

**REGULAR MEETING OF THE
VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, October 2, 2019 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a regular planning commission meeting, on Wednesday, October 2, 2019 at 6:00 p.m. in the Vineyard City Hall, 125 S Main St., Vineyard, Utah. 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 for review and approval from the August 18, 2019 Planning Commission meeting.

5. BUSINESS ITEMS:

5.1 Waters Edge Clubhouse 2

The applicant is proposing a clubhouse within the Waters Edge Development. The subject property is located at 213 N Vineyard Road, within the Willows subdivision. The property is approximately two (2) acres in size and will include a clubhouse, outdoor swimming pool and patio area, play space, and open space.

5.2 Cancellation of October 16, 2019 Planning Commission meeting

The Planning Commission will consider the cancellation of the October 16 Planning Commission meeting.

6. WORK SESSION

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 October 16, 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.

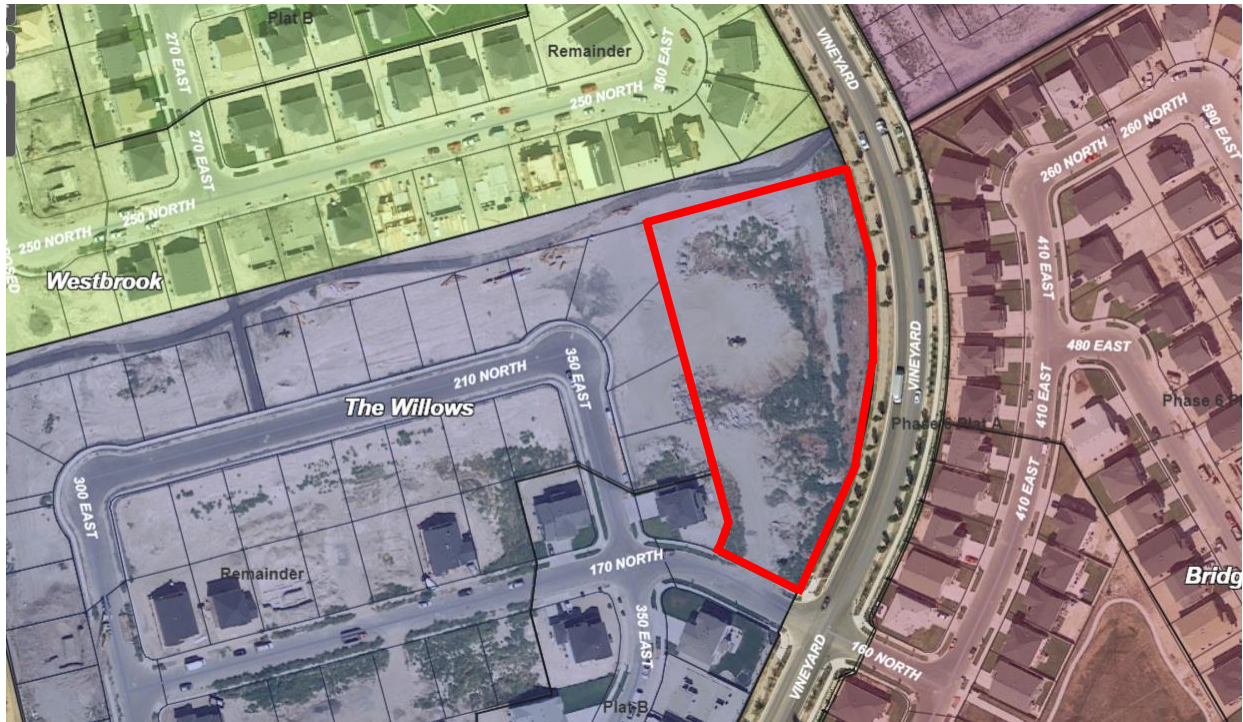
The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: September 27, 2019

NOTICED BY: /s/ McKenna Marchant

McKenna Marchant, Planner

Date: October 2, 2019
From: Elizabeth Hart, Planner
To: Planning Commission
Item: Waters Edge Clubhouse 2
Address: 213 N. Vineyard Road
Applicant: Bronson Tatton, Flagship Homes
Owner: Flagship Homes



BACKGROUND

The applicant is proposing a clubhouse within the Waters Edge Development. The subject property is located at 213 N Vineyard Road, within the Willows subdivision. The property is approximately two (2) acres in size and will include a clubhouse, outdoor swimming pool and patio area, play space, and open space.

ANALYSIS

The Waters Edge Development zoning district proposes two recreation centers or clubhouses within the development. The proposed clubhouse will be the second clubhouse within the Waters Edge development. The proposed building will have a 1745 SF fitness room and two (2) restrooms, and mechanical rooms. The outside area will have a 4021 SF pool which holds approximately eighty (80) occupants, a 335 SF hot tub which holds approximately seven (7) occupants. The outdoor area also includes a patio with seating around the pool, as well as a small lawn area. There is an existing fence along the residential lots, an ornamental fence is proposed around the swimming pool/patio area which is similar to existing clubhouse, and a split rail fence is proposed along Vineyard Road. Mechanical equipment is within the building.

