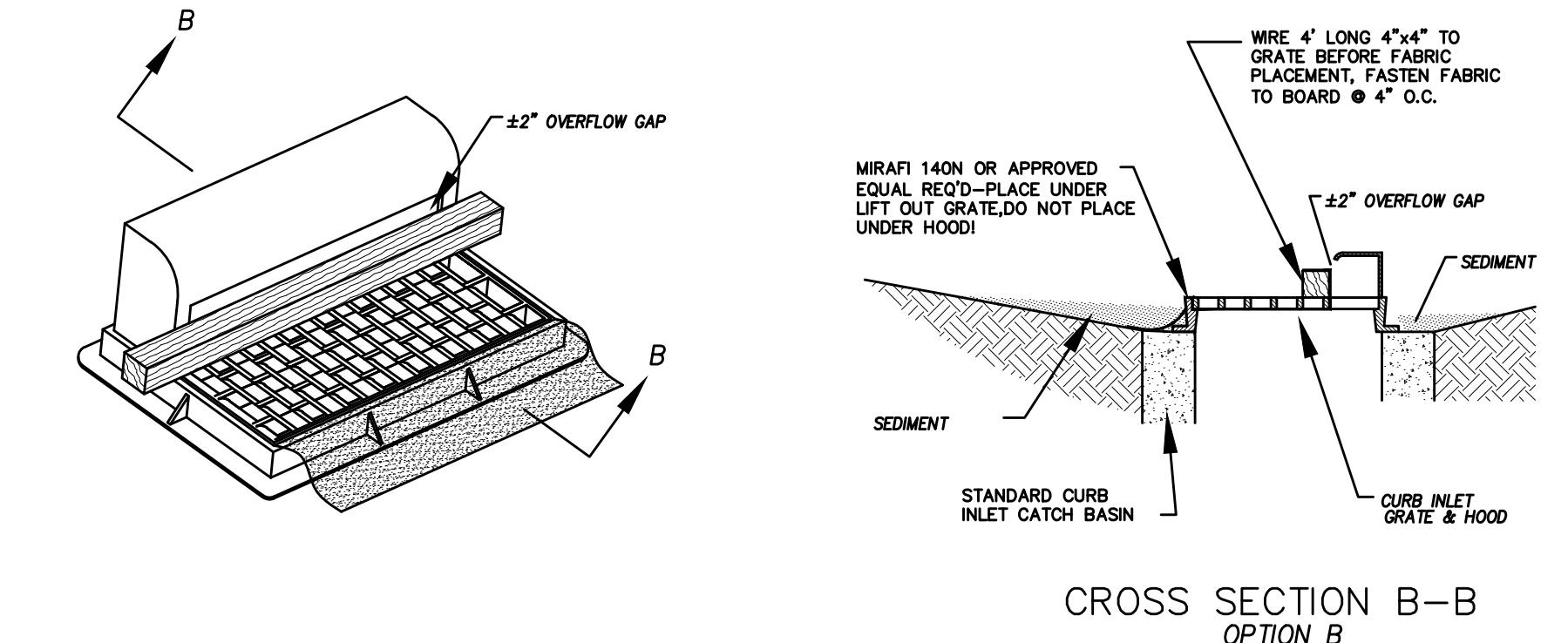
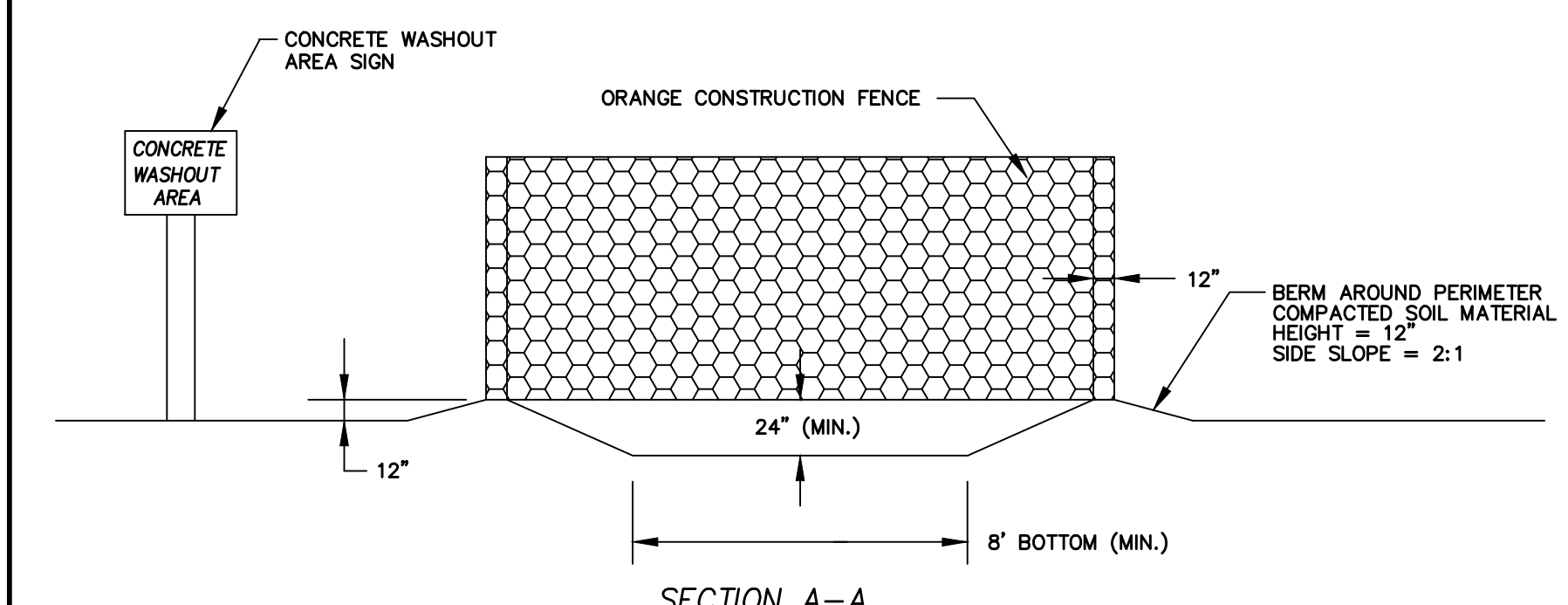
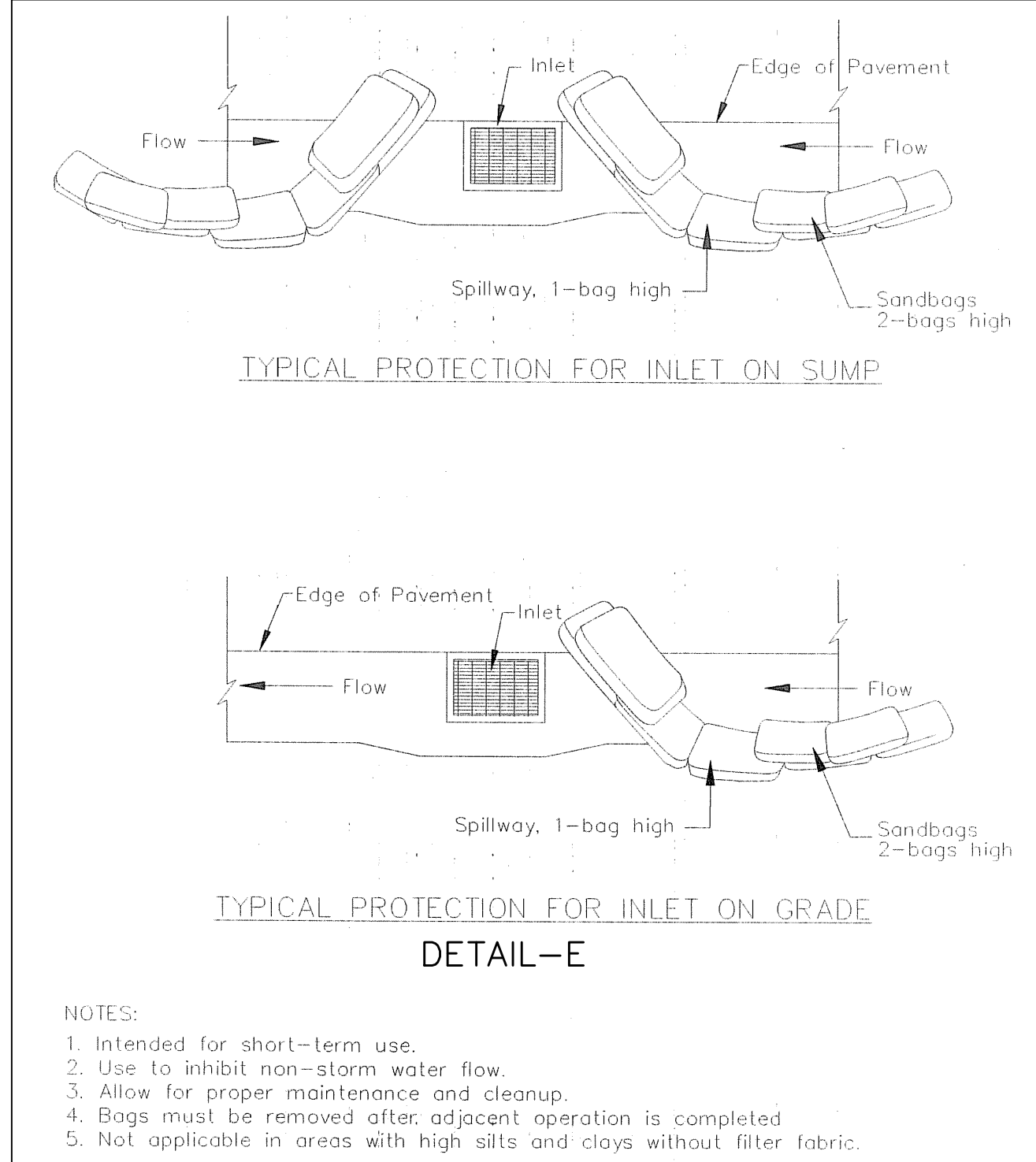
VINEYARD, UTAH

JOB NO.
3-19-006

SHEET NO.
EC-01



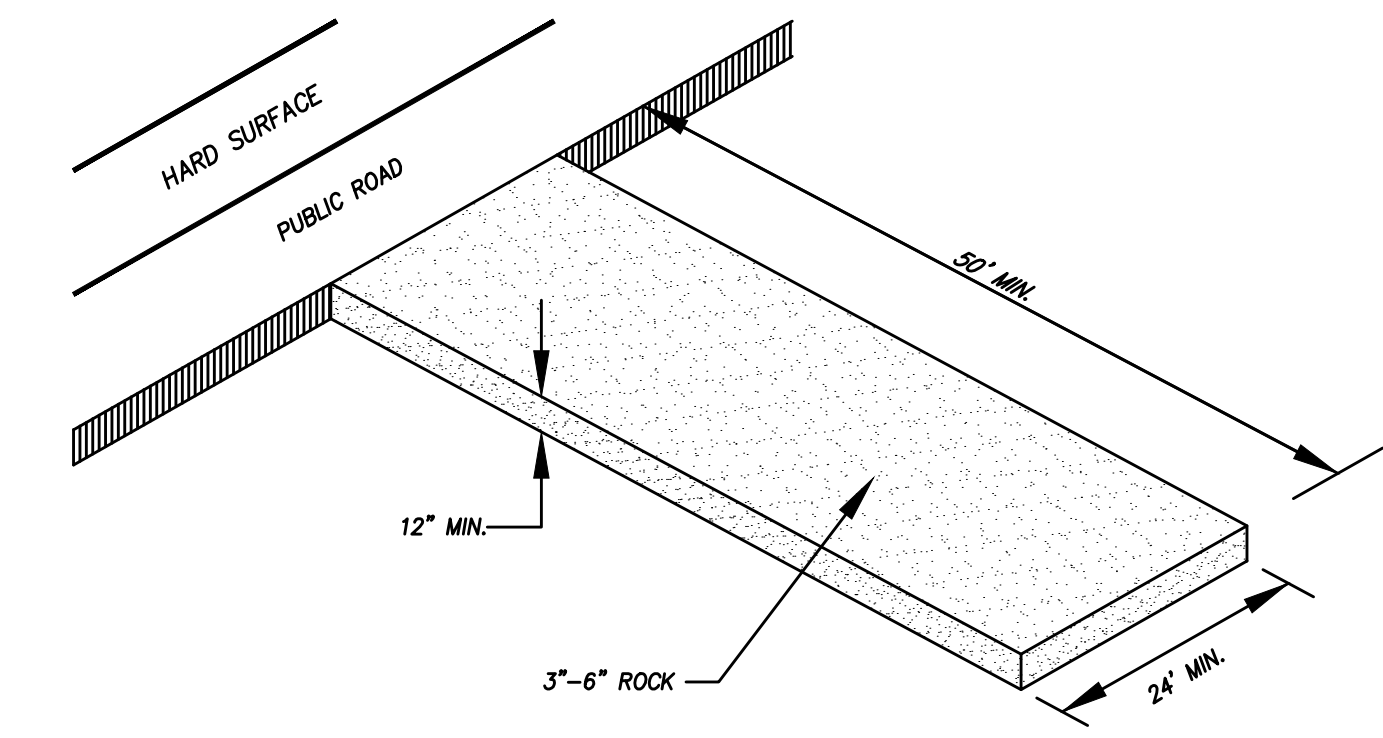
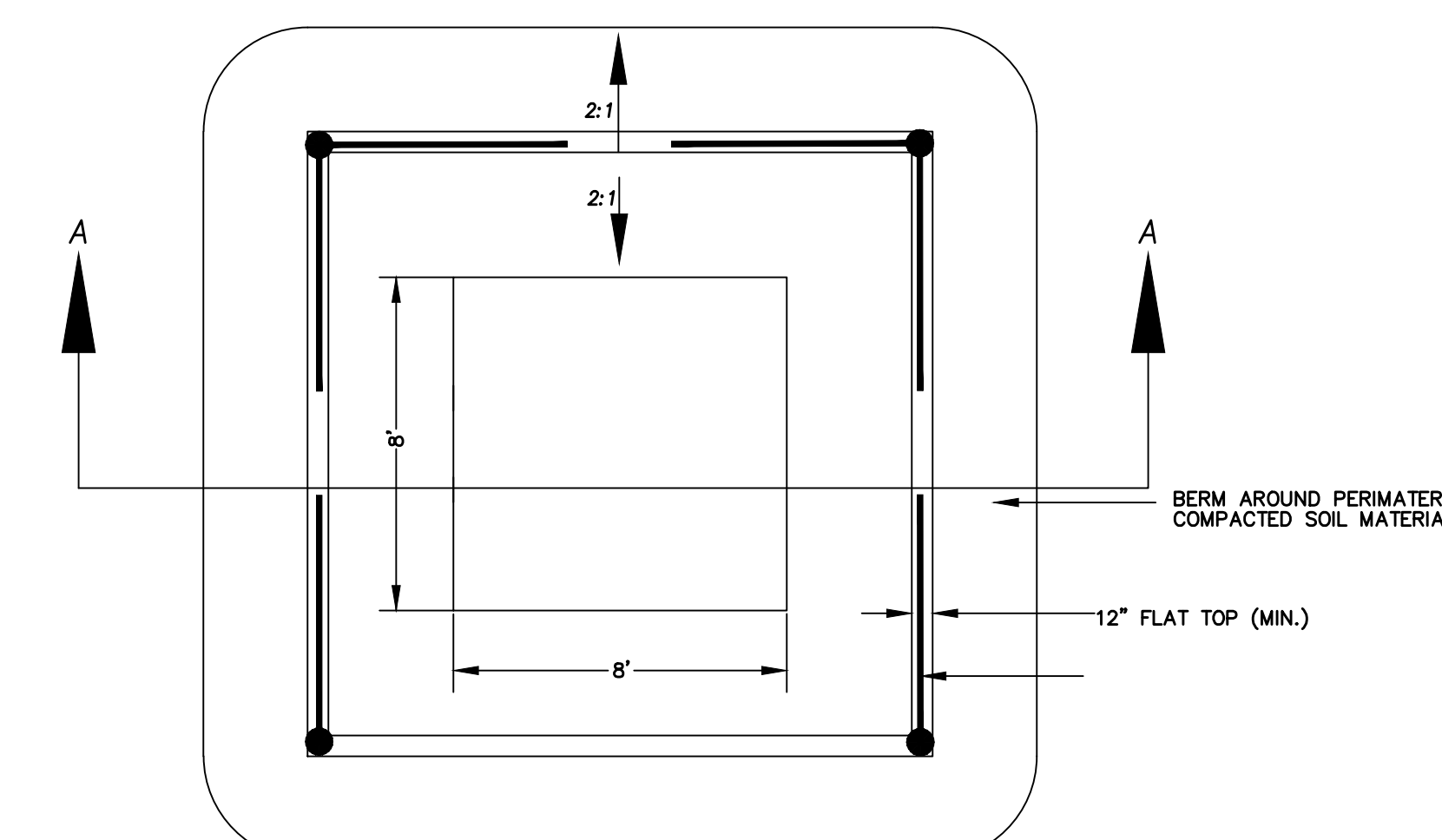
- NOTES:
1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
 2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
 3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
 4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
 5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
 6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.



* CATCH BASIN INLET PROTECTIONS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL ALL CONSTRUCTION IS COMPLETED AT THE SITE.

DETAIL-F
CURB INLET PROTECTION
DETAIL FOR EXISTING CATCH BASINS
-NTS-

ANY OF THE ABOVE OPTIONS (C, E, OR F) MAY BE USED



GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
4. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
5. ALL EROSION CONTROL SYSTEMS USING A GEOTECHNICAL FABRIC FOR INLET GRATE PROTECTION MUST BE REGULARLY CLEANED (14 DAY INTERVAL MAX, MORE FREQUENTLY IF NEEDED) TO INSURE THAT SILT DOES NOT FORM IMPERMEABLE BARRIER OVER INLET.
6. ANY SOIL OR GRANULAR STOCKPILED MATERIAL SHALL BE CONTAINED WITHIN A SILT FENCED AREA.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY ONSITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

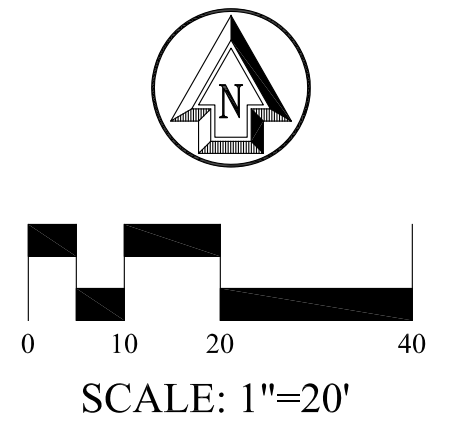
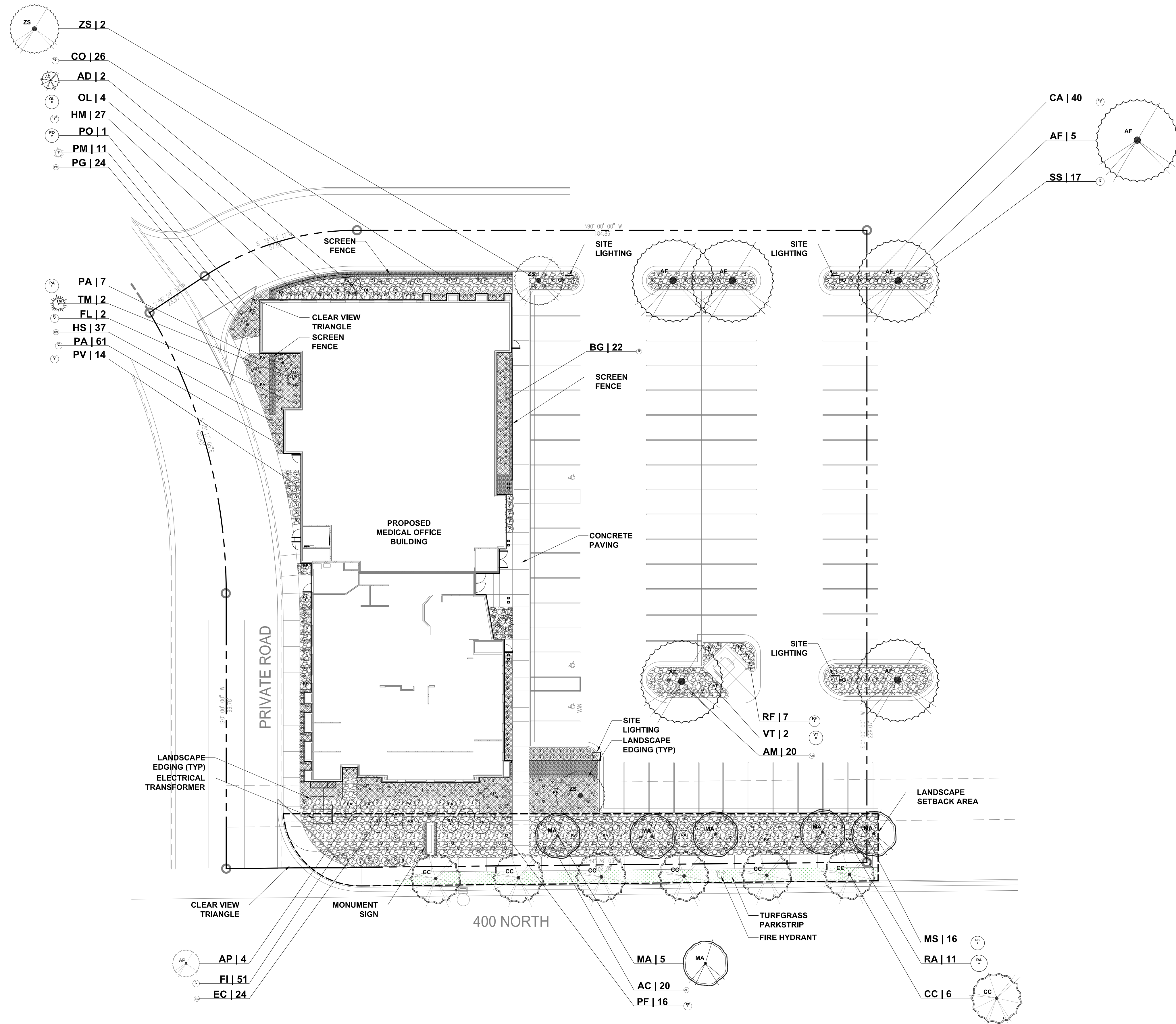
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**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

VINEYARD MEDICAL CENTER	EROSION CONTROL DETAILS	JOB NO. 3-19-006
	VINEYARD, UTAH	SHEET NO. EC-02



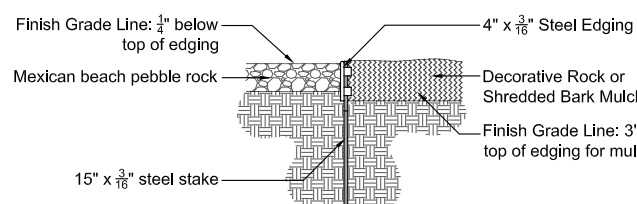
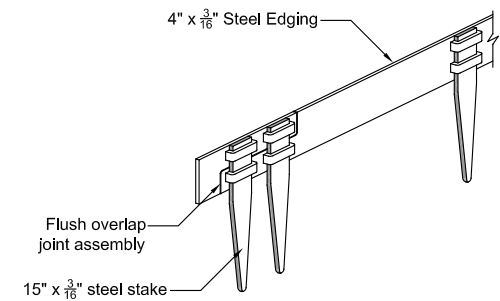
No.	Revision/Issue	Date

Designed By: AKC	
Drawn By: AKC	
Reviewed By: AKC	

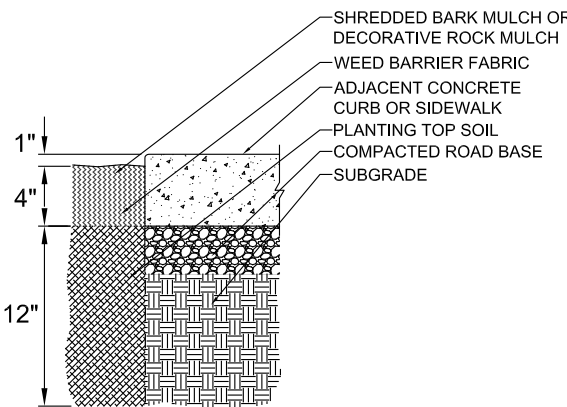
VINEYARD M.O.B.
VINEYARD, UT
LANDSCAPE PAN

BLAINE HALES	
Date: 04/24/2019	Drawing: LANDSCAPE PLAN
Issue: PRELIMINARY	Sheet: LP101
Project: 19-0108	

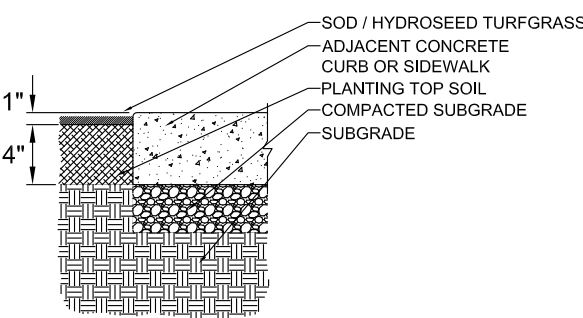
Landscape Areas	Area Sq.Ft.	Formula	Required	Provided
On-site square footage of landscaped areas (20% min.)	42,816	20% of site area	8,563 sq.ft.	9,102 sq.ft. (21.3%)
Landscape Setback (400' N): Turfgrass requirement	5,297	< 30%	1,589 sq.ft. (max.)	832 sq.ft. (9.1%)
Landscape Areas	Area Lin.Ft.	Formula	Required	Provided
Landscape Setback (400' N): Tree requirement	212	1 tree/20 lin.ft.	10.6	11
Shrub requirement	212	10 shrubs/20 lin.ft.	106	122



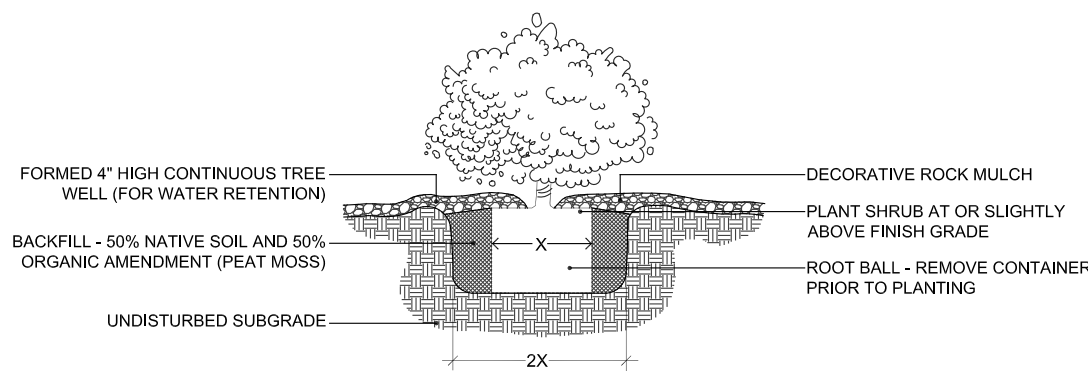
DETAIL	METAL LANDSCAPE EDGING
L5	NO SCALE



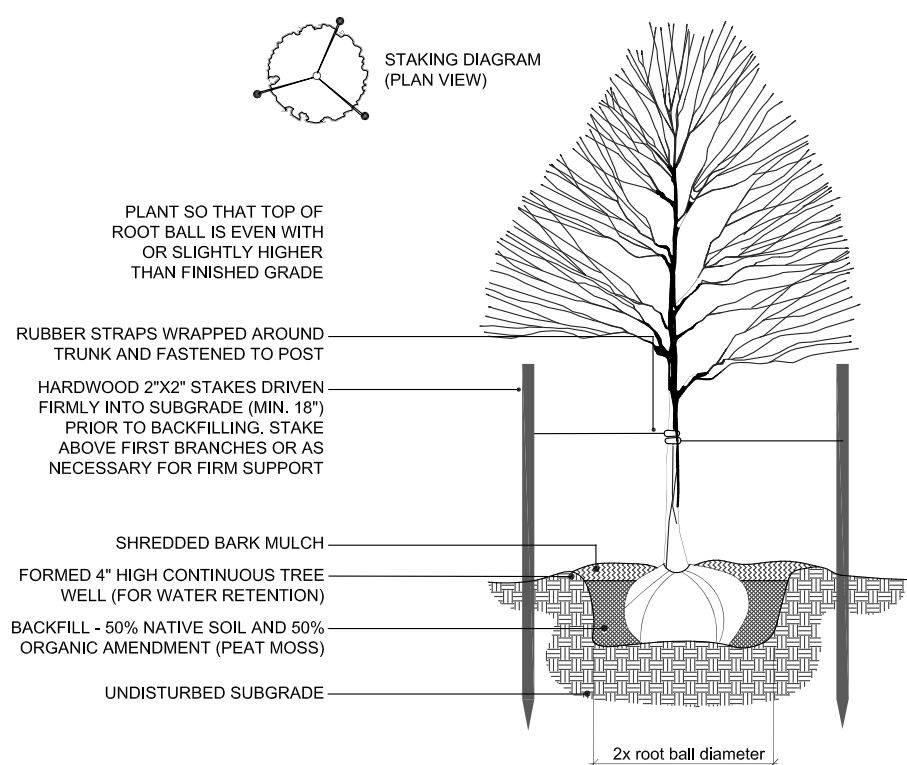
DETAIL	PLANTER BED - TOP SOIL and MULCH
L4	NO SCALE



DETAIL	TURFGRASS - TOP SOIL
L3	NO SCALE



DETAIL	SHRUB PLANTING
L2	NO SCALE



DETAIL	DECIDUOUS TREE PLANTING
L1	NO SCALE

SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.	
TREES				
AD <i>Acer palmatum dissectum</i> 'Red Dragon'	Red Laceleaf Maple	#25 gal.	2	
AC <i>Acer platanoides</i> 'Columare'	Columbian Norway Maple	#2" cal.	4	
AC <i>Acer platanoides</i> 'Fairview'	Norway Maple	#2" cal.	5	
CC <i>Cercis canadensis</i> ♀	Eastern Redbud	#2" cal.	6	
MA <i>Malus 'Ambretta'</i>	Flowering Crabapple	#2" cal.	5	
ZS <i> Zelkova serrata</i> 'Musashino' ♀	Zelkova	#2" cal.	2	
		Total:	26	
SHRUBS				
BG <i>Buxus</i> 'Green Tower'	Boxwood	#5# gal.	22	
PA <i>Perovskia atriplicifolia</i> 'Blue Steel' ♀	Russian Sage	#5# gal.	7	
PO <i>Physocarpus opulifolius</i> 'Jefam'	Amur Jewelberry ♀	Ninebark	#5# gal.	1
PM <i>Pinus mugo</i> 'Stolomund' ♀	Mugo Pine	#5# gal.	11	
PO <i>Potentilla fruticosa</i> 'Jackman'	Shrubby Cinquefoil	#5# gal.	16	
OL <i>Rhus lauracea</i> 'Otto Luyken'	English Laurel	#5# gal.	4	
RF <i>Rhamnus frangula</i> 'columnaris'	Tallhedge Buckthorn	#5# gal.	7	
RF <i>Rhamnus frangula</i> 'Fine Line'	Framed Buckthorn	#5# gal.	2	
RA <i>Rhus aromatica</i> 'Glow Low'	Sumac	#5# gal.	11	
TM <i>Taxus x media</i> 'Densiformis'	Yew	#5# gal.	2	
VT <i>Viburnum trilobum</i> 'Bailey Compact' ♀	Cranberry	#5# gal.	2	
		Total:	85	
GRASSES				
CA <i>Calamagrostis acutiflora</i> 'Hello Spring'	Father Reed Grass	#1 gal.	40	
CO <i>Carex oshimensis</i> 'Evo Color' 'Eversheen'	Seedge	#1 gal.	26	
FI <i>Festuca idahoensis</i> 'Native Roots'	Idaho Fescue	#1 gal.	51	
HM <i>Hackonechloa macra</i> 'Aureola'	Japanese Forest Grass	#1 gal.	27	
MS <i>Miscanthus sinensis</i> 'Zebrinus'	Zebrina Maiden Grass	#1 gal.	16	
SV <i>Panicum virgatum</i> 'Shenandoah'	Switch Grass	#1 gal.	14	
PP <i>Pennisetum alopecuroides</i> 'Little Bunny'	Dwarf Fountain Grass	#1 gal.	61	
PS <i>Polypogon monspeliensis</i> 'Prairie Blues'	Little Bluestem Grass	#1 gal.	17	
		Total:	250	
PERENNIALS				
AM <i>Achillea</i> 'Moonshine' ♀	Yarrow	#1 gal.	20	
AC <i>Aquilegia caerulea</i> 'Rocky Mountain Blue'	Columbine	#1 gal.	20	
EC <i>Echinacea</i> 'Cheyenne Spirit'	Coneflower	#1 gal.	24	
HS <i>Hemerocallis</i> 'Stella O'Reo' ♀	Day Lily	#1 gal.	37	
PG <i>Platycodon grandiflorus</i>	Balloon Flower	#1 gal.	61	
		Total:	125	

♣ Indicates water-wise (drought tolerant) species. Total percentage of water-wise tree and plant species equals 78.4%

Turfgrass Areas - 832.0 sq. ft. (9.1%)
Turfgrass areas shall be a water-wise 5050 Blend of Kentucky Bluegrass and perennial Ryegrass seed mix. Installed over a 4" subgrade of four inches (4") of screened and compacted top soil, once irrigation and finishing grading has been completed. Install sod within twenty four (24) hours of delivery and do not allow sod to dry out. Lightly wet top soil prior to installation of sod. Avoid creating muddy conditions.

Planter Area Shredded Bark Mulch - 1,975 sq.ft. (21.7%)
Planter bed areas shall be constructed with twelve inches (12") of screened, sandy loam top soil installed on top of sub-grade material. Planter bed areas shall be finished with chocolate brown shredded bark mulch. Use Staker Parson Brown Mulch as basis of design, or approved equivalent. Shredded bark mulch shall be applied to a average depth of four inches (4") across planter bed areas. Prior to installation of shredded bark mulch, it is recommended that DeWitt Pro® weed barrier be applied to the planter beds. All trees and shrubs within shredded bark mulch areas shall be watered with point-source drip irrigation.

Planter Area Decorative Pebble Edging (63.6%)
Planter bed areas shall be constructed with twelve inches (12") of screened, sandy loam top soil installed on top of sub-grade material. Planter bed areas shall be finished with three inch (3") decorative cobble rock in tan, brown, and cream colors. Use Utah Landscape Rock "Southwest Cobble" as basis of design. Decorative pebbles shall be applied to a average depth of four inches (4") across planter bed areas. Prior to installation of decorative cobble rock, it is recommended that DeWitt Pro® weed barrier be applied to the planter beds. All trees and shrubs within decorative rock areas shall be watered with point-source drip irrigation.

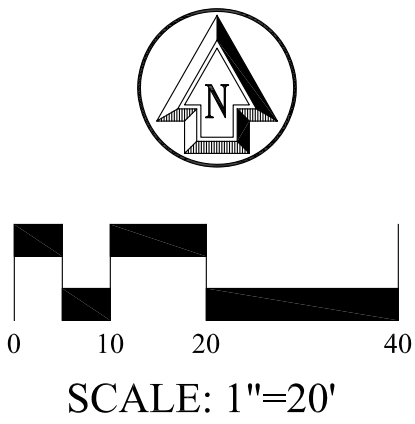
Decorative Rock - 510.0 sq. ft. (5.6%)
Decorative rock areas shall include the ground plane bands under screen fences and monument sign, and shall be constructed with excavated site material. Decorative rock areas shall be finished with three inch (3") rounded beach pebble in dark blue and charcoal colors, or approved equivalent. See Utah Landscape Rock "Dark Blue and Charcoal" as basis of design. (bid alternate), Decorative rock shall be installed to a average depth of three inches (3") across decorative rock areas. Prior to installation of decorative rock, it is recommended that DeWitt Pro® weed barrier be applied to the planter beds.

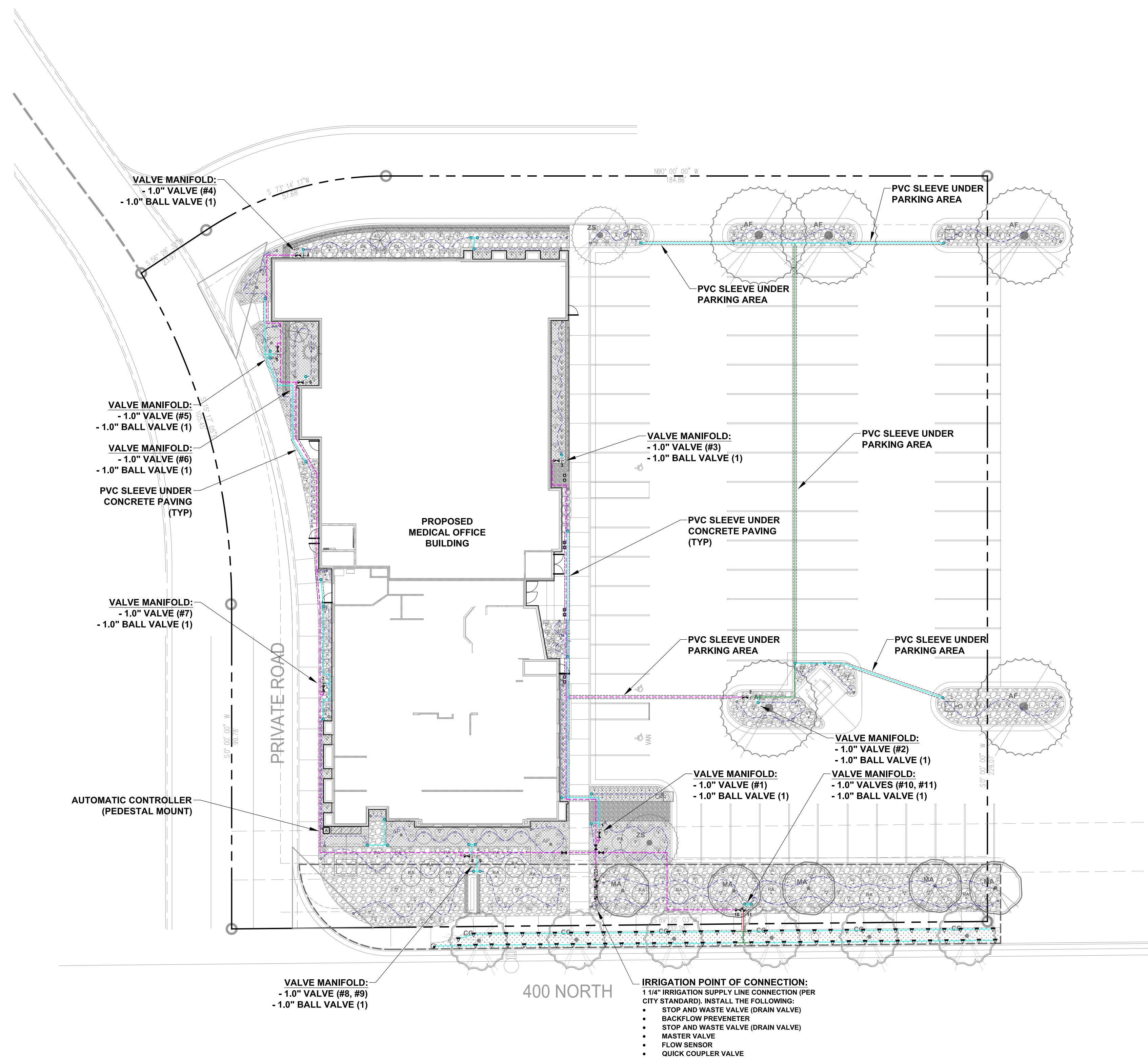
Landscape Edging (345.0 lin. ft.)
Landscape edging shall be 4-inch 12 gauge green metal landscape edging for separation of decorative rock planter areas and shredded bark mulch planter area. Use Steve Regan Metal Lawn Edging product as basis design, or approved equal. Install landscape edging so that top of edging is even with, or slightly higher than, finish surface elevations of adjacent turfgrass and planter areas.

1. All required landscaping shall be properly installed, irrigated, and maintained prior to use. Inauguration or occupancy.
2. The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right-Of-Way.
3. Maintenance of approved landscaping shall consist of regular watering, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems and Integrated architectural features.
4. At Intersections: Landscaping along all streets and boundaries shall be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for the following intersections:
 - 4.1 A vehicular trafficway or driveway and a street.
 - 4.2 A vehicular trafficway or driveway and a sidewalk.
 - 4.3 Two or more vehicular traffic ways, driveways, or streets.
5. Hanging limbs and branch growth shall be maintained 13 feet above streets and 8 feet above sidewalks.
6. A 3-foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature.
7. All construction shall be in accordance with the Vinyard Town Specifications and Standard Details.

1. All deciduous trees shown on this Landscape Plan shall be a minimum of two inch caliper (2" cal.), balled and burlapped nursery stock, or as otherwise required.
2. Balled and burlapped trees showing obvious signs of damage to the root ball and/or trunk shall not be acceptable.
3. Tree holes shall be dug two times (2x) the diameter of the root ball and only as deep as the root ball.
4. Tree root ball shall be at least twelve (12") inches in diameter per each one (1") inch of tree caliper and at least eighteen (18") inches deep. Root ball shall be wrapped tightly with no loose flaps.
5. The hole shall be dug to the hole and stock upright. The root flare shall be visible and not located at, or slightly above, finished ground level. The root flare should never be below finished ground level.
6. Trees shall only be filled by the wire basket. Never lift trees by grasping trunk or limbs, or by attempting to pull the wire of sling or choker.
7. Do not remove the wire basket from balled and burlapped trees during planting. Bend the tree, then loops down into hole after cutting the rope or rope from around the tree trunk.
8. Cut and remove the top third of the burlap after hole has been backfilled two thirds of its depth. Remove the top third of the rope, stake, or strap.
9. Backfill hole with excavated material and compact only enough to hold tree in place. Never use mechanical compaction. Top soil or soil pep may be added to excavated material if high quantities of clay soils are present, but shall not replace excavated material. Backfill material should cover root flare slightly, but should not be piled against it.
10. Water well immediately after backfill and backfill material. A soil water ring should be formed at the edge of the root ball. Backfill material may need to be added as soil settles below root flare.
11. During the burial of trees, shrubs, and plants place 21-gram fertilizer tablets in hole according to manufacturer's written instructions.
12. Secure all balled and burlapped trees in place with wood tree stakes and flexible straps as indicated in tree planting detail.

1. All shrubs shown on this Landscape Plan shall be five gallon (#5 gal) containerized nursery stock.
2. All grasses and perennials shown on this Landscape Plan shall be a one gallon (#1 gal.) containerized nursery stock.
3. Hole should be dug at least two times (2x) the diameter of the root ball and as deep as the root ball is tall.
4. Gently remove plant from the container, lightly rub all sides of the root ball to expose ends of roots and place in the center of the hole. The top of the root ball should be at finished ground level.
5. Backfill the hole with excavated material. Top soil or soil replacement may be added to excavated material if high quantities of clay soils are present, but shall not replace excavated material.
6. Compact soil enough to hold plant in place. Never use mechanical compaction.
7. Generously water to soak entire root ball and backfill. A soil water ring should be formed around the outside of the root ball. Backfill material may need to be added after material has settled.
8. Mulch should be added to a depth of three (3") to four (4") inches and at least twice the width of the root ball.
9. For weed barrier cut a hole for the plant at least one and a half times (1 1/2X) times the diameter of the root ball to allow room for the plant to expand and grow naturally.





