

**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, July 1, 2020 at 6:00 p.m.**

This meeting will be held electronically, via Zoom, due to COVID-19 gathering restrictions. Please click the below to access: <https://zoom.us/j/91469912366?pwd=RzdOTXpnSXhCOVloR1NpcS9CNmVKUT09>

Call this number to join via telephone: +1 253 215 8782 US (Tacoma)

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a public hearing and regular planning commission meeting, on Wednesday, July 1, 2020 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 from May 6, 2020 and June 3, 2020 planning commission meetings.

5. BUSINESS ITEMS:

5.1 PUBLIC HEARING AND CONSIDERATION: Maverik Inc., and Alloy Apartment Site Plan Amendment, and Maverik Inc. Conditional Use Permit Application

The applicant, Maverik, is requesting approval for a site plan amendment for the expansion of a motor vehicle fueling station (Maverik Inc.) and additional parking (Alloy), and a conditional use permit for the expansion of a motor vehicle fueling station (Maverik Inc.) located at approximately 24 S. Geneva Rd, Vineyard Utah. The property is zoned Regional Mixed Use.

5.2 DISCUSSION AND ACTION: Lakefront at Town Center Lakeside Trail and Open Space Improvements Site Plan

The applicant is requesting approval of a site plan for the Lakeside Trail and Open Space improvements located along Utah Lake and the west side of the Lakefront at Town Center development.

5.3 PUBLIC HEARING AND CONSIDERATION: New Code Section 15.50 Flood Damage Prevention

Don Overson, City Engineer, will present a new zoning code section 15.50 Flood Damage Prevention to promote the public health, safety and general welfare of the public.

5.4 PUBLIC HEARING AND CONSIDERATION: Section 15.34.060 Accessory Dwelling Units

The city is proposing a zoning ordinance amendment to Section 15.34.060 Accessory Dwelling Units to establish minimum lots size, parking and other development standards.

6. WORK SESSION

6.1 Wall Signs

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 July 15, 2020.

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: June 30, 2020

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, May 6, 2020 at 6:00 p.m.**

This meeting was held electronically, via Zoom,
due to COVID-19 gathering restrictions

Present	Absent
Chair Anthony Jenkins	Alternate Commissioner Jessica Welch
Vice-Chair Jeff Knighton	
Commissioner Bryce Brady	
Commissioner Tim Blackburn	
Alternate Commissioner Tay Gudmundson	
Alternate Commissioner Shan Sullivan	
Alternate Commissioner Amber Rasmussen	

Staff Present: Community Development Director Morgan Brim, Senior Planner Elizabeth Hart, City Engineer/Public Works Director Don Overson, Assistant City Engineer Chris Wilson, Water/Parks Manager Sullivan Love

Others Present: Resident David Lauret, Tracy with T-Mobile, Josh Gibbons and Joseph Browning with Hales Engineering, Steve Hutchings, Eric Towner, and Karla Mata with X Development; Jeff Sorenson

1. CALL TO ORDER

Chair Jenkins called the meeting to order at 6:01 p.m.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

For the inspirational thought, Chair Jenkins encouraged everyone to get out and enjoy the sunshine.

3. OPEN SESSION

Chair Jenkins called for public comments. Hearing none, he closed the open session.

4. MINUTES REVIEW AND APPROVAL

There were no minutes for approval.

5. BUSINESS ITEMS:

5.1 T-Mobile Sign Standard Waiver

The applicant is requesting approval of a third wall sign and additional sign area. The property is located at 576 N. Mill Road, Suite E.

Ms. Hart presented the application, explaining that T-Mobile had applied for three wall signs, each 37 feet square. Two were in compliance with the Sign Code's requirement of one square foot to one linear foot of frontage, but the third, the southwest corner sign, was six feet over that limit. The sign standard waiver application was to request the additional six square feet and to request the third sign. The total sign area for the three signs was 111 square feet, which was below the maximum allowed amount. She stated that staff was recommending approval.

Motion: COMMISSIONER BRADY MOVED TO APPROVE THE SIGN STANDARD WAIVER WITH LISTED CONDITIONS FOR T-MOBILE. COMMISSIONER SULLIVAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.2 PUBLIC HEARING AND CONSIDERATION: 720 S. Geneva Road Zoning Map Amendment

The applicant is proposing to rezone the property located at 720 S Geneva Road (Parcel Number 18:028:0179) consisting of 1.36 acres, from Business Park (BP) District to the Regional Commercial (RC) district.

Ms. Hart presented the amendment, stating that making the change would bring it more into conformity with what is already along Geneva Road. She explained that the General Plan called for a neighborhood center, and that this change would accommodate the creation of a neighborhood center for this area. The applicant was planning on having a car lot on this property, which would require a Conditional Use Permit in the RC district. She turned the time over to the applicant, Jeff Sorenson.

Mr. Sorenson said that they were originally planning on a flex-office area, but now with the other development along Geneva Road, retail use seemed to be a better fit. They had been approached by multiple potential tenants who were seeking a retail use for the site, which drove their request.

Motion: COMMISSIONER BLACKBURN MOVED TO OPEN A PUBLIC HEARING AT 6:13 P.M. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Seeing no public comments, Chair Jenkins called for a motion to close the public hearing.

Motion: COMMISSIONER SULLIVAN MOVED TO GO OUT OF THE PUBLIC HEARING AT 6:14 P.M. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Commissioner Blackburn asked what would typically be included in a neighborhood center in the General Plan. Ms. Hart replied that it would be a walkable area with smaller retail/commercial buildings and offices. Discussions ensued about the potential use of the property for a car lot and losing the BP district. Mr. Brim pointed out that the city recorder had recommended that this zoning map amendment rezone be split up from the zoning text amendment into two separate ordinances.

84 **Motion:** COMMISSIONER KNIGHTON MOVED TO FORWARD A RECOMMENDATION OF APPROVAL
85 TO THE CITY COUNCIL OF THE PROPOSED REZONE. COMMISSIONER SULLIVAN SECONDED THE
86 MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY,
87 KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.
88

89 **5.3 PUBLIC HEARING AND CONSIDERATION: Chapter 15.38.030(2)(c) Parking and**
90 **Loading Requirements.**

91 The applicant is proposing to amend Chapter 15.38.030(2)(c) regarding parking requirements
92 for offices and medical offices/clinics. The request is to change the stall requirement from one
93 (1) stall per 200 square feet of floor area to one (1) stall per 250 square feet of floor area.
94

95 Mr. Brim explained that the applicant, X Development, had proposed a text amendment to reduce
96 the parking requirements for professional and medical offices from one space per 200 square feet
97 to one space per 250 square feet. He mentioned that Draper, Lehi, and Orem had indicated that
98 this standard worked in their cities. He further explained that commercial businesses already had
99 parking ratio models which worked for their operations. He added that in his experience,
100 commercial parking was not a problem; residential parking was where the problems tended to
101 develop. He concluded that staff was recommending approval.

102
103 Joseph Browning with Hales Engineering presented the parking data and explained how they
104 compiled it.
105

106 **Motion:** COMMISSIONER BLACKBURN MOVED TO OPEN A PUBLIC HEARING AT 6:43 P.M.
107 COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR
108 JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE
109 MOTION CARRIED UNANIMOUSLY.
110

111 Eric Towner with X Development explained that they were guided by tenant demand and
112 requirements, some of whom needed more parking and some who needed less. They had
113 reached out to the other cities where they had developed, and said that setting it at one stall per
114 250 square feet had proved to work well in those cities.

115 Resident David Lauret asked if they had accounted for the shared use of the parking stalls in the
116 evenings by Megaplex patrons and others, and a discussion followed. Mr. Towner said that he
117 agreed that cross parking was important, and indicated that they had recorded a cross
118 easement/cross parking agreement for this area. He emphasized that their intention was to fulfill
119 the demands of tenants, and that it was not the responsibility of separate landowners to provide
120 parking for their neighbors. Commissioner Gudmundson asked how many stalls was the site
121 losing when going from one per 200 square feet to one per 250 square feet. The answer was 30
122 stalls. Mr. Towner commented, reiterating that tenants drove the requirements for parking, and
123 indicating that none of their tenants in this building needed a higher rate.
124

125 **Motion:** COMMISSIONER KNIGHTON MOVED TO CLOSE THE PUBLIC HEARING AT 6:57 P.M.
126 COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR
127 JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE
128 MOTION CARRIED UNANIMOUSLY.

There was a discussion about how the incoming medical businesses would be impacted if this was not approved, and about consistency with other medical and dental buildings. Commissioner Brady felt that businesses should be able to decide their own parking needs. After weighing the concerns, Commissioner Sullivan agreed. Commissioner Knighton also supported the reduction in parking.

Motion: COMMISSIONER KNIGHTON MOVED TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL OF THE PROPOSED ZONING ORDINANCE TEXT AMENDMENT. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.4 Yard B - Lot 4 Site Plan Amendment

The applicant is requesting approval of a site plan amendment for a Medical Office Building located at 691 E 450 North.

Ms. Hart presented the proposed changes to the site plan since the original was approved in July 2019. She discussed the 10% open space requirement, and identified the changes to the building, and concluded by explaining staff's recommended conditions for approval. A discussion followed regarding the open space requirement. Commissioner Knighton emphasized that the open space be usable.

 **Motion:** COMMISSIONER KNIGHTON MOVED TO APPROVE THE SITE PLAN AMENDMENT OF LOT 4 WITHIN YARD B WITH THE CONDITIONS AS PRESENTED BY STAFF ON THE SCREEN. CONDITIONS:

1. THIS APPROVAL OF THE SITE PLAN WILL ONLY TAKE INTO EFFECT IF THE CITY COUNCIL APPROVES THE ZONING TEXT AMENDMENT OF THE PARKING REQUIREMENTS ON MAY 13, 2020.
2. THIS PROJECT SHALL MEET SUBSTANTIAL CONFORMANCE WITH THE PLANS APPROVED ATTACHED TO THE PLANNING COMMISSION STAFF REPORT OF MAY 6, 2020; ANY CHANGES WILL REQUIRE PLANS TO BE APPROVED BY THE PLANNING COMMISSION.
3. THE APPLICANT SHALL SUBMIT AN UPDATED SITE PLAN TO STAFF THAT SHOWS AN OPEN SPACE AREA THAT MEETS THE REQUIREMENTS STATED WITHIN 2.08.10 OF THE SPECIAL PURPOSE DISTRICTS ORDINANCE.
4. ALL BICYCLE PARKING SHALL MEET THE REQUIREMENTS SET FORTH IN 15.38.030.H OF THE ZONING ORDINANCE.
5. THE APPLICANT SHALL PROVIDE A SIDEWALK FROM 400 NORTH TO THE SOUTH ENTRANCE.
6. THE APPLICANT SHALL PROVIDE A DETAIL FOR PARKING STALLS OVERHANGING A SIDEWALK BY 2 FEET.
7. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TOWARD THE SITE AND NOT EXTEND INTO ANY RESIDENTIAL AREA.
8. THE APPLICANT SHALL PAY ANY OUTSTANDING FEES OR MAKE ANY REDLINE CORRECTIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
9. SIGNAGE IS NOT APPROVED WITH THIS SITE PLAN APPLICATION. SIGNAGE MUST RECEIVE APPROVAL THROUGH THE SIGN PERMIT PROCESS.

COMMISSIONER SULLIVAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Blackburn stated that the Vineyard Heritage Days event, originally scheduled for early June, had been cancelled.

7. STAFF REPORTS

- Morgan Brim, Planning Director

Mr. Brim reported that Vineyard was on developers' radar and that there were some exciting projects that he expected to be able to announce soon. He also announced that the Planning Commission would only be meeting on the first Wednesday of each month due to the coronavirus, until things normalized.

He reported that they were planning public hearings on chickens, accessory dwelling units, short-term rentals, and allowing horses on large lots.

- Elizabeth Hart, Senior Planner

Ms. Hart reported that she had been very strict with the inspections of The Lakefront development to ensure compliance. For any change to the elevation or landscaping, she was requiring a letter explaining why the changes were made, as well as updated plans.

- Don Overson, City Engineer

Mr. Overson reported that the Vineyard FrontRunner Station contractor had been chosen and that the station would be built by April 2021.

- Chris Wilson, Assistant City Engineer

Mr. Wilson reported on the status of the Center Street Overpass project. He had met with Flagship Homes about unfinished trails, and expected to see progress on them now that Central Utah Water Conservancy District (CUWCD) had completed their pipeline and well projects.

Discussions ensued regarding trails, automated pedestrian signals, the progress on Sunset Beach Park, and the traffic signals at the intersection of Mill Road and the Center Street Overpass.

8. ADJOURNMENT

Motion: COMMISSIONER BRADY MOVED TO ADJOURN THE MEETING AT 7:57 P.M. COMMISSIONER SULLIVAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is June 3, 2020.

217 **APPROVED ON:**

218

219 **CERTIFIED CORRECT BY:** /s/ Elizabeth Hart

220 Elizabeth Hart, Planner

DRAFT



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, June 3, 2020 at 6:01 p.m.**

This meeting was held electronically, via Zoom,
due to COVID-19 gathering restrictions

Present	Absent
Chair Anthony Jenkins	Commissioner Tim Blackburn
Vice-Chair Jeff Knighton	Alternate Commissioner Shan Sullivan
Commissioner Bryce Brady	
Alternate Commissioner Tay Gudmundson	
Alternate Commissioner Jessica Welch	
Alternate Commissioner Amber Rasmussen	

Staff Present: Community Development Director Morgan Brim, City Engineer/Public Works Director Don Overson, Assistant City Engineer Chris Wilson, Water/Parks Manager Sullivan Love

Others Present: Resident David Lauret, Westin Allred on behalf of Crawford Leishman Dental and Utah Valley Pediatrics, Craig LaMont and John Jensen with Telos Academy, Brandon Watson and Matt Hanson with Edge Homes

1. CALL TO ORDER

Chair Jenkins called the meeting to order at 6:01 p.m.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

There was none.

3. OPEN SESSION

Chair Jenkins called for public comments. Hearing none, he closed the open session.

4. MINUTES REVIEW AND APPROVAL

There were no minutes for review.

5. BUSINESS ITEMS:

5.1 Crawford Leishman Dental Sign Standard Waiver

The applicant is requesting approval of a third wall sign. Located at 747 E 440 North.

Mr. Brim presented the application, explaining that Crawford Leishman Dental was requesting a third wall sign on the west elevation. There were two wall signs that were already approved through the Sign Permit process. The third wall sign area was 41 square feet, and the total wall sign area would be 123 square feet, which was less than the 150 square feet permitted through the Sign Standard Waiver. Staff was recommending approval.

Chair Jenkins called for questions or a motion.

Motion: COMMISSIONER GUDMUNDSON MOVED TO APPROVE THE SIGN STANDARD WAIVER WITH LISTED CONDITIONS BY STAFF FOR CRAWFORD LEISHMAN DENTAL. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.2 Utah Valley Pediatrics Sign Standard Waiver

The applicant is requesting approval of a third wall sign. Located at 747 E 440 North.

Mr. Brim explained that Utah Valley Pediatrics was requesting a third wall sign on the west elevation. There were two wall signs that were already approved through the Sign Permit process. The third wall sign area was 36 square feet, and the total wall sign area would be 125 square feet, which was less than the 150 square feet permitted through the Sign Standard Waiver. Staff was recommending approval.

Chair Jenkins called for questions or a motion.

Motion: COMMISSIONER GUDMUNDSON MOVED TO APPROVE THE SIGN STANDARD WAIVER WITH LISTED CONDITIONS BY STAFF FOR UTAH VALLEY PEDIATRICS. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.3 Vineyard Professional Building Sign Standard Waiver

The applicant is requesting approval for additional height on a single tenant monument sign. Located at 747 E 440 North.

Mr. Brim explained that the request was for two additional feet in height for a single tenant monument sign, and that the Sign Standard Waiver allowed the Commission to approve single tenant monument signs with additional height, up to 10 feet. The proposed sign area was 30 square feet. Staff was recommending approval.

Mr. Brim clarified that a single tenant monument sign was for two or less tenants; a multi-tenant sign was for three or more tenants. Mr. Brim further explained that staff had recommended that the applicant locate the sign further to the north, away from the corner, but there was nothing in the Code to prohibit it from being at this location. Chair Jenkins commented that the sign may need to be moved later when the road is widened for the tracks.

Chair Jenkins called for a motion.

Motion: COMMISSIONER BRADY MOVED TO APPROVE THE SIGN STANDARD WAIVER WITH LISTED CONDITIONS BY STAFF FOR THE VINEYARD PROFESSIONAL BUILDING. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.4 PUBLIC HEARING AND CONSIDERATION: Zoning Map Amendment

The applicant is proposing the creation of a new zoning district; Neighborhood Commercial (NC) with the Vineyard Zoning Ordinance Section 15.12 Establishment of Districts and Zoning Tables.

Mr. Brim explained that the applicant, Telos Academy, had submitted two applications: one for a text amendment which would create the Neighborhood Commercial (NC) zoning district, and the other for the zoning map amendment which was to apply the new zoning code to their property. He gave a review of the application, indicating that Telos Academy was proposing a mix of uses. Mr. Brim pointed out that the NC district was created to be a buffer district between high-impact uses and residential neighborhoods, and that the residential square footage was limited to 50% of the building or development and was not allowed on the ground floor. A discussion about the proposed NC district ensued. Chair Jenkins asked if there would be a change in parking standards with this change. Mr. Brims replied no.

Motion: COMMISSIONER BRADY MOVED TO OPEN A PUBLIC HEARING AT 6:28 P.M.

COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins called for public comments. Hearing none, he called for a motion to close the public hearing.

Motion: COMMISSIONER BRADY MOVED TO CLOSE THE PUBLIC HEARING AT 6:29 P.M.

COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins turned the time over to the applicant.

John Jensen, representing Telos Academy, thanked the city for their work so far and said he could answer any questions.

Commissioner Brady highlighted that there were a lot of Conditional Use Permit requirements in this zoning district and asked how that would work. Mr. Brim responded that any Conditional Use Permit applications would go through the standard process. He suggested that if there were any uses that the Commission was concerned about having next to residential neighborhoods, such as a nightclub or private club, the Commission could stipulate in the motion that they be not permitted instead of a conditional use.

Chair Jenkins sought clarification, if Telos Academy's status was a school. Craig LaMont with Telos Academy explained that it was a private boarding high school and was therefore protected by Utah State Code proximity restrictions. A discussion ensued about making nightclubs and private clubs not a permitted use.

Mr. Brim reminded the Commission that if they recommended this Ordinance (2020-07) for approval, that it was for both the text amendment and the zoning map amendment, and suggested that they discuss the next business item prior to any motion on Ordinance 2020-07.

5.5 PUBLIC HEARING AND CONSIDERATION: 600 S. Geneva Road Zoning Map Amendment

The applicant is proposing to rezone the property located at 600 S Geneva Road (Parcel Number 153:589:0002) consisting of 1.05 acres, from Regional Commercial (RC) District to the Neighborhood Commercial (NC) district.

Motion: COMMISSIONER GUDMUNDSON MOVED TO OPEN A PUBLIC HEARING AT 6:41 P.M.

COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR

JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins called for public comments. Seeing none, he called for a motion to close the public hearing.

Motion: COMMISSIONER BRADY MOVED TO CLOSE THE PUBLIC HEARING AT 6:42 P.M. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins called for questions or a motion.

Motion: COMMISSIONER BRADY MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ZONING ORDINANCE TEXT AMENDMENTS AND ZONING MAP: ORDINANCE 2020-07, WITH THE CONDITION THAT PRIVATE CLUB AND NIGHTCLUB USES BE REMOVED. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mr. Brim stated that this would come before the City Council on June 24, 2020.

5.6 PUBLIC HEARING AND CONSIDERATION: Waters Edge Special Zoning District 5 – Section 5.08.010 Building Standards Table - Zoning Text Amendment

The City of Vineyard is proposing to amend Title 5 Waters Edge Zoning District, Section 5.08.10 Building Standards Table to provide reference regarding Short Term Residential Leases and Accessory Buildings & Uses.

Mr. Brim explained that this amendment was not to change any standards but to provide a reference for Waters Edge residents to find the standards in the Zoning Code. It also provided a reference to Home Preschool and Day Care standards. He pointed out that currently the Zoning Code stated that Short-term Residential Leases were not a permitted use, but for Waters Edge it was not as clear. This was to clarify that they are not permitted in Waters Edge. He added that they would revisit Short-term Residential Leases in the future.

Chair Jenkins called for a motion.

Motion: COMMISSIONER GUDMUNDSON MOVED TO OPEN A PUBLIC HEARING AT 6:50 P.M. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins called for public comments. Seeing none, he called for a motion to close the public hearing.

Motion: COMMISSIONER GUDMUNDSON MOVED TO CLOSE THE PUBLIC HEARING AT 6:50 P.M. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins asked about enforcement of short-term residential leases. Mr. Brim responded that the city mostly worked on complaints. He emphasized that even if it was difficult to enforce, it was important to have the provisions in the Code so that the city had a mechanism to address problems when they did arise.

Chair Jenkins called for a motion.

189
190
191 **Motion:** COMMISSIONER BRADY MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ZONING
192 ORDINANCE TEXT AMENDMENT: ORDINANCE 2020-04. COMMISSIONER GUDMUNDSON SECONDED
193 THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY,
194 GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.
195

196 **5.7 PUBLIC HEARING AND CONSIDERATION: Section 15.34.120 Domestic Livestock and**
197 **Fowl Zoning Text Amendment**

198 The city of Vineyard is proposing to amend Section 15.34.120 Domestic Livestock and
199 Fowl to provide allowances for horses and other animals to be kept on lots of ½ acre or
200 larger.
201

202 Mr. Brim explained that he wanted to take a cautious approach and start the conversation at one acre
203 or larger, since ½ acre or larger would apply to more lots such as the Shores and James Bay, whereas the
204 one acre would apply to the older lots in south Vineyard, where the residents who were requesting this
205 resided.
206

207 **Motion:** COMMISSIONER GUDMUNDSON MOVED TO OPEN A PUBLIC HEARING AT 7:02 P.M.
208 COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR
209 JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE
210 MOTION CARRIED UNANIMOUSLY.
211

212 Resident David Lauret stated that he was in support of the change. He indicated that this would not
213 help residents whose lots were just under one acre, and he requested that the change be made for ½
214 acre or larger. He suggested that other solutions could be to make it a conditional use or that they could
215 create a zoning district for historical lots.
216

217 Mr. Brim expressed concern with dropping it to ½ acre since it opened it up large areas of the city, and
218 suggested that they could make it a minimum of ¾ acre instead, and later see if the community wanted
219 to take it down to ½ acre.

220 Commissioner Jessica Welch wondered if the Waters Edge HOAs prohibited farm animals, so even if in
221 theory dropping it to ½ acre would open it up in different areas, it might be a moot point. She liked the
222 idea of making it ¾ acre since it included the older lots that were advocating the change but did not
223 open it up to these other areas.
224

225 Assistant City Engineer Chris Wilson proposed that ½ acre lots could allow smaller farm animals such as
226 chickens, and then larger lots the larger animals. Mr. Brim agreed, adding that it was something they
227 could consider when they revisit the chicken question, which residents had been asking about.
228

229 Mr. Lauret pointed out that the text amendment was worded so that it referred to “the area used
230 exclusively for the keeping of domestic livestock or domestic fowl” was limited to one acre or more, so it
231 would still not help Ms. Teschner, who was one of the residents requesting the change, even though her
232 lot, where her home was also located, was just over one acre.
233

234 Chair Jenkins called for a motion.
235

236 **Motion:** COMMISSIONER KNIGHTON MOVED TO CLOSE THE PUBLIC HEARING AT 7:12 P.M.
237 COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR

JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins felt that the $\frac{3}{4}$ acre and up standard might be a good middle ground, and wanted to address the concern that Mr. Lauret had raised about the wording of the text amendment.

Mr. Brim proposed that they change the wording to “lot size” instead of “the area used exclusively” for keeping animals. A discussion followed. Commissioner Rasmussen suggested making $\frac{3}{4}$ acre the minimum requirement for two horses and $\frac{1}{2}$ acre for smaller animals. Commissioner Knighton agreed, adding that $\frac{3}{4}$ acre was a good compromise which would enable the historic lots on Holdaway Road to have the farm animals, and to the wording change proposed by Mr. Brim. Commissioner Brady wondered if the intent was that the horses would be ridden around the city. Chair Jenkins said that if that happened, it would be the city’s responsibility to regulate horse cleanup. Mr. Brim didn’t anticipate more than a few horses coming into the city as a result of this being approved. Commissioner Brady felt that considering fowl should be tabled until they revisit the chicken discussion, and he agreed with the $\frac{3}{4}$ acre standard. Mr. Brim stated that he would work with Ms. Hart to plan a work session at the next meeting to discuss fowl. The discussion continued.

Chair Jenkins called for a motion.

Motion: COMMISSIONER KNIGHTON MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ZONING ORDINANCE TEXT AMENDMENT: ORDINANCE 2020-06, WITH THE CONDITION THAT THE REQUIREMENT FOR THE LOT SIZE BE CHANGED TO $\frac{3}{4}$ OF AN ACRE, AND THAT THE DEFINITION OF THE AREA IS BASED ON THE LOT SIZE AND NOT THE AREA SPECIFIC TO THE KEEPING OF THE ANIMALS. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.8 Vineyard Public Works Building Site Plan

The city of Vineyard Public Works department is requesting approval of a site plan for the new Public Works Building. Located at approximately the intersection of 1600 North and Vineyard Road. Parcel Number: 17:023:0017

Assistant City Engineer Chris Wilson presented the site plan and elevation drawings for the new Public Works Building. He described the layout of the site, identifying the salt storage building that would be located near the north end of the lot, and the three-bay storage and maintenance building near the south end, which would store temperature-sensitive vehicles and equipment. The two primary vehicles stored there would be the vac truck and the street sweeper. He explained that Phase 2 would be added later for office space.

Chair Jenkins called for questions and a motion.

Motion: COMMISSIONER GUDMUNDSON MOVED TO APPROVE PHASE 1 OF THE VINEYARD PUBLIC WORKS YARD AND BUILDING SITE PLAN. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

6. WORK SESSION

6.1 Lakefront at Vineyard Town Center Site Plan Amendment

Mr. Brim introduced the site plan amendment and stated that it met the Vineyard Downtown code requirements. He added that the city would gain one acre of open space, with the overall unit count would staying the same, while losing single-family homes and gaining 30 condominium units on the south end. He turned the time over to Brandon Watson and Matt Hanson with Edge Homes. Mr. Watson explained that they were working to be in compliance with local, state, and federal regulations and felt that the project was coming along nicely. He asked the Commission to be open minded to their proposals. Commissioner Rasmussen sought the opportunity to suggest native plants for the landscaping, and Mr. Watson agreed. A discussion about the proposed changes followed.

6.2 Lakefront at Vineyard Town Center Lakeside Trail and Open Space Improvements Site Plan

Chair Jenkins turned the discussion to the trails and open space improvements. Mr. Brim indicated that the city had wanted a minimum of a ten-foot width for the trails, and that the site plan showed the upper trail as having only an eight-foot width. Mr. Wilson and the applicants continued the discussion, and Mr. Brim concluded, stating that the city would likely want to have a maintenance agreement for the HOA to take care of the maintenance on the eight-foot trail and adjacent improvements. The discussion continued.

Mr. Wilson emphasized that with the landscaping, the city wanted to create a natural, low-maintenance feel with native plants and grasses. Mr. Watson presented the landscaping plans. Commissioner Rasmussen commented that the plans as presented did not give an ecological benefit, and she stated that she would compile a list for the applicants of other plants that would still be easy to maintain, but would also help to build the ecosystem in the area.

Mr. Brim suggested that the city could clean up the existing pavilions and build more pavilions, paid for by the RDA or the city, and asked the Commission to think about how that might work.

Mr. Brim asked the applicants to look into who was parking RVs along 300 West, to see if it was construction workers. Mr. Wilson stressed that the city did not want overnight parking there, even though the signage was not posted yet.

Commissioner Knighton felt that the wetlands presented a great opportunity to create view corridors and ways for the community to connect to the lake.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

None of the Commissioners had any items to report.

8. STAFF REPORTS

- Morgan Brim, Planning Director

Mr. Brim stated that the city was working on a hotel development and hoped to make an announcement in a few months. He reported on the status of The Forge development.

- Don Overson, City Engineer

Mr. Overson reported that they had selected a contractor for the FrontRunner Station, and stated that they were going to start working by August 1. The goal was to open the double tracks and the station in April 2021.

Mr. Wilson reported that work on the Center Street overpass and the intersection was progressing. The bases for the signals were installed but the signals would not be active

337 until closer to the end of the project. There were to be signalized intersections at Center
338 Street and Vineyard Road and at Center Street and Mill Road.

339 Commissioner Knighton asked about controlling the dust from the Town Center area. Mr.
340 Wilson stated that they had done some hydroseeding, which would help, and that the city
341 was trying to mediate the dust problem as best they could, given the ongoing cleanup
342 operations. He further explained the cleanup site on the east side of the FrontRunner
343 Station was governed by the Environmental Protection Agency (EPA) and that the city had
344 no jurisdiction until the cleanup was complete. He emphasized that dust control was
345 constantly on their radar, and added that given the size of the site, it was difficult to
346 manage.

347 Mr. Brim thanked Commissioner Rasmussen for her work on the Gardening in Vineyard
348 Facebook group, which she took the initiative to start, and added that he had heard from a
349 lot of residents that it was a fantastic resource. He recommended that anyone on Facebook
350 join the group.

351 9. ADJOURNMENT

352
353 Chair Jenkins called for a motion to adjourn the meeting.

354
355 **Motion:** COMMISSIONER BRADY MOVED TO ADJOURN THE MEETING AT 8:36 P.M. COMMISSIONER
356 GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS,
357 COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION
358 CARRIED UNANIMOUSLY.

359
360 The next regularly scheduled meeting is June 17, 2020.

361
362
363 **AGENDA NOTICING COMPLETED ON:** June 2, 2020

364
365 **NOTICED BY:** _____

366 Elizabeth Hart, Planner

Community Development

Date: July 1, 2020
From: Elizabeth Hart, Senior Planner
To: Planning Commission
Item: Maverik and Alloy Apartment Site Plan Amendment Application, and Maverik Conditional Use Permit
Address: 24 South Geneva Road
Applicant: Cassie Younger - Maverik
Owner: Maverik Inc.



ANALYSIS

The applicant, Maverik Inc., is requesting approval of a site plan amendment, which includes a portion of the Alloy Apartment development. The applicant is also requesting approval of a conditional use permit for expanding an existing motor vehicle fueling station. The project is located on 2.2 acres (97,560 SF) to the south of the existing Maverik store and about one (1) acre of the Alloy Apartment development. Both properties are located within the RMU district.

Maverik and the Alloy property owners came to a boundary line agreement which swapped land from the Alloy development the Maverik site, which was needed for the Maverik site to meet zoning code requirements. They also have agreed on a cross access agreement on the southern private drive and a sign easement at this corner for a shared monument sign.

The applicant is proposing to add two (2) additional fuel dispensers to the existing fueling area on the Maverik site. The applicant is also proposing to move the existing dumpster to the side for better truck access, it also creates three (3) additional parking stalls in front of the Maverik store. The applicant is also proposing to add a commercial fueling station with five (5) fuel dispensers to the south of the existing building and fueling station. There is also four (4) proposed commercial truck parking stalls on the east of the proposed fueling station up against Geneva Road. The zoning ordinance does not have parking requirements for the motor vehicle fueling station use. The Maverik site has thirty-two (32) existing parking stalls, with the proposed three (3) additional stalls brings the total for the site to thirty-five (35).



Community Development

The commercial trucks will enter the site from the Alloy entrance on the south. Trucks will be able to pull into the fueling station from the Alloy entrance and then pull out of the site by taking a driveway on the west side of the existing Maverik building that leads out to Mill Road. The exit at Mill Road is the main entrance to the Starbucks and a secondary entrance and exit for the Maverik Site. The Planning Commission did express some concern about the traffic congestion at this intersection. It was discussed that eventually this intersection will be a right turn only into and out of the site. Staff believes that this will help the congestion that is currently happening.

There is an existing building and canopy existing on the Maverik site. The applicant is proposing to add a second canopy over the new commercial fueling station. The new canopy will be the same as the existing, same color and twenty-one (21) feet in height. The applicant did indicate that the company is changing its theme to be more natural than cartoon. The proposed new fueling station is located eighty (80) feet from Geneva Road, twenty-nine (29) feet from the rear property line, and seventy-five (75) feet from the closest Alloy Apartment building, meeting all setback requirements. The lighting for the new canopy will be the same as what is used for the existing canopy, down lighting that will only light up the area underneath the canopy.

The Maverik site is proposed to have twenty-two percent (22%) landscaping, this includes what is existing on the site. The Maverik site is gaining 272 linear feet of new street frontage, which has one (1) tree and ten (10) shrubs every twenty (20) linear feet per code. A bus stop is being proposed in this area, which will impact the proposed landscaping. Staff added a condition that the applicant work with staff on the landscaping that will be impacted by the future bus stop. Between the Alloy Apartment development and Maverik site there is a ten (10) foot landscaping buffer with trees and shrubbery, and an eight (8) foot in height fence. A recent zoning ordinance amendment allowed for fences or walls separating commercial uses from residential to go up to eight (8) in height. The RMU district requires ten percent (10%) of the site be set aside for an open space plaza area. The existing Maverik site has a seating area built on the north side of the building that meets this requirement.

The Alloy Apartment development is also requesting approval of a site plan amendment for their site. The land that was given to Maverik opened the opportunity for the Alloy to develop thirty-five (35) additional parking stalls in the area between the apartment buildings and the Maverik site. The Alloy site is also losing about two percent (2%) of the existing landscaping for the entire site. The addition of the parking and removal of the landscaping are within the parameters of the zoning ordinance for the RMU district.

CONDITIONAL USE PERMIT

The RMU district requires a conditional use permit for the motor vehicle fueling station use. The purpose of a conditional use application is to allow the proper integration of uses that may be appropriate only if such uses are designed, organized, or conducted in a particular manner. The applicant is proposing to expand an already existing motor vehicle fueling station, the expansion includes five (5) commercial fueling stations and two (2) additional fueling stations to the existing fueling station. Staff has conducted a review of the conditional use permit and finds that it meets all zoning ordinance regulations with the conditions as listed below.



Community Development

RECOMMENDATION

Staff is recommending approval of the site plan amendment to the Maverik and Alloy Apartment developments with the listed conditions below. Staff is also recommending approval of the Maverik Conditional Use Permit with the list conditions listed below.

CONDITIONS OF APPROVAL: Maverik and Alloy Site Plan Amendment

- 1) The applicant pays any outstanding fees prior to applying for a building permit.
- 2) The applicant makes any redline corrections prior to applying for a building permit.
- 3) The applicant works with staff on the placement of landscaping near the proposed UTA bus stop along Geneva Road.
- 4) The applicant shall remain in compliance with all federal, state and local laws.

CONDITIONS OF APPROVAL: Maverik Conditional Use Permit

- 1) Deliveries shall not be allowed to take place on the north side of the existing Maverik building that may cause traffic congestion at the shared entrance between Starbucks and the Maverik site.
- 2) The site plan shall designate where delivery trucks are allowed to park.
- 3) No excessive idling shall take place by the commercial trucks after 10pm.

PROPOSED MOTION

"I move to approve the conditional use permit for the expansion of a motor vehicle fueling station on the Maverik site with the conditions as listed by staff"

"I move to approve the site plan amendment application for the Maverik and Alloy Apartment development with the conditions as listed by staff."

ATTACHMENTS

Project Narrative

Plan Set

Elevations



**185 South State Street, Suite 800
Salt Lake City, Utah 84111
801.936.5557 | maverik.com**

January 27, 2020

Vineyard Community Development
125 S Main Street
Vineyard, UT 4059

RE: 24 South Geneva Road Fuel dispenser expansion

Project Description

Maverik would like to expand the facilities at our store at 24 South Geneva Road by adding a commercial fueling court with five commercial dispensers with a fueling position on each side.

Maverik will be also adding 32 parking stalls to the Alloy apartment complex during this reconstruction. This will benefit the residents of the apartment complex, and Maverik will provide buffering and mitigation of any effects of the additional fueling and traffic that will occur to the residents.

Boundary Line Adjustment and Easements

Maverik, Inc and Pinnacle, Vineyard, SPE LLC have negotiated a boundary line adjustment of property between the Maverick and the Alloy apartment complex. After this trade, it will bring the Maverik parcel to 97,560 square feet.

Maverik and Pinnacle have also agreed on a cross access agreement on the southern private drive and a sign easement at this corner for a shared monument sign. This will create a new access for Maverik off the private drive from Geneva Road that leads to both the Alloy and now Maverik. In constructing this access, Maverik will continue the sidewalk existing along the apartment complex and complete it connecting it to Geneva Road. Both of these agreements are provided with exhibits in supplementary documents.

Conditional Use Permit

The selling of fuel at this location requires a Conditional Use Permit through the City. Maverik intends to mitigate any effects that may result from these additional fueling stations. While gas stations do not typically add to the existing traffic of an area, but rather capture it, the additional commercial fuel dispensers may increase truck traffic to this site. Maverik will provide buffering of this area from the apartment complex by constructing a 6 foot tall fence between the properties and planting trees and landscaping around the perimeter of our property. We believe that Maverik can mitigate any effects from the additional fueling of the store while

simultaneously providing the benefit to the residents of the Alloy by providing additional parking stalls.

Site Design

The following changes will be made from the original Site Plan approval:

- Adding 32 additional parking stalls to Alloy Apartment complex
- Demolishing current dumpster and moving it to the side for better truck access, while also creating new parking stalls
- Adding hi- flow commercial fuel dispensers on Lot 2 and 3 of new property
- Adding 2 fuel dispenser to existing fueling area
- Adding trees and fencing between the Alloy and Maverik for screening purposes
- Additional access on south side of additional property
- Signage on the south corner to be determined

We believe that the proposed Maverik expansion is an appropriate use for its location. The Maverik development will not be detrimental to surrounding uses in the area due to its location and the development standards of the City.

