



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, July 1st at 7:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Public Hearing and Regular Planning Commission Meeting, on Wednesday, July 1st, at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

- 1. CALL TO ORDER**
- 2. INVOCATION** – *Individuals are invited to volunteer.*
- 3. OPEN SESSION** – *This is a Public Comment period (see definition below).*
- 4. MINUTES REVIEW AND APPROVAL** – **No Minutes to approve**
- 5. BUSINESS ITEMS:**
 - 5.1 Public Hearing** – **A Public Hearing will be held to discuss the following request:**

The Applicant, Raymond Van Nosedol & Associates, is requesting approval of their Conditional Use Permit for a 21,000 sq. ft. church meeting house, a 1,800 sq. ft. pavilion, and a 168 sq. ft. storage shed. The project will be located at 422 E. Holdaway Road on a 4.47 acre parcel within the R-2-15 zone.

- 6. PLANNING COMMISSION MEMBERS' REPORTS**
- 7. STAFF REPORTS**
 - *Nathan Crane, Town Planner*
 - *Don Overson, Town Engineer*
- 8. ITEMS REQUESTED FOR NEXT AGENDA**
- 9. ADJOURNMENT**

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. 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.

- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McHargue, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-0210.
- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.

AGENDA NOTICING COMPLETED ON: June 30th, 2015

CERTIFIED (NOTICED) BY: /s/ Kinsli McDermott
Kinsli McDermott, Deputy Recorder/Planning Coordinator

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

VISITORS WELCOME



COMMUNITY DEVELOPMENT

SUBJECT: Site Plan and Conditional Use Permit for a 21,000 square foot church

MEETING DATE: July 1, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Approval of a conditional use permit for a 21,000 square foot church

PARCEL SIZE: 3.89 Acres

LOCATION: 422 East Holdaway Road

APPLICANT: Michael Raymond, Raymond, Van Nosdol and Associates

OWNER: LDS Church

BACKGROUND:

Site plan and conditional use permit approval are administrative actions.

SUMMARY OF REQUEST:

1. The applicant is requesting site plan and conditional use permit for a 21,000 square foot church. The site includes a 1,800 square foot pavilion and 168 square foot storage shed.
2. The primary ingress/egress is provided from 400 south. A secondary access is provided from 475 south.
3. The minimum 20 foot landscape setback is provided along 400 and 475 South.
4. Approximately 60,864 square feet (31.3%) of the site is landscaped. A 10 foot landscape buffer is provided along the east and west boundaries. A six foot concrete wall will also surround the site.
5. The site plan shows 287 parking spaces are provided exceeding the 172 spaces that are required. There are 10 ADA accessible stalls.

CITIZEN PARTICIPATION:

A notice of the Planning Commission public hearing was published in the Daily Herald on June 21, 2015. Notice of the public hearing was also sent to all property owners within 300 feet of the property on June 21, 2015. No comments have been received.

CONDITIONAL USE PERMIT:

The Town Council must determine that the proposed use meets six standards prior to granting a Conditional Use Permit. The burden of proof rests with the applicant. Each standard is presented below along with staff's analysis.

1. The proposed use is an allowed Conditional Use within the Zoning District.

The subject property is designated as Low Density Residential on the Land Use Map and is zoned R-2-15,000 (Residential). The proposed use is consistent with the Land Use category and is permitted in the R-2-15,000 District subject to a conditional use permit.

2. The proposed Conditional Use and the accompanying site plan complies with all requirements of the Zoning District, as applicable, including minimum area, front, rear and side-yard setbacks, building and structure height, and all other requirements applicable in the Zoning District.

The proposed site plan meets all requirements of the zoning ordinance including setbacks, landscaping, and utility requirements.

3. Complies with all Site Plan requirements as may be applicable, as provided herein.

See discussion in standard #2.

4. Complies with all applicable dedication requirements of the Town and provides the necessary infrastructure, as required.

All required dedications have been provided.

5. The proposed Conditional Use meets, and will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements.

The proposed use will be conducted in compliance with the requirements of the Zoning Ordinance. The construction plans will be reviewed by staff to ensure compliance with all other requirements including, but not limited to the Building Code and Town of Vineyard Public Improvement Standards.