No.	Revision/Issue	Date

Designed By:
AKC

Drawn By:
AKC

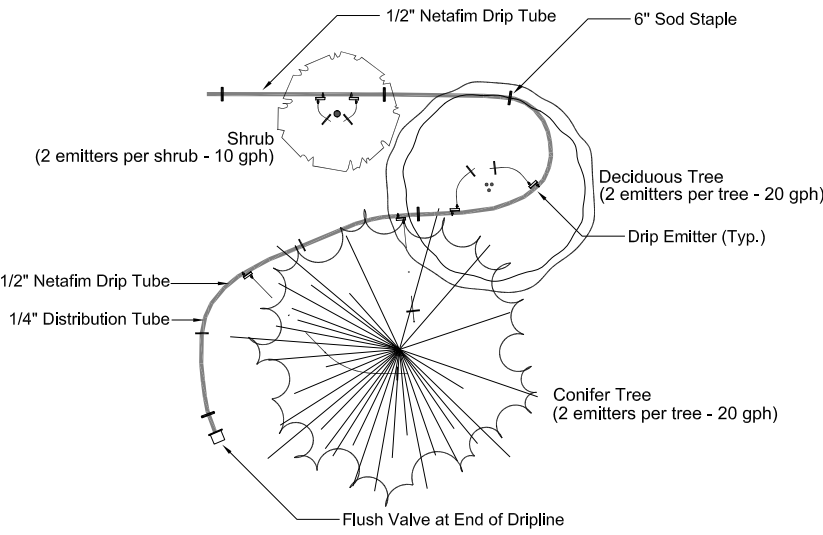
Reviewed By:
AKC

SEAL OF UTAH
ADAM K. CRISLUM
No. 1703982
4/24/19
Professional Landscape Architect

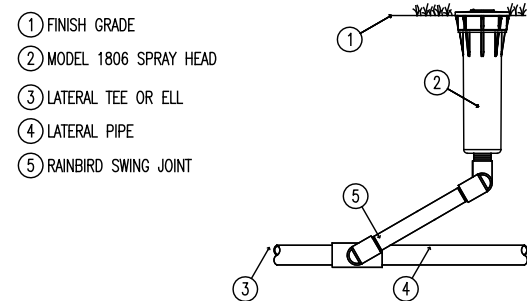
VINEYARD M.O.B.
VINEYARD, UT
IRRIGATION PAN

BLAINE HALES

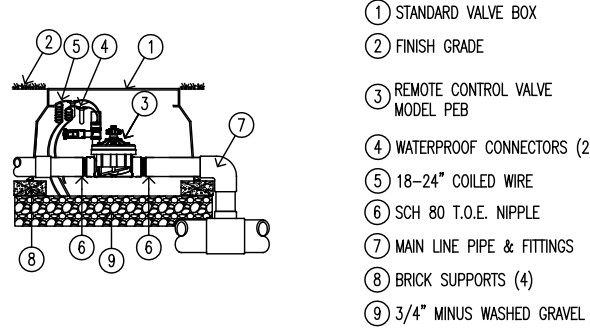
Date: 04/24/2019	Drawing: IRRIGATION PLAN
Issue: PRELIMINARY	Sheet: LI101
Project: 19-0108	



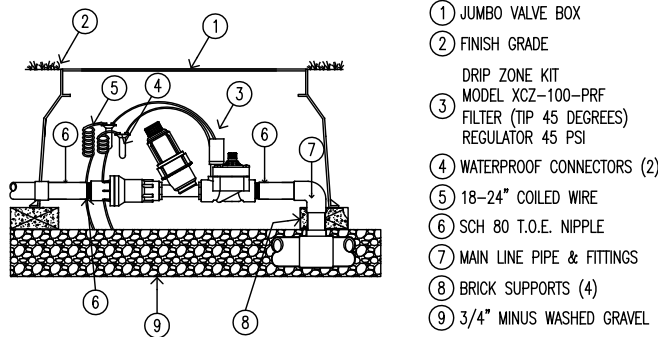
DETAIL 15 DRIP LAYOUT
NO SCALE



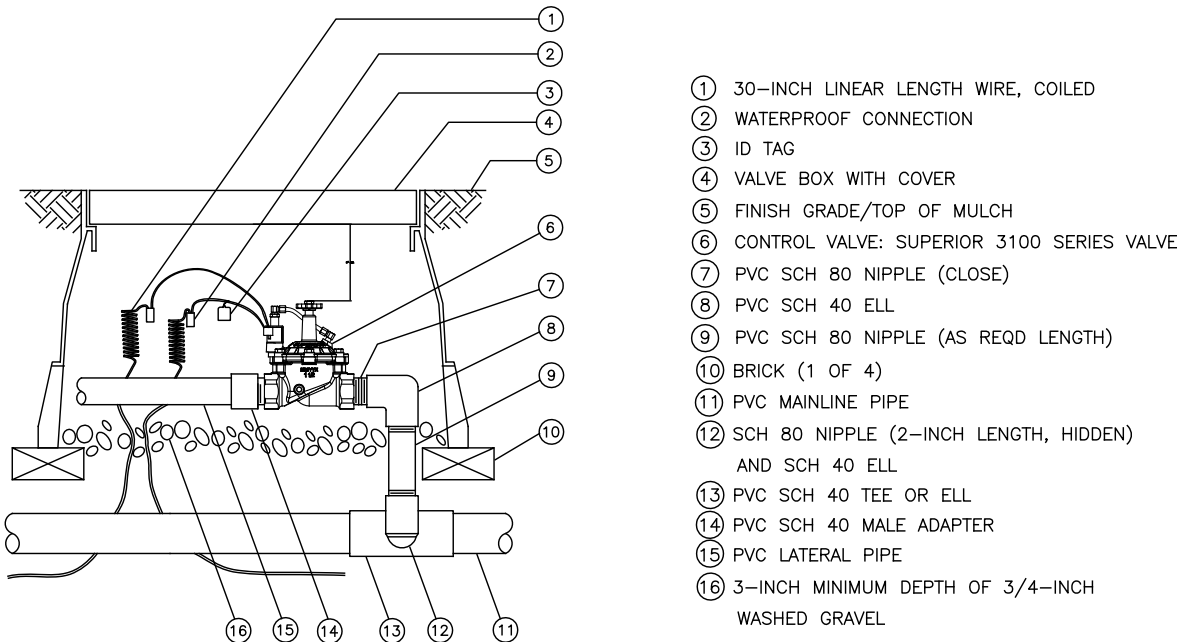
DETAIL 14 POP-UP SPRAY HEAD
NO SCALE



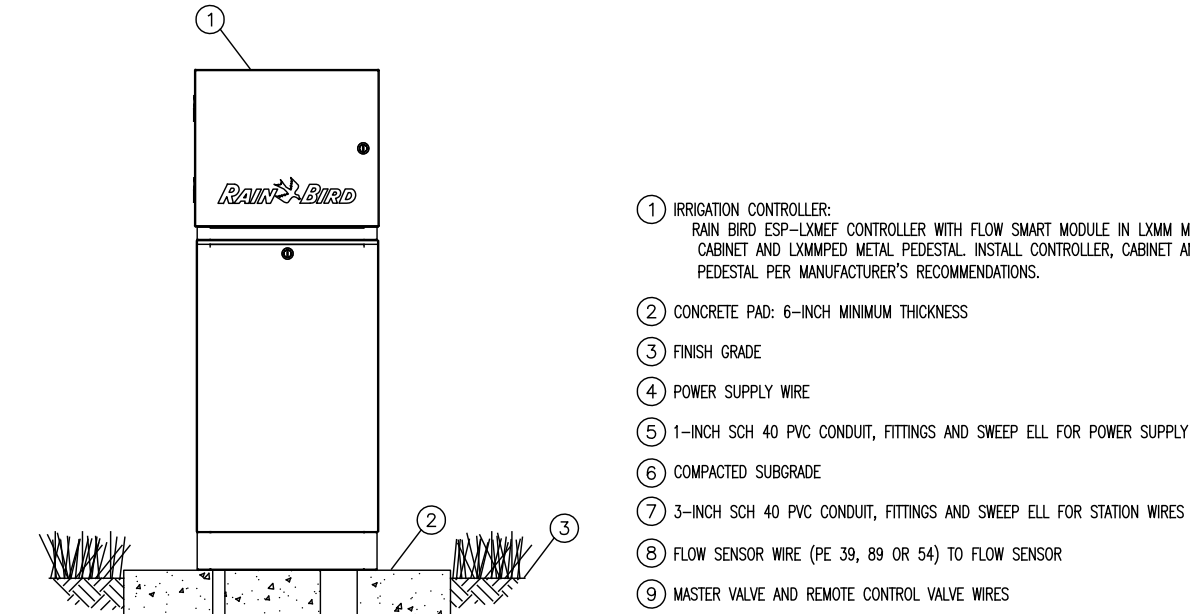
DETAIL 13 SPRAY VALVE ASSEMBLY
NO SCALE



DETAIL 12 DRIP VALVE ASSEMBLY
NO SCALE



DETAIL 16 MASTER VALVE
NO SCALE



DETAIL 11 AUTOMATIC CONTROLLER
NO SCALE

Pipe (Mainline)		
Symbol	Description	Size
	SCH 40 PVC Pipe (all fittings SCH 40 PVC)	1 1/4"

Pipe (Lateral)		
Symbol	Description	Size
	SCH 40 PVC Pipe	1 1/4"
	SCH 40 PVC Pipe	1"
	SCH 40 PVC Pipe	3/4"

Automatic Controller			
Symbol	Description	Size	Qty.
	Rainbird ESP-LXMEF - Master Valve Connection - Flow Sensor - Weather Sensor - Expandable Module	11 valve zones	1

Point of Connection			
Symbol	Description	Size	Qty.
	Point of Connection to Irrigation Supply Line (Per City Standard)	1 1/4"	1
	Mueller H10284 Stop and Waste Valve	1"	2
	Febco 825YA Backflow Preventer V.I.T Strongbox Enclosure SBBC-22CR	1"	1
	Superior 3100-100 N.O. Master Valve	1"	1
	Rainbird FS050P PVCT Flow Sensor	1/2"	1
	Rainbird 44-RC Quick Coupler	1"	1

Valves			
Symbol	Description	Size	Qty.
	Mueller H10284 Stop and Waste Valve	1 1/4"	3
	Nibco T-580-A Brass Ball Valve	1"	9
	Rainbird 101-PEB	1.0"	1
	Rainbird X CZ-LF-100-PRF	1" x 3/4"	10

Spray Heads and Nozzles			
Symbol	Description	Size	Qty.
	Rainbird 1804-SAM-PRS-8VAN (30 psi)	4"	1
	Rainbird 1804-SAM-PRS-MPR5 (30 psi)	4"	68

Drip Irrigation (Point Source)	
Symbol	Description
	1/2" Netafim Distribution Tubing
	Rainbird PC-10: Two emitters per tree (Flow: 20.0 GPH)
	Rainbird PC-05: Two emitters per shrub (Flow: 10.0 GPH)
	Rainbird XB-20-PC: One emitter per grass/perennial (Flow: 2.0 GPH)
	1/2" Netafim Manual Flush Valve
	PVC to Distribution Tube Adapter (3/4" x 1/2" threaded ELL, PLD 050 adapter)

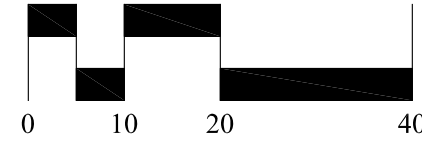
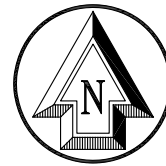
IRRIGATION NOTES:

- This irrigation system is a dead end main line system and has been designed based on a high flow (peak demand) of 14.60 gpm and total system pressure losses of 63.22 psi. Pressure loss is based on the furthest spray head from the POC, operating at 30 psi. Main line size is based on the highest control valve flow and a watering window of 7 days per week for 8 hours. Available water pressure at the POC is unknown. If the available water pressure at the POC is less than the total system pressure losses, modifications to the irrigation system design will be necessary.
- The Contractor is responsible for verifying the available water pressure at the POC and notifying the Owner and/or Landscape Architect of any discrepancies between the available water pressure and the total system pressure losses.
- Install stop and waste valves at irrigation supply line depth, according to manufacturer's specifications, immediately upstream and downstream of the backflow preventer.
- Install backflow preventer in compliance with all State and Local plumbing codes, and according to manufacturer's specifications.
- Install a V.I.T. Strong Box enclosure for the backflow preventer, according to manufacturer's specifications.
- Install master valve according to manufacturer's specifications, enclosed within a standard rectangular valve box.
- Install flow sensor according to manufacturer's specifications, enclosed within a 10" round valve box.
- Install quick coupler valve according to manufacturer's specifications, enclosed within a 10" round valve box.
- All pressurized main line fittings shall be SCH 40 PVC socket fittings, with primer and solvent-cement connections.
- All non-pressure lateral line fittings shall be SCH 40 PVC socket fittings, with primer and solvent-cement connections.
- Install SCH 80 MIPT x slip toe nipples from main line manifold assembly to control valves.
- Install SCH 80 MIPT x slip toe nipples from contol valve to SCH 40 PVC lateral lines.
- Install the automatic controller within a locking stainless steel cabinet, mounted on a stainless steel pedestal per manufacturer's installation specifications.
- Contractor shall install and provide 110V power supply to the automatic controller location, per Vineyard City.
- Install all control valve assemblies within standard rectangular valve boxes.
- Backfill under remote control valves and valve boxes with pea gravel.
- If different than what is specified, all irrigation system components and installation shall comply with Vineyard City's irrigation standards.
- Install automatic drains and air release valves at the ends of main line branches. Enclose air release valve within a 10" round valve box.
- PVC sleeves under hardscapes shall be Class 200 and twice (2x) the size of the line running through, or four inches (4") minimum.
- All irrigation controller wire shall be 14 gauge, direct burial wire. Connect two (2) additional spare wires to the controller and run to the valve manifold furthest from the point of connection.
- Connect the master valve to the controller with a 14 gauge YELLOW wire and a 14 gauge common WHITE wire. Install wires in a dedicated electrical conduit.
- Connect the flow sensor to the controller with a 14 gauge ORANGE wire and a 14 gauge BLACK wire. Install wires in a dedicated electrical conduit.
- Connect all control valves to the controller with 14 gauge color coded wire and a 14 gauge common WHITE wire. Install wires in same trench as main line.
- Adjust nozzle sizes, spray radii, and spray angles of sprinkler heads to avoid over-spray onto buildings and sidewalks.
- The flow rate tabulations for each valve zone are as follows:

Valve #1 (1.0") = 4.79 gpm, 20 psi	Valve #7 (1.0") = 1.85 gpm, 20 psi
Valve #2 (1.0") = 4.97 gpm, 20 psi	Valve #8 (1.0") = 2.19 gpm, 20 psi
Valve #3 (1.0") = 2.40 gpm, 20 psi	Valve #9 (1.0") = 4.69 gpm, 20 psi
Valve #4 (1.0") = 1.88 gpm, 20 psi	Valve #10 (1.0") = 14.60 gpm, 30 psi
Valve #5 (1.0") = 2.67 gpm, 20 psi	Valve #11 (1.0") = 4.64 gpm, 20 psi
Valve #6 (1.0") = 1.05 gpm, 20 psi	

- The irrigation system pipe sizing is based upon the following maximum flow rates:

3/4" PVC: 7 gpm	1 1/2" PVC: 30 gpm
1" PVC: 12 gpm	2" PVC: 50 gpm
1 1/4" PVC: 22 gpm	



SCALE: 1"=20'

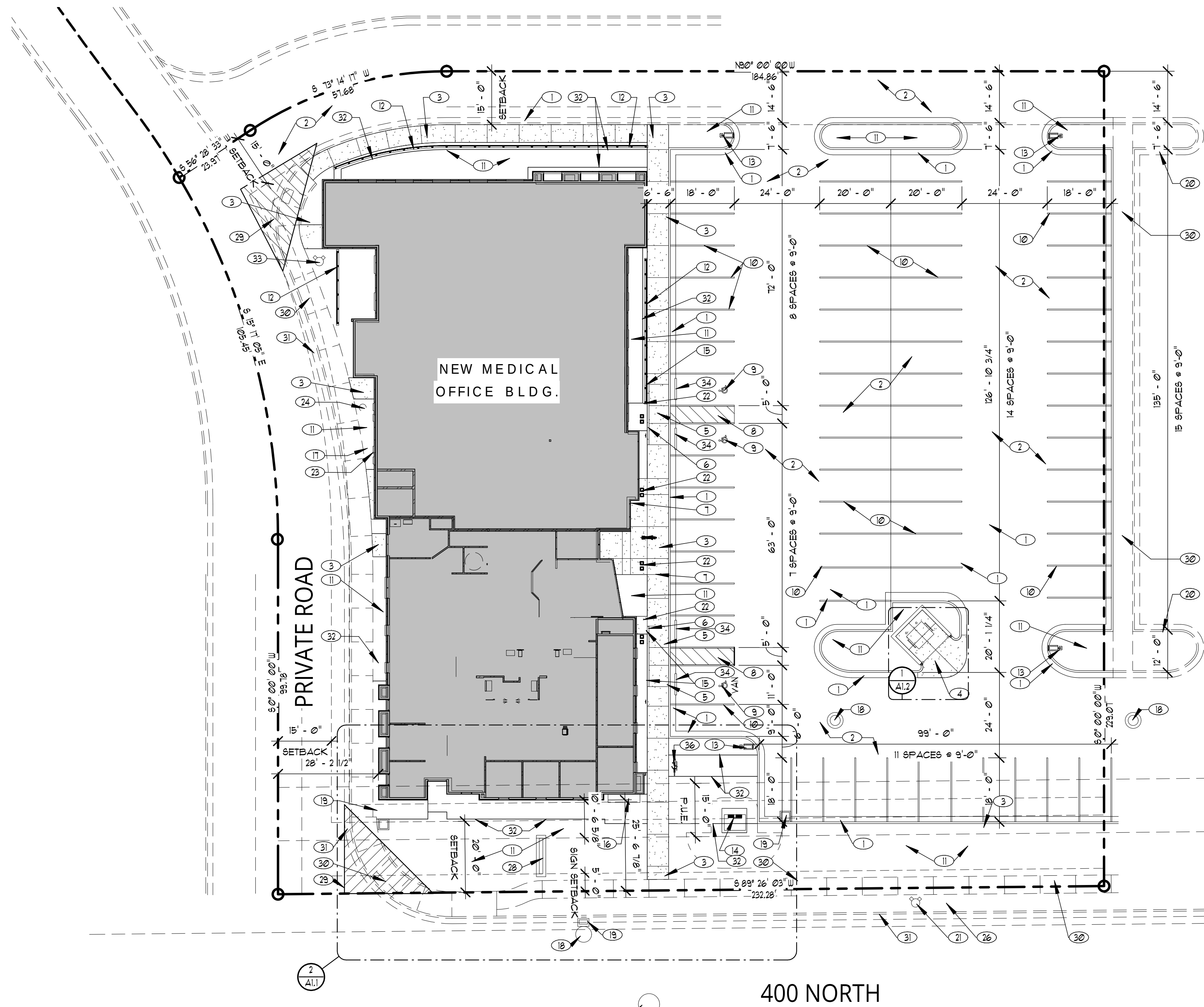
No.	Revision/Issue	Date

Designed By: AKC	
Drawn By: AKC	
Reviewed By: AKC	

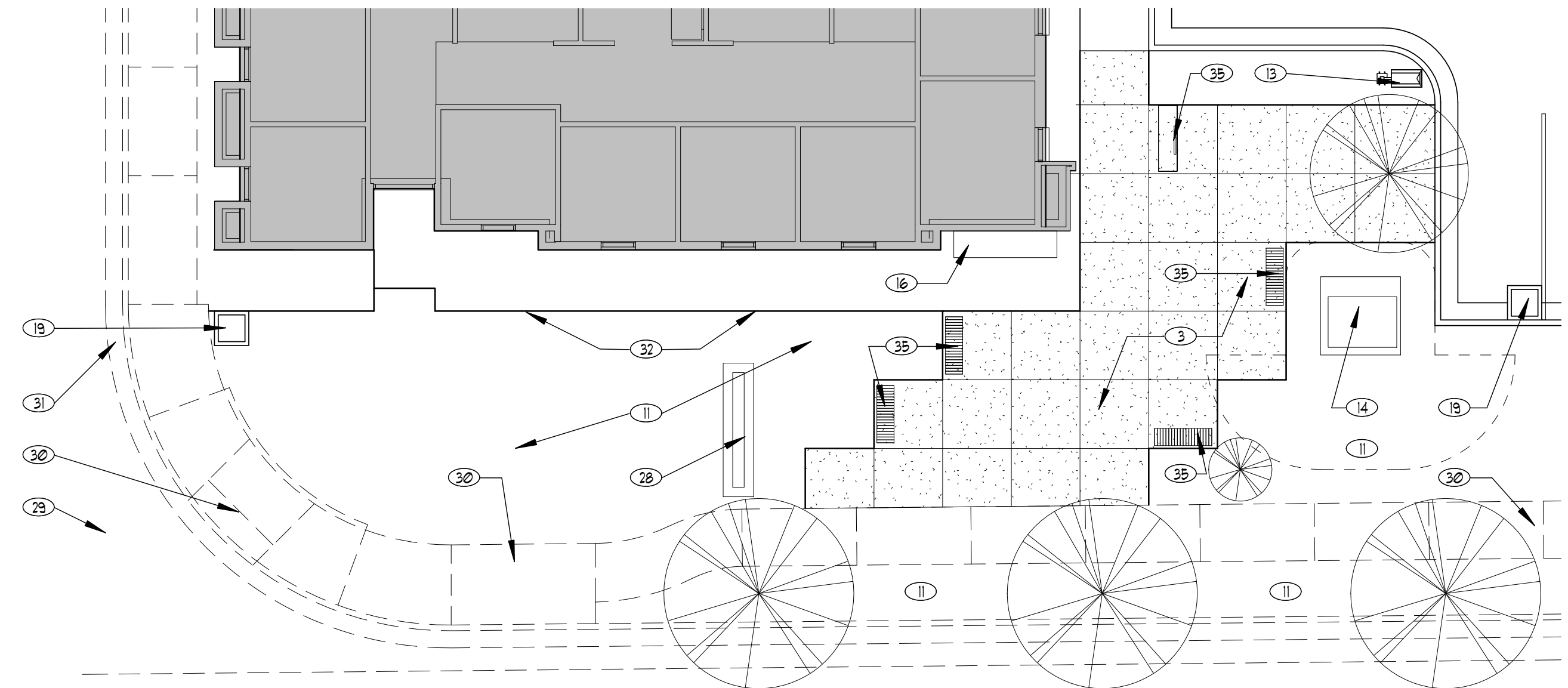
VINEYARD M.O.B. VINEYARD, UT IRRIGATION PAN

BLAINE HALES

Date: 04/24/2019	Drawing: LEGEND & DETAILS
Issue: PRELIMINARY	Sheet: LI102
Project: 19-0108	



1 SITE SHEET NOTES
1" = 20'-0"



2 PROPOSED PUBLIC SPACE
1" = 10'-0"

GENERAL NOTES

- SEE ELECTRICAL DRAWINGS FOR RELATED SITE UTILITIES.
- SEE LANDSCAPE DRAWINGS FOR OTHER SITE IMPROVEMENTS.
- COMPLY WITH VINEYARD STANDARDS, SPECIFICATIONS, AND DRAWINGS.
- COMPLY WITH REQUIREMENTS OF PROJECT GEO-TECHNICAL REPORT.
- FINISH GRADE AND FINISH SIDEWALKS, TO SLOPE AWAY FROM BUILDING WITH POSITIVE DRAINAGE.

SHEET NOTES

- CONCRETE CURB AND GUTTER, SEE CIVIL DRAWINGS
- ASPHALT PAVING OVER COMPACTED GRAVEL, SEE GEO-TECHNICAL REPORT
- 4" CONCRETE SIDEWALK OVER 4" COMPACTED GRAVEL, PROVIDE CONTROL JOINTS AS SHOWN, SEE CIVIL DWGS.
- CONCRETE DRIVE APRON, SEE GEO-TECHNICAL REPORT
- CONCRETE CURB RAMP, SEE CIVIL DRAWINGS
- 6" CONCRETE CURB, SEE CIVIL DRAWINGS
- EXPANSION JOINT, SEE DETAIL 18/A1.2
- ACCESSIBLE AISLE, 4" WIDE PAINTED ADA PARKING STRIPES @ 36" O.C.
- ADA PARKING STALL NOTED W/ PAINTED INTERNATIONAL SIGN OF ACCESSIBILITY (36" X 36")
- 4" WIDE PAINTED PARKING STRIPES
- LANDSCAPING, SEE LANDSCAPE DRAWINGS
- 6' SCREEN FENCE, SEE SHEETS A4.1 & A4.2
- EXTERIOR LIGHTING, SEE ELECTRICAL DRAWINGS
- TRANSFORMER, SEE ELECTRICAL DRAWINGS
- ACCESSIBLE PARKING SIGN, PROVIDE VAN ACCESSIBLE SIGN @ STALL IDENTIFIED W/ VAN DESIGNATION, SEE DETAIL 14/A1.2
- CT ENCLOSURE, SEE ELECTRICAL DRAWINGS
- IRRIGATION FOC, SEE LANDSCAPE DRAWINGS
- MANHOLE, SEE CIVIL DRAWINGS
- STORM DRAIN INLET, SEE CIVIL DRAWINGS
- CURB & GUTTER BY OTHERS
- EXISTING FIRE HYDRANT, SEE CIVIL DRAWINGS
- STRUCTURAL COLUMNS, SEE LANDSCAPE DRAWINGS
- LOCATION OF FOC - SEE CIVIL DRAWINGS
- WATER METER, SEE CIVIL DRAWINGS
- STREET LANDSCAPING PER TOWNSHIP STANDARDS, SEE LANDSCAPE DRAWINGS
- MONUMENT SIGN BY OWNER
- CLEAR VISION TRIANGLE, SEE CIVIL DWGS
- EXISTING CAST-IN-PLACE CONCRETE SIDEWALK
- EXISTING CAST-IN-PLACE CONCRETE CURB & GUTTER
- LANDSCAPE EDGE, SEE LANDSCAPE DRAWINGS
- PROPOSED FIRE HYDRANT, SEE CIVIL DRAWINGS
- 6" PRE-CAST CONCRETE WHEEL STOP
- BIKE RACK

LEGEND

- NEW CONCRETE WALKS, SLABS, ETC.
- NEW BUILDING
- PROPERTY LINE
- PROPERTY SETBACK LINE

VINEYARD MEDICAL OFFICE BLDG.
VINEYARD PROFESSIONAL BUILDING, LLC
747 East 400 North
Vineyard, Utah 84059

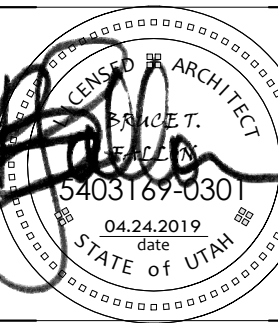
A1.1
SITE PLAN

Alan R. Poulsen
Ronald B. Jones
Bruce T. Fallon

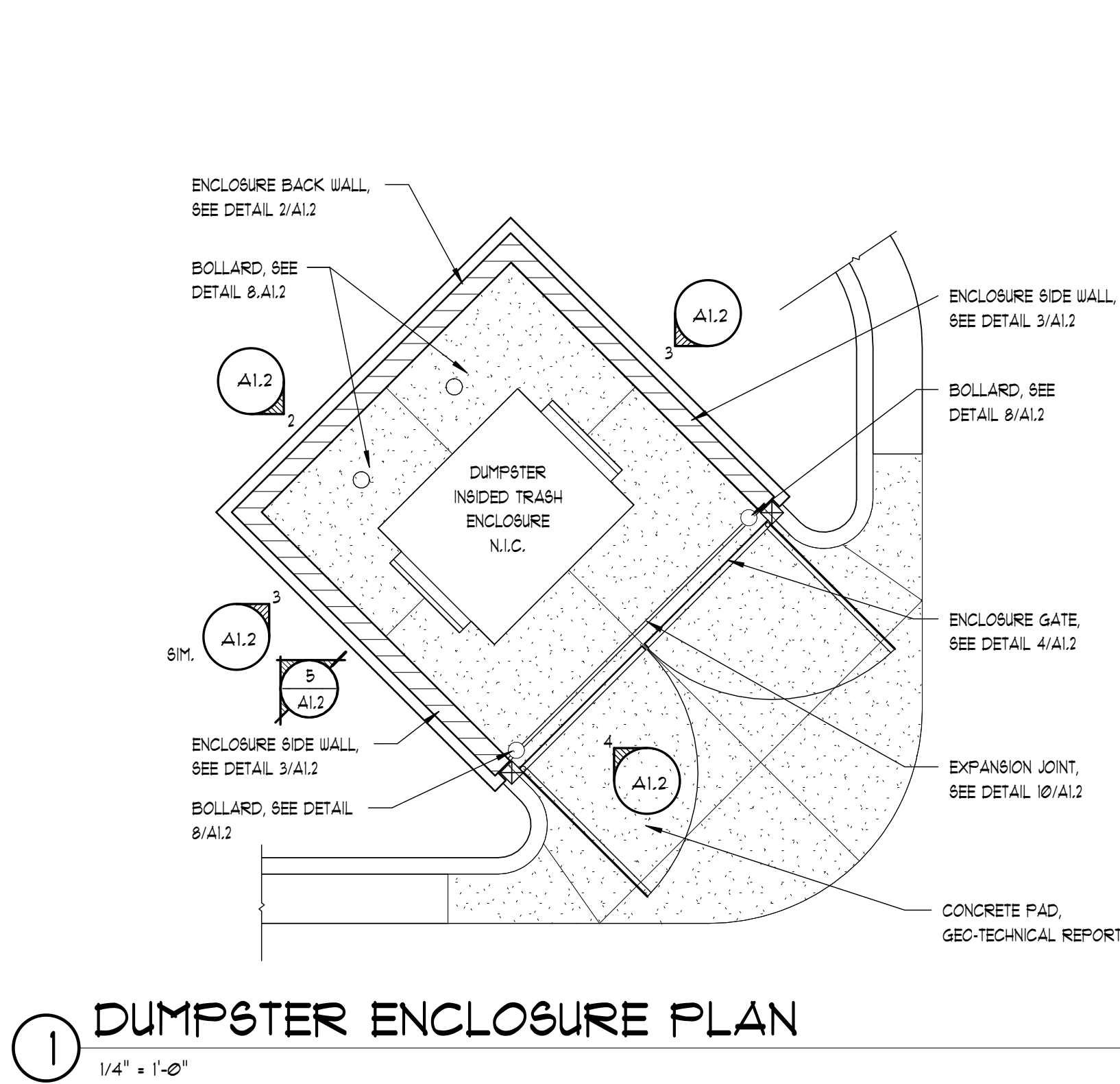
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Provo, Utah 84601

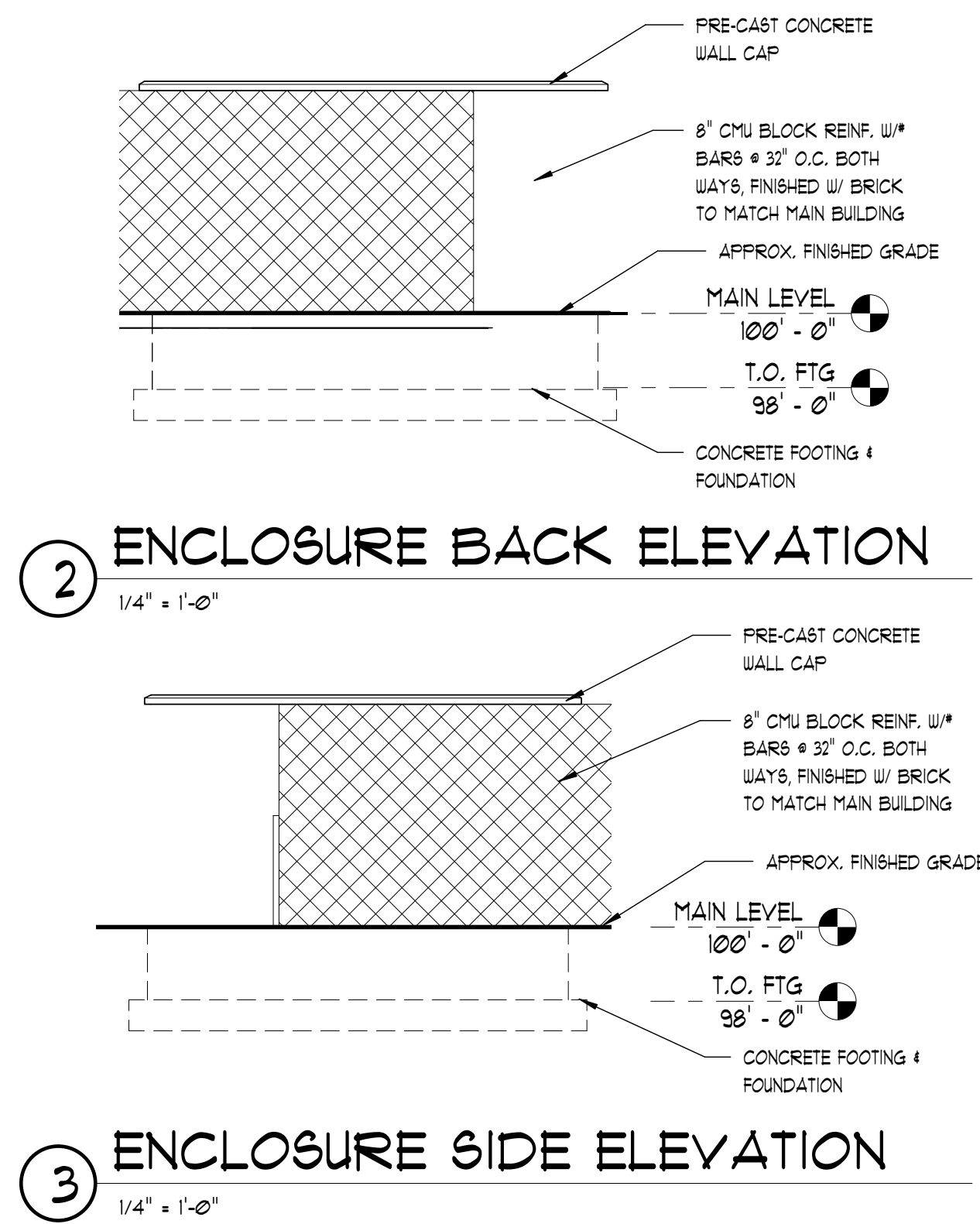
Date: 04.24.2019
Revision:



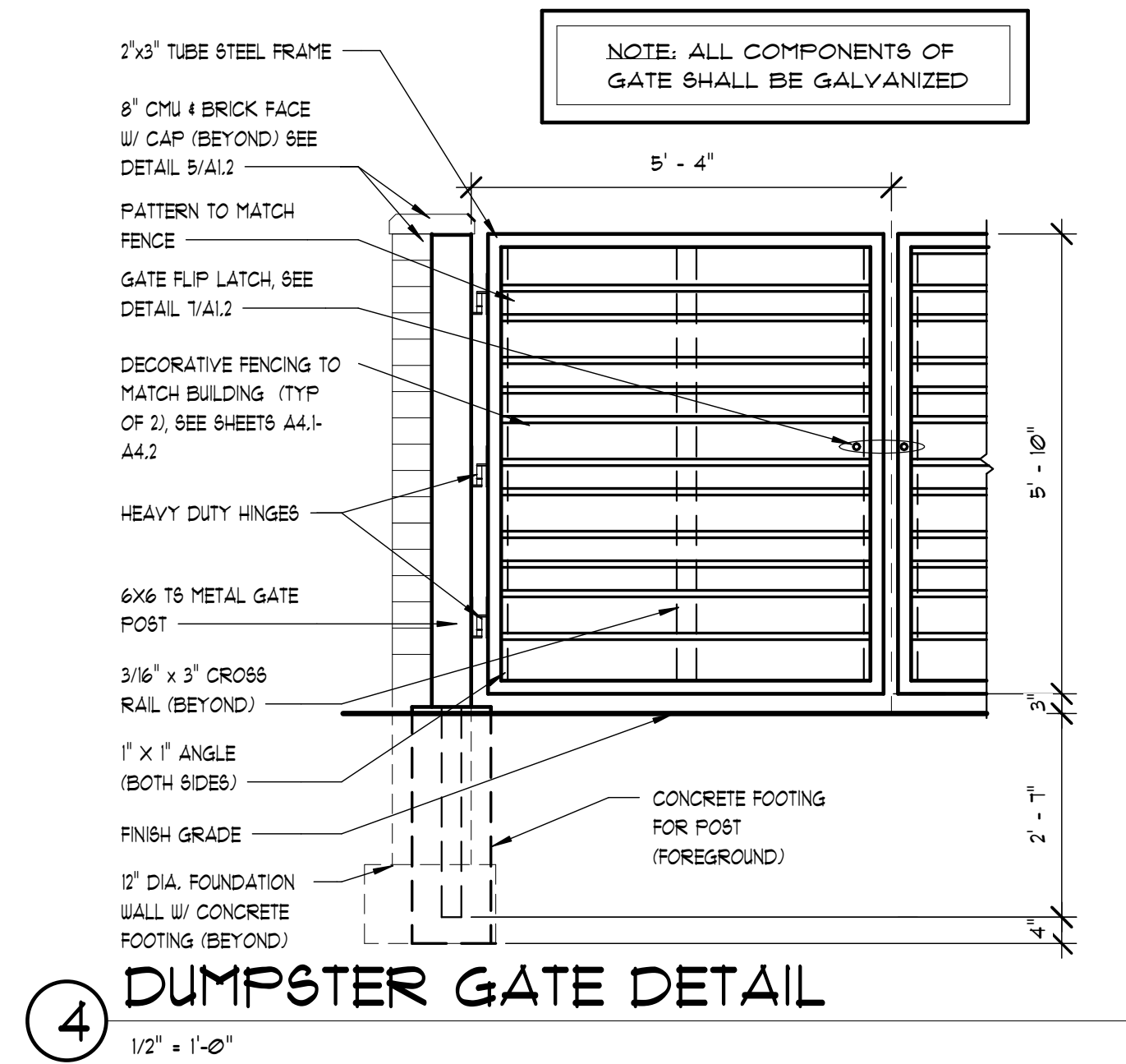
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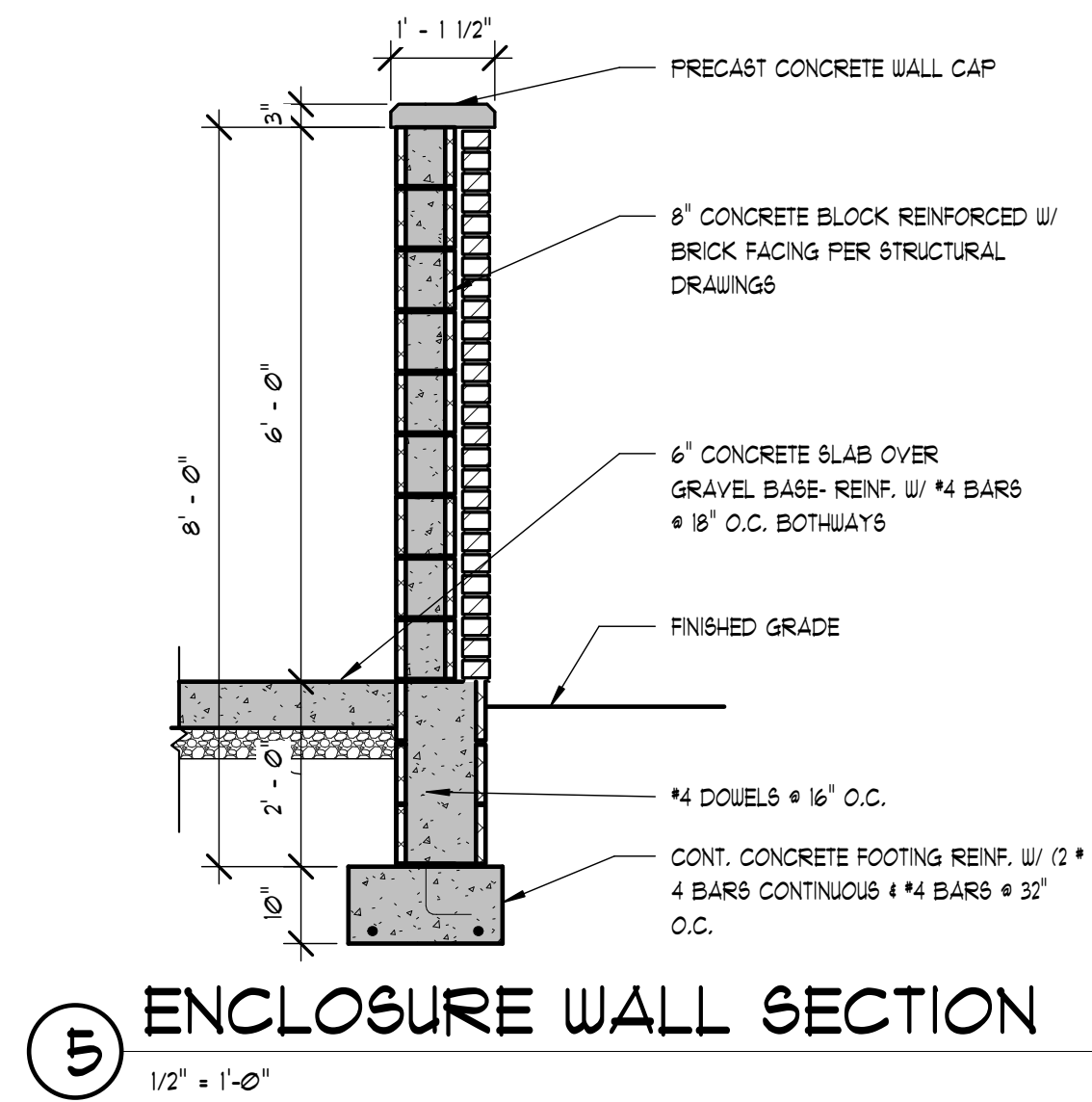
1 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



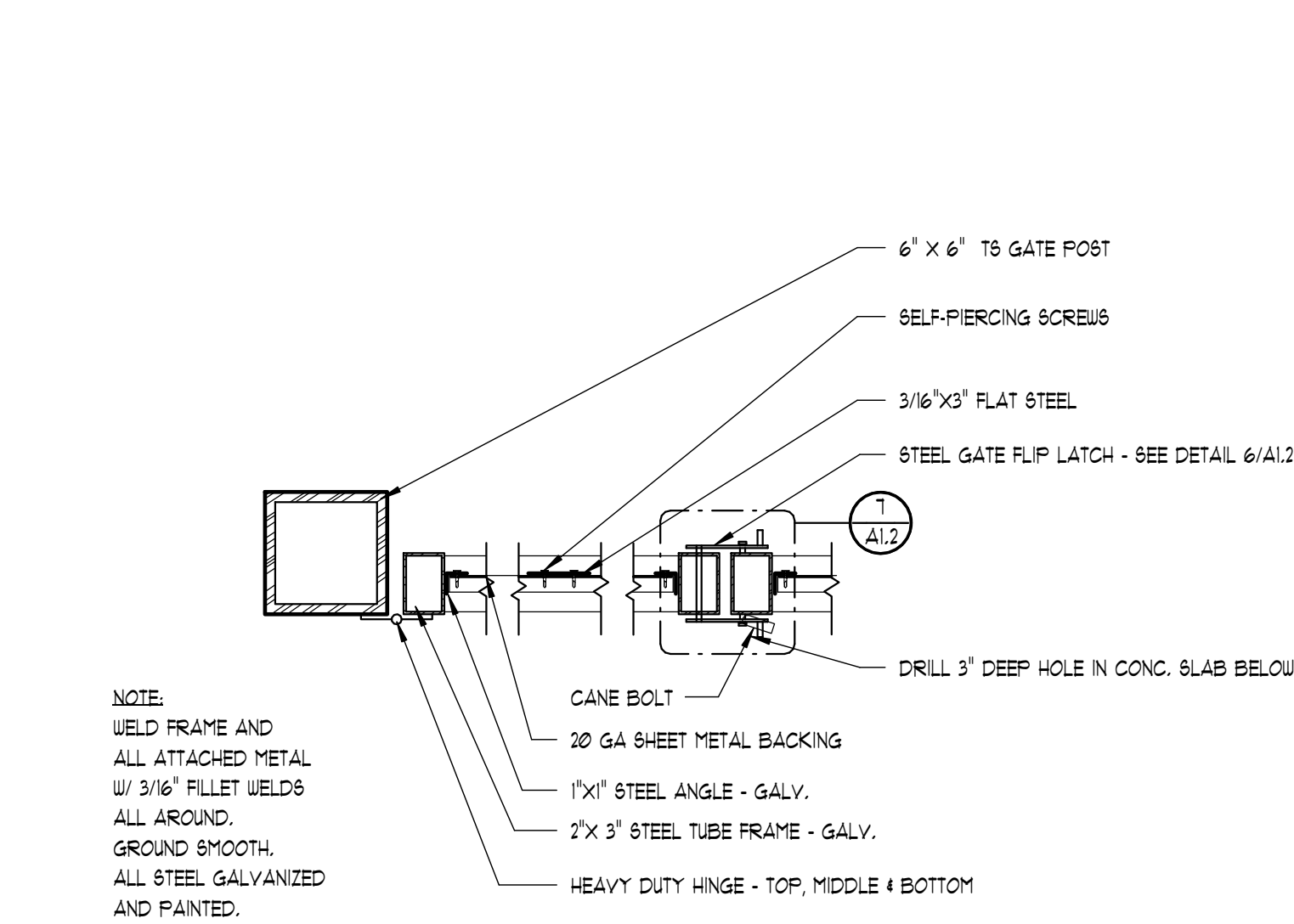
3 ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



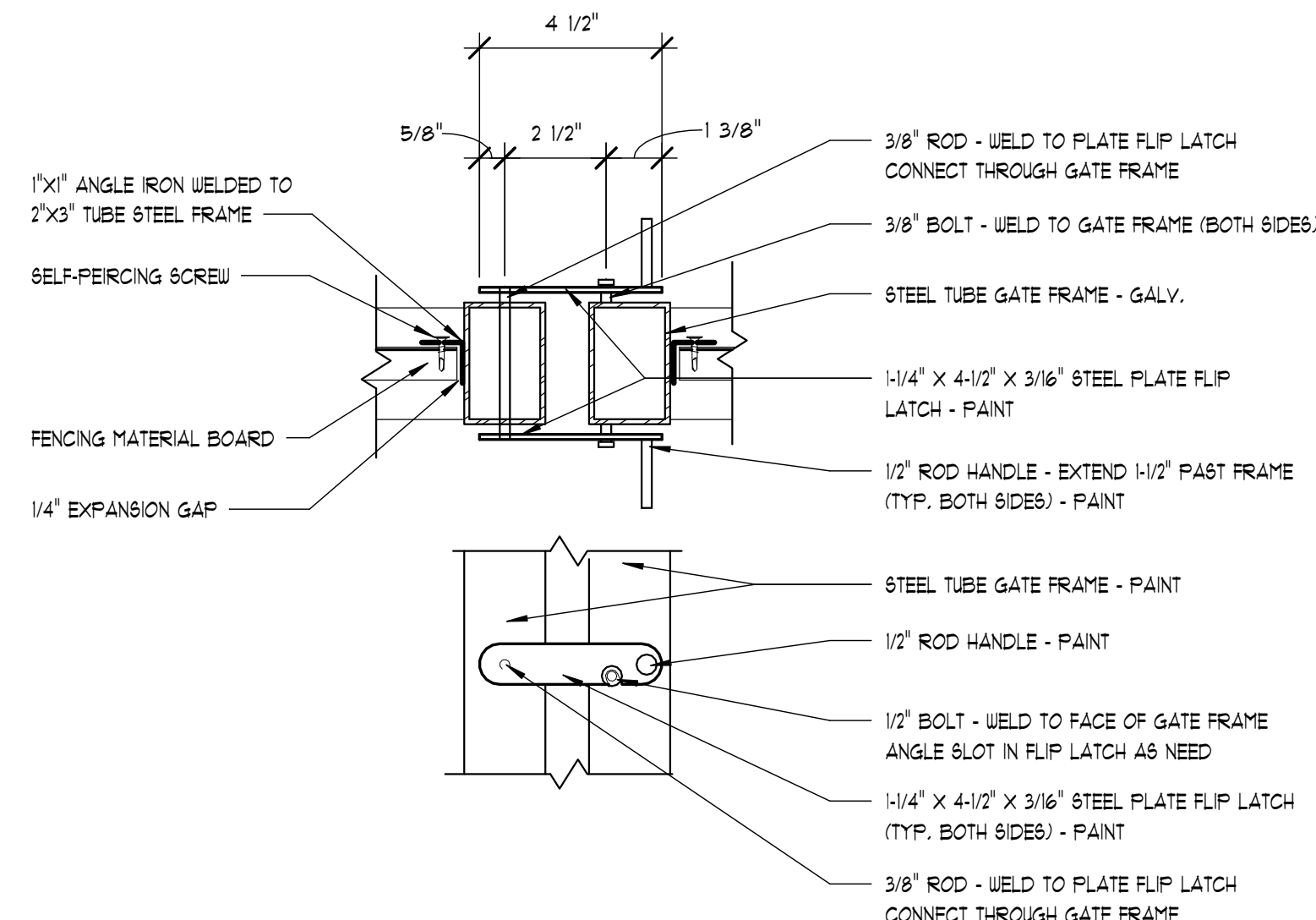
4 DUMPSTER GATE DETAIL
1/2" = 1'-0"



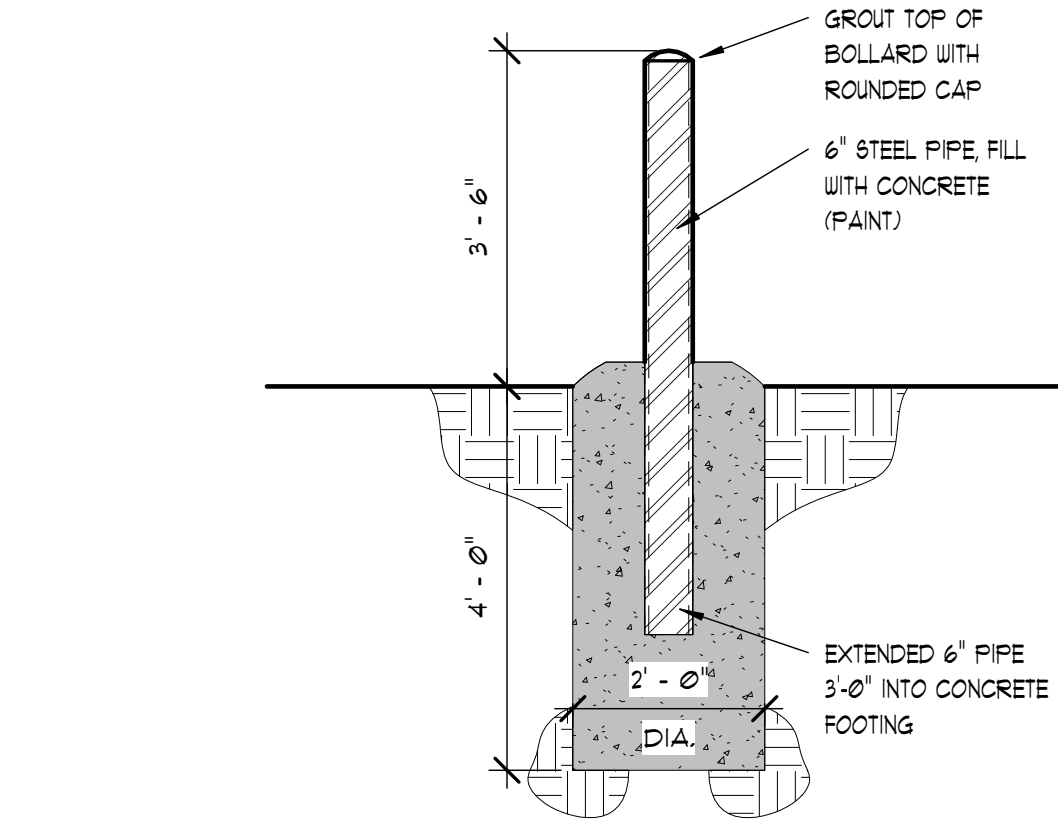
5 ENCLOSURE WALL SECTION
1/2" = 1'-0"