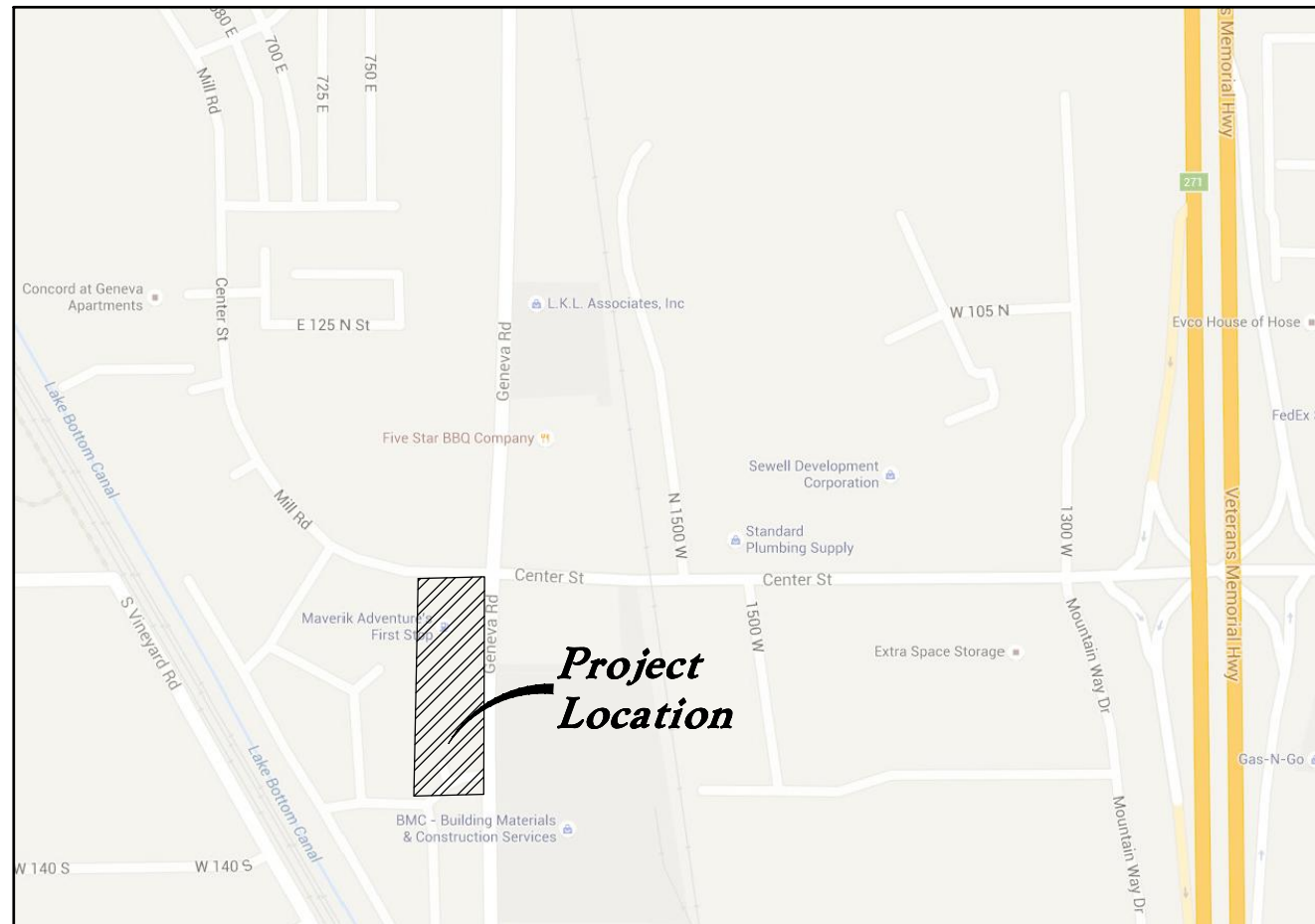
Please contact me at (330) 554-0967 if you have any questions regarding this application.

Regards,

Cassie Younger
Project Planning Manager
Maverik, Inc.

Maverik, Inc. Store #517

24 South Geneva Road
Vineyard City, Utah



Vicinity Map
Not to Scale

Civil Sheet Index

CV	Cover Sheet
C0.1	Demolition Plan
C1.0	Overall Site Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Details and Notes
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C4.4	Details
C4.5	Details
C4.6	Details
C5.1	Erosion Control Plan - Phase 1
C5.2	Erosion Control Plan - Phase 2
C5.3	Erosion Control Details
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

Abbreviations

BCR	Begin Curb Return	PVC	Polyvinyl Chloride
BOL	Bollard	PVI	Point of Vertical Intersection
BRW	Finish Grade - Bottom of Retaining Wall	RCP	Reinforced Concrete Pipe
CATV	Cable Television Box	RD	Roof Drain
CB	Catch Basin	SB	Signal Box
CMP	Corrugated Metal Box	SD	Storm Drain
COB	Cleanout Box	SDMH	Storm Drain Manhole
COTG	Cleanout to Grade	SMH	Sewer Manhole
EA	Edge of Asphalt	SP	Signal Pole
EB	Electrical Box	SS	Sanitary Sewer
EC	End of Curve	SVZ	Sight Visibility Zone
ECR	End Curb Return	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TG	Top of Grate
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade - Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve
PT	Point of Tangency		

Legend

Proposed Curb & Gutter	Existing Improvements	Existing Asphalt
Proposed Open Face C & G	Existing Concrete	Existing Concrete
Proposed Asphalt	Existing Inlet Box	Existing Inlet Box
Proposed Concrete	Existing Catch Basin	Existing Catch Basin
Proposed Truncated Domes	Existing Manhole	Existing Manhole
Proposed Inlet Box	Existing Fire Hydrant	Existing Fire Hydrant
Proposed Catch Basin	Existing Water Valve	Existing Water Valve
Proposed Manhole	Existing Overhead Power Line	Existing Overhead Power Line
Proposed Transformer	Existing Water	Existing Water
Proposed Meter Box	Existing Secondary Water	Existing Secondary Water
Proposed Water Meter	Existing Sewer	Existing Sewer
Proposed Combo Box	Existing Storm Drain	Existing Storm Drain
Proposed Fire Hydrant	Existing Gas	Existing Gas
Proposed Water Valve	Existing Power	Existing Power
Proposed Water Line	Existing Telephone	Existing Telephone
Proposed Sanitary Sewer	Existing Fence	Existing Fence
Proposed Storm Drain	Flowline	Flowline
Proposed Conduit Line	Centerline	Centerline
Proposed Power Line	Existing Contour	Existing Contour
Proposed Gas Line	Existing Spot	Existing Spot
Proposed Secondary Water Line	Existing Light Pole	Existing Light Pole
Proposed Roof Drain	Existing Street Light	Existing Street Light
Proposed Fence	Existing Building	Existing Building
Ridge line	Existing Telephone Box	Existing Telephone Box
Grade Break	Existing Power Meter	Existing Power Meter
Proposed Contour	Existing Electrical Box	Existing Electrical Box
Direction of Drainage	Existing Electrical Cabinet	Existing Electrical Cabinet
Proposed Spot	Existing Gas Meter	Existing Gas Meter
ADA Accessible Route	Existing Water Meter	Existing Water Meter
Property Line	Existing Irrig. Control Box	Existing Irrig. Control Box
Sawcut Line	Existing Ballard	Existing Ballard
Proposed Light Pole	Existing Hose Bib	Existing Hose Bib
Proposed Street Light	Working Point	Working Point
Proposed Building	Existing Deciduous Tree	Existing Deciduous Tree
Existing Power Pole	Existing Coniferous Tree	Existing Coniferous Tree
Existing Power Pole w/ Guy		
Existing Utility Marker		
Existing Post		

Developer Contact

Maverik, Inc.
Attn: Rick Magnus
185 S. State Street, Suite 800
Salt Lake City, UT 84111
Phone Number: 702-370-6962

Flood Zone

This property lies entirely within Flood Zone C as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 495517-0230A dated October 15, 1982. Flood Zone C is defined as "Areas of minimal flooding."

Basis of Bearings

A line between monuments found for East Quarter Corner and the Northeast Corner of Section 17 was assigned the bearing of North 0°03'29" West as the Basis of Bearings.

Benchmark

Found Monument for the East Quarter Corner of Section 17, T6S, R2E, SLB&M
Elevation = 4549.52
Observed July 7th, 2016

Legal Description

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GENEVA ROAD, SAID POINT BEING 500'03'29"E 82.64 FEET AND S89°56'31"W 137.62 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 10058.00 FEET, AN ARC LENGTH OF 507.93 FEET, A DELTA ANGLE OF 02°53'36", A CHORD BEARING OF S01°12'28"W, AND A CHORD LENGTH OF 507.88 FEET; (2) S46°06'52"W 11.49 FEET; AND (3) S00°11'15"E 14.86 FEET, THENCE WEST 11.81 FEET; THENCE S86°12'48"W 54.17 FEET; THENCE S54°36'59"W 20.20 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 9.50 FEET, AN ARC LENGTH OF 15.24 FEET, A DELTA ANGLE OF 91°56'09", A CHORD BEARING OF N79°24'57"W, AND A CHORD LENGTH OF 13.66 FEET; THENCE N33°26'52"W 89.64 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 25.50 FEET, AN ARC LENGTH OF 20.29 FEET, A DELTA ANGLE OF 45°35'38", A CHORD BEARING OF N56°14'41"W, AND A CHORD LENGTH OF 19.76 FEET; THENCE N79°02'31"W 32.66 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 14.50 FEET, AN ARC LENGTH OF 20.02 FEET, A DELTA ANGLE OF 79°06'13", A CHORD BEARING OF N39°29'24"W, AND A CHORD LENGTH OF 18.47 FEET; THENCE N00°03'42"E 159.87 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 30.83 FEET, AN ARC LENGTH OF 21.65 FEET, A DELTA ANGLE OF 40°14'37", A CHORD BEARING OF N20°03'36"W, AND A CHORD LENGTH OF 21.21 FEET; THENCE N40°10'55"W 38.59 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 27.61 FEET, AN ARC LENGTH OF 22.76 FEET, A DELTA ANGLE OF 47°14'42", A CHORD BEARING OF N20°54'30"W, AND A CHORD LENGTH OF 22.13 FEET; THENCE N00°11'16"W 68.93 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 875.41 FEET, AN ARC LENGTH OF 7.91 FEET, A DELTA ANGLE OF 00°31'04", A CHORD BEARING OF S81°50'28"E, AND A CHORD LENGTH OF 7.91 FEET; THENCE N00°21'40"E 218.23 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 614.00 FEET, AN ARC LENGTH OF 31.13 FEET, A DELTA ANGLE OF 02°54'16", A CHORD BEARING OF S81°10'47"E, AND A CHORD LENGTH OF 31.12 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 87.00 FEET, AN ARC LENGTH OF 7.22 FEET, A DELTA ANGLE OF 04°45'23", A CHORD BEARING OF S80°15'09"E, AND A CHORD LENGTH OF 7.22 FEET; THENCE S77°52'23"E 76.38 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 113.00 FEET, AN ARC LENGTH OF 25.25 FEET, A DELTA ANGLE OF 12°48'15", A CHORD BEARING OF S84°16'32"E, AND A CHORD LENGTH OF 25.20 FEET; THENCE N89°19'35"E 84.26 FEET; THENCE S37°57'41"E 46.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 129,460 SQUARE FEET OR 2.972 ACRES MORE OR LESS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWahlen@engineering.net

MAVERIK

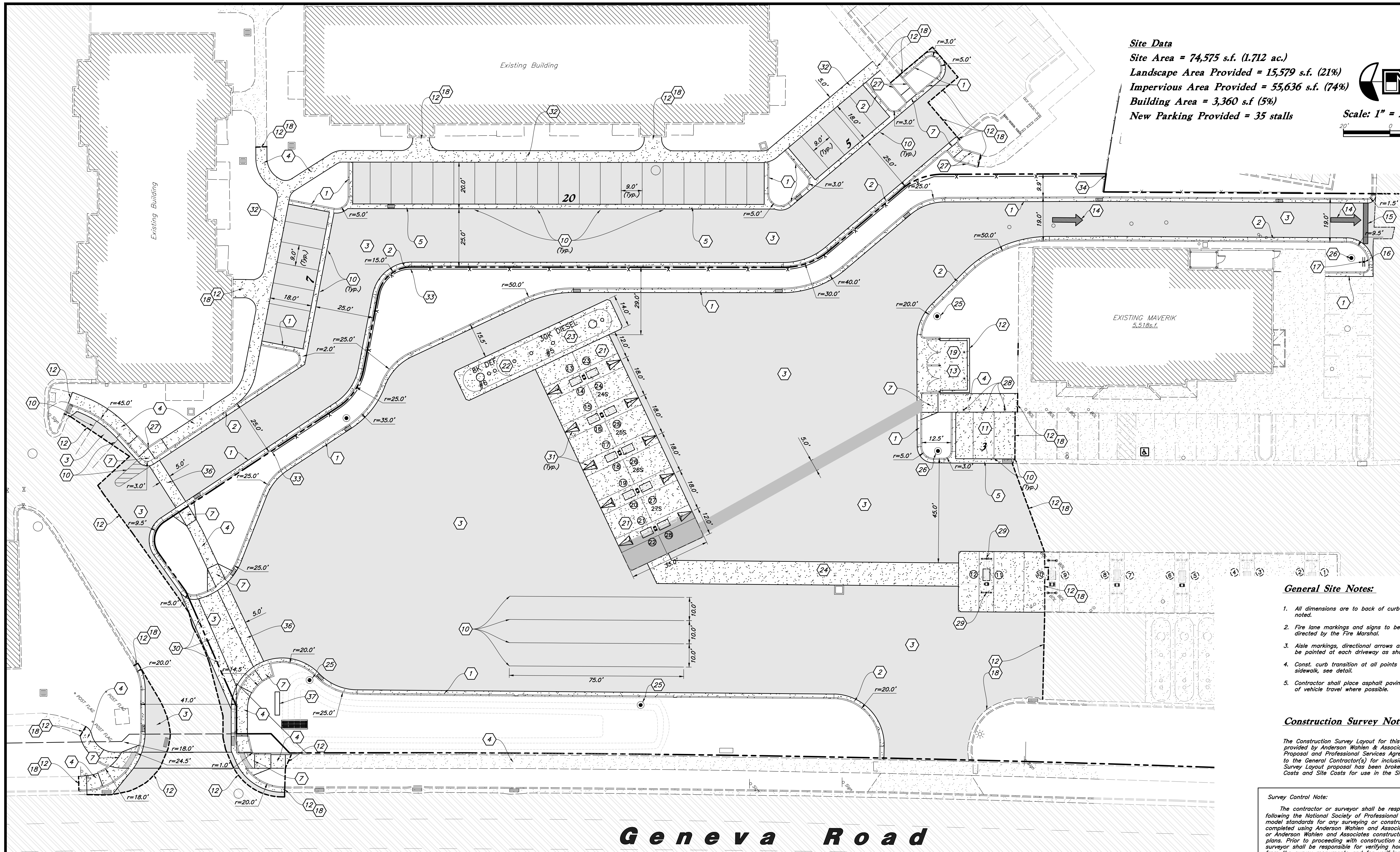
Cover Sheet
Maverik, Inc. Store #517
24 S. Geneva Rd
Vineyard, Utah 84057

PROFESSIONAL ENGINEER
No. 173441-2020
ERIC L. MAJORS
STATE OF UTAH

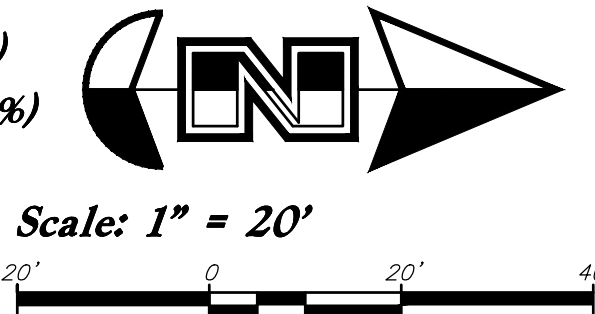
26 Jun, 2020

SHEET NO.

CV



Site Data
Site Area = 74,575 s.f. (1.712 ac.)
Landscape Area Provided = 15,579 s.f. (21%)
Impervious Area Provided = 55,636 s.f. (74%)
Building Area = 3,360 s.f. (5%)
New Parking Provided = 35 stalls



General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Site Construction Notes

- 1 Const. Catch Curb and Gutter
- 2 Const. Spill Curb & Gutter
- 3 Const. On-Site Paving
- 4 Const. Conc. Walkway
- 5 Const. 2' Concrete Waterway
- 6 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition)
White Symbol & Border, Blue Background
Contractor shall provide 15 mils min. thickness
(See Sheet C2.3 for Accessible Details and Notes)
- 7 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition)
(See Sheet C2.3 for Accessible Details and Notes)

- 8 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition)
(See Sheet C2.3 for Accessible Details and Notes)
- 9 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition)
(See Sheet C2.3 for Accessible Details and Notes)
- 10 Const. 4" White Paint Stripe (Typ.)
Contractor shall provide 15 mils min. thickness
- 11 Const. Conc. Parking Stall
- 12 Sawcut; Provide Smooth Clean Edge
- 13 Trash Enclosure (See Arch. Plans)

- 14 Const. Directional Arrows per MUTCD
- 15 Const. 24" White Stop Bar
- 16 Const. "Do Not Enter" Sign per MUTCD R5-1
- 17 Const. Stop Sign per MUTCD R1-1
- 18 Conn. & Match Existing Improvements
- 19 Const. Trash Enclosure Pad
- 20 Const. Concrete Collar
- 21 Const. Conc. Pad Under Canopy
- 22 Const. Underground Storage Tanks (See Fueling Plans)
- 23 Const. Conc. Pad Over UST
- 24 Const. Petroleum Trench Cap

- 25 Const. Light Pole (See Electrical Site Plan)
- 26 Relocate Light Pole (See Electrical Site Plan)
- 27 Const. Curb Wall
- 28 Const. Bollard
- 29 Const. Hoop Bollard
- 30 Const. 6" Concrete Waterway
- 31 Const. Wedge Bollard
- 32 Const. Thickened Edge Sidewalk
- 33 Const. 8" Vinyl Fence

- 34 End 8" Vinyl Fence at Existing Fence
- 35 Const. Curb Transition
- 36 Const. Colored Conc. Paving
- 37 "Maverik and Alloy" Pylon Sign by Separate Permit

Legend:

- Proposed Concrete
- Proposed On-Site Paving
- Proposed Asphalt Paving
- Existing Concrete
- Existing Asphalt Paving
- ADA Route - Not To Exceed A Running Slope Greater Than 5.0% or Cross Slope Greater Than 1.5%. Do Not Stripe Across Drive Aisles
- ADA Route - Not To Exceed A Running Slope Greater Than 5.0% or Cross Slope Greater Than 1.5%
- ADA Parking Areas - Not To Exceed A Slope Greater Than 1.5% In Any Direction
- Outflow Curb (See Grading Plan)

Note: Shading of Accessible Route and ADA Parking Areas is to Clarify Extent of These Areas Only. Do Not Stripe Across Drive Aisles or Otherwise Provide Pavement Markings Unless Shown on Site Plan.

Note: Contractor to include repainting of the existing canopy in the base bid. Existing canopy has image deck (under canopy) color "Fly Way Blue". The new canopy will be painted "Sleepy Blue" and Contractor shall paint the existing canopy to match the new color. Coordinate with Maverik project manager.

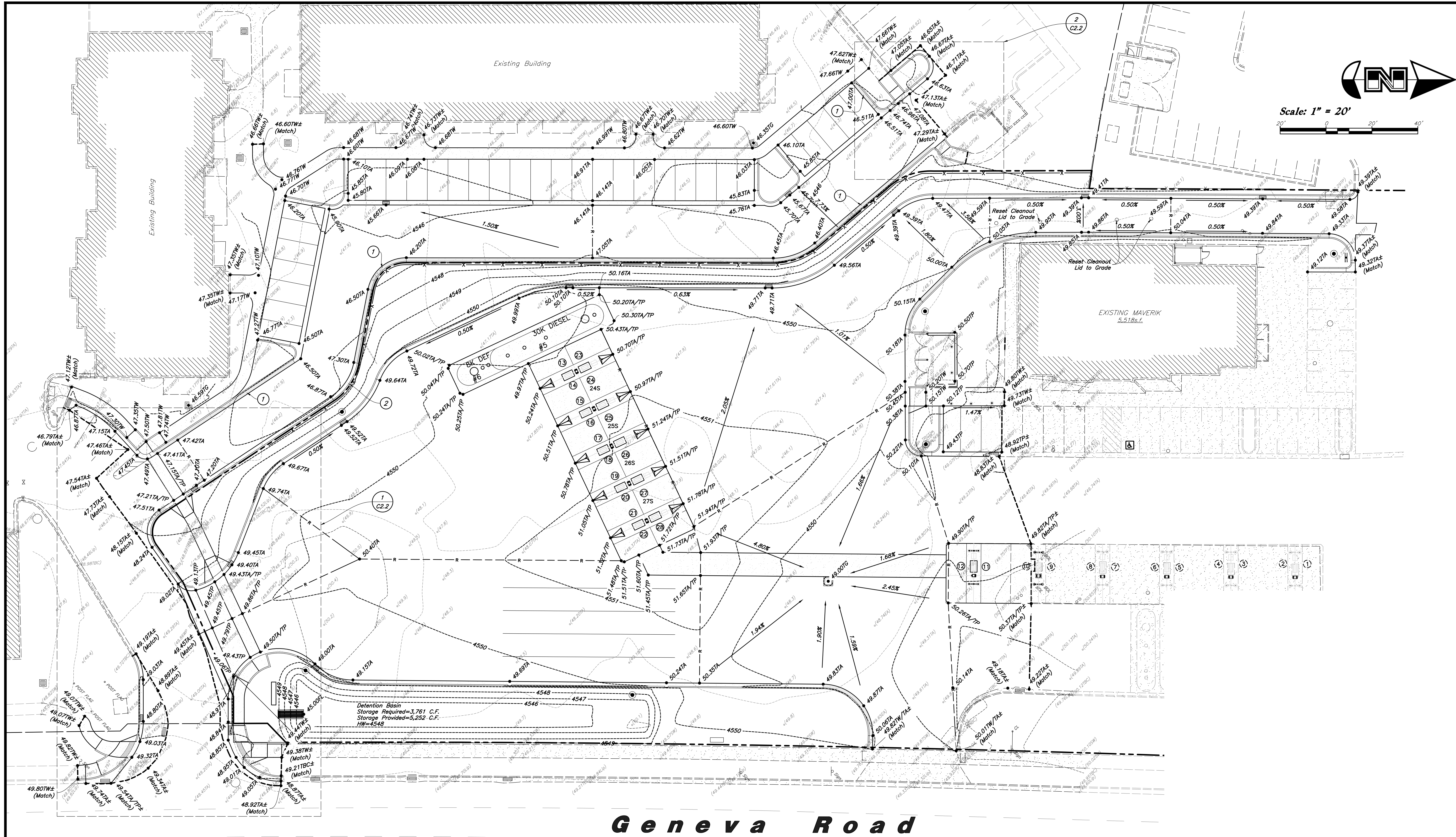
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWEngineering.net



Site Plan
Maverik, Inc. Store #517
24 S. Geneva Rd
Vineyard, Utah 84057



26 Jun, 2020
SHEET NO.
C1.1



Geneva Road

General Grading Notes:

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by Gordon Geotechnical Engineering, Inc. are included in the requirements of grading and site preparation. The Report is titled "Geotechnical Study, Proposed Maverik Country Store, Southwest Corner of Geneva Road and Center Street, Vineyard, Utah"

Project No.: 248-010-14
Dated: January 9, 2015

Curb and Gutter Construction Notes:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for standard and open face curb and gutter dimensions.
- Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
- Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

- Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.08% Maximum) unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
- Refer to the Site Plan for sidewalk dimensions.

Tank Note:

Contractor is responsible to provide all necessary dewatering for installation of underground tanks.

Grading Plan

Maverik, Inc. Store #517

24 S. Geneva Rd
Vineyard, Utah 84057



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWEngineering.net

Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.
19-115 GR

REV	DATE	DESCRIPTION



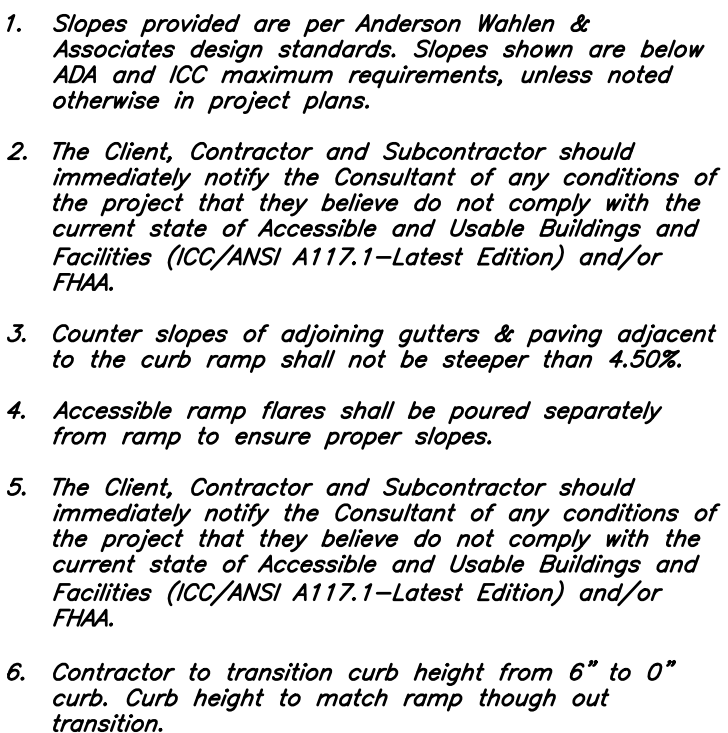
26 Jun, 2020

SHEET NO.

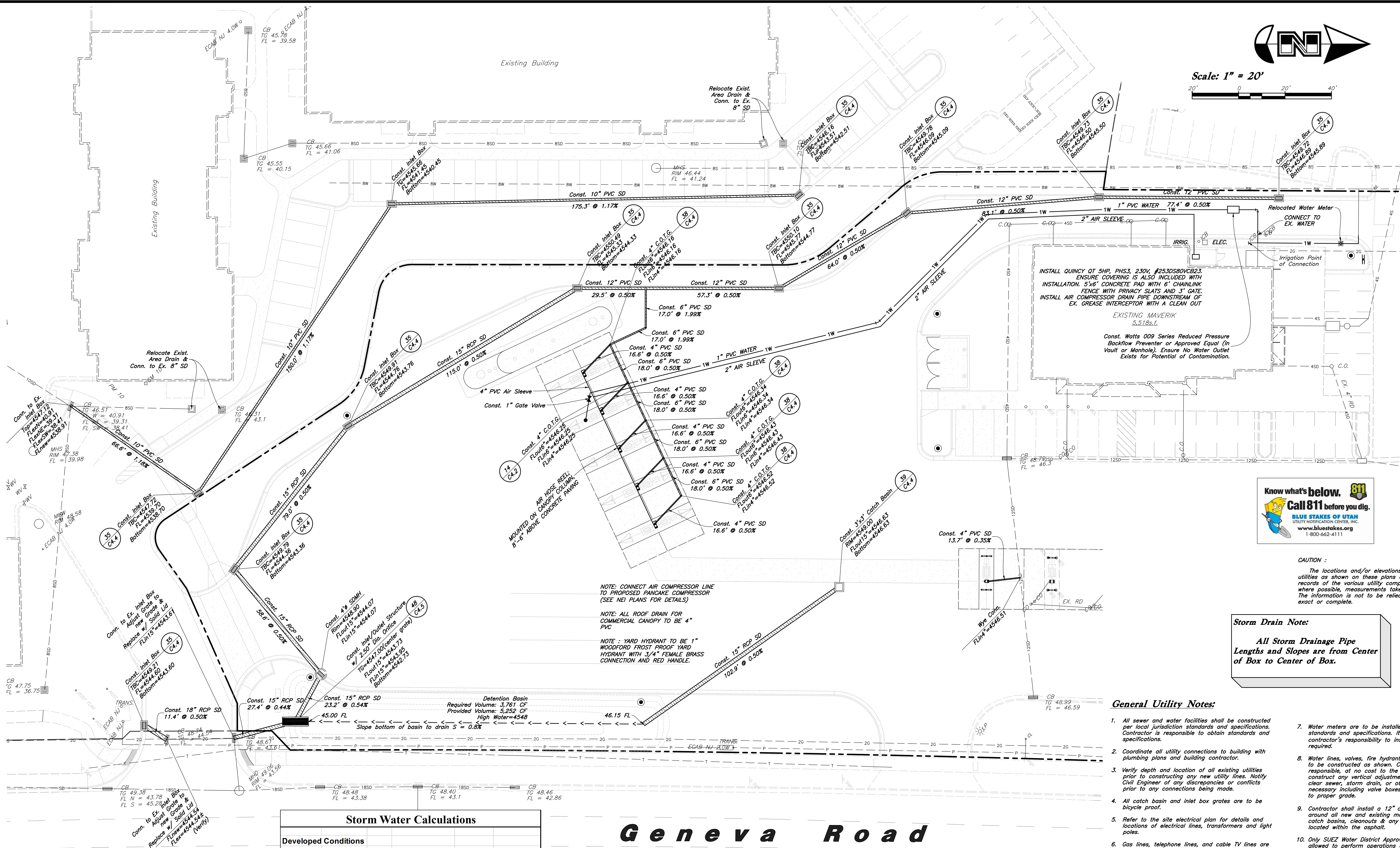
C2.1



Fuel Dispenser Elevations



\\NA\19-115 Maverik Vineyard\dwg\19-115 UT.dwg, 6/29/2020 11:33:57 AM, 1-1, D.W.



Storm Water Calculations					
Developed Conditions					
Area Type	Area (ft ²)	C			
Roof	3360	0.9			
Hard Surfaces	56,636	0.9			
Landscape	15,579	0.15			
Subtotal=	74575				
Total=	1.71	acres			
C average=	0.74				
Frequency: 25-year			Release Rate (cfs)=	0.342	(0.20 cfs/acre)
Time (min)	Intensity (in/hr)	Acc. Vol (ft ³)	Rel. Vol (ft ³)	Req. Stor. (ft ³)	
5	4.19	1600	103	1497	
10	3.18	2428	205	2223	
15	2.63	3012	308	2704	
30	1.77	4054	616	3438	
60	1.09	4994	1233	3761	
120	0.61	5589	2465	3124	
180	0.43	5910	3698	2212	
360	0.24	6597	7396	-799	
720	0.14	7697	14792	-7095	
1440	0.08	8796	29583	-20787	

Orifice Size:	
Q=CdAo(2gh) ^{1/2}	
Flow (Q) =	0.34
Head (h) =	4.1
Cd =	0.62
Area (in ²) =	4.89
Dia (in) =	2.50

General Utility Notes:

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all new and existing manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.
- Only SUEZ Water District Approved Contractors are allowed to perform operations on SUEZ Utilities and Infrastructure.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, FE 3408, SDR 9 (200 psi)
- Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35

Storm Drain Lines

- 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
- 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

Utility Plan

Maverik, Inc. Store #517

24 S. Geneva Rd
Vineyard, Utah 84057



26 Jun, 2020

SHEET NO.

C3.1



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2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWahlen@engineering.net

Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.
19-115 UT

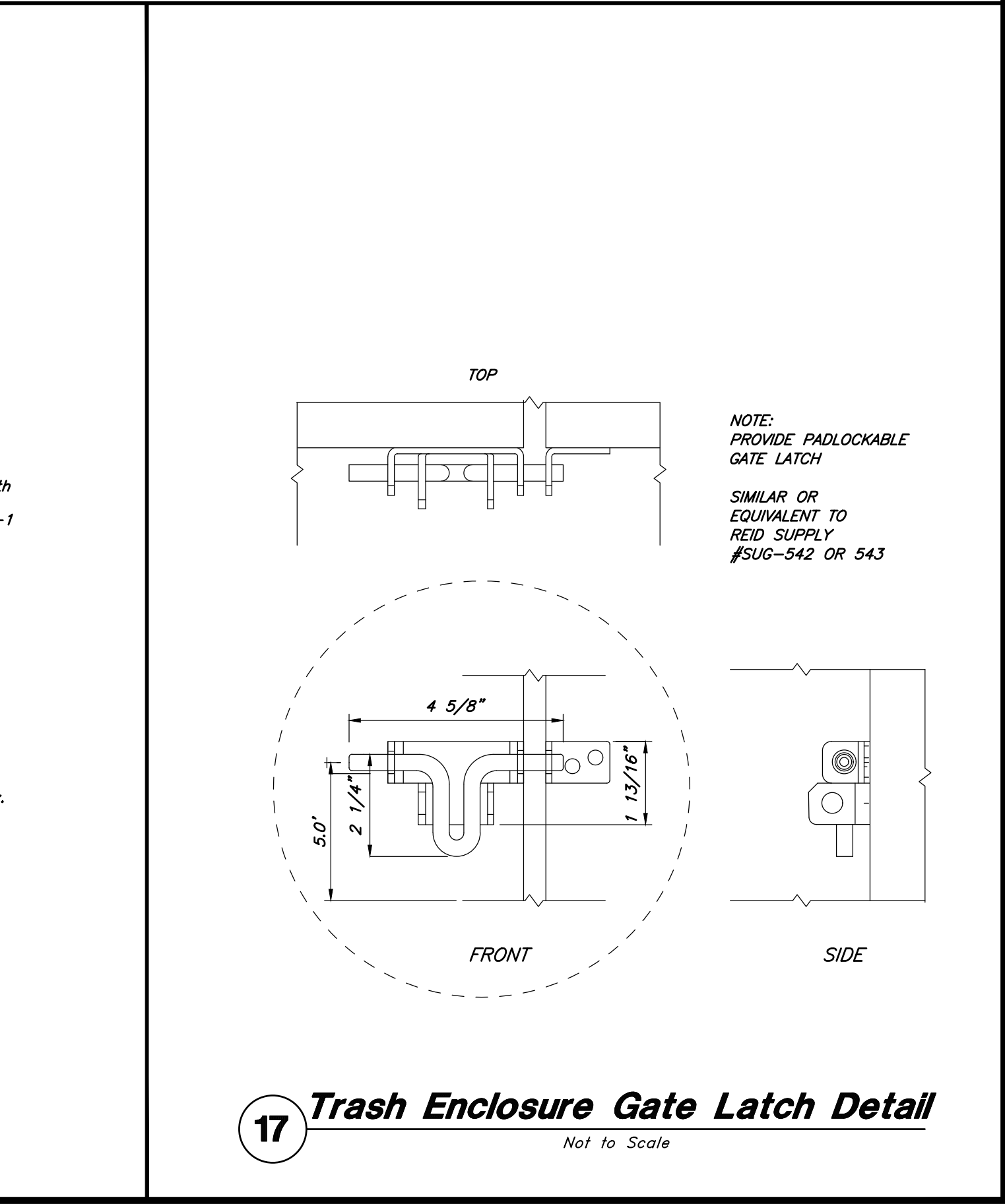
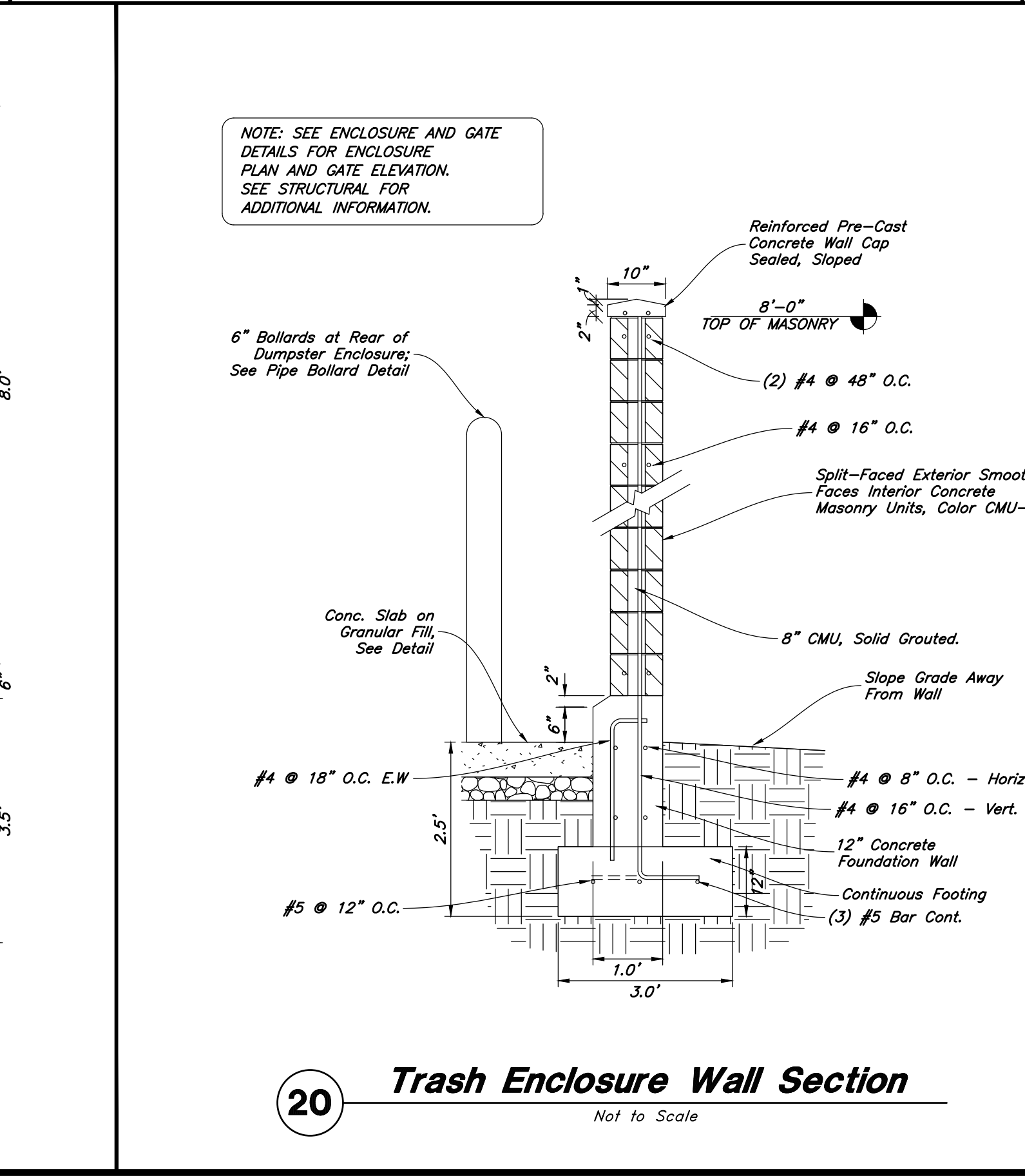
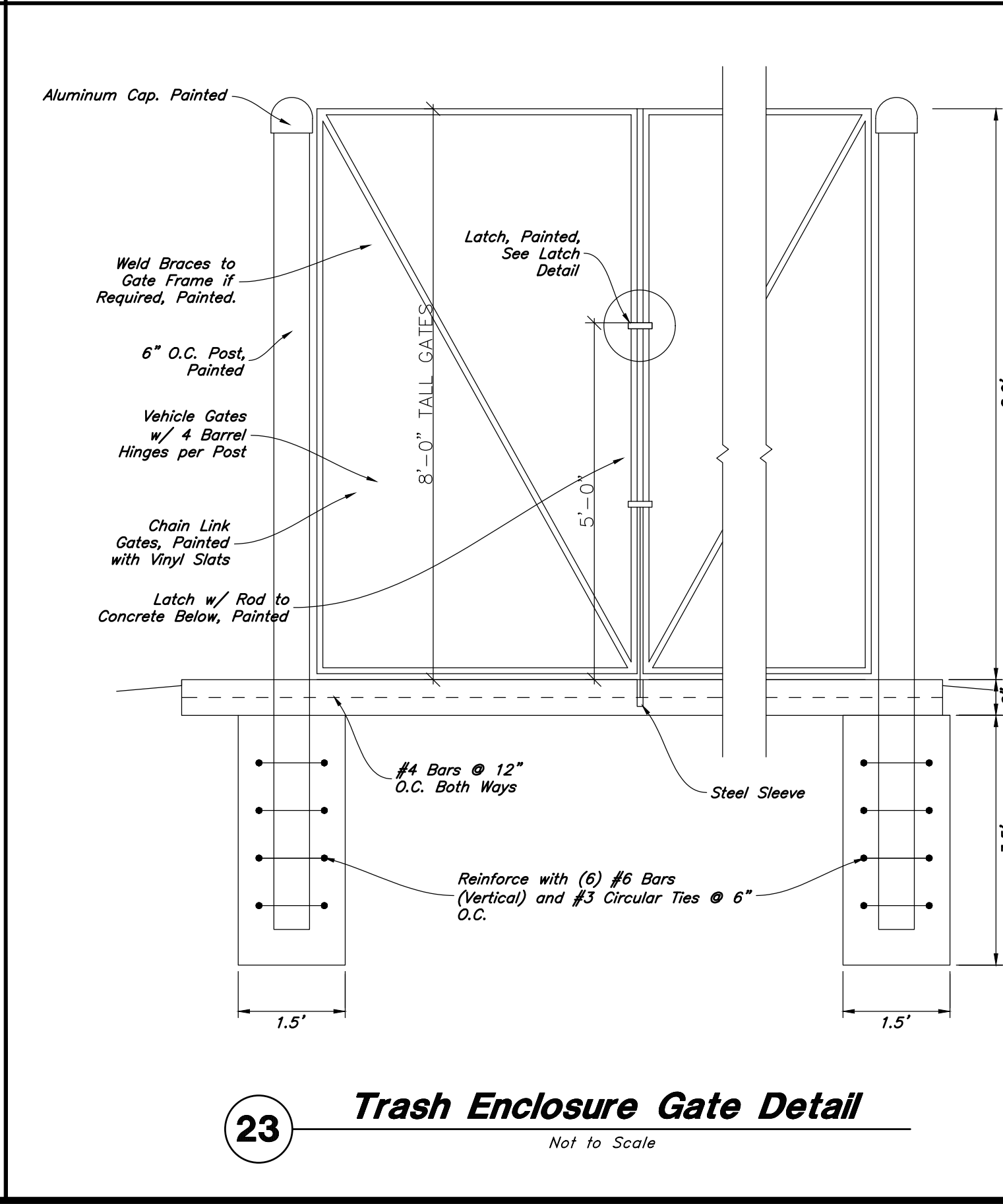
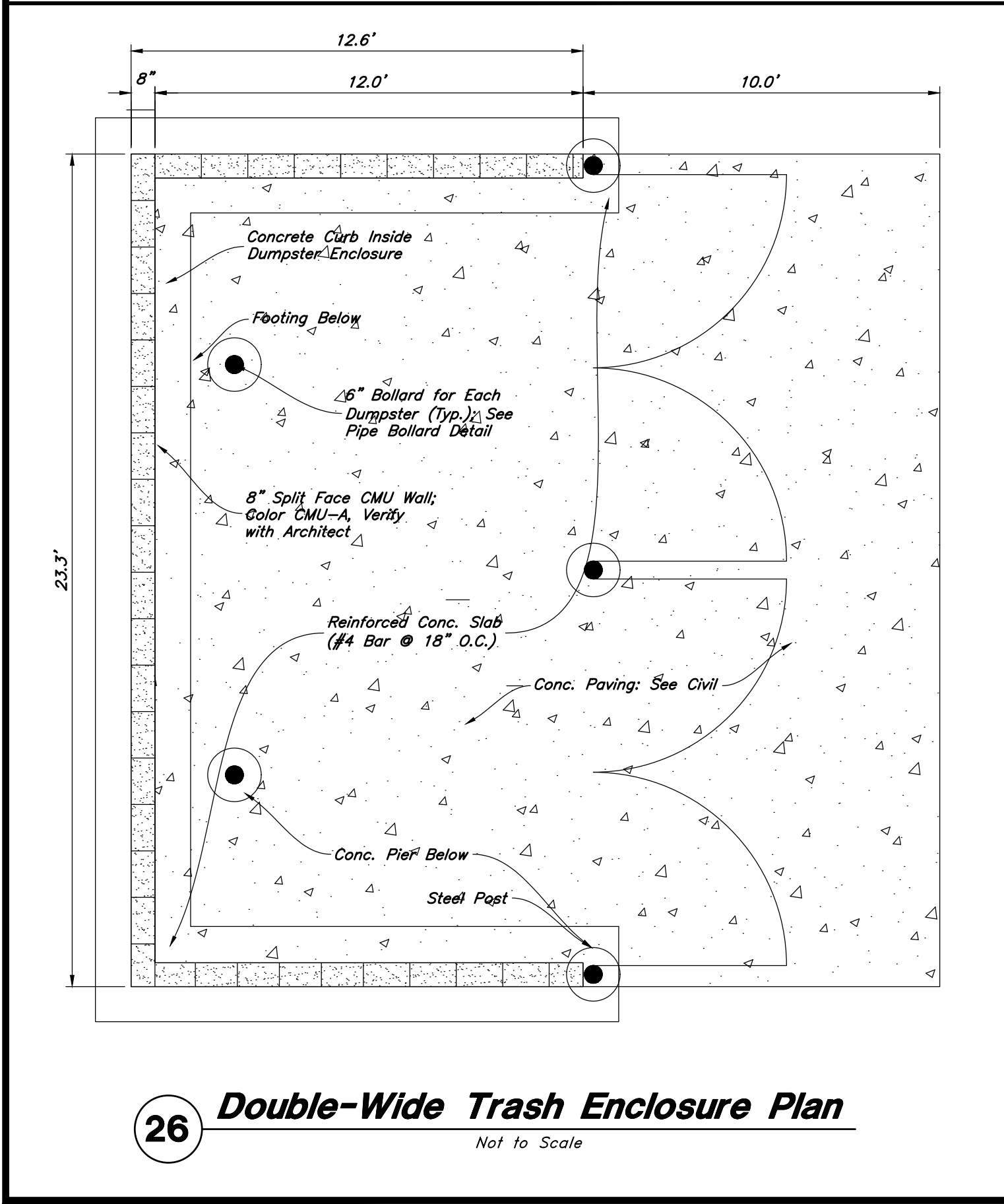
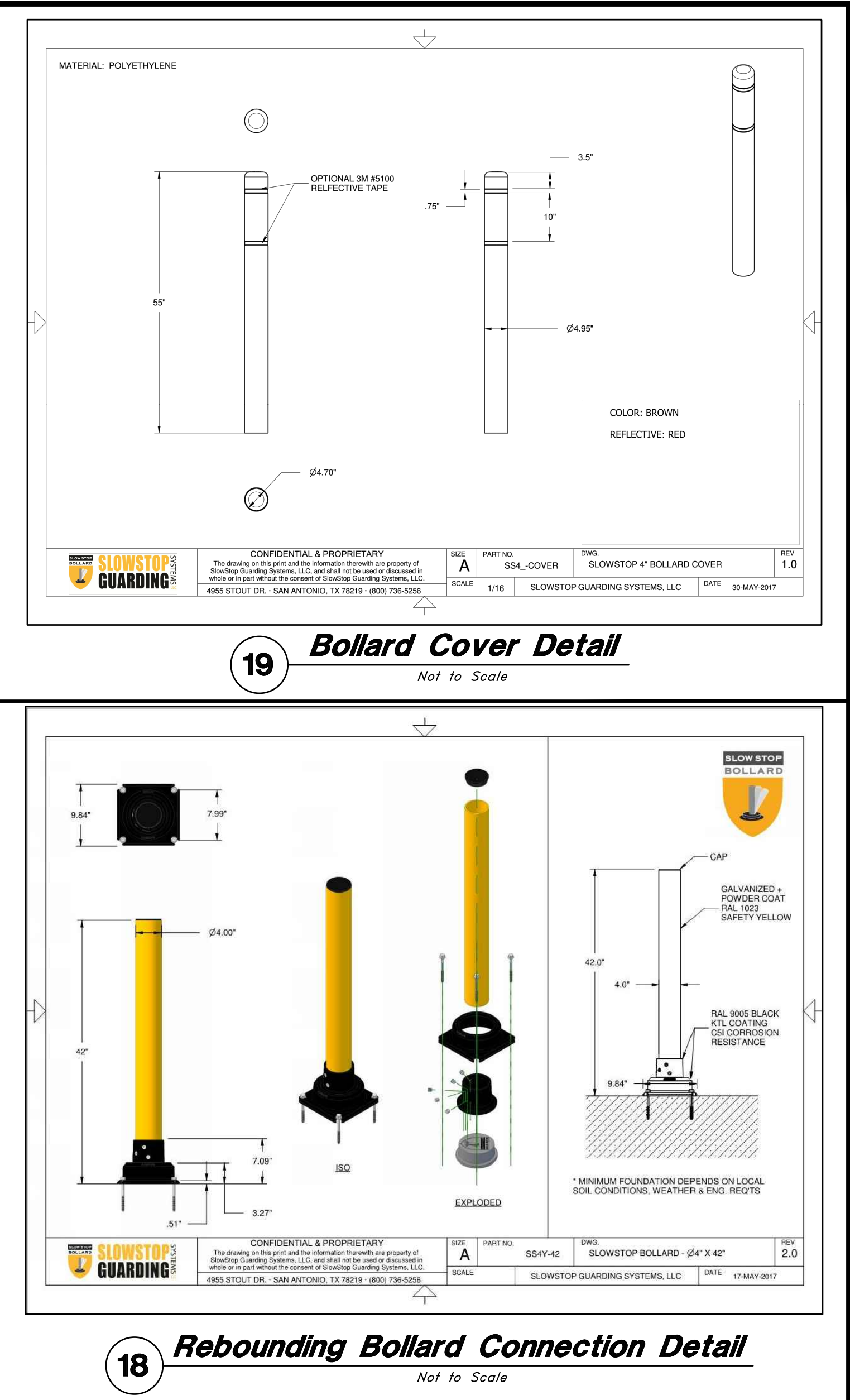
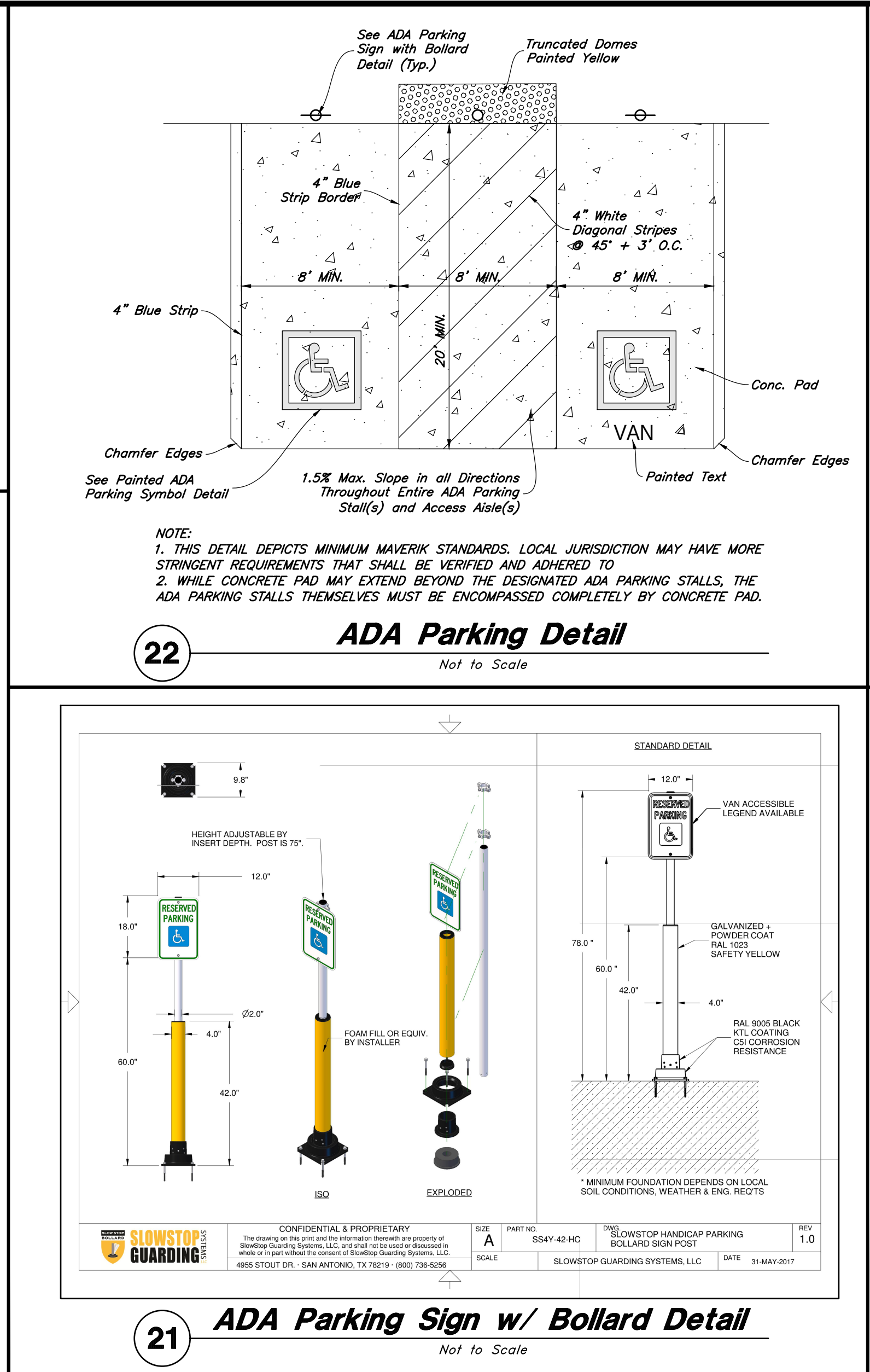
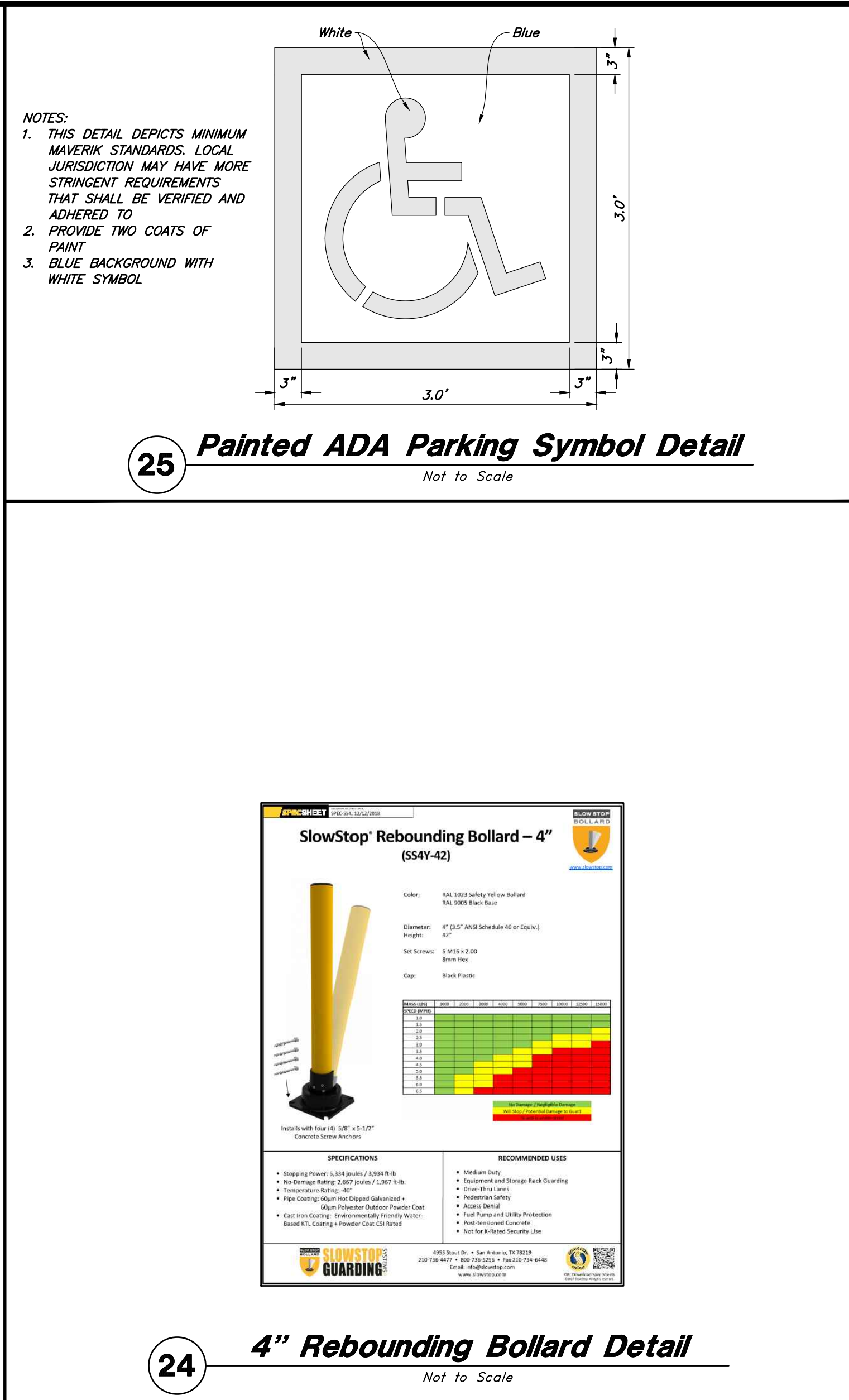
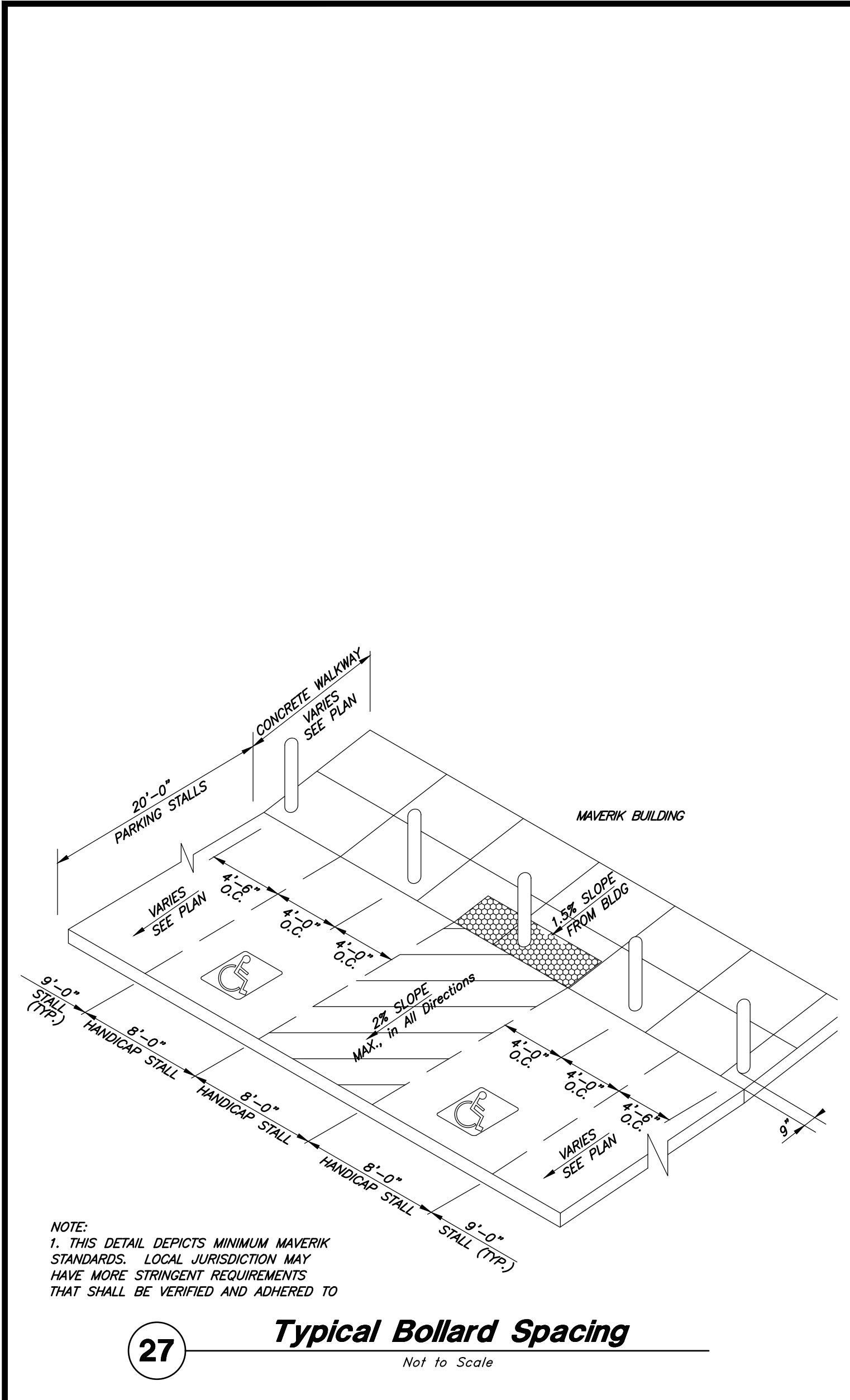
REV	DATE	DESCRIPTION



CAUTION :
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain Note:

All Storm Drainage Pipe
Lengths and Slopes are from Center
of Box to Center of Box.



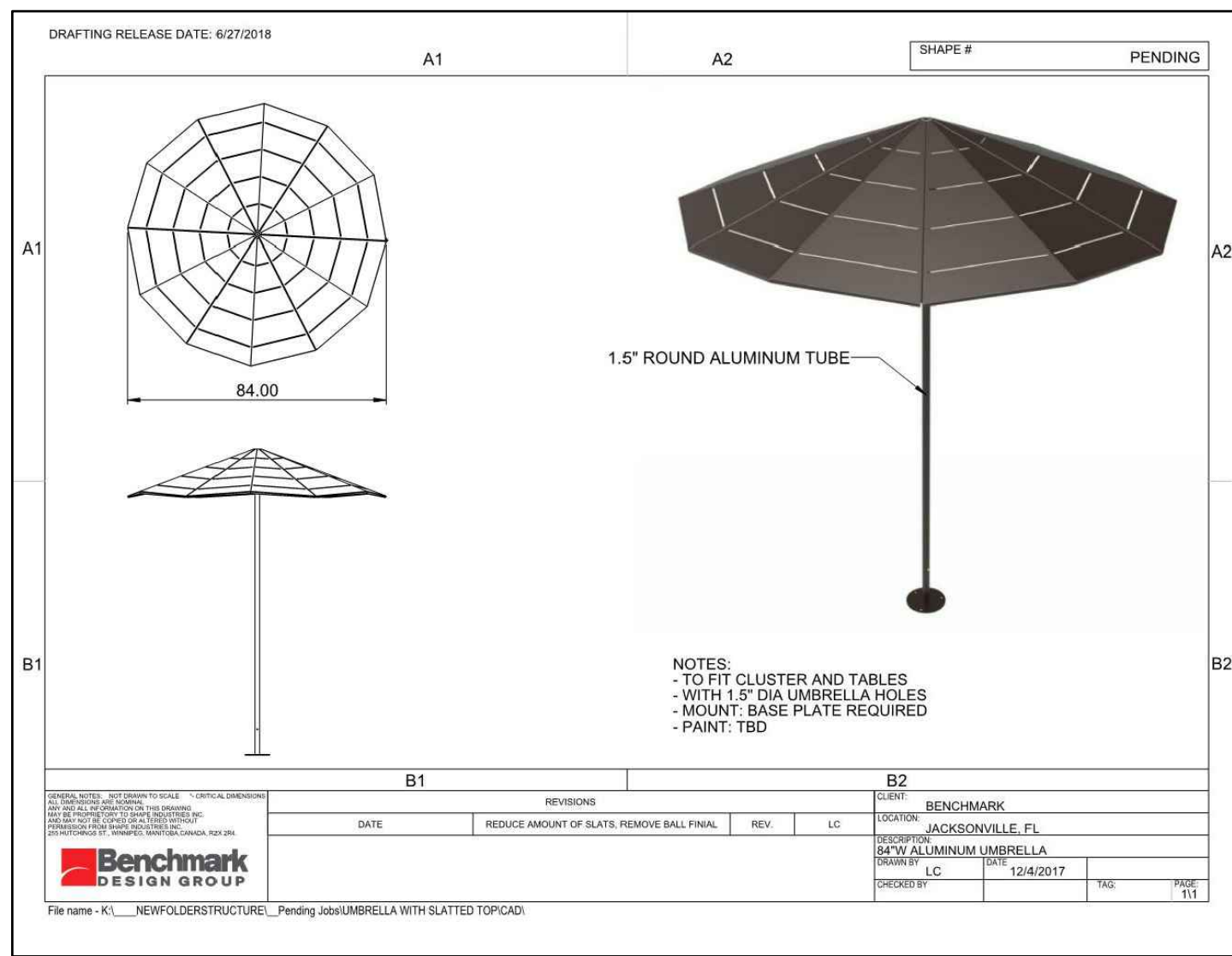
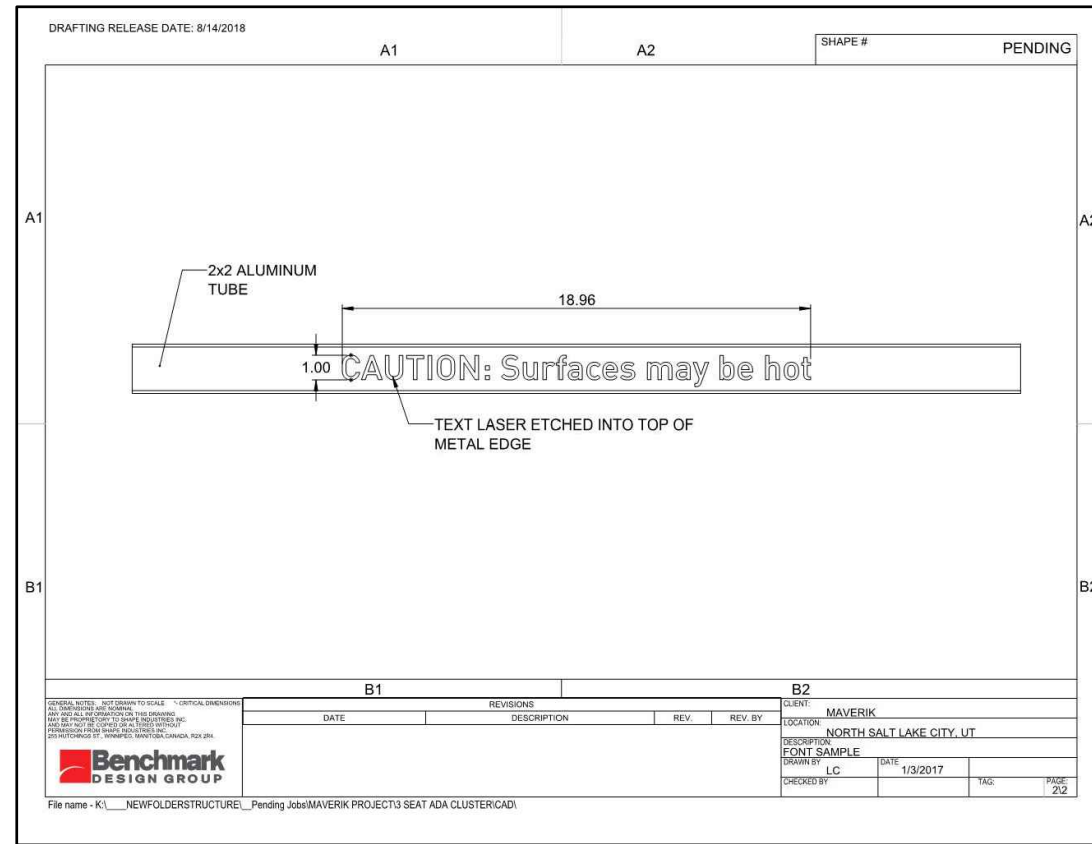
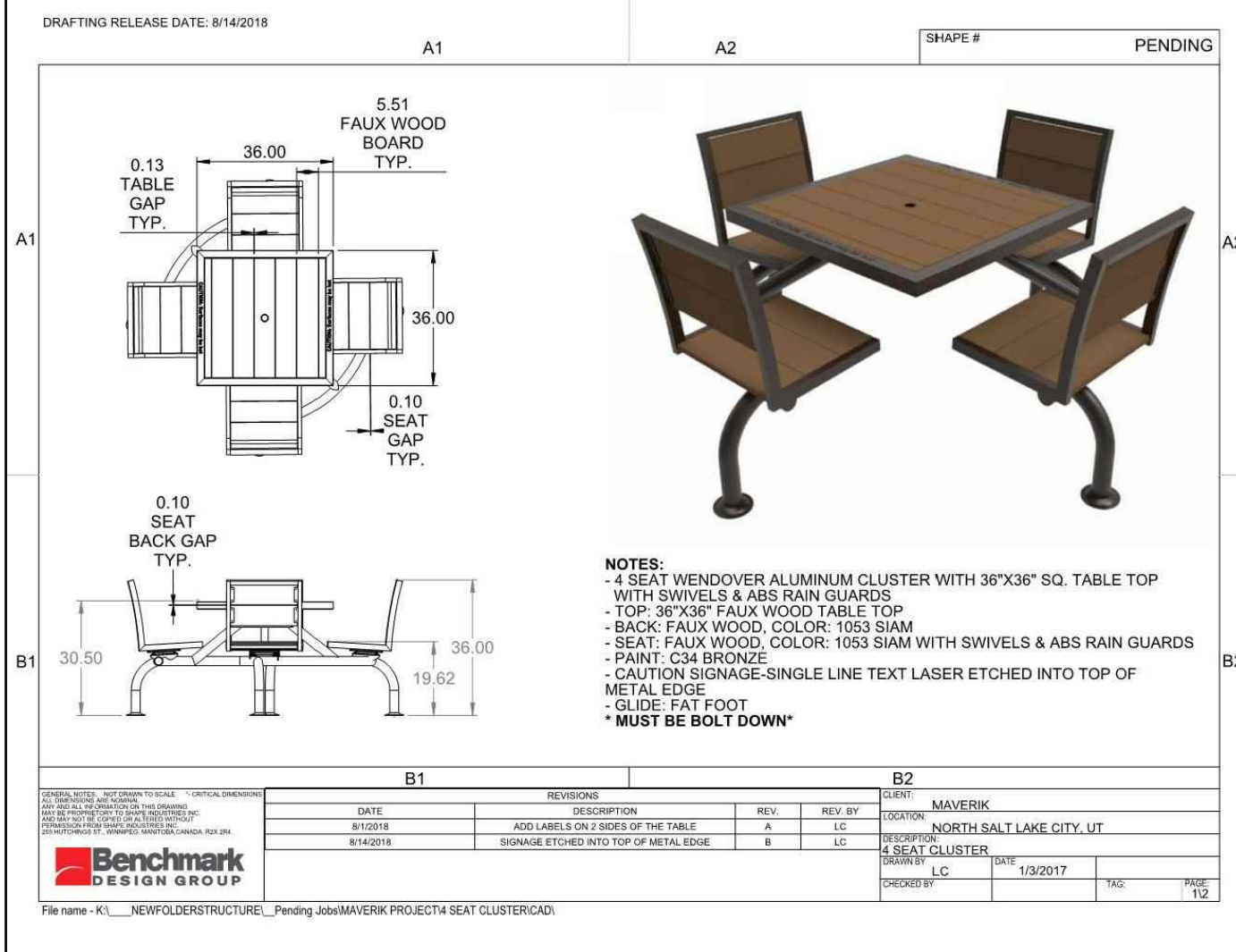
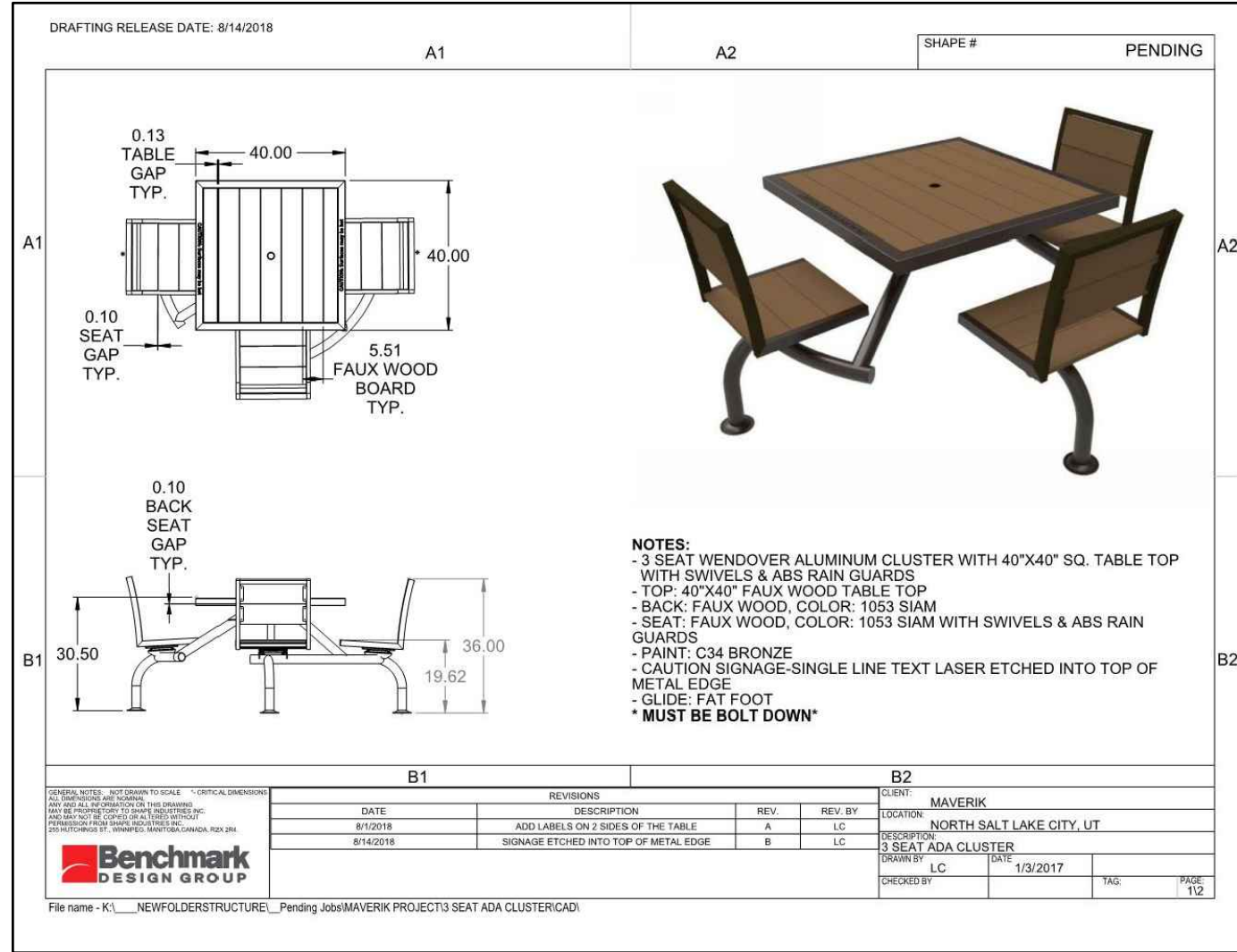
Designed by: JC
Drafted by: GS
Client Name: Maverik, Inc.
19-115 DT

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2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWEngineering.net

MAVERIK

Details
Maverik, Inc. Store #517
24 S. Geneva Rd
Vineyard, Utah 84057

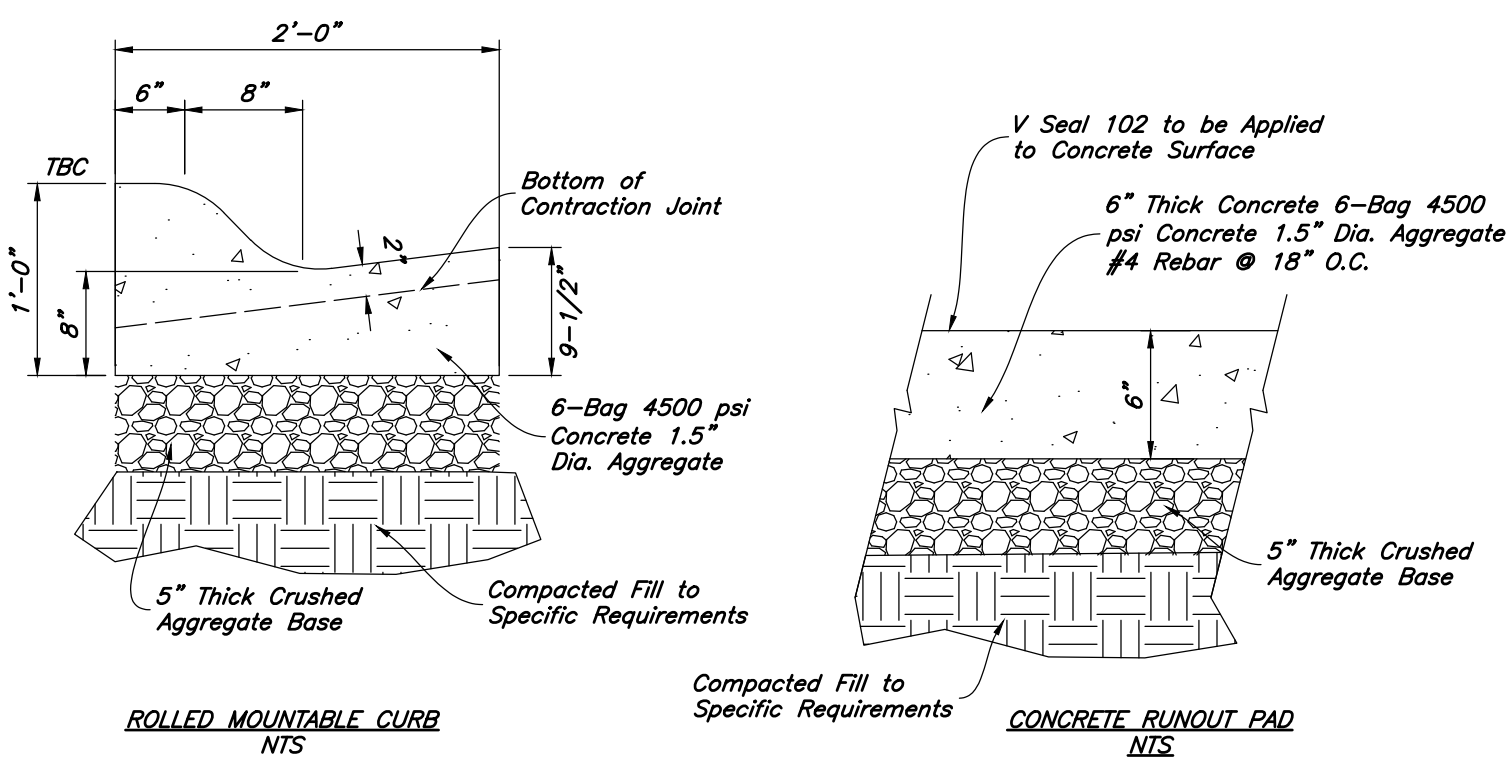
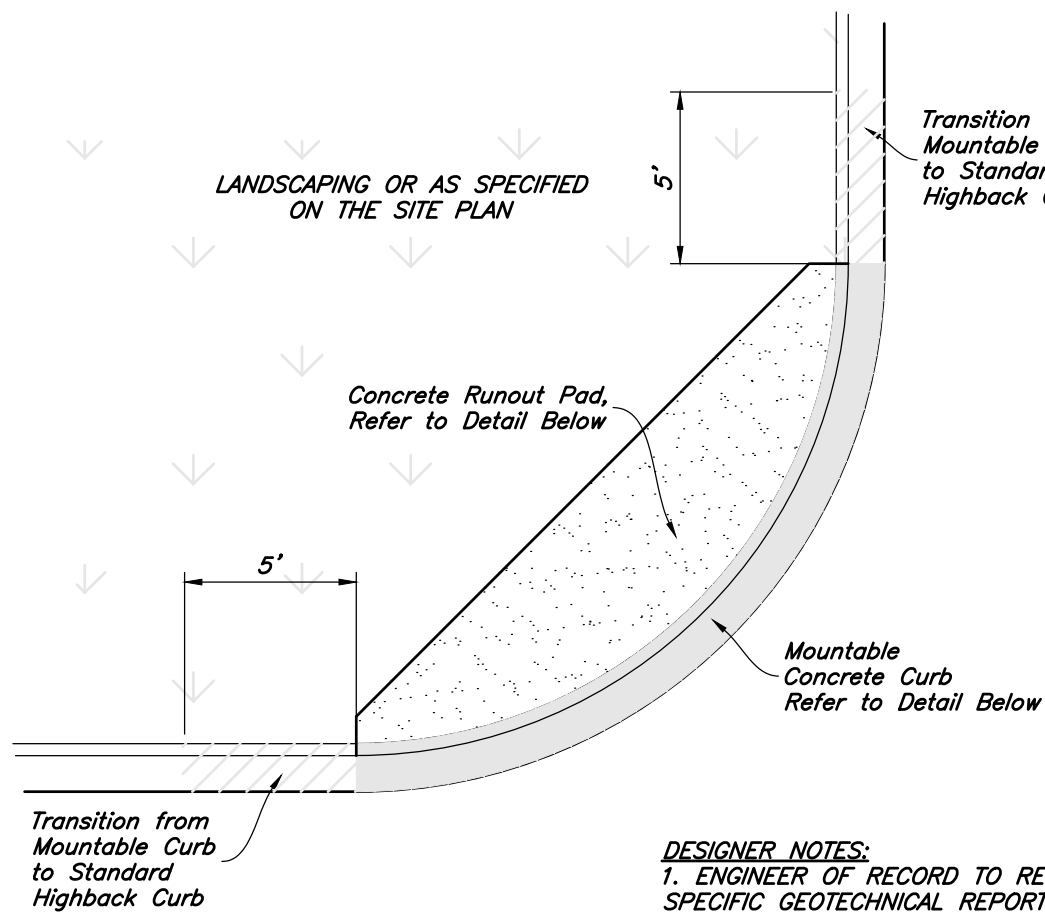
26 Jun, 2020
SHEET NO.
C4.2