6. The property on which the Conditional Use is proposed is of adequate size to permit the conduct of the proposed Conditional Use in a manner that will not be detrimental to adjoining and surrounding properties.

The proposed use will complement and be compatible with the existing and future development on nearby properties. It will not generate excessive traffic, light, or noise.

FINDINGS:

The proposed site plan meets the following findings:

- It is in conformance with the General Plan.
- It satisfies the minimum requirements of the Town of Vineyard Zoning Ordinance.
- The proposed conditional use meets the required standards for approval.

RECOMMENDATION:

The Planning Commission should recommend **APPROVAL** of the conditional use permit subject to the following stipulations:

1. The site plan shall conform to the site plan, elevations, and landscape plan dated June 19, 2015, except as modified by these stipulations.
2. All signage shall require a separate permit.
3. In accordance with Section 1416 of the Town of Vineyard Zoning Ordinance, the approval of the site plan shall expire in (180) days if a building permit has not been issued.
4. The civil construction drawings shall meet all requirements as determined by the Town Engineer.
5. The final landscape plans shall be reviewed and approved prior to issuance of a building permit. The final landscape plans shall include a detail showing the required parking screening along 400 and 475 South. The landscape buffer shall comply with Section 2008.3.
6. All lights shall be fully shielded and directed downward. Light poles shall not exceed at total height of 15 feet. Light levels shall not exceed one foot candle at the property line.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the request for site plan and conditional use permit for a church subject to the six stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend **DENIAL** of the site plan and conditional use permit based on the following findings: (The Commission should draft appropriate findings.)

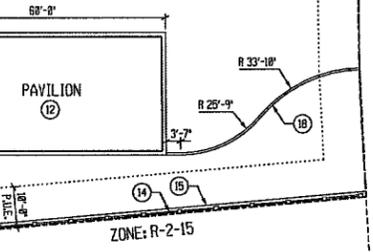
ATTACHMENTS:

Exhibit A – Site Plan, Landscape Plan, Building Elevations, dated June 19, 2015

400 SOUTH (HOLDAWAY ROAD)

500 EAST

**PROPOSED
HERITAGE 09T-SC**
R-2-15 ZONE



475 SOUTH

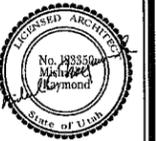
SITE PLAN

SCALE: 1" = 20'-0"



NOTE:
- SEE SHEET SD082 FOR KEYED NOTES AND TABLES.
- DIMENSIONS ARE TO TOP BACK OF CURB.

Architects
Raymond Van Nostdol & Assoc. Inc
ARCHITECTS • PLANNERS • (801) 374-2100