Zoning District	Waters Edge – SFD 6500
Use	Recreation Center
Lot Size	2.1 acres
Building Square Footage	~3500 SF
Building Height	16.11’
Setbacks	20’ (building from road) 12’ (outdoor area to residential lots)
Landscaping	1.6 acres or ~72,000 SF
Parking Stalls	17

Site Planning and Building Design Requirements

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
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.	There are pop-outs and overhangs along the building	☒ 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,	The entryways are covered. There is an enclosed patio area with a swimming pool and hot tub.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
	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.		
15.36.030.5.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 building is pushed about ~33 feet from the nearest residential lot. The height of building is under 20 feet.	☒ 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 are connections on both streets, and from the parking lot. Sidewalks connect into the community trail to the north.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
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.	The orientation of the building will accommodate the flow of pedestrian and vehicular traffic.	☒ 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.	Same materials as the existing clubhouse. - Vertical Metal Siding, vintage bronze - Cement board lap siding smooth, gauntlet gray - Wood trellis, stain and seal - 24 GA metal roof, roof type 1, dark bronze - Vertical metal siding, vintage gray - Cement board stucco finish, dorian gray	☒ 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,	Proposed colors are grey, bronze, and wood.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
	and all walls and fences shall be the same or compatible color and materials, as the main buildings.		
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.	There is one vehicular access point from Vineyard Road, and the site connects to pedestrian walkways from the streets adjacent to the project and the community trail to the north.	☒ 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.	Landscaping and fencing have been used to minimize noise impact the adjacent residential lots. Refer to the attachment for the types of trees proposed adjacent to the residential lots.	☒ 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.	A landscaped buffer is proposed around the building and property.	☒ Yes ☐ No ☐ N/A

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	LOT 2 Staff Comments	Compliance
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.	Same lighting as at the existing clubhouse.	☒ 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.	Same lighting as at the existing clubhouse.	☒ 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.	A master sign plan was approved for Waters Edge in 2016.	☒ Yes ☐ No ☐ N/A

Parking and Loading Requirements

Use	Required	Proposed
Indoor Recreation	1 space per 200 SF of floor area.	17 spaces proposed

	Net Floor Area: 2424 SF Required Parking: 12	
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VZC Chapter 15.38 Parking and Loading Requirements					
Category	Standard			Staff Comments	Compliance
15.38.030.1.e Parking Stall Dimensions	Type	Width	Length	Stalls along landscaped areas are proposed to overhang by 2 feet.	☒ 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	Aisle is 24 feet in width.	☒ Yes ☐ No ☐ N/A
	90 deg.	24 ft	24 ft		
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.			Additional shrubs in front the parking stalls along Vineyard Road are required. Staff has added a condition.	☐ Yes ☒ No ☐ N/A
15.38.030.1.o.ii.	Parking areas should be buffered from adjacent residential property and screened from streets so automobiles are not visible			More landscaping is required along Vineyard Road. Staff has added a condition.	☐ Yes ☒ No ☐ N/A

☒ Yes
☐ No
☐ N/A

☒ Yes
☐ No
☐ N/A

☐ Yes
☒ No
☐ N/A

☐ Yes
☒ No
☐ N/A

VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Staff Comments	Compliance
	below the average headlight height. Screen methods may include landscaped berms, low walls, and hedges		
Bicycle Parking	Minimum of 3 or 10% of the required vehicular parking.	Required to have a minimum of 3 bicycle parking facilities that meet the standards in the code. Staff has added a condition.	☐ Yes ☒ No ☐ N/A

Landscaping

Total Site Area	2.1 acres ~87,120 SF
Required 20% Landscaping	1.6 acres or ~72,000 SF
Proposed Landscaping	Landscaping is proposed around the building site, parking lot and the rest of the site is proposed as open space.

VZC Chapter 15.40 Landscaping			
Category	Standard	Staff Comments	Compliance
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 plantings shall meet the minimum requirements per code. Staff has added condition and will be checking this at the time of inspection.	☐ 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.	Turf is proposed for the open space area. Staff has determined the proposed amount as acceptable.	☒ Yes ☐ No ☐ N/A
15.40.080.1.l. Detention Ponds		Staff has added a condition that the detention pond be work	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.40 Landscaping			
Category	Standard	Staff Comments	Compliance
		on with the Engineering and Public Works department. There were concerns about the proposed detention pond being a nesting ground for mosquitoes. Staff has expressed these concerns with the applicant and the applicant is working with staff find other possible solutions.	
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.	A 12-foot buffer is provided along the residential lots. Substantial landscaping has been provided as a buffer. Please refer to attachment for the list of trees proposed as a buffer along the residential lots.	☒ 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	There is about 50' of landscaped setback between the building and back of curb. There is existing landscaping along the road.	☒ 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,	Staff is requiring more shrubbery for a buffer along the parking lot facing Vineyard Road.	☒ Yes ☐ No ☐ N/A

VZC Chapter 15.40 Landscaping			
Category	Standard	Staff Comments	Compliance
	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.		

GENERAL PLAN

The second goal for Parks is to ensure all residents have access to well-maintained, clean, and safe open space, parks and recreational facilities. The Waters Edge Development is providing that to their residents through the clubhouse facility and all city residents through the open space proposed on the site.

FINDINGS

The proposed site plan application meets the Vineyard Zoning Ordinance, the Waters Edge Zoning District, and the Vineyard General Plan with the listed conditions below.

RECOMMENDATION

Staff is recommending approval of the site plan application with the conditions listed below

CONDITIONS

- 1) Additional shrubbery is required in front of the parking stalls facing Vineyard Road
- 2) All plantings shall meet the minimum size requirements for installation. Deciduous trees shall be a minimum 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.
- 3) The applicant is required to work with the Engineering Department on the Detention Pond.
- 4) A minimum of three (3) bicycle parking facilities are required to be installed and meet the requirements found in the Vineyard Zoning Code Chapter 15.38 Parking and Loading Requirements.