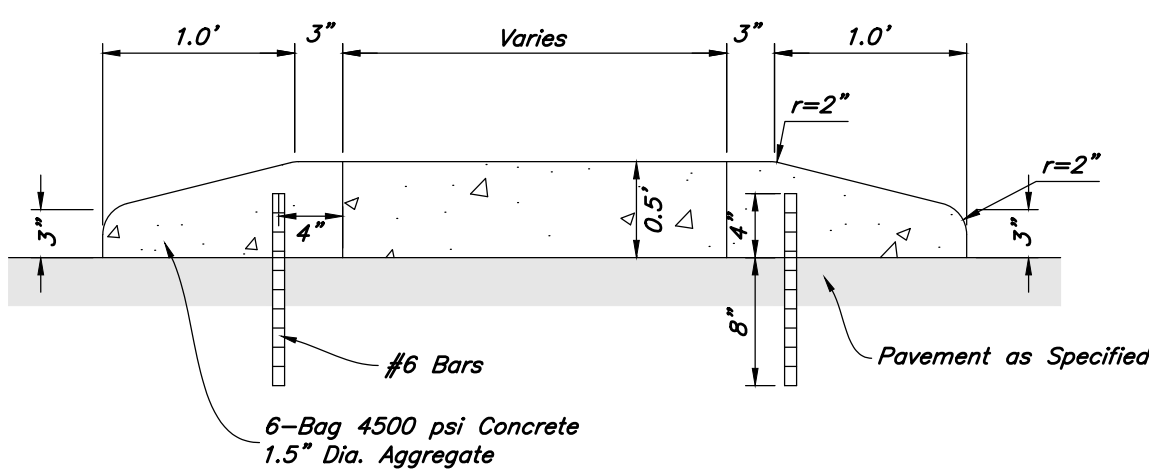
38 Outdoor Seating
Not to Scale

33 Single Line Text
Not to Scale

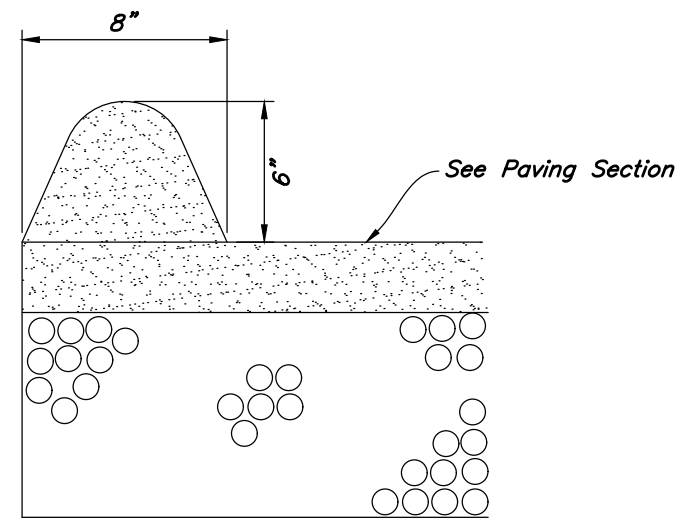
30 Picnic Table Umbrella
Not to Scale



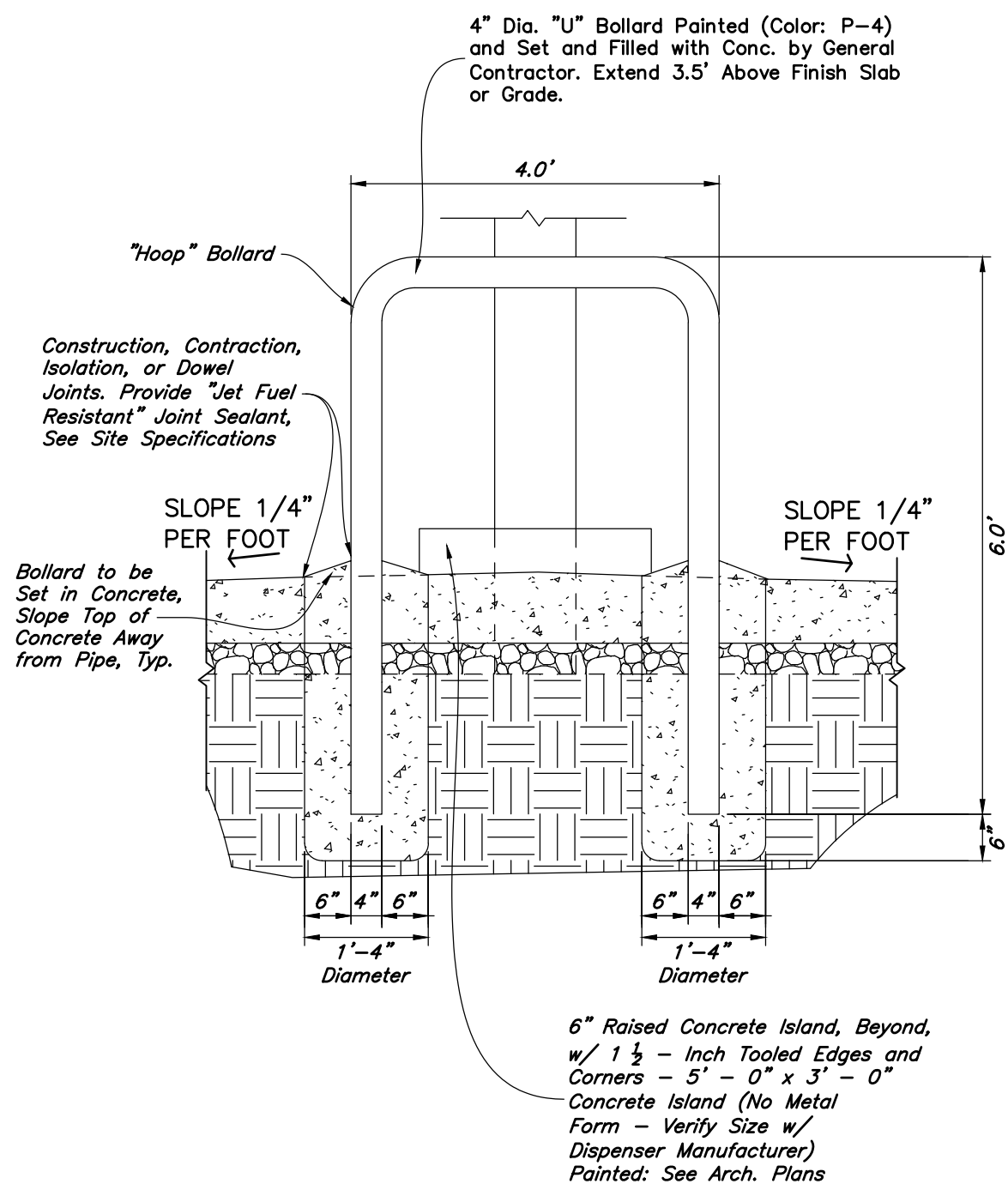
37 Mountable Curb
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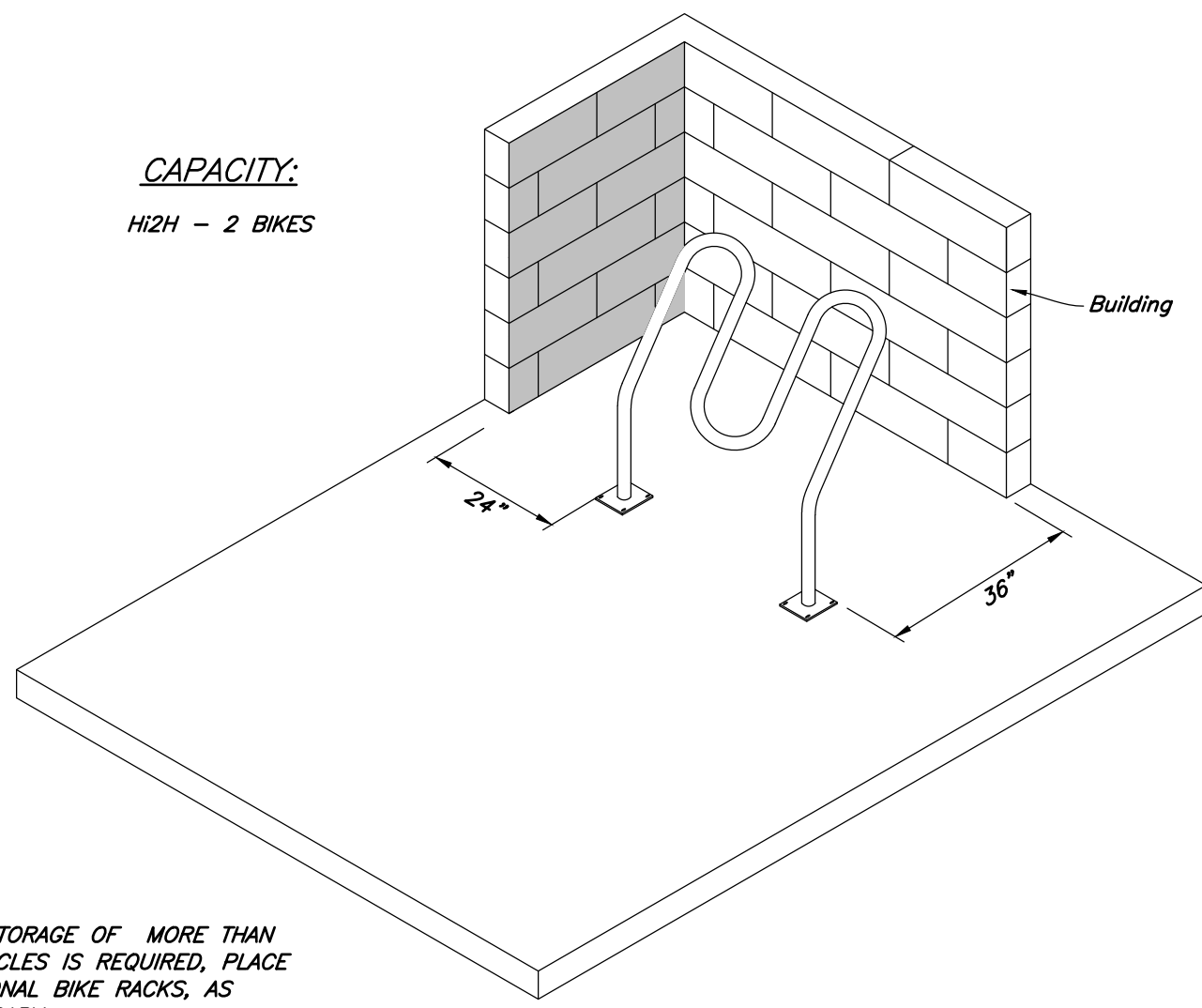
36 Mountable Concrete Median
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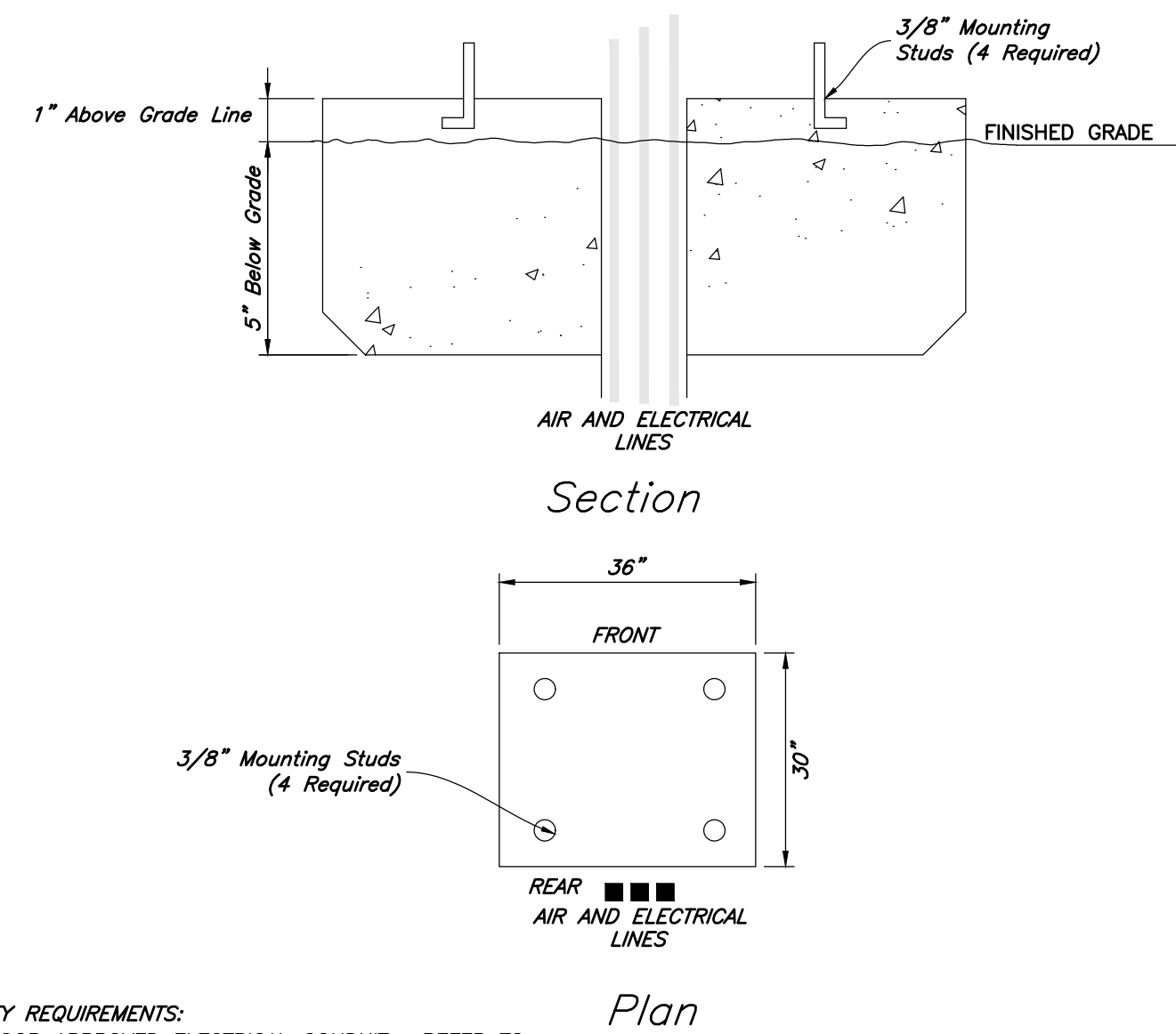
35 Temporary Asphalt Curb
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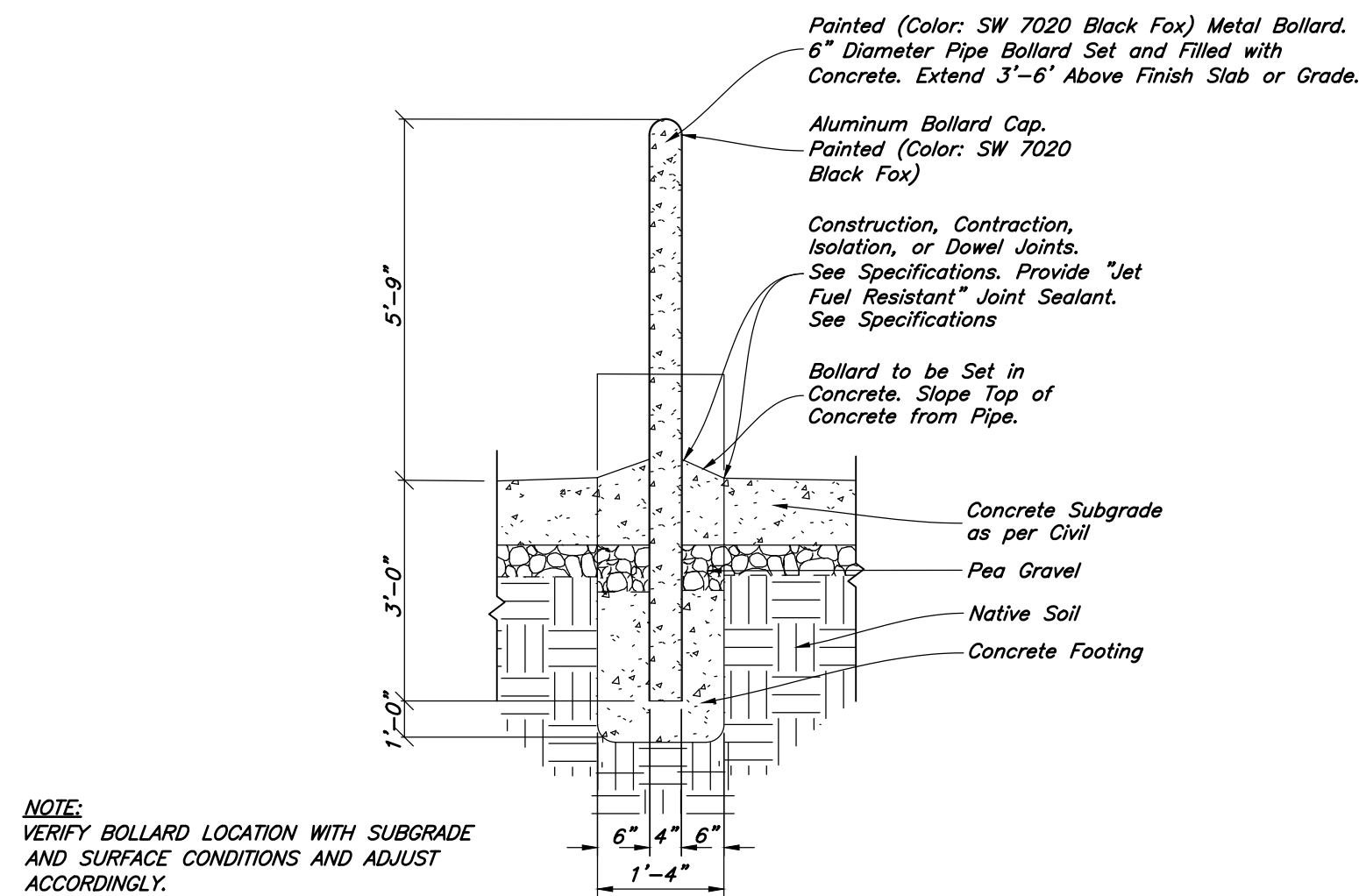
34 "Hoop" Bollard Detail
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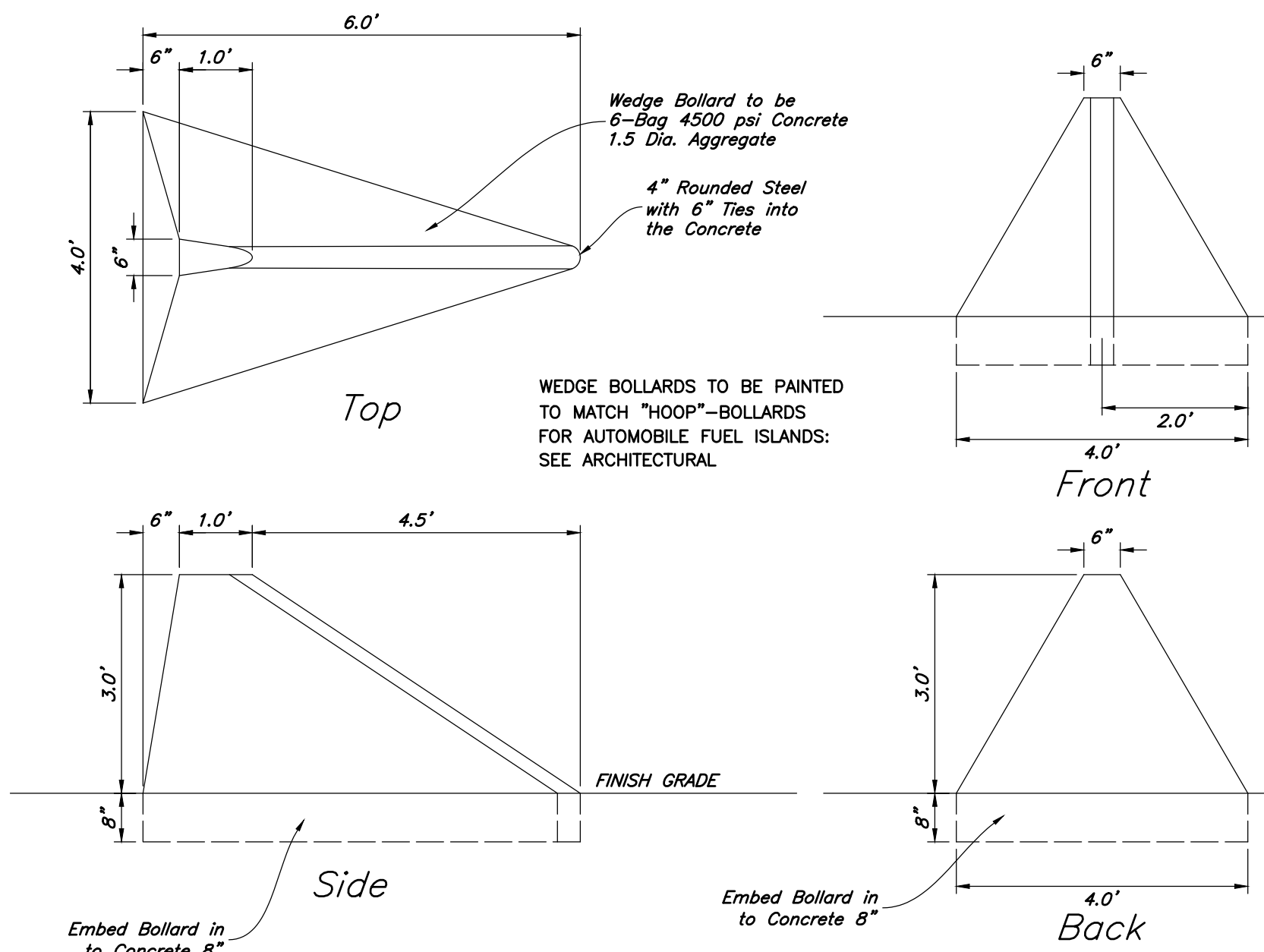
32 "Hi-Roller" Bike Rack Detail
Not to Scale



31 XactAir Air Station Foundation
Not to Scale



29 6" Pipe Bollard Detail (Trash Enclosure)
Not to Scale



28 Wedge Bollard Detail
Not to Scale

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2010 North Redwood Road, Salt Lake City, Utah 84116
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MAVERIK

Details
Maverik, Inc. Store #517
24 S. Geneva Rd
Vineyard, Utah 84057

PROFESSIONAL ENGINEER
NO. 172844-2202
J. WAHLEN
STATE OF UTAH

26 Jun, 2020
SHEET NO.
C4.3



- 40** ***EV Charging Station***
Not to Scale



- 26 Jun, 2020
- SHEET NO.
- C4.4**

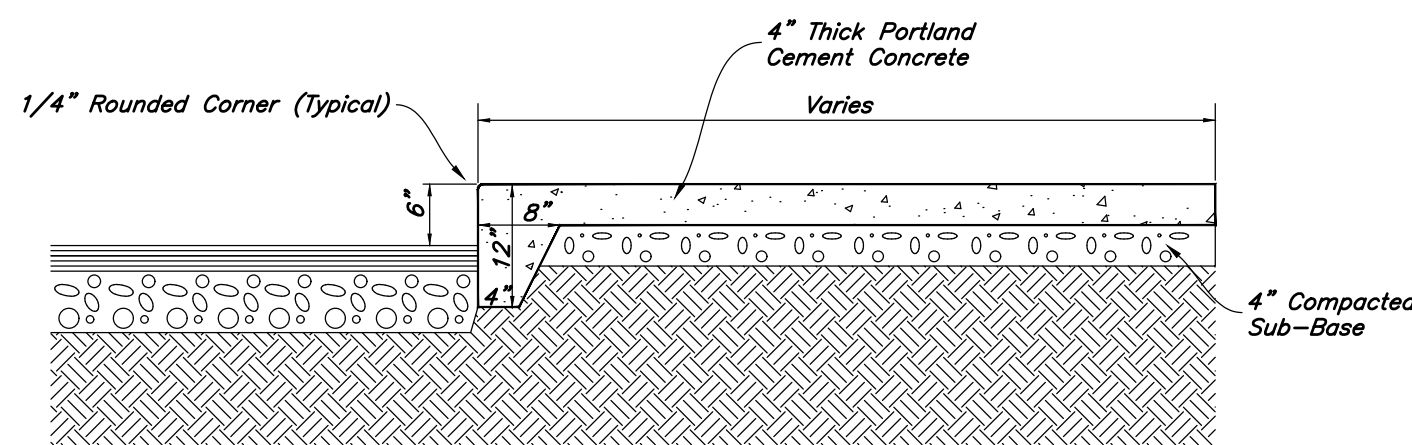
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at aa cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



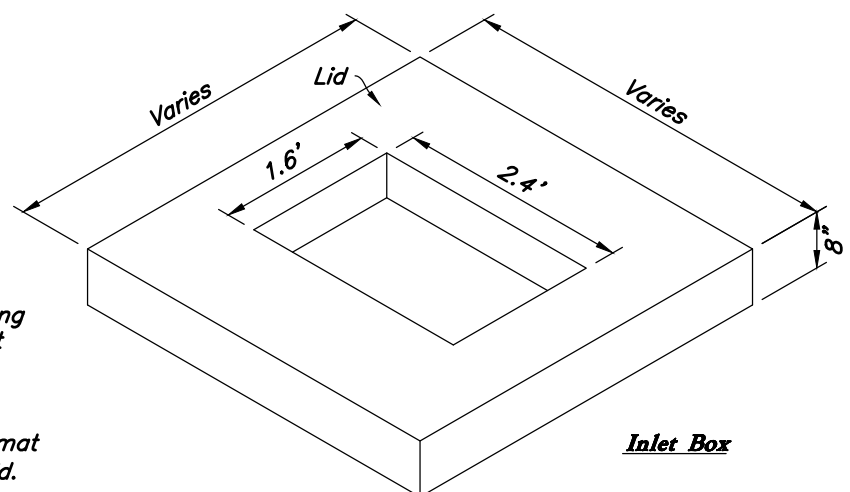
51

Thickened Edge Walk

Not to Scale

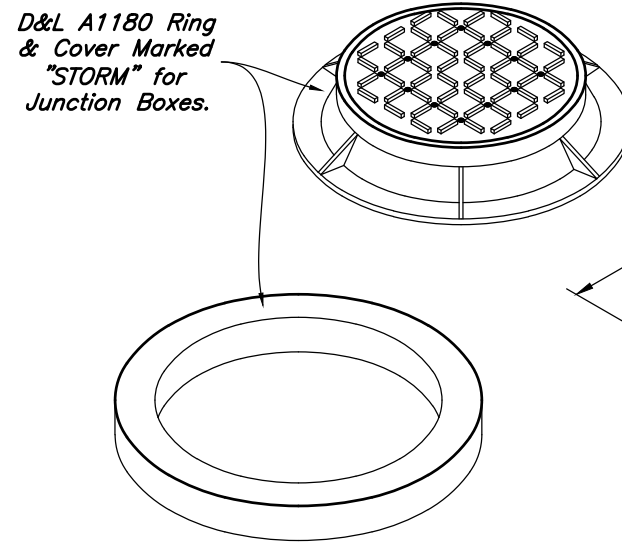
NOTES:

1. Reinforce lids using #4 bars creating top and bottom mats; lids to meet ASTM C858 with AASHTO HS-20 Loading.
2. There is to be a top and bottom mat placed with 1.5" of cover in the lid.



Inlet Box

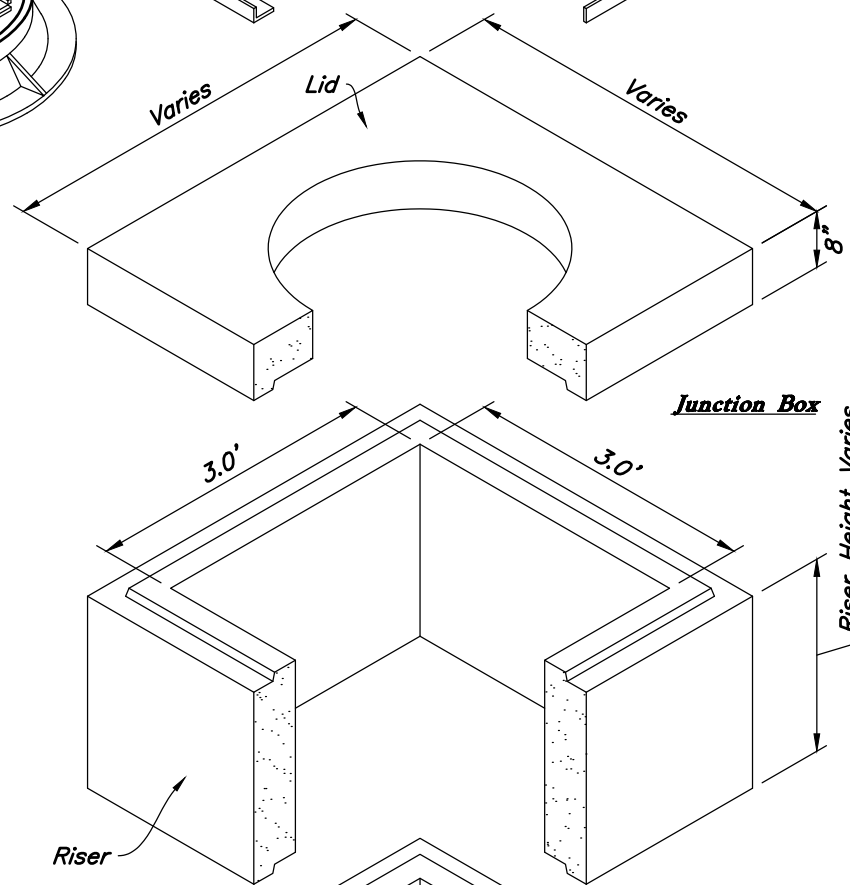
Pedestrian Style (1/2" Wide Slot Typ.)
Frame and Grate Casting: Gray iron class 35 minimum Coating: Except machined surfaces, coat all metal parts w/ asphaltum paint



Catch Basin

NOTES:

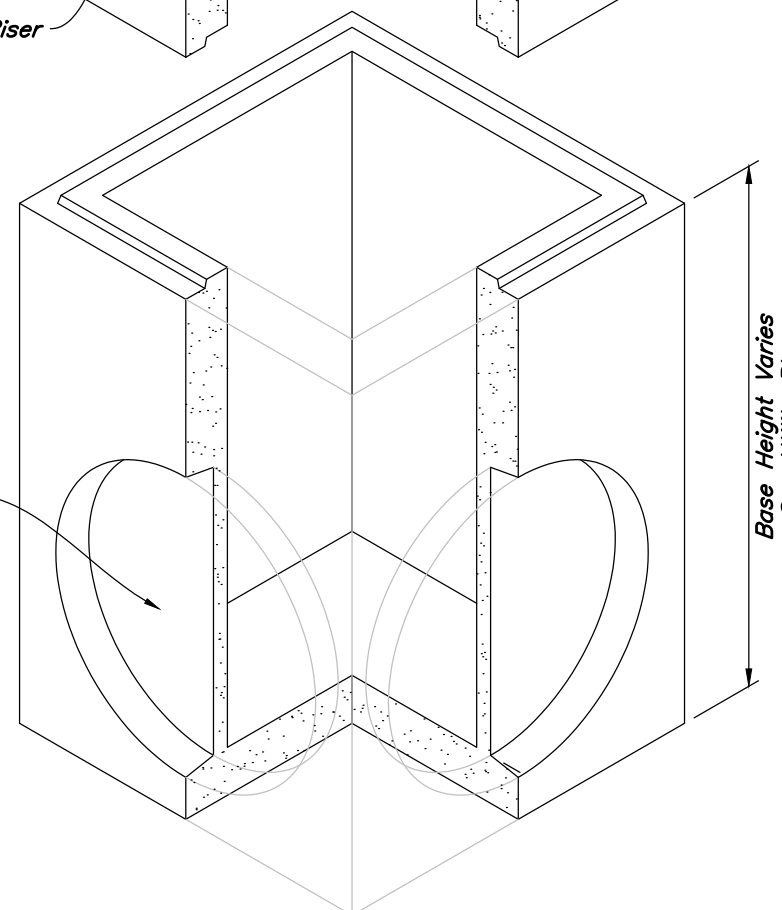
1. Vaults will be designed to meet ASTM C858 with AASHTO HS-20 Loading.
2. Frame & grate may be cast in catch basin or riser.
3. Use solid lid at all junction boxes.
4. See detail for concrete collar.



Junction Box

Backfill Excavation Around Boxes with 1'-1/2" Washed Rock 3" Above Bottom of Box

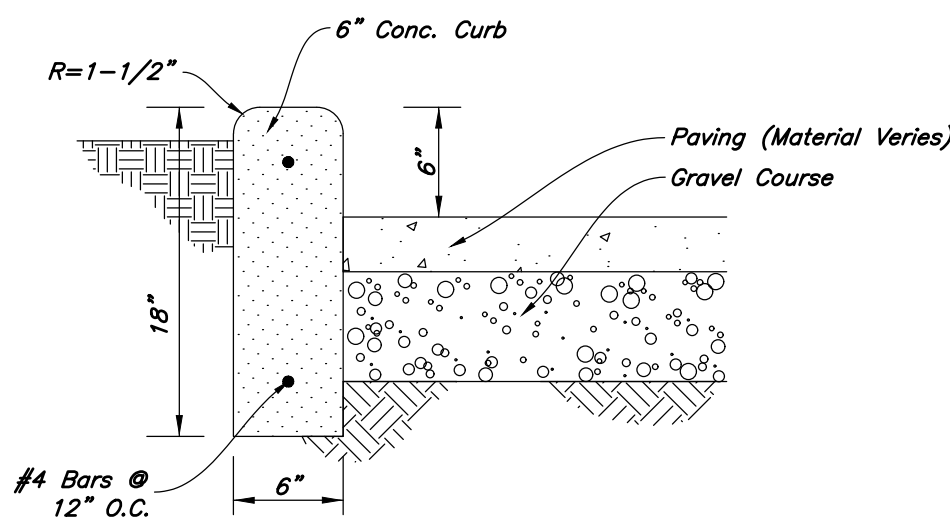
Thin Wall Knockouts to Accommodate pipe size See Utility Plan (Typical 4 Sides)