NEW STAKE CENTER FOR
VINEYARD 5, 7, 8, &
422 E. HOLDAWAY ROAD
VINEYARD, UTAH

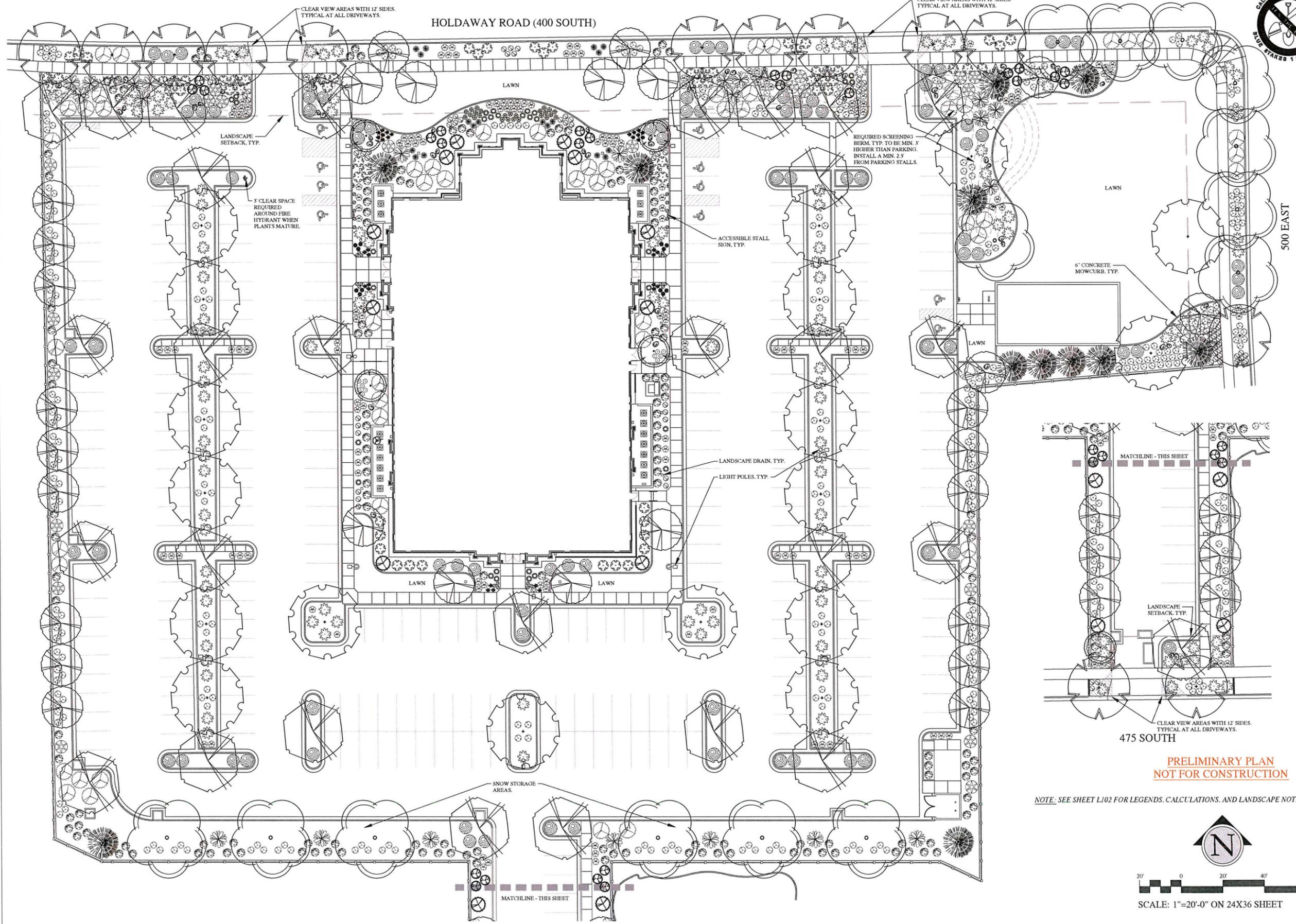
PROJECT FOR
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Mark	Date	Description

Project Number: 15-05
Plan Series: HER-09T-SC-05
Property Number: 566-9804
Date: 06/04/15

Sheet Title:
SITE PLAN

Sheet:
SD101



Architects
 Raymond Van Nosedol & Assoc. Inc
 ARCHITECTS • PLANNERS • (801) 374-2100

NEW STAKE CENTER FOR
VINEYARD 5, 7, 8, &
 422 E. HOLDWAY ROAD
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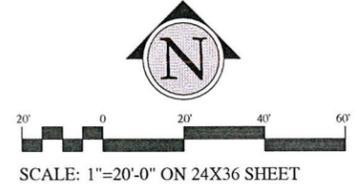
Project Number: 15-05
 Plan Series: HET-SCS-09-05
 Property Number: 566-9804
 Date: 05/06/15

Sheet Title:
LANDSCAPE PLAN

Sheet:
L102

**PRELIMINARY PLAN
 NOT FOR CONSTRUCTION**

NOTE: SEE SHEET L102 FOR LEGENDS, CALCULATIONS, AND LANDSCAPE NOTES.