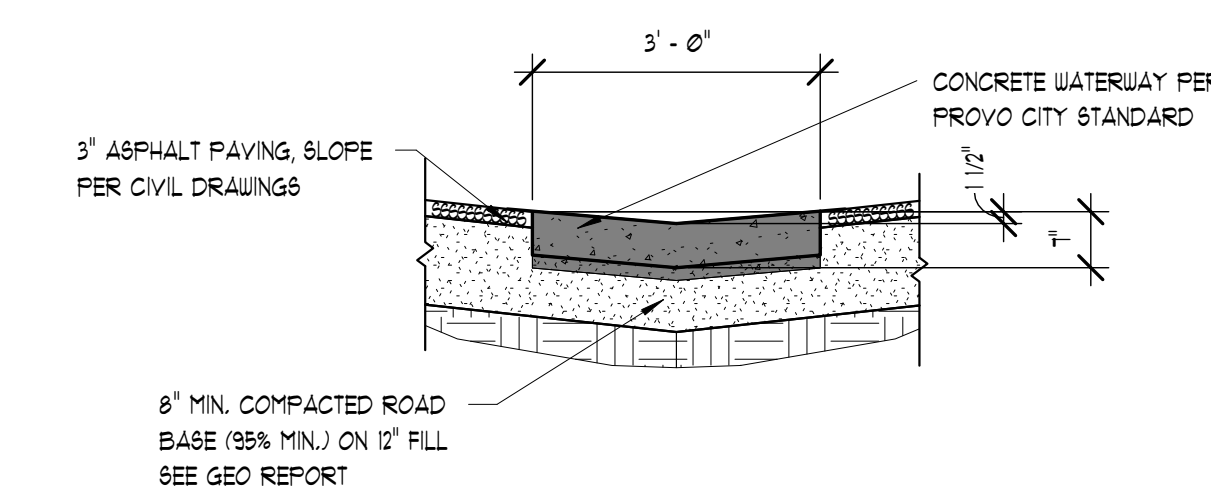
6 GATE JAMB DETAIL
1 1/2" = 1'-0"



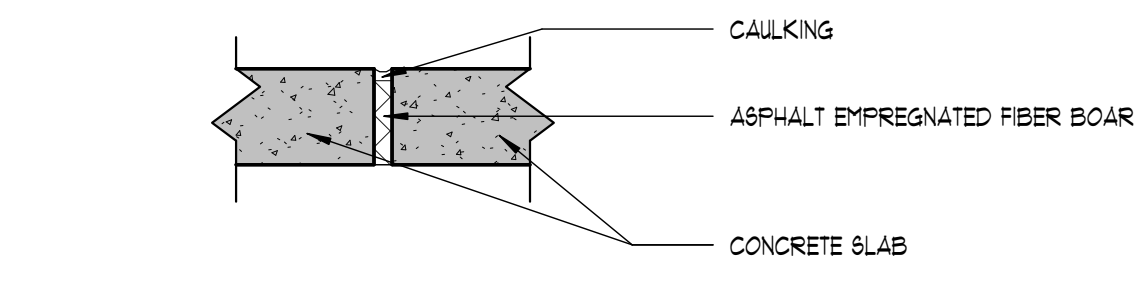
7 GATE FLIP LATCH
3" = 1'-0"



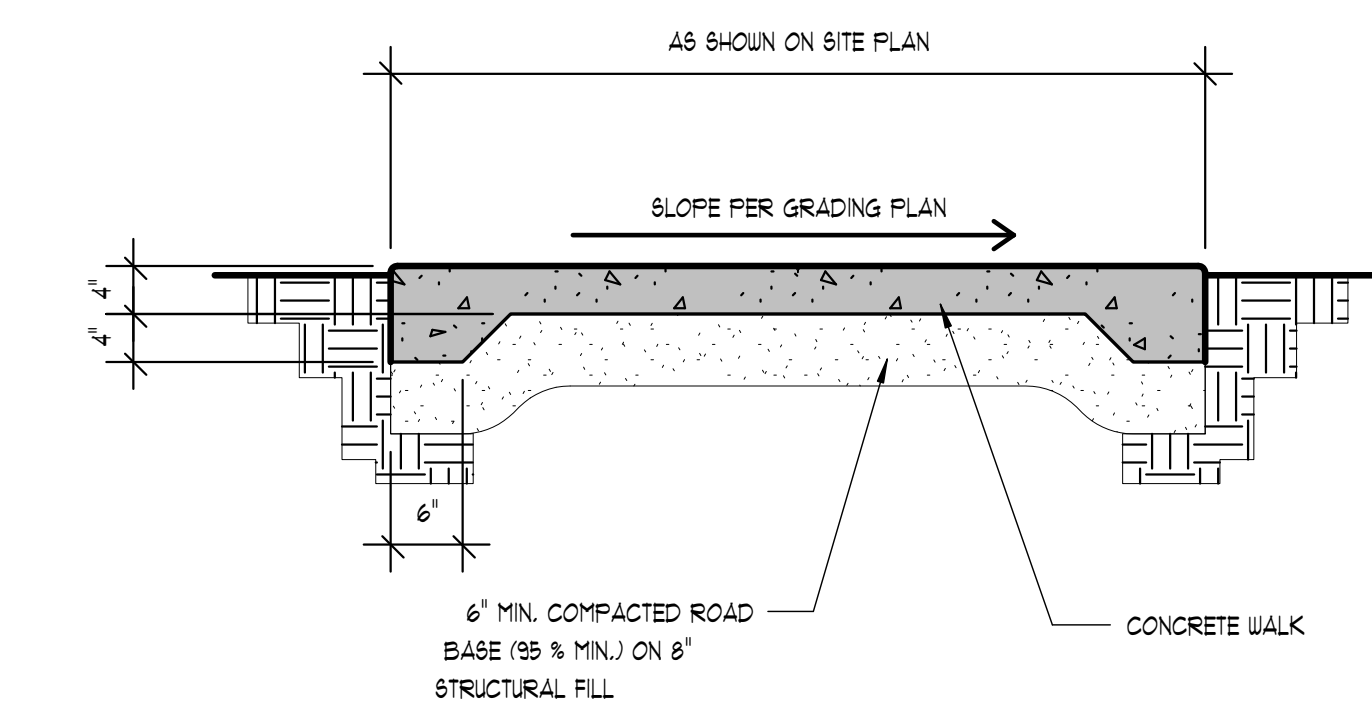
8 BOLLARD DETAIL
1/2" = 1'-0"



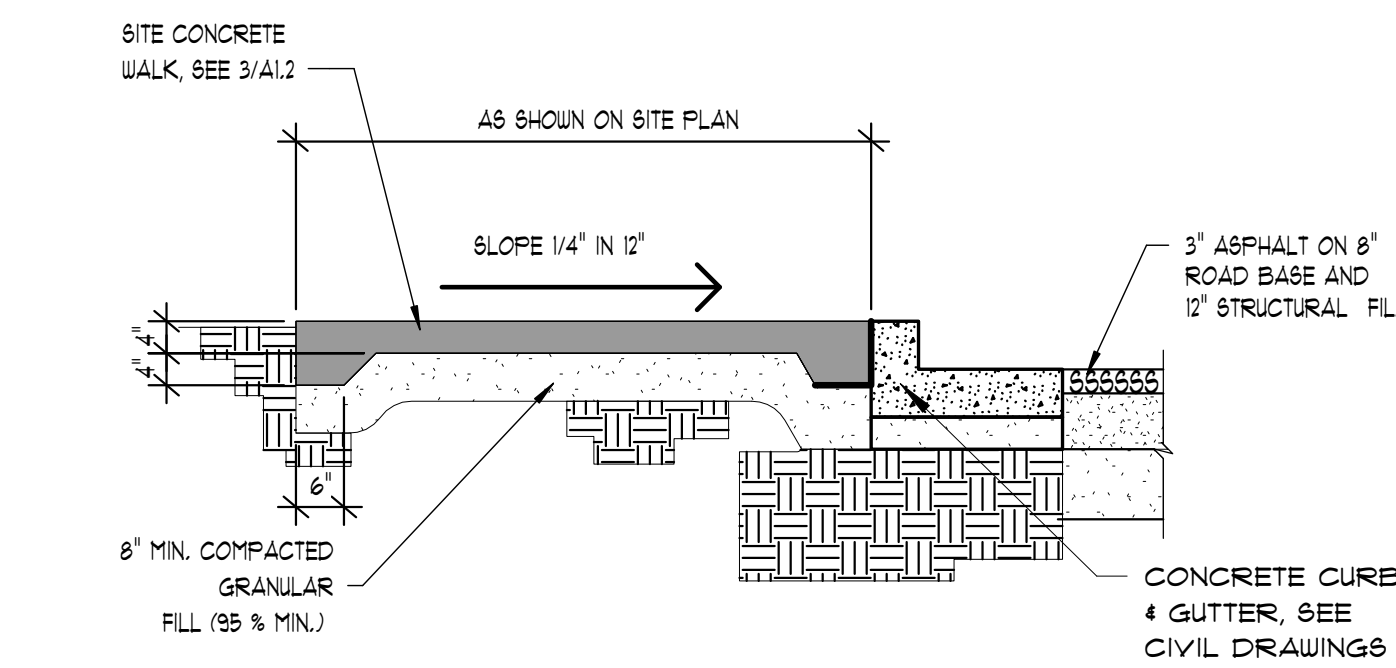
9 DRAINAGE SWALE
1/2" = 1'-0"



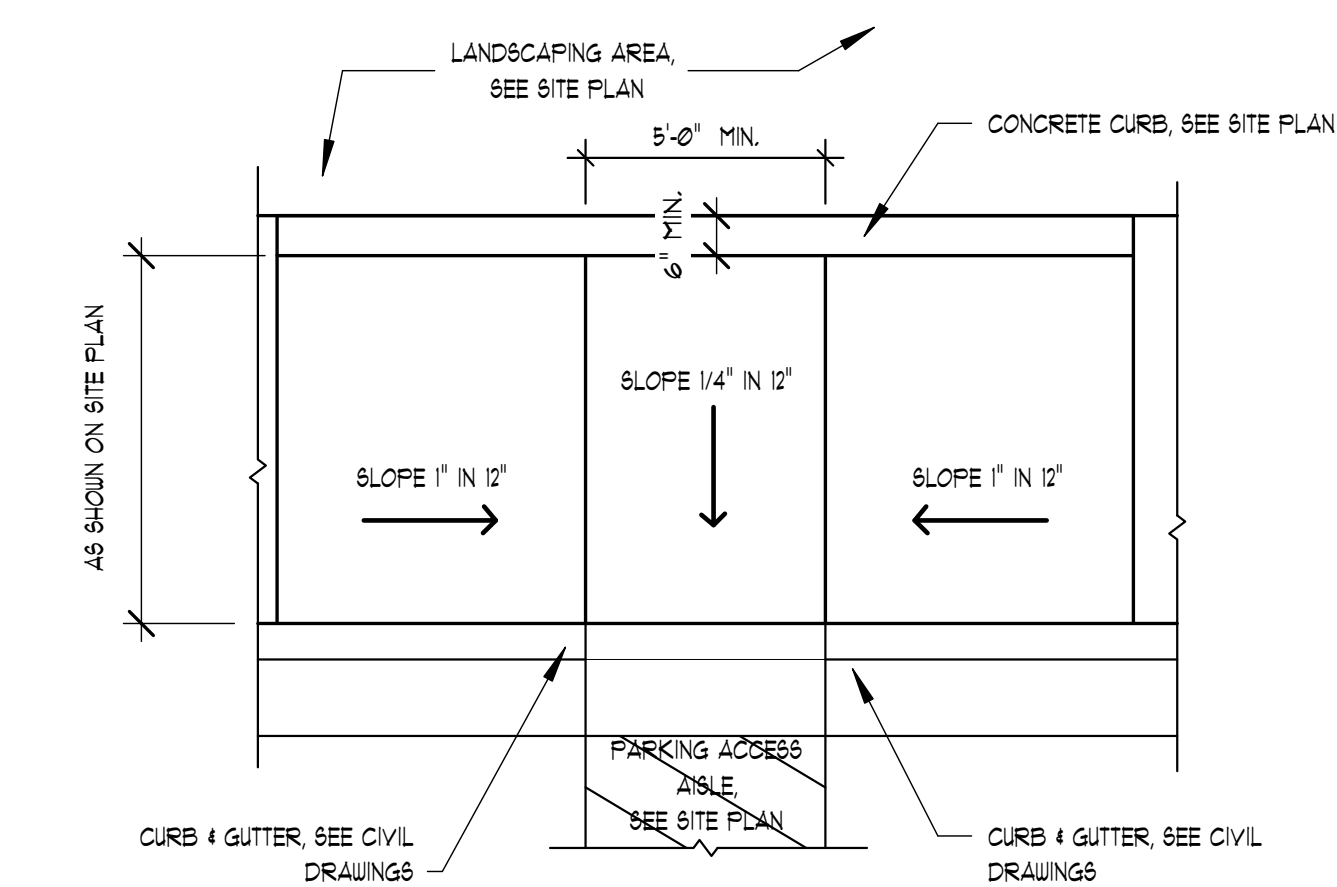
10 EXPANSION JOINT
1 1/2" = 1'-0"



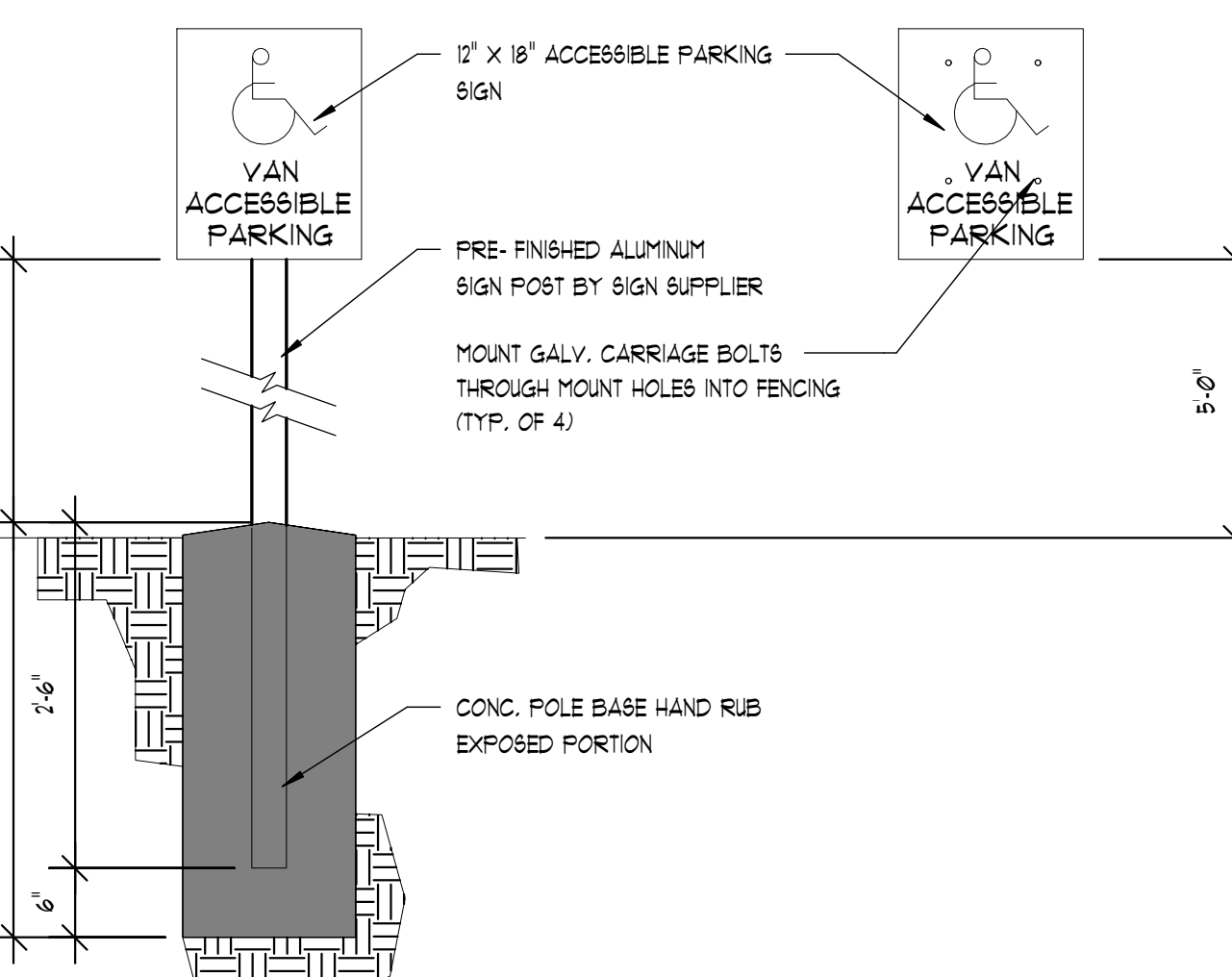
11 SITE CONCRETE SIDEWALK
3/4" = 1'-0"



12 SITE CONCRETE TO ASPHALT
1/2" = 1'-0"



13 ACCESSIBLE CURB CUT
1/2" = 1'-0"



14 ACCESSIBLE PARKING SIGN
3/4" = 1'-0"

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Date: 04.24.2019

Revision:

WPA Architecture

ALAN R. POULSON
RONALD B. JONES
BRUCE T. FALLON

04.24.2019
04.03.18.030
STATE OF UTAH
REGISTERED PROFESSIONAL ARCHITECT

VINEYARD MEDICAL OFFICE BLDG.

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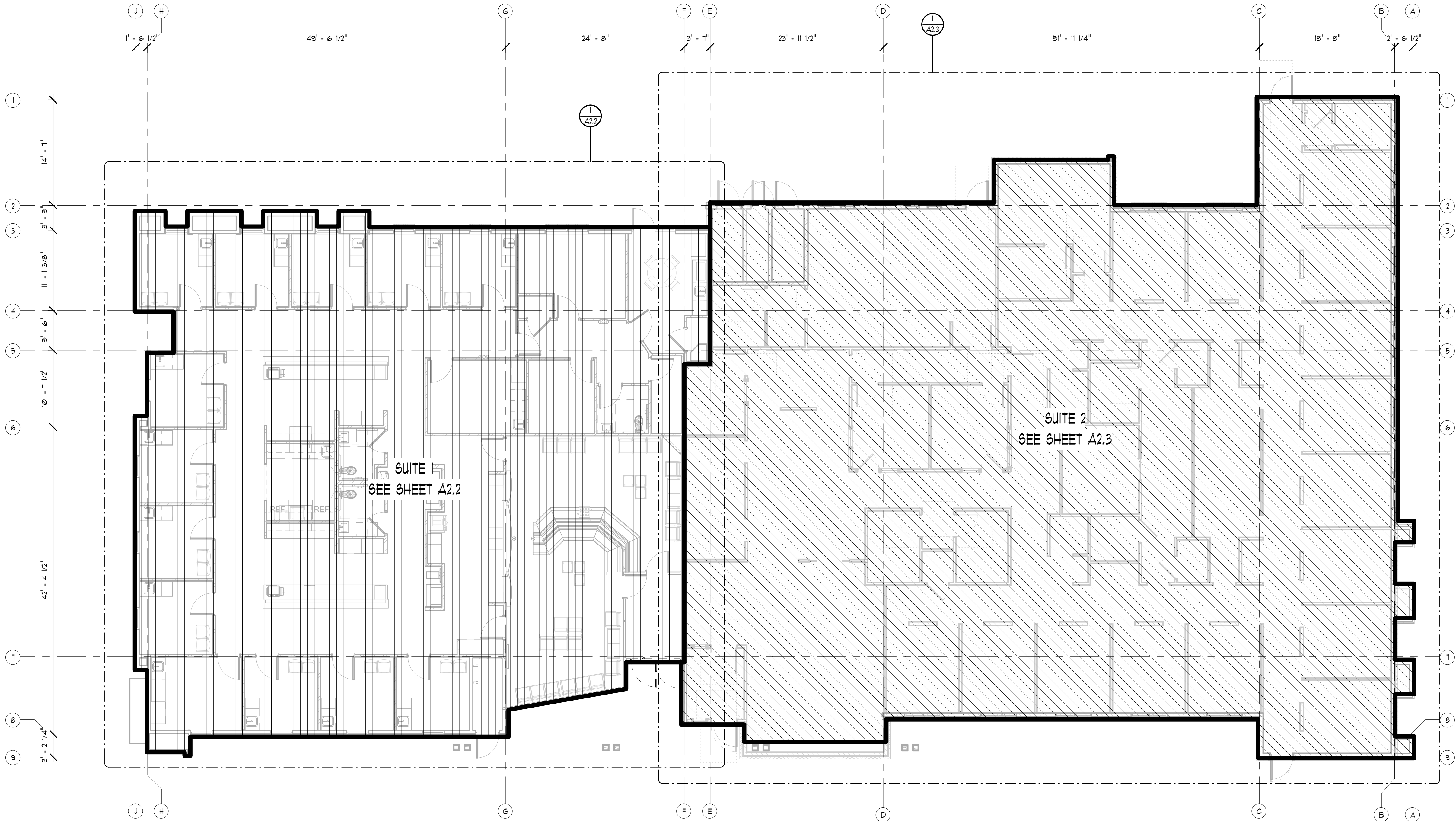
747 East 400 North
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A1.2

SITE DETAILS

SHEETNOTES:

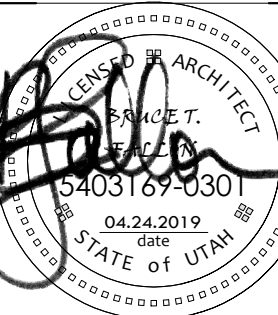
- TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET 3-1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET 3-3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET 3-4



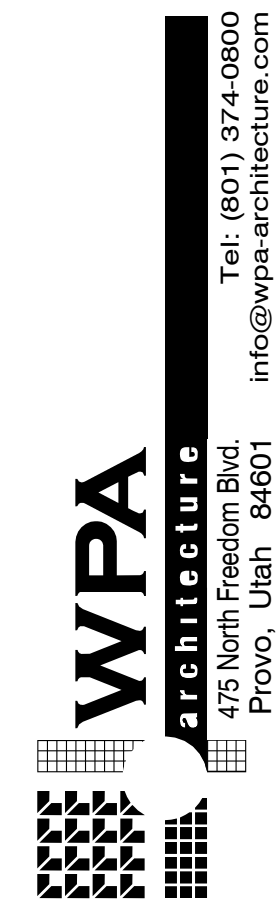
1 MAIN LEVEL - OVERALL
1/8" = 1'-0"

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Date: 04.24.2019
Revision:
Bruce T. Fallon

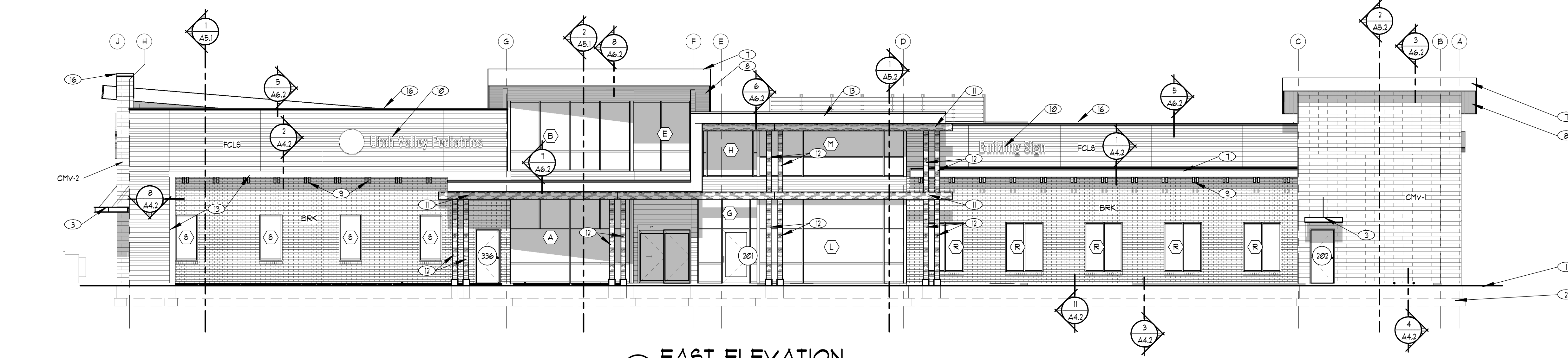


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Bruce T. Fallon

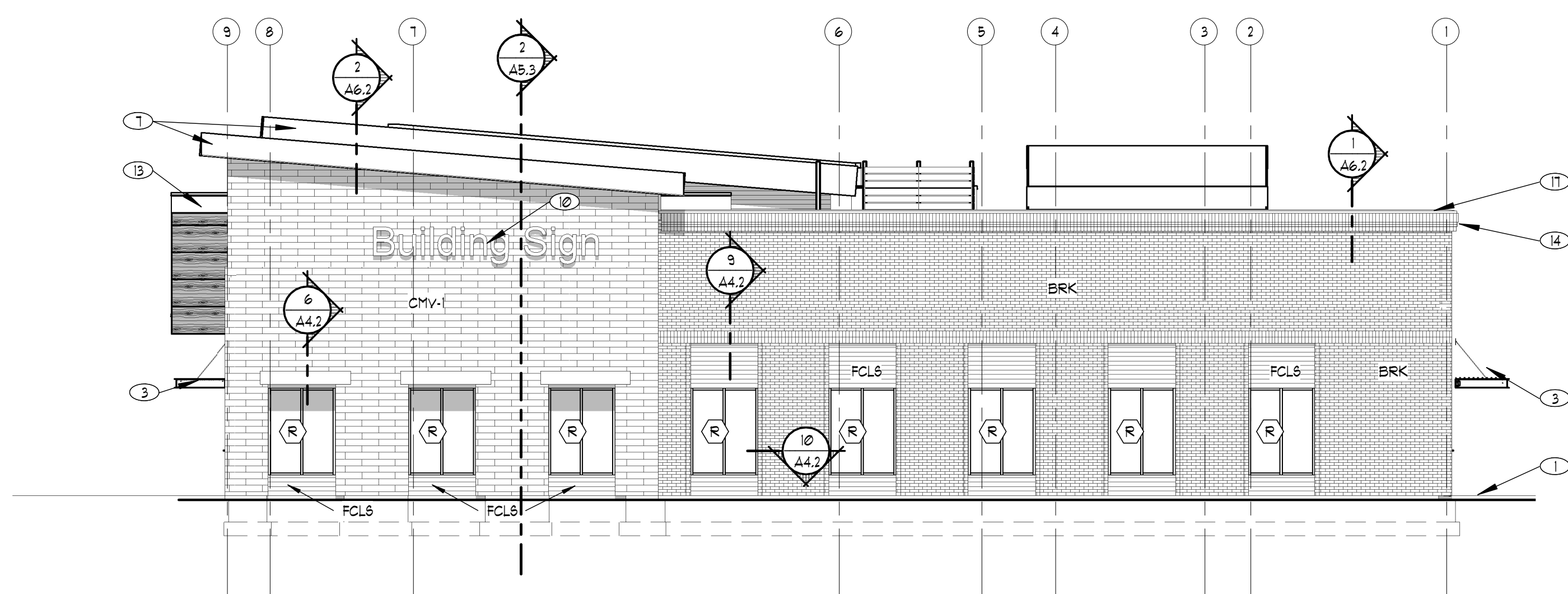


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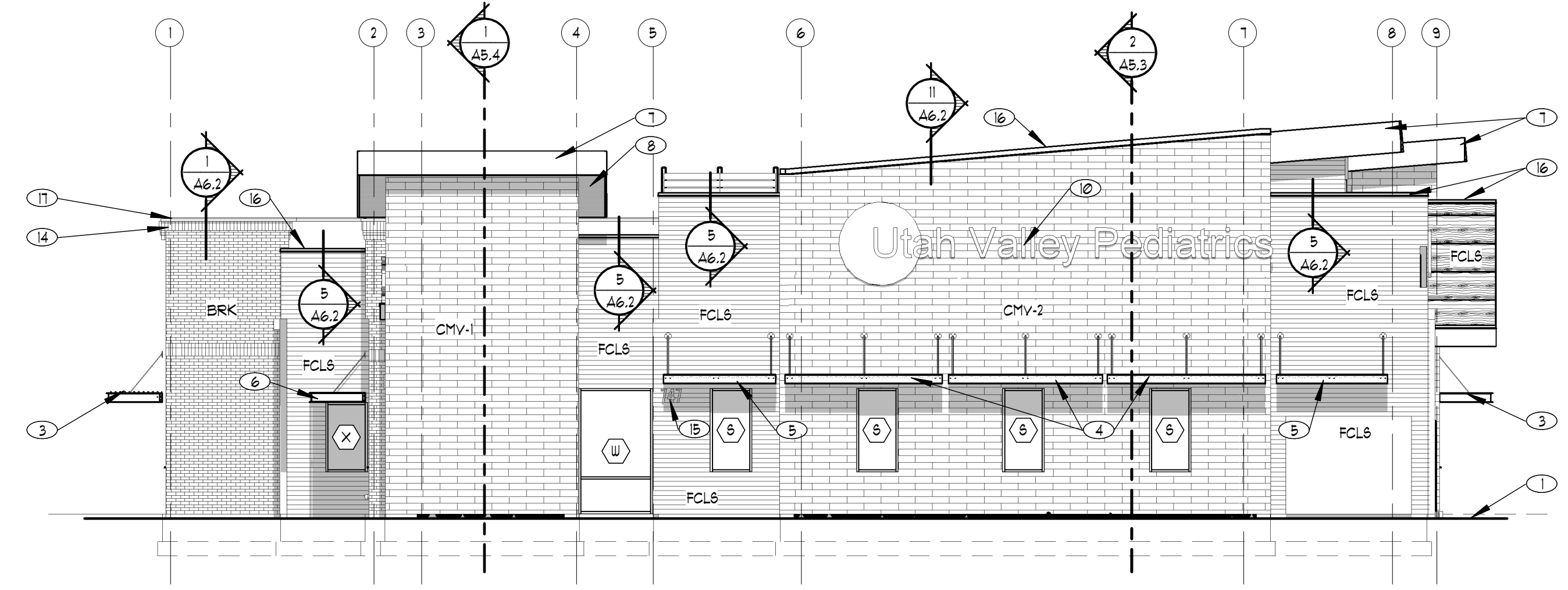
A2.1
OVERALL FLOOR PLAN



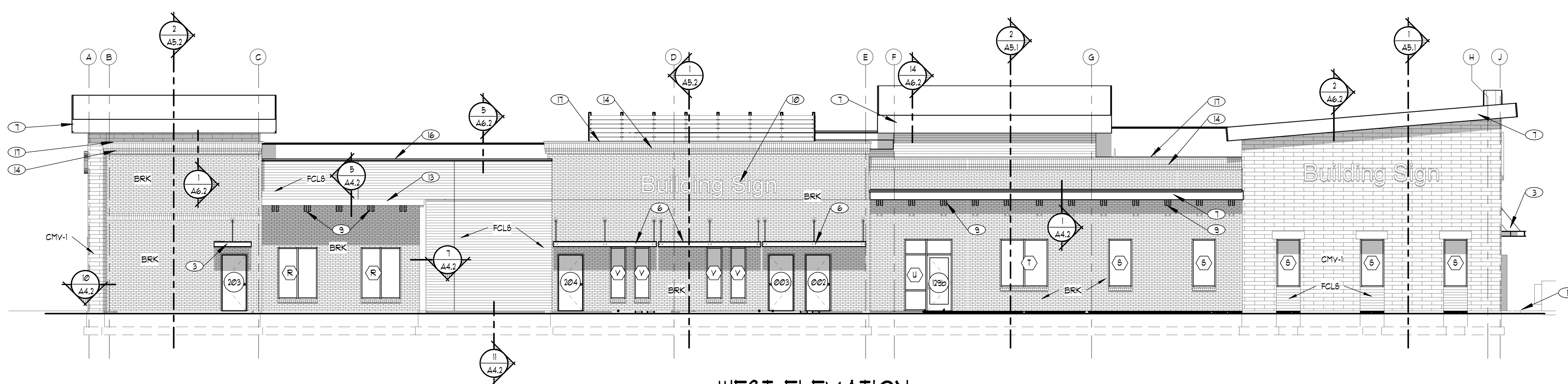
1 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

MARK	ITEM DESCRIPTION	MANUFACTURER	COLOR / FINISH
FCL6	PRE-FINISHED FIBER CEMENT LAP SIDING	ALLURA	CEDAR
	PRE-FINISHED FIBER CEMENT PANEL SOFFIT	ALLURA	CEDAR
	PRE-FINISHED FIBER CEMENT PANEL FASCIA	ALLURA	CEDAR
BRK	BRICK VENEER	INTERSTATE BRICK	FLATINUM
CMV-1	ADHERED CONCRETE MASONRY VENEER	EL DORADO STONE	VANTAGE 30, WHITE ELM
CMV-2	ADHERED CONCRETE MASONRY VENEER	EL DORADO STONE	VINTAGE RANCH, FOXWOOD
	TIMBER BEAMS & COLUMNS	SEE SPEC.	STAINED, COLOR: TBD
	ALUM. STOREFRONT ENTRANCES & WINDOWS	SEE SPEC.	CLEAR ANODIZED ALUMINUM
	METAL DOORS & FRAMES	BENJAMIN MOORE	HC-86 KINGSPORT GRAY
	PRE-MANUF METAL CANOPIES	CANOPY	POUNDER COAT COLOR TBD
	PRE-FINISHED METAL FASCIA & DRIP EDGE	SEE SPEC.	TBD
	PRE-FINISHED METAL SOFFIT	SEE SPEC.	TBD
	PRE-FINISHED METAL WALL CAP	SEE SPEC.	TBD

SHEETNOTES:

- ◇ TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET 3-1
- TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET 3-3
- TYPICAL REFERENCE FOR WINDOW TYPE - SEE SHEET 3-4
- APPROXIMATE FINISH GRADE - SEE CIVIL DWG'S
- ② CAST-IN-PLACE CONCRETE FOUNDATION AND FOOTINGS - SEE STRUCTURAL DWG'S
- ③ METAL SHADE CANOPY, PAINT - SEE DETAIL 4/A4.3
- ④ METAL SHADE CANOPY, PAINT - SEE DETAIL 1/A4.3
- ⑤ METAL SHADE CANOPY, PAINT - SEE DETAIL 3/A4.3
- ⑥ METAL SHADE CANOPY, PAINT - SEE DETAIL 5/A4.3
- ⑦ PRE-FINISHED METAL FASCIA
- ⑧ PRE-FINISHED METAL SOFFIT
- ⑨ WOOD SUPPORTS - STAIN
- ⑩ PRE-MANUFACTURED BUILDING SIGNAGE
- ⑪ WOOD BEAM, SEE STRUCTURAL DWG'S - STAIN
- ⑫ WOOD COLUMN, SEE STRUCTURAL DWG'S - STAIN
- ⑬ PRE-FINISHED FIBER CEMENT SIDING (SMOOTH PANELS)
- ⑭ STEPPED BRICK CORNICE
- ⑮ PRE-MANUFACTURED ADDRESS SIGNAGE
- ⑯ PRE-FINISHED METAL WALL CAP w/ DRIP EDGE
- ⑰ CONCRETE MASONRY VENEER CAP

Date: 04.24.2019
Revision:

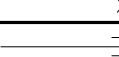
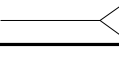
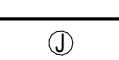
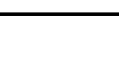
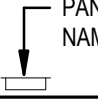
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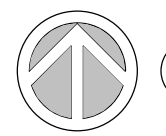
A4.1
EXTERIOR ELEVATIONS

LIGHTING SYMBOLS			
1. LIGHT FIXTURE SYMBOLS ARE GENERAL IN NATURE AND MAY BE SHOWN ON THE DRAWINGS IN VARIOUS SIZES AND SHAPES. REFER TO THE LIGHT FIXTURE SCHEDULE FOR SPECIFICATION INFORMATION.			
2. ARROWS INDICATE AIMING DIRECTION.			
SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	ARM-MOUNTED SINGLE-HEAD LIGHT FIXTURE AND POLE	AS SPECIFIED OR DETAILED	
	ARM-MOUNTED DOUBLE-HEAD LIGHT FIXTURE AND POLE	AS SPECIFIED OR DETAILED	
	POST-TOP SINGLE-HEAD, LIGHT FIXTURE AND POLE	AS SPECIFIED OR DETAILED	
	WALL-MOUNTED FIXTURE	AS SPECIFIED OR DETAILED	REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR MOUNTING HEIGHT
	LIGHT BOLLARD	AS SPECIFIED OR DETAILED	
	FLOOD LIGHT	AS SPECIFIED OR DETAILED	
	RECESSED WALL FIXTURE OR STEP LIGHT	AS SPECIFIED OR DETAILED	REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR MOUNTING HEIGHT
	LIGHT FIXTURES	AS SPECIFIED OR DETAILED	
	PARABOLIC - LOUVERED LIGHT FIXTURES	AS SPECIFIED OR DETAILED	
	RECESSED INDIRECT LIGHT FIXTURES	AS SPECIFIED OR DETAILED	
	WALL-MOUNTED LINEAR LIGHT FIXTURE	AS SPECIFIED OR DETAILED	
	LINEAR WALL WASHER	AS SPECIFIED OR DETAILED	
	RECESSED DOWN LIGHT	AS SPECIFIED OR DETAILED	
	RECESSED WALL-WASHER OR DIRECTIONAL DOWNLIGHT	AS SPECIFIED OR DETAILED	
	SURFACE OR PENDANT-MOUNTED LIGHT FIXTURE	AS SPECIFIED OR DETAILED	
	TRACK OR MONO-POINT LIGHT FIXTURE	AS SPECIFIED OR DETAILED	
	WALL SCONCE	AS SPECIFIED OR DETAILED	
	LINEAR PENDANT LIGHT FIXTURE	CEILING	
	EGRESS LIGHT FIXTURE	AS SPECIFIED OR DETAILED	THIS IS AN EXAMPLE OF AN EGRESS LIGHT FIXTURE. EGRESS LIGHT FIXTURES ARE HALF-SHADED DIAGONALLY
	EMERGENCY (NON-EGRESS) LIGHT FIXTURE	AS SPECIFIED OR DETAILED	THIS IS AN EXAMPLE OF AN EMERGENCY (NON-EGRESS) LIGHT FIXTURE. EMERGENCY FIXTURES ARE FULLY-SHADED.
	CEILING MOUNTED EXIT SIGN	CEILING	DARKENED PORTION OF SIGN INDICATES FACE(S); ARROW(S) INDICATE CHEVRON DIRECTION(S)
	WALL-MOUNTED EXIT SIGN	WALL ABOVE DOOR	
	WALL-MOUNTED EXIT SIGN W/ EMERGENCY LIGHT FIXTURE	WALL ABOVE DOOR	
	CEILING MOUNTED IN USE SIGN	CEILING	
	WALL-MOUNTED IN USE SIGN	WALL ABOVE DOOR	
	TIME CLOCK		
	EMERGENCY LIGHT FIXTURE	AS NOTED	
	ELECTRIC PHOTOCELL	N/A	MOUNT ON ROOF FACING NORTH SKY
	LIGHT FIXTURE CALLOUT (LETTER DENOTES FIXTURE TYPE)		
INTRUSION DETECTION SYMBOLS			
SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	MOTION DETECTOR	CEILING	SUBSCRIPT DENOTES DEGREES OF MONITORED AREA
	DURESS PUSH-BUTTON	BELOW DESK	
	OVERHEAD MAGNETIC CONTACT DOOR SWITCH	DOOR	
	MAGNETIC CONTACT DOOR SWITCH	DOOR	
	GLASS BREAK DETECTOR	CEILING	
	SIREN	+90°	
	REQUEST FOR EXIT	DOOR	
TELEPHONE / DATA SYMBOLS			
SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	TELEPHONE OUTLET	+18°	
	DATA OUTLET	+18°	
	COMBINATION TELEPHONE/DATA OUTLET	+18°	
	TELEPHONE TERMINAL BOARD	TOP AT 72"	
	WIRELESS ACCESS POINT	CEILING	XX=SEE TELECOM TERMINATION SCHEDULE
	WIRELESS ACCESS POINT	CEILING	XX=SEE TELECOM TERMINATION SCHEDULE
CLOSED CIRCUIT TELEVISION SYMBOLS			
SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	CLOSED CIRCUIT TELEVISION CAMERA (FIXED)	SEE PLANS	
	CLOSED CIRCUIT TELEVISION CAMERA (PAN/TILT/ZOOM)	SEE PLANS	
	CLOSED CIRCUIT TELEVISION CAMERA (FIXED)	WALL	
	CLOSED CIRCUIT TELEVISION CAMERA (PAN/TILT/ZOOM)	WALL	

WIRING DEVICE SYMBOLS			
SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	SPLIT-WIRED DUPLEX RECEPTACLE	+18"	
	SIMPLEX RECEPTACLE	+18"	
	DUPLEX RECEPTACLE	+18"	
	FOURPLEX RECEPTACLE	+18"	
	125/250V RECEPTACLE	+18"	RANGE – NEMA 14-50R DRYER – NEMA 14-30R
	GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE	+18"	
	GROUND FAULT CIRCUIT INTERRUPTER FOURPLEX RECEPTACLE	+18"	
	EMERGENCY DUPLEX RECEPTACLE	+18"	
	EMERGENCY FOURPLEX RECEPTACLE	+18"	
	MULTI-OUTLET ASSEMBLY	4" ABOVE BACKSPLASH	
	POWER / TELEPHONE POLE	FLOOR/CEILING	
	CORD DROP WITH DUPLEX RECEPTACLE	+18"	REFER TO DETAIL
	SPECIAL PURPOSE OUTLET	+18"	SUBSCRIPT IN PARENTHESIS INDICATES NEMA CONFIGURATION IF SHOWN. REFER TO DRAWINGS AND/OR EQUIPMENT SCHEDULES. CONFIRM EXACT CONFIGURATION WITH OWNER PRIOR TO INSTALLATION.
(5-20R)			
LIGHTING CONTROLS			
SYMBOL	DESCRIPTION	MOUNTING	REMARKS
\$	SINGLE-POLE TOGGLE SWITCH	+48"	
\$ ^a	SINGLE-POLE TOGGLE SWITCH	+48"	SUBSCRIPT KEYS SWITCH TO FIXTURES CONTROLLED.
\$ ₂	DOUBLE-POLE TOGGLE SWITCH	+48"	
\$ ₃	THREE-WAY TOGGLE SWITCH	+48"	
\$ ₄	FOUR-WAY TOGGLE SWITCH	+48"	
\$ _K	KEY-OPERATED SINGLE-POLE TOGGLE SWITCH	+48"	
\$ _P	SINGLE-POLE TOGGLE SWITCH WITH PILOT LIGHT	+48"	
\$ _{DIM}	DIMMER SWITCH	+48"	RATE DIMMER SWITCH FOR MAXIMUM POSSIBLE WATTAGE
\$ _{TM}	TIMER SWITCH	+48"	
\$ _{OS}	OCCUPANCY SENSOR	+48"	REFER TO OCCUPANCY SENSOR SCHEDULE FOR MORE INFORMATION "a" SPECIFIES TYPE
\$ ₂ \$	(2) SINGLE-POLE TOGGLE SWITCH	+48"	DUAL LEVEL SWITCH OUTBOARD LAMPS SEPARATELY FROM INBOARD LAMPS.
\$ _{LV}	LOW VOLTAGE SWITCH	+48"	REFER TO LOW VOLTAGE SWITCH SCHEDULE FOR MORE INFORMATION "a" SPECIFIES TYPE
\$ _{3PM}	3-POSITION MOMENTARY CONTACT SWITCH	+48"	REFER TO DETAIL UP-ON; CENTER-NEUTRAL; DOWN-OFF
\$ _{3PN}	3-POSITION MAINTAINED CONTACT SWITCH	+48"	UP-ON; CENTER-OFF; DOWN-ON
\$ _a	OCCUPANCY SENSOR	CEILING	"a" LOWER CASE SPECIFIES ZONE "a" SPECIFIES TYPE REFER TO OCCUPANCY SCHEDULE
\$ _a	DIGITAL DAYLIGHT SENSOR	CEILING	"a" LOWER CASE LETTER SPECIFIES ZONE "a" SPECIFIES THE FOOTCANDLE SETTING THE SENSOR SHALL BE SET TO
[TP]	WALL MOUNT GRAPHIC TOUCH PAD CONTROLLER	+48"	
[EC]	EMERGENCY CONTROLLER	ACCESSIBLE ABOVE CEILING	
[LC]	LOAD CONTROLLER	ACCESSIBLE ABOVE CEILING	
[PP]	POWER PACK	ACCESSIBLE ABOVE CEILING	
[RC]	ROOM CONTROLLER	ACCESSIBLE ABOVE CEILING	
BRANCH CIRCUITING SYMBOLS			
SYMBOL	DESCRIPTION	REMARKS	
	BRANCH CIRCUIT HOME RUN TO PANEL	ARROWS: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS REQUIRED.	
	2 CIRCUIT, BRANCH CIRCUIT HOME RUN TO PANEL		
	3 CIRCUIT, 4 WIRE BRANCH CIRCUIT HOME RUN TO PANEL		
	BRANCH CIRCUITING (U.N.O.) TURNED UP OR TOWARDS OBSERVER.		
	BRANCH CIRCUITING (U.N.O.) TURNED DOWN OR AWAY FROM OBSERVER.		
	BRANCH CIRCUITING (U.N.O.) CONTINUATION		
	CONDUIT STUB-IN	CAP AND MARK	
	INCOMING SERVICE		
	UNDERGROUND FEEDER		
	JUNCTION BOX	MOUNT AS NOTED. SUBSCRIPT 'F' INDICATES TO PROVIDE A FLOOR BOX WITH BLANK COVERPLATE.	
ELECTRONIC SYSTEM GENERAL SYMBOLS			
SYMBOL	DESCRIPTION	MOUNTING	REMARKS
 PANEL NAME	ELECTRONIC SYSTEM PANELBOARD (SURFACE MOUNT)	TOP AT 72"	ELECTRONIC SYSTEMS MAY INCLUDE BUT ARE NOT SPECIFICALLY LIMITED TO, TELEPHONE, DATA, TELEVISION, LIGHTING CONTROL, CLOCKS, FIRE ALARM, ACCESS CONTROL, SECURITY, CCTV, SOUND SYSTEM, NURSE CALL, OR INTERCOM.
 PANEL NAME	ELECTRONIC SYSTEM PANELBOARD (FLUSH MOUNT)	TOP AT 72"	
	ELECTRONIC SYSTEM TERMINAL BOARD	TOP AT 72"	