Precast Catch Basin Junction Box/inlet

Not to Scale

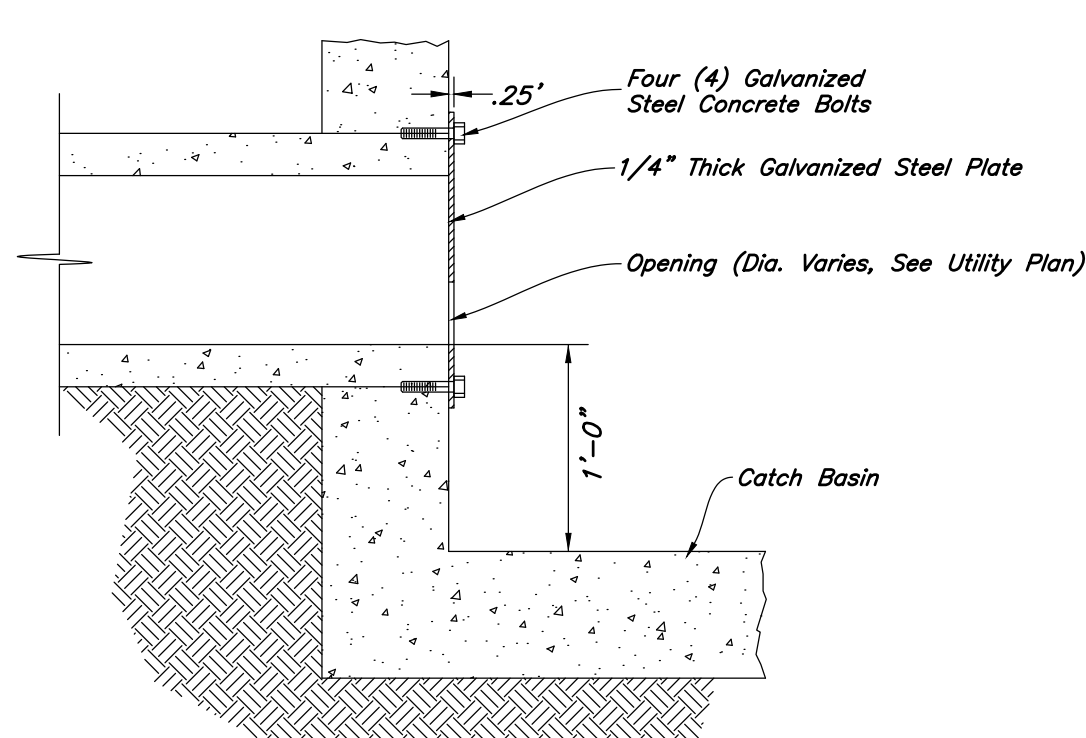
50



Curb Wall Detail

Not to Scale

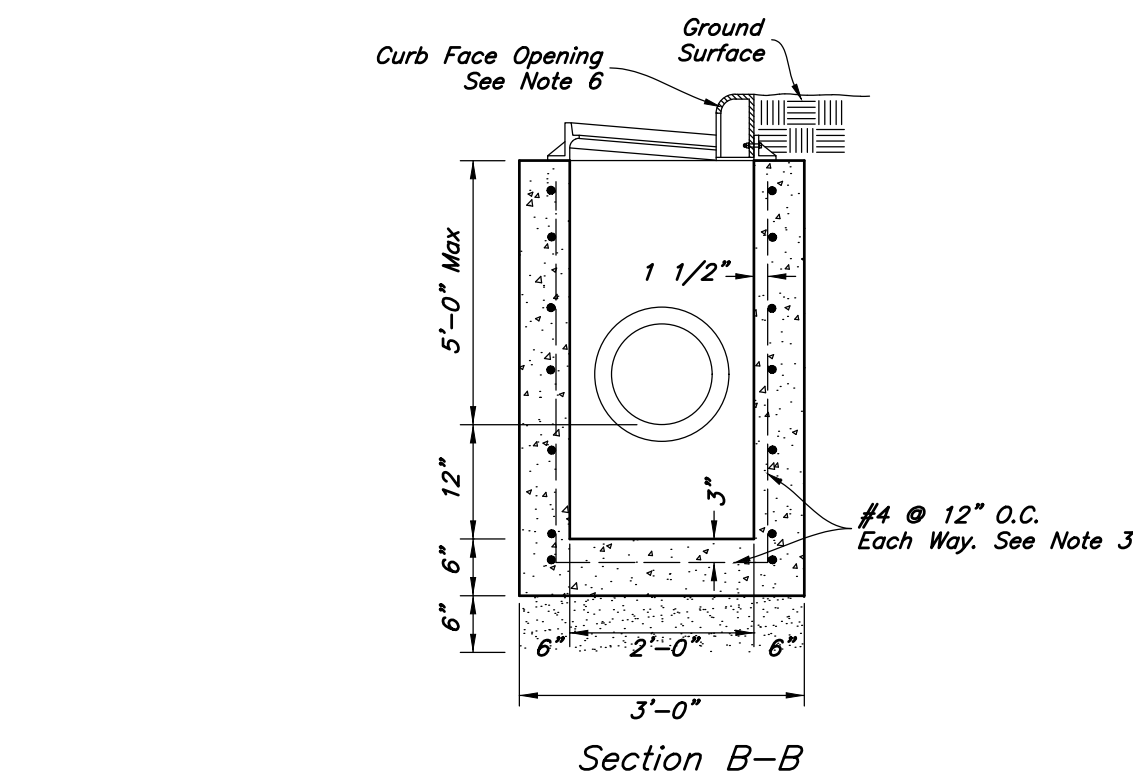
49



Orifice Plate Detail

Not to Scale

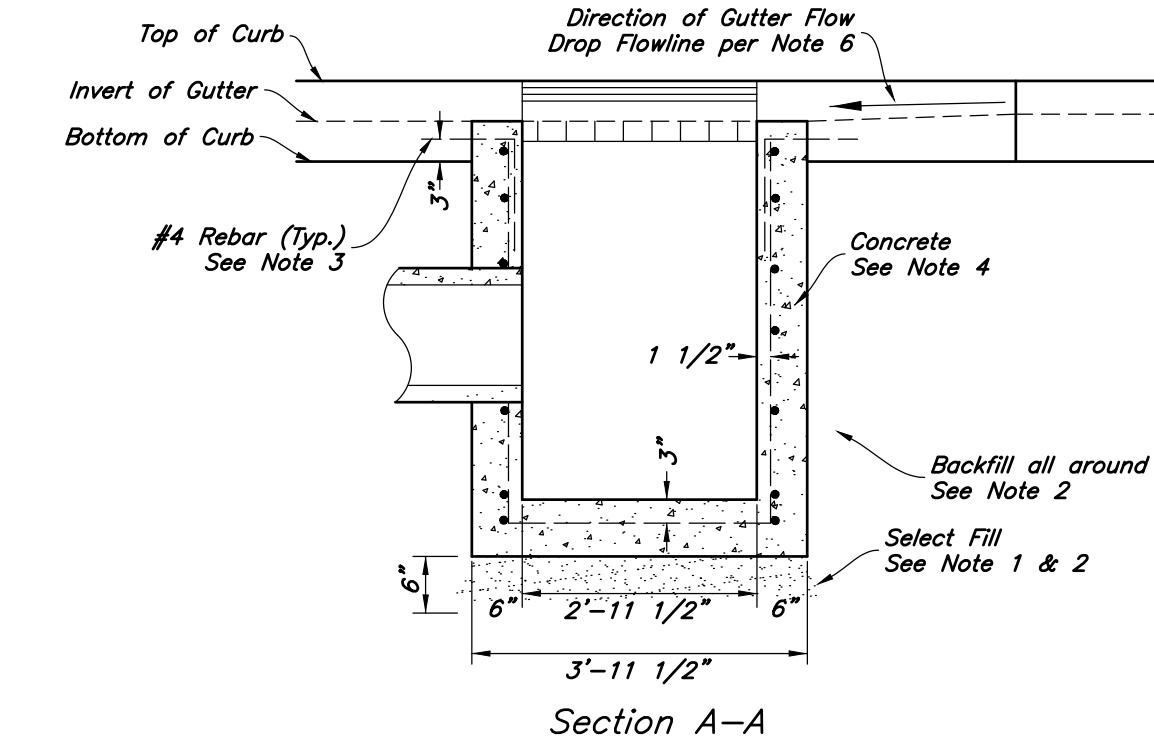
48



Curb Inlet with Single Grate

Not to Scale

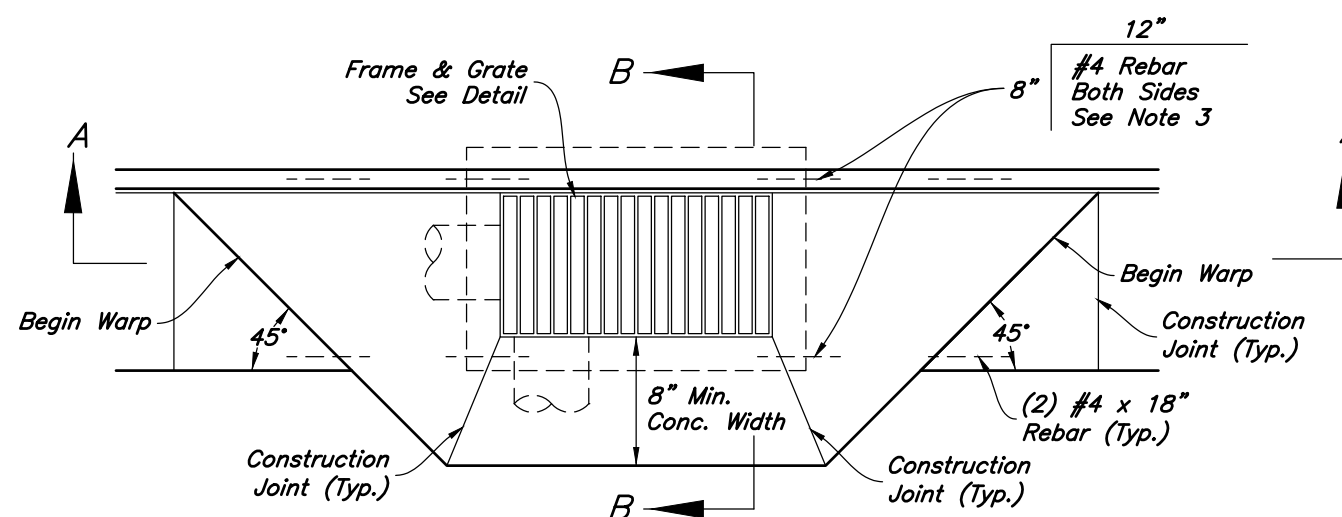
47



Typical Light Pole & Base

Not to Scale

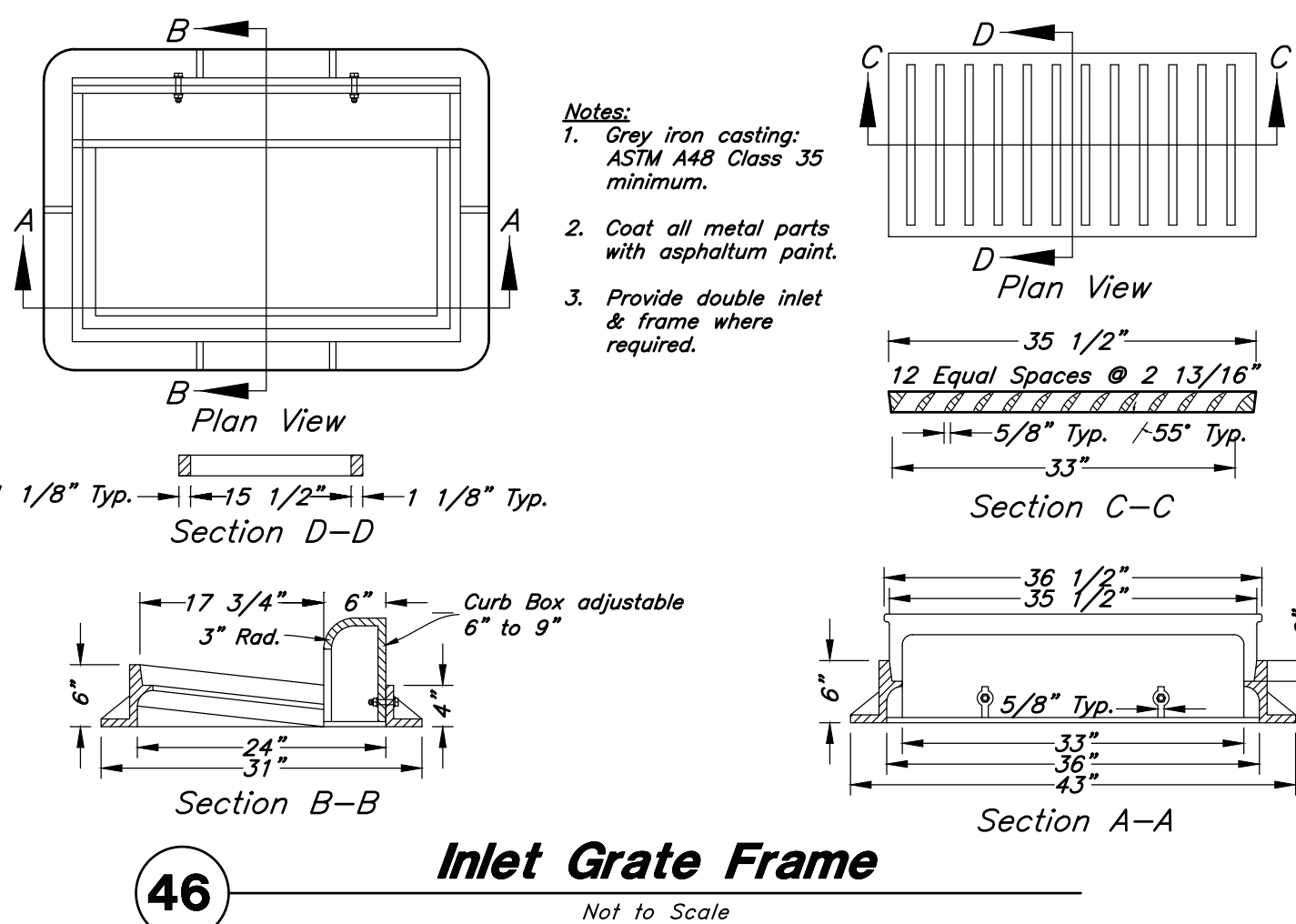
45



Perimeter "No Parking" Barrier

Not to Scale

44



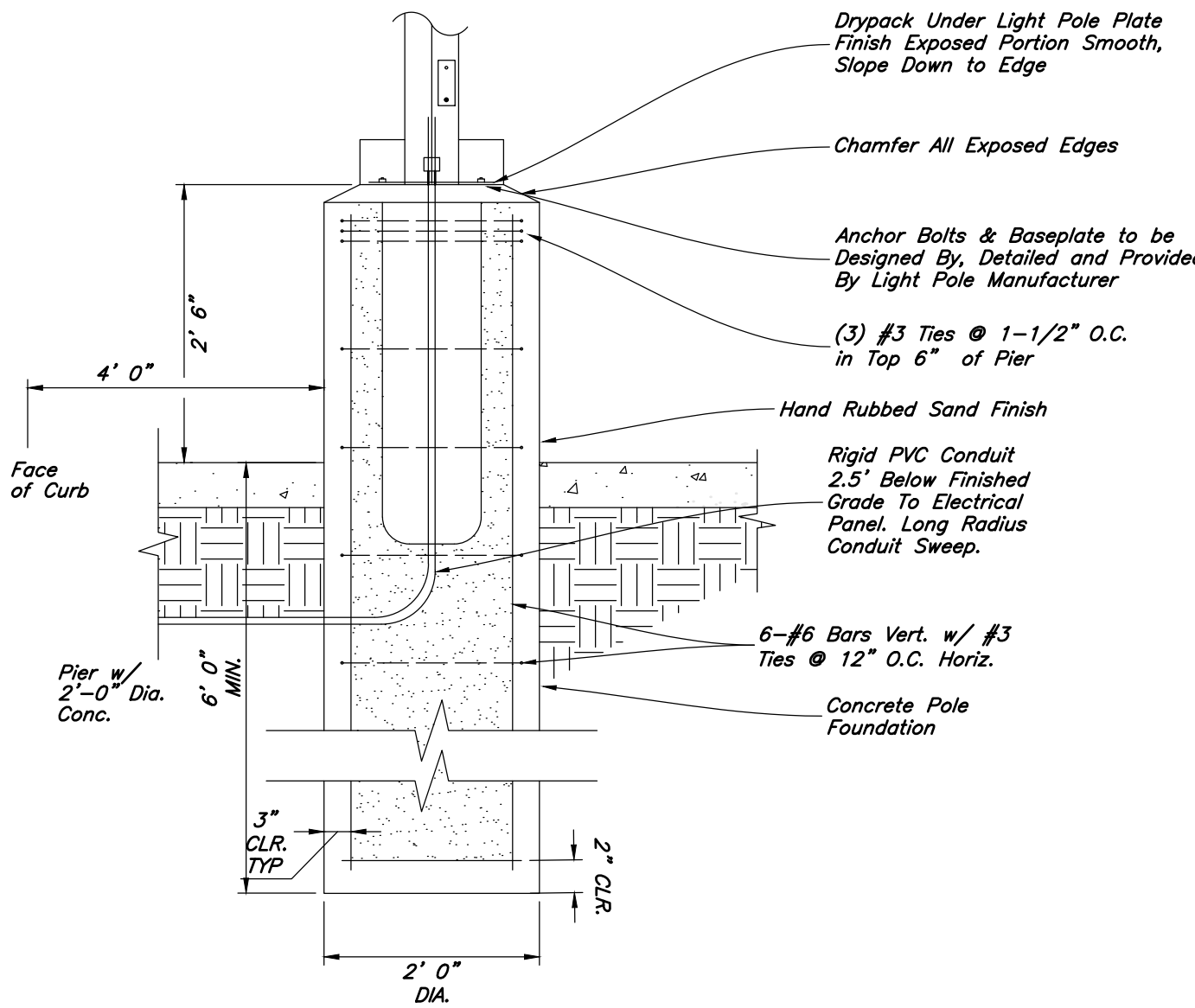
Inlet Grate Frame

Not to Scale

46

NOTES:

1. POLE BASE IN NATURAL UNDISTURBED SOIL
2. WHEN POLE IS 3'-0" OR GREATER FROM CURB, PROVIDE SEAL TO TOP OF POLE FOOTING FLUSH WITH GRADE. SEAL OFFS AS REQUIRED IF IN HAZARDOUS AREA, SEE ELECTRICAL PLAN. CUT OFF SHIELDS AND/OR HEADS MAY BE REQUIRED UPON FIELD INSPECTION



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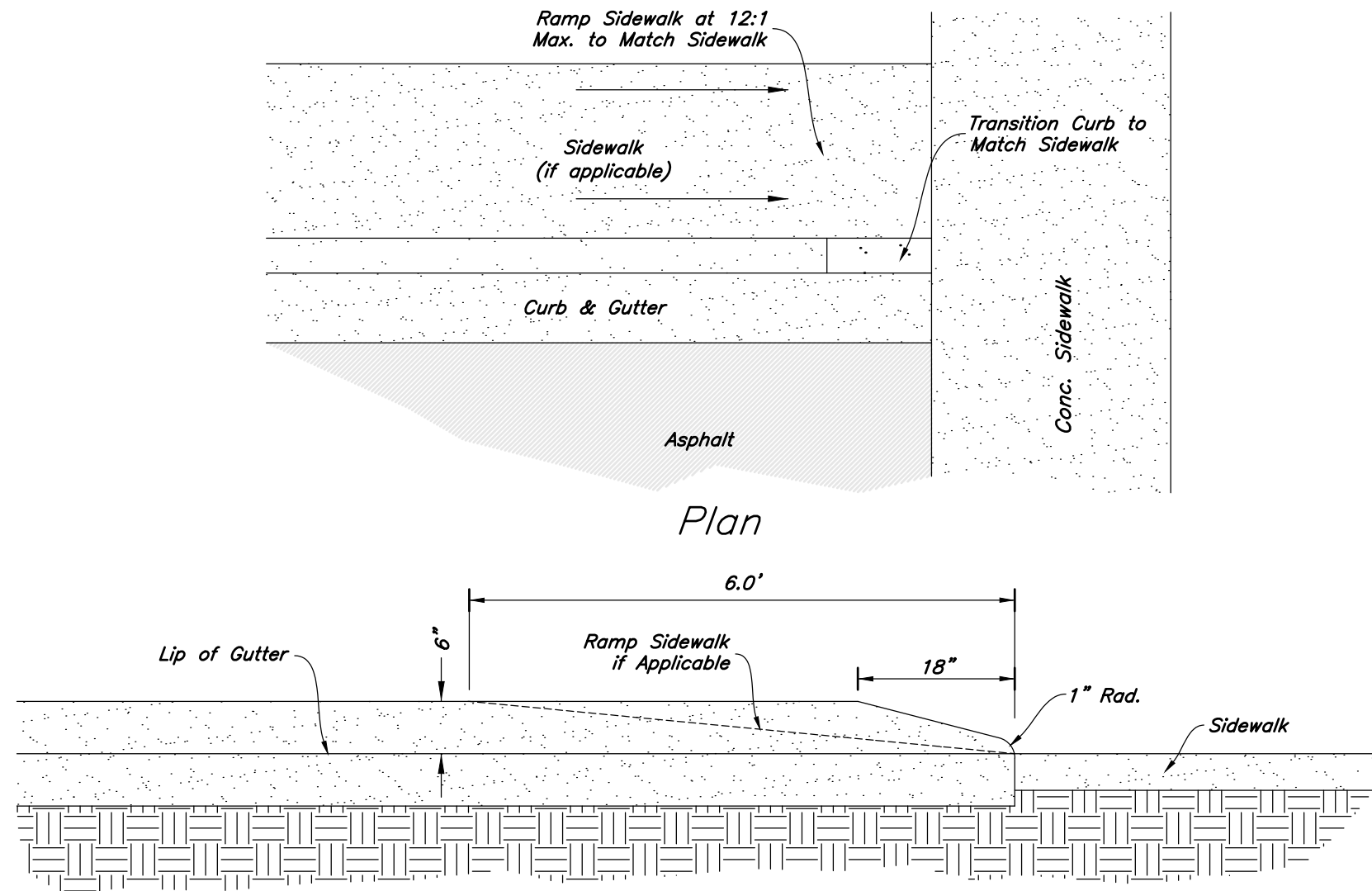
MAVERIK

Details
Maverik, Inc. Store #517
24 S. Geneva Rd
Vineyard, Utah 84057

PROFESSIONAL ENGINEER
NO. 778441-2202
MALMBERG
STATE OF UTAH

26 Jun, 2020
SHEET NO.
C4.5

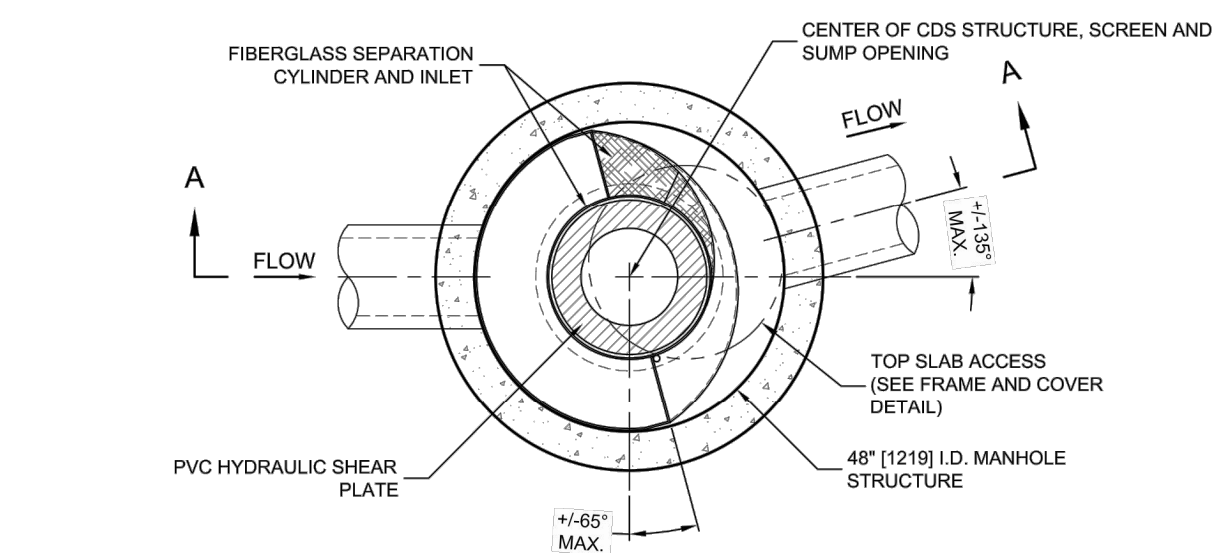
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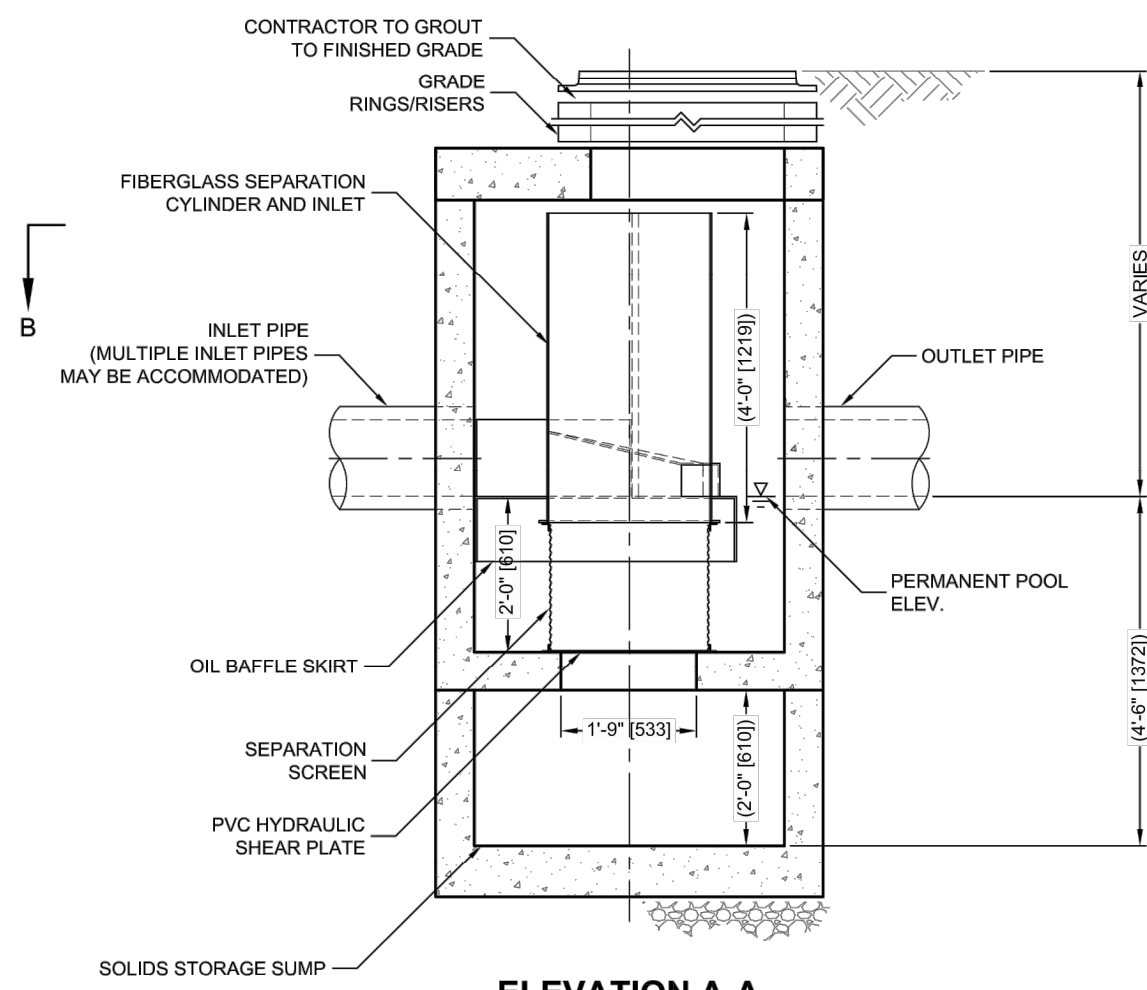
53

Curb Transition

Not to Scale



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

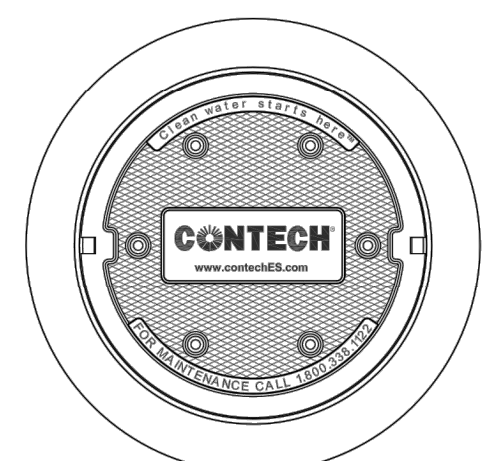


CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES
- SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
- SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID				*
WATER QUALITY FLOW RATE (CFS OR L/s)				*
PEAK FLOW RATE (CFS OR L/s)				*
RETURN PERIOD OF PEAK FLOW (YRS)				*
SCREEN APERTURE (2400 OR 4700)				*
PIPE DATA:		I.E.	MATERIAL	DIAMETER
INLET PIPE 1		*	*	*
INLET PIPE 2		*	*	*
OUTLET PIPE		*	*	*
RIM ELEVATION				*
ANTI-FLOTATION BALLAST			WIDTH	HEIGHT
			*	*
NOTES/SPECIAL REQUIREMENTS:				
* PER ENGINEER OF RECORD				

- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

- INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



CDS2015-4-C
INLINE CDS
STANDARD DETAIL

52

CDS2015-4-C Detail

Not to Scale

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MAVERIK

Details

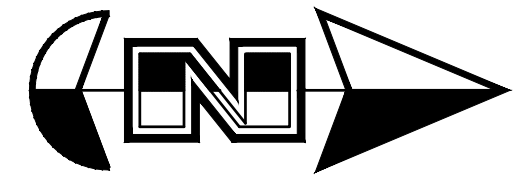
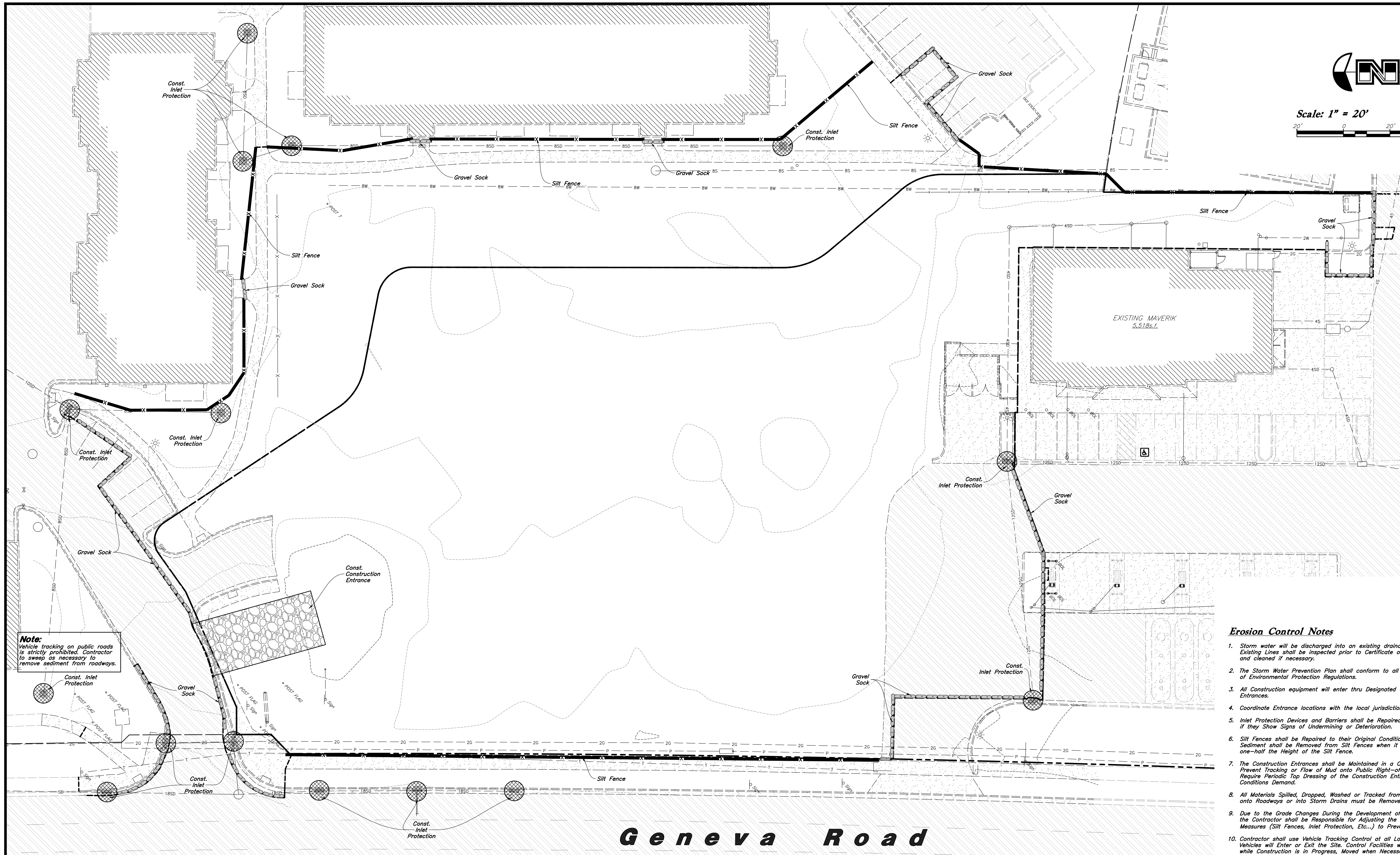
Maverik, Inc. Store #517
24 S. Geneva Rd
Vineyard, Utah 84057



26 Jun, 2020

SHEET NO.

C4.6



Scale: 1" = 20'

Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.

- Legend**
- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
 - Silt Fence
 - Limit of Disturbance
 - Construction Entrance / Truck Wash (50'x24' Min.)
 - Concrete Washout Area
 - Portable Toilet
 - Gravel Sock
 - Existing Contour
 - Existing Spot
 - Proposed Contour

Erosion Control Notes

- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- 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.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydreseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

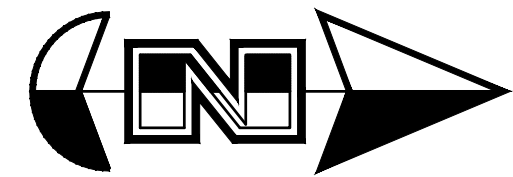
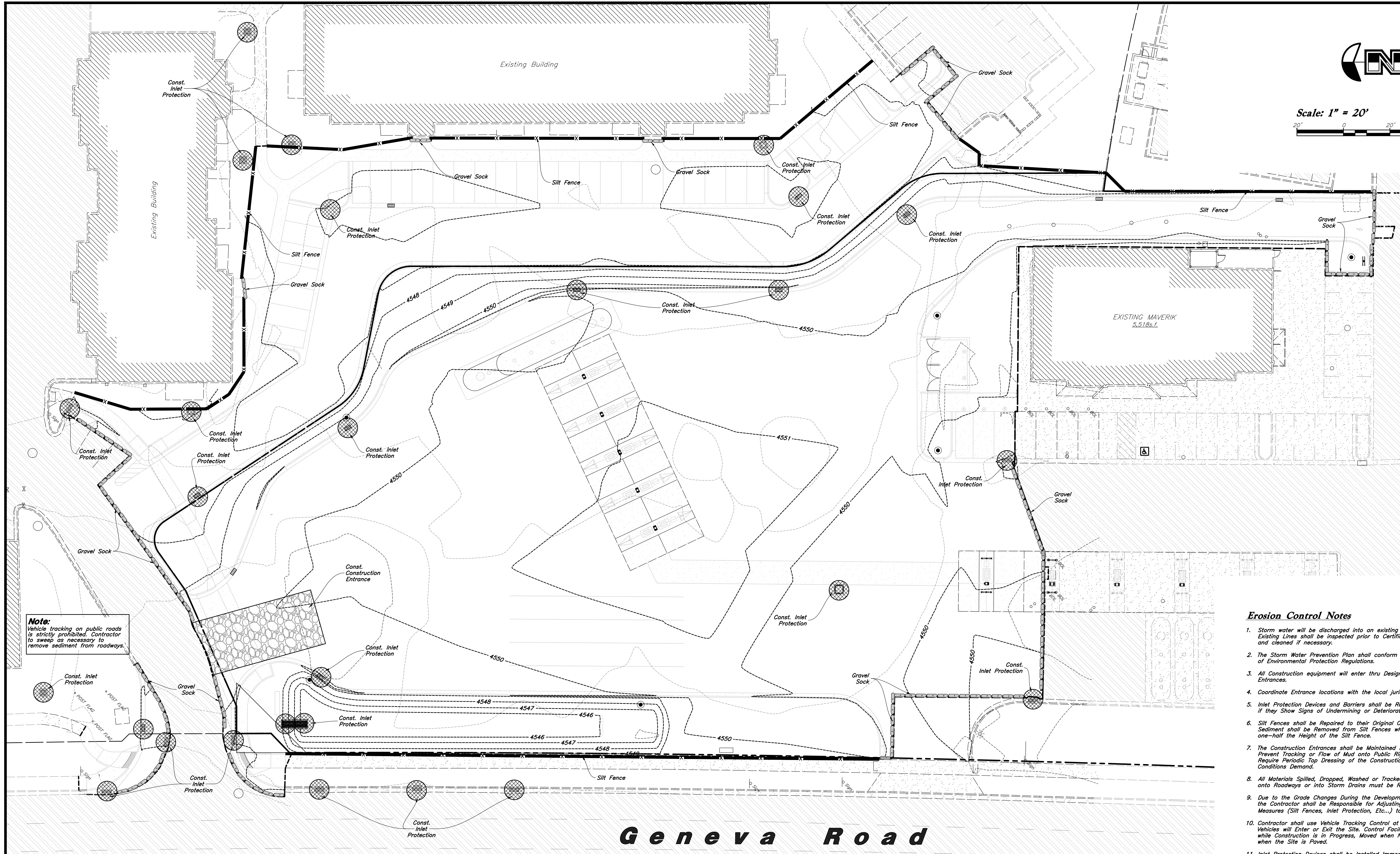
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2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWahlen@engineering.net



Erosion Control Plan - Phase 1
Maverik, Inc. Store #517
24 S. Geneva Rd
Vineyard, Utah 84057



26 Jun, 2020
SHEET NO.
C5.1



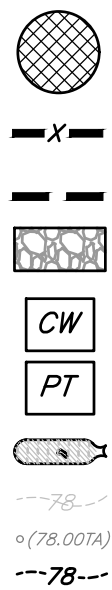
Scale: 1" = 20'

20' 0 20' 40'

Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.

Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour



Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. 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 Faved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
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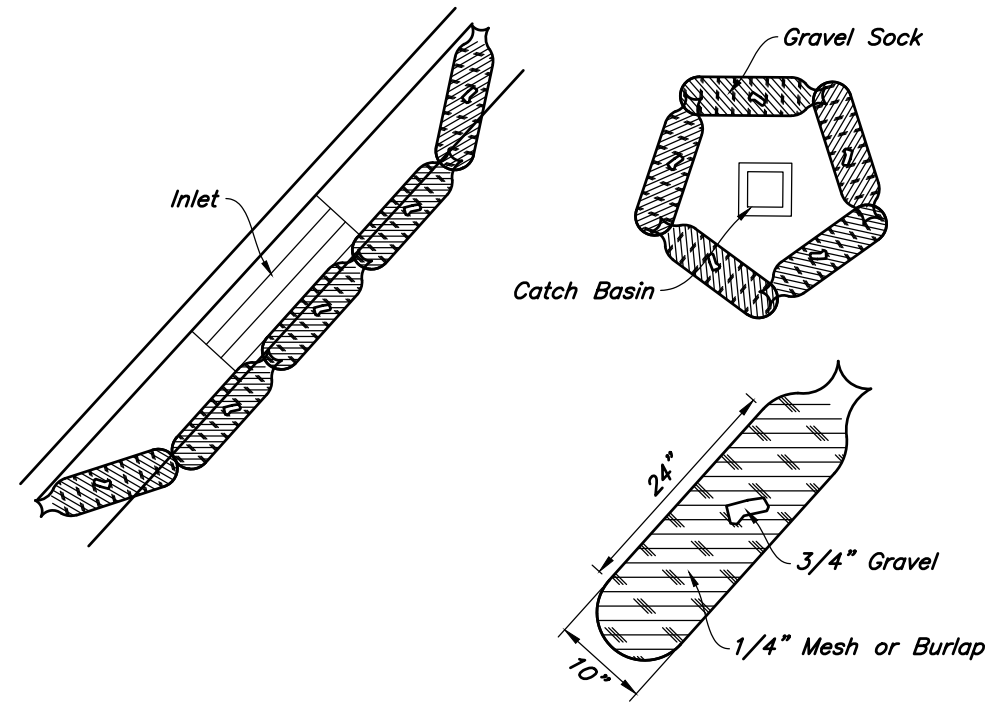
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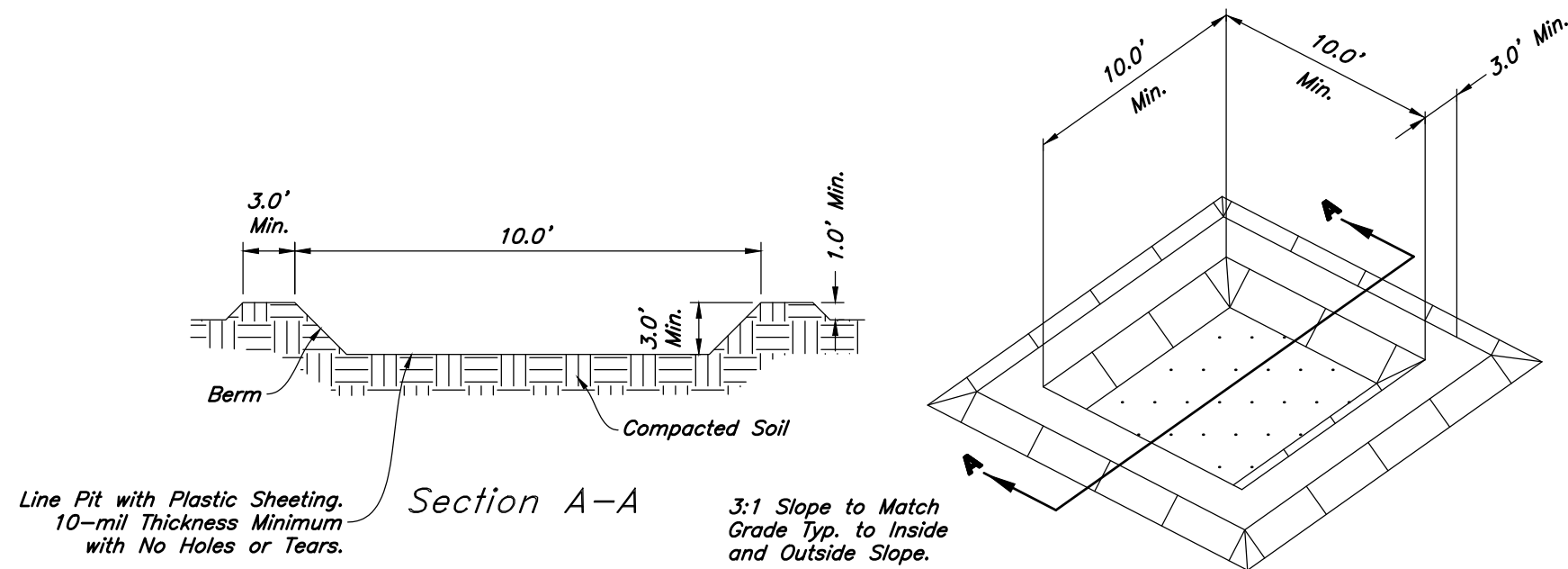
Erosion Control Plan - Phase 2
Maverik, Inc. Store #517
24 S. Geneva Rd
Vineyard, Utah 84057



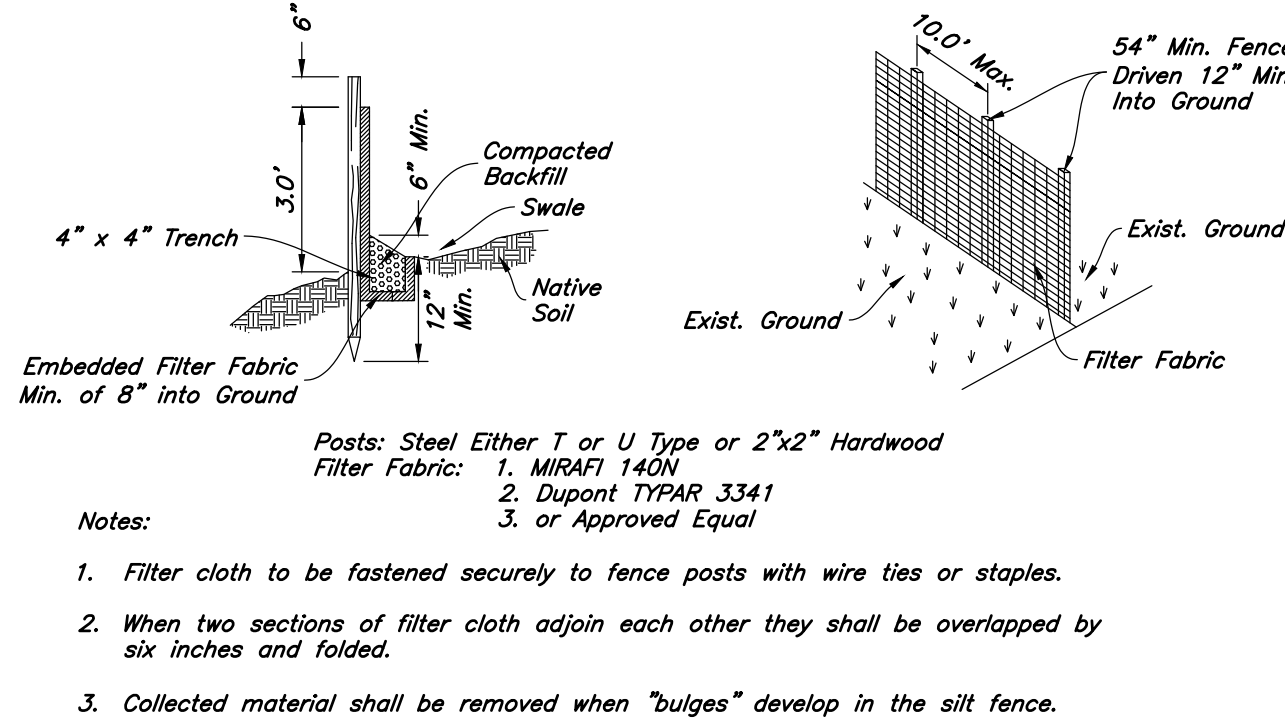
26 Jun, 2020
SHEET NO.
C5.2



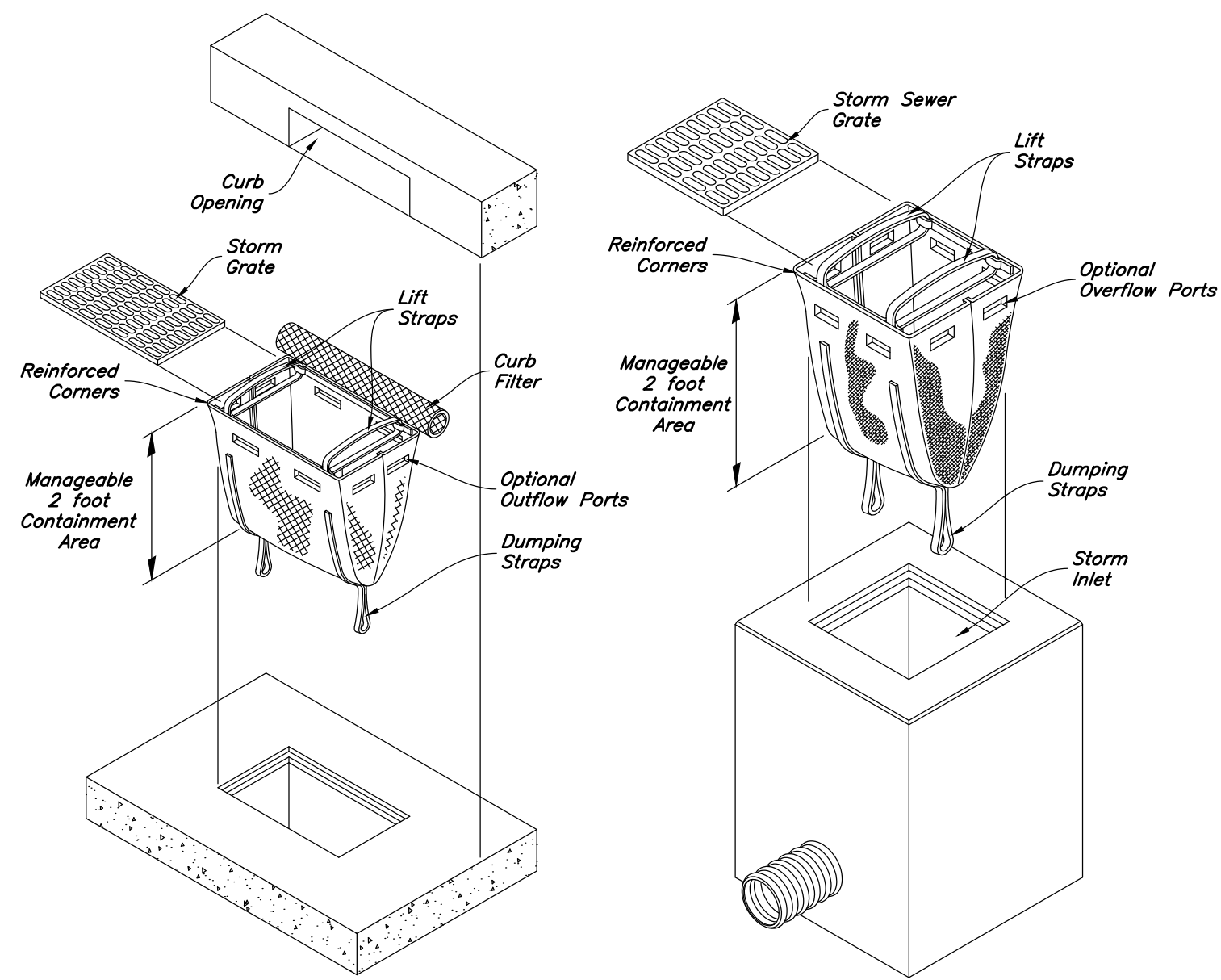
Gravel Sock Sediment Barrier
Not to Scale



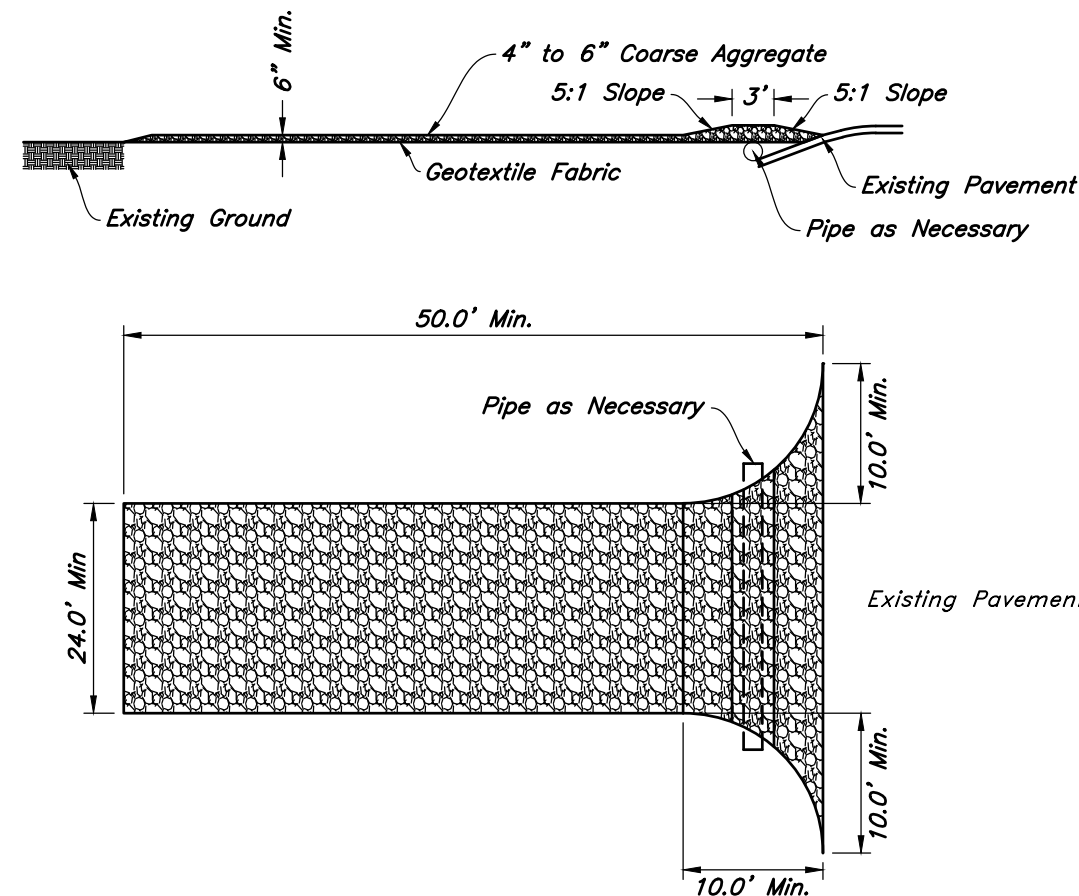
Concrete Washout
Not to Scale



Silt Fence Section
Not to Scale



Dandy Sack Inlet Protection
Not to Scale



Stabilized Construction Entrance
Not to Scale

Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.
19-115 EC

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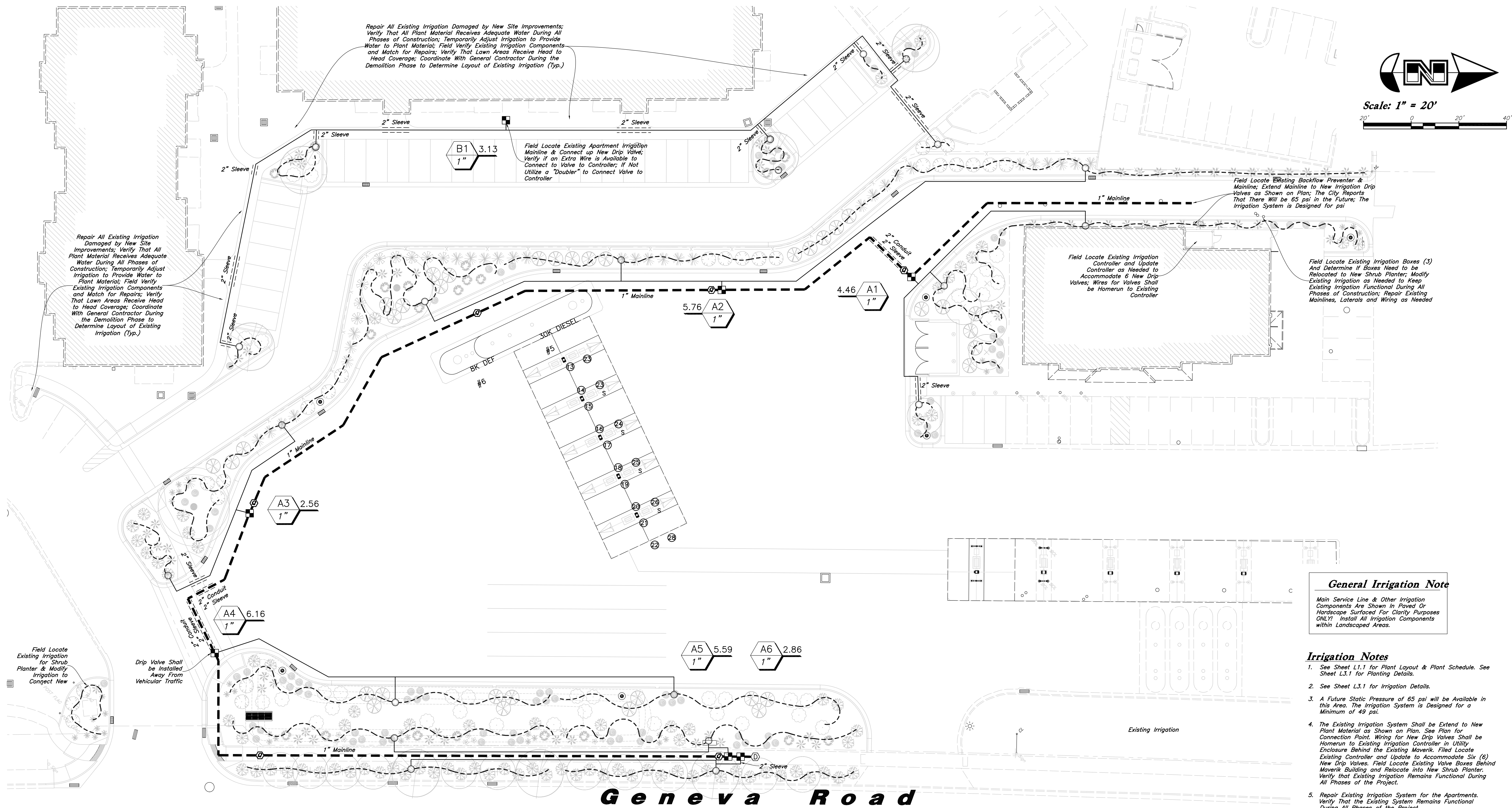
MAVERIK

Erosion Control Details
Maverik, Inc. Store #517
24 S. Geneva Rd
Vineyard, Utah 84057

PROFESSIONAL ENGINEER
NO. 77844-2202
ERIC L. MALMBERG
STATE OF UTAH

26 Jun, 2020
SHEET NO.
C5.3

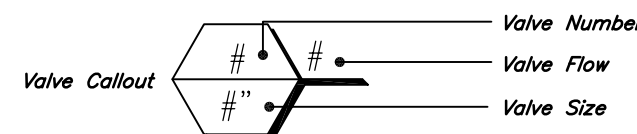
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IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XZC-100-PRB-COM	Drip Remote Control Valve	1 Inch Drip Control Zone Kit; Install in Standard Valve Box w/ 3" Depth of Gravel over Weed Barrier; Install w/ Water Proof Wire Connectors	11/L3.1
	Rain Bird 44RC	1 Inch Quick Coupler Valve with Swing Joint	Install in 10" Round Valve Box w/ 3" Depth of Gravel over Weed Barrier	5/L3.1
	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box w/ 6" Depth Sump of Gravel Over Weed Barrier	10/L3.1
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	8/L3.1
	Rain Bird XBS-075	3/4" Distribution Tubing	Pipe shown on Plan is Schematic; Adjust as Needed	
	Rain Bird XQ-100	1/4" Distribution Tubing	Install one per Emitter	
	Rain Bird XB-10PC/PC05 (Tree)	Xeri-Bug Emitter (2 Gal/Hr.)	1 per Perennial, 2 per Shrub Ornamental Grass, 5 per Tree	7/L3.1
	Rain Bird TS025	Tie Down Stake	Tubing to be Staked every 3'	
	Rain Bird DBC-025	Diffuser Bug Cap	Install one per Emitter	
	Rain Bird MDCFCAP	Removable Flush Cap	Install at the End of Each Line	

Symbol	Manufacturer/Model #	Description	Notes	Detail
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 Inch Size; Control Wiring Shall be Tucked Under Mainline for Protection; Schedule 40 Fittings Shall be Used for Mainline Components	6/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	6/L3.1
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	9/L3.1



VALVE SCHEDULE (Maverick)

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP
A1	1"	Area for Drip Emitters	4.46	33.65	34.49	0.43 in/h
A2	1"	Area for Drip Emitters	5.76	34.88	37.19	0.45 in/h
A3	1"	Area for Drip Emitters	2.56	31.97	33.03	0.42 in/h
A4	1"	Area for Drip Emitters	6.16	35.97	42.17	0.33 in/h
A5	1"	Area for Drip Emitters	5.59	34.99	42.67	0.46 in/h
A6	1"	Area for Drip Emitters	2.86	32.11	34.35	0.47 in/h

Wiring for New Valves Shall be Homerun to Existing Controller Located in the Enclosure Behind the Existing Maverik; Update Controller as Needed to Accommodate New Drip Zones; Field Verify Irrigation Controller

VALVE SCHEDULE (Apartments)

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP
B1	1"	Area for Drip Emitters	3.13	30.0	32.85	0.40 in/h

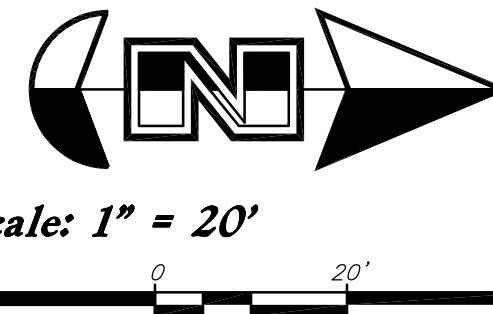
Field Verify if an Extra Wire is Available to Connect New Drip Valve; If an Extra Wire is Not Available, Possible Utilize a "Doublers" to Provide a Connection to the Existing Apartment Controller

General Irrigation Note

Main Service Line & Other Irrigation Components Are Shown in Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

- See Sheet L1.1 for Plant Layout & Plant Schedule. See Sheet L3.1 for Planting Details.
- See Sheet L3.1 for Irrigation Details.
- A Future Static Pressure of 65 psi will be Available in this Area. The Irrigation System is Designed for a Minimum of 49 psi.
- The Existing Irrigation System Shall be Extend to New Plant Material as Shown on Plan. See Plan for Connection Point. Wiring for New Drip Valves Shall be Homerun to Existing Irrigation Controller in Utility Enclosure Behind the Existing Maverik. Filed Locate Existing Controller and Update to Accommodate Six (6) New Drip Valves. Field Locate Existing Valve Boxes Behind Maverik Building and Relocate into New Shrub Planter. Verify that Existing Irrigation Remains Functional During All Phases of the Project.
- Repair Existing Irrigation System for the Apartments. Verify That the Existing System Remains Functional During All Phases of the Project.



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Irrigation Plan
Maverik, Inc. Store #517
24 S. Geneva Rd
Vineyard, Utah 84057



26 Jun, 2020

SHEET NO.
L2.1

Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
- The contractor shall install all landscape material per plan, notes and details.
- All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Existing topsoil shall be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil quantity and quality with the general contractor. The landscape contractor shall perform a soil test on existing and imported topsoil and amend per soil test recommendations. Soil test shall be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clogs, roots, and plant matter. Topsoil shall be installed in all landscaping areas.
- Prior to placement of topsoil in all landscaping areas, remove all construction debris and trash. All subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide an 8 inch depth of stockpiled or imported topsoil in all shrub areas. Parking islands shall be slightly bermed up in the middle and receive 12 inches of topsoil.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified stone over Dettit Pro weed barrier or approved equal. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. All stone shall be washed after installation.
- All deciduous trees shall be double staked per tree staking details as needed. Verify that all trees are straight. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Tree ties shall be V.I.T. Cinche Tres #C132.
- Install landscape concrete curbing between lawn and planting areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- Provide a 4 inch depth of stockpiled or imported topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- All trees located in lawn areas shall have a 24 inch diameter tree ring w/ wood mulch.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

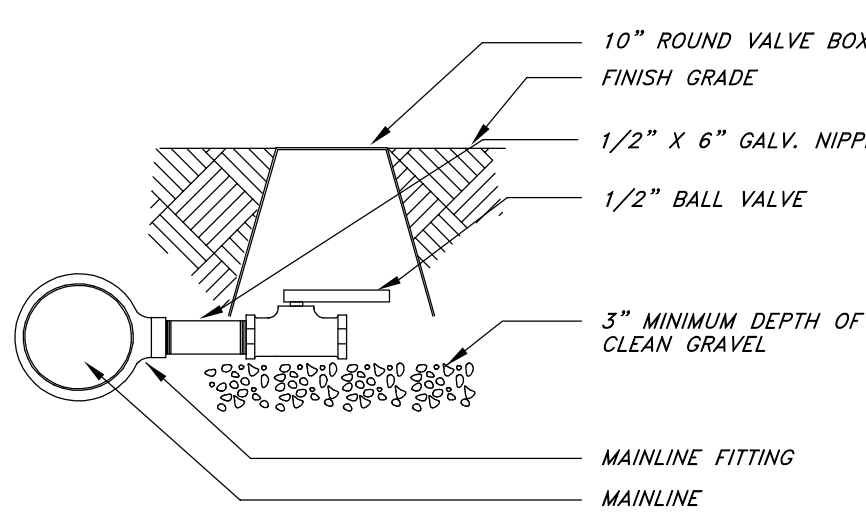
Irrigation Notes:

- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- The contractor shall install all irrigation material per plan, notes and details.
- Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking and verifying all specifications and materials. All substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
- Irrigation system guarantee for all materials and workmanship shall be one year from the time of store opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling, depressions, and repairing freeze damage. Contractor must contact Landscape Architect to schedule pre and post guarantee inspection meetings. Failure to do so will mean the official guarantee period has not been activated or de-activated.
- Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
- Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings, one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
- Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be eighteen (18) inches minimum.
- Install dielectric fittings whenever dissimilar metals are joined.
- Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
- Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
- Control valve wire shall be #14 single conductor; white for common wire, red for hot wire and blue for the spare wire. All wiring shall be UF-BL rated. All connections shall be made with water tight connectors (DWR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction. Provide one spare wire to run length of mainline.
- Control valve size, type, quantity, and location to be approved by landscape architect, install in heavy duty plastic size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
- Quick couplers shall be a Rain Bird Rain Bird 44RC with a 1 inch Lasco unitized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
- Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
- All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-two (22) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
- Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, elbows, or changes in direction shall occur under hardscape.
- It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
- The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
- All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6"-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
- Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
- All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
- Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
- It shall be the responsibility of the sprinkler contractor to demonstrate to the owner the proper winterization and start-up procedures for the entire system prior to final payment.

10

MANUAL DRAIN VALVE

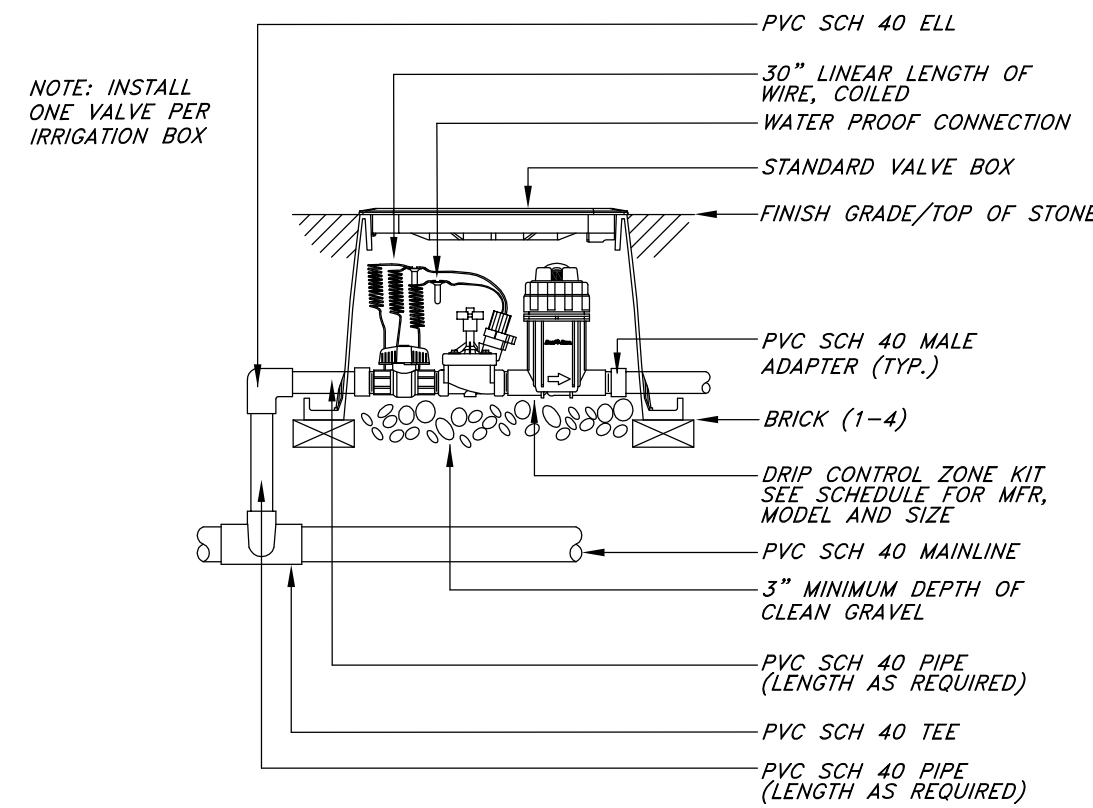
NOT TO SCALE



11

DRIP CONTROL VALVE

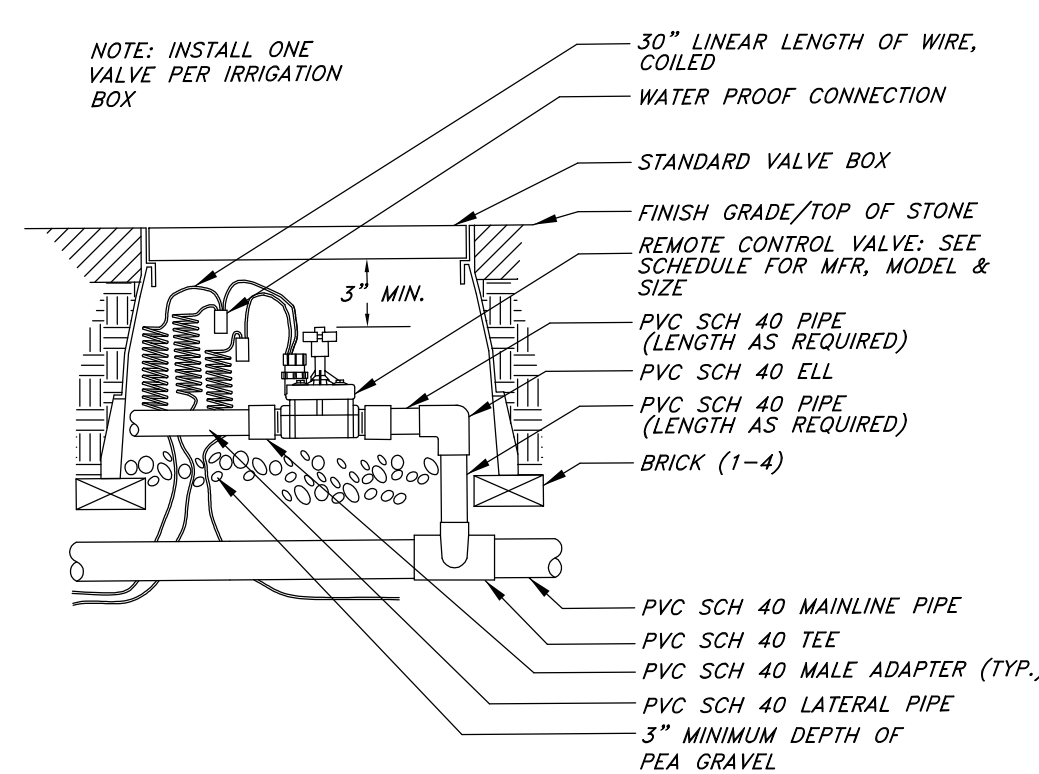
NOT TO SCALE



12

REMOTE CONTROL VALVE

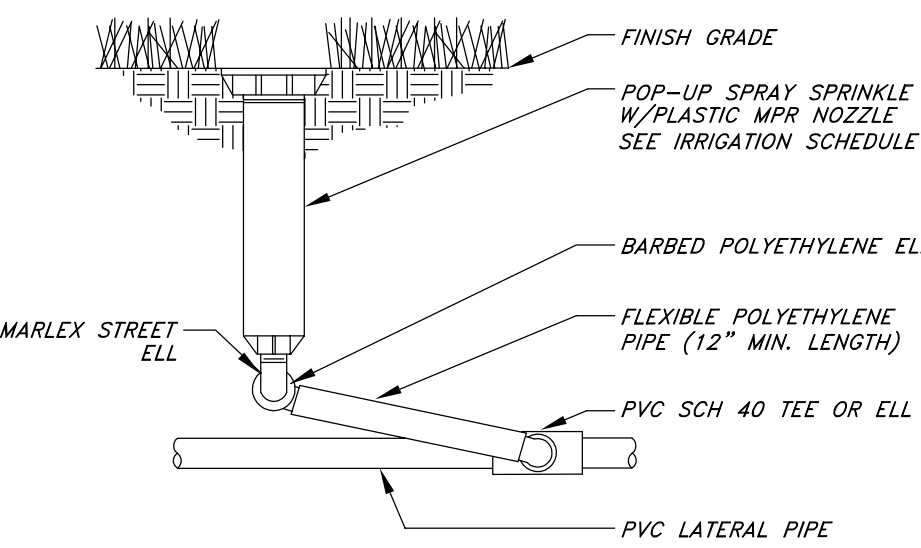
NOT TO SCALE



13

POP-UP SPRAY HEAD

NOT TO SCALE



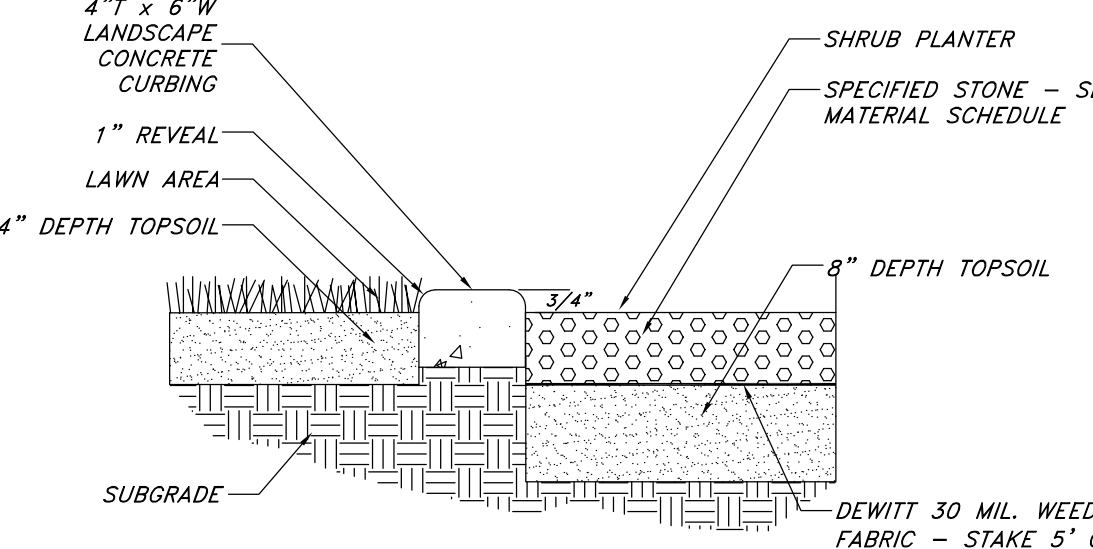
NOTE:

- SWING ASSEMBLY SHALL BE USED FOR ALL ROTORS. FLEXIBLE PIPE SHALL BE USED FOR POP-UP SPRAY HEADS.

1

SHRUB PLANTING

Not to Scale



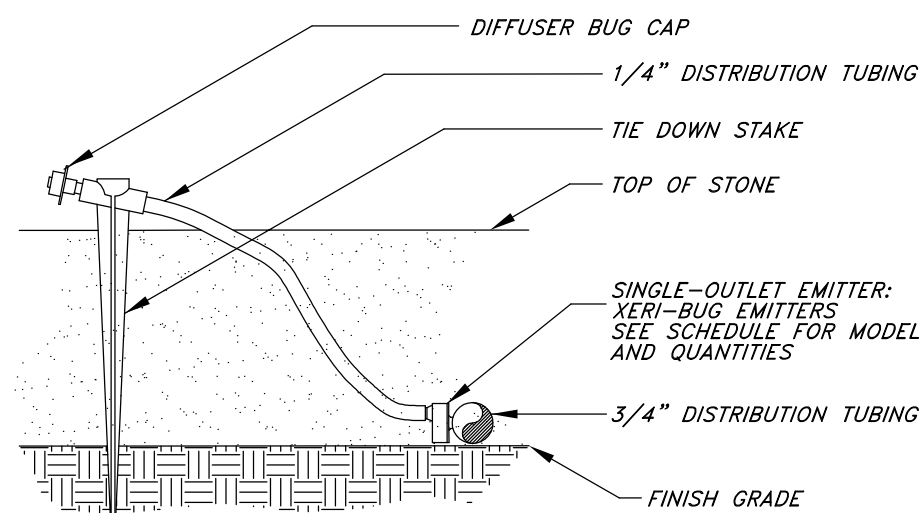
NOTE:

- SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT OF CURBING AND SPECIFIED STONE.
- CONTROL JOINTS SHALL BE PLACED AT 5' O.C.

4

LANDSCAPE PREPARATION

Not to Scale



NOTE:

- USE RAIN BIRD XERIMAN TOOL MODEL XM--TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MIN. OF 1" AND A MAX. OF 2" FLUSH ALL LINES THOROUGHLY, INCLUDING 1/4" DISTRIBUTION TUBING PRIOR TO INSTALLATION. IF PLANTING IN A 4:1 SLOPE OR GREATER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOTBALL.

7

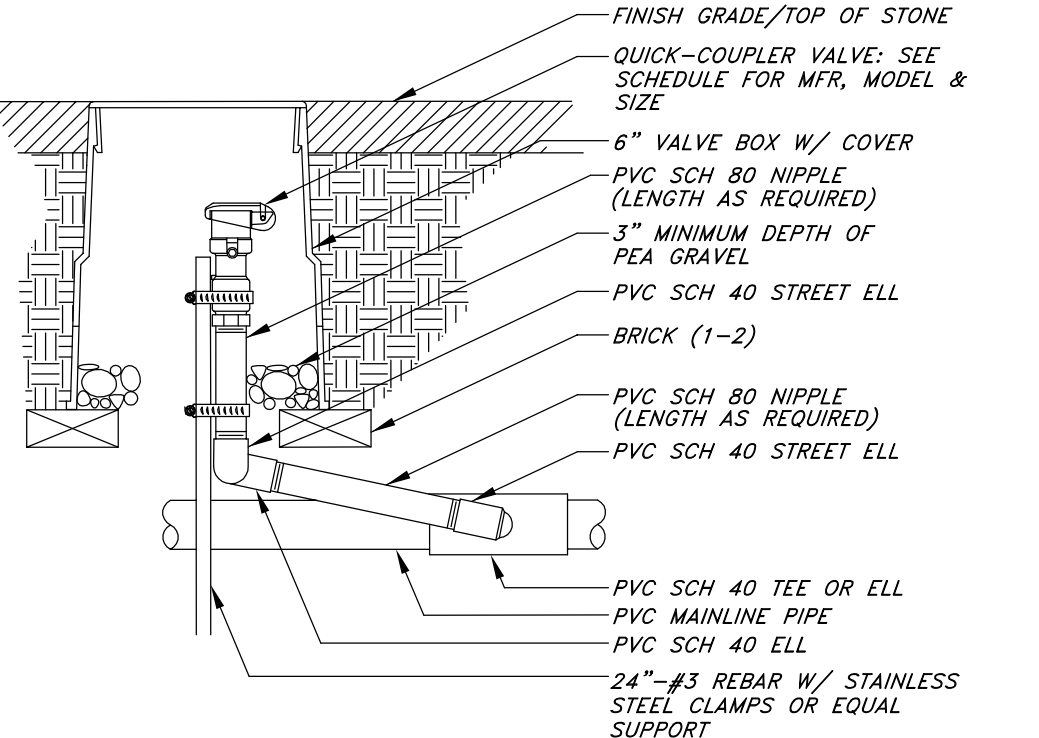
EMITTER INTO DISTRIBUTION TUBE

NOT TO SCALE

2

DECIDUOUS TREE PLANTING

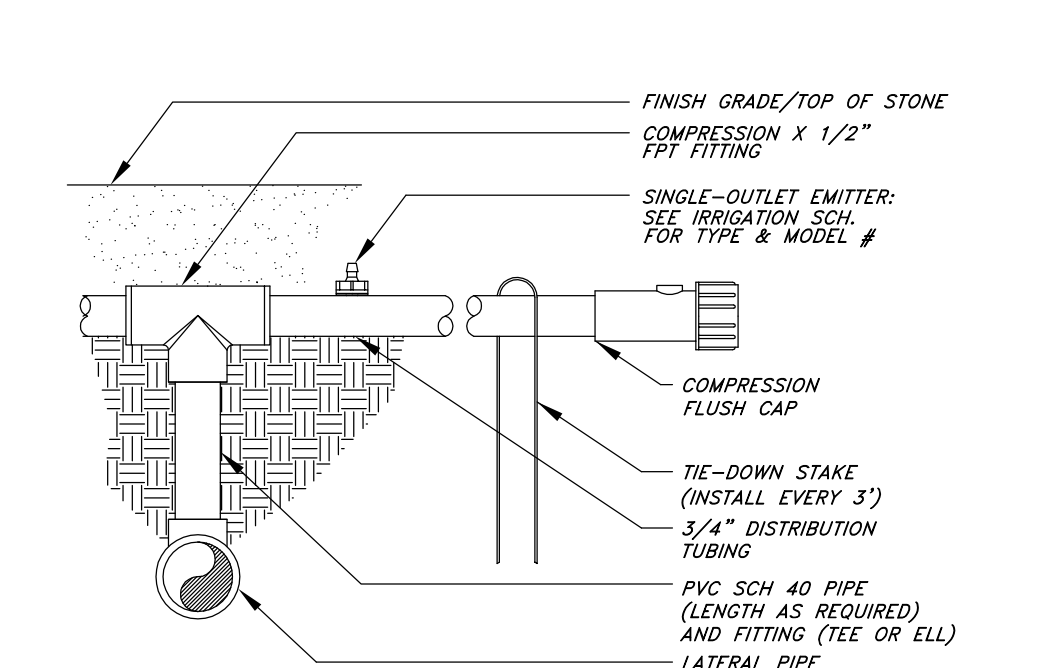
Not to Scale



5

QUICK COUPLING VALVE

NOT TO SCALE



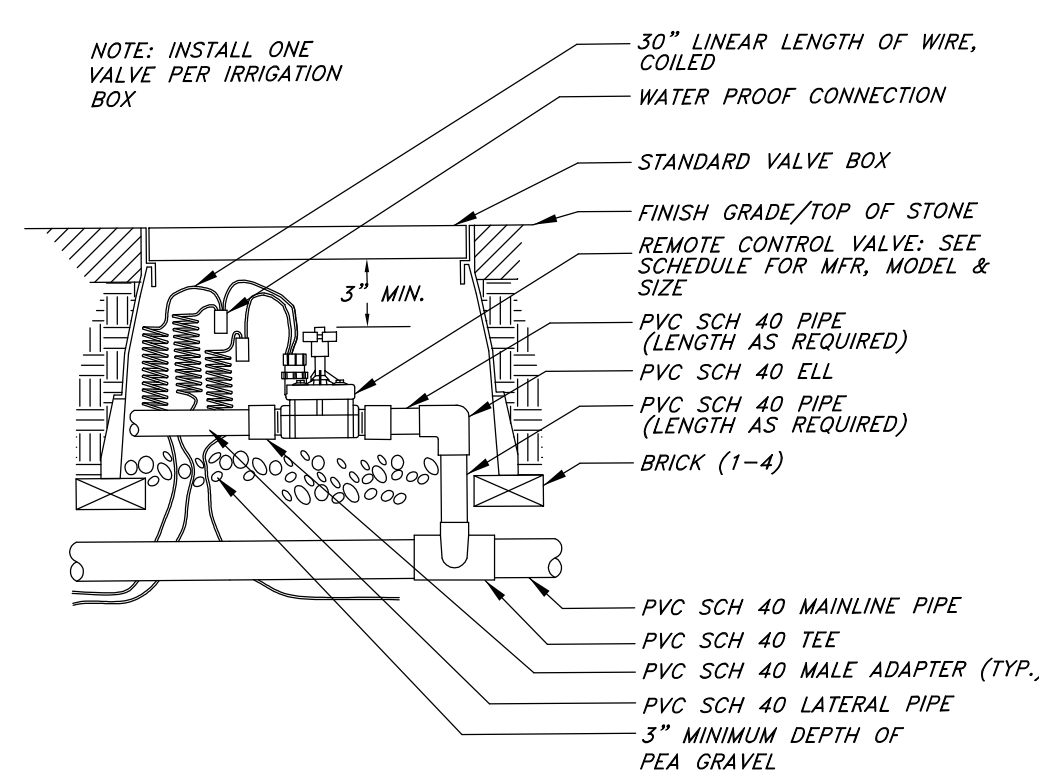
NOTE:

- USE RAIN BIRD XERIMAN TOOL MODEL XM--TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.