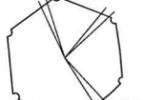
LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
- NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION.
- SOIL TO BE AMENDED PER GEOTECH & SOILS REPORT (FOR IMPORTS AND AMENDMENTS SUMMARY SEE SOILS & AMENDMENTS CHART THIS SHEET). SOILS TO BE SCARIFIED TO AT LEAST 6" DEPTH BEFORE APPLYING THE TOPSOIL.
- PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
- DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED UNDER ROCK MULCH. DO NOT INSTALL WEED BARRIER FABRIC UNDER PERENNIALS, ANNUALS, GROUNDCOVERS AND AREAS TO RECEIVE WOOD MULCH.
- INSTALL PRE-EMERGENT HERBICIDE TO SOIL PRIOR TO INSTALLING PLANTS AND MULCH. AFTER INSTALLATION OF ALL PLANTS AND MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
- ROCK MULCH TO BE INSTALLED IN ALL PLANTERS. 3" IN ALL TREE AND SHRUB PLANTER AREAS AND 1" UNDER PERENNIALS. FILL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 4" DEPTH OF WOOD MULCH. THE GRASS FREE RING FOR FLOWERING TREES SHALL BE 4' DIAMETER AND UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE.
- IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
- TREES SHALL BE LIMBED UP TO 8 FEET ABOVE SIDEWALKS AND 13 FEET ABOVE STREETS, PER VINEYARD CITY LANDSCAPE REQUIREMENTS.
- PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3'-0" (SHRUBS) OR TALLER THAN 7'-0" (BOTTOM OF TREE CANOPY).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VINEYARD TOWN SPECIFICATIONS AND STANDARD DETAILS.

SOD LAYING NOTES

- LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
- LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
- AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
- PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

DECIDUOUS TREES

SYMBOL	QTY	BOTANICAL NAME/COMMON NAME	CONDITION	SIZE	EMITTER TYPE*
	29	ACER TRUNCATUM SHANTUNG MAPLE	B&B	2" CAL.	TWO 5 GPH EMITTERS WITH 0.26 GPH @ 18" OC DRIPLINE SPIRALING @ 24" SPACING FROM CENTER TO DRIPLINE OF TREE.
	5	CRATAEGUS CRUG-GALLI INN. 'CRUSADER'	B&B	2" CAL.	TWO 5 GPH EMITTERS WITH 0.26 GPH @ 18" OC DRIPLINE SPIRALING @ 24" SPACING FROM CENTER TO DRIPLINE OF TREE.
	34	PRUNUS VIRGINIANA 'CANADA RED'	B&B	2" CAL.	TWO 5 GPH EMITTERS WITH 0.26 GPH @ 18" OC DRIPLINE SPIRALING @ 24" SPACING FROM CENTER TO DRIPLINE OF TREE.
	14	STYPHNOLOBIUM JAPONICA 'HALKA' (AKA SYMPHORA JAPONICA 'HALKA') MILLSTONE JAPANESE PAGODA TREE	B&B	2" CAL.	TWO 5 GPH EMITTERS WITH 0.26 GPH @ 18" OC DRIPLINE SPIRALING @ 24" SPACING FROM CENTER TO DRIPLINE OF TREE.
	13	TILIA TOMENTOSA 'STERLING SILVER' STERLING SILVER LINDEN	B&B	2" CAL.	TWO 5 GPH EMITTERS WITH 0.26 GPH @ 18" OC DRIPLINE SPIRALING @ 24" SPACING FROM CENTER TO DRIPLINE OF TREE.
	18	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE SAWLEAF ZELKOVA	B&B	2" CAL.	TWO 5 GPH EMITTERS WITH 0.26 GPH @ 18" OC DRIPLINE SPIRALING @ 24" SPACING FROM CENTER TO DRIPLINE OF TREE.

EVERGREEN TREES

SYMBOL	QTY	BOTANICAL NAME/COMMON NAME	CONDITION	SIZE	EMITTER TYPE
	12	PINUS FLEXILIS 'VANDERWOLFE PYRAMID' VANDERWOLFE PYRAMID PINE	B&B	6" TALL	TWO 5 GPH EMITTERS WITH 0.26 GPH @ 18" OC DRIPLINE SPIRALING @ 24" SPACING FROM CENTER TO DRIPLINE OF TREE.
	14	PINUS NIGRA 'ARNOLDS SENTINEL' ANROLDS SENTINEL AUSTRIAN PINE	B&B	6" TALL	TWO 5 GPH EMITTERS WITH 0.26 GPH @ 18" OC DRIPLINE SPIRALING @ 24" SPACING FROM CENTER TO DRIPLINE OF TREE.