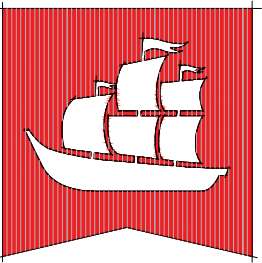
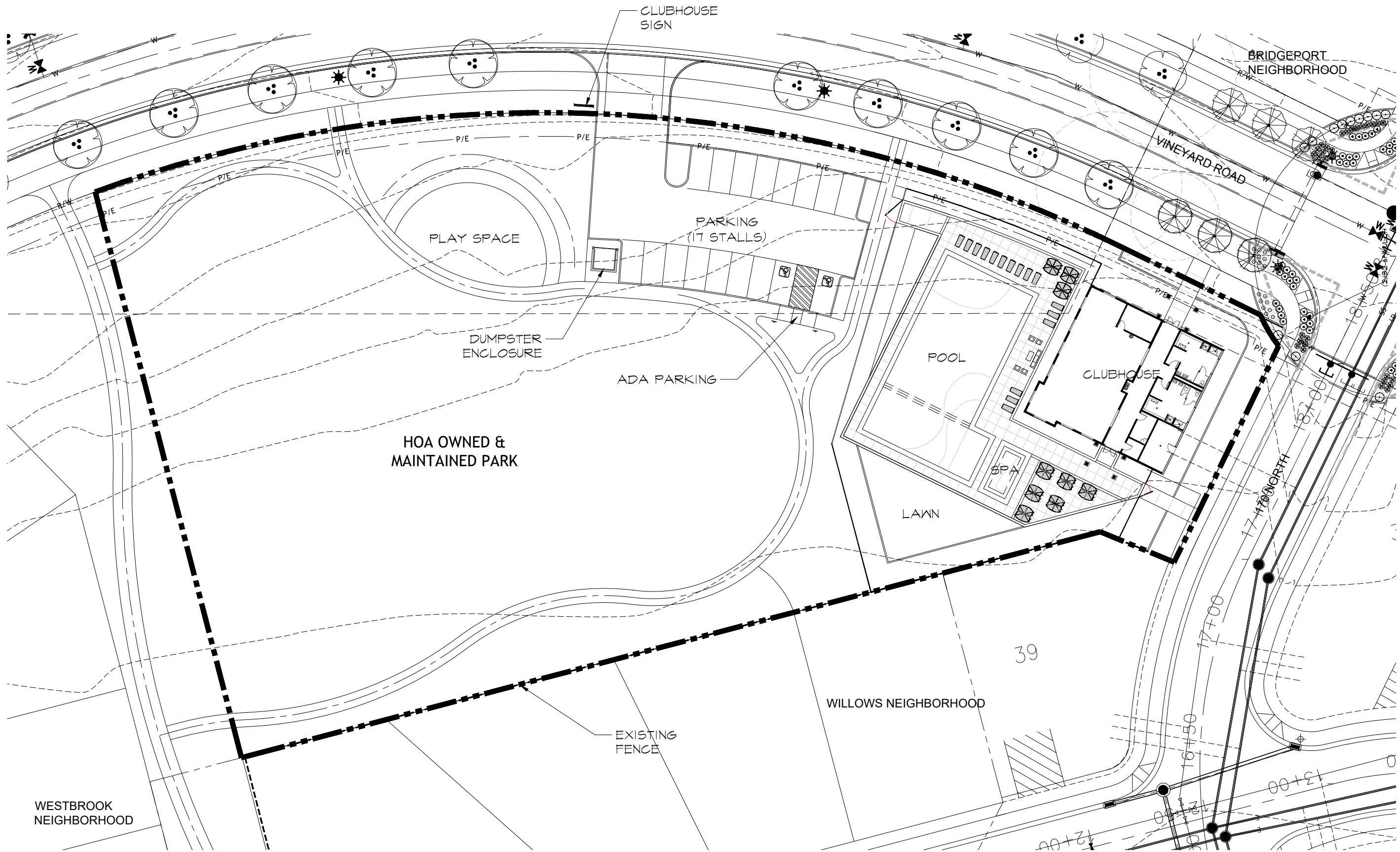
ATTACHMENTS