8

PVC TO POLY PIPE CONNECTION

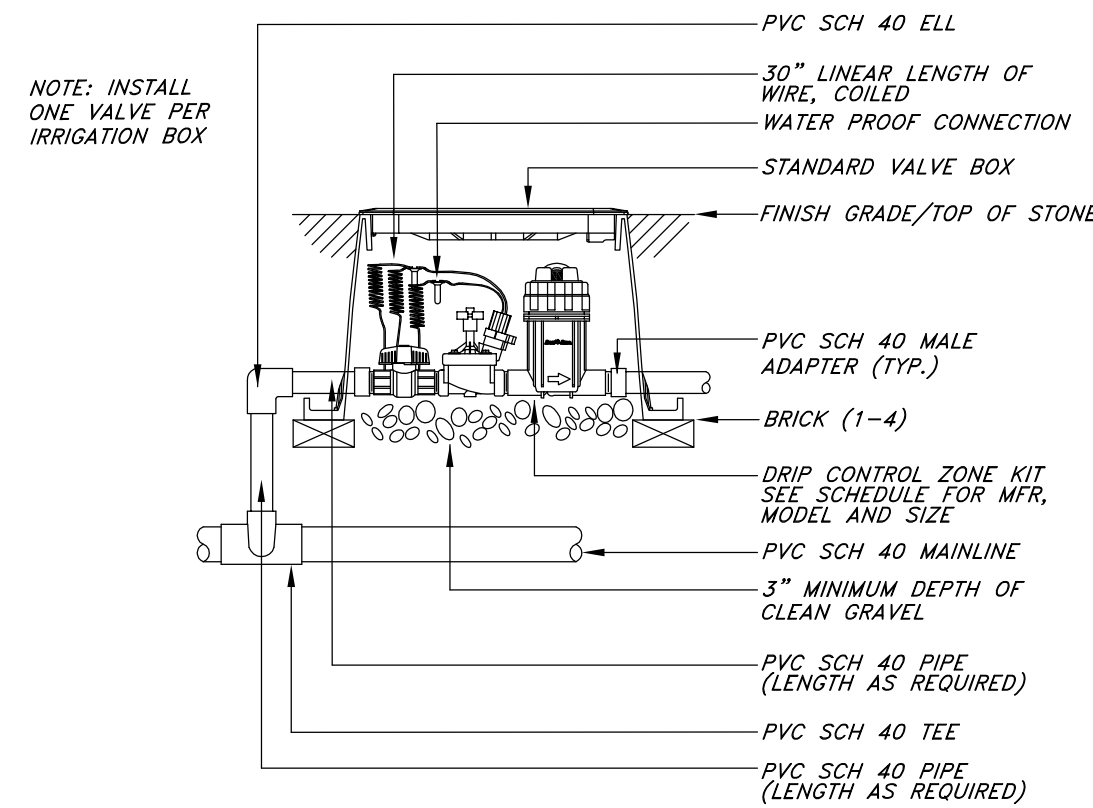
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11

DRIP CONTROL VALVE

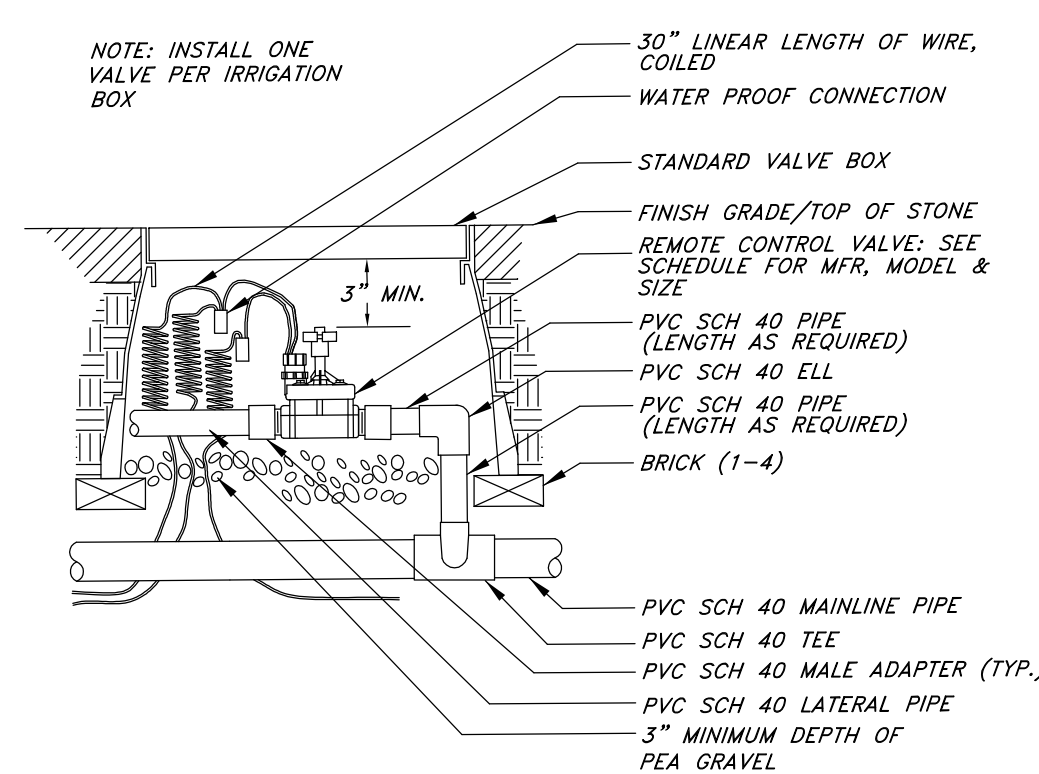
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12

REMOTE CONTROL VALVE

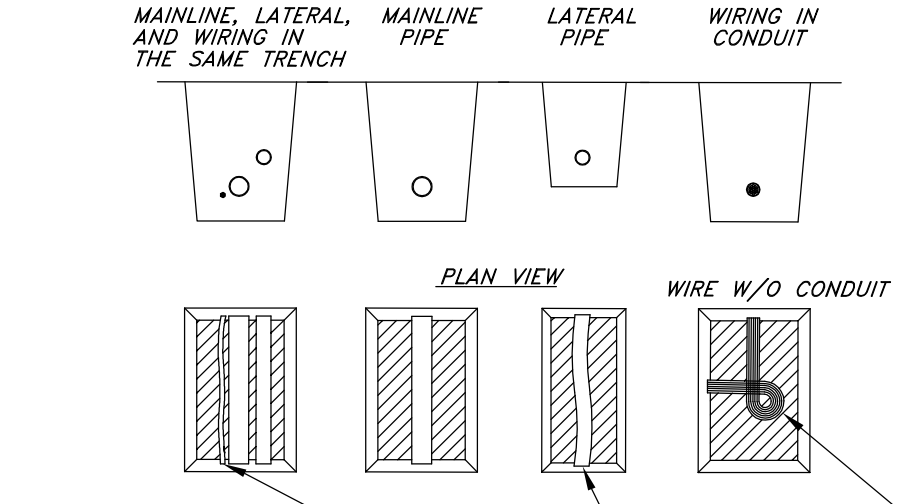
NOT TO SCALE



3

LANDSCAPE BOULDER

Not to Scale



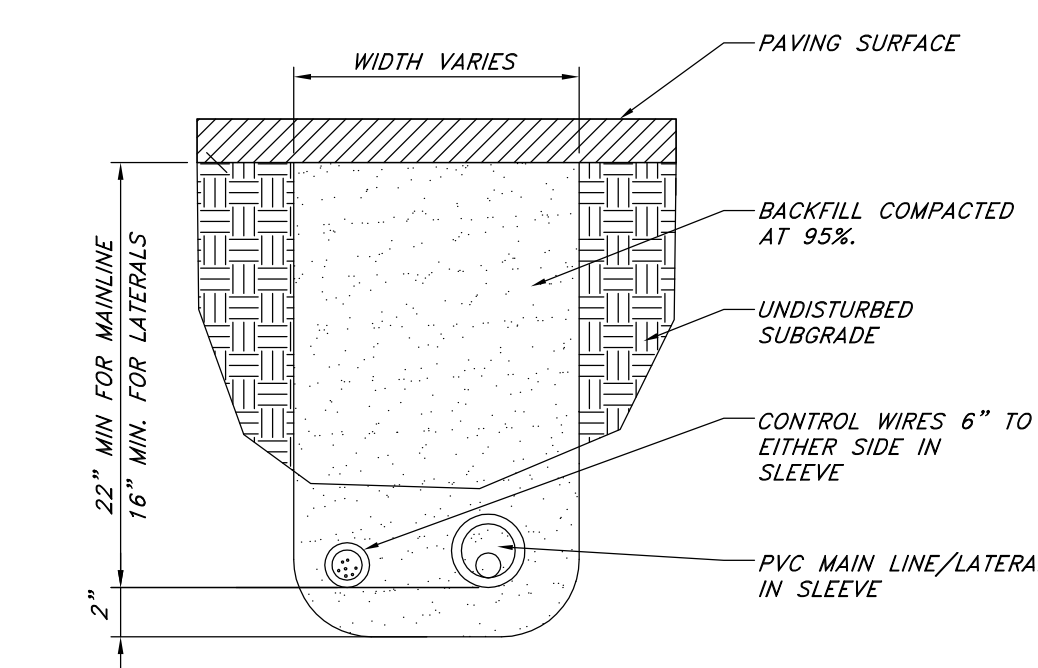
NOTES:

- SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
- FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

6

PIPE & WIRE TRENCHING

NOT TO SCALE



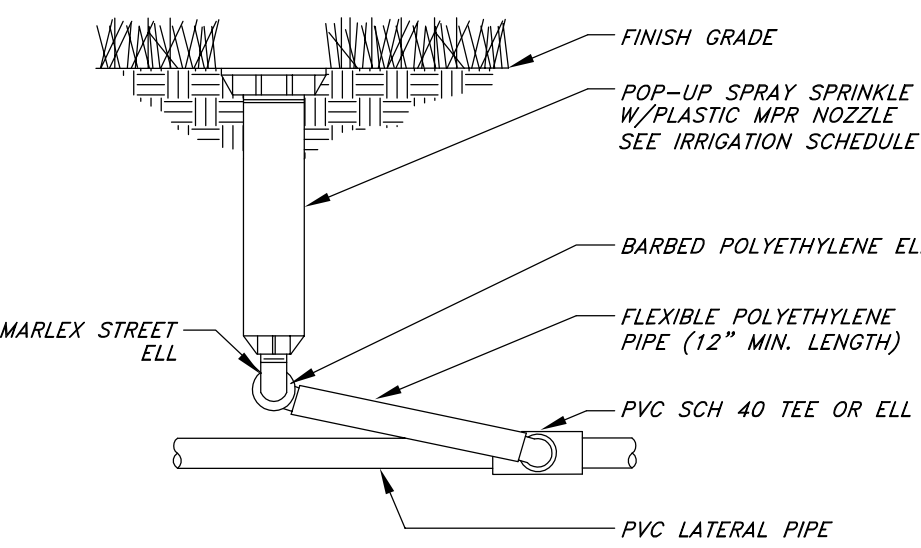
NOTE:

- ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
- ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
- ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
- SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18" PAST EDGE OF PAVEMENT. END OF SLEEVE TO BE CAPPED AND MARKED.

9

PIPE SLEEVING

Not to Scale



NOTE:

- SWING ASSEMBLY SHALL BE USED FOR ALL ROTORS. FLEXIBLE PIPE SHALL BE USED FOR POP-UP SPRAY HEADS.

Designed by: JC
Drafted by: GS
Client Name:
Maverik, Inc.

19-115 IR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801-521-8529 - AWAengineering.net

MAVERIK

Landscape & Irrigation Details
Maverik, Inc. Store #517
24 S. Geneva Rd
Vineyard, Utah 84057

State of Utah
Jared R. Manschall
No. 7790428-5301
Expires 09/29/2020
Professional Landscape Architect

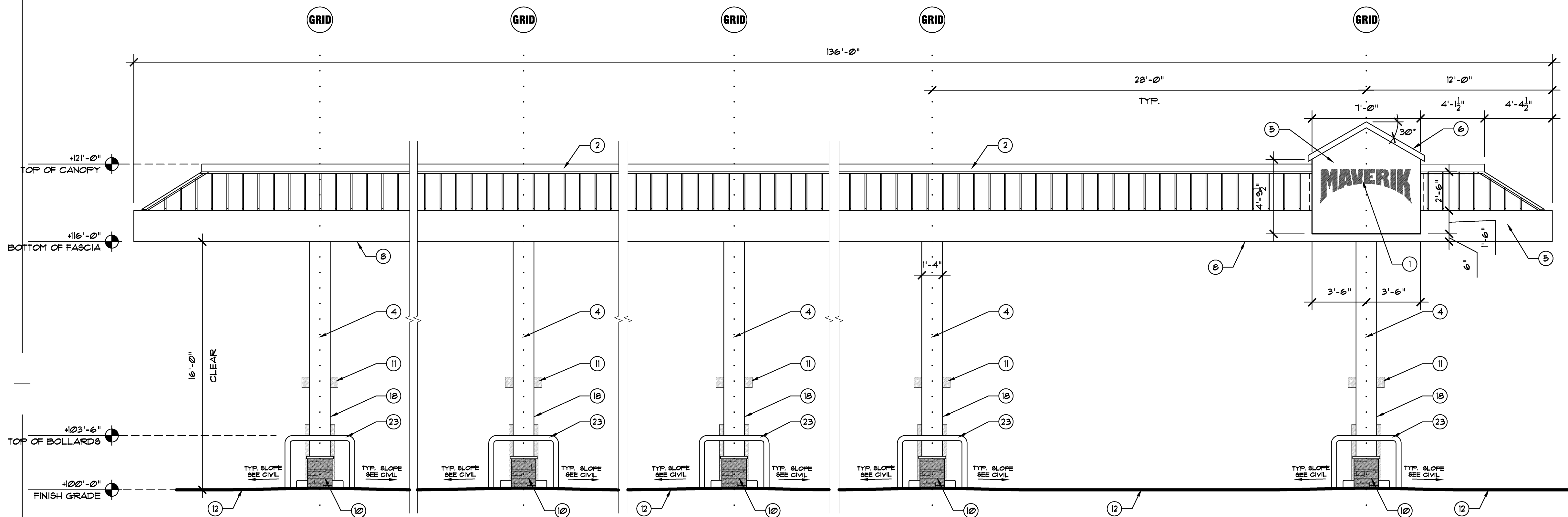
26 Jun, 2020

SHEET NO.

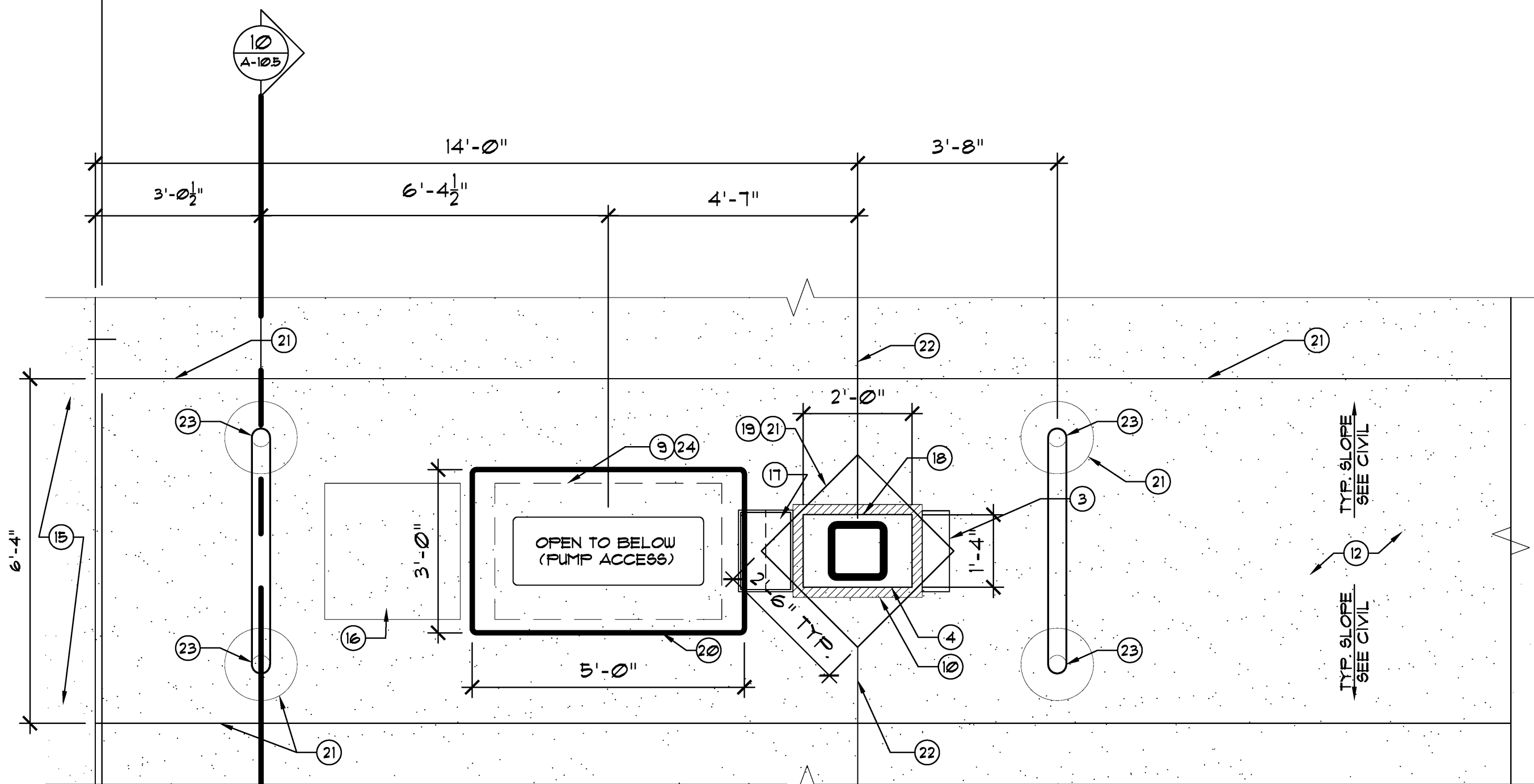
L3.1



Know what's below.
Call before you dig.

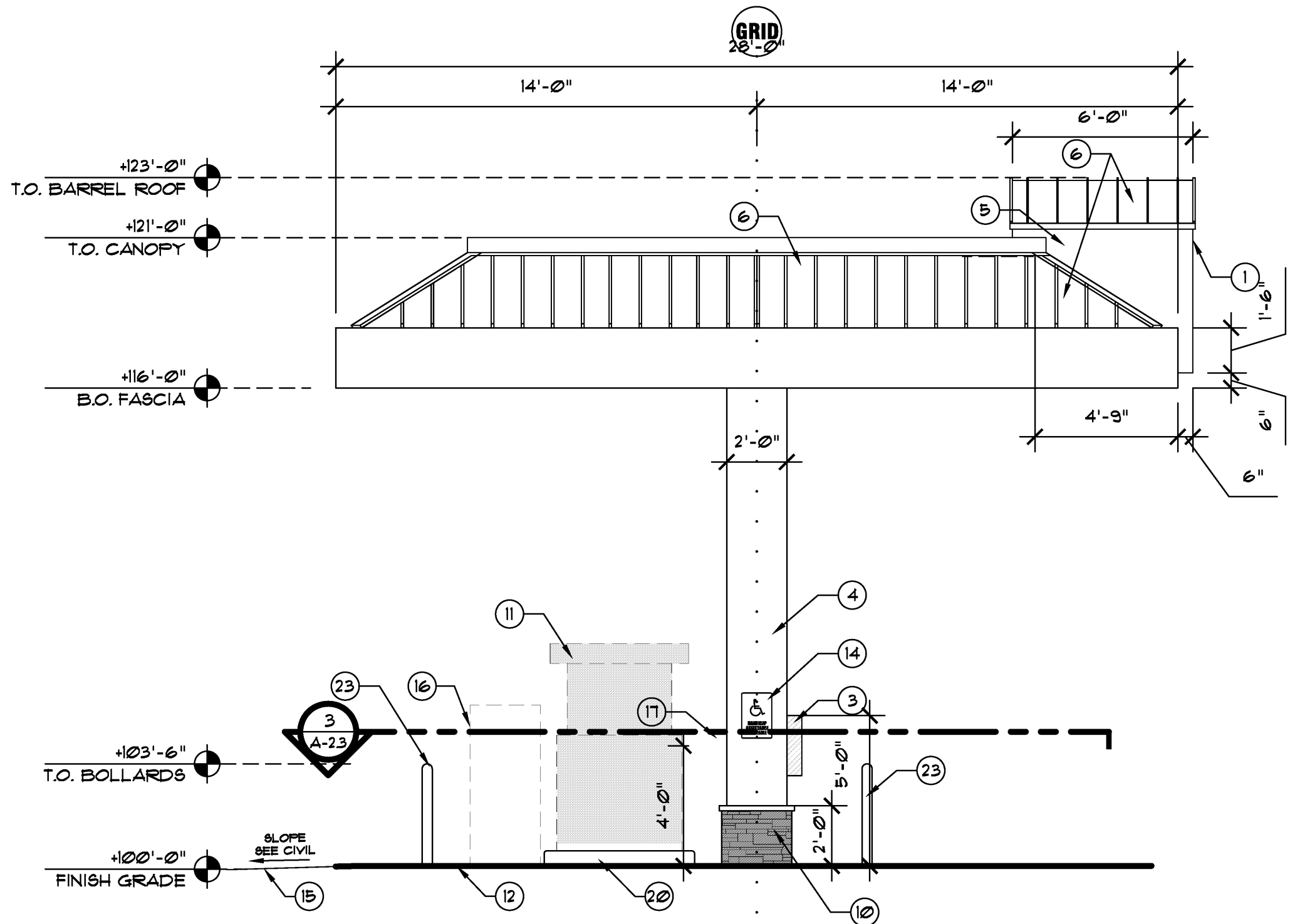


1 FUEL DISPENSING CANOPY STREET ELEVATION
A-2.3 SCALE: 1/4" = 1'-0"



NOTE:
6" RAISED CONCRETE ISLAND WITH TOOLED EDGES AND CORNERS TO BE FOUNDED FIRST. 5'-0" X 3'-0" CONCRETE ISLAND (NO METAL FORM - VERIFY SIZE WITH DISPENSER MANUF.).
AFTER THE 5'-0" X 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS. 6" MINIMUM AND 1" MAXIMUM HEIGHT AT ISLAND ON ALL (4) SIDES (TYPICAL FOR ALL)

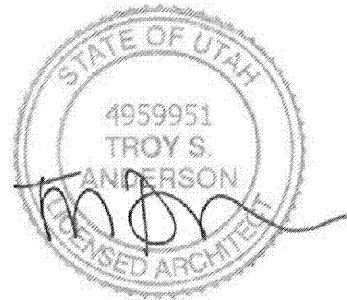
3 CANOPY COLUMN PLAN
A-2.3 SCALE: 1/2" = 1'-0"



2 CANOPY END ELEVATION
A-2.3 SCALE: 1/4" = 1'-0"

REFERENCED NOTES:

- 1 BACKLIT ELECTRIC SIGN W/ FLOURESCENT BACKLITE WITH RED LETTERS, FLUSH MOUNTED (BY OWNER).
- 2 TRIM TO MATCH EIFS-1.
- 3 4A40BC FIRE EXTINGUISHER 4 BRACKET. PLACEMENT SUBJECT TO FIRE MARSHAL'S FIELD DIRECTION. SEE SPECS.
- 4 GRAPHICS INSTALLED BY OWNER.
- 5 ALUMINUM COMPOSITE METAL PANELS COLOR TO BE ALCOA OYSTER.
- 6 1-3/4" STANDING SEAM ROOF (MECI C-1).
- 7 SOFFIT, C-3.
- 8 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED. SEE ELECTRICAL DRAWINGS FOR FIXTURE AND LAYOUT INSTRUCTIONS (BY OWNER).
- 9 OFW DISPENSER CONTAINMENT SUMP ABOVE.
- 10 STONE WAINSCOT, (SAME STONE AS ON BUILDING). TYPICAL ALL COLUMNS. TOP OF WAINSCOT TO ALIGN WITH BOTTOM OF 68-1 AS INSTALLED PER ADA REQUIREMENTS.
- 11 HATCHED IS REPRESENTATION OF DISPENSING STATION (BY OTHERS).
- 12 REINFORCED CONCRETE PAD (BY G.C.) SEE SITE PLAN.
- 13 BOLLARD FILLED W/ CONCRETE, SEE DETAILS 10/A-105.
- 14 A.D.A. SIGN FOR "HANDICAP ASSISTANCE AVAILABLE."
- 15 ASPHALT PAVING, SEE ARCH. SITE AND CIVIL DRAWINGS, REFER TO SOILS REPORT.
- 16 TRASH CONTAINERS (BY OWNER).
- 17 6.51 ("9.51" = PAPER TOWELS, WINDOW WASHER CONVENIENCE UNITS) MOUNTED TO COLUMNS, PROVIDED BY OWNER, INSTALLED BY G.C.
- 18 WARNING SIGNS ON COLUMN PROVIDED BY OWNER, INSTALLED BY CONTRACTOR FIRE EXTINGUISHERS PROVIDED AND INSTALLED BY CONTRACTOR (REQUIRED AS PER LOCAL JURISDICTION).
- 19 THIS LINE INDICATES LOCATION OF BLOCK OUT FOR THE COLUMN.
- 20 6" RAISED CONCRETE ISLAND WITH TOOLED EDGES AND CORNERS - 5'-0" X 3'-0" CONCRETE ISLAND (NO METAL FORM - VERIFY SIZE WITH DISPENSER MANUF.).
- 21 EXPANSION JOINTS. SEE SPECIFICATIONS 4 DETAIL 5/A-104. FILL JOINTS WITH "JET FUEL RESISTANT" JOINT SEALANT. SEE SPECS.
- 22 CONTROL JOINT FILLED WITH "JET FUEL RESISTANT" JOINT SEALANT. SEE SPECS.
- 23 4" DIAMETER "U" BOLLARD SET AND FILLED WITH CONCRETE BY GENERAL CONTRACTOR. EXTEND 3'-6" ABOVE FINISH SLAB OR GRADE, SEE DETAIL 10/A-105.
- 24 DASHED LINE IS OUTLINE OF DISPENSER VALANCE. SEE CIVIL DRAWINGS FOR GRADE ELEVATIONS AROUND PUMPING STATION.



CONSULTANTS

NOTE:

Bid documents should not be separated or issued as partial sets to subcontractors. Bidders are responsible for all portions of the documents that pertain to the work covered by sub-bids. Bidder assumes full responsibility for errors or misinterpretations resulting from use of partial sets of Bidding Documents by itself or any sub-bidder.

Conflicting information or errors found in the construction documents should be brought to the attention of the architect immediately so that questions and concerns may be clarified by addendum. In the event of a conflict in the drawings, bidder should not assume that the least expensive option will meet the project requirements.

ADVENTURE'S FIRST STOP
MAVERIK
STORE# 517

MAVERIK, INC.
SWC of Geneva Rd & Mill Rd
Vineyard, UT 84058

CONSTRUCTION DOCUMENTS

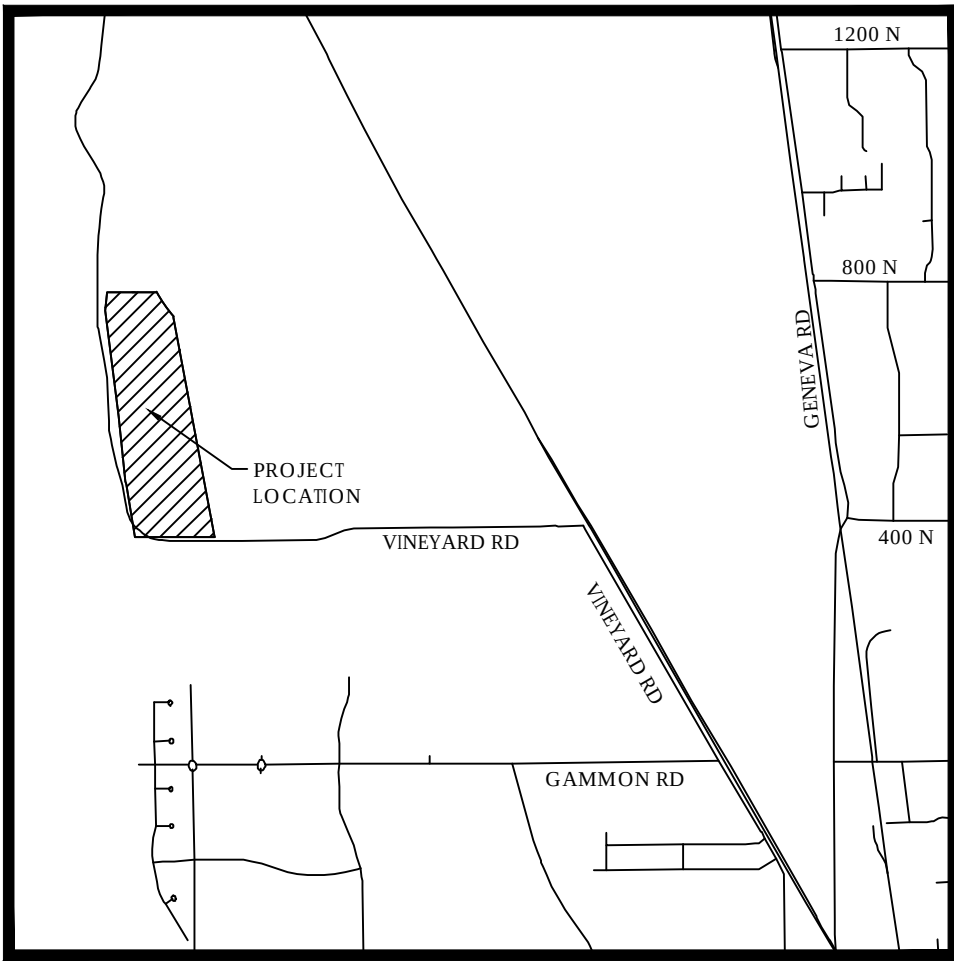
#	Date	Description

ISSUE: JUNE 15, 2015
PROJECT NO: M14051
DRAWN BY: BJM
CHECKED BY: TA

SHEET TITLE

CANOPY ELEVATIONS

A-2.4



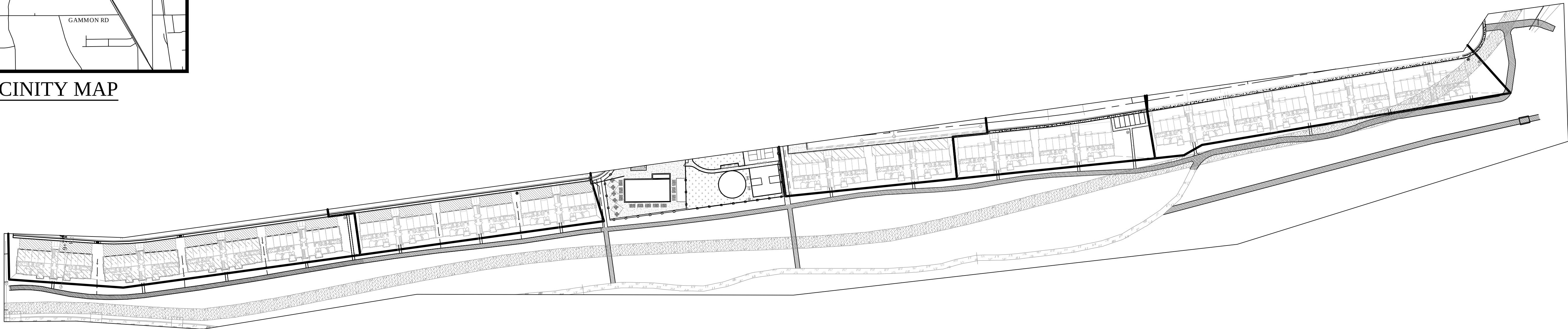
VICINITY MAP

NTS

LAKEFRONT AT VINEYARD TOWN CENTER

WEST SHORLINE TRAIL

PREPARED FOR:
EDGE HOMES
LOCATED IN:
VINEYARD, UT



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO VINEYARD STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

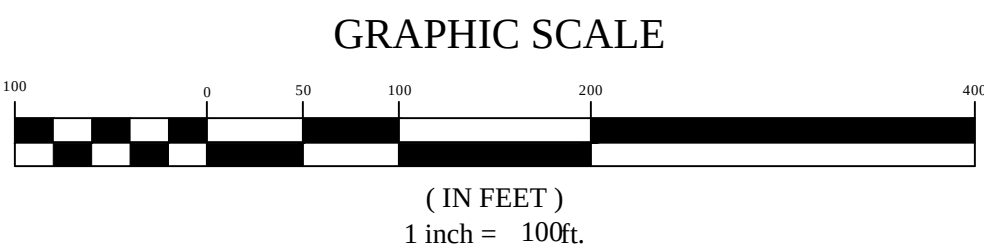
ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: TRAVIS BENSON
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
EDGE HOMES
13702 S 200 W B12
DRAPER, UTAH 84020
(801) 608-1719
CONTACT: MATT HANSEN



LAKEFRONT AT VINEYARD TOWN CENTER

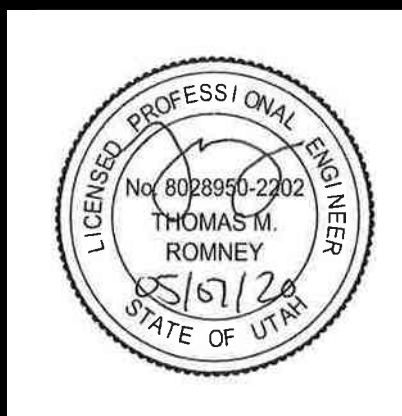
VINEYARD, UT

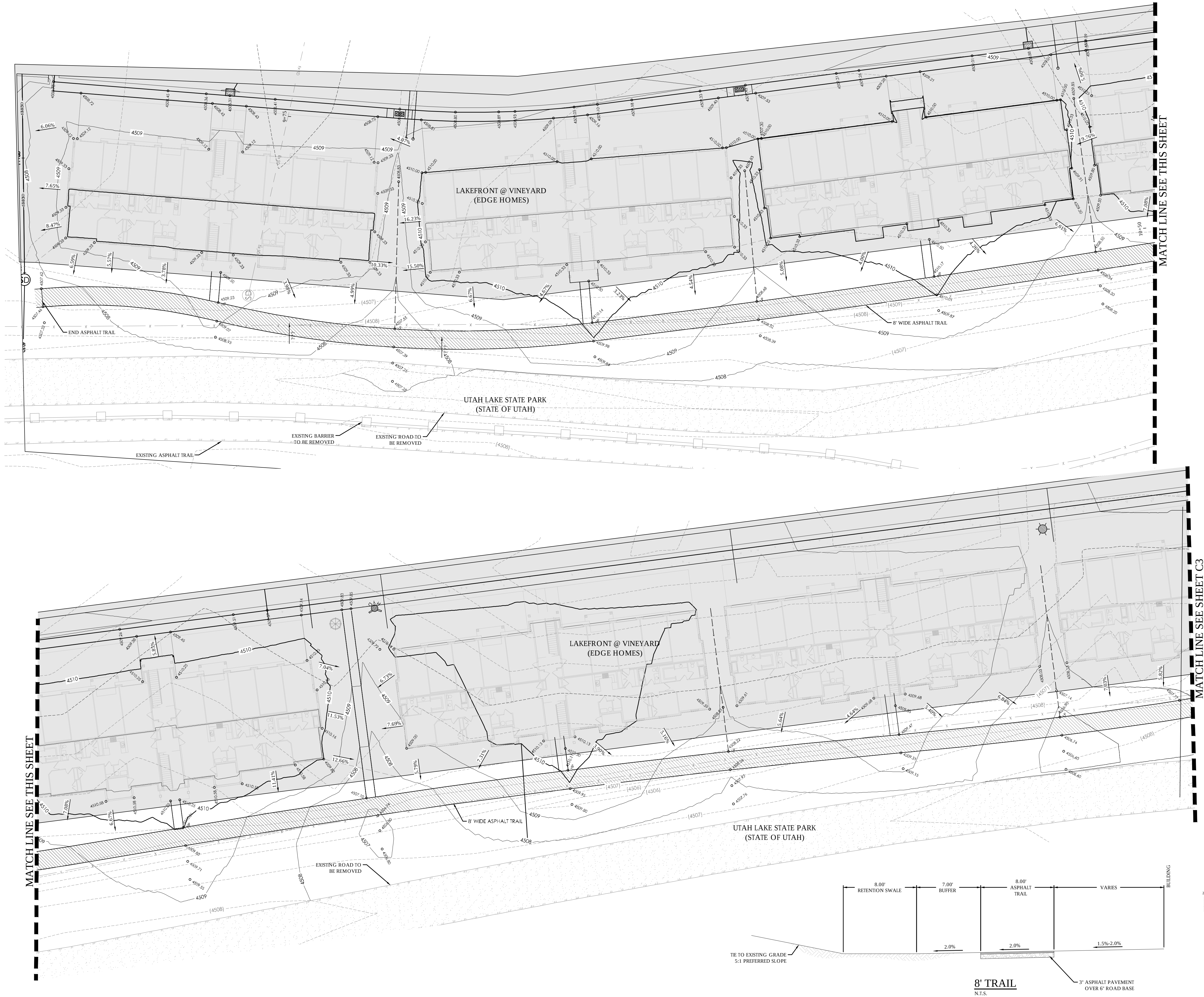
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Date: 5/7/20	Job #: 18-006
Sheet:	C1

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com





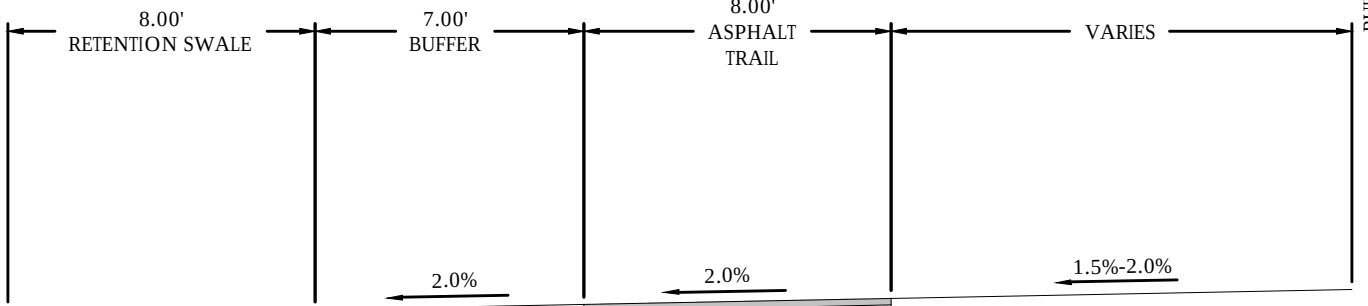
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[Symbol]	LOT LINE
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[Symbol]	8" SANITARY SEWER
[Symbol]	8" CULINARY WATER
[Symbol]	8" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION



GRAPHIC SCALE



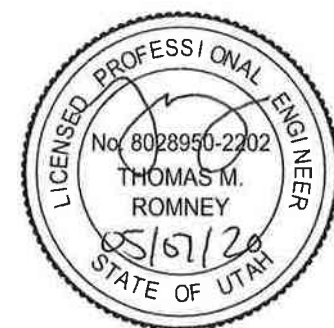
(IN FEET)
1 inch = 20 ft.