DECIDUOUS SHRUBS

SYMBOL	QTY	BOTANICAL NAME/COMMON NAME	CONDITION	SIZE	EMITTER TYPE
	81	BERBERIS THUNBERGII ATROPURP. NANA 'CRIMSON PYGMY BARBERRY'	CONTAINER	5 GAL.	TWO 2 GPH EMITTERS
	22	BUDDLEIA DAVIDII 'PETITE PLUM' PETITE PLUM BUTTERFLY BUSH	CONTAINER	5 GAL.	TWO 2 GPH EMITTERS
	87	COTONEASTER HORIZONTALIS 'CREEPING COTONEASTER'	CONTAINER	5 GAL.	TWO 2 GPH EMITTERS
	22	PITYSOCARPUS OPULIFOLIUS 'COPPERTINA' COPPERTINA NINEBARK	CONTAINER	5 GAL.	TWO 2 GPH EMITTERS
	55	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	CONTAINER	5 GAL.	TWO 2 GPH EMITTERS
	172	ROSA X 'DOUBLE KNOCKOUT' DOUBLE KNOCKOUT ROSE	CONTAINER	5 GAL.	TWO 2 GPH EMITTERS
	25	SYRINGA MEYERI 'PALIBIN' DWARF KOREAN LILAC	CONTAINER	5 GAL.	TWO 2 GPH EMITTERS

EVERGREEN SHRUBS

SYMBOL	QTY	BOTANICAL NAME/COMMON NAME	CONDITION	SIZE	EMITTER TYPE
	66	JUNIPERUS CHINENSIS 'DAUBS FROSTED' DAUB'S FROSTED JUNIPER	CONTAINER	5 GAL.	TWO 2 GPH EMITTERS
	114	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER	CONTAINER	5 GAL.	TWO 2 GPH EMITTERS
	359	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	CONTAINER	5 GAL.	TWO 2 GPH EMITTERS
	11	MAHONIA REPENS 'CREEPING MAHONIA'	CONTAINER	1 GAL.	ONE 2 GPH EMITTER
	157	PINUS MUGO 'MUGUS PUMILIO' SHRUBBY SWISS MTN MUGO PINE	CONTAINER	5 GAL.	TWO 2 GPH EMITTERS
	18	YUCCA FILAMENTOSA 'COLOR GUARD' COLOR GUARD YUCCA	CONTAINER	5 GAL.	ONE 2 GPH EMITTER

PERENNIALS

SYMBOL	QTY	BOTANICAL NAME/COMMON NAME	CONDITION	SIZE	EMITTER TYPE
	28	COREOPSIS VERTICILLATA 'ZAGREB' ZAGREB THREAD LEAF COREOPSIS	CONTAINER	1 GAL.	ONE 2 GPH EMITTER
	12	ECHINACEA PURPUREA 'AFTER MIDNIGHT' AFTER MIDNIGHT CONE FLOWER	CONTAINER	1 GAL.	ONE 2 GPH EMITTER
	12	HEMEROCALLIS X 'STELLA D'ORO' STELLA D'ORO DAYLILY	CONTAINER	1 GAL.	ONE 2 GPH EMITTER
	21	HEMEROCALLIS X 'ROSY RETURNS' ROSY RETURNS DAYLILY	CONTAINER	1 GAL.	ONE 2 GPH EMITTER
	18	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	CONTAINER	1 GAL.	ONE 2 GPH EMITTER
	7	RUDBECKIA FULGIDA 'SUL.' GOLDSTRUM GOLDSTRUM BLACK-EYED SUSAN	CONTAINER	1 GAL.	ONE 2 GPH EMITTER

GRASSES

SYMBOL	QTY	BOTANICAL NAME/COMMON NAME	CONDITION	SIZE	EMITTER TYPE
	30	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	CONTAINER	1 GAL.	ONE 2 GPH EMITTER