ELECTRICAL SYMBOL SCHEDULE GENERAL NOTES			
1. MOUNT ALL OUTLETS, DEVICES, AND EQUIPMENT AT HEIGHTS INDICATED BELOW, UNLESS NOTED OTHERWISE ON THE DRAWINGS. UNLESS NOTED OTHERWISE, HEIGHTS ARE GIVEN FROM FINISHED FLOOR TO CENTER OF OUTLET BOX.			
2. WHERE OUTLETS, DEVICES, AND EQUIPMENT ARE NOTED BY SUBSCRIPTS, REFER TO ABBREVIATION SCHEDULE FOR DEFINED REQUIREMENTS.			
3. WHERE OUTLETS, DEVICES AND EQUIPMENT ARE NOTED BY THE SUBSCRIPT 'A', MOUNT AT 4" ABOVE COUNTER. IF COUNTER HAS A BACK SPLASH, MOUNT AT 4" ABOVE BACK SPLASH. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS AND COORDINATE WITH CASEWORK SUPPLIER.			
4. NOT ALL ELECTRICAL SYMBOLS MAY BE USED.			
GENERAL SYMBOLS			
SYMBOL	DESCRIPTION	REMARKS	
	KEYED NOTE		
	DETAIL REFERENCE	TOP NUMBER INDICATES DETAIL NUMBER; BOTTOM LETTER-NUMBER INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN; WHERE NOT SPECIFICALLY REFERENCED, DETAIL IS GENERAL IN NATURE AND SHALL APPLY WHERE APPLICABLE.	
	ELEVATION REFERENCE	TOP NUMBER INDICATES ELEVATION NUMBER; BOTTOM LETTER-NUMBER INDICATES WHERE ELEVATION IS SHOWN.	
	SECTION REFERENCE	TOP NUMBER INDICATES SECTION NUMBER; BOTTOM LETTER-NUMBER INDICATES WHERE SECTION IS SHOWN.	
	ARCHITECTURAL ROOM NUMBER		
	EQUIPMENT NAME / NUMBER	TOP NUMBER ABBREVIATES EQUIPMENT NAME OR TYPE; BOTTOM NUMBER INDICATES EQUIPMENT NUMBER. REFER TO EQUIPMENT SCHEDULE.	
	REVISION NUMBER	USED TO DENOTE CHANGES EITHER ISSUED BY ADDENDUM OR DURING CONSTRUCTION AND TO DENOTE RECORD DRAWING CHANGES.	
	BREAKLINE	USED TO BREAK DRAWINGS.	
	LIGHTING CONTROL WIRING DIAGRAM CALLOUT		
EQUIPMENT AND CONTROL SYMBOLS			
SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	MANUAL STARTER WITH THERMAL OVERLOAD(S)	AT EQUIPMENT	
	ELECTRIC MOTOR		
	NON-FUSED DISCONNECT SWITCH	+60"	
	FUSED DISCONNECT SWITCH	+60"	
	CIRCUIT BREAKER AND ENCLOSURE	+60"	
	MAGNETIC STARTER	+60"	
	COMBINATION MAGNETIC STARTER / NON-FUSED DISCONNECT	+60"	
	COMBINATION MAGNETIC STARTER / FUSED DISCONNECT	+60"	
	COMBINATION MAGNETIC STARTER / MOTOR CIRCUIT PROTECTOR (MCP)	+60"	
	COMBINATION VARIABLE FREQUENCY DRIVE / MOTOR CIRCUIT PROTECTOR (MCP)	FLOOR OR WALL AS SPECIFIED	TOP AT +72" IF WALL MOUNTED
	LOAD CENTER (SURFACE-MOUNTED)	TOP AT +72"	14"W X 3"D
	LOAD CENTER (FLUSH-MOUNTED)	TOP AT +72"	14"W X 3"D
	LIGHTING AND APPLIANCE PANELBOARD (SURFACE-MOUNTED)	TOP AT +72"	20"W X 6"D
	LIGHTING AND APPLIANCE PANELBOARD (FLUSH-MOUNTED)	TOP AT +72"	20"W X 6"D
	POWER DISTRIBUTION PANELBOARD	WALL	THESE SYMBOLS ARE GENERAL IN NATURE AND MAY VARY IN SIZE AND SHAPE TO SUIT APPLICATION. CROSS HATCHING INDICATES "MAIN PANELBOARD OR SWITCHBOARD" NAME IS INDICATED IN SEMI-QUOTES (I.E. 'L2A', 'MDP')
	SWITCHBOARD	FLOOR	
	WET TYPE TRANSFORMER	PAD MOUNT	
	DRY TYPE TRANSFORMER	PAD MOUNT	
	DRY TYPE TRANSFORMER	WALL MOUNT	
	METER BASE	TOP AT +72"	
	PULL BOX		
	UTILITY POLL		
	OPEN - STOP - CLOSE SWITCH	+60"	FURNISH SWITCH UNLESS FURNISHED BY ANOTHER DIVISION. INSTALL AND CONNECT COMPLETE. REFER TO RELATED SPECIFICATION SECTIONS.
	HVAC THERMOSTAT	+60"	PROVIDED BY DIVISION 23
	HAND - OFF - AUTO SWITCH	+60"	
	GROUND FAULT PROTECTION		
	ELECTRIC VEHICLE CAR CHARGING STATION	FLOOR	
	PAD MOUNTED UTILITY SWITCHGEAR		
	PAD MOUNTED UTILITY SECTIONALIZER		

ABBREVIATION SCHEDULE			
NOTE: NOT ALL ABBREVIATIONS MAY BE USED.			
A A ADJ AFF AHJ AL C CB CKT C.O.'S CU DAS E, EX EA ELEC EM EMT ENT EQUIP EWC EXP FA FACP FLA FMC FOB FTL GND HOA HP IG INS ISO KVA KW	ABOVE COUNTER AMP OR AMPS ADJACENT ABOVE FINISHED FLOOR AUTHORITY HAVING JURISDICTION ALUMINUM CONDUIT CIRCUIT BREAKER CIRCUIT CONVENIENCE OUTLETS COPPER DISTRIBUTED ANTENNA SYSTEM EXISTING EACH ELECTRICAL EMERGENCY ELECTRIC METALLIC TUBING ELECTRIC NONMETALLIC TUBING EQUIPMENT ELECTRIC WATER COOLER EXPLOSION PROOF FIRE ALARM FULL LOAD AMPS FLEXIBLE METAL CONDUIT FREIGHT ON BOARD FEED-THROUGH LUGS GROUND CONDUCTOR HAND-OFF-AUTO HORSE POWER ISOLATED GROUND INTERMEDIATE METAL CONDUIT INSULATED ISOLATED KILO VOLT AMPERES KILOWATTS	MCA LS LSI LSIG MCA MCO MLO N.C. N.I.C. N.L. N.O. O.C. OCP QTY R REQ RMC RR SCP SFL SS TR TVSS TYP U, USB UNLESS NOTED OTHERWISE UNDER FLOOR UNDERGROUND UNIVERSAL SERIAL BUS W/ WP XFMR	LIQUID-TIGHT METAL CONDUIT LIQUID-TIGHT NONMETAL CONDUIT LONG-TIME, SHORT-TIME LONG-TIME, SHORT-TIME INSTANTANEOUS GROUND FAULT MINIMUM CIRCUIT AMPS MINIMUM CIRCUIT BREAKER MAIN LUGS ONLY NORMALLY CLOSED NOT IN CONTRACT NIGHT LIGHT NORMALLY OPEN ON CENTER(S) OVER CURRENT PROTECTION QUANTITY REMOVE REQUIREMENTS RIGID METAL CONDUIT RIGID NONMETALLIC CONDUIT REMOVE AND RELOCATE SECURITY CONTROL PANEL SUB-FEED LUGS SURGE SUPPRESSION TAMPER RESISTANT TRANSIENT VOLTAGE SURGE SUPPRESSOR TYPICAL DUPLEX OUTLET W/(2) 3.1A, 12VDC USB PORTS U.N.O. UP UG USB WITH WEATHER PROOF TRANSFORMER
*SHEET INDEX			
EG0.1	GENERAL NOTES AND SYMBOL LISTS		
ES1.1	SITE PLAN - ELECTRICAL		
ES1.2	SITE PHOTOMETRIC PLAN		
ES1.3	SITE DETAILS		
ES1.4	ELEVATIONS		
EP7.1	ONE-LINE DIAGRAM - POWER		



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

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



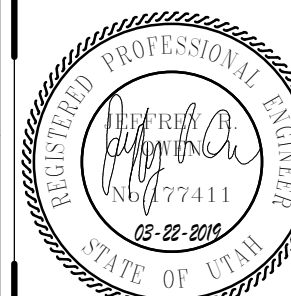
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Date: 03.13.2019

Revision:

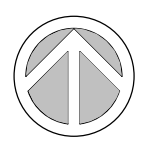
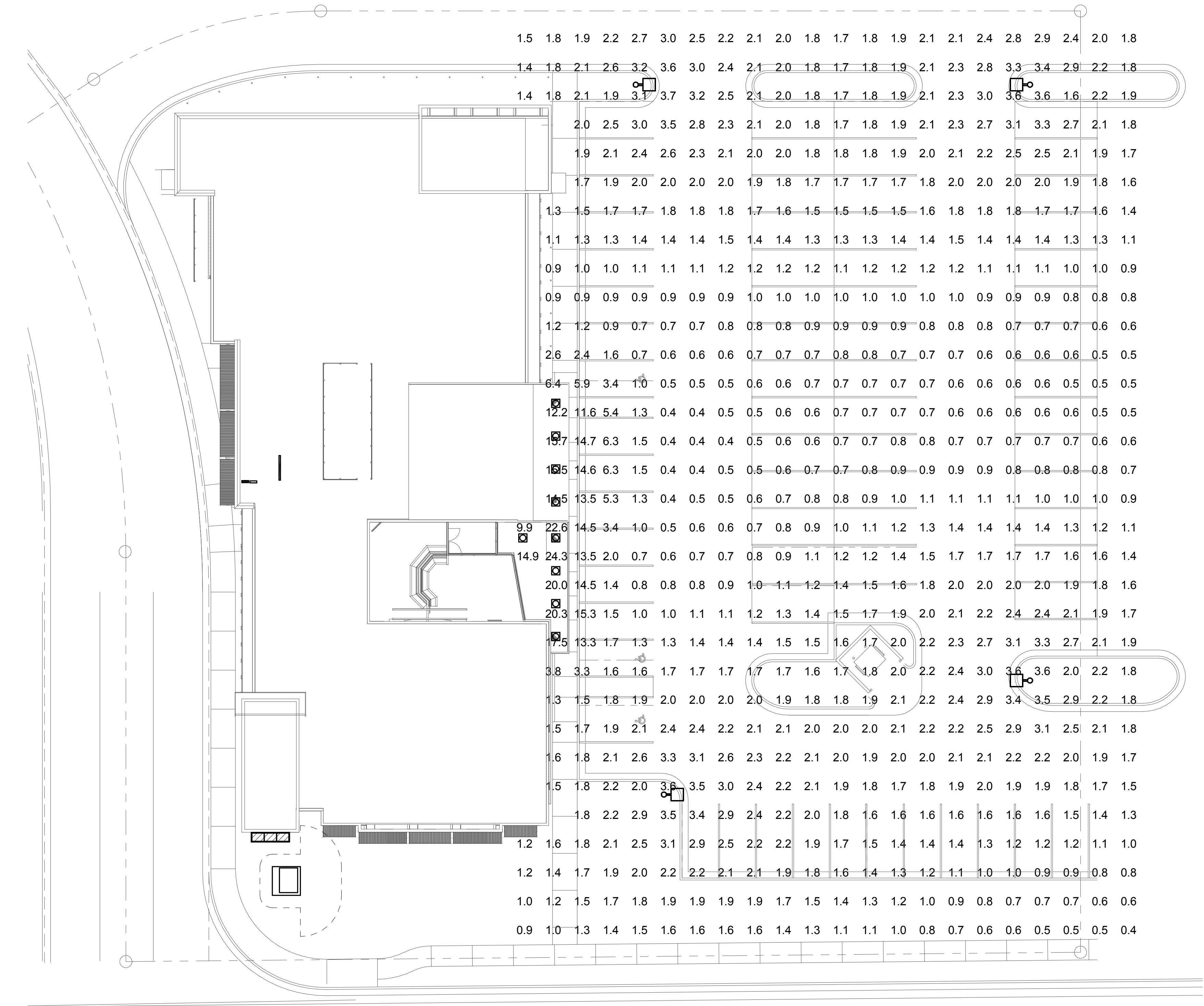
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1. PROVIDE ALL REQUIRED BACKFILLING, ETC. FOR ALL CONDUITS. PROVIDE REQUIRED BACKFILL MATERIAL AS DIRECTED BY EACH UTILITY.
2. COORDINATE ALL LOCATIONS AND ROUTING WORK IN THE FIELD.
3. ROUTE CONDUITS A MINIMUM OF 2' BELOW THE BUILDING FLOOR SLAB.
4. MINIMUM CONDUIT FOR SITE WORK SHALL BE 1".
5. CONDUIT ROUTING SHOWN IS SCHEMATIC AND FOR CLARIFICATION COORDINATE LOCATION WITH ALL AFFECTED TRADES.
6. PROVIDE A MINIMUM OF 12" SEPARATION BETWEEN POWER AND COMMUNICATION CONDUITS.
7. ALL CONDUITS THAT EXTEND THROUGH CONCRETE SHALL BE GALVANIZED RIGID CONDUIT AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.
8. ALL ELBOWS THAT ARE UNDER THE FINISHED GRADE SHALL BE GALVANIZED RIGID CONDUIT AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SITE DETAIL SHEETS FOR TRENCHING REQUIREMENTS.
2. VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER, CENTURYLINK, AND GOOGLE FIBER REQUIREMENTS.
3. INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER, CENTURYLINK AND GOOGLE FIBER.

KEYED NOTES

SITE PLAN - ELECTRICAL



1 SITE PHOTOMETRIC PLAN
SCALE: 1/16" = 1'-0"



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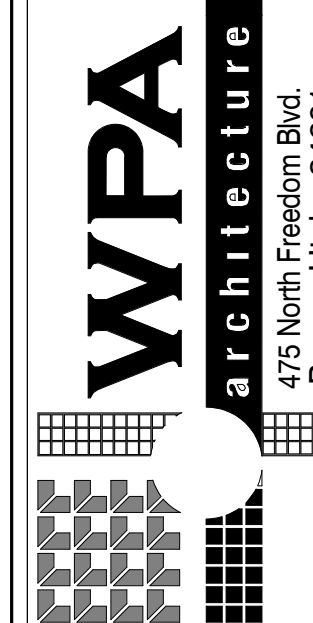
ES1.2

SITE PHOTOMETRIC PLAN

VINEYARD MEDICAL OFFICE BLDG.

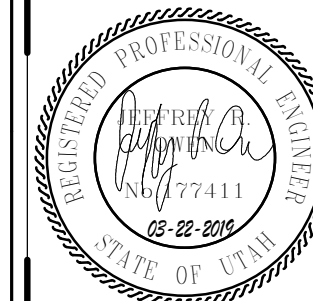
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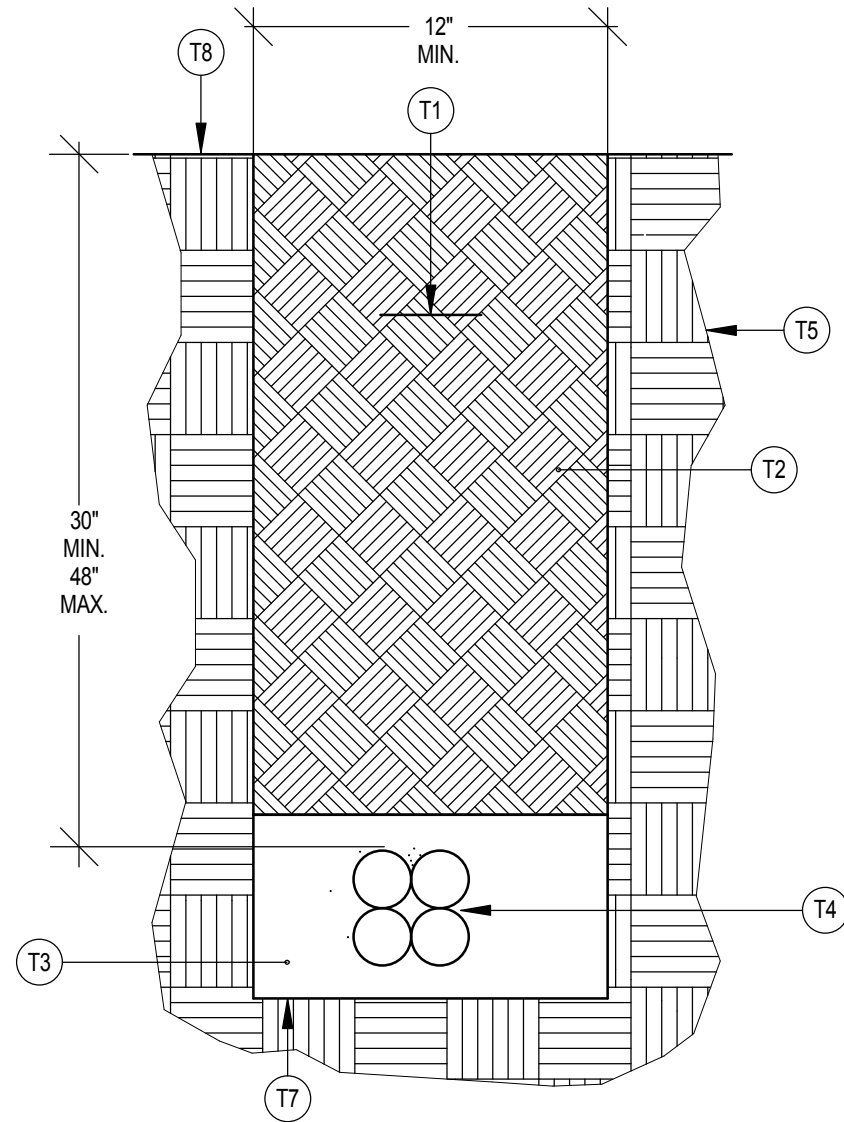
Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon



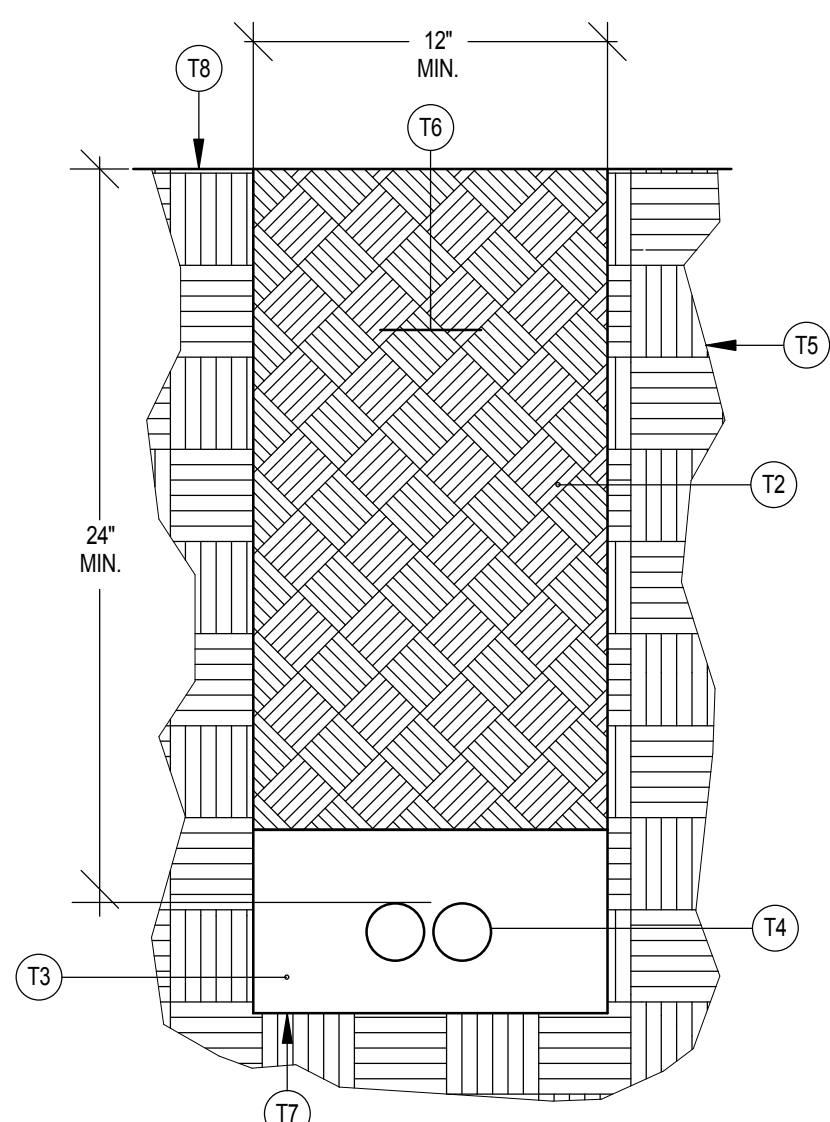
Date: 03.13.2019
Revision:

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LIGHT FIXTURE SCHEDULE						
TYPE	APPROVED MANUFACTURERS	CATALOG NUMBER	DESCRIPTION	LAMP/FIXTURE INFORMATION		COMMENTS
F1	LITHONIA	DSX1-LED-P7-40K-T5W-MVOLT	LED POLE MOUNTED LIGHT FIXTURE WITH TYPE 5 WIDE DISTRIBUTION. PROVIDE 30" CONCRETE BASE (SEE DETAIL) AND 22 FOOT POLE. TOTAL HEIGHT CANNOT EXCEED 25 FEET.	LAMP	LED	
				LUMENS	20000	
				VOLTAGE	120	
		OR APPROVED EQUAL		WATTAGE	183	
				MOUNTING	POLE	
				DRIVER	NON-DIMMING	
F2	LITHONIA	LDN6 40/30 LW6AR LSS	6" LED DOWNLIGHT, CLEAR, SEMI - SPECULAR REFLECTOR. DAMP LISTED. * F2E TO HAVE 1400 LUMEN EMERGENCY BATTERY. PROVIDE COLD WEATHER BATTERY OR REMOTE BATTERY INSIDE THE BUILDING.	LAMP	LED	
				LUMENS	3000	
				VOLTAGE	120	
		OR APPROVED EQUAL		WATTAGE	35	
				MOUNTING	RECESSED	
				DRIVER	NON-DIMMING	
F3	HINKLEY LIGHTING	22340Z-LED	EXTERIOR DECORATIVE LED WALL SCONCE LIGHT FIXTURE. WET LISTED. * F3E TO HAVE 1400 LUMEN EMERGENCY BATTERY. PROVIDE COLD WEATHER BATTERY OR REMOTE BATTERY INSIDE THE BUILDING.	LAMP	LED	
				LUMENS	1100	
				VOLTAGE	120	
		OR APPROVED EQUAL		WATTAGE	20	
				MOUNTING	WALL	
				DRIVER	NON-DIMMING	
F4	LITHONIA	WST LED-P1-40K-VW-120	EXTERIOR LED WALL MOUNTED LIGHT FIXTURE. WET LISTED. *F4E TO HAVE 1400 LUMEN EMERGENCY BATTERY. PROVIDE COLD WEATHER BATTERY OR REMOTE BATTERY INSIDE THE BUILDING.	LAMP	LED	
				LUMENS	1000	
				VOLTAGE	120	
		OR APPROVED EQUAL		WATTAGE	20	
				MOUNTING	WALL	
				DRIVER	NON-DIMMING	
F5	LITHONIA	LDN6 40/15 LW6AR LSS	6" LED DOWNLIGHT, CLEAR, SEMI - SPECULAR REFLECTOR. DAMP LISTED. * F5E TO HAVE 1400 LUMEN EMERGENCY BATTERY. PROVIDE COLD WEATHER BATTERY OR REMOTE BATTERY INSIDE THE BUILDING.	LAMP	LED	
				LUMENS	1500	
				VOLTAGE	120	
				WATTAGE	26	
		OR APPROVED EQUAL		MOUNTING	RECESSED	
				DRIVER	NON-DIMMING	
LIGHT FIXTURE GENERAL NOTES						
1. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF LIGHT FIXTURES. BRING ALL DISCREPANCIES OF LOCATIONS AND QUANTITIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.						
2. CONFIRM MOUNTING HEIGHTS AND LOCATIONS OF ALL LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS AND / OR ARCHITECT.						
3. REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURE REQUIREMENTS.						
4. CONFIRM AVAILABLE MOUNTING DEPTHS OF ALL LIGHT FIXTURES AND COMPARE WITH DEPTHS SHOWN ON SHOP DRAWINGS. BRING ALL POTENTIAL CONFLICT AREAS TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO RELEASE.						
5. ALL LIGHT FIXTURES ARE TO BE 3500K FOR INTERIOR APPLICATIONS AND 4000K FOR EXTERIOR APPLICATIONS, UNLESS OTHERWISE NOTED IN THE FIXTURE DESCRIPTION.						
6. ALL LIGHT FIXTURES ARE TO BE A MINIMUM OF 80 CRI UNLESS OTHERWISE NOTED IN THE FIXTURE DESCRIPTION.						
7. ALL LED SOURCES MUST MEET L80 AT 50,000 HRS MINIMUM UNLESS OTHERWISE NOTED.						
8. CONFIRM ALL MOUNTING REQUIREMENTS WITH ARCHITECT PRIOR TO RELEASE.						
9. ALL LIGHT FIXTURES ARE TO HAVE AN EFFICACY OF 80 LUMENS PER WATT MINIMUM.						
10. ALL EMERGENCY LIGHT FIXTURES ARE SHOWN ON THE PLANS WITH THE LETTER 'E' AT THE END OF THE FIXTURE CALLOUT. PROVIDE EMERGENCY BATTERY PACK FOR ALL EMERGENCY LIGHT FIXTURES. REMOTE BATTERY PACKS FOR EXTERIOR LIGHT FIXTURES INSIDE THE BUILDING. LOCATE ABOVE ACCESSIBLE CEILINGS IF POSSIBLE; OTHERWISE, MOUNT ON INSIDE OF EXTERIOR WALL NEAR CEILING DECK.						
BIDDING REQUIREMENTS						
1. BID ONLY PRODUCTS THAT ARE SPECIFIED OR APPROVED BY ADDENDUM.						
2. PACKAGING OF LIGHT FIXTURES WITH OTHER SYSTEMS IS NOT ALLOWED AND MUST BE BID SEPARATELY. I.E. LIGHT FIXTURES, THEATRICAL LIGHTING, SPORTS LIGHTING AND ALL LIGHTING CONTROLS.						
3. WHEN ONLY ONE PRODUCT IS APPROVED FOR BIDDING, THE PRICE FOR THAT ITEM SHALL BE BROKEN OUT SEPARATELY WHEN SUBMITTING PRICING TO VARIOUS DISTRIBUTORS AND / OR CONTRACTOR.						
4. WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, THE DESCRIPTION SHALL GOVERN.						
LIGHT FIXTURE PRIOR APPROVAL REQUIREMENTS						
1. PRIOR APPROVAL IS REQUIRED BEFORE BIDDING THIS PROJECT.						
2. PRIOR APPROVALS SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER'S OFFICE AT LEAST (8) WORKING DAYS BEFORE BID TIME. PRIOR APPROVALS RECEIVED AFTER THIS TIME PERIOD SHALL BE REJECTED.						
3. ITEMS THAT ARE SUBMITTED AND HAVE BEEN APPROVED WILL BE LISTED IN THE ADDENDUM(S). VERBAL APPROVALS WILL NOT BE GIVEN ON ANY ITEM.						
4. IT IS NOT THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER TO NOTIFY THE SUBMITTING PARTY OF ERRORS IN THE SUBMITTAL. NOTIFICATION OF ERRORS BY THE ELECTRICAL ENGINEER PRIOR TO ISSUANCE OF THE ADDENDUM(S) MAY NOT BE GIVEN.						
5. PRIOR APPROVALS SHALL CONSIST OF CUT SHEETS DESCRIBING THE PRODUCTS BEING SUBMITTED AS EQUIVALENTS. ALL SPECIFICATION INFORMATION SHALL BE CLEARLY MARKED. PRODUCTS WITHOUT PHOTOMETRIC DATA WILL NOT BE APPROVED.						
6. LIGHTING PACKAGES WILL BE REVIEWED FOR GENERAL PROJECT COMPLIANCE ONLY. AN IN-DEPTH REVIEW OF ANY ALTERNATE FIXTURES WILL BE DONE DURING THE SUBMITTAL REVIEW PROCESS. ANY FIXTURES THAT ARE NOT TRULY EQUAL, AND / OR DO NOT COMPLY WITH ALL OF THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, WILL NOT BE APPROVED.						

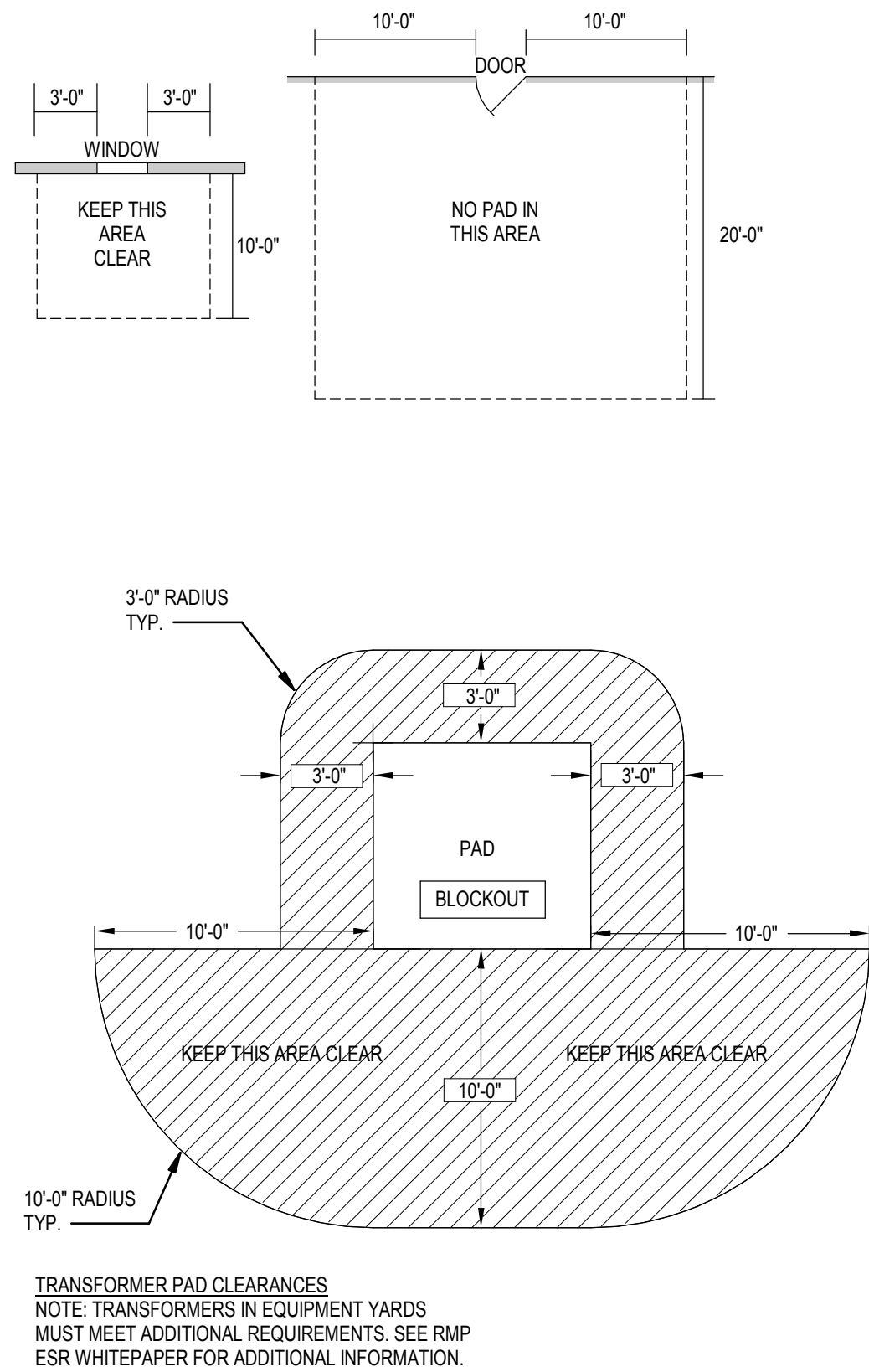


3 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (PRIMARY POWER)



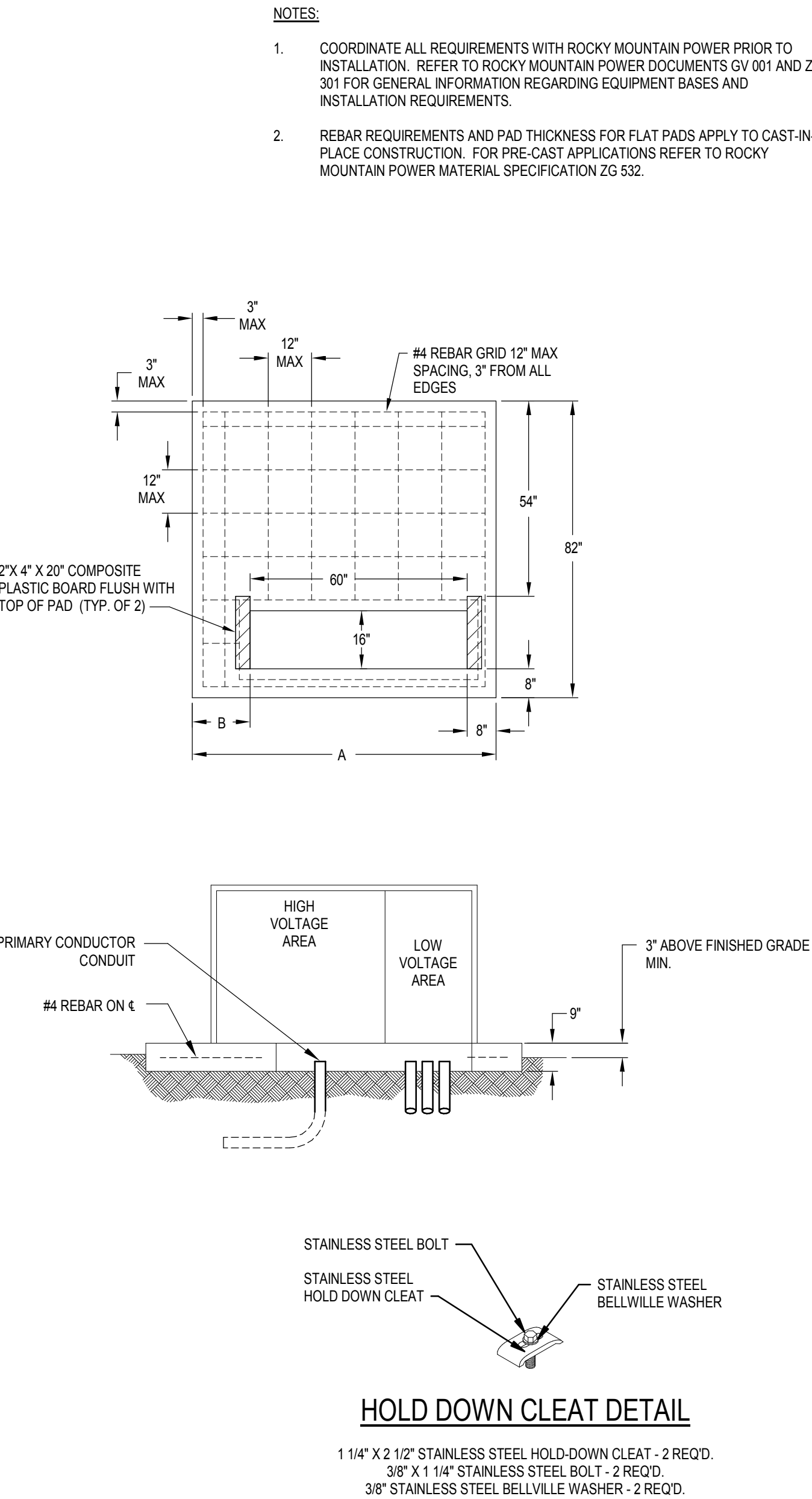
4 TRENCH DETAIL
SCALE: NONE CENTURY LINK

TRANSFORMER PAD DIMENSION CHART		
TRANSFORMER	DIMENSIONS	
RATING	A	B
75-500 KVA	84"	16"



TRANSFORMER PAD CLEARANCES
NOTE: TRANSFORMERS IN EQUIPMENT YARDS MUST MEET ADDITIONAL REQUIREMENTS. SEE RMP ESR WHITEPAPER FOR ADDITIONAL INFORMATION.

1 ROCKY MOUNTAIN POWER TRANSFORMER FLAT PAD
SCALE: NTS



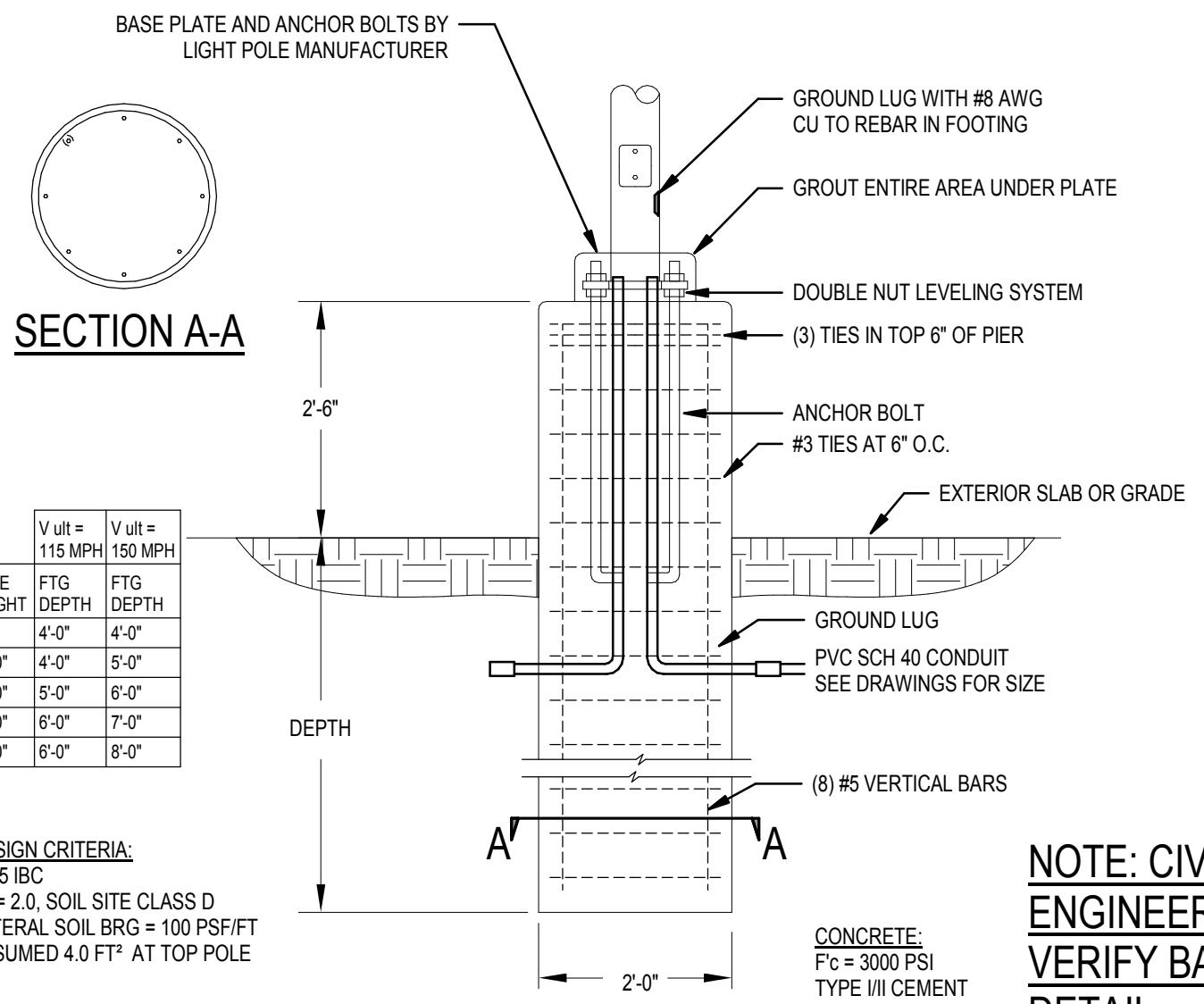
2 POLE BASE DETAIL 30" - AREA
SCALE: NTS

TRENCHING KEYED NOTES: T8

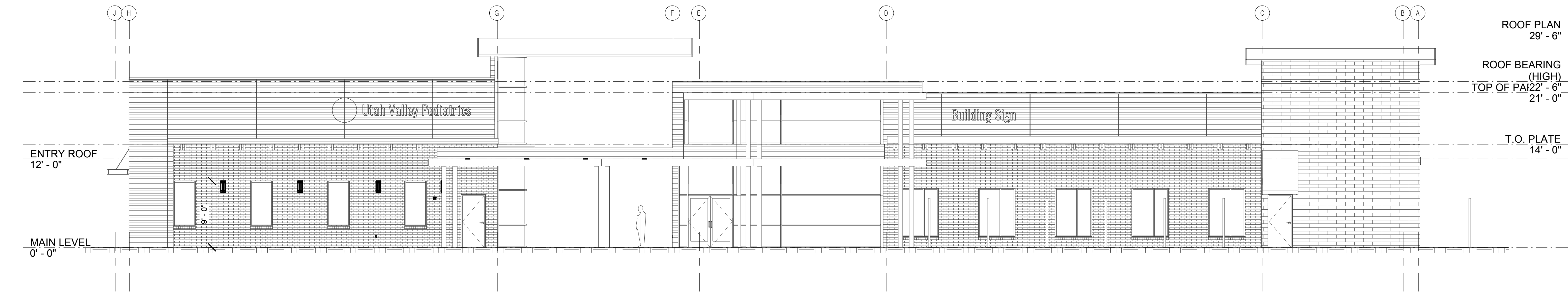
- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
- CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
- BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
- ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC. REFER TO KEYED NOTES ON PLANS AND RISER DIAGRAMS FOR QUANTITIES AND SIZES OF CONDUITS.
- UNDISTURBED EARTH.
- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
- TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SIT FLAT (HORIZONTAL) WITH THE GROUND.
- FINISHED GRADE.

TRENCHING GENERAL NOTES:

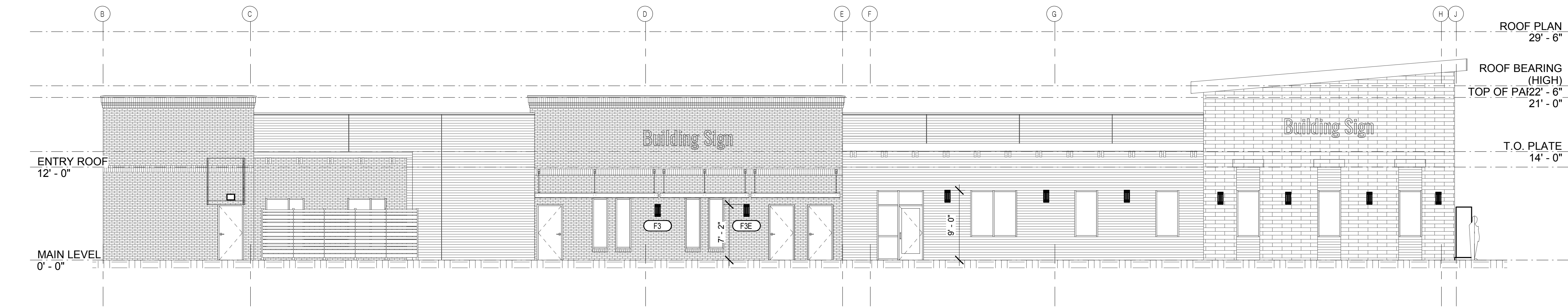
- PROVIDE 1/4" NYLON ROPES IN ALL CONDUITS.
- HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
- ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
- REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR FOR ADDITIONAL INFORMATION.
- VERIFY ALL REQUIREMENTS WITH UTILITIES PRIOR TO TRENCHING.