8" TRAIL
N.T.S.



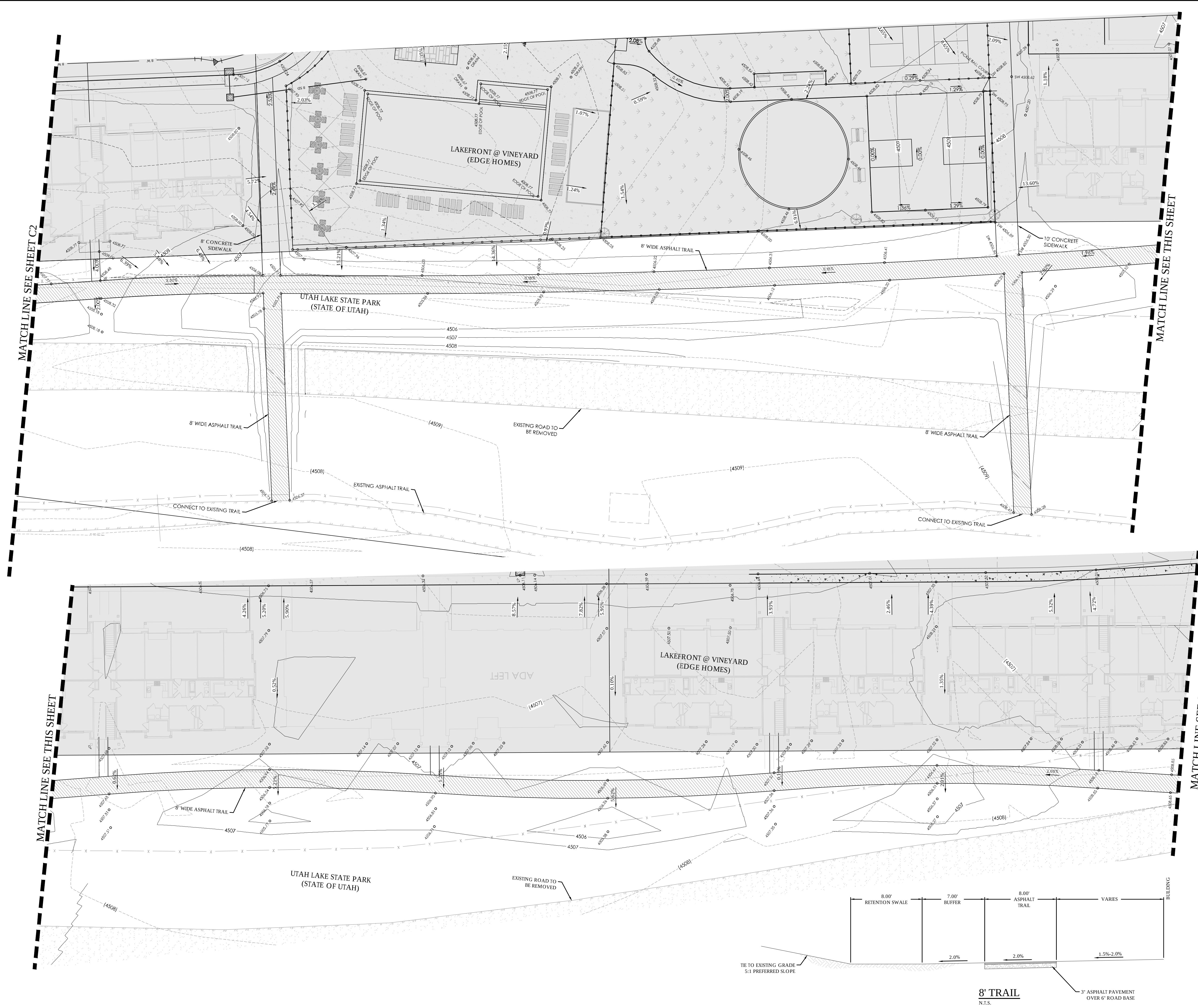
Know what's below.
Call 811 before you dig.



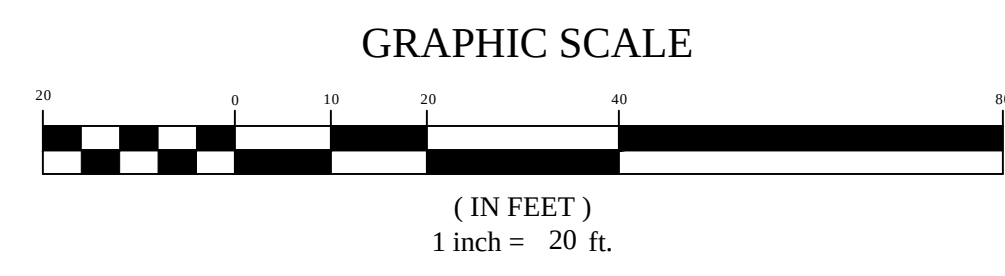
LAKEFRONT AT VINYARD TOWN CENTER
VINYARD, UT
TRAIL SITE AND GRADING PLAN

REVISION BLOCK	
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TRAIL SITE AND GRADING PLAN	
Scale: 1"=20'	Drawn: MEC
Date: 5/7/20	Job #: 18-006
Sheet:	C2



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" SD
 - 8" SD
 - 8" W
 - 8" SW
 - XXXX
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - VALVE, TEE & BEND
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
WWW.FOCUSUTAH.COM



LAKEFRONT AT VINEYARD TOWN CENTER
VINEYARD, UT
TRAIL SITE AND GRADING PLAN

REVISION BLOCK	
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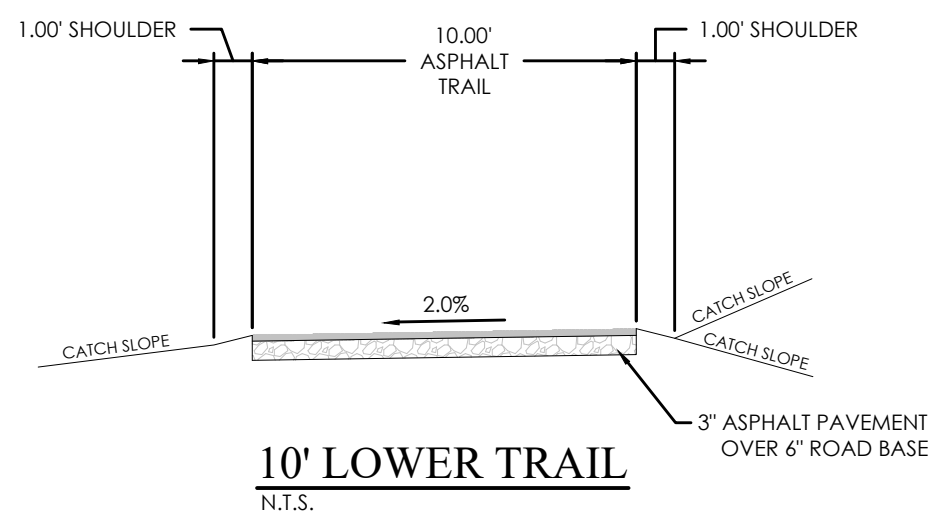
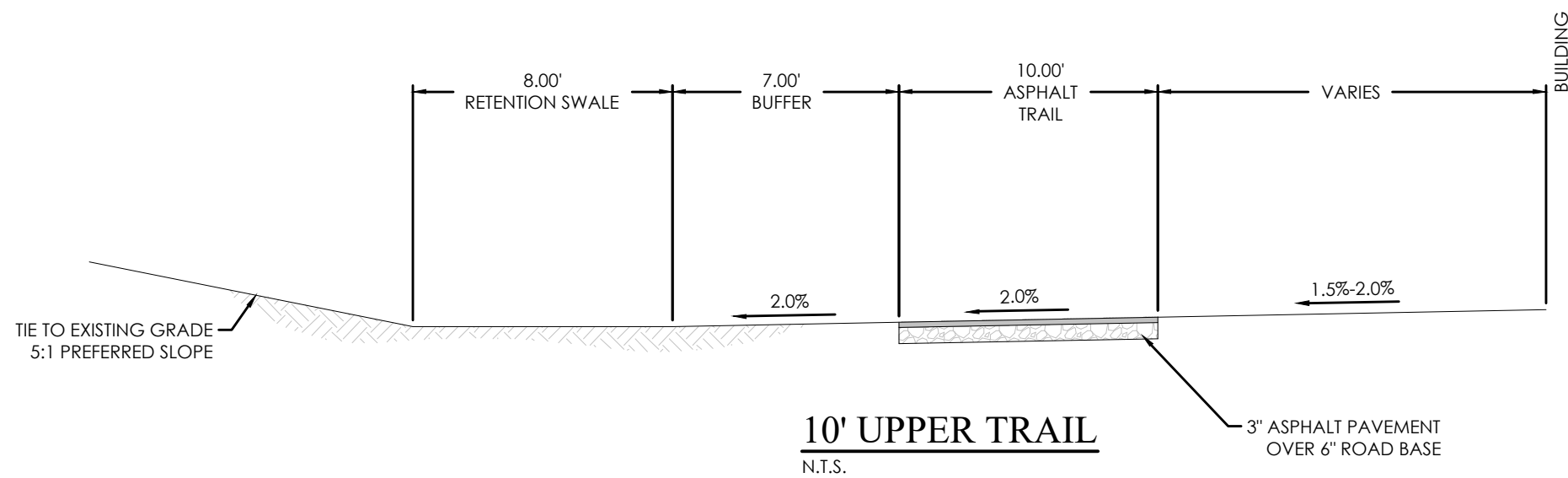
TRAIL SITE AND GRADING PLAN

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Sheet: **C3**

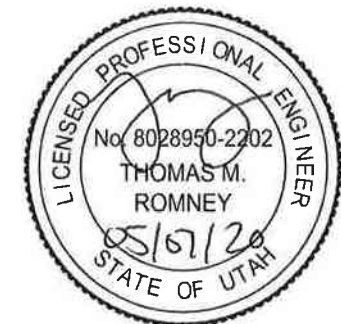
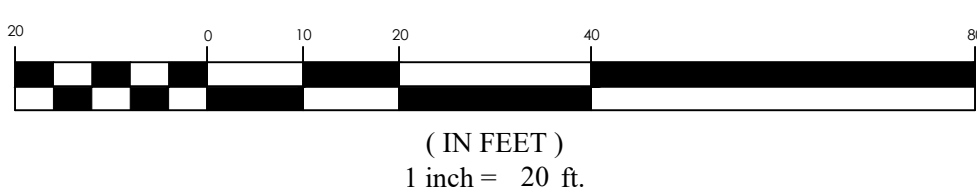


LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" SD
- 8" SD
- 8" W
- 8" SW
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



GRAPHIC SCALE



LAKEFRONT AT VINEYARD TOWN CENTER
VINEYARD, UT
TRAIL SITE AND GRADING PLAN

REVISION BLOCK	
DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	

TRAIL SITE AND GRADING PLAN	
Scale: 1"=20'	Drawn: MEC
Date: 5/7/20	Job #: 18-006
Sheet:	C4



VINEYARD CITY STAFF REPORT

Meeting Date: July 1, 2020

Agenda Item: 5.3

Department: Public Works

Presenter: Don Overson

Background/Discussion:

WHY JOIN THE NATIONAL FLOOD INSURANCE PROGRAM

Joining the NFIP is a community-based decision that allows administration of Special Flood Hazard Areas through a floodplain ordinance. Without community oversight of human activities in the floodplain, the best efforts of some to reduce future flood losses could be undermined or nullified by the careless actions of others. Unless the community as-a-whole is practicing adequate flood hazard mitigation, the potential for loss will not be reduced sufficiently to affect disaster relief costs.

BENEFITS OF JOINING THE NFIP

- By joining the NFIP, anyone (homeowner, renter, business, non-profits, etc.) in a participating community can buy flood insurance – outside the high-risk areas, the policies can be very inexpensive!
- Increased eligibility for Hazard Mitigation Assistance grant programs (which are not limited to flood mitigation).
- Increased eligibility for damages to publicly owned facilities in the Special Flood Hazard Area from Public Assistance Program (disaster declaration dependent).
- Increased eligibility for damages to privately owned buildings in the Special Flood Hazard Area from Individual Assistance Program (disaster declaration dependent).

Fiscal Impact:

Staff Time (City Engineer) to meet with residents regarding home location and review flood plain map.

Funding Source: No additional funding needed

Recommendation:

Staff recommends that Planning Commission recommend approval of the “Flood Damage Prevention Ordinance”

Sample Motion:

I move that the Planning Commission recommend approval to adopt Section 15.50 Flood Damage Prevention of the Zoning Ordinance.

Attachments:

- **Resolution for joining the NFIP**
- **Flood Damage Prevention Ordinance**

**VINEYARD
ORDINANCE 2020-08**

**AN ORDINANCE BY THE VINEYARD CITY COUNCIL ADOPTING A NEW
CHAPTER 15.50 FLOOD DAMAGE PREVENTION IN THE VINEYARD ZONING
CODE; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND
SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND PROVIDING
AN EFFECTIVE DATE.**

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of Utah Municipal Code, permits Vineyard to ensure the health, safety, and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code Section 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on July 1, 2020, and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on July 8, 2020; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

NOW THEREFORE, be it ordained by the Council of Vineyard, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “15.50 (Reserved)” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.50 ~~(Reserved)~~ Flood Damage Prevention

SECTION 2: **ADOPTION** “15.50.010 Purposes And Authorizations” of the Vineyard Zoning Code is hereby *added* as follows:

A D O P T I O N

15.50.010 Purposes And Authorizations(Added)

1. STATUTORY AUTHORIZATION The Legislature of the State of Utah has in Utah Code Unannotated 10-3-701 delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of Vineyard, Utah does or has delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, does ordain as follows:
2. FINDINGS OF FACT
 - a. The flood hazard areas of Vineyard, Utah are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.
 - b. These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazards areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.
3. STATEMENT OF PURPOSE It is the purpose of this Chapter is to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:
 - a. Protect human life and health;
 - b. Minimize expenditure of public money for costly flood control projects;
 - c. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - d. Minimize prolonged business interruptions;
 - e. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
 - f. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas;
and
 - g. Insure, that potential buyers are notified that property is in a flood area
4. METHODS OF REDUCING FLOOD LOSSES
 - a. In order to accomplish its purposes, this Chapter uses the following methods:
 - b. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
 - c. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
 - d. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;
 - e. Control filling, grading, dredging and other development which may increase flood damage;
 - f. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

SECTION 3: **ADOPTION** “15.50.020 Definitions” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.50.020 Definitions(*Added*)

Unless specifically defined below, words or phrases used in this Chapter shall be interpreted to give them the meaning they have in common usage and to give this Chapter its most reasonable application. ALLUVIAL FAN FLOODING - means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths. APEX - means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur. AREA OF SHALLOW FLOODING - means a designated AO, AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a one percent chance or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. AREA OF SPECIAL FLOOD HAZARD - is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood hazard Boundary Map (FHBm). After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AE, AH, AO, A1-99, VO, V1-30, VE or V. BASE FLOOD - means the flood having a one percent chance of being equaled or exceeded in any given year. Base Flood Elevation (BFE) is the water surface elevation of the 1-percent-annual-chance flood event. It is the height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas. It is also the elevation shown on the FIRM and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a 1-percent chance of equaling or exceeding that level in any given year. BASEMENT - means any area of the building having its floor sub-grade (below ground level) on all sides. CRITICAL FEATURE - means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised. DEVELOPMENT - means any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. ELEVATED BUILDING - means a non-basement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in Zones 1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor

elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls if the breakaway walls met the standards of Section 60.3(e)(5) of the National Flood Insurance Program regulations. EXISTING CONSTRUCTION - means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures." EXISTING MANUFACTURED HOME PARK OR SUBDIVISION - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community. EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION- Means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads). FLOOD OR FLOODING - means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. the overflow of inland or tidal waters. 2. the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD INSURANCE RATE MAP (FIRM) - means an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM). FLOOD INSURANCE STUDY - is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, water surface elevation of the base flood, as well as the Flood Boundary-Floodway Map (if applicable), Flood Insurance Rate Map and supporting technical data. FLOODPLAIN OR FLOOD-PRONE AREA - means any land area susceptible to being inundated by water from any source (see definition of flooding). FLOODPLAIN MANAGEMENT - means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations. FLOODPLAIN MANAGEMENT REGULATIONS - means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction. FLOOD PROTECTION SYSTEM - means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards. FLOOD PROOFING - means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. FLOODWAY (REGULATORY FLOODWAY) - means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. FUNCTIONALLY DEPENDENT USE - means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. HIGHEST ADJACENT GRADE - means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. HISTORIC STRUCTURE - means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; 2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; 3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or 4. Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:

a) by an approved state program as determined by the Secretary of the Interior or; b) directly by the Secretary of the Interior in states without approved programs.

LEVEE - means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding. LEVEE SYSTEM - means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices. LOWEST FLOOR - means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of section 60.3 of the National Flood Insurance Program regulations. MANUFACTURED HOME - means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle". MANUFACTURED HOME PARK OR SUBDIVISION - means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale. MEAN SEA LEVEL - means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced. NEW CONSTRUCTION - means, for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures. NEW MANUFACTURED HOME PARK OR SUBDIVISION - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community. RECREATIONAL VEHICLE - means a vehicle which is:

1. built on a single chassis; 2. 400 square feet or less when measured at the largest horizontal projections; 3. designed to be self-propelled or permanently towable by a light duty truck; and 4. designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

START OF CONSTRUCTION - (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building. STRUCTURE - means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. SUBSTANTIAL DAMAGE - means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. SUBSTANTIAL IMPROVEMENT - means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before start of construction" of the improvement. This includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions or 2. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

VARIANCE - is a grant of relief to a person from the requirement of this Chapter when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this Chapter. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.). VIOLATION - means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. WATER SURFACE ELEVATION - means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

SECTION 4: ADOPTION “15.50.030 General Provisions” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.50.030 General Provisions(*Added*)

1. LANDS TO WHICH THIS CHAPTER APPLIES The Chapter shall apply to all areas of special flood hazard within the jurisdiction of Vineyard, Utah.
2. BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for Utah County, Utah and Incorporated Areas" dated June 19, 2020 with accompanying Flood Insurance Rate Maps and Flood Boundary-Floodway Maps (FIRM and FBFM) and any revisions thereto are hereby adopted by reference and declared to be a part of this Chapter.
3. ESTABLISHMENT OF DEVELOPMENT PERMIT A Development Permit shall be required to ensure conformance with the provisions of this Chapter.
4. COMPLIANCE No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this Chapter and other applicable regulations.
5. ABROGATION AND GREATER RESTRICTIONS This Chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
6. INTERPRETATION In the interpretation and application of this Chapter, all provisions shall be:
 - a. considered as minimum requirements;

- b. liberally construed in favor of the governing body; and
 - c. deemed neither to limit nor repeal any other powers granted under State statutes.
- 7. WARNING AND DISCLAIMER OR LIABILITY The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Chapter shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this Chapter or any administrative decision lawfully made thereunder.

SECTION 5: ADOPTION “15.50.040 Administration” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.50.040 Administration(*Added*)

1. DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR The City Engineer is hereby appointed the Floodplain Administrator to administer and implement the provisions of this Chapter and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.
2. DUTIES & RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:
 - a. Maintain and hold open for public inspection all records pertaining to the provisions of this Chapter.
 - b. Review permit application to determine whether proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.
 - c. Review, approve or deny all applications for development permits required by adoption of this Chapter.
 - d. Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
 - e. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.

- f. Notify, in riverine situations, adjacent communities and the State Coordinating Agency which is Utah Division of Emergency Management, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- g. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
- h. When base flood elevation data has not been provided in accordance with 15.50.030(2), the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a Federal, State or other source, in order to administer the provisions of 15.50.050.
- i. When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
- j. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision through FEMA(Conditional Letter of Map Revision).

3. PERMIT PROCEDURES

- a. Application for a Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:
 - i. Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;
 - ii. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
 - iii. A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of 15.50.050(2)(b);
 - iv. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
 - v. Maintain a record of all such information in accordance with 15.50.040(2)(a).
- b. Approval or denial of a Development Permit by the Floodplain Administrator shall be based on all of the provisions of this Chapter and the following relevant

factors:

- i. The danger to life and property due to flooding or erosion damage;
- ii. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- iii. The danger that materials may be swept onto other lands to the injury of others;
- iv. The compatibility of the proposed use with existing and anticipated development;
- v. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- vi. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
- vii. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
- viii. The necessity to the facility of a waterfront location, where applicable;
- ix. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- x. The relationship of the proposed use to the comprehensive plan for that area.

4. VARIANCE PROCEDURES

- a. The Appeal Board/Hearing Officer as established by the community shall hear and render judgement on requests for variances from the requirements of this Chapter.
- b. The Appeal Board/Hearing Officer shall hear and render judgement on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this Chapter.
- c. Any person or persons aggrieved by the decision of the Appeal Board/Hearing Officer may appeal such decision in the courts of competent jurisdiction.
- d. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- e. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Chapter.
- f. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in 3(b) of this section have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

- g. Upon consideration of the factors noted above and the intent of this Chapter, the Appeal Board/Hearing Officer may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this Chapter (Section 15.50.010(3)).
- h. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- i. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- j. Prerequisites for granting variances:
 - i. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - ii. Variances shall only be issued upon:
 - (1) showing a good and sufficient cause;
 - (2) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and
 - (3) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - iii. Any application to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
- k. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
 - i. the criteria outlined in 15.50.040(4)(a) - (i) are met, and
 - ii. the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

SECTION 6: ADOPTION “15.50.050 Provisions For Flood Hazard Reduction” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.50.050 Provisions For Flood Hazard Reduction(*Added*)

1. GENERAL STANDARDS In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:
 - a. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - b. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
 - c. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
 - d. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - e. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
 - f. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,
 - i. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
2. SPECIFIC STANDARDS In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) 15.50.030(2), (ii) 15.50.040(2)(h), or (iii) 15.50.050(3)(C), the following provisions are required:
 - a. Residential Construction - new construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in 15.50.040(3), is satisfied.
 - b. Nonresidential Construction - new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.
 - c. Enclosures - new construction and substantial improvements, with fully

enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

- i. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
- ii. The bottom of all openings shall be no higher than one foot above grade.
- iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

d. Manufactured Homes –

- i. Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
- ii. Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- iii. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph (4) of this section be elevated so that either:
 - (1) the lowest floor of the manufactured home is at or above the base flood elevation, or
 - (2) the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be

securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

- e. Recreational Vehicles - Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either:
 - i. be on the site for fewer than 180 consecutive days,
 - ii. be fully licensed and ready for highway use, or
 - iii. meet the permit requirements of 15.50.040(3)(a), and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

3. STANDARDS FOR SUBDIVISION PROPOSALS

- a. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with Section 15.50.010(B), (C), and (D) of this Chapter.
- b. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Development Permit requirements of 15.50.030(3); 15.50.040(3); and the provisions of 15.50.050 of this Chapter.
- c. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions, which are greater than 50 lots or 5 acres, whichever is less, if not otherwise provided pursuant to 15.50.030(2) or 15.50.040(2)(h) of this Chapter.
- d. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
- e. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

4. STANDARDS FOR AREAS OF SHALLOW FLOODING (AO/AH ZONES)

Located within the areas of special flood hazard established in 15.50.030(2), are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

- a. Require that within Zone AO all new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).

- b. Require that within Zone AO all new construction and substantial improvements of non-residential structures:
 - i. have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified), or;
 - ii. together with attendant utility and sanitary facilities be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.
 - c. A registered professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section, as proposed in 15.50.040(3) are satisfied.
 - d. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.
- 5. FLOODWAYS Floodways - located within areas of special flood hazard established in 15.50.030(2), are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:
 - a. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
 - b. If 15.50.050(5)(a) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of 15.50.050.
 - c. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision through FEMA.
- 6. PENALTIES FOR NONCOMPLIANCE In accordance with Section 59.2(b) of CFR 44, Chapter 1, of the National Flood Insurance Program (NFIP) regulation, to qualify for the sale of federally-subsidized flood insurance, a community must adopt floodplain management regulations that meet or exceed the minimum standards of Section 60. "These regulations must include effective enforcement provisions." In accordance with Section 60.1(b) of CFR 44, Chapter 1, of the NFIP regulations, "These regulations must be legally-enforceable, applied uniformly throughout the community to all privately and publicly owned land within flood-prone (i.e. mudflow) or flood-related erosion areas, and the community must provide that the regulations take precedence over less restrictive conflicting local laws, ordinances or codes." THEREFORE: No structure or

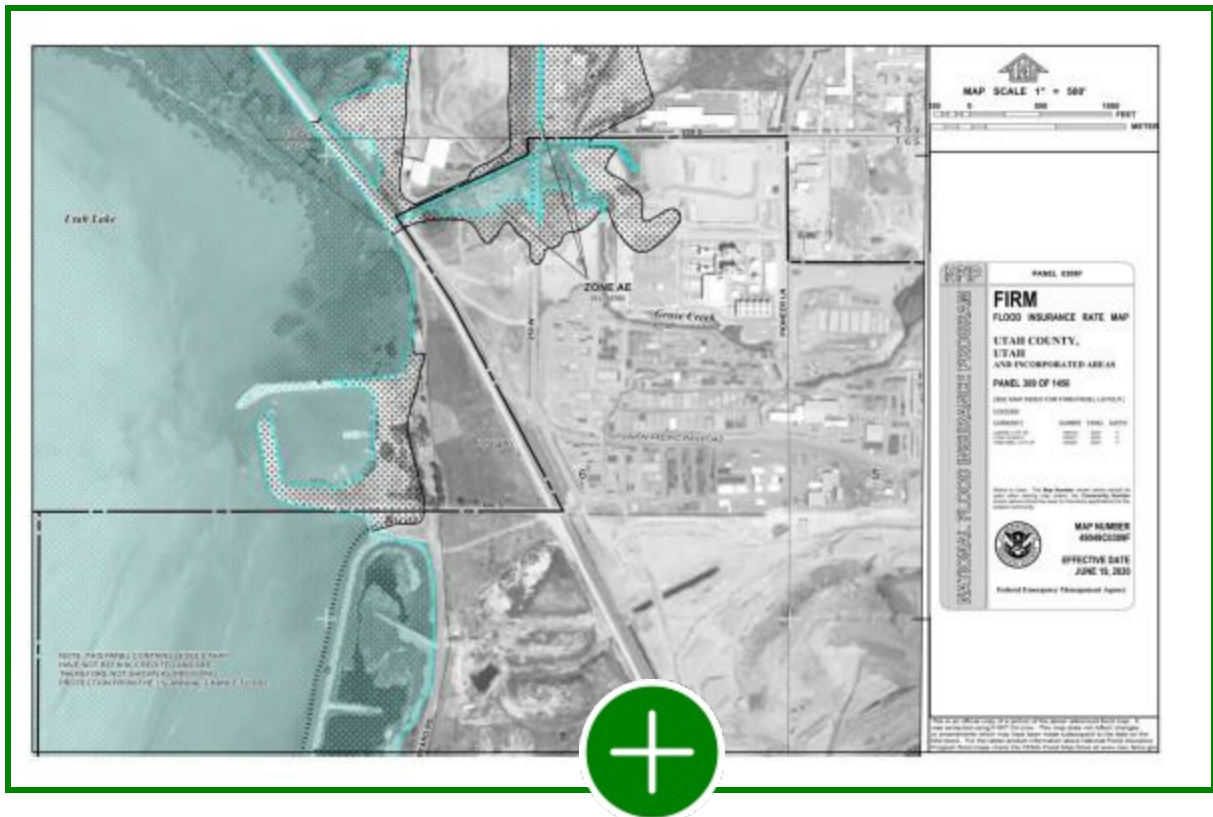
land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of any provisions of this chapter (including violations of conditions and safeguards established in connection with conditions) shall constitute a Class C misdemeanor. Nothing contained herein shall prevent the city from taking such other lawful action as is necessary to prevent, remedy, or abate any violation.

SECTION 7: **ADOPTION** “15.50.060 FIRM Maps” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.50.060 FIRM Maps(*Added*)

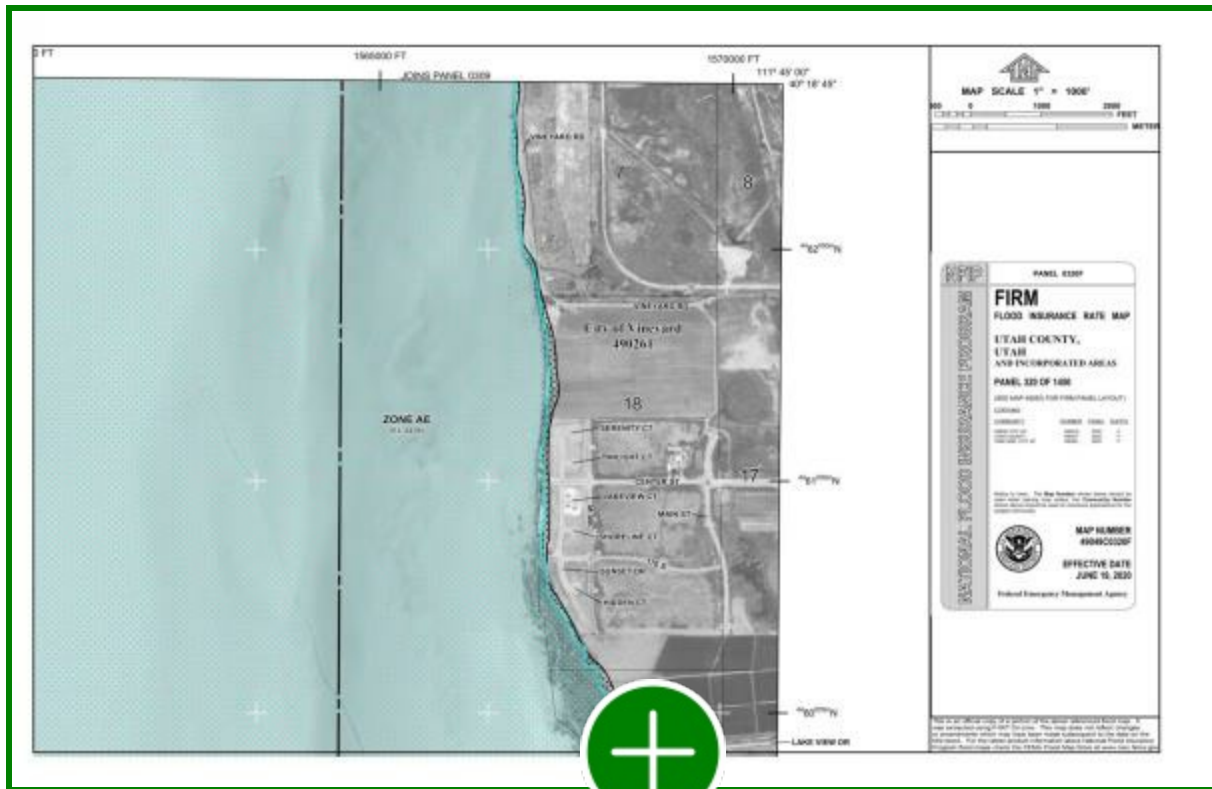
Firm Map 309F-A



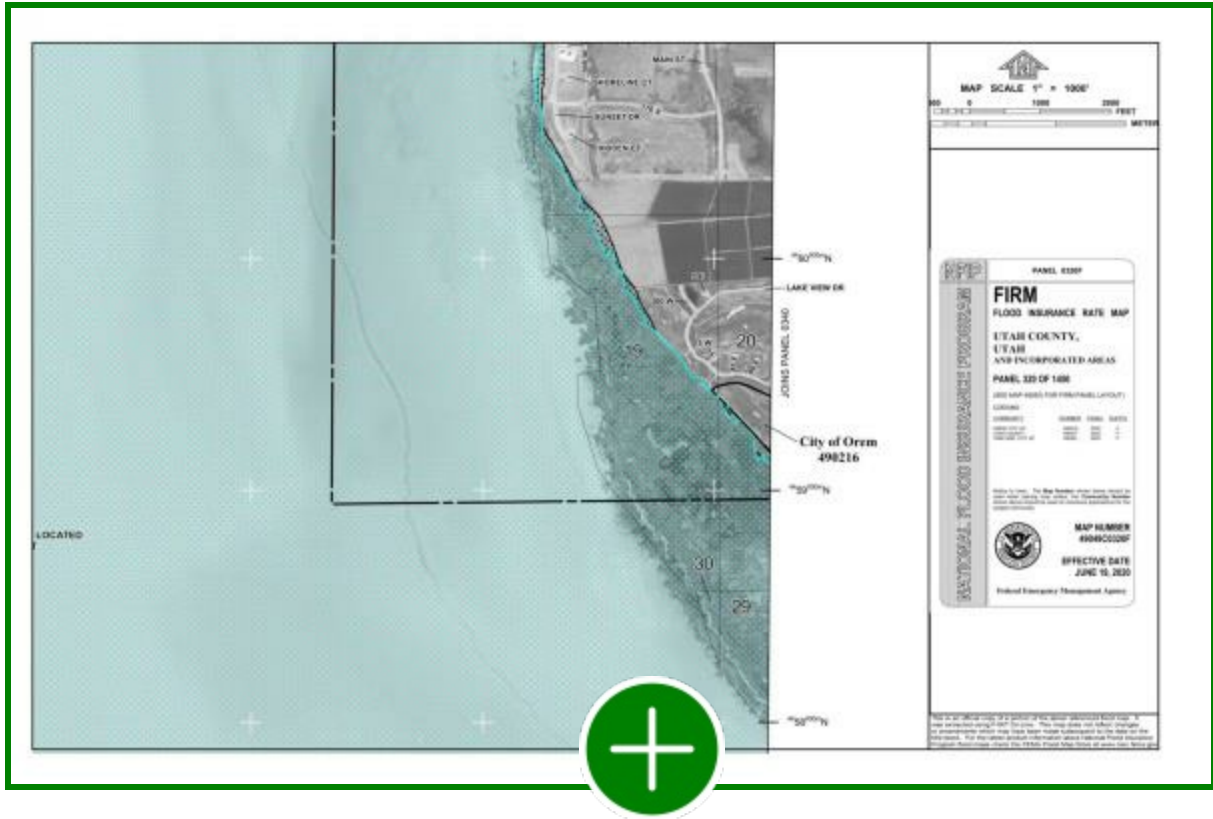
Firm Map 309F-B



Firm Map 320F -A



Firm Map 320F -B



PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
John Earnest	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Chris Judd	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder
Vineyard



Community Development

Date: July 1, 2020
From: Morgan Brim, Community Development Director
To: Planning Commission
Item: Public Hearing and Consideration of an Ordinance to amend ADU standards
Applicant: City Initiated

OVERVIEW:

This text amendment proposes changes to VZC 15.34.060 Accessory Dwelling Units. The changes include establishing a minimum lot size for single family homes containing ADUs of 5,200 square feet; increasing parking requirements to five onsite parking spaces, provisions for tandem parking; clarifying unit size allowances and providing a reference to VZC Section 15.38.030(2)(b) regarding size of parking areas in front yards. Staff believes that these new changes will ensure ADUs do not overly impact single-family neighborhoods.

RECOMMENDATION:

Staff recommends approval of the proposed ordinance.

PROPOSED MOTION:

"I move to approve Ordinance 2020-.. Zoning Text Amendments."

Attachments:

Proposed ordinance

**VINEYARD
ORDINANCE 2020-06**

**AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE
VINEYARD ZONING ORDINANCE TITLE 15 SECTION 15.34.060 ACCESSORY
DWELLING UNITS TO ESTABLISH MINIMUM LOT SIZE REQUIREMENTS,
INCREASE ONSITE PARKING REQUIREMENTS & UNIT SIZE
REQUIREMENTS; PROVIDING A REPEALER CLAUSE; PROVIDING A
SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of Utah Municipal Code, permits Vineyard to ensure the health, safety, and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code Section 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on July 1, 2020, and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on July 8, 2020; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

NOW THEREFORE, be it ordained by the Council of Vineyard, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “15.34.060 Accessory Dwelling Units” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.060 Accessory Dwelling Units

Purpose: The purpose of the accessory dwelling unit ordinance is to promote areas in the city to accommodate an expanding population, establish regulations to address the health, safety and welfare of the community, to provide flexibility for changes in household size associated with life cycle and to enable a level of financial security for home owners.

1. **Location:** Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:
 - a. Over a detached garage, provided the parking within the garage is not eliminated or converted to living space, stairs or otherwise disrupts required parking;
 - b. Within the home through an internal conversion of the housing unit maintaining an internal connection between living areas; or
 - c. An addition to the home, containing an internal connection between the accessory dwelling unit and the principal part of the dwelling unit; provided, that the addition will not alter the single-family character of the structure.
2. Minimum lot size: A minimum lot size of ~~five~~ six thousand two hundred (65,200) square feet is required for homes containing an accessory dwelling unit.
3. **External appearance:** The accessory dwelling unit shall not alter the appearance of the structure as a single-family residence. There shall be no external evidence of occupancy by more than one (1) family, such as two (2) front doors. The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials, and color of the primary building. Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an accessory dwelling unit.
4. **Sale of principle dwelling:** An accessory dwelling unit shall not be sold separately from the sale of the principle building dwelling located on the same lot.
5. **Owner occupied:** The principle dwelling of the property shall be the primary residence of the property owner.
6. **Number of units:** A maximum of one (1) accessory dwelling unit may be established as a secondary use to a detached single-family dwelling.
7. **Unit size:** Accessory dwelling units shall not exceed the lesser of ~~not exceed the greater of~~ 50% of the size of the principle dwelling unit or 1,200 square feet. In no case shall the accessory dwelling unit contain habitable square footage less than 300 square feet.
8. **Dimensional standards:** Accessory dwelling units shall comply with required building height, setbacks and all applicable dimensional standards listed in VZC 15.64 Table of Uses and Development Standards for attached or detached accessory buildings.
9. **Utilities:** An accessory dwelling unit shall be connected to, and served by, the same water, sewer, electrical, and gas meters that serve the primary building. No separate utility lines, connections, or meters shall be allowed for an accessory dwelling unit.
10. **Parking:** A single-family dwelling with an accessory dwelling unit shall provide a minimum of ~~four~~ five (45) onsite ~~off-street~~ parking spaces located on a paved surface or approved driveway. A minimum of two (2) ~~off-street~~ onsite parking spaces shall be designated for the use of those residing in the accessory dwelling unit. The number of onsite ~~off-street~~ parking spaces shall not be less than the number of vehicles maintained on the property. Only driveways or parking pads containing a minimum length of eighteen feet (18') may be counted toward required onsite parking. The minimum length of a driveway counting toward onsite parking shall not include any land associated with street rights-of-way, sidewalks or public property/access. All onsite parking spaces shall contain a minimum width of eight feet (8'). Property owner parking shall not be parked tandem with tenant parking and tenant parking shall not be parked tandem with owner

parking. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with VZC Section 15.38.030(2)(b).

11. **Addresses:** The single-family dwelling and accessory dwelling unit shall have unique addresses.
12. **Entrance:** The exterior entrance to the accessory apartment shall be on the side or rear of the building and shall enter directly into the accessory dwelling unit. The interior entrance to the accessory dwelling unit shall be from within the principle dwelling unit. Only one (1) front entrance shall be visible from the front yard.
13. **Application:** An accessory dwelling unit application may only be approved if the property meets the standards listed in this section. An accessory dwelling unit shall not be authorized on a property that has outstanding ordinance violations or unpaid taxes.
14. **Compliance with adopted codes:** Accessory dwelling units shall meet all requirements of the adopted Building Code and other applicable city ordinances and regulations.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
John Earnest	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Chris Judd	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder
Vineyard