Site Plan

Landscape Plan



Lighting Plan
Elevations



flagship
homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

WE SOUTH CLUBHOUSE

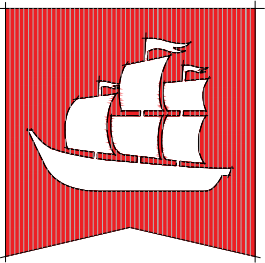
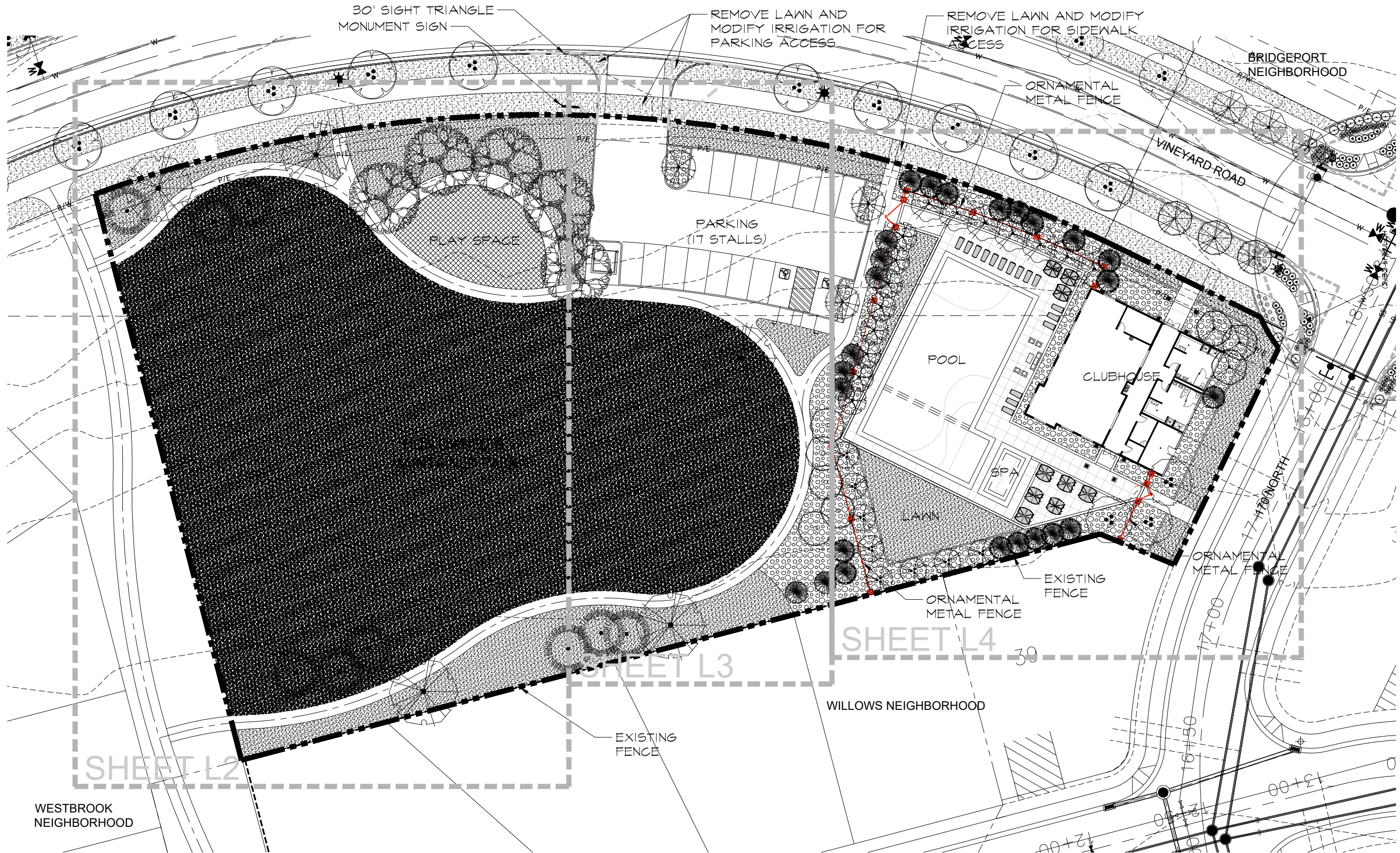
WATERS EDGE MASTER PLANNED COMMUNITY

213 North Vineyard Road, Vineyard, Utah

JUNE 2019

OVERALL
site plan

SP1



flagship
homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

WE SOUTH CLUBHOUSE

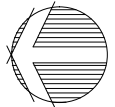
WATERS EDGE MASTER PLANNED COMMUNITY

213 North Vineyard Road, Vineyard, Utah

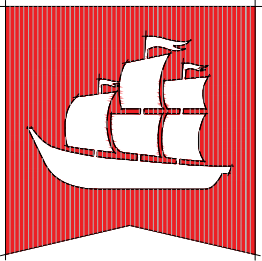
AUGUST 2019

OVERALL
landscape plan

0' 10' 20' 40'
scale 1"=20' on 22x34 sheet
scale 1"=40' on 11x17 sheet



L1



flagship
homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043



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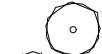
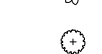
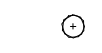
WE SOUTH CLUBHOUSE
WATERS EDGE MASTER PLANNED COMMUNITY
213 North Vineyard Road, Vineyard, Utah

AUGUST 2019

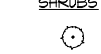
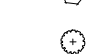
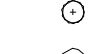
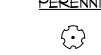
LANDSCAPE
schedules

L9

PLANT SCHEDULE PARK AREA

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer rubrum 'Bowhall' / Bowhall Maple Mature Size: H50' W20'	B & B	5
	Fagus sylvatica 'Riversil' / Rivers Purple Beech Mature Size: H50' W40'	B & B	5
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust Mature Size: H45' W35'	Transplanted	3
	Picea pungens / Blue Phase Colorado Spruce Mature Size: H30-60' W10-20'	Transplanted	8
	Picea pungens / Green Phase Colorado Spruce Mature Size: H30-60' W10-20'	Transplanted	2
	Pinus nigra / Austrian Black Pine Mature Size: H50-60' W20-40'	Transplanted	4
	Platanus x acerifolia / London Plane Tree Mature Size: H40-60' W30-40'	Transplanted	5
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Berberis thunbergii 'tiny gold' / Tiny Gold Barberry Mature Size: H12-18" W12-15"	2 gal	15
	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood Mature Size: H3' W3'	5 gal	3
	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower Mature Size: H3-4' W18-36"	1 gal	16
	Evonymus alatus 'Compactus' / Compact Burning Bush Mature Size: H4-6' W4-5'	5 gal	14
	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark Mature Size: H5-6' W4-5'	5 gal	12
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Mature Size: H3' W3'	5 gal	12
	Spiraea x bumalda 'Limemound' TM / Limeound Spirea Mature Size: H3' W4'	5 gal	5
ORNAMENTAL GRASS	BOTANICAL / COMMON NAME	SIZE	QTY
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass Mature Size: H2-3' W2-3'	1 gal	41
	Stipa tenacissima / Mexican Feather Grass Mature Size: H2' W2'	1 gal	23
PERENNIAL	BOTANICAL / COMMON NAME	SIZE	QTY
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Mature Size: H15" W18"	1 gal	13
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint Mature Size: H24-30" W36"	1 gal	13
	Perovskia atriplicifolia / Russian Sage Mature Size: H3-4' W3-4'	5 gal	3
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Planting Bed Area Mulch (3" depth)	mulch	2,810 sf
	Play Area Surfacing / 12" min. depth of Engineered Wood Fiber Playworld Sights & Sound Playground 350-1510	None	2,023 sf
	Turf Sod Bluegrass / Kentucky Bluegrass	sod	51,487 sf