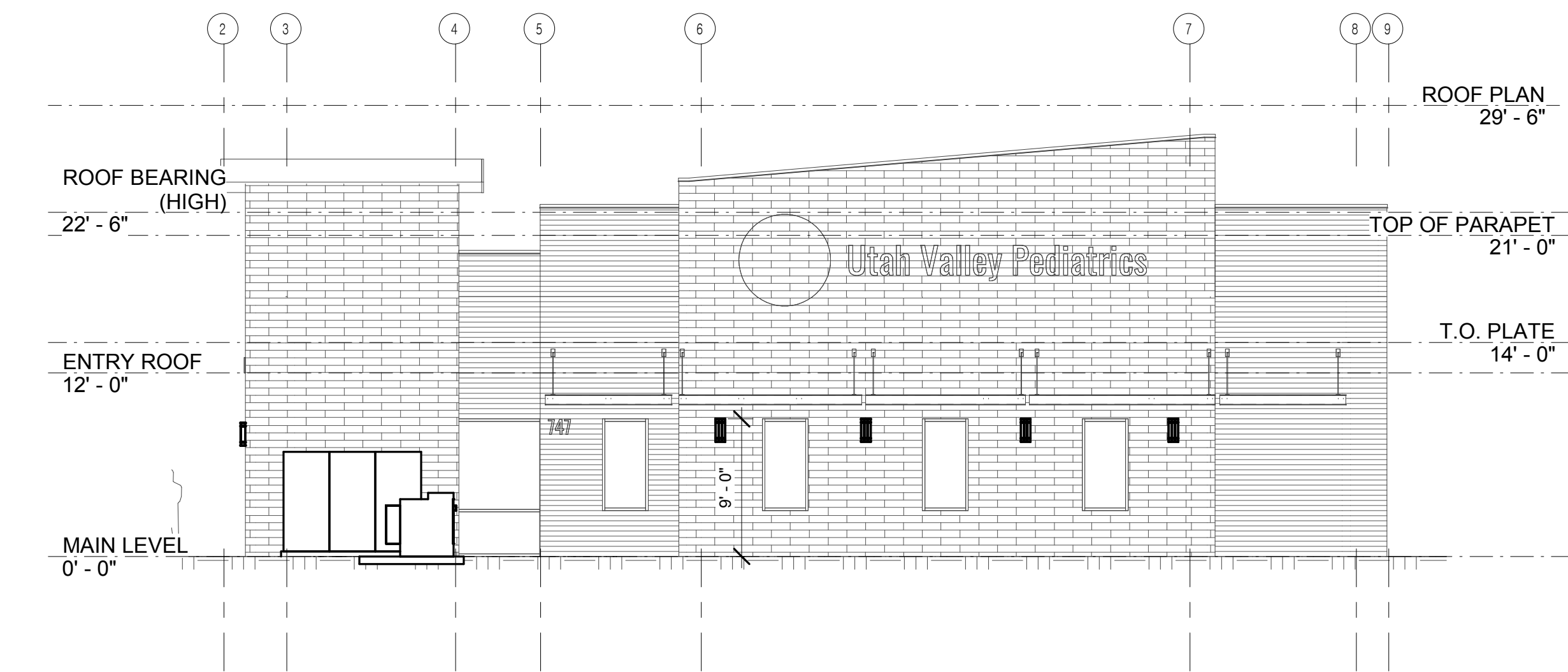
NOTE: CIVIL ENGINEER TO VERIFY BASE DETAIL



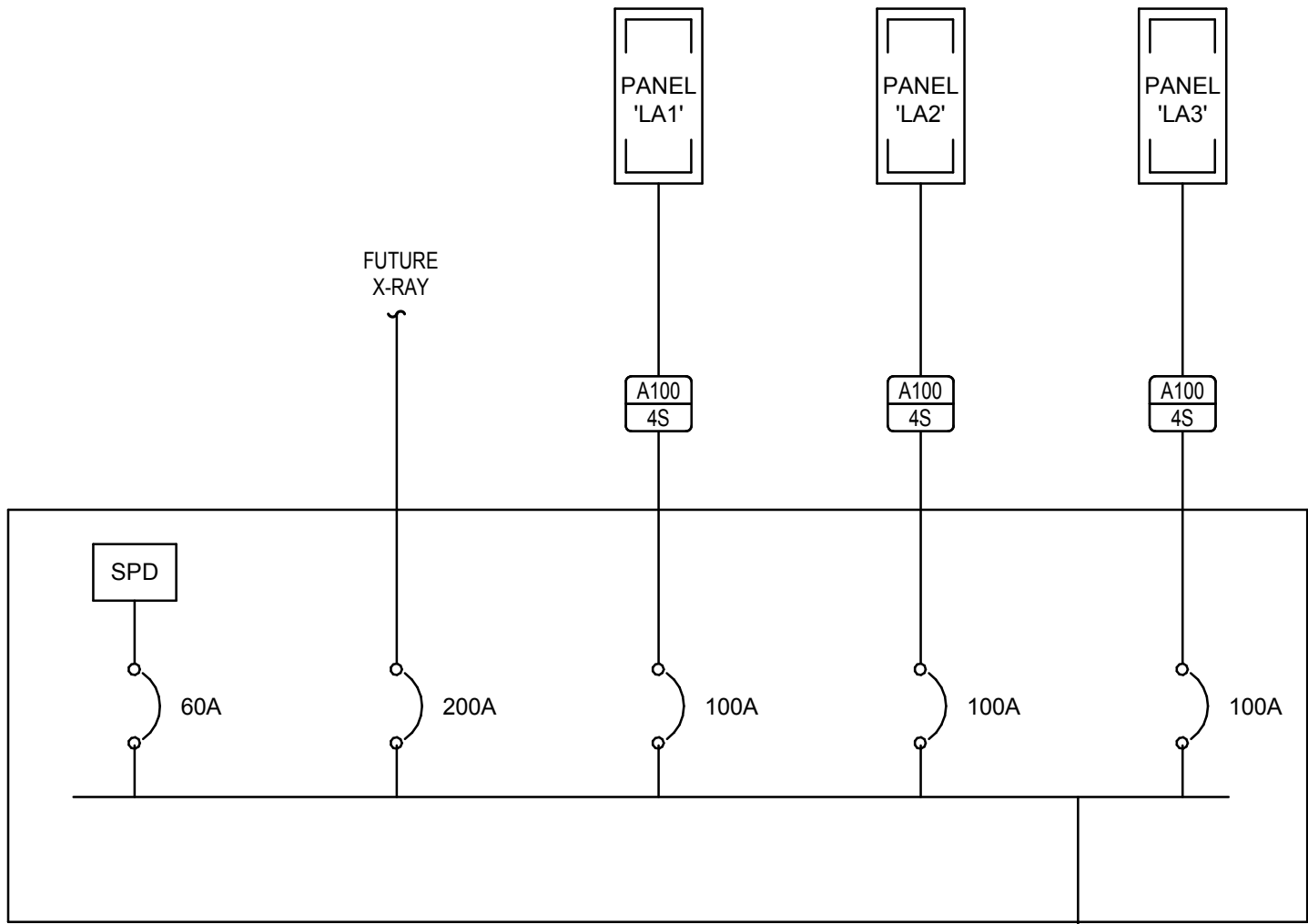
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



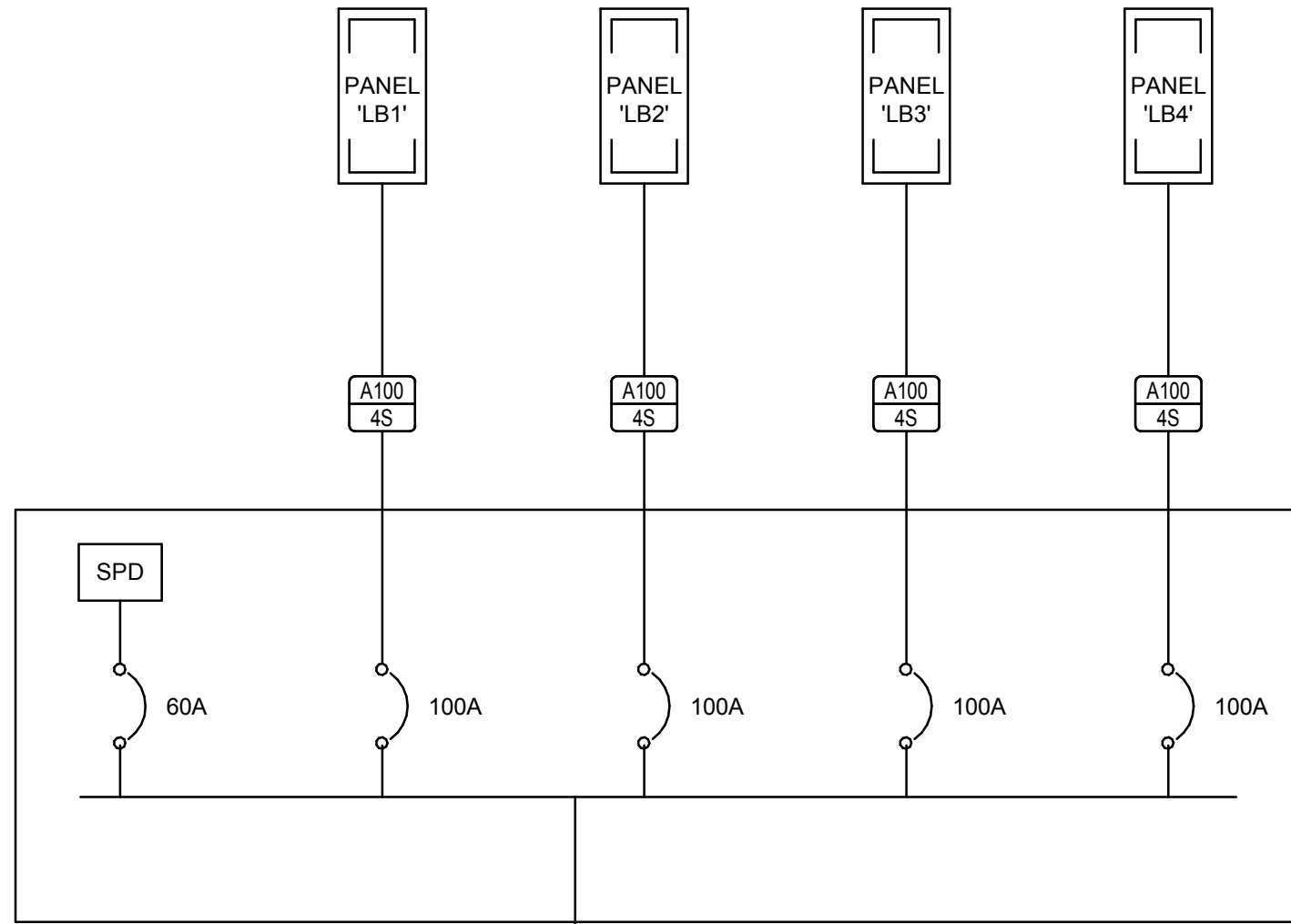
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



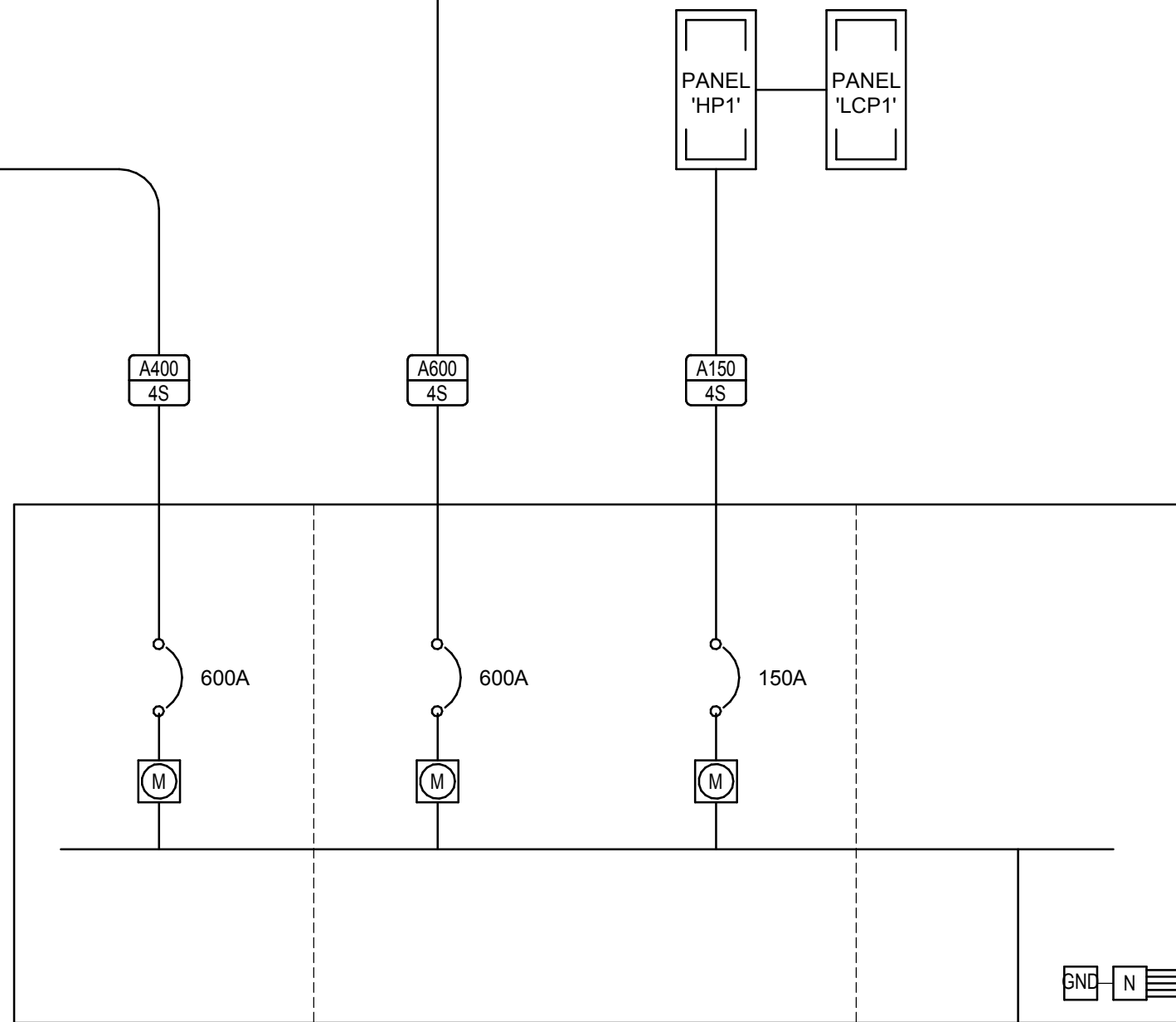
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



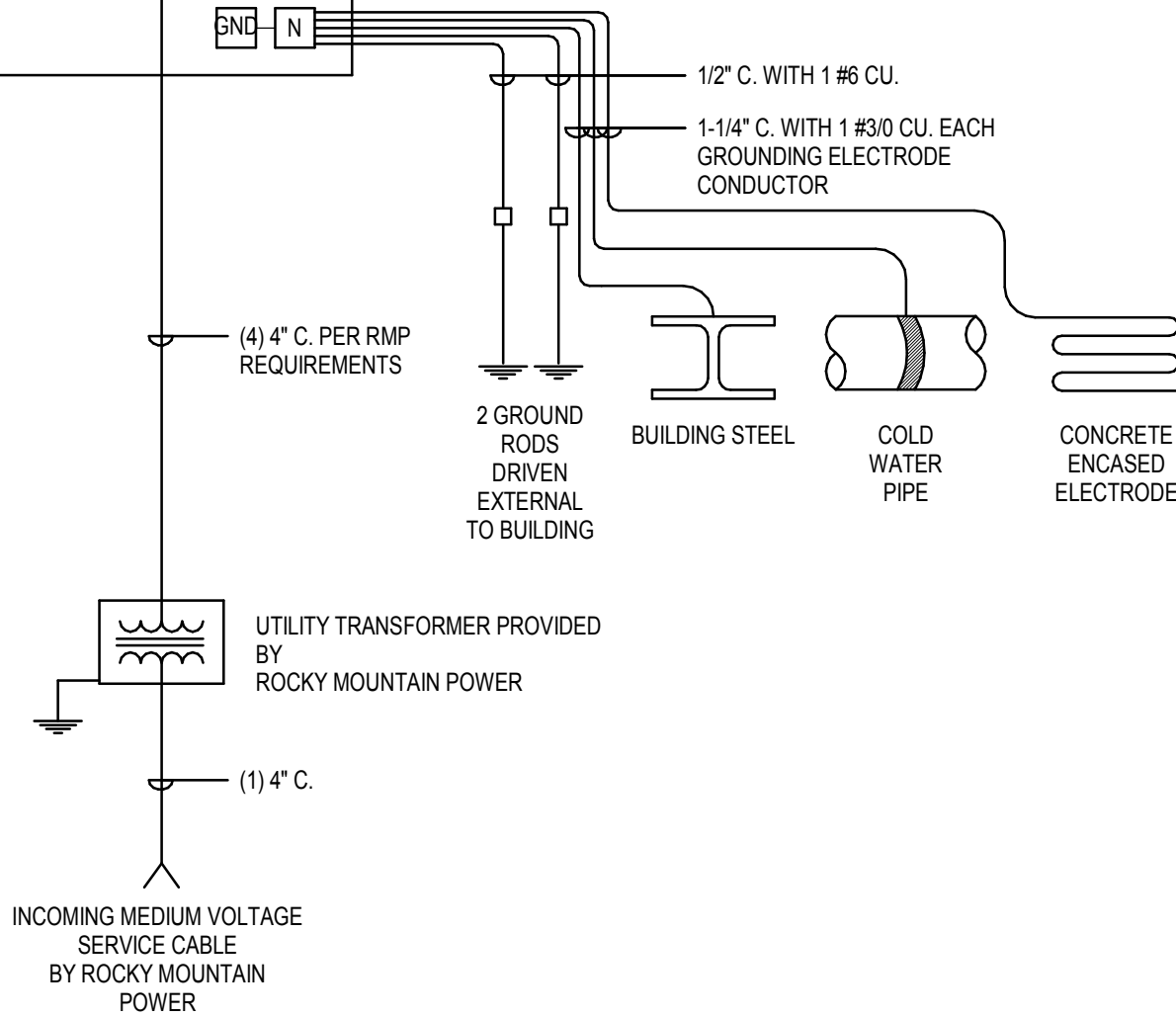
SWITCHBOARD 'DPA'
(120/208V, 3Ø, 4W, 600A) NEMA 3R
PER ALL ROCKY MOUNTAIN POWER
REQUIREMENTS.



SWITCHBOARD 'DPB'
(120/208V, 3Ø, 4W, 600A) NEMA 3R
PER ALL ROCKY MOUNTAIN POWER
REQUIREMENTS.



CT ENCLOSURE/MAIN BREAKER
(120/208V, 3Ø, 4W, 1,200A) NEMA 3R
PER ALL ROCKY MOUNTAIN POWER
REQUIREMENTS.



1 ONE-LINE DIAGRAM
SCALE: NTS

FEEDER SCHEDULE								
FEEDER		# OF SETS	CONDUIT DIAMETER (INCH)	#	SIZE	EQ GND COND	ISOLATED GROUND	SYSTEM BONDING JUMPER
A100	4S	1	2	4	1/0	8	-	-
A150	4S	1	2	4	3/0	6	-	-
A200	4S	1	2-1/2	4	250	6	-	-
A400	4S	2	2-1/2	4	250	3	-	-
A600	4S	3	2-1/2	4	250	1	-	-

GENERAL ONE-LINE NOTES:

- THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE OWNER PRIOR TO BIDDING AND PROVIDE EQUIPMENT RATED ACCORDINGLY. SUBMIT FAULT CURRENT CALCULATIONS WITH SHOP DRAWINGS SUBMITTAL.
- PROVIDE FULL LENGTH VERTICAL BUSSING ALL IN ALL SWITCHBOARDS, DISTRIBUTION PANELBOARDS, AND PANELBOARDS.
- COORDINATE SPACE WITH ALL OTHER TRADES TO MAINTAIN ALL CODE-REQUIRED CLEARANCES.

SELECTIVE COORDINATION REQUIREMENTS:

- CONTRACTOR SHALL PROVIDE ALL OF THE FOLLOWING FOR EMERGENCY, LEGALLY REQUIRED STANDBY, AND OPTIONAL STANDBY POWER SYSTEMS:
 - FAULT CURRENT ANALYSIS.
 - ARC-FLASH STUDY.
 - SELECTIVE COORDINATION STUDY AND SETTINGS OF ALL ADJUSTABLE TRIP OVERCURRENT PROTECTION DEVICES.
- THE SELECTIVE COORDINATION OF THE SYSTEM (DOWN TO THE SMALLEST OVERCURRENT PROTECTIVE DEVICE) SHALL BE COORDINATED TO A LEVEL OF 0.1 SECONDS.
- CONTRACTOR SHALL PROVIDE BUSSMAN QUIK-SPEC FUSIBLE PANELBOARD (OR APPROVED EQUIVALENT), ELECTRONIC SOLID STATE ADJUSTABLE TRIP (LSI) CIRCUIT BREAKERS, AND/OR CIRCUIT BREAKERS WITH LARGER FRAME SIZES AS NECESSARY TO ENSURE PROPER SELECTIVE COORDINATION. REFER TO SPECIFICATIONS FOR ADDITIONAL SELECTIVE COORDINATION REQUIREMENTS ON EMERGENCY, LEGALLY REQUIRED STANDBY, AND OPTIONAL STANDBY POWER SYSTEMS.
- A PRELIMINARY SELECTIVE COORDINATION STUDY AND DEVICE SETTINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. NO ELECTRICAL EQUIPMENT SUBMITTAL SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SUBMITTING THE PRELIMINARY SELECTIVE COORDINATION STUDY AND DEVICE SETTINGS OF THE PROPOSED ELECTRICAL DISTRIBUTION EQUIPMENT AND ASSOCIATED OVERCURRENT DEVICES. THE STUDY SHALL BE SUBMITTED FOR REVIEW BY THE ELECTRICAL ENGINEER AND OWNER TO ENSURE CONFORMANCE TO THE CONSTRUCTION DOCUMENTS. NO ELECTRICAL DISTRIBUTION EQUIPMENT SHALL BE RELEASED UNTIL THE SELECTIVE COORDINATION STUDY SHOWS PROPER COORDINATION OF ALL SYSTEM ELEMENTS.
- AT THE END OF THE PROJECT A COMPLETE FAULT CURRENT, ARC-FLASH, AND SELECTIVE COORDINATION STUDY SHALL BE SUBMITTED FOR REVIEW.
- ONCE PRELIMINARY SELECTIVE COORDINATION STUDY IS COMPLETED, THE WITHSTAND RATING FOR THE AUTOMATIC TRANSFER SWITCHES (ATS) SHALL BE COORDINATED WITH THE SPECIFIC BREAKERS FEEDING ATS THAT ARE PROVIDED.

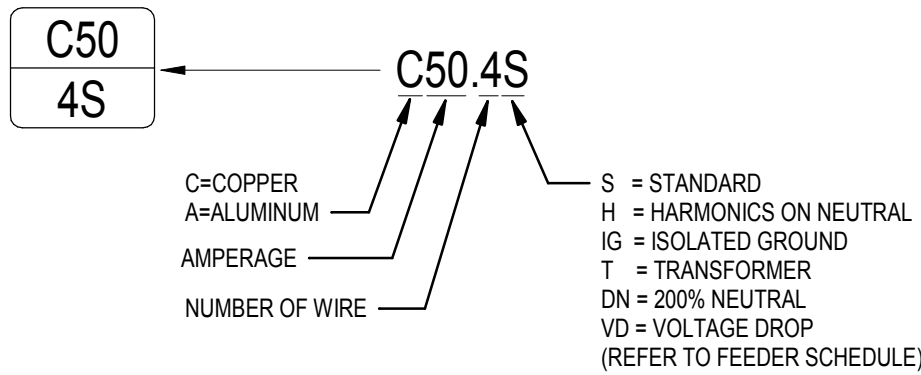
FEEDER GENERAL NOTES:

- CONTRACTOR SHALL REVIEW ONE-LINE DIAGRAM AND CONFIRM FEEDER WIRE SIZES. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO BID. IF DISCREPANCIES EXIST, CONTRACTOR SHALL PROVIDE CORRECT WIRE SIZE BASED ON ACTUAL BREAKER SIZE AND ANY VOLTAGE DROP ADJUSTMENTS. SEE NEC 210.19, 215.2, 250.112, AND 310.15.
- ALL GROUNDING WIRES SHOWN IN FEEDER SCHEDULE ARE COPPER WIRES.
- ALL SYSTEM BONDING JUMPER CONDUCTORS SHOWN ARE TO BE RUN IN EACH PARALLEL FEEDER SET.

KEYED NOTES #

ONE-LINE SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	LIGHTING AND APPLIANCE PANEL BOARD		FUSE CUR OUT
	LOAD CENTER		DRAWOUT CIRCUIT BREAKER
	CIRCUIT BREAKER		MEDIUM VOLTAGE DRAWOUT CIRCUIT BREAKER
	CIRCUIT BREAKER & ENCLOSURE		THERMAL OVERLOAD
	FUSED SWITCH		RELAY/COIL
	MOTOR		NORMALLY CLOSED CONTACT
	SURGE SUPPRESSION DEVICE		NORMALLY OPEN CONTACT
	DISCONNECT SWITCH		KEY INTERLOCK
	FUSED DISCONNECT SWITCH		COMBINATION FUSIBLE STARTER WITH THERMAL OVERLOAD
	METER		COMBINATION MCP STARTER WITH THERMAL OVERLOAD
	CURRENT TRANSFORMER		ELECTRONIC CIRCUIT BREAKER
	GROUNDING ELECTRODE & CONDUCTOR		ELECTRONIC CIRCUIT BREAKER WITH GROUND FAULT PROTECTION
	AUTOMATIC TRANSFER SWITCH		SHUNT TRIP CIRCUIT BREAKER
	GENERATOR		PHASE FAILURE RELAY
	GUTTER		MUSHROOM PUSH BUTTON
	TRANSFORMER		
	POWER FACTOR CORRECTION CAPACITOR & ENCLOSURE		
	CT CABINET PER UTILITIES REQUIREMENTS		
	PULLING SECTION PER UTILITIES REQUIREMENTS		
			ISOLATION BYPASS AUTOMATIC TRANSFER SWITCH



FEEDER CALLOUT DETAIL



Date: May 1, 2019
From: Elizabeth Hart, Planner
To: Planning Commission
Item: CWP High Head Well Pump House Project – Wells 8,9,10
Address: #8: 586 E 198 North, #9: 682 E 2 South, #10: 808 E 196 South
Applicant: Mike Whimpey, Central Utah Water Conservancy District

INTRODUCTION:

The applicant is requesting approval for a conditional use and site plan for three (3) Well Pump Houses within the Regional Mixed Used (RMU) District. Site number eight (8) is located at 586 East 198 North within the Vine Apartment development, site number nine (9) is located at 683 East 2 South on the northern part of the Alloy Apartment development just south of the proposed location of the Center Street Overpass, and site number ten (10) is located at 808 East 196 South on the southern portion of the Alloy Apartment development.

ANALYSIS:

Wells eight, nine, and ten (8,9,10) consists of the construction of three (3) pump house structures. These pump houses will discharge into the Vineyard Wellfield Collector Pipeline, part of a major culinary regional drinking water supply delivery system, which will be completed later this year. It is intended that the architecture, landscaping and site improvements will be similar to another pump house previously constructed by CUWCD in Vineyard adjacent to the Geneva Nitrogen Plant. The pump houses will run an operate on water demands. When in use, pumps may run for extended periods of time. The well houses can be operated remotely. Employees will stop in occasionally for inspections and maintenance.

During construction, there may be some potential for dust and noise associated with the construction of the project. However, best management practices will be implemented to minimize these impacts. The pump houses will be built with soundproofing techniques, including the use of insulation, double doors, and noise baffles to eliminate noise impacts. To adjacent properties. It is not anticipated that noise will project into adjacent properties. No other impacts, such as smoke, odor, dust, vibration, or illumination are anticipated long-term from the project.

Because these pump houses were planned within larger developments staff has determined that site design, parking and landscape requirements for the whole development will be counted towards the pump house sites. Staff did look at the impact of existing parking and landscaping to determine if the entire development still met the required parking and landscaping requirements.

Within the RMU District a Minor Facility of a Public Utility use is a conditional use. The applicant is proposing 3 pump house sites within the RMU. Each site is between .23 acres, and contains landscaping within and around the project site.

Site and Building Design

The architectural style of the pump house building has a residential feel and is designed to be visually appealing. Colors will be chosen to blend into the existing surrounding developments. The well sites are surrounded by an architectural eight (8) foot tall solid precast concrete fences for security of both the facility and the public. Well sites are located in areas with existing exterior lighting. Additional lighting will be directed downward into the pump house property.

The site is designed to not impact the existing residential uses, all equipment and work is down within the fenced area.

VZO 15.36 Site Planning and Building Design Requirements			
Category	Standard	Staff Comments	Compliance
15.36.030.1 Subdivision and Project Features	All subdivisions and other projects shall include subdivision and project features that add visual interest and attractiveness to the subdivision or project area and the City. Such features may include subdivision and project entry features, public art pieces, streetscape designs, and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and useable parks and open spaces.	The development the project site is within meet this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a Building Design	The City encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment.	The project site building design has been designed to have a residential feel to it.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.i View Protection	Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominate rooflines shall be avoided.	The height of the building's ranges from 21' to 23' in height.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii Building massing	In order to maximize the integration of all man-made structures and features with the natural environment and to minimize undesirable	The building does incorporate some variation in the facades. The site is surrounded by an 8 foot	☒ Yes ☐ No ☐ N/A

	distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures	pre-cast concrete wall for safety purposes.	
15.36.030.1.a.ii.1 Coherent building design	All sides of a building may have a visual or other impact, and shall be coherently designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.	All sides are coherently designed and treated.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.2	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	All wall surfaces are relieved with variations of wall planes and overhangs that create shadow areas and add visual interest.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iii Reduced roof mass	The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only)	The roof has ridge with hip formations.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iv Varying Roofline	Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form.	The roofline has variation in heights.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.v Architectural details	Surface details, ornaments, and other building elements that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged:	The building materials are concrete, brick and stucco.	☒ Yes ☐ No ☐ N/A

	- Stonework - Exposed beams and columns - Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features - Covered entries, patios, walkways, breezeways, bays, and balconies - Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs - Accessories such as art features, benches, pots, lamps, artwork, and sculptures.		
15.36.030.2. Building Additions	Proposed additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building		☐ Yes ☐ No ☒ N/A
15.36.030.3 Accessory Buildings and Structures	Materials used for all accessory buildings, structures and fences shall be compatible with the building materials and colors of the primary structure.		☐ Yes ☐ No ☒ N/A
15.36.030.4 Mechanical Equipment	Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-	The project site is enclosed by a pre-cast concrete wall with a gate at the access driveway. No mechanical equipment will be visible.	☒ Yes ☐ No ☐ N/A

	mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and design details of all the buildings.		
15.36.030.5.a. Building Location	All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.	This building does not overpower any existing buildings.	☒ Yes ☐ No ☐ N/A
15.36.030.5.b Building Location	All project and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.	Sites are not accessible to the public. Well site #8 does have a sidewalk around the wall because there is parking for the entire site around it. It also allows for traffic to drive around the site. Access to the site does come from the large development but does not interfere with vehicular circulation patterns or parking.	☒ Yes ☐ No ☐ N/A
15.36.030.5.c Building Location	All project and building plans shall allow for, and provide interconnected streets, walkways, trails, and parking areas, as applicable	Well site 8 allows for interconnected streets, parking around the site. The other sites are not in the way of any street access, parking areas, or trails.	☒ Yes ☐ No ☐ N/A
15.36.030.5.d Building Location	All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways	The site is surround by an 8' pre-cast concrete fence for safety. The project site will not be accessible by the general public.	☒ Yes ☐ No ☐ N/A

	and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.		
15.36.030.6 Pedestrian Scale	Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye level.	Height: 21-23 feet Fence Height: 8 feet. This is for safety reasons. T	☒ Yes ☐ No ☐ N/A
15.36.030.7 Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.	<u>Materials</u> Concrete Brick Stucco	☒ Yes ☐ No ☐ N/A
15.36.030.8.a Building Material Color	All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior buildings colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and materials, as the main buildings.	<u>Proposed Colors</u> Concrete – Natural Brick – Terra Cotta, Desert Sand All other colors will be determined by the owner.	☒ Yes ☐ No ☐ N/A
15.36.030.8.a Building Finishes	High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down, spout, mechanical and electrical equipment, railings, window	Proposed materials and colors are in compliance with this requirement. Additional colors will be required to meet this.	☒ Yes ☐ No ☐ N/A

	shading devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.		
15.36.030.9 Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable	There are no natural features or sensitive areas on the site.	☐ Yes ☐ No ☒ N/A
15.36.030.9.a.i.	All buildings and structures shall be arranged to preserve and provide open space and to protect views. The locations of all buildings and structures shall recognize the existing topography and natural features of the site. All natural features shall be preserved, as practical, and integrated into the subdivision or site plan design.	The larger development projects meet this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.9.a.ii.	Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located on adjacent properties.	The larger development projects meet this requirement	☒ Yes ☐ No ☐ N/A

15.36.030.10 Site Access	The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.	Ingress and egress to the properties will be through The Vine and The Alloy properties across existing asphalt surfaces utilizing existing rights-of-way and easements. Site will not provide internal vehicular circulation. Gates will be located such that all pump house doors will be easily accessed. Vehicles will turn around on site without circling the building.	☒ Yes ☐ No ☐ N/A
15.36.030.11 Noise Impact	Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The occupants of a development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.	There is no unusual noise that will be created by the proposed use.	☒ Yes ☐ No ☐ N/A
15.36.030.12 Views	Due to the community quality and character created by surround scenic beauty, it is essential that the Town and all subdivision and site plan designs preserve general access to significant views. These views include Mount Timpanogos, Provo Canyon, West Mountain, and Utah Lake	Views of Mount Timpanogos are not impacted by this building.	☒ Yes ☐ No ☐ N/A
15.36.030.13 Landscaping Design Standards	Landscape improvements shall be an integral element of all subdivision and site plan designs. Landscaping shall complement the architecture of all proposed buildings and structures and provide visual interest and variety, provide screening elements, provide year-round site beautification,	The landscaping meets the required within the Landscaping Chapters of the Zoning Ordinance.	☒ Yes ☐ No ☐ N/A

	blend with the natural landscape and highlight building design features.		
15.36.030.13.a Landscape Buffers	Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.	Landscaped rock mulch is proposed around the site. Existing landscaping will be repaired after construction.	☒ Yes ☐ No ☐ N/A
15.36.030.13.b Transitional Landscaped Areas	Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.	There is no natural open space onsite.	☐ Yes ☐ No ☒ N/A
15.36.030.13.c Landscape Materials	All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape" landscaping is encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.	Rock mulch and some shrubbery. Existing landscaping will be repaired after construction.	☒ Yes ☐ No ☐ N/A
15.36.030.13.d Plant Size, Spacing, and Scale	The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and space of landscape elements shall also be of appropriate scale and character to all proposed buildings, structures, and features.	Any landscaping that is part of the larger development that will be repaired after construction will need to meet these requirements.	☒ Yes ☐ No ☐ N/A
15.36.030.13.e Streetscape Landscape Treatments	All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and	Each site is not near any street.	☒ Yes ☐ No ☐ N/A

	improvements, including consistency in street lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.		
15.36.030.14 Wall, Fences, and Other Visual Barriers	Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting durable materials. Walls, fences, and barriers that create a continuous surface greater than 30 feet in length shall be softened visually with acceptable landscaping or other treatments. Berms, boulders, and vegetation masking are effective substitutes for walls and fences. Walls, fences, and barriers located to separate individual lots should be constructed of materials that are compatible with the residence.	Fencing is not near any public right-of-way. Rock mulch and existing landscaping is proposed around the fencing.	☒ Yes ☐ No ☐ N/A
15.36.030.15 Non-vegetative Ground Cover	Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken and interspersed with plant materials.	Rock mulch.	☒ Yes ☐ No ☐ N/A
15.36.030.16 Landscape Maintenance	All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.	Existing irrigation systems will be repaired after construction.	☒ Yes ☐ No ☐ N/A
15.36.030.17 Site Light Standards	To protect views of the night sky, all outside shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or	Lighting for the proposed buildings is not expected to have any impact on adjacent properties. Well sites are located in areas with existing lighting. Additional lighting will be	☐ Yes ☐ No ☐ N/A

	trespass onto adjacent properties.	directed downward into the pumphouse property.	
15.36.030.17. c. Parking Lot Lighting	Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.	The larger developments have exiting parking lot lighting.	☒ Yes ☐ No ☐ N/A
17.36.030.18.a. Project, Site and Building Sign Standards	The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.	6 SF wall signs are on each building.	☒ Yes ☐ No ☐ N/A
17.36.030.18.b	Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein	Signs are only proposed on the wall.	☒ Yes ☐ No ☐ N/A
17.36.030.c	All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.	Cast aluminum panel	☒ Yes ☐ No ☐ N/A

Parking and Access:

All parking requirements found within the Vineyard Zoning Ordinance have been met for the larger developments that the project sites are located. Site 8 within the Vine does no impact parking, parking was planned for the entire development to be around the CUWCD site. Sites 9 and 10 do not impact existing parking as well.

Within the RMU the following parking requirements applies to the proposed use:

Use	Description	Parking Ratio
Utility	Structures, equipment, or facilities providing for public/private utility & services, including radio, television, communication transmission, tower and similar structures.	One (1) space per use.

Ingress and egress to the properties will be through The Vine (Well 8) and The Alloy (Wells 9 and 10) properties across existing asphalt surfaces utilizing existing rights-of-way and easements. Each property has a gate for access. Traffic to the facilities will include occasional operation and maintenance check-ins by employees. Traffic impacts will be minimal. No off-street parking or loading will occur as a result of this project.

Landscaping

Project Site Number	Project Site Size	Project Site Landscaping
# 8	.23 acres	~3806 SF
# 9	.23 acres	~2686 SF
# 10	.23 acres	~970SF

For all developments not within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than twenty (20) percent of the net site area. Since each site is within a larger development staff determined that existing landscaping will be counted towards the required landscaping requirements for each project site. Staff looked at the impact the proposed project will have on the existing landscaping to determine how much existing landscaping would be affected, below is an analysis of how existing landscaping is impacted by each project site.

The Vine Apartments was approved with 33.4% of the site being landscaped/open space. The CUWCD site was included in that calculation, no existing landscaping will be removed. The CUWCD site adds 3806 SF of rock mulch and some shrubbery landscaping to the site.

The Alloy Apartments was approved with 39.85% of the site being landscaped/open space. Landscaping was planned for that the two areas of the CUWCD site which have been removed for the building. With the proposed building and new landscaping within each well pump house site this brings the total landscaping for the entire development down to 37%. Proposed landscaping within the project site is rock mulch and some shrubbery. Any existing landscaping that is removed for construction will be repaired and replaced after construction is completed.

All projects within the RMU district required a minimum of ten (10) percent of the site area of the non-residential development shall be set aside for open space. The proposed use will not be open to the general public. Since the site is part of larger developments that has this required open space, it will be counted towards the CUWCD site.

RECOMMENDATION:

Staff is recommending approval of the conditional uses and site plans for Well Pump House sites 8, 9, and 10 with the listed conditions below.

CONDITIONS:

1. The applicant pays any outstanding fees or makes any redline corrections prior to building permits.
2. Any existing landscaping removed shall be repaired and replaced in accordance to the approved landscape plan for that development.

PROPOSED MOTION:

"I move to approve the conditional uses and site plans for the Central Utah Water Conservation District Well Pump Houses 8, 9, and 10."

ATTACHMENTS:

Conditional Use Application

Site Plan Application

Site Plan Set



CONDITIONAL USE PERMIT APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: April 15, 2019

APPLICANT(S): Central Utah Water Conservancy District (Contact: Mike Whimpey, Project Manager)

ADDRESS OF APPLICANT:

1426 East 750 North, Suite 400, Orem, UT, 84097-5474

BUSINESS PHONE: 801-226-7178

CELL PHONE: 801-368-6453

EMAIL ADDRESS: mwhimpey@cuwcd.com

FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION:

RMU

NUMBER OF PROPOSED NEW LOTS:

No change

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION:

Well 8: 586 East 198 North

Well 9: 682 East 2 South

Well 10: 808 East 196 South

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION:

Well 8: 0.23 acres Well 9: 0.23 acres Well 10: 0.23 acres TOTAL: 0.69 acres

NAME OF PROPERTY OWNER(S):

Central Utah Water Conservancy District

CHECK APPLICABLE PERMIT ATTACHMENT:

☐	CONDITIONAL USE PERMIT	☐	FINAL PLAT
☐	GENERAL MAP/PLAT AMENDMENT	☐	LAND DISTURBANCE PERMIT
☐	MINOR PLAT AMENDMENT	☐	PERMITTED USE SITE PLAN
☐	PRELIMINARY SUBDIVISION	☐	ROAD CUT PERMIT
☐	TEMPORARY USE PERMIT	☐	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

Michael A. Whimpey

P.E., Project Manager

04-15-19

Applicant Signature

Date

Co-Applicant Signature

Date

OFFICE USE ONLY			
DATE RECEIVED		DATE OF APPROVALS	
Initial Submittal	Complete Submittal	Planning Commission	Town Council
Type of Request		Staff Comments:	
PAYMENT INFORMATION			
Amount Due	Date Paid	Amount Paid	Check #

Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
 COUNTY OF UTAH}

I (we), _____, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20_____.

(Notary)

My commission expires: _____

AGENT AUTHORIZATION AFFIDAVIT

I (we), Central Utah Water Conservancy District, the owner(s) of the real property described in the attached application, do authorized as my (our) agent(s), Michael J. Whimpey, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the Town considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Michael J. Whimpey
(Property Owner)

(Property Owner)

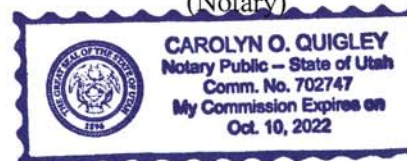
Dated this 15th day of April, 20 19, personally appeared before me Michael J. Whimpey, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

Carolyn O. Quigley
(Notary)

My commission expires: October 10, 2022

Conditional Use (C) Application Requirements Checklist:

1. A completed Conditional Use Application Form, as provided by the Town.
2. Stamped, addressed envelopes for all owners of property located within three hundred (300) feet of the property which is the subject of the Conditional Use Application. (A list of property owners is available from the Utah County Recorder's Office.)



3. Five (5) 11-inch x 17-inch copies of a Site Plan, identifying the location of all proposed uses, buildings and structures, identifying the following:
 - a. The location and dimension of the property boundaries and all proposed uses, buildings and structures, and all existing buildings or structures located on the property, and existing buildings located within one-hundred (100) feet of the property.
 - b. Existing property lines and existing fence lines.
 - c. The location and dimension of all existing natural property features including existing vegetation, wetlands, streams, drainage ways, flood plains, water bodies, and wildlife habitat areas.
 - d. Existing topography of the property, including the existing grade, and identifying the proposed finished grade of the site shown as required by the Town Planner or Town Engineer.
 - e. The setback requirements, as required by the Zoning District in which the proposed uses, buildings and structures are located and the exterior dimensions of all proposed buildings and structures.
 - f. The location of all roads and streets serving the property, or proposed to serve the property, and including any Permits as required by Utah County of the Utah Department of Transportation, as applicable.
 - g. The location and dimension of all proposed ingress and egress points, off-street parking, and loading areas, including the total number of off-street parking and loading spaces.
 - h. The location and dimension of all pedestrian and biking facilities, including sidewalks and trails, if any.
 - i. All public and private rights-of-way and easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned shall be shown.
4. Located on the Site and Building Plan sheet(s), or on separate sheets, as may be proposed by the Applicant, or as required by the Planner for readability, the following information shall be provided:
 - a. **Utility and Street Plans.** All existing and proposed culinary water, secondary water, sanitary sewer, storm drainage, power, gas, and telephone lines and facilities, streets and roads with design plans for any new water, sewer and storm drainage lines and facilities, as applicable, streets and roads, meeting the design and construction requirements of the Town, or other agencies, as applicable, and prepared by a Licensed engineer, at a scale acceptable to the Planner. Access to all utilities and points of utility connections shall be shown.
 - b. **Landscape Plan(s).** Landscape plan(s) shall be provided, prepared by a registered landscape architect, identifying all proposed landscape, screening and buffering features, including all proposed plant materials, including their locations and sizes.
 - c. **Fences and Walls.** The location of all fences and walls, identifying proposed height, materials, and colors shall be shown.
 - d. **Building Plans.** Building plans and drawings shall be provided, as required, to meet the adopted Building Code, as may be applicable. The exterior elevations of every side of all proposed buildings and structures shall be provided, clearly showing proposed building materials and colors proposed for all exterior building facades. This information shall include a proposed building materials and colors board including color chips and material samples.
 - e. **Site and Building Signage Plans.** Information and plans shall be provided identifying all proposed site and building signage including the design, height, size, materials, and colors of all buildings and site signs.

- f. **Mechanical Equipment and Solid Waste Facilities.** The location of all associated mechanical and ancillary equipment, if any, shall be provided, including any screening treatments proposed. The location and dimensions of all proposed solid waste collection areas and storage areas, including the proposed method of screening shall be identified.
 - g. **Erosion Control Plan(s).** Information and plans identifying proposed temporary and permanent erosion control measures.
 - h. **Construction Plans.** Information shall be provided identifying the phases of construction, a construction schedule, and a list of all Permits necessary for the proposed use(s), if applicable.
5. All Conditional Use (C) Applications are subject to Chapter 18 of the Vineyard Town Zoning Ordinance to provide for project site planning and building design requirements and guidelines to create and protect the desired community character and identity of the Town.
6. A narrative, accompanied by necessary tables and other information, describing the proposed Conditional Use (C) Application, to assist the Planner, DRC, Planning Commission and Town Council in reviewing the application identifying the following:
- a. A calculation, identifying all pervious and impervious areas.
 - b. A description of all proposed uses and buildings, including the total site area and building square footage, by building.
 - c. Projected increase in traffic trips.
 - d. Projected water and sewer demand.
 - e. How the proposed Use, and accompanying site and building plans comply with the Town's General Plan.

Conditional Use Application Procedures

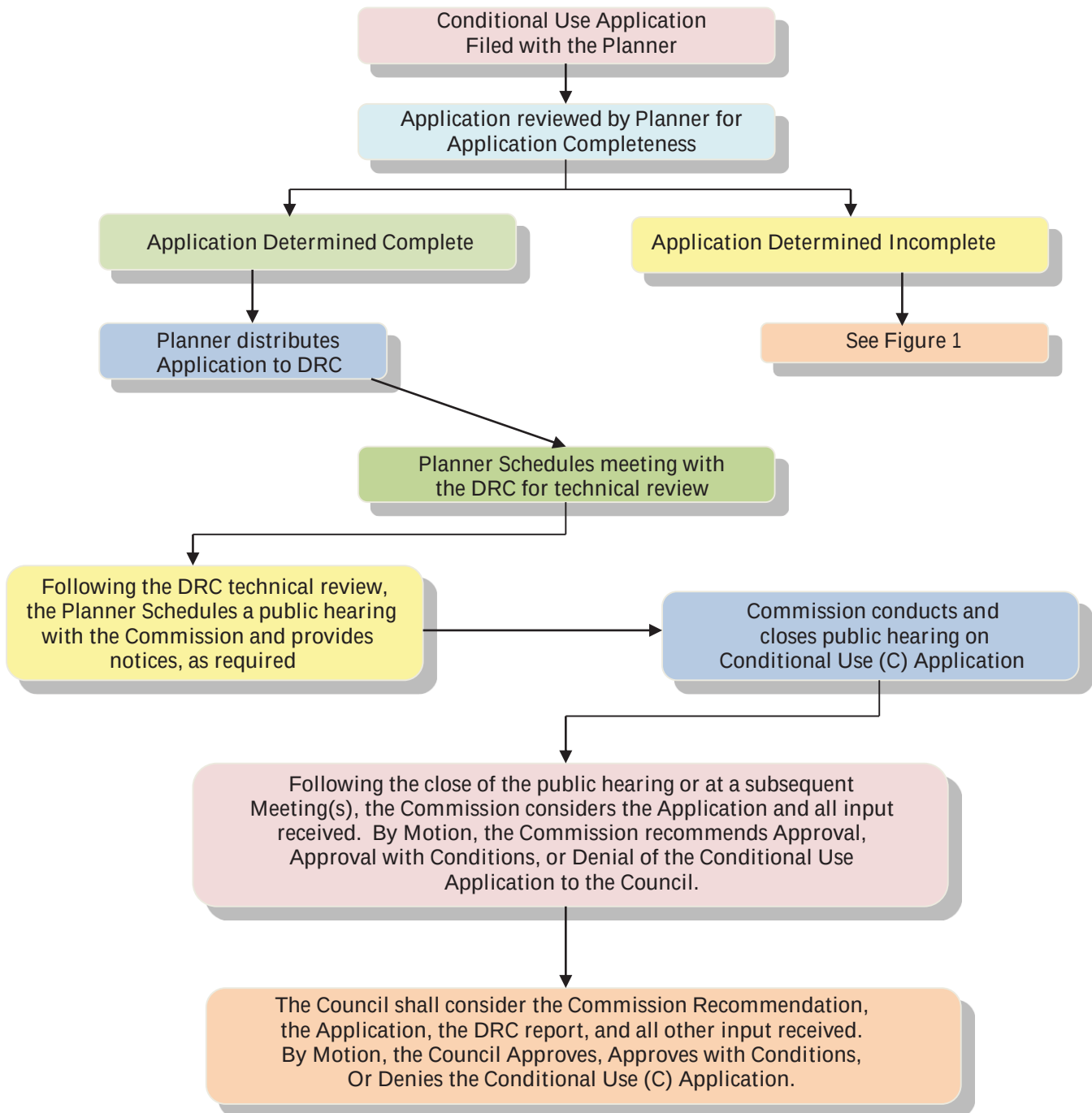
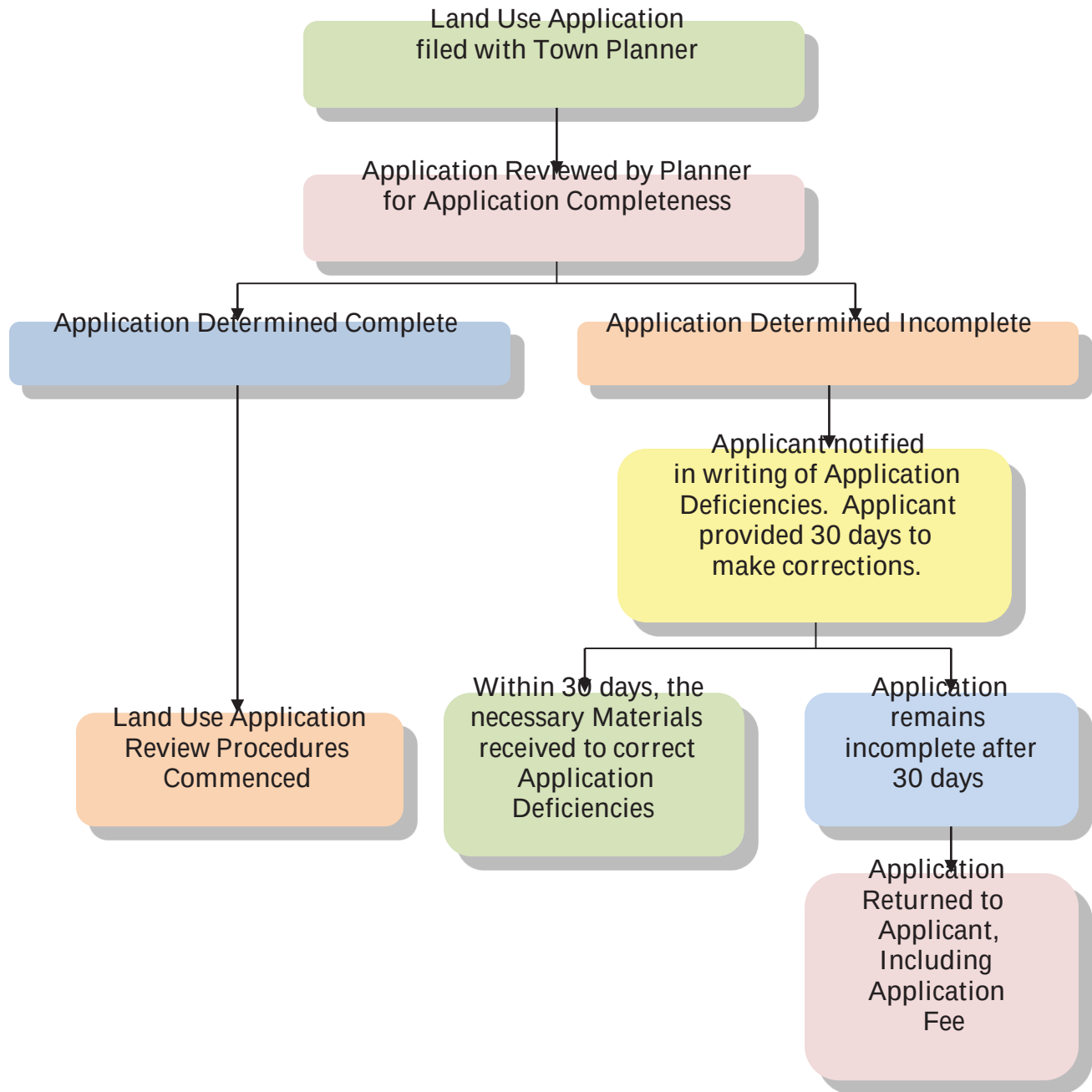


Figure 1
Procedures for Determination of Application Completeness





**240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department**

SITE PLAN APPLICATION

STAFF USE ONLY

Application Date: ____ / ____ / ____ Application Number: _____ Fee Owed: \$ _____
Received by: _____ Receipt #: _____ Cash/Card/Check# _____

PROJECT INFORMATION

Name:

CWP High Head Well Pump House Project - Wells 8-10

Address:

#8: 586 East 198 North, #9: 682 East 2 South, #10: 808 East 196 South

Acreage/Property Size:

0.23 Acres Each

APPLICANT INFORMATION

Name:

Mike Whimpey, P.E., Project Manager

Mailing Address:

1426 East 750 North Suite 400 Orem, UT 84097

Phone #: 801-226-7178

Fax #: _____

Email Address:

mwhimpey@cuwcd.com

Owner Information

Owner Name:

Central Utah Water Conservancy District

Owner Address:

1426 East 750 North Suite 400 Orem, UT 84097

Owner Phone #: 801-226-7178 Owner Email Address: mwhimpey@cuwcd.com

Owner's Signature: Michael A. Whimpey



PROPERTY OWNERS AFFIDAVIT

I (we) _____, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon personal knowledge.

Owner's Signature

Owner's Signature (co-owner, if any)

State of _____

County of _____

Subscribed and sworn to (affirmed) before me this _____ day of _____,
20____.

Notary Public

AGENT AUTHORIZATION AFFIDAVIT

I (we), _____, owner(s) of the real property located at _____, in Highland City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the able described real property.

Owner's Signature

Owner's Signature (co-owner, if any)

State of _____

County of _____

Subscribed and sworn to (affirmed) before me this _____ day of _____,
20____.

Notary Public



240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department

SITE PLAN SUBMITTAL SPECIFICATIONS

All plans shall be of the same scale. These items must be present on the plans submitted for review.

SITE PLAN

1. Name and address/location of development.
2. Vicinity Map showing area within 1/2 mile of the subject site.
3. Name, address, and phone number of developer and/or owner.
4. Name, address, phone number, and professional seal of engineer/architect or firm preparing plans.
5. Date of plan preparation and subsequent revision dates.
6. North arrow and scale of not less than 1" = 100'.
7. Legal description.
8. Zoning of all abutting and/or adjacent properties.
9. Current dimensions of all property lines.
10. Location, identification, and dimensions of the following existing and proposed site elements and
 - a. Existing adjacent and/or on-site streets and street right-of-way.
 - b. Proposed right-of-way dedications and improvements.
 - c. Proposed street cross-sections.
 - d. Existing and proposed ingress/egress points (indicate full access, right-in/right-out only, etc.)
 - e. On-site vehicular and pedestrian circulation elements (i.e. sidewalks, walkways, driveways,
 - f. Provisions for handicapped accessibility including, but not limited to wheelchair ramps,
 - g. Parking areas, vehicular and bicycle, including setbacks to property lines.
 - h. Bus stop locations designed in accordance with MAG Supplemental Detail A1260.
 - i. All structures, including heights, dimensions, finish floor elevations, and setbacks to
 - j. Fences and walls.
 - k. Trash enclosures.
 - l. Freestanding signage.
 - m. Existing and proposed fire hydrants, backflow prevention equipment, and FDC.
 - n. Existing and proposed lighting (on and off-site).
 - o. Detention/retention areas.
 - p. Irrigation ditches, canals, and well sites.
 - q. Water features.
 - r. All ground planes labeled (i.e. asphalt, concrete, landscaping, etc.).
 - s. Significant rock outcroppings or other natural features.
 - t. Phase lines, if applicable.
11. Site data table including the following information:
 - a. Existing zoning of the site.
 - b. Gross and net area of site.
 - c. Total building floor area.

- d. Building floor area, by use (if a mix of uses is proposed).
- e. Percent of site coverage.
- f. Parking calculations showing total number of spaces required and provided, by use, including accessible parking.

12. Trash Enclosures:

- a. Every parcel with a building or structure shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to accommodate the trash generated.
- b. The refuse collection area shall be located upon the lot so as to provide clear and convenient access to refuse collection vehicles.
- c. The receptacle shall be screened from public view on at least three (3) sides by a solid wall six (6) feet in height and on the fourth side by a solid gate not less than five (5) feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding buildings and structures.
- d. Freestanding refuse containers in retail or public areas which are intended for public use shall be constructed of cast concrete, ceramic or wrought iron, with an inset for a trash can and shall be constructed so as not to allow dispersal of the container or trash by the strong winds common to the area. The containers shall be natural in color and/or of a design commensurate with surrounding architectural themes.
- e. Enclosures shall be constructed per Vineyard Town standards and regulations. Additional requirements and/or restrictions may be applicable based on zoning district.

13. Pedestrian Access

- a. All pedestrian walkways that traverse driveways or drive aisles shall be distinguished by a different material.
- b. Minimum 6' walkway around all commercial buildings on site.

14. Site Plan Notes

- a. All utility lines less than 69KV shall be undergrounded with the first phase of development.
- b. All ground-mounted equipment shall be screened/concealed from street view.
- c. Plants located within required sight visibility triangles shall be pruned regularly to permit unobstructed vision. Plant material shall be maintained to be lower than 3' (shrubs) or taller than 7' (bottom of tree canopy).
- d. Future development pads within master planned developments shall be covered for dust and weed control at time of development.
- e. All developments shall be maintained in conformance with the approved site plan and landscape plan. Any changes thereto shall require approval of Vineyard Town.
- f. This project is subject to the current Vineyard Town Engineering Requirements, General Plan, Zoning Ordinance, and any applicable regulations

LANDSCAPE/HARDSCAPE PLAN

- 1. Location of all landscape material, lighting, and site furnishings.
- 2. Botanical and common names of plant material.
- 3. Size of plantings at time of installation.
- 4. Description of irrigation system. Show preliminary backflow preventer location.
- 5. Planting Data Sheet included on all landscape sheets (see attached).

6. Locations of all backflow prevention devices. Devices smaller than 3' screened with round-topped wire mesh enclosure, painted green.
7. Square footage of landscaping in any right-of-way.
8. Designate and provide detail of all street median improvements (as applicable).
9. Location of preliminary easements, preliminary utilities, and above grade retention/detention basins.
10. Blow-up plan views of all usable open space areas and areas with decorative paving indicating the surface design and location of all amenities therein.
11. Elevations and/or details indicating color and design of all proposed site amenities, including but not limited to benches, tables, trash receptacles, fountains, bike racks, etc.

PRELIMINARY GRADING AND DRAINAGE PLAN

1. Topographic contours or spot elevations.
2. Delineate any areas in the floodplain.
3. Detention areas/storm drains.

PRELIMINARY UTILITY PLAN

1. All existing water and sewer lines, location, and size.
2. Proposed public utility (PUE) and width.
3. Proposed location and size of the following:
 - a. Potable water lines
 - b. Sanitary sewer lines
 - c. Fire lines
 - d. Water meters
 - e. Storm drains
4. Proposed fire hydrant locations.
5. Proposed location of backflow preventers.
6. Existing and proposed locations of all electric, natural gas, telephone, and/or cable television lines.

BUILDING ELEVATIONS

1. Drawing, to scale, of all sides of all buildings proposed, in accordance with City architectural
2. Elevations labeled by direction (e.g. North Elevation).
3. Call outs of all proposed finish materials and colors; on color elevations, printed colors must
4. Sign fields delineated by a dashed box (All signage shall be submitted, reviewed, and approved
5. Roof mounted equipment, ghost-in behind parapets.
6. Perspective drawing along major streets and other visible locations as required by the staff.
7. Elevations of all proposed perimeter, screen, or other proposed walls on site.

EXTERIOR BUILDING COLOR AND MATERIALS SAMPLES

1. Samples of each material used (2" x 2" maximum size, 1" x 1" minimum size), mounted on 8 1/2" x 11" board(s). Thoroughly label each sample with all known information, including but not limited to: manufacturer name, color name and number, material type, finish, size, etc.

LIGHTING AND PHOTOMETRICS

1. Site plan indicating the location and type of all proposed exterior lighting fixtures.
2. Photometric plan indicated light levels (in foot candles) at regularly measured intervals across a
3. Luminaire schedule including but not limited to the manufacturer information, luminaire
4. Cut sheets of all proposed fixtures.
5. All lights shall be fully shielded and directed downward.



240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department

SITE PLAN PROJECT NARRATIVE

The following must be included. An application will not be accepted without this.

Please address the following topics in a typed narrative on a separate sheet of paper:

1. Consistency with the General Plan and compliance with the Development Code and other city codes and regulations.
2. General compatibility of proposed use with adjacent property.
3. Site and building design with exterior lighting with reference to adjacent properties.
4. Address ingress and egress to the property and proximity to driveways and street intersections in the vicinity of the subject property.
5. Internal vehicular circulation including emergency and delivery vehicles.
6. Pedestrian and alternative vehicle considerations for the proposed use.
7. Volume and character of traffic as well as off-street parking and loading.
8. Impact of public services, including utilities, schools, and recreation.
9. Screening and buffering of uses.
10. Proposed outdoor activities and/or storage.
11. Hours of operation and number of employees.
12. Noise, smoke, odor, dust, vibration, or illumination created by the proposed use.
13. Additional information as needed.



240 East Gammond Road
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Community Development Department

LANDSCAPING REQUIREMENTS

These standards are a starting point and the Vineyard Town Zoning Ordinance should be referenced for additional requirements within each zoning district.

PLANTING NOTES

1. A fully dimensioned comprehensive landscaping plan shall include, but not be limited to:
 - a. List of plants
 - b. Size
 - c. Location
 - d. Irrigation plan
 - e. Hardscape
2. Minimum caliper for all trees shall be 2" and minimum shrub size shall be one gallon.
3. The City may require that landscaping plans be prepared by a registered landscape architect.
4. When inorganic ground cover is used, it shall be in combination with live plants.
5. All landscaping shall have an automatic irrigation system.
6. All required landscaping shall be properly installed, irrigated, and maintained prior to use inauguration or occupancy.
7. The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right-of-way.
8. Maintenance of approved landscaping shall consist of regular watering, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems and integrated architectural features.
9. At Intersections: Landscaping along all streets and boundaries shall be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for the following intersections.
 - a. A vehicular trafficway or driveway and a street;
 - b. A vehicular trafficway or driveway and a sidewalk;
 - c. Two or more vehicular traffic ways, driveways, or streets.
10. Hanging limbs and branch growth shall be maintained 13 feet above streets and 8 feet above sidewalks.
11. A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature.

Note: All construction shall be in accordance with the Vineyard Town Specifications & Standard Details.



PLANTING DATA SHEET

PROJECT NAME: _____

PROPOSED USE: _____

TO BE COMPLETED BY APPLICANT

REQUIRED LANDSCAPING	PROVIDED	ADDITIONAL INFORMATION



240 East Gammond Road
Vineyard, Utah 84058
Phone: (801) 226-1929
Community Development Department

FIRE PROTECTION PLAN

***Fire protection plans on all commercial buildings shall include the following on a plot plan:**

1. Location of building address (illuminated or not).
2. Hydrant locations.
3. FDC location.
4. PIV location (if applicable).
5. Marked fire exit locations.
6. All fire extinguishment applications (dry chem hoods, fire hoses, fire extinguishers, etc.)
7. Fire alarm (yes or no).
8. Monitored or local alarm and alarm panel location.
9. Co2 and smoke alarm locations.
10. Fire doors and other confinement corridors.
11. Emergency lighting locations.
12. Storage markings on the floor in utility areas.
13. Automatic shut-off on gas appliances (if applicable).
14. Knox box (yes or no and location if applicable).

BUILDINGS WITH SPRINKLERS SYSTEMS

***In addition to the items above, the following items shall be shown on the fire protection plan:**

1. Riser location.
2. Sprinkler head locations.
3. Panel location.



PROJECT DATA SHEET – RESIDENTIAL/COMMERCIAL

PROJECT NAME: _____
 PROPOSED USE: _____

TO BE COMPLETED BY APPLICANT

COMMERCIAL	RESIDENTIAL	CALCULATIONS	TO BE COMPLETED BY CITY
		NET LOT AREA	
		GROSS LOT AREA	
		GROSS BUILDING AREA	
N/A		NUMBER OF UNITS OR LOTS	
N/A		NET DENSITY ALLOWED	
N/A		NET DENSITY PROVIDED	
N/A		MINIMUM LOT SIZE ALLOWED	
N/A		MINIMUM LOT SIZE PROVIDED	
		BUILDING HEIGHT ALLOWED	
		BUILDING HEIGHT PROVIDED	
		MINIMUM PARKING SPACES REQUIRED	
		PARKING SPACES REQUIRED	

SETBACKS (Provide table for each building, labeled to match site plan)

REQUIRED	PROVIDED	CALCULATIONS	TO BE COMPLETED BY CITY
		NORTH ELEVATION	
		SOUTH ELEVATION	
		EAST ELEVATION	
		WEST ELEVATION	
		PARKING (from streets & abutting residential property)	



240 East Gammond Road
Vineyard, Utah 840058
Phone (801) 226-1929
Community Development Department

COMPREHENSIVE SIGN PLAN GUIDELINES

The Vineyard Town Sign Ordinance should be referenced for a complete list of signage requirements.

Comprehensive Sign Plans shall, at a minimum, include the following items:

1. Property owner's authorization on planning application.
2. Statement of design indicating how the proposal meets the City requirements for continuity and design. The statement shall identify common themes along with a limited set of colors, materials, illumination methods, and fonts which compliment the proposed building architecture.
3. Site plan identifying the location of all signs associated with the project.
4. Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and ground plane treatment (i.e. landscape) for all proposed freestanding signage.
5. Color building elevations denoting the areas designated for wall mounted signage.
6. Typical elevations/details, in color, showing the materials, colors, fonts, method of mounting, and method of illumination for a typical wall mounted sign. If multiple letter types are proposed, the sign plan shall include a detail for all proposed types.
7. Any additional items requested by staff.

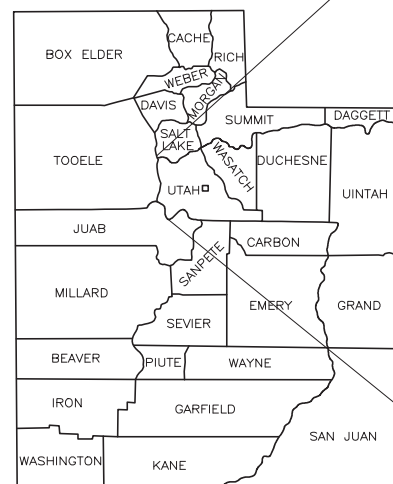


CENTRAL UTAH WATER CONSERVANCY DISTRICT

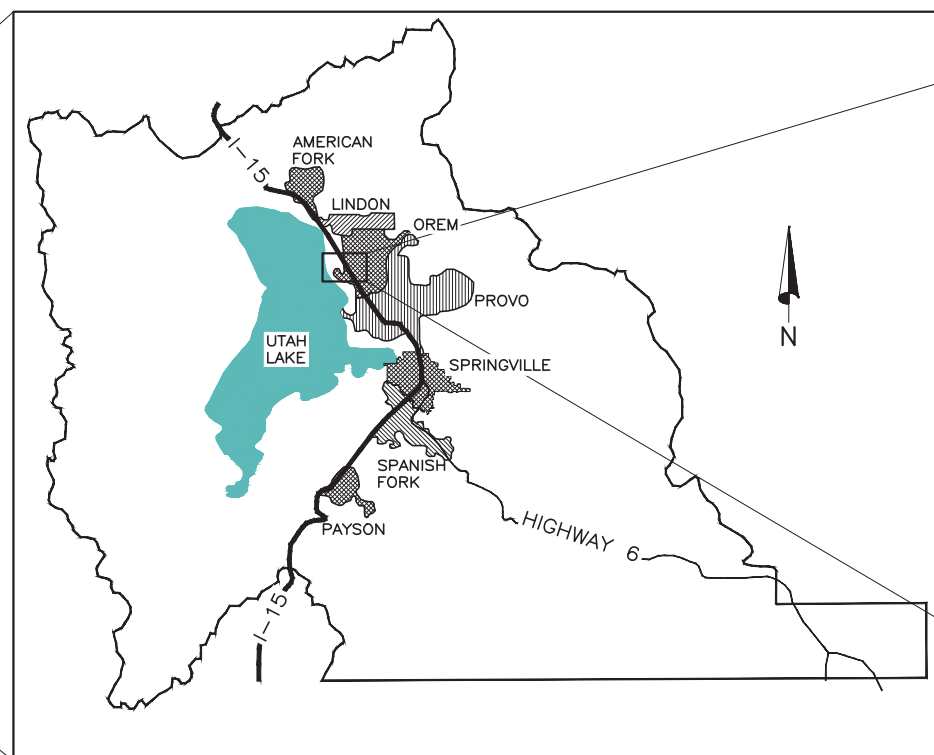
CWP HIGH HEAD WELL PUMP HOUSE PROJECT

WELLS #8, #9 & #10

JANUARY 2019



STATE OF UTAH



UTAH COUNTY



PROJECT LOCATION

HANSEN, ALLEN & LUCE DESIGN TEAM

MARVIN E. ALLEN, P.E. — PROJECT MANAGER
VERN G. CONDER, P.E. — PROJECT ENGINEER
ROBERT C. CONDER, S.E. — STRUCTURAL ENGINEER
(DEAN L. WEBB STRUCTURAL ENGINEERS)
KEITH B. HEGERHORST, P.E. — ELECTRICAL
(HPE, INC. ELECTRICAL ENGINEERS)
TAYLOR GROBERG, P.E. — HVAC
ERIC LYMAN — LANDSCAPE ARCHITECT
(E.A. LYMAN LANDSCAPE ARCHITECT)
JAY R. MCQUIVEY — GEOTECHNICAL
(AGEC, INC.)
JEFFREY L. MATTSON — CATHODIC PROTECTION
(CORROSION CONTROL TECHNOLOGIES, INC.)

**HANSEN
ALLEN
& LUCE**
ENGINEERS

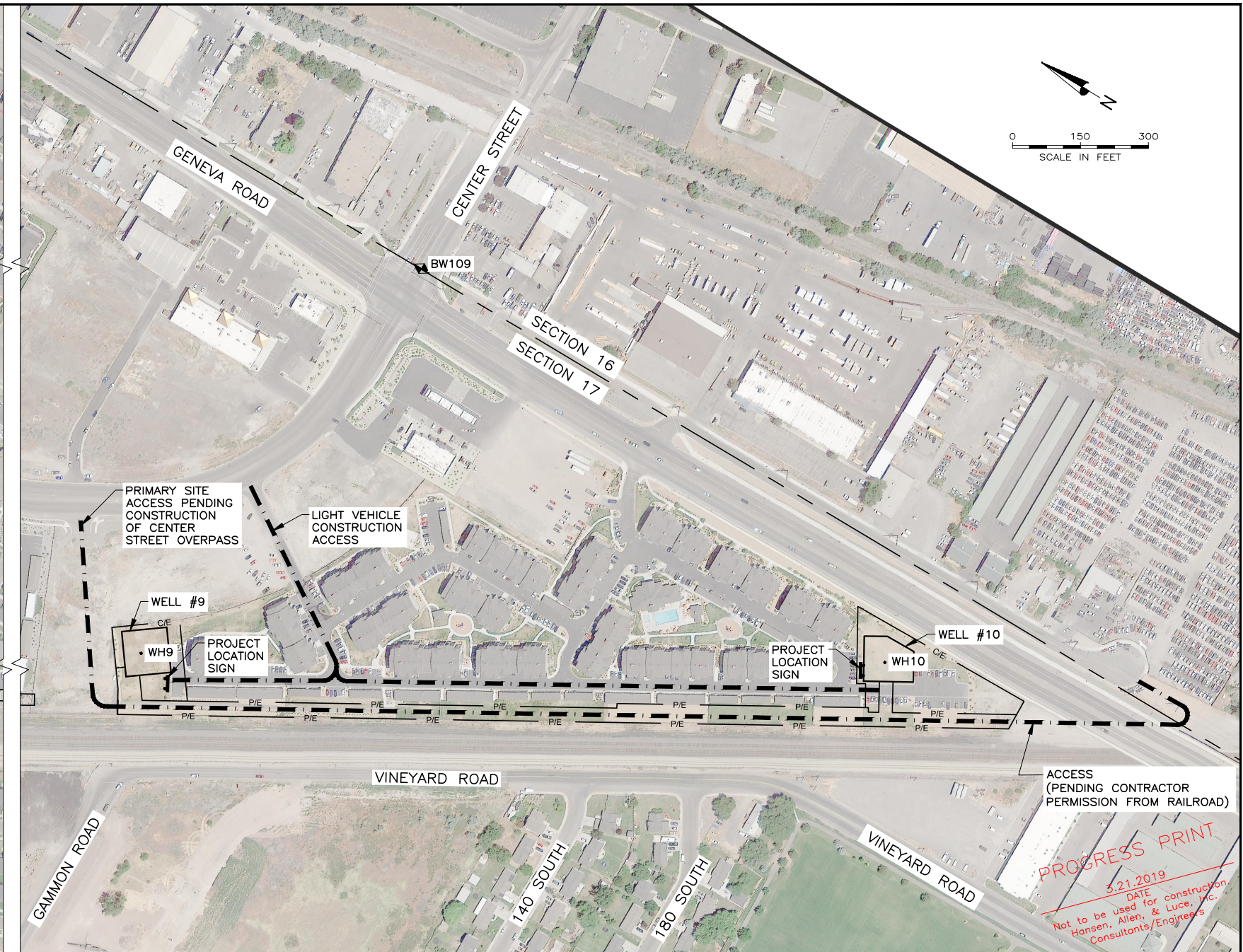
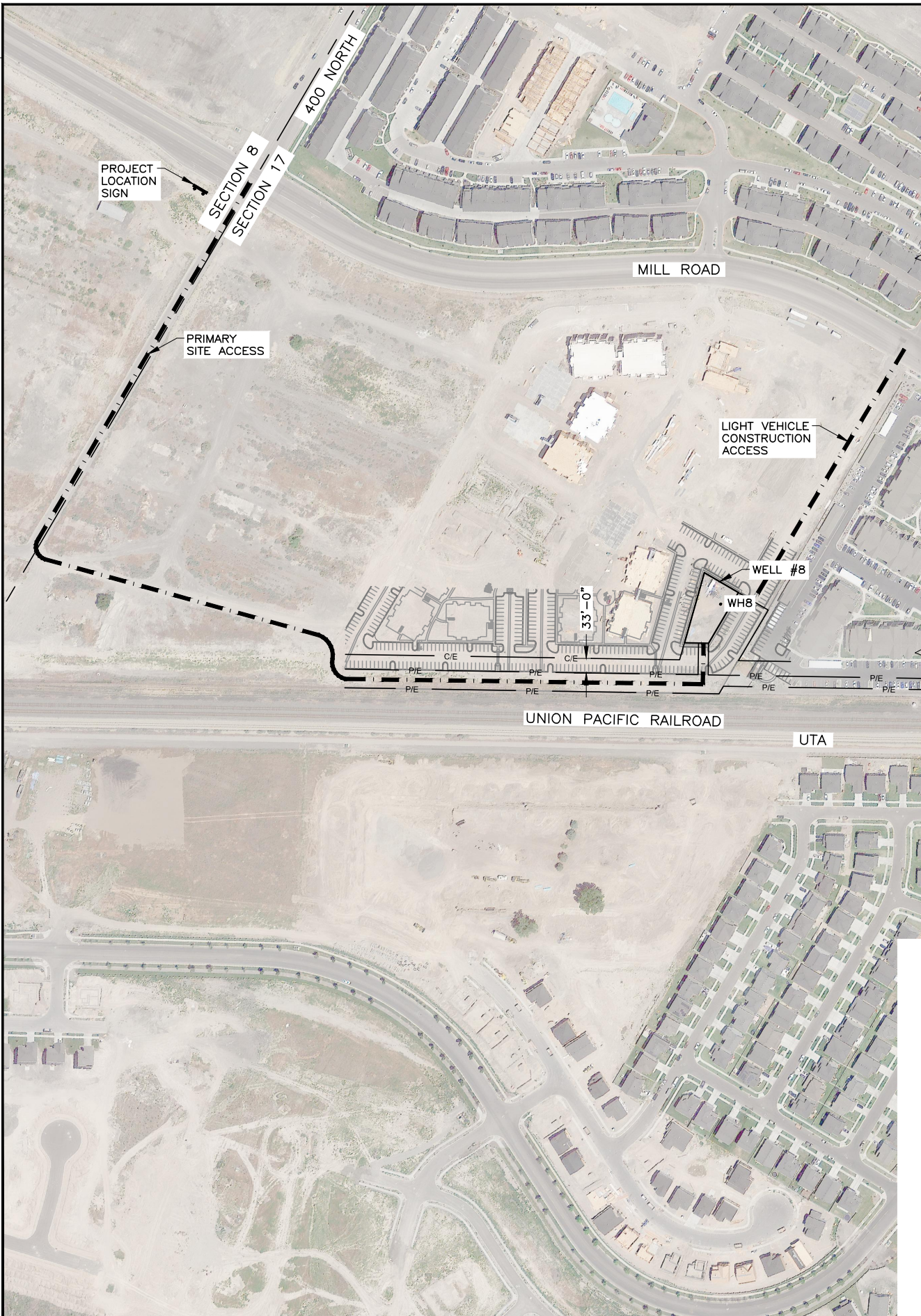
CENTRAL UTAH WATER CONSERVANCY DISTRICT

MIKE WHIMPEY, P.E.
PROJECT MANAGER

K.C. SHAW, P.E.
CHIEF ENGINEER

PROGRESS PRINT
1.11.2019
DATE
Not to be used for construction.
Hansen, Allen, & Luce, Inc.
Consultants/Engineers

FILE NAME: PROJECTS\207 - CUWCD\22.210 - 2017 WELL HOUSES 8-10 DESIGN\CAD\WORKING\G-4 SITE LOCATIONS.DWG
FILE DATE: 3.21.2019 08:51:49 (CAH)



SURVEY CONTROL TABLE

CONTROL POINT	NORTHING	EASTING	DESCRIPTION
WH8	7,278,299.07	1,573,559.61	WELL #8
WH9	7,277,125.41	1,574,163.23	WELL #9
WH10	7,275,711.53	1,574,987.35	WELL #10

ALL COORDINATES SHOWN ARE IN UTAH STATE
PLANE 83, CENTRAL ZONE, US SURVEY FEET,
MODIFIED TO GROUND USING BASE POINT OF:
NORTHING 7,300,903.73
EASTING 1,564,367.58
ELEVATION 4500.25
SCALE FACTOR 1.000200484

SURVEY CONTROL TABLE

CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
BW100	7,280,257.80	1,572,640.61	4546.76	PK NAIL IN ASPHALT PARKING LOT
BW101	7,290,289.71	1,569,739.21	4504.04	SECTION CORNER BRASS CAP
BW102	7,287,639.30	1,569,773.94	4517.13	QUARTER SECTION CORNER
BW103	7,290,319.25	1,572,384.24	4556.82	QUARTER SECTION CORNER
BW104	7,290,333.00	1,575,046.81	4576.61	SECTION CORNER BRASS CAP
BW105	7,287,641.12	1,575,090.61	4563.28	QUARTER SECTION CORNER
BW106	7,285,017.19	1,575,130.65	4576.76	SECTION CORNER BRASS CAP
BW107	7,282,360.33	1,575,167.18	4570.40	QUARTER SECTION CORNER
BW108	7,279,700.38	1,575,204.23	4564.07	SECTION CORNER BRASS CAP
BW109	7,277,040.13	1,575,206.53	4553.06	QUARTER SECTION CORNER
BW110	7,274,379.65	1,575,209.27	4553.55	SECTION CORNER BRASS CAP
BW111	7,274,359.71	1,572,544.93	4537.43	QUARTER SECTION CORNER
BW112	7,296,645.92	1,569,773.30	4523.85	SECTION CORNER BRASS CAP
CP-UVU	7,280,314.27	1,572,738.79	4549.15	PK NAIL IN SIDEWALK - UVU SOCCER FIELDS



DESIGNED VGC
DRAFTED CAH
CHECKED MEA
DATE MARCH 2019

3
2
1
NO.

DATE

REVISIONS

BY
APVD.

SCALE
AS SHOWN

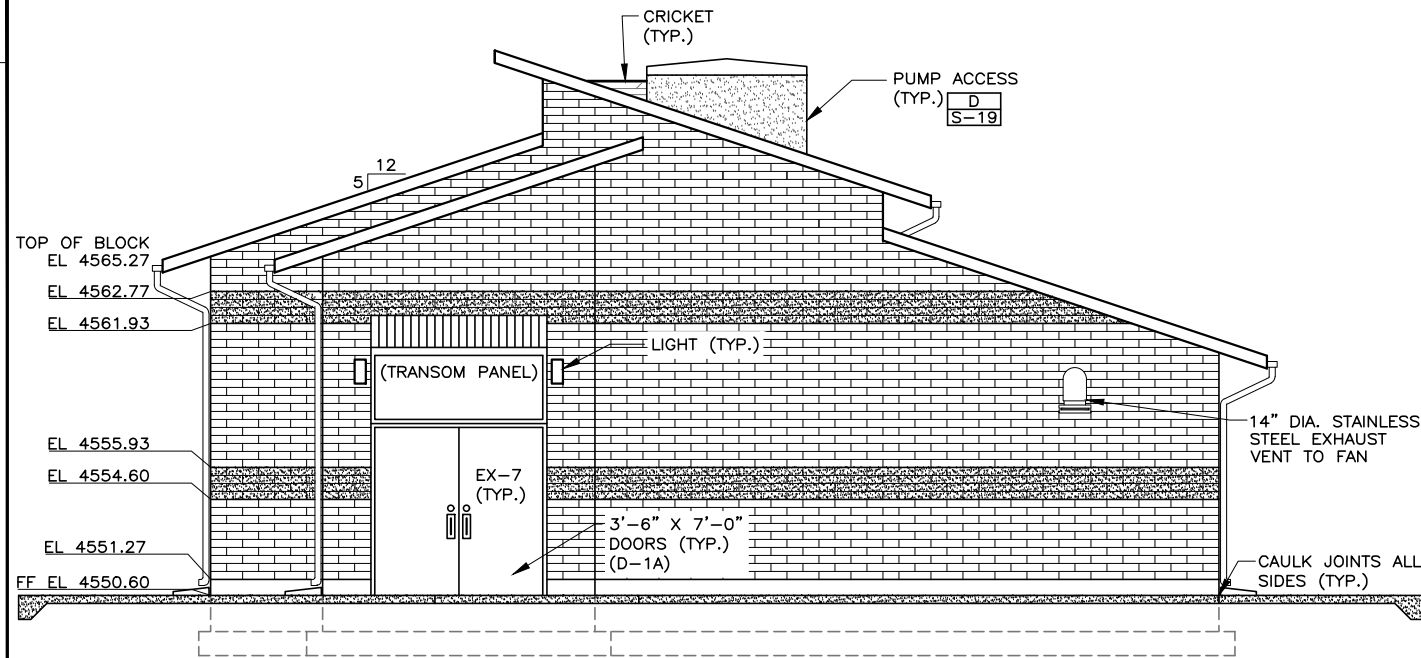


CENTRAL UTAH WATER
CONSERVANCY
DISTRICT

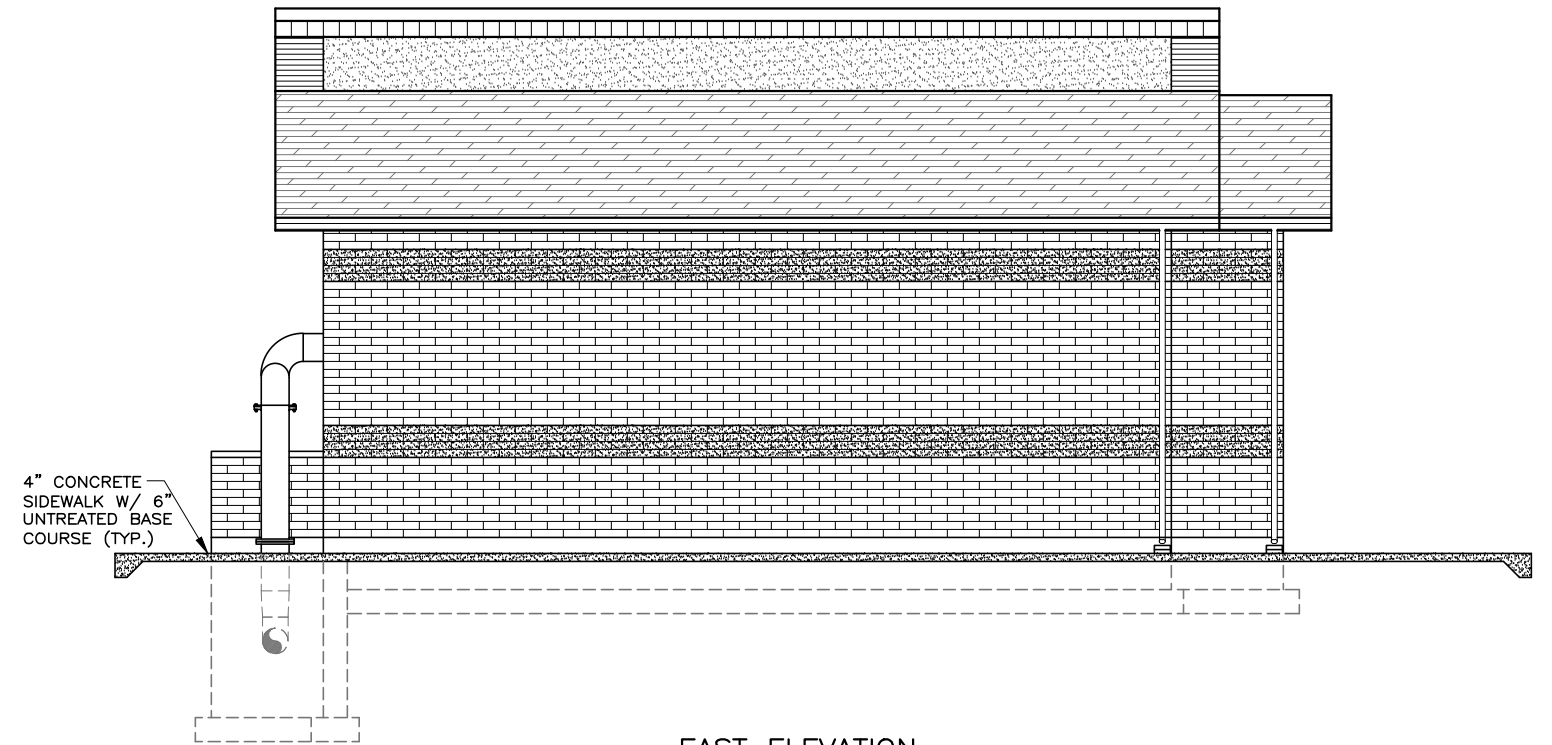
PUMP HOUSE PROJECT WELLS #8, #9 & #10
GENERAL
OVERALL SITE LOCATIONS

SHEET
G-4
207.22.210

FILE NAME: PROJECTS\2017 - CUMCD\22.210 - 2017 WELL HOUSES 8-10 DESIGN\CAD\WORKING\A-1 ELEVATIONS WELL #8.DWG
FILE DATE: 4.23.2019 14:22:15 (CAH)
7/04

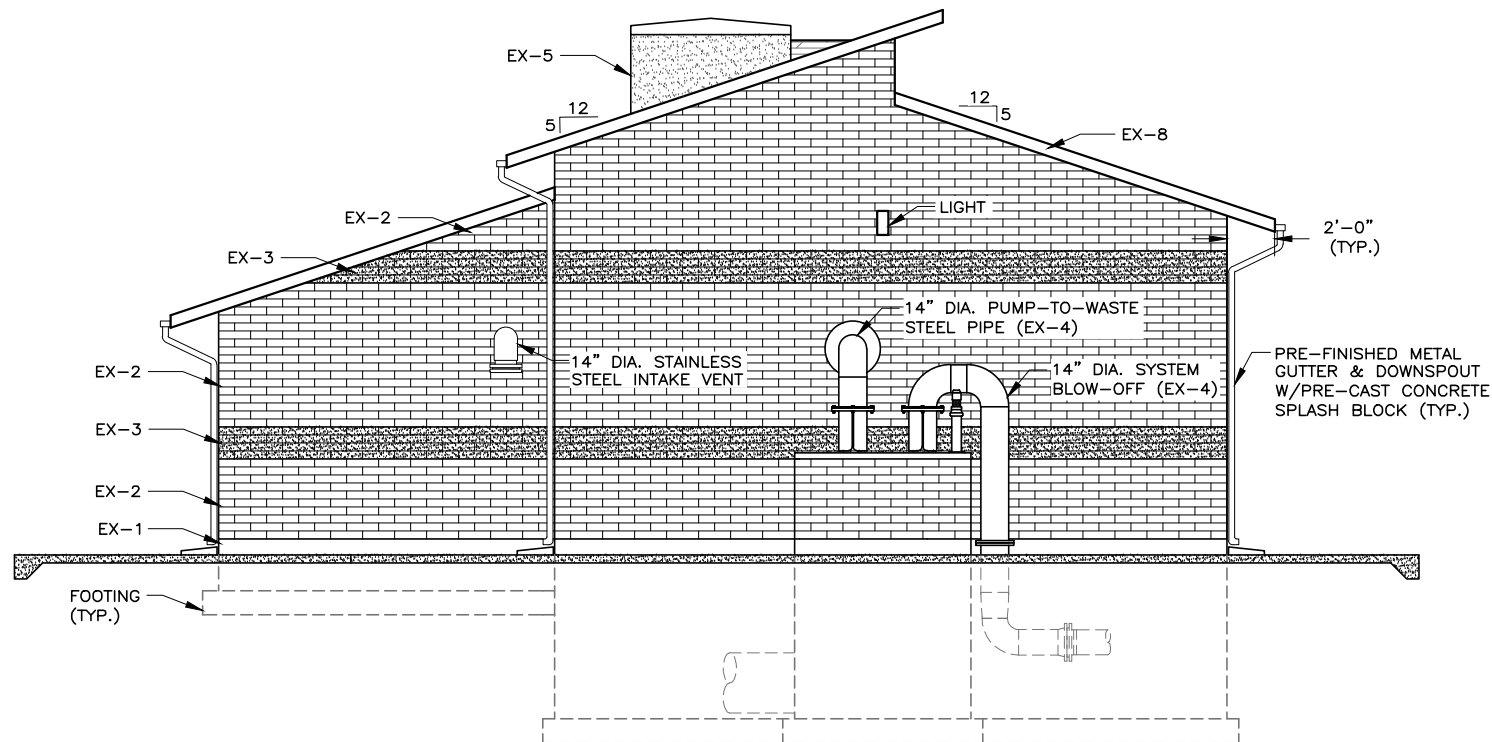


NORTH ELEVATION

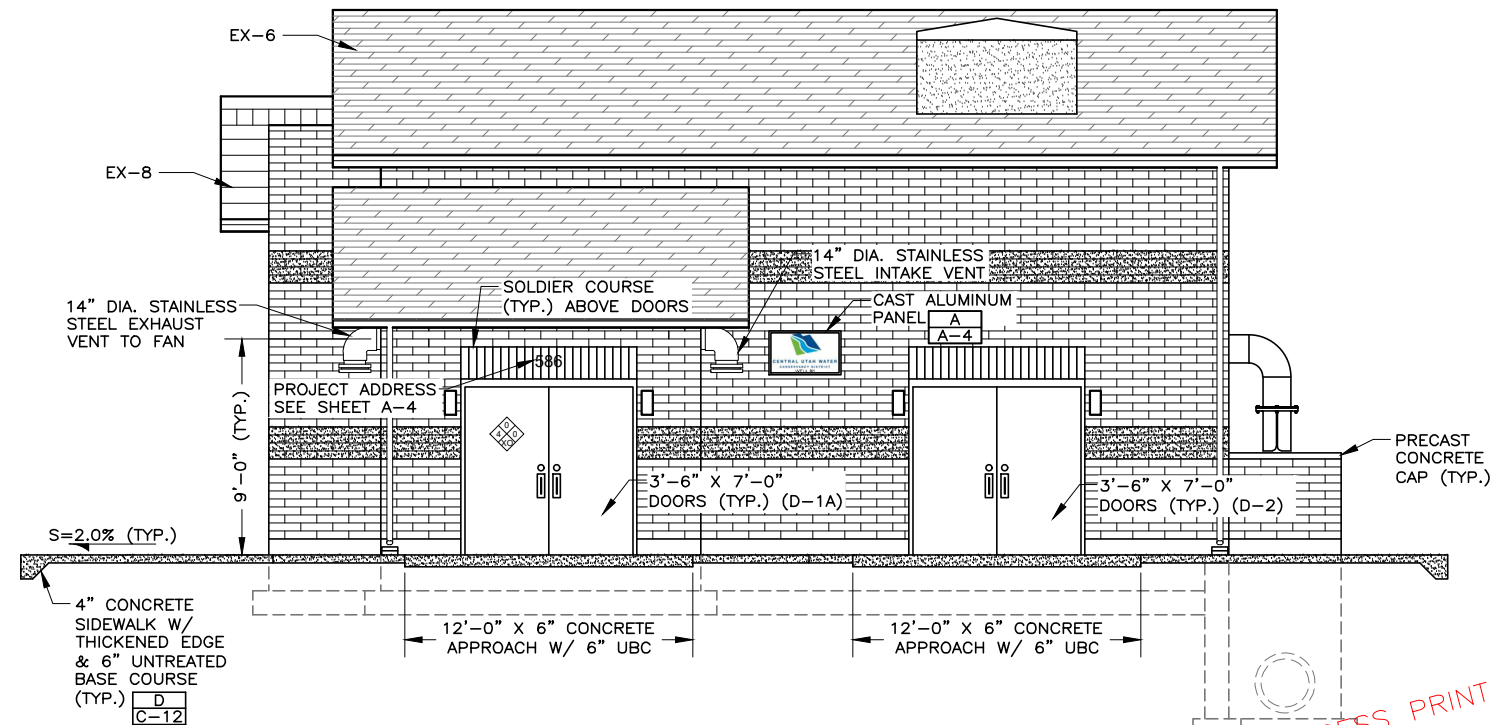


EAST ELEVATION

- NOTES:
1. SEE SHEET A-4 FOR FINISH SCHEDULES.
 2. ELECTRICAL PANELS, LIGHTENING RODS & HVAC EQUIPMENT NOT SHOWN.



SOUTH ELEVATION



WEST ELEVATION

0 1 2 3 4
SCALE IN FEET

PROGRESS PRINT
4.23.2019
DATE
Not to be used for construction.
Hansen, Allen, & Luce, Inc.
Consultants/Engineers



PROJECT ENGINEER

DESIGNED VGC
DRAFTED CAH
CHECKED MEA
DATE MAY 2019

3
2
1

NO.

DATE

REVISIONS

BY
APVD.