PLANT SCHEDULE CLUBHOUSE AREA

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer truncatum x platoides 'Pacific Sunset' / Pacific Sunset Maple Mature Size: H30' W25'	B & B		3
	Betula nigra / River Birch Multi-Trunk Mature Size: H40' W30'	Transplanted		8
	Carpinus betulus 'Frans Fontaine' / Columnar European Hornbeam Mature Size: H35' W15'	B & B	2'Cal	8
	Malus x 'Spring Snow' / Spring Snow Crab Apple Mature Size: H25' W20-25'	Transplanted		7
	Picea pungens / Green Phase Colorado Spruce Mature Size: H30-60' W10-20'	Transplanted		15
	Prunus virginiana 'Canada Red' / Canada Red Chokecherry Mature Size: H20-30' W20-25'	Transplanted	Varies	3
SHRUBS	BOTANICAL / COMMON NAME	SIZE		QTY
	Berberis thunbergii 'tiny gold' / Tiny Gold Barberry Mature Size: H12-18" W12-15"	2 gal		12
	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood Mature Size: H3' W3'	5 gal		83
	Cornus alba 'Ballhalo' TM / Ivory Halo Dogwood Mature Size: H5-6' W5-6'	5 gal		14
	Cotoneaster acutifolius / Peking Cotoneaster Mature Size: H8-10' W4-6'	5 gal		1
	Evonymus alatus 'Compactus' / Compact Burning Bush Mature Size: H4-6' W4-5'	5 gal		23
	Hydrangea arborescens 'Incrediball' / Incrediball Hydrangea Mature Size: H4-5' W4-5'	5 gal		25
	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark Mature Size: H5-6' W4-5'	5 gal		12
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Mature Size: H3' W3'	5 gal		4
	Salix purpurea 'Nana' / Dwarf Arctic Willow Mature Size: H3-5' W3-5'	1 gal		36
	Spiraea x bumalda 'Limemound' TM / Limeound Spirea Mature Size: H3' W4'	5 gal		20
ORNAMENTAL GRASS	BOTANICAL / COMMON NAME	SIZE		QTY
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Mature Size: H3-5' W2-3'	1 gal		34
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass Mature Size: H2-3' W2-3'	1 gal		62
	Stipa tenacissima / Mexican Feather Grass Mature Size: H2' W2'	1 gal		58
PERENNIAL	BOTANICAL / COMMON NAME	SIZE		QTY
	Paeonia lactiflora 'Sarah Bernhardt' / Sarah Bernhardt Peony Mature Size: H3' W3'	5 gal		12
GROUND COVERS	BOTANICAL / COMMON NAME	CONT		QTY
	Planting Bed Area Mulch (3" depth)	mulch		5,199 sf
	Turf Sod Bluegrass / Kentucky Bluegrass	sod		3,289 sf



River Birch Multi Trunk.

Mature Height: 40 ft.

Mature Width: 30 ft.

Proposing: 8 along the residential fencing and open lawn area of the pool/patio area.



Green Phase Colorado Spruce

Mature Height: 30-60 ft.

Mature Width: 10-20 ft.

Proposing: 9 along the residential fencing



Pacific Sunset Maple

Mature Height: 30 ft.

Mature Width: 25 ft.

Proposing: 3 along the residential fencing

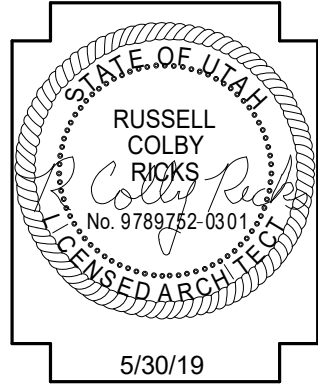
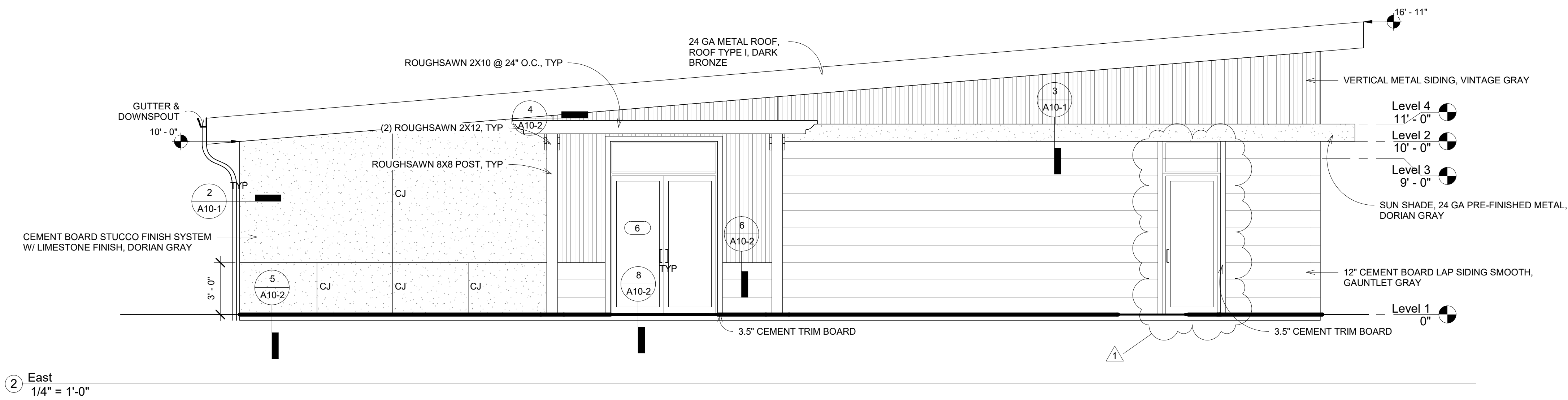
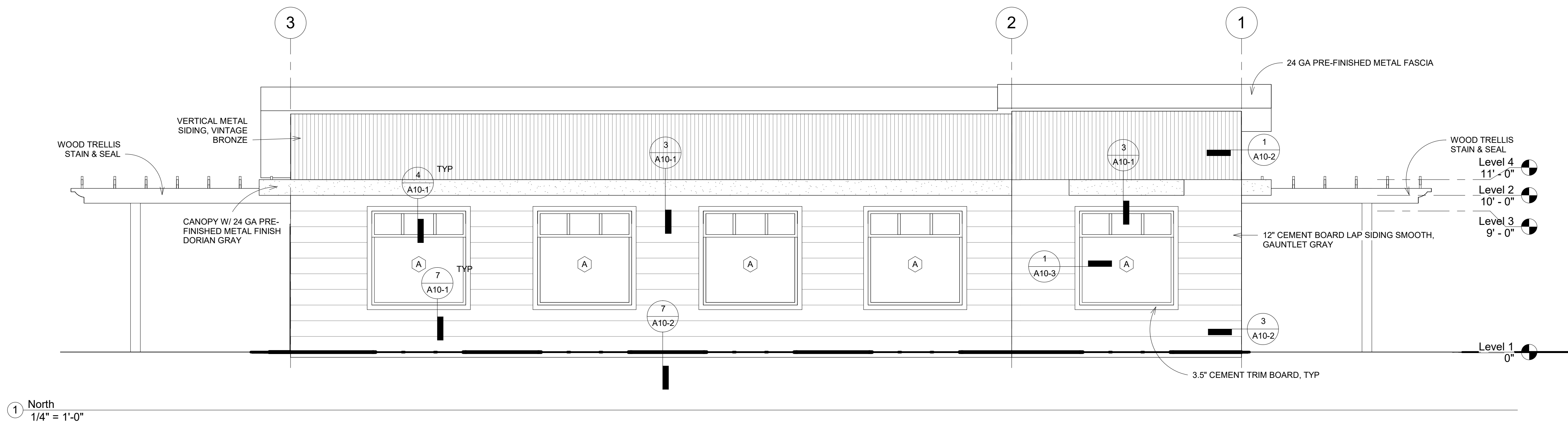