SCALE
AS SHOWN

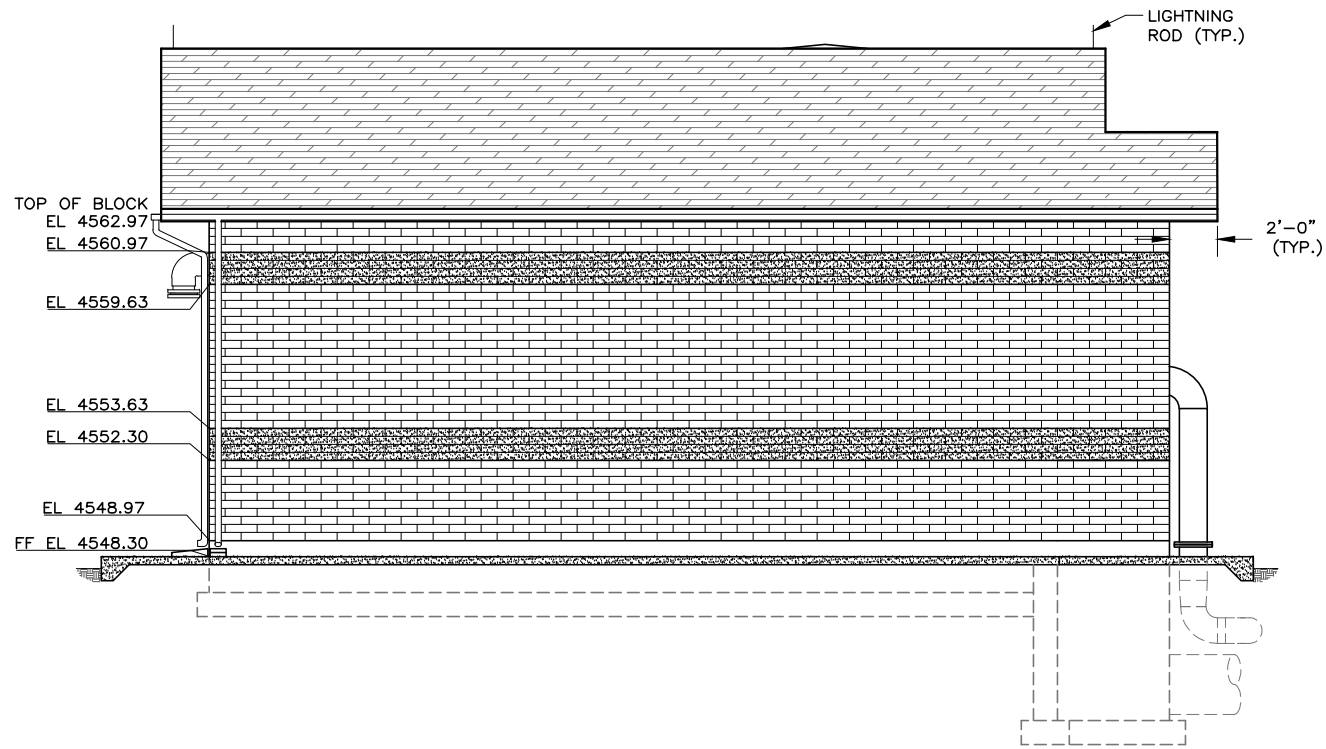


CENTRAL UTAH WATER
CONSERVANCY
DISTRICT

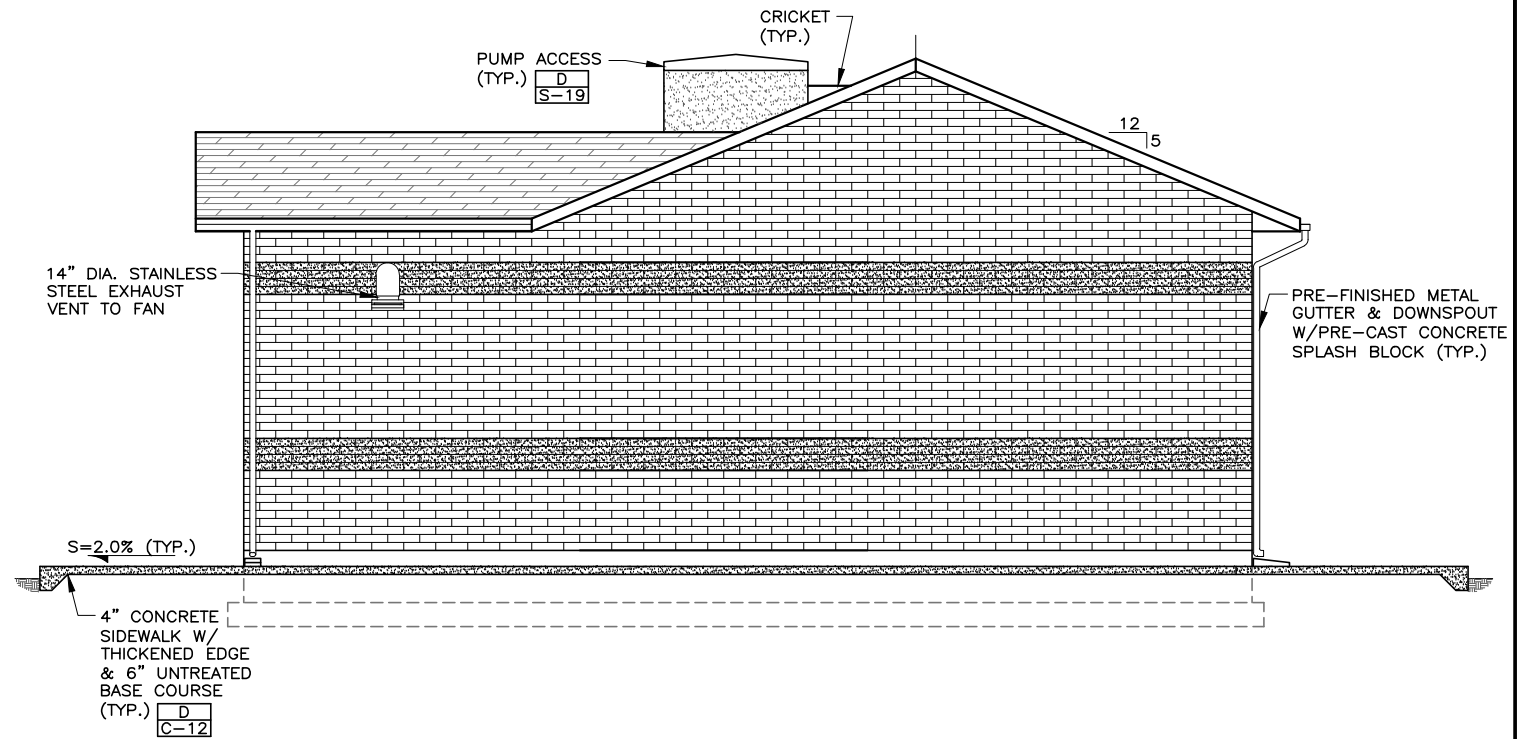
PUMP HOUSE PROJECT WELLS #8, #9 & #10
ARCHITECTURAL
WELL #8 ELEVATIONS

SHEET
A-1
207.22.210

FILE NAME: PROJECTS\2017 - CUMCD\22.210 - 2017 WELL HOUSES 8-10 DESIGN\CAD\WORKING\A-2 ELEVATIONS WELL #9.DWG
FILE DATE: 3.21.2019 09:04:43 (CAH)

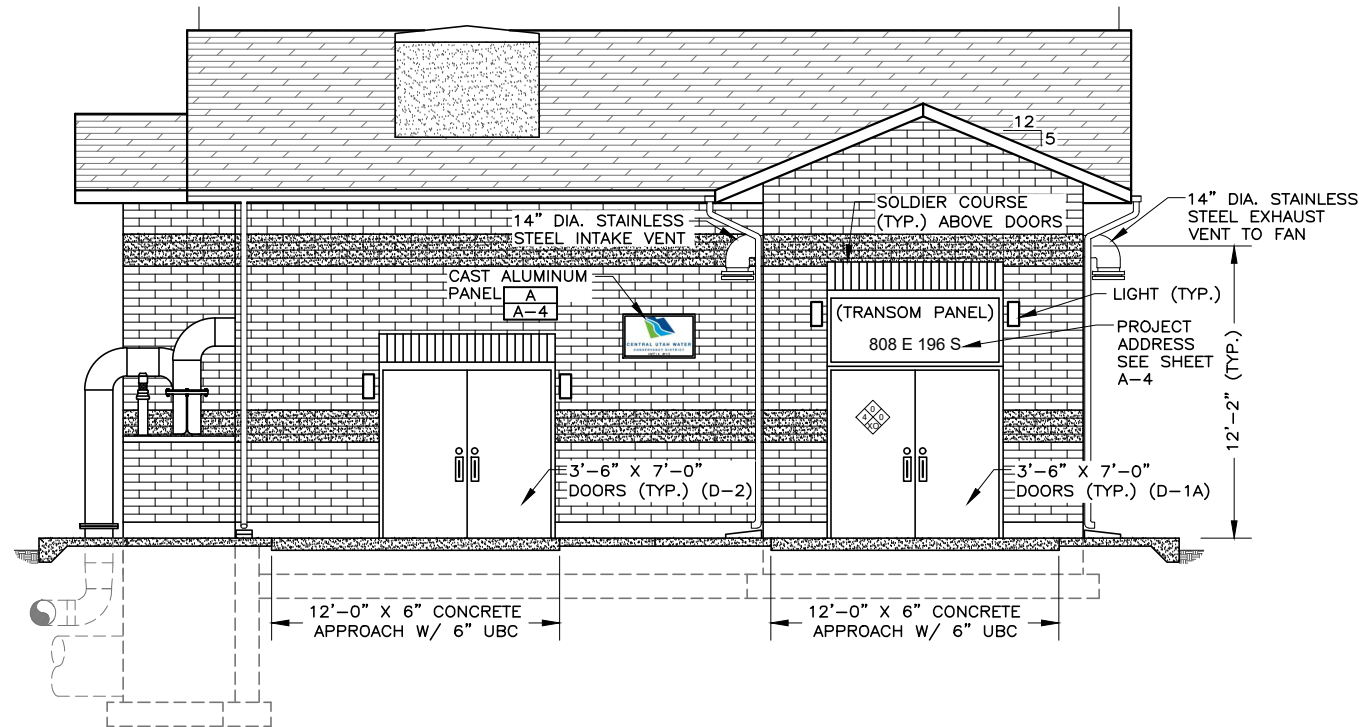


NORTH ELEVATION

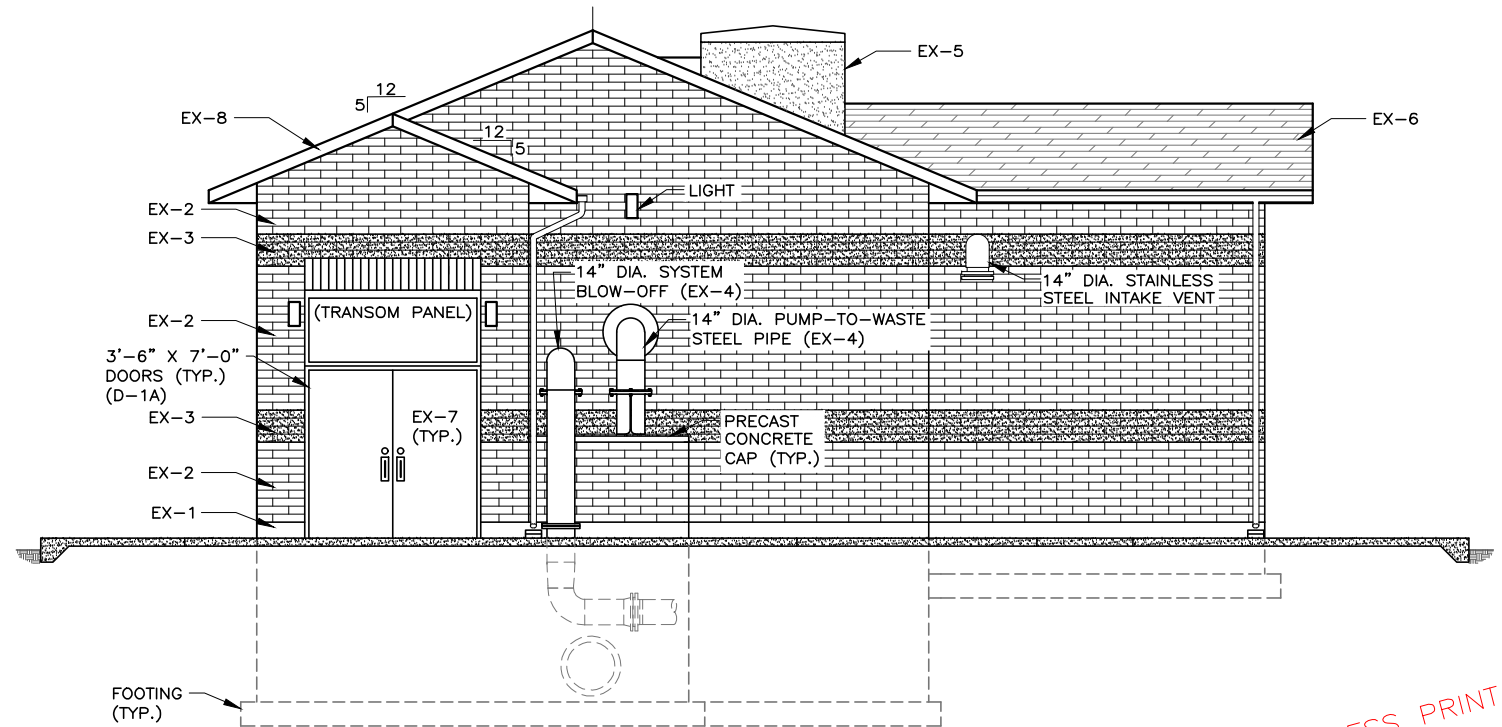


EAST ELEVATION

- NOTES:
1. SEE SHEET A-5 FOR FINISH SCHEDULES.
 2. ELECTRICAL PANELS & HVAC EQUIPMENT NOT SHOWN.



SOUTH ELEVATION



WEST ELEVATION

0 1 2 3 4
SCALE IN FEET

PROGRESS PRINT
DATE 3.21.2019
Not to be used for construction.
Hansen, Allen, & Luce, Inc.
Consultants/Engineers



PROJECT ENGINEER

DESIGNED VGC
DRAFTED CAH
CHECKED MEA
DATE MARCH 2019

NO. 3
2
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DATE

NO.

DATE

REVISIONS

BY

APVD.

SCALE

AS SHOWN

CENTRAL UTAH WATER

CONSERVANCY DISTRICT

PUMP HOUSE PROJECT WELLS #8, #9 & #10

ARCHITECTURAL

WELL #9 ELEVATIONS

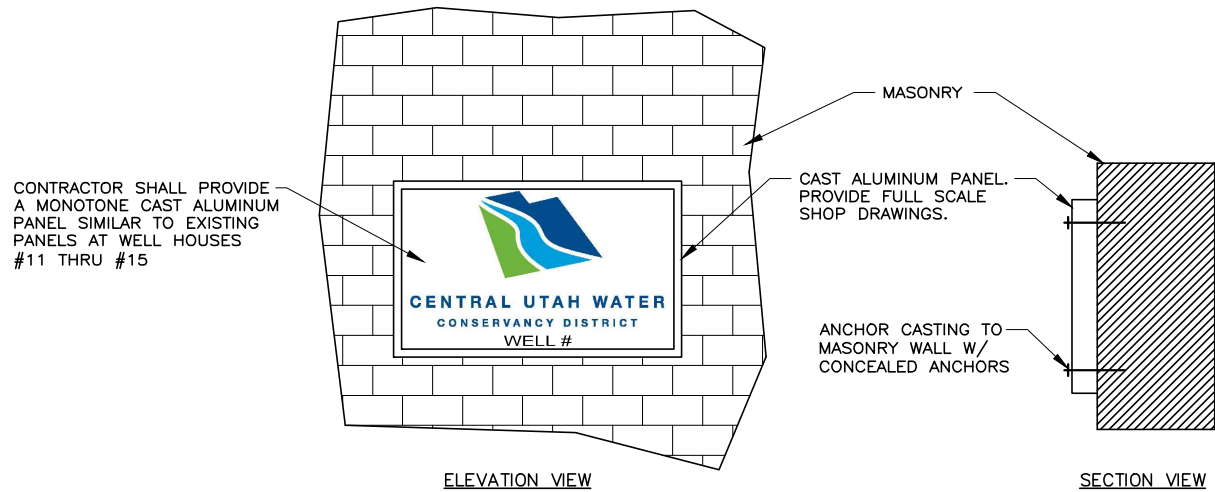
SHEET

A-2

207.22.210

FILE NAME: PROJECTS\207 - CUMCO\22-210 - 2017 WELL HOUSES 8-10 DESIGN\CAD\WORKING\A-4 PUMP HOUSE ARCHITECTURAL SCHEDULES.DWG
FILE DATE: 3.21.2019 09:08:25 (CAH)

7/04



PRE-CAST ALUMINUM DETAIL	A	A	A
	A-1	A-2	A-3
N.T.S.			



PROJECT ADDRESS SCHEDULE	
WELL #	ADDRESS
8	586 EAST 198 NORTH
9	682 EAST 2 SOUTH
10	808 EAST 196 SOUTH

* ADDRESS LETTERS TO BE 6" HIGH, 1/4" THICK
POLISHED 304 SS HELVETICA BOLD W/ STANDOFF.

EXTERIOR COLOR SCHEDULE WELL #8					
MARK	MATERIAL	MANUFACTURER	FINISH	COLOR	REMARKS
EX-1	CONCRETE	GEN. CONTR.	STONE RUB	NATURAL	
EX-2	ATLAS BRICK	INTERSTATE	SMOOTH	IRONSTONE	8"W X 4"H X 16"L
EX-3	ATLAS BRICK	INTERSTATE	SCRATCH	PLATINUM	8"W X 4"H X 16"L
EX-4	GALV. STEEL	-	-	-	FOR EXPOSED GALV. STEEL PIPE
EX-5	STUCCO	DRYVIT	SANDBLAST	OWNER	
EX-6	ASPH. SHINGLES	GAF	TIMBER LINE	OWNER	ARCHITECTURAL SERIES
EX-7	EXT. PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW 7023 REQUISITE GRAY	DOORS AND FRAMES
EX-8	ALUMINUM	ALCOA	PRE-FINISHED	OWNER	FASCIA/SOFFIT ALCOA ALUMAX (OR APPROVED EQUAL)

DOOR / WINDOW SCHEDULE WELL #8								
DOOR / WINDOW SIZE			TYPE	MAT.	COLOR	FRAME MAT.	FRAME FINISH	REMARKS
WIDTH	HEIGHT	THICK						
3'-6"	7'-0"	1-3/4"	D-1	HOL. MTL.	SW 7023 REQUISITE GRAY	HOL. MTL. (INSULATED)	EX-7	DOOR WITH TRANSOM PANEL (AS REQUIRED)
3'-6"	7'-0"	1-3/4"	D-1A	HOL. MTL.	SW 7023 REQUISITE GRAY	HOL. MTL. (INSULATED)	EX-7	DOOR WITH TRANSOM PANEL (AS REQUIRED) AND SECURITY CARD ACCESS HARDWARE PER SECTION 08 10 00 PART 2.1-B.14
3'-6"	7'-0"	1-3/4"	D-2	HOL. MTL.	SW 7023 REQUISITE GRAY	HOL. MTL. (INSULATED)	EX-7	
3'-6"	7'-0"	1-3/4"	D-3	HOL. MTL.	SW 7023 REQUISITE GRAY	HOL. MTL. (INSULATED)	EX-7	DOOR WITH TRANSOM PANEL & 2' X 2' X 1/8" POLYCARBONATE WINDOW GLAZING
2'-0"	2'-0"	1/8"	W-1	FRP	-	FRP	PAINT	POLYCARBONATE GLAZING

* CONTRACTOR TO MATCH DOOR FRAME HEIGHT TO BLOCK LAYOUT

INTERIOR PAINTING SCHEDULE WELL #8			
LOCATION	MATERIAL	COLOR	REMARKS
FLOOR	CONCRETE	GRAY	CLEAN AND PREPARE FLOOR
WALLS	DRYWALL, PLYWOOD & ALUCOBOND	WHITE - OWNER SELECT	ALUCOBOND PANEL HEIGHT TO BE 8'-0" (SEE NOTE 3 FOR DRYWALL)
CEILING	DRY WALL	WHITE	
PIPING	METAL	WASSER WISCONSIN BLUE	EXPOSED PIPE, VALVES & FITTINGS TO BE PAINTED
PUMP DISCHARGE HEAD	METAL	WASSER WISCONSIN BLUE	ALL EXPOSED SURFACES TO BE PAINTED

NOTES:

- SEE TECHNICAL SPECIFICATION SECTION 08 10 00 FOR HARDWARE & SECURITY REQUIREMENTS.
- SEE TECHNICAL SPECIFICATION SECTION 09 91 00 FOR PAINTING AND FINISHES.
- DRYWALL - SMOOTH FINISH LEVEL 5.

PROGRESS PRINT
3.21.2019
DATE
Not to be used for construction.
Hansen, Allen, & Luce, Inc.
Consultants/Engineers



PROJECT ENGINEER

DESIGNED VGC
DRAFTED BKC
CHECKED MEA
DATE MARCH 2019

3
2
1

NO. DATE

REVISIONS

BY APVD.

SCALE
AS
SHOWN



CENTRAL UTAH WATER
CONSERVANCY
DISTRICT

PUMP HOUSE PROJECT WELLS #8, #9 & #10
ARCHITECTURAL
PUMP HOUSE ARCHITECTURAL SCHEDULES

SHEET
A-4
207.22.210

FILE NAME: PROJECTS\207 - CUMCO\22.210 - 2017 WELL HOUSES 8-10 DESIGN\CAD\WORKING\A-5 PUMP HOUSE ARCHITECTURAL SCHEDULES.DWG
FILE DATE: 3.21.2019 09:09:22 (CAH)

EXTERIOR COLOR SCHEDULE WELL #9					
MARK	MATERIAL	MANUFACTURER	FINISH	COLOR	REMARKS
EX-1	CONCRETE	GEN. CONTR.	STONE RUB	NATURAL	
EX-2	ATLAS BRICK	INTERSTATE	SMOOTH	TERRA COTTA	8"W X 4"H X 16"L
EX-3	ATLAS BRICK	INTERSTATE	SCRATCH	DESERT SAND	8"W X 4"H X 16"L
EX-4	GALV. STEEL	—	—	—	FOR EXPOSED GALV. STEEL PIPE
EX-5	STUCCO	DRYVIT	SANDBLAST	OWNER	
EX-6	ASPH. SHINGLES	GAF	TIMBER LINE	OWNER	ARCHITECTURAL SERIES
EX-7	EXT. PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW 6094 SENSATIONAL SAND	DOORS AND FRAMES
EX-8	ALUMINUM	ALCOA	PRE-FINISHED	OWNER	FASCIA/SOFFIT ALCOA ALUMAX (OR APPROVED EQUAL)

DOOR / WINDOW SCHEDULE WELL #9								
DOOR / WINDOW SIZE			TYPE	MAT.	COLOR	FRAME MAT.	FRAME FINISH	REMARKS
WIDTH	HEIGHT	THICK						
3'-6"	7'-0"	1-3/4"	D-1	HOL. MTL.	SW 6094 SENSATIONAL SAND	HOL. MTL. (INSULATED)	EX-7	DOOR WITH TRANSOM PANEL (AS REQUIRED)
3'-6"	7'-0"	1-3/4"	D-1A	HOL. MTL.	SW 6094 SENSATIONAL SAND	HOL. MTL. (INSULATED)	EX-7	DOOR WITH TRANSOM PANEL (AS REQUIRED) AND SECURITY CARD ACCESS HARDWARE PER SECTION 08 10 00 PART 2.1-B.14
3'-6"	7'-0"	1-3/4"	D-2	HOL. MTL.	SW 6094 SENSATIONAL SAND	HOL. MTL. (INSULATED)	EX-7	
3'-6"	7'-0"	1-3/4"	D-3	HOL. MTL.	SW 6094 SENSATIONAL SAND	HOL. MTL. (INSULATED)	EX-7	DOOR WITH TRANSOM PANEL & 2' X 2' X 1/8" POLYCARBONATE WINDOW GLAZING
2'-0"	2'-0"	1/8"	W-1	FRP	—	FRP	PAINT	POLYCARBONATE GLAZING

* CONTRACTOR TO MATCH DOOR FRAME HEIGHT TO BLOCK LAYOUT

INTERIOR PAINTING SCHEDULE WELL #9			
LOCATION	MATERIAL	COLOR	REMARKS
FLOOR	CONCRETE	GRAY	CLEAN AND PREPARE FLOOR
WALLS	DRYWALL, PLYWOOD & ALUCOBOND	WHITE - OWNER SELECT	ALUCOBOND PANEL HEIGHT TO BE 8'-0" (SEE NOTE 3 FOR DRYWALL)
CEILING	DRY WALL	WHITE	
PIPING	METAL	WASSER WISCONSIN BLUE	EXPOSED PIPE, VALVES & FITTINGS TO BE PAINTED
PUMP DISCHARGE HEAD	METAL	WASSER WISCONSIN BLUE	ALL EXPOSED SURFACES TO BE PAINTED

NOTES:

1. SEE TECHNICAL SPECIFICATION SECTION 08 10 00
FOR HARDWARE & SECURITY REQUIREMENTS.

2. SEE TECHNICAL SPECIFICATION SECTION 09 91 00
FOR PAINTING AND FINISHES.

3. DRYWALL - SMOOTH FINISH LEVEL 5.

EXTERIOR COLOR SCHEDULE WELL #10					
MARK	MATERIAL	MANUFACTURER	FINISH	COLOR	REMARKS
EX-1	CONCRETE	GEN. CONTR.	STONE RUB	NATURAL	
EX-2	ATLAS BRICK	INTERSTATE	SMOOTH	MOCHA	8"W X 4"H X 16"L WELL #10
EX-3	ATLAS BRICK	INTERSTATE	SCRATCH	TUMBLEWEED	8"W X 4"H X 16"L WELL #10
EX-4	GALV. STEEL	—	—	—	FOR EXPOSED GALV. STEEL PIPE
EX-5	STUCCO	DRYVIT	SANDBLAST	OWNER	
EX-6	ASPH. SHINGLES	GAF	TIMBER LINE	OWNER	ARCHITECTURAL SERIES
EX-7	EXT. PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW 6101 SANDS OF TIME	DOORS AND FRAMES
EX-8	ALUMINUM	ALCOA	PRE-FINISHED	OWNER	FASCIA/SOFFIT ALCOA ALUMAX (OR APPROVED EQUAL)

DOOR / WINDOW SCHEDULE WELL #10								
DOOR / WINDOW SIZE			TYPE	MAT.	COLOR	FRAME MAT.	FRAME FINISH	REMARKS
WIDTH	HEIGHT	THICK						
3'-6"	7'-0"	1-3/4"	D-1	HOL. MTL.	SW 6101 SANDS OF TIME	HOL. MTL. (INSULATED)	EX-7	DOOR WITH TRANSOM PANEL (AS REQUIRED)
3'-6"	7'-0"	1-3/4"	D-1A	HOL. MTL.	SW 6101 SANDS OF TIME	HOL. MTL. (INSULATED)	EX-7	DOOR WITH TRANSOM PANEL (AS REQUIRED) AND SECURITY CARD ACCESS HARDWARE PER SECTION 08 10 00 PART 2.1-B.14
3'-6"	7'-0"	1-3/4"	D-2	HOL. MTL.	SW 6101 SANDS OF TIME	HOL. MTL. (INSULATED)	EX-7	
3'-6"	7'-0"	1-3/4"	D-3	HOL. MTL.	SW 6101 SANDS OF TIME	HOL. MTL. (INSULATED)	EX-7	DOOR WITH TRANSOM PANEL & 2' X 2' X 1/8" POLYCARBONATE WINDOW GLAZING
2'-0"	2'-0"	1/8"	W-1	FRP	—	FRP	PAINT	POLYCARBONATE GLAZING

* CONTRACTOR TO MATCH DOOR FRAME HEIGHT TO BLOCK LAYOUT

INTERIOR PAINTING SCHEDULE WELL #10			
LOCATION	MATERIAL	COLOR	REMARKS
FLOOR	CONCRETE	GRAY	CLEAN AND PREPARE FLOOR
WALLS	DRYWALL, PLYWOOD & ALUCOBOND	WHITE - OWNER SELECT	ALUCOBOND PANEL HEIGHT TO BE 8'-0" (SEE NOTE 3 FOR DRYWALL)
CEILING	DRY WALL	WHITE	
PIPING	METAL	WASSER WISCONSIN BLUE	EXPOSED PIPE, VALVES & FITTINGS TO BE PAINTED
PUMP DISCHARGE HEAD	METAL	WASSER WISCONSIN BLUE	ALL EXPOSED SURFACES TO BE PAINTED

3.21.2019
DATE
Not to be used for construction.
Hansen, Allen, & Luce, Inc.
Consultants/Engineers



PROJECT ENGINEER

DESIGNED VGC
DRAFTED BKC
CHECKED MEA
DATE MARCH 2019

3
2
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NO.

DATE

REVISIONS

BY

APVD.

SCALE
AS
SHOWN



CENTRAL UTAH WATER
CONSERVANCY
DISTRICT

PUMP HOUSE PROJECT WELLS #8, #9 & #10
ARCHITECTURAL
PUMP HOUSE ARCHITECTURAL SCHEDULES

SHEET
A-5
207.22.210

7/04
FILE NAME:
FILE DATE:



PROJECT ENGINEER

DESIGNED	EAL	3	
DRAFTED		2	
CHECKED	EAL	1	
DATE	APR. 2019	NO.	ONE

REVISIONS

BY
APR.

SCALE



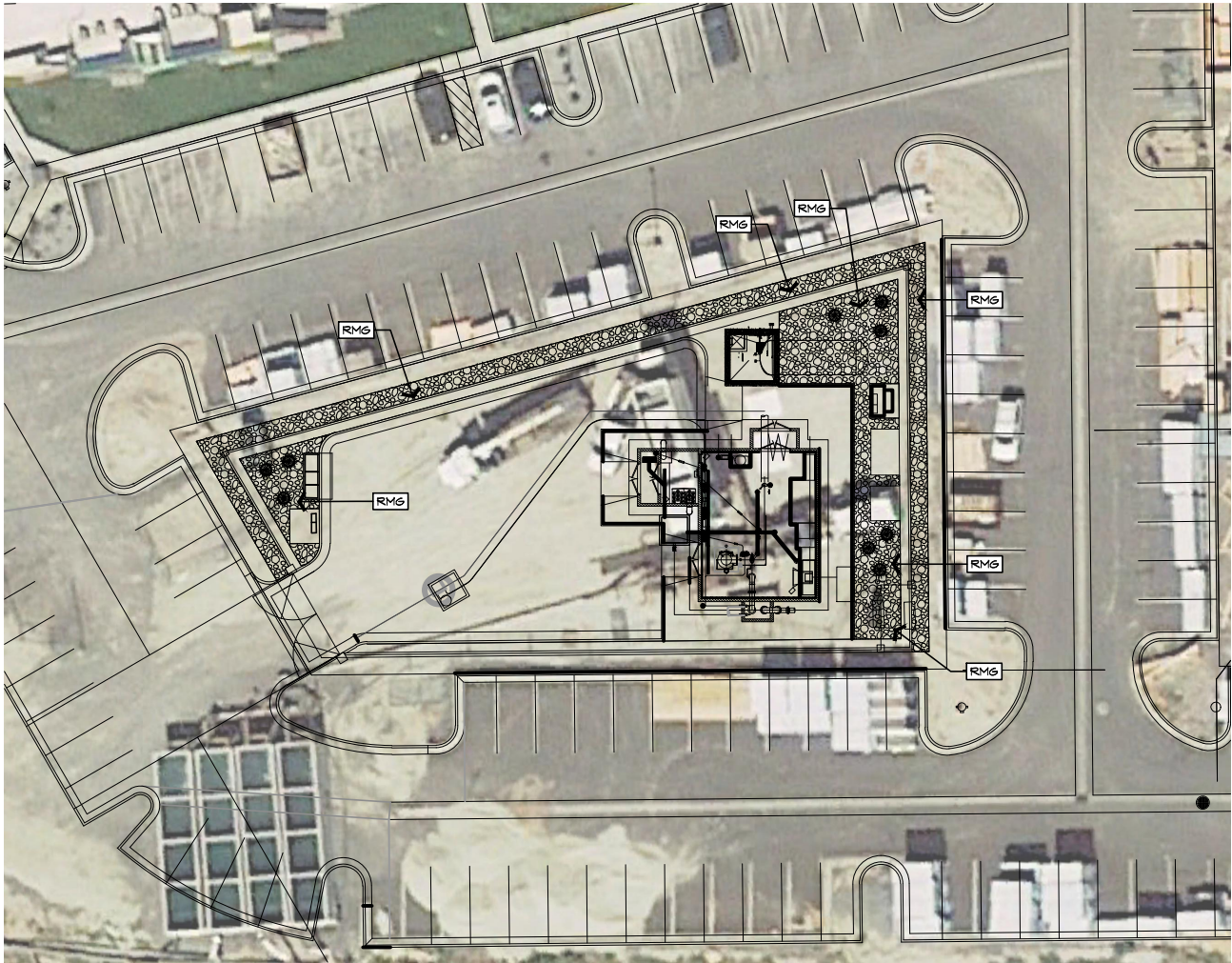
CENTRAL UTAH WATER
CONSERVANCY
DISTRICT

PUMP HOUSE PROJECT WELLS #8 - #10
WELL HOUSE #8

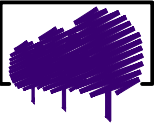
SHEET
L1.1
307.08.500

PLANT SCHEDULE				
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	9	Cytisus scoparius "Moonlight" Moonlight Broom	5 gal.	Container

MISC	
	Install 4" depth 3/4" - 1 1/4" washed Wasatch Gray (Staker Parson). Install over DeWitt Pro-5 Weed Barrier.
	Install 4" depth 3/4" - 1 1/4" washed Southtown Cobble (Nephi Sandstone) OR 4" depth 3/4" - 1 1/4" washed Nebo Cobble (Staker Parson). Install over DeWitt Pro-5 Weed Barrier.
NOTES:	1. See details and specifications for additional information.



Landscape Plan



E. A. Lyman
Landscape Architecture
Land Planning
Urban Design

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E-mail: eric@ealyman.com



04/23/19

7/04
FILE NAME:
FILE DATE:



PROJECT ENGINEER

DESIGNED EAL
DRAFTED
CHECKED EAL
DATE APR. 2019

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2
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NO. ONE

REVISIONS

BY APB

SCALE



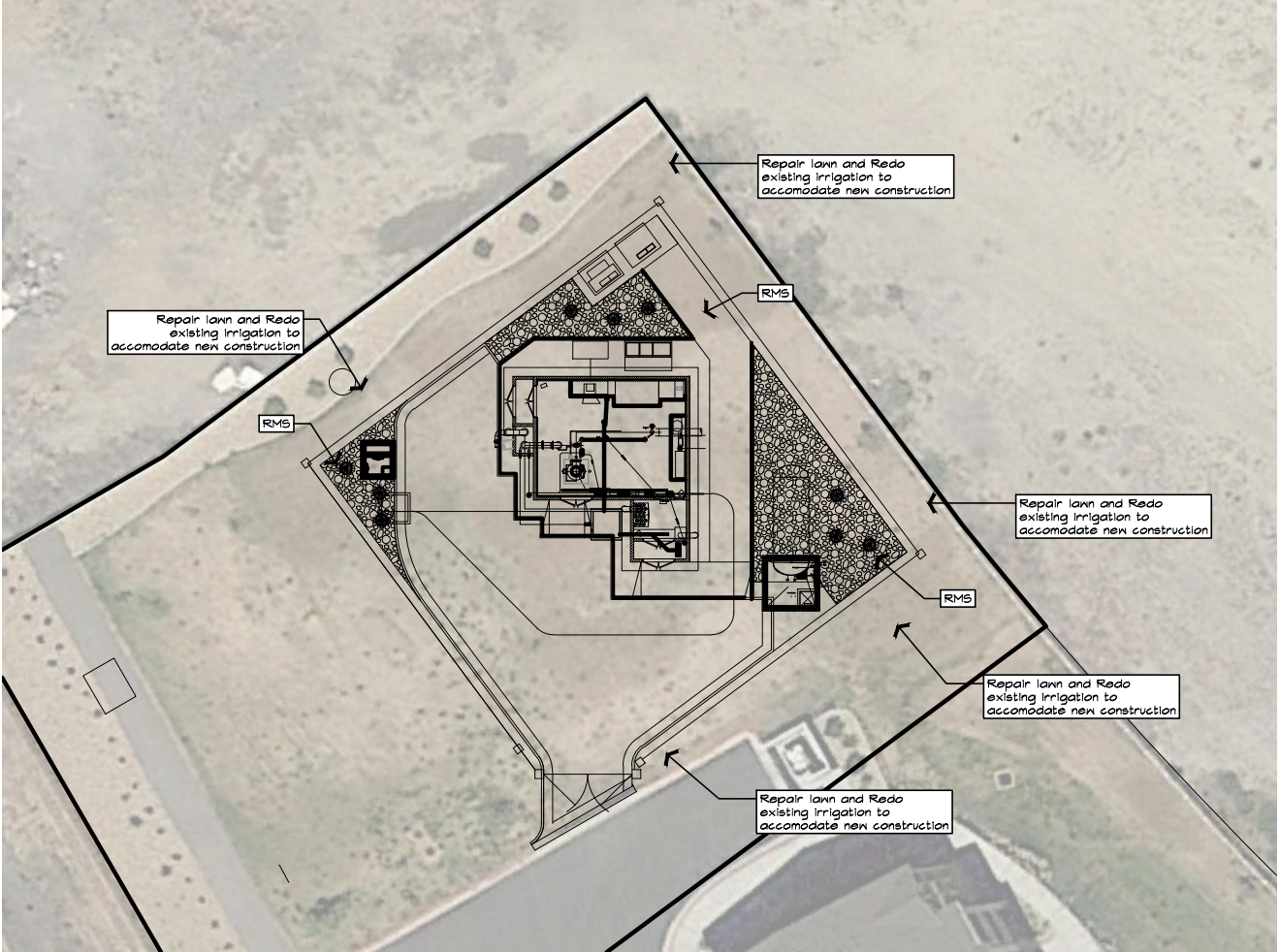
CENTRAL UTAH WATER
CONSERVANCY
DISTRICT

PUMP HOUSE PROJECT WELLS #8 - #10
WELL HOUSE #9

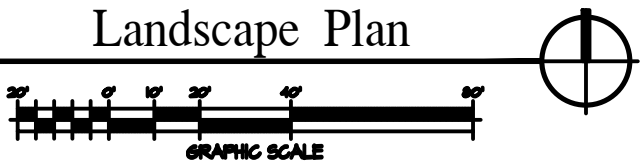
SHEET
L1.2
207.00.500

PLANT SCHEDULE				
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	9	Cytisus scoparius 'Moonlight' Moonlight Broom	5 gal.	Container

MISC	
	Install 4" depth 3/4" - 1 1/4" washed Wasatch Gray (Staker Parson). Install over DeWitt Pro-5 Weed Barrier.
	Install 4" depth 3/4" - 1 1/4" washed Southtown Cobble (Neph Sandstone) OR 4" depth 3/4" - 1 1/4" washed Nebo Cobble (Staker Parson). Install over DeWitt Pro-5 Weed Barrier.
NOTES:	1. See details and specifications for additional information.



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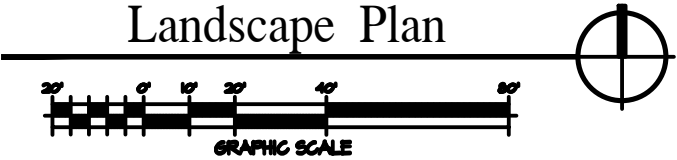
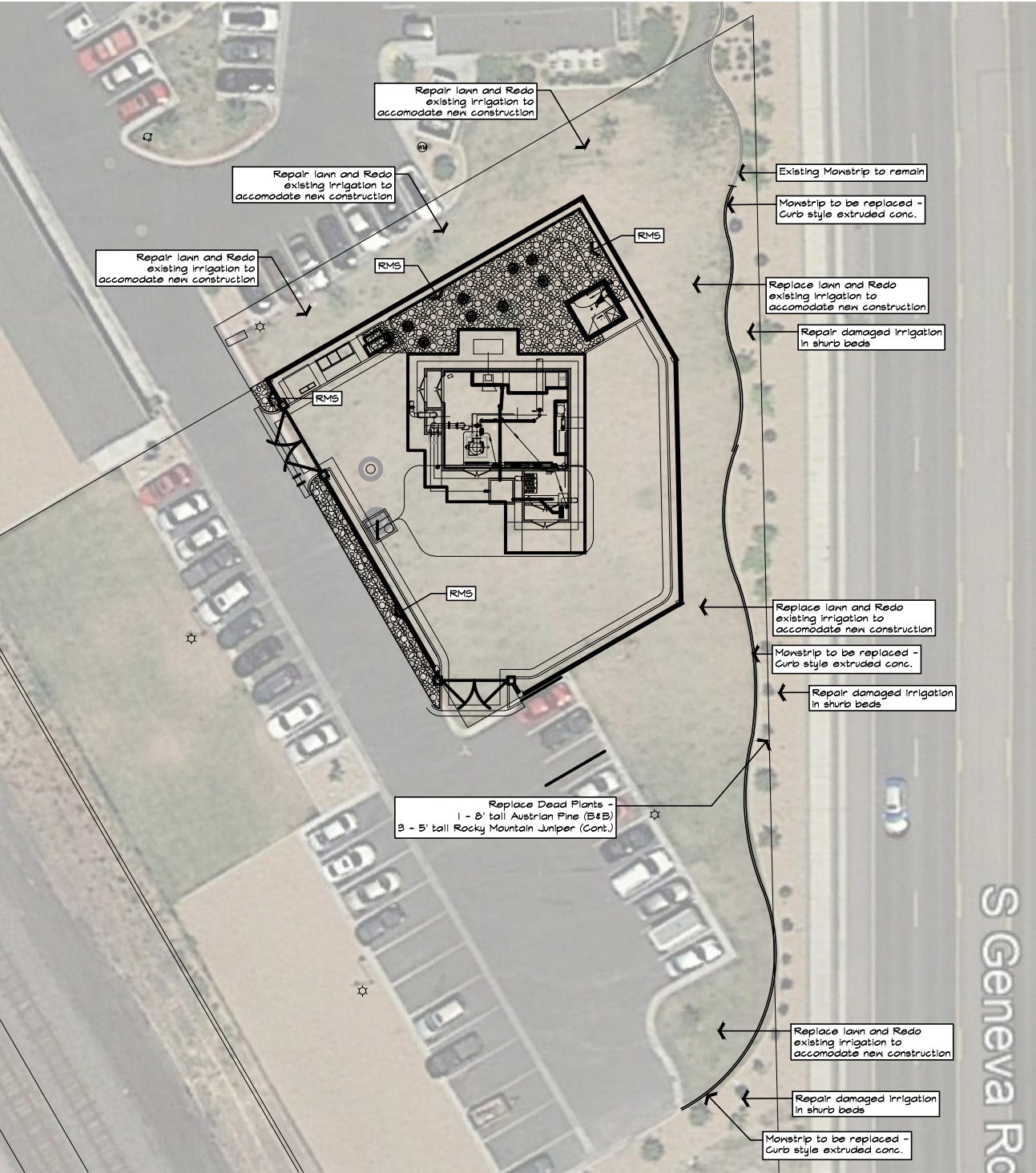


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FILE NAME:
FILE DATE:

PLANT SCHEDULE					
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	9	Cytisus scoparius 'Moonlight' Moonlight Broom	5 gal.	Container	

MISC	
	Install 4" depth 3/4" - 1 1/4" washed Wasatch Gray (Staker Parson). Install over DeWitt Pro-5 Weed Barner.
	Install 4" depth 3/4" - 1 1/4" washed Southtown Cobble (Nephi Sandstone) OR 4" depth 3/4" - 1 1/4" washed Nebo Cobble (Staker Parson). Install over DeWitt Pro-5 Weed Barner.
NOTES:	1. See details and specifications for additional information.



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04/23/19



PROJECT ENGINEER

DESIGNED EAL
DRAFTED
CHECKED EAL
DATE APR. 2019

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2
1
NO. DATE

REVISIONS

BY APD.