Bowhall Maple

Mature Height: 50 ft.

Mature Width: 20 ft.

Proposing: 5 along the fencing for pool/patio area.
Creates another buffer of trees.



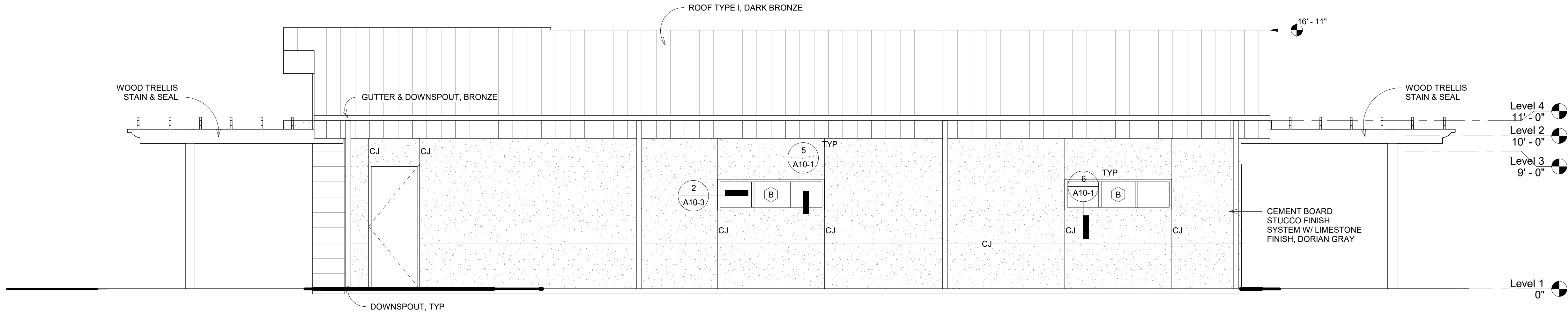
REVISION 1 PER CITY COMMENTS	
DATE	7/31/19

A NEW FACILITY FOR:
WATERS EDGE CLUBHOUSE #2
Vineyard, Utah
EXTERIOR ELEVATIONS

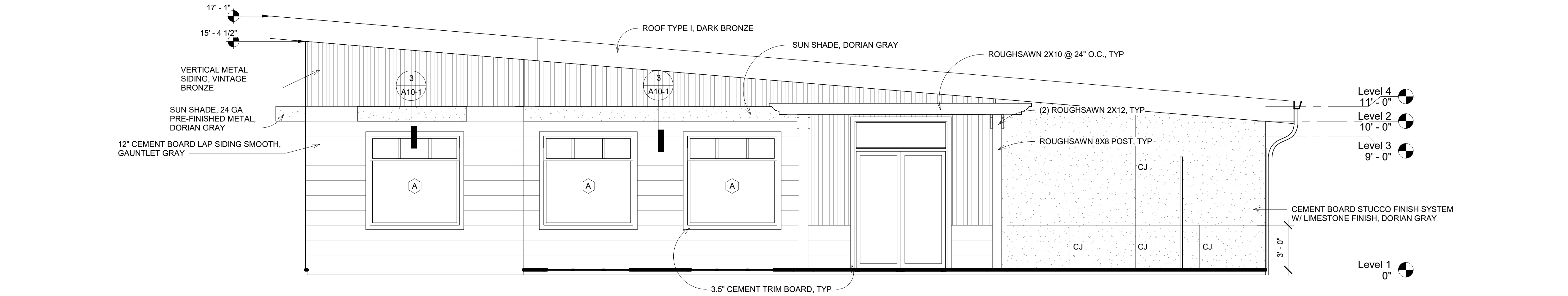
Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

DATE:	5/30/19
LK	RCR
Drawn	Checked

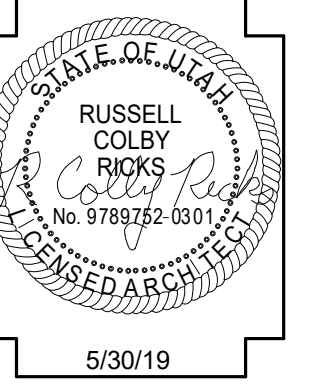
A3-1



① South
1/4" = 1'-0"



② West
1/4" = 1'-0"



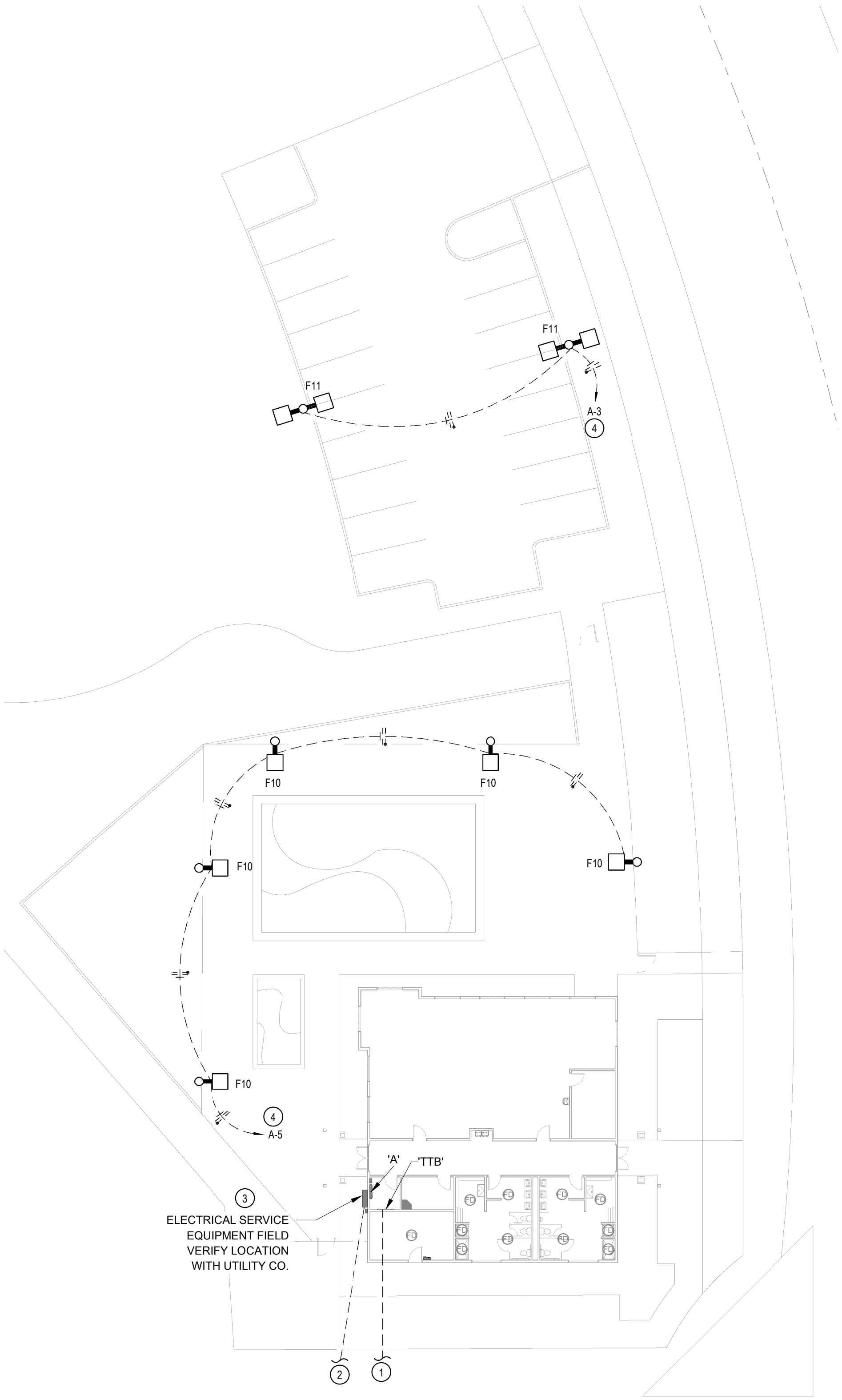
DATE: _____

A NEW FACILITY FOR:
WATERS EDGE CLUBHOUSE #2
Vineyard, Utah
EXTERIOR ELEVATIONS

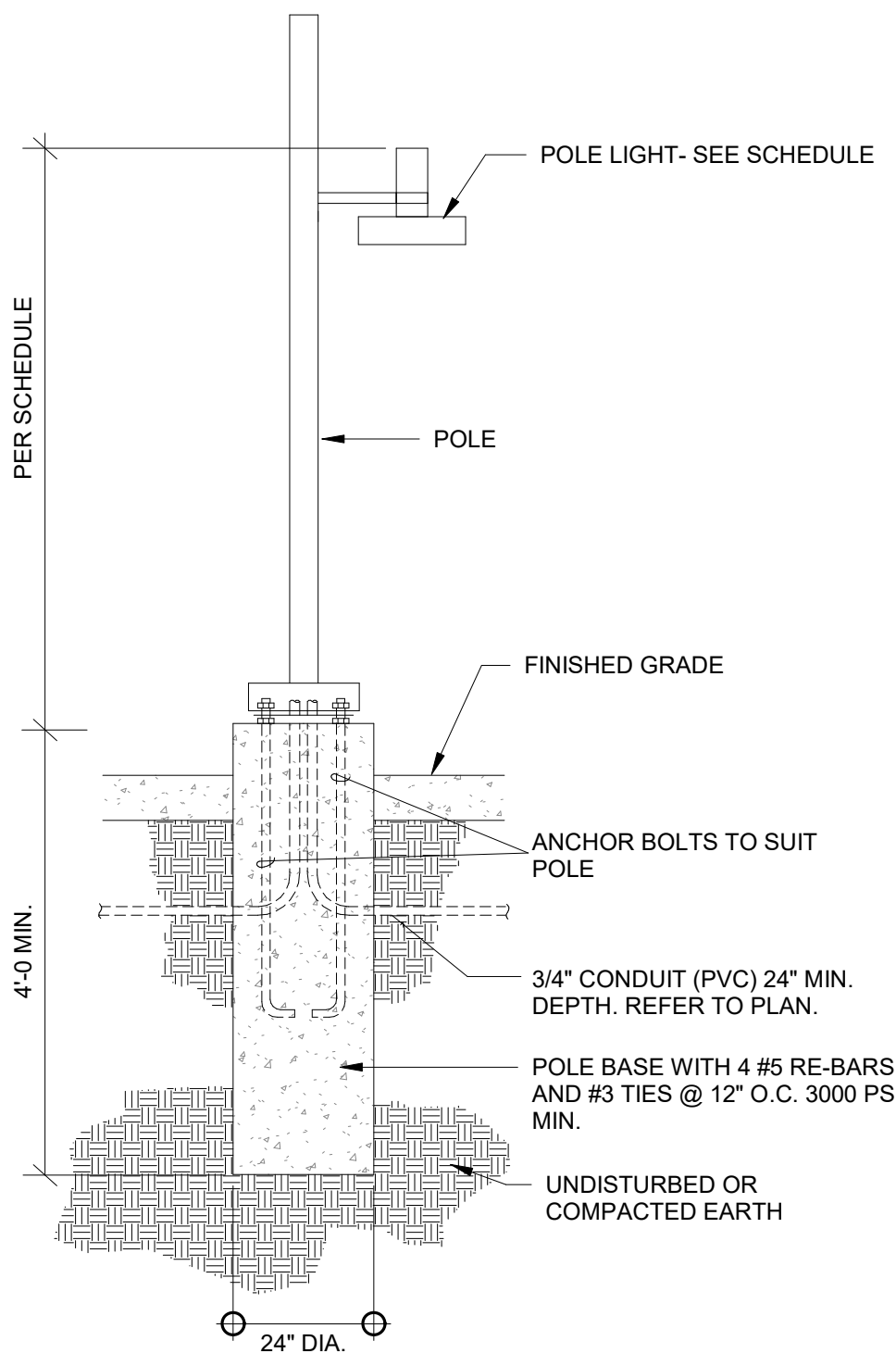
Laughlin Ricks Architecture
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935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

DATE: 5/30/19
LK RCR
Drawn Checked

A3-2



1 ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"



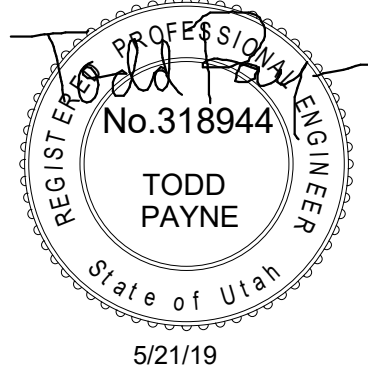
2 POLE LIGHT DETAIL
SCALE: NONE

GENERAL NOTES:

A. THESE PLANS HAVE BEEN PREPARED WITHOUT UTILITY COMPANY COMMENTS. THE E.C. SHALL VERIFY THE EXACT REQUIREMENTS FOR THE ELECTRIC AND TELEPHONE SERVICES WITH THE UTILITY COMPANY REPRESENTATIVES AND PROVIDE ALL WORK AND PAY ALL COSTS FOR A COMPLETE AND OPERATING SYSTEM, AS DIRECTED BY THE GOVERNING UTILITIES.

KEY NOTES:

- (1) 4" & (1) 2" CONDUIT FOR TELECOMMUNICATION AND CABLE TV SERVICE TO BUILDING. STUB CONDUITS TO LOCATIONS AS SPECIFIED BY LOCAL TELEPHONE AND CABLE TV PROVIDERS. PROVIDE WITH PULL-STRING. COORDINATE WITH LOCAL UTILITIES AND OWNER.