SCALE

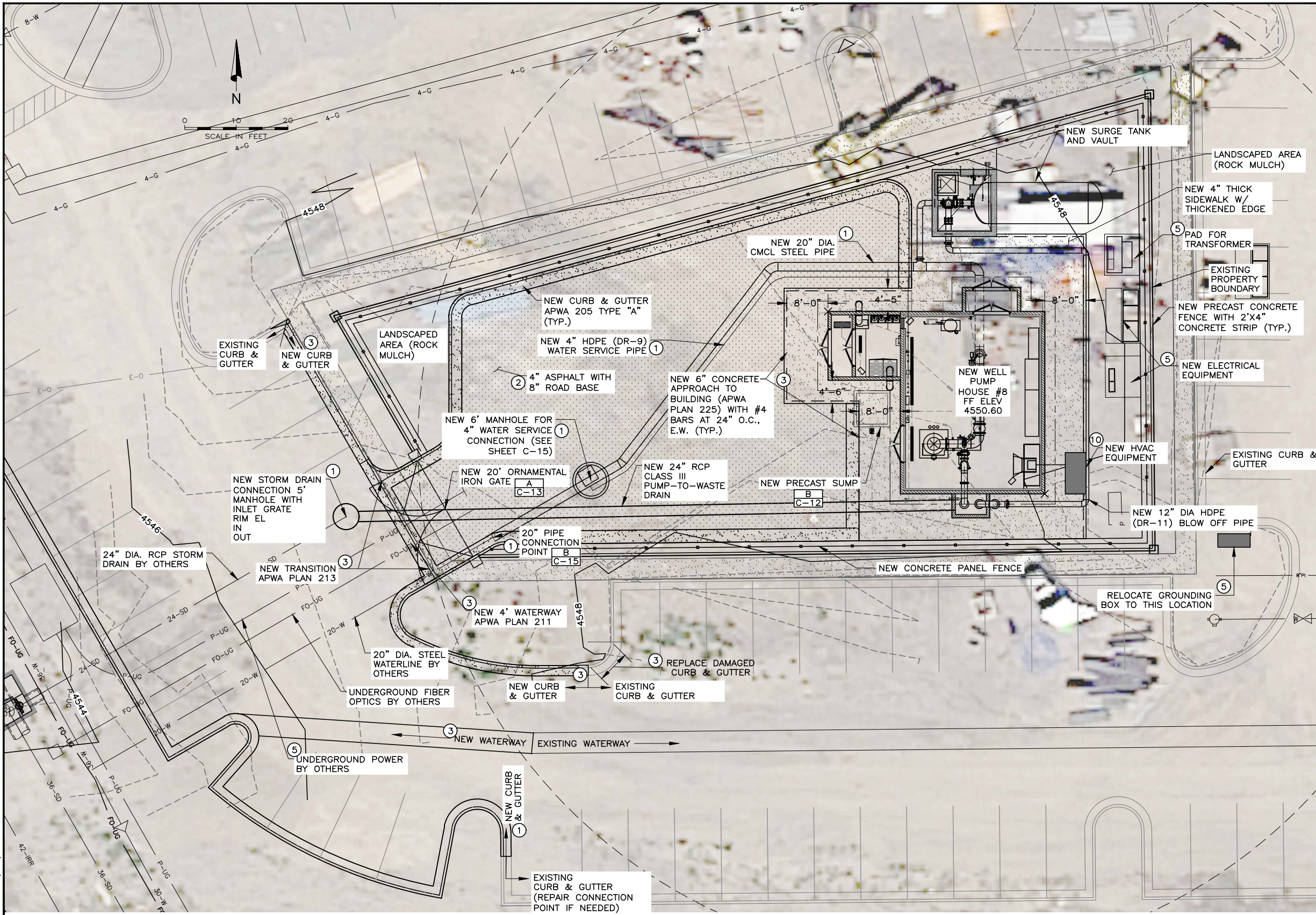


CENTRAL UTAH WATER
CONSERVANCY
DISTRICT

PUMP HOUSE PROJECT WELLS #8 - #10
WELL HOUSE #10

SHEET
L1.2
207.08.500

FILE NAME: PROJECTS\207 - CUWCD\22.210 - 2017 WELL HOUSES 8-10 DESIGN\CAD\WORKING\C-1 SITE PLAN WELL #8.DWG
FILE DATE: 3.21.2019 09:10:28 (CAH)

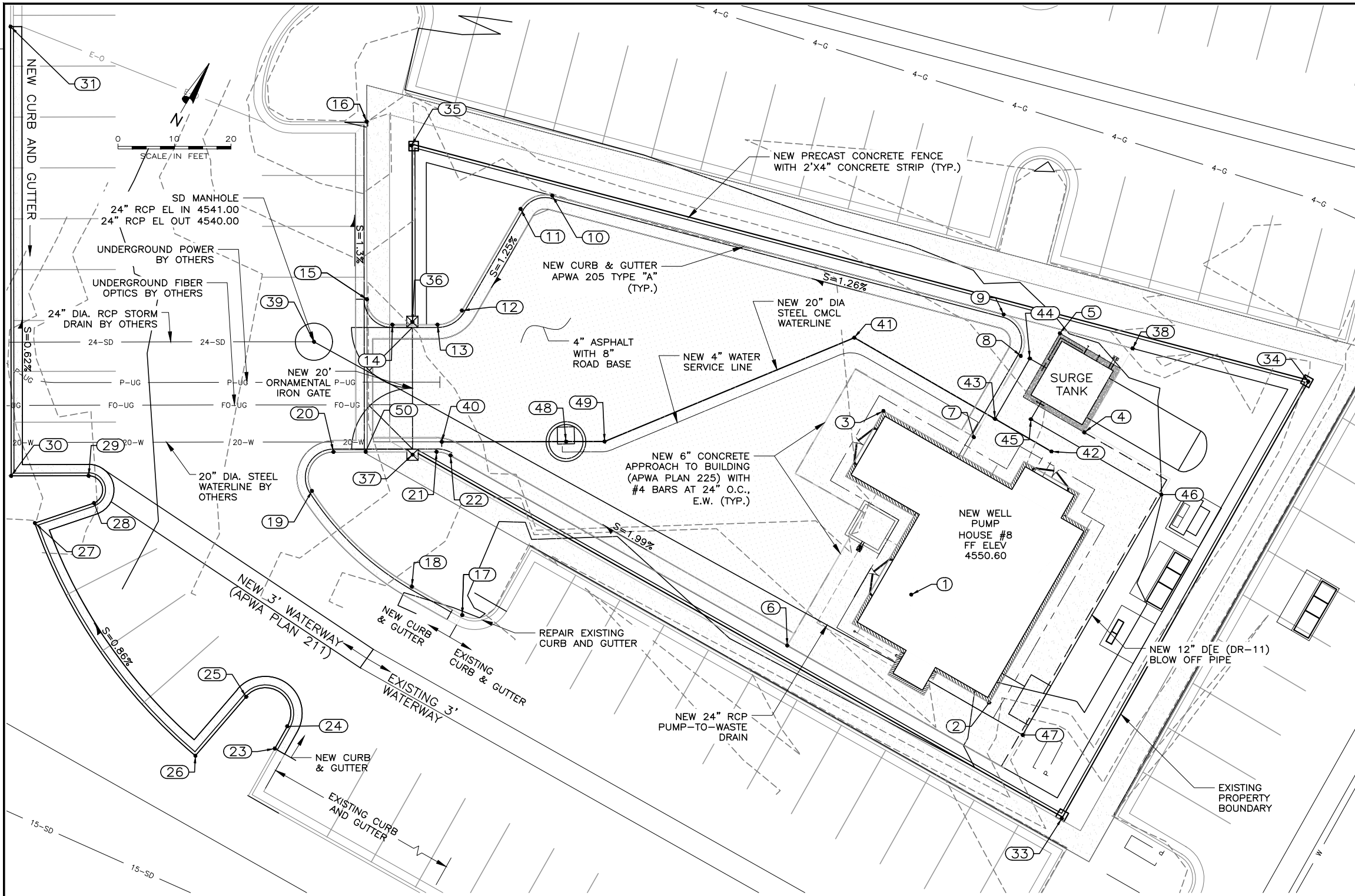


- NOTES:
1. INSTALL NEW 20" CMCL STEEL PIPE (3/8" WALL), 24" RCP CLASS III, & 4" HDPE (DR-9) AS SHOWN. CONNECT TO 20" & 24" PIPE. PROVIDE JOINT RESTRAINT ON ALL PRESSURE PIPES AND FITTINGS (SEE SPECS FOR TYPE ALLOWED).
 2. PARKING AREA TO BE 4" THICK ASPHALT WITH 8" ROAD BASE AS SHOWN. REQUIRED FILL SHALL BE IN ACCORDANCE WITH, SECTION 31 22 00-SITE GRADING, OF THE TECHNICAL SPECIFICATIONS.
 3. INSTALL 6" CONCRETE APPROACH TO BUILDING (APWA PLAN 221) W/ #4 BARS @ 24" O.C. E.W.. INSTALL WATERWAY WHERE SHOWN PER APWA PLAN 211. INSTALL WATERWAY TRANSITION TO CURB AND GUTTER IN ACCORDANCE WITH APWA PLAN 213, W/ 4' WATERWAY. REMOVE AND REPLACE EXISTING CURB AND GUTTER WHERE SHOWN.
 4. TEMPORARY SECURITY FENCING. MAINTAIN IN PLACE THROUGHOUT CONSTRUCTION. REMOVE & STOCKPILE UPON INSTALLATION OF PERMANENT FENCE/WALL.
 5. SEE ELECTRICAL SHEETS FOR ELECTRICAL CONNECTION POINTS. REROUTE ELECTRICAL CONDUITS AND EQUIPMENT AS REQUIRED TO INSTALL ELECTRICAL COMPONENTS.
 6. CATHODIC PROTECTION (SEE SHEET C-16), SEE TEST STATION SCHEDULE.
 7. SEE SHEET C-1A FOR COORDINATES.
 8. SEE GEOTECHNICAL REPORT FOR FILL REQUIREMENTS.
 9. SEE DRAWING L.1.1 FOR LANDSCAPING.
 10. SEE HAVAC SHEETS FOR HVAC EQUIPMENT AND PLACEMENT.

PROGRESS PRINT
DATE 3.21.2019
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Hansen, Allen, & Luce, Inc.
Consultants/Engineers

 HANSEN ALLEN & LUCE ENGINEERS		DESIGNED	VGC	3					SCALE	 CENTRAL UTAH WATER CONSERVANCY DISTRICT	CENTRAL UTAH WATER CONSERVANCY DISTRICT	PUMP HOUSE PROJECT WELLS #8, #9 & #10 CIVIL WELL #8 SITE PLAN	SHEET C-1 207.22.210
		DRAFTED	BKC	2									
		CHECKED	MEA	1									
	PROJECT ENGINEER	DATE	MARCH 2019	NO.	DATE	REVISIONS			BY				

FILE NAME: PROJECTS\207 - CUWCD\22.210 - 2017 WELL HOUSES 8-10 DESIGN\CAD\WORKING\C-1A WELL #8 POINT COORD.DWG
FILE DATE: 3.21.2019 09:11:38 (CAH)



SURVEY CONTROL DATA PUMP HOUSE #8				
POINT #	ELEVATION	NORTHING	EASTING	DESCRIPTION
1	4553.60	7,278,299.07	1,573,559.61	DISCHARGE CENTERLINE
2	4550.60	7,278,289.40	1,573,581.11	BLD SE CNR
3	4550.60	7,278,324.73	1,573,539.11	BLDG NW CNR
4	4538.00	7,278,339.23	1,573,571.78	ST FF EL SE CNR
5	4538.00	7,278,352.23	1,573,559.28	ST FF EL NW CNR
6	4550.26	7,278,280.28	1,573,545.11	SDWK TBC SW CNR
7	4550.51	7,278,328.73	1,573,555.28	SDWK TBC
8	4550.19	7,278,345.32	1,573,555.28	R=5' SDWK TBC PC
9	4550.07	7,278,350.15	1,573,549.00	TBC SDWK PT
10	4549.03	7,278,328.42	1,573,469.31	R=5' TBC PC
11	4548.95	7,278,323.60	1,573,465.62	TBC PT
12	4548.69	7,278,302.83	1,573,465.62	R=5' TBC PC
13	4548.62	7,278,298.50	1,573,463.13	TBC PT
14	4548.52	7,278,294.51	1,573,456.22	R=5' TBC PC
15	4548.43	7,278,296.15	1,573,450.07	TBC PT
16	4548.15	7,278,323.35	1,573,434.32	TBC END MATCH
17	4548.40	7,278,256.19	1,573,492.62	TBC MATCH
18	4548.49	7,278,256.09	1,573,482.38	R=52'-5" TBC PC
19	4548.59	7,278,261.93	1,573,458.60	R=4'-5" TBC PCC
20	4548.64	7,278,269.80	1,573,458.45	TBC PT
21	4548.85	7,278,278.94	1,573,474.23	R=5' TBC PC
22	4548.90	7,278,279.61	1,573,476.69	TBC PT
23	4548.41	7,278,219.15	1,573,475.69	EXISTING TBC MATCH
24	4548.27	7,278,223.67	1,573,475.64	R=4'-6" TBC PC
25	4548.19	7,278,224.56	1,573,466.72	TBC PT
26	4548.60	7,278,211.03	1,573,464.16	R=94'5" TBC PC
27	4548.17	7,278,232.48	1,573,418.98	TBC CNR
28	4547.84	7,278,240.78	1,573,426.28	R=2'-6" TBC PC
29	4547.80	7,278,244.47	1,573,423.04	TBC PT
30	4548.21	7,278,237.60	1,573,411.17	TBC CNR
31	4547.72	7,278,306.39	1,573,371.35	EXISTING TBC MATCH
33	-	7,278,278.08	1,573,602.48	FNC SE CNR
34	-	7,278,366.82	1,573,601.61	FNC NE CNR
35	-	7,278,323.63	1,573,443.27	FNC NW CNR
36	-	7,278,296.71	1,573,459.03	GATE POST CNTR
37	-	7,278,276.37	1,573,470.80	GATE POST CNTR
38	-	7,278,356.36	1,573,571.78	SDWK NE CNR MOWSTP
39	4547.85	7,278,284.96	1,573,445.71	24" SD MH RIM
40	4539.20	7,278,280.94	1,573,474.15	20" WL CONNECTION CL
41	4543.05	7,278,333.40	1,573,528.15	20" WL BEND CL
42	4543.46	7,278,333.40	1,573,568.44	20" WL BEND CL
43	4543.34	7,278,333.40	1,573,556.90	20" x 12" TEE CL
44	4543.22	7,278,345.73	1,573,556.90	12" BEND CL
45	4546.63	7,278,336.52	1,573,562.44	12" DISCHARGE BEND CL
46	4546.76	7,278,336.52	1,573,589.11	12" DISHARGE BEND CL
47	4547.01	7,278,287.40	1,573,589.11	12" DISHARGE BEND CL
48	4540.20	7,278,291.96	1,573,493.18	6" MH & 4" CONNECTION
49	4539.44	7,278,295.38	1,573,499.07	20" WL BEND CL
50	4548.59	7,278,272.65	1,573,463.36	TBC WATERWAY

3.21.2019
DATE
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Hansen, Allen, & Luce, Inc.
Consultants/Engineers



PROJECT ENGINEER

DESIGNED	VGC	3
DRAFTED	BKC	2
CHECKED	MEA	1
DATE	MARCH 2019	NO.

REVISIONS	BY	APVD.

SCALE



CENTRAL UTAH WATER
CONSERVANCY
DISTRICT

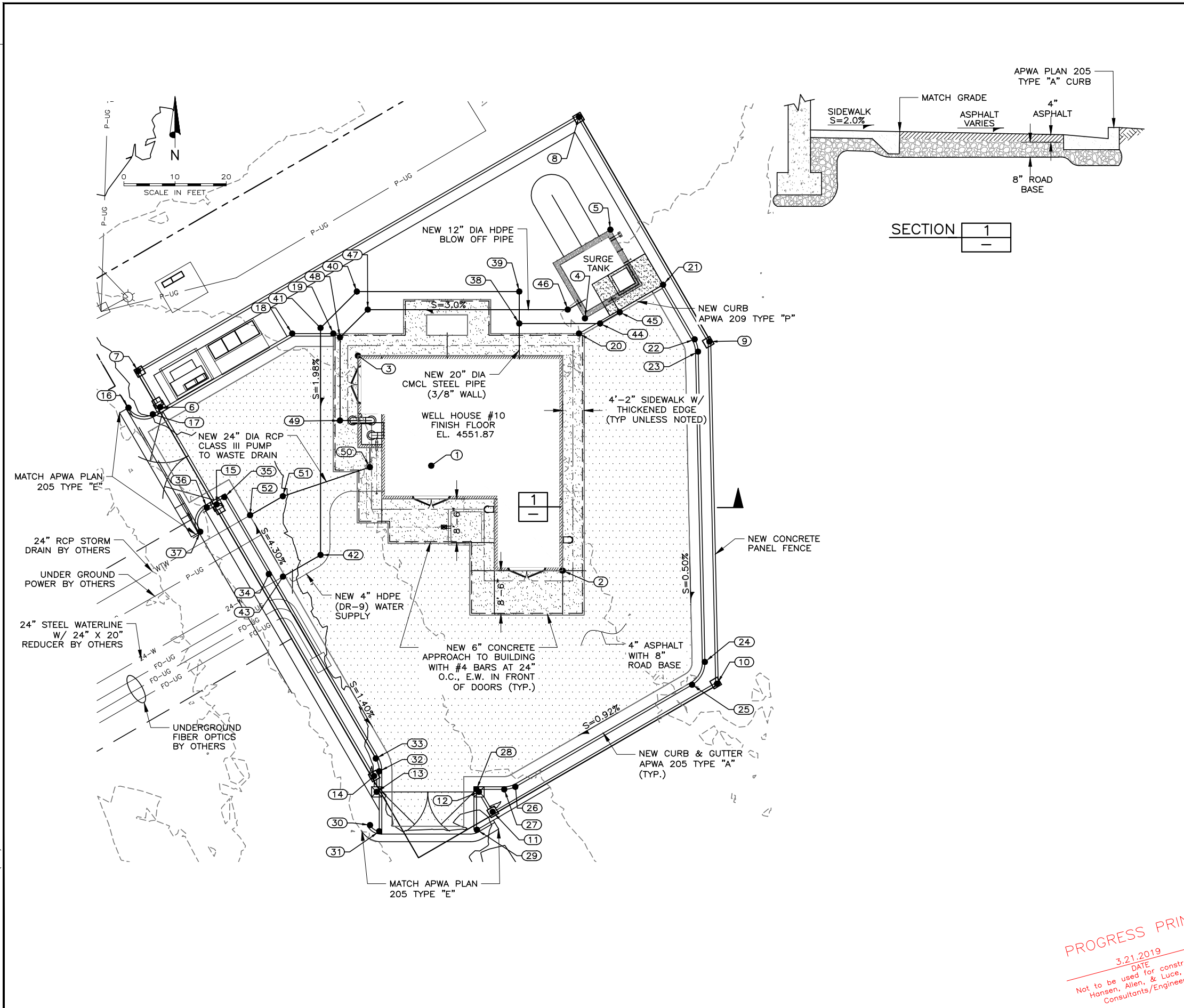
PUMP HOUSE PROJECT WELLS #8, #9 & #10
CIVIL
WELL #8 SITE PLAN COORDINATES

SHEET
C-1A
207.22.210



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DATE 3.21.2019
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FILE NAME: PROJECTS\207 - CUWCD\22.210 - 2017 WELL HOUSES 8-10 DESIGN\CAD\WORKING\C-3A WELL #10 POINT COORD.DWG
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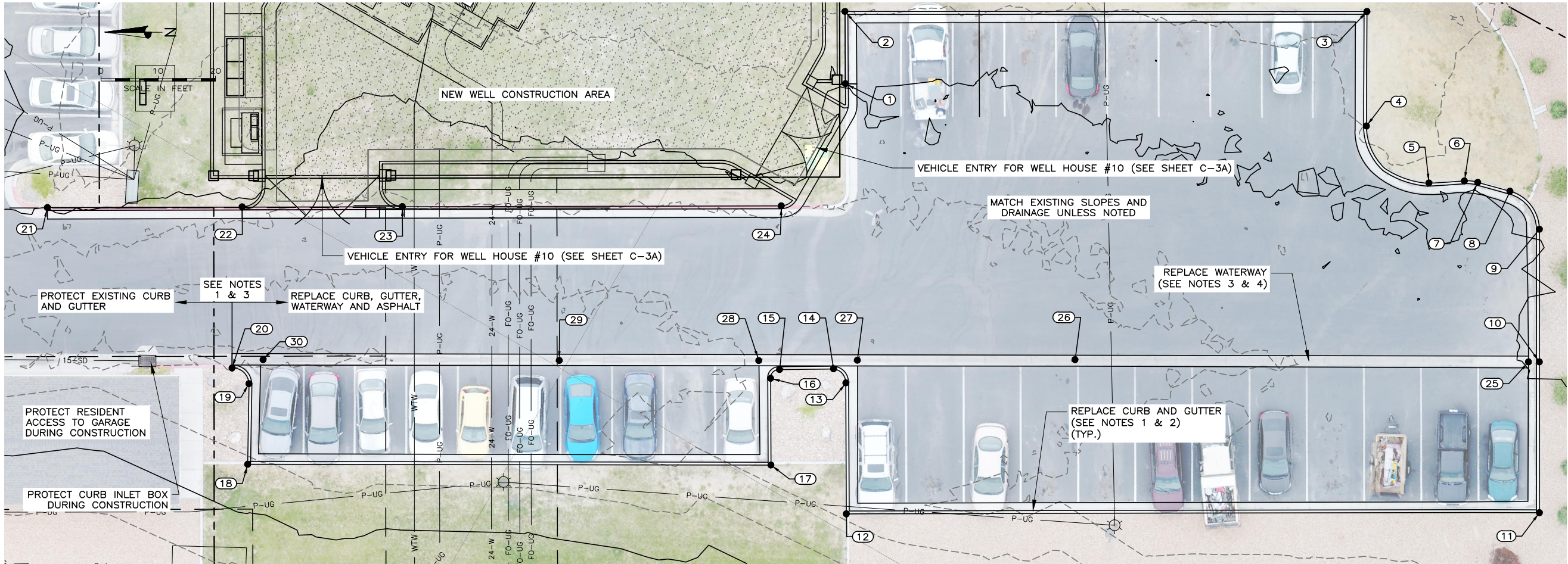


SURVEY CONTROL DATA WELL HOUSE #10				
POINT #	ELEVATION	NORTHING	EASTING	DESCRIPTION
1	4554.87	7,275,711.53	1,574,987.35	DISCHARGE CENTERLINE
2	4551.87	7,275,691.03	1,575,013.01	BLDG SE CNR
3	4551.87	7,275,733.03	1,574,973.01	BLDG NW CNR
4	0.00	7,275,740.32	1,575,017.38	ST FF EL SW CNR
5	0.00	7,275,757.66	1,575,022.34	ST FF EL NE CNR
6	—	7,275,722.99	1,574,934.41	GATE POST CNTR
7	—	7,275,730.01	1,574,930.09	FNC NW CNR
8	—	7,275,779.67	1,575,016.21	FNC NE CNR
9	—	7,275,735.78	1,575,041.71	FNC SE CNR
10	—	7,275,668.94	1,575,043.19	FNC SE CNR
11	—	7,275,643.91	1,574,999.36	FNC CNR @ ENTRANCE
12	—	7,275,647.78	1,574,996.69	GATE POST CNTR
13	—	7,275,647.78	1,574,976.69	GATE POST CNTR
14	—	7,275,650.90	1,574,976.20	FNC CNR @ ENTRANCE
15	—	7,275,703.96	1,574,945.44	GATE POST CNTR
16	4550.81	7,275,722.86	1,574,928.19	R= 3'-6" TBC PC MATCH
17	4550.87	7,275,721.58	1,574,932.97	TBC PT
18	0.00	7,275,737.35	1,574,960.19	TBC CNR TRANSITION
19	0.00	7,275,737.36	1,574,968.21	TBC MATCH SW
20	0.00	7,275,737.36	1,575,016.21	TBC MATCH SW
21	0.00	7,275,746.87	1,575,032.65	TBC CNR TRANSITION
22	4551.71	7,275,736.21	1,575,038.81	R= 5' TBC PC
23	4551.72	7,275,733.82	1,575,039.49	TBC PT
24	4551.42	7,275,673.18	1,575,040.82	R= 5' TBC PC
25	4551.37	7,275,668.74	1,575,038.32	TBC PT
26	4551.01	7,275,648.78	1,575,003.79	R= 5' TBC PC
27	4550.98	7,275,648.28	1,575,001.61	TBC PT
28	4550.93	7,275,648.28	1,574,996.19	TBC CNR @ GATE POST
29	4550.86	7,275,640.40	1,574,996.30	TBC END MATCH
30	4550.87	7,275,641.31	1,574,975.40	R= 2'-6" TBC PC MATCH
31	4550.90	7,275,640.09	1,574,977.19	TBC PT CNR
32	4551.07	7,275,651.82	1,574,977.19	R= 5' TBC PC
33	4551.10	7,275,654.32	1,574,976.52	TBC PT
34	4551.69	7,275,690.36	1,574,955.63	TBC HP
35	4550.92	7,275,705.39	1,574,946.92	TBC CNR
36	4550.75	7,275,703.41	1,574,943.49	R= 3'-6" TBC PC
37	4550.51	7,275,698.63	1,574,942.21	TBC PT MATCH
38	0.00	7,275,739.31	1,575,004.55	20"x12" TEE
39	0.00	7,275,745.56	1,575,004.55	20" 90 DEG BEND
40	0.00	7,275,745.56	1,574,972.81	20" 45 DEG BEND CL
41	4543.82	7,275,738.46	1,574,965.71	20" 45 DEG BEND CL
42	4542.94	7,275,694.10	1,574,965.71	20" 45 DEG BEND CL
43	4542.90	7,275,689.86	1,574,958.40	20" CONNECTION CL
44	0.00	7,275,739.31	1,575,020.35	12" SRG TNK INLET BEND
45	4728.10	7,275,741.53	1,575,024.18	12" SRG TNK INLET BEND CL
46	0.00	7,275,742.03	1,575,014.02	12" SRG TNK BLOW OFF BEND
47	0.00	7,275,742.03	1,574,974.94	12" BLOW OFF 45 DEG BEND CL
48	0.00	7,275,736.61	1,574,969.52	12" BLOW OFF 45 DEG BEND CL
49	4548.50	7,275,720.37	1,574,969.52	12" BLOW OFF 90 DEG BEND CL
50	4544.32	7,275,711.25	1,574,975.35	24" SD BEND
51	—	7,275,705.57	1,574,958.37	SD MH CONNECTION EL. IN 4545.26 (E) EL. OUT 4544.26 (W)
52	4544.19	7,275,701.87	1,574,951.96	24" SD CONNECTION

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Consultants/Engineers

FILE NAME: PROJECTS\207 - CUWCD\22.210 - 2017 WELL HOUSES 8-10 DESIGN\CAD\WORKING\C-3B CURB GUTTER AND PARKING REPLACEMENT.DWG
FILE DATE: 3.21.2019 09:22:09 (CAH)

7/04



PARKING AREA REPAIR / REPLACEMENT AREA

NOTES:

1. CONNECT NEW CURB & GUTTER TO EXISTING CURB & GUTTER IN ACCORDANCE WITH APWA PLAN 206.
2. NEW CURB & GUTTER TO BE APWA PLAN 205 TYPE "E".
3. CONNECT NEW WATERWAY TO EXISTING WATERWAY IN ACCORDANCE WITH APWA PLAN 206 (MODIFIED).
4. NEW WATERWAY TO BE APWA PLAN 211, MODIFIED FOR 2'-0" WATERWAY.

SURVEY CONTROL DATA WELL HOUSE #10 PARKING AREA				
POINT #	ELEVATION	NORTHING	EASTING	DESCRIPTION
1	4551.32	7,275,645.16	1,575,004.71	TBC MATCH NEW
2	4551.61	7,275,651.55	1,575,015.63	TBC CNR
3	4551.84	7,275,572.53	1,575,061.25	TBC CNR
4	4551.37	7,275,562.60	1,575,043.85	TBC PC
5	4551.29	7,275,548.15	1,575,040.66	TBC PT
6	4551.34	7,275,542.96	1,575,044.09	TBC PC
7	4551.33	7,275,540.82	1,575,045.04	TBC PT
8	4551.26	7,275,535.16	1,575,046.51	TBC PC
9	4551.21	7,275,527.38	1,575,043.33	TBC PT
10	4550.87	7,275,515.80	1,575,023.24	TBC CNR
11	4551.34	7,275,502.60	1,575,000.40	TBC CNR
12	4550.73	7,275,607.40	1,574,939.65	TBC CNR
13	4550.40	7,275,618.93	1,574,959.46	TBC PC
14	4550.27	7,275,622.03	1,574,960.49	TBC PT
15	4550.26	7,275,630.14	1,574,955.66	TBC PC

SURVEY CONTROL DATA WELL HOUSE #10 PARKING AREA				
POINT #	ELEVATION	NORTHING	EASTING	DESCRIPTION
16	4550.26	7,275,630.72	1,574,953.57	TBC PT
17	4550.36	7,275,623.09	1,574,940.47	TBC CNR
18	4550.10	7,275,702.36	1,574,894.85	TBC CNR
19	4549.98	7,275,709.22	1,574,907.17	TBC PC
20	4549.98	7,275,713.15	1,574,908.06	TBC MATCH EXISTING
21	4551.05	7,275,755.13	1,574,916.21	TBC MATCH EXISTING
22	4550.81	7,275,725.71	1,574,933.36	TBC MATCH NEW
23	4550.51	7,275,701.48	1,574,947.39	TBC MATCH NEW
24	4550.87	7,275,644.18	1,574,980.62	TBC MATCH NEW
25	4550.68	7,275,517.44	1,575,022.29	WATERWAY CNTR
26	4549.93	7,275,586.28	1,574,983.00	WATERWAY CNTR
27	4549.70	7,275,619.17	1,574,963.88	WATERWAY CNTR
28	4549.60	7,275,634.08	1,574,955.23	WATERWAY CNTR
29	4549.38	7,275,664.27	1,574,937.80	WATERWAY CNTR
30	4549.08	7,275,709.18	1,574,912.03	WATERWAY CNTR

PROGRESS PRINT
3.21.2019
DATE
Not to be used for construction.
Hansen, Allen, & Luce, Inc.
Consultants/Engineers



PROJECT ENGINEER

DESIGNED VGC
DRAFTED BKC
CHECKED MEA
DATE MARCH 2019

NO.

DATE

REVISIONS

BY
APVD.

SCALE
AS SHOWN

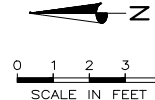
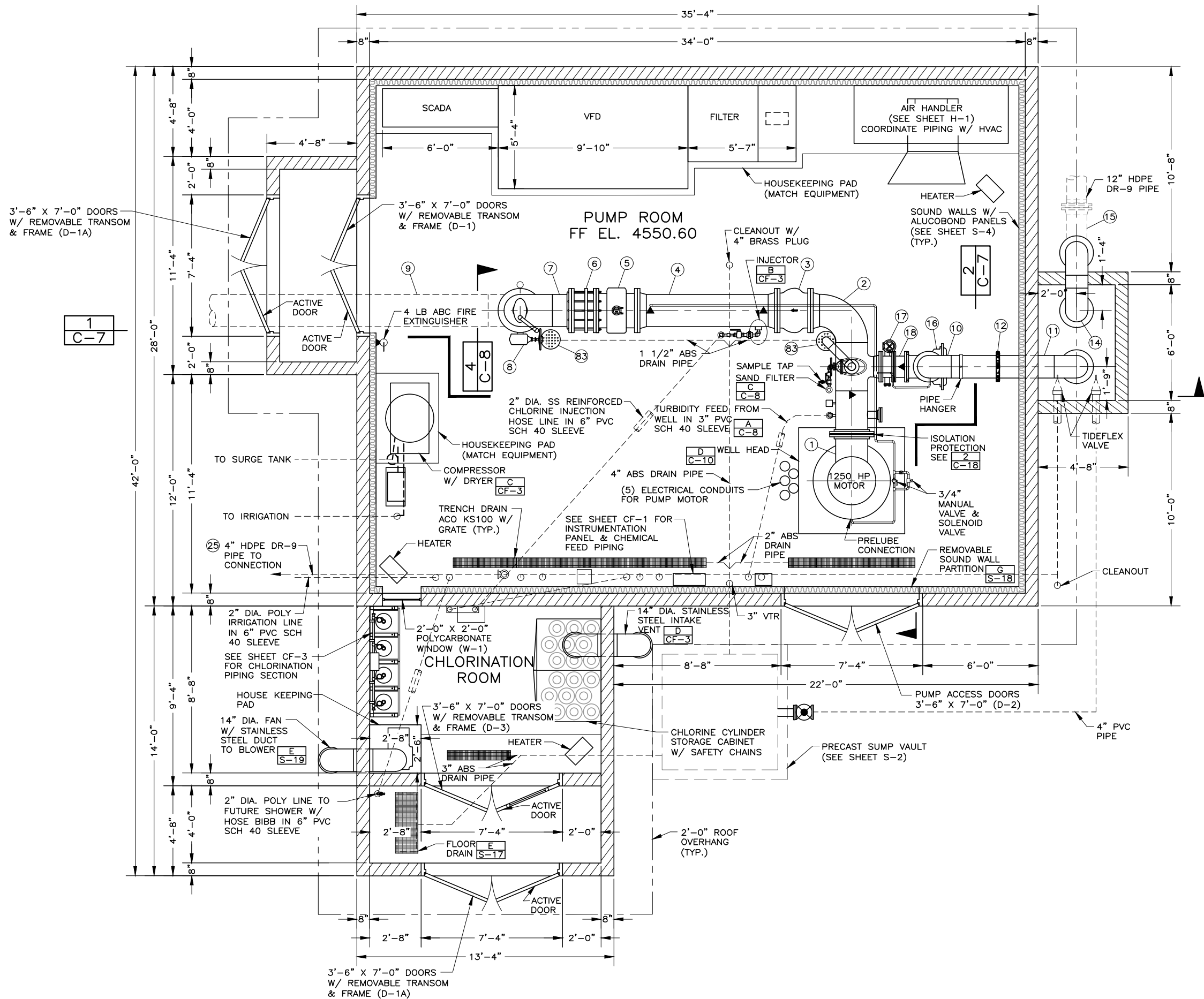


CENTRAL UTAH WATER
CONSERVANCY
DISTRICT

PUMP HOUSE PROJECT WELLS #8, #9 & #10
CURB, GUTTER AND PARKING REPLACEMENT

SHEET
C-3B
207.22.210

FILE NAME: PROJECTS\2017 - CUWCD\22.210 - 2017 WELL HOUSES 8-10 DESIGN\CAD\WORKING\C-4 FLOOR PLAN #8.DWG
FILE DATE: 3.21.2019 15:15:24 (CAH)



NOTES:

1. SEE SHEET C-9 FOR VALVE & FITTING SCHEDULE.
2. SEE SHEETS CF-1 & CF-3 FOR CHEMICAL EQUIPMENT SYSTEMS.
3. ▲ DENOTES PIPE SUPPORT LOCATION
4. ALL ABS PIPE TO BE SCHEDULE 40.
5. SLOPE FLOOR TO DRAINS @ 2.0%
6. PROVIDE P-TRAPS FOR FLOOR DRAINS, TRENCH DRAINS AND AIR GAP DRAINS.

PROGRESS PRINT
3.21.2019
DATE
Not to be used for construction.
Hansen, Allen, & Luce, Inc.
Consultants/Engineers



PROJECT ENGINEER

DESIGNED VGC
DRAFTED CAH
CHECKED MEA
DATE MARCH 2019

NO.

DATE

REVISIONS

BY

APVD.

SCALE

AS SHOWN

CENTRAL UTAH WATER
CONSERVANCY DISTRICT

PUMP HOUSE PROJECT WELLS #8, #9 & #10
CIVIL
WELL #8 FLOOR PLAN

SHEET
C-4

207.22.210

Site Plan Project Narrative

Project: CWP High Head Well Pump House Project – Wells 8-10

Owner: Central Utah Water Conservancy District

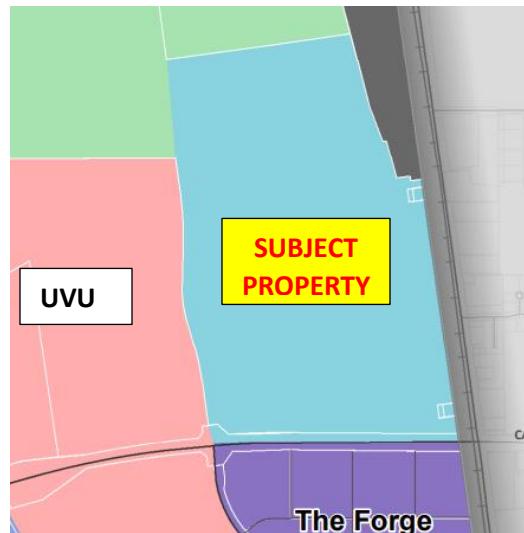
Contact: Mike Whimpey, P.E., Project Manager, 801-226-7178, mwhimpey@cuwcd.com

The CWP High Head Well Pump House Project – Wells 8-10 consists of the construction of three pump house structures located in Vineyard at 586 East 198 North (Well 8), 682 East 2 South (Well 9) and 808 East 196 South (Well 10). These pump houses will discharge into the Vineyard Wellfield Collector Pipeline, part of a major culinary regional drinking water supply delivery system, which will be completed later this year. It is intended that the architecture, landscaping and site improvements will be similar to another pump house previously constructed by CUWCD in Vineyard adjacent to the Geneva Nitrogen Plant. Colors will be chosen to blend into the existing surrounding developments.

1. It is our understanding that the proposed project is consistent with the General Plan and complies with the Development Code and other city codes and regulations.
2. This project is compatible with the use of adjacent properties in the area. The architectural style of the pump house building will have a residential feel and will be designed to be visually appealing. Well sites will be surrounded by architectural 8-foot precast concrete fences for security of both the facility and the public.
3. Lighting for the proposed buildings is not expected to have any impact on adjacent properties. Well sites are located in areas with existing exterior lighting. Additional lighting will be directed downward into the pump house property. As mentioned in the previous item, each site will be surrounded by 8-foot precast concrete fences.
4. Ingress to and egress to the properties will be through The Vine (Well 8) and The Alloy (Wells 9 and 10) properties across existing asphalt surfaces utilizing existing rights-of-way and easements. Each property will have a gate for access.
5. The sites will not provide internal vehicular circulation. Gates will be located such that all pump house doors will be easily accessed. Vehicles will turn around on site without circling the building.
6. Traffic to the facilities will include occasional operation and maintenance check-ins by employees. Traffic impacts will be minimal.
7. No off-street parking or loading will occur as a result of this project.
8. This project will have no impact on public services (utilities, schools, recreation, etc.). The pump houses will each have a pump-to-waste storm drain line that will tie into existing storm drains and/or irrigation canals that will be used very infrequently.
9. The sites will be encircled by 8-foot tall solid precast masonry fences.
10. No outdoor activities or storage are anticipated in association with the two pump houses.
11. The pump houses will run and operate based on water demands. When in use, pumps may run for extended periods of time. The well houses can be operated remotely. Employees will stop in occasionally for inspections and maintenance.
12. During construction, there may be some potential for dust and noise associated with the construction of the project. However, best management practices will be implemented to minimize these impacts. The pump houses will be built with soundproofing techniques, including the use of insulation, double doors, and noise baffles to eliminate noise impacts to adjacent properties. It is not anticipated that noise will project into adjacent properties. No other impacts, such as smoke, odor, dust, vibration, or illumination are anticipated long-term from the project.



Date: May 1, 2019
From: Elizabeth Hart, Planner
To: Planning Commission
Item: Anderson Geneva Northeast Record of Survey
Address: ~Vineyard Connector and Geneva Road
Applicant: Jerry Grover, Anderson Geneva Development Inc.



INTRODUCTION:

The applicant is requesting approval for a record of survey. A record of survey is when a survey has been performed on a plot of land and is required to be recorded with the county. This record of survey is delineating boundary lines for individual lots. Per the Vineyard Subdivision Ordinance, a record of survey needs the same approvals as required for a plat and shall be recorded with the county recorder.

ANALYSIS:

The subject property is located approximately on the Vineyard Connector and Geneva Road. It is zoned Regional Commercial (RC). The purpose of the RC district is to provide areas for the location of various types of commercial uses and activities needed to serve the residents of the city and surrounding areas.

	Lot 1	Lot 2	Lot 3	Lot 4	Comments
LOT SIZE	1,008,123 SF 23.14 Acres	1,134,402 SF 26.04 Acres	1,486,830 SF 34.13 Acres	1,870,625 SF 42.94 Acres	There are no minimum lot size requirements for the RC district.
OTHER	There is a C.U.W.C.D. Well on the south east (Vineyard Connector and Geneva Road) corner of this lot			There is a C.U.W.C.D. Well on the east side (Geneva Road) of this lot.	

RECOMMENDATION:

Staff is recommending approval with the listed conditions below.

CONDITIONS:

- 1) The applicant shows the proposed roads as Roadway and Utility easements being dedicate to the city, this include the extension of Mill Road.
- 2) The applicant pay any outstanding fees or make any redline corrections prior to recording.

PROPOSED MOTION:

"I move to recommend approval of the Anderson Geneva Northeast Record of Survey to the City Council"

ATTACHMENTS:

Application Letter

Record of Survey Map

Anderson Geneva Development Inc.

373 E 1750 N Ste E
Vineyard, UT 84059
Telephone (801) 225-2031
Facsimile: (801) 225-2041

August 31, 2018

Clerk
Vineyard City Hall
125 S Main Street
Vineyard, UT 84058

Re: Filing of the Anderson Geneva Northeast Record of Survey

Dear City Clerk,

Included is an application for processing of a Record of Survey Map as specified in Section 14.02.080 (3) of the Vineyard City Ordinance. As far as your Fee Schedule, it only identifies fees for a Final Plat and for a Preliminary Plat, a fee for a Record of Survey plat was never established. In the past, as the review is similar to a Final Plat (or less), we have just paid the fee established for Final Plats, which in this case with 4 lots will be \$1964.80. Included is a check for that amount.

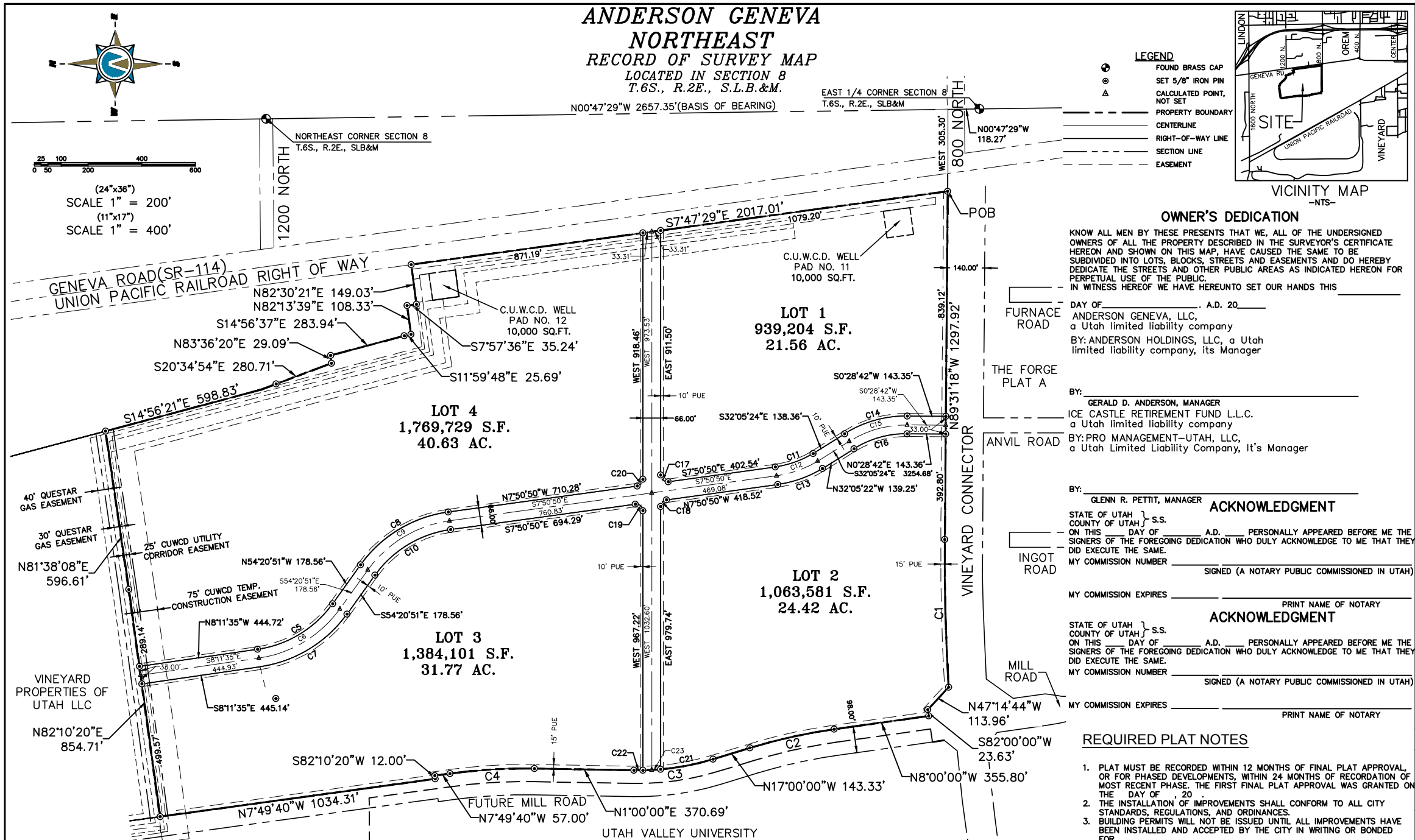
As there is no published checklist yet by staff for these types of plats, we have not submitted any supporting information regarding engineering issues that the Town Engineer may have, we anticipate responding to review questions and meeting with staff if needed to go over any issues that may arise through the review process.

We would like to request that this item be placed on the next Planning Commission Agenda for review if possible.

Should you have any questions involving this request, please contact Jerry Grover, Site Engineer, at 801-368-1966.

Sincerely,


Jerry Grover
Site Engineer



SURVEYOR'S CERTIFICATE
I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, S.L.B.&M, VINEYARD, UTAH, UTAH COUNTY, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE N.00°47'29"W. ALONG THE SECTION LINE A DISTANCE OF 118.27 FEET AND WEST A DISTANCE OF 305.30 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, VINEYARD, UTAH, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;
THENCE N.89°31'18"W. A DISTANCE OF 1297.92 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 8070.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 551.03 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 03°54'44" AND A CHORD THAT BEARS S.88°31'20"W. A DISTANCE OF 550.92 FEET; THENCE N.47°14'44"W. A DISTANCE OF 113.96 FEET ALONG SAID RIGHT OF WAY; THENCE S.82°00'00"W. A DISTANCE OF 23.63 FEET ALONG SAID RIGHT OF WAY; THENCE N.08°00'00"W. A DISTANCE OF 355.80 FEET TO A POINT OF CURVATURE OF A 2049.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 321.86 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°00'00" AND A CHORD THAT BEARS N.12°30'00"W. A DISTANCE OF 321.53 FEET; THENCE N.17°00'00"W. A DISTANCE OF 143.33 FEET TO A POINT OF CURVATURE OF A 951.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 298.77 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03°54'44" AND A CHORD THAT BEARS N.08°00'00"W. A DISTANCE OF 297.54 FEET; THENCE N.01°00'00"W. A DISTANCE OF 370.69 FEET TO A POINT OF CURVATURE OF A 2048.98-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 315.69 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 08°49'40" AND A CHORD THAT BEARS N.03°24'50"W. A DISTANCE OF 315.38 FEET; THENCE N.07°49'40"W. A DISTANCE OF 57.00 FEET; THENCE S.82°10'20"W. A DISTANCE OF 12.00 FEET; THENCE N.07°49'40"W. A DISTANCE OF 1034.31 FEET; THENCE N.82°10'20"E. A DISTANCE OF 854.71 FEET; THENCE N.81°38'08"E. A DISTANCE OF 596.61 FEET; THENCE S.14°56'21"E. A DISTANCE OF 598.83 FEET; THENCE S.20°34'54"E. A DISTANCE OF 280.71 FEET; THENCE N.83°36'20"E. A DISTANCE OF 29.09 FEET; THENCE S.14°56'37"E. A DISTANCE OF 283.94 FEET; THENCE S.11°59'48"E. A DISTANCE OF 25.69 FEET; THENCE N.82°13'39"E. A DISTANCE OF 108.33 FEET; THENCE S.07°57'36"E. A DISTANCE OF 35.24 FEET; THENCE N.82°30'21"E. A DISTANCE OF 149.03 FEET; THENCE S.07°47'29"E. A DISTANCE OF 2017.01 FEET TO THE POINT OF BEGINNING. CONTAINING 126.72 ACRES OF LAND
LESS AND EXCEPTING THE FOLLOWING TWO PARCELS:
C.U.W.C.D. WELL PAD NO. 11 AS RECORDED IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NO. 129373-2009
C.U.W.C.D. WELL PAD NO. 12 AS RECORDED IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NO. 129373-2009

ACCEPTANCE BY LEGISLATIVE BODY

VINEYARD PLANNING COMMISSION CHAIR	VINEYARD ATTORNEY
DATE: ____/____/____	DATE: ____/____/____
VINEYARD ENGINEER	CITY MANAGER
DATE: ____/____/____	DATE: ____/____/____
CLERK/RECORDER	
DATE: ____/____/____	

**ANDERSON GENEVA
NORTHEAST
RECORD OF SURVEY MAP
LOCATED IN SECTION 8 T.6S., R.2E., S.L.B.&M.**
TOWN OF VINEYARD _____ UTAH COUNTY, UTAH 1 OF 1
SCALE: 1" = 200 FEET

SURVEYOR'S SEAL	CLERK-RECORDER SEAL		
-----------------	---------------------	--	--

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	551.03'	8070.00'	550.92'	S88°31'20"W	3°54'44"
C2	321.86'	2049.00'	321.53'	N12°30'00"W	9°00'00"
C3	298.77'	951.00'	297.54'	N8°00'00"W	18°00'00"
C4	315.69'	2048.98'	315.38'	N3°24'50"W	8°49'40"
C5	335.91'	417.00'	326.90'	N31°16'13"W	46°09'15"
C6	362.50'	450.00'	352.77'	S31°16'13"E	46°09'15"
C7	389.08'	483.00'	378.64'	S31°16'13"E	46°09'15"
C8	391.99'	483.00'	381.32'	N31°05'50"W	46°30'01"
C9	365.21'	450.00'	355.27'	S31°05'50"E	46°30'01"
C10	338.43'	417.00'	329.22'	S31°05'50"E	46°30'01"
C11	150.61'	367.75'	149.56'	S19°34'52"E	23°27'57"
C12	164.13'	400.75'	162.99'	S19°34'48"E	23°27'57"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C13	177.65'	433.75'	176.41'	N19°34'47"W	23°27'57"
C14	246.05'	432.70'	242.75'	S15°47'58"E	32°34'51"
C15	227.29'	399.70'	224.24'	S15°47'58"E	32°34'51"
C16	208.52'	366.70'	205.72'	N15°47'58"W	32°34'51"
C17	42.69'	25.00'	37.69'	S41°04'35"W	97°50'50"
C18	35.85'	25.00'	32.85'	N48°55'25"W	82°09'10"
C19	42.69'	25.00'	37.69'	N41°04'35"E	97°50'50"
C20	35.85'	25.00'	32.85'	S48°55'25"E	82°09'10"
C21	199.25'	951.00'	198.88'	S10°59'53"E	12°00'15"
C22	33.42'	951.00'	33.41'	S0°00'24"E	2°00'48"
C23	66.10'	951.00'	66.09'	S3°00'16"E	3°58'57"