- NEW UNDERGROUND SECONDARY CONDUIT PROVIDED AND INSTALLED BY E.C. CONDUCTORS BY ROCKY MOUNTAIN POWER (RMP) COORDINATE CONDUIT REQUIREMENTS AND STUB LOCATION WITH RMP PRIOR TO INSTALLATION; SEE POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION.
- CT CAN, METER AND SERVICE DISCONNECT SWITCH MOUNTED ON BUILDING. SEE POWER RISER FOR ADDITIONAL INFORMATION.
- ROUTE CIRCUIT THROUGH LIGHTING CONTROL PANEL(LCP); PROVIDE AND INSTALL 8-RELAY LIGHTING CONTROL PANEL WITH ASTRONOMICAL TIME CLOCK; LITHONIA P/N: GR1408 LT ENC/SM NE1/GR1408 LT INT/(8)NCL/DTCMOD/DV OR EQUAL. LOCATE NEXT TO PANEL WHERE LIGHTING IS CIRCUITED. PROVIDE ON/OFF PROGRAMMING OF RELAYS PER OWNERS DIRECTION. PROVIDE AN ADDITIONAL UN-SWITCHED LEG FOR CONNECTION TO BATTERY PACKS IN EMERGENCY FIXTURES.



P.E. JOB #1923
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A NEW FACILITY FOR:
WATERS EDGE CLUBHOUSE #2
Vineyard, Utah
ELECTRICAL SITE PLAN

Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

DATE: 5/21/19
SAM TEP
Drawn Checked

E0.1