LAWN	16,485	STURF GRASS: KENTUCKY BLUEGRASS, MIN. 3 VARIETIES.	SOD	SOD	SPRAYS & ROTORS; SEE IRRIGATION SHEETS
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MULCH & BOULDERS

SYMBOL	QTY	BOTANICAL NAME/COMMON NAME	SIZE	NOTES
	25	ACCENT BOULDERS	~2X2X2'	ONE 2 GPH EMITTER
	26	MATCH ROCK MULCH	~3X3X3'	ONE 2 GPH EMITTER
NOT SHOWN	3"	DEPTH COPPER CANYON CRUSHED ROCK MULCH AVAILABLE FROM STAKER PARKSON (CONTACT LANE STEPHENSON 801.819.8089) OR OWNER APPROVED EQUAL.	3/4"-1.5" (NO FINES)	INSTALL OVER 3 OZ DEWITT WEED BARRIER FABRIC. SEE LANDSCAPE NOTES.
NOT SHOWN	4"	DEPTH WOOD MULCH AROUND TREES IN LAWN AREAS. SEE LANDSCAPE NOTE #10.		

DESIGN CRITERIA	
ECO-REGION	10.1 - NORTHERN COLD DESERT
CLIMATE ZONE	USDA ZONE 5-8
ZONING ORDINANCE	R-2-15
WATER AVAILABILITY	100 PSI & 30 GPM (CULINARY)
SOIL TYPE	LOAMY SAND; SEE SOIL IMPORTS & AMENDMENTS CHART
SLOPES	FLAT
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	20' OFF HOLDAWAY RD; 15' 500 E & 475 S
MICROCLIMATES	ADJUST PER SITE
SOIL PH	7.4
LAWN PERCENTAGE AREA	27.1% (35% MAX.)
UNDEVELOPED PROPERTY	N/A
IRRIGATION SYSTEM	YES - AUTOMATIC

LDS CHURCH DESIGNATED PLANT COVERAGE AREAS					
	SHRUBS-MATURE COVERAGE	ACTUAL %	TREE PURPOSE	ACTUAL #	REQUIRED BY LOCAL JURISDICTION
STREET FRONTAGE (FROM BLDG TO STREET)	25% - 50%	66%	FRAME BUILDING	50 TREES	42 TREES (1 PER 20 LF OF STREET FRONTAGE WIN THE REQ'D LANDSCAPE SETBACK; REQ'D LANDSCAPE SETBACK DOES NOT INCLUDE ENTIRE STREET FRONTAGE AREA DESIGNATED IN THIS CHART. SEE "VINEYARD STREET FRONTAGE" CHART BELOW); 65% MIN. VEGETATIVE GROUND COVER
PRIMARY ENTRIES	30% - 55%	55%	FRAME ENTRY	7 TREES	--
BUILDING PERIMETER	25% - 45%	30%	ACCENT BUILDING	5 TREES	--
PERIMETER SIDES	10% - 25%	20%	SCREEN LOT	52 TREES	34 TREES (1 PER ISLAND & 1 PER 40 LF OF MEDIAN)
PERIMETER REAR	10% - 25%	15%	SCREEN LOT	20 TREES	--

LANDSCAPE DATA			
TOTAL SITE AREA	4.47 ACRES	% OF SITE/LANDSCAPE	% REQ'D BY LOCAL JURISDICTION
TOTAL LANDSCAPE AREA	60,864 SF	31.3% OF SITE	SEE PARKING & ST. FRONTAGE CHART
SHRUBS/GROUND COVER	44,361 SF	72.3% OF LANDSCAPE	SEE PARKING & ST. FRONTAGE CHART
LAWN AREA	16,485 SF	27.1% OF LANDSCAPE	60% MAX.
TREES ON SITE	139	--	SEE PARKING & ST. FRONTAGE CHART
ADDITIONAL FUNCTIONALLY REQ'D LAWN AREAS: INFILTRATION, DETENTION, RETENTION, ETC.	--	--	--

VINEYARD PARKING LANDSCAPE REQUIREMENTS			
	AREA	% OF PARKING	% REQUIRED
TOTAL PARKING AREA	108,297 SF	100%	--
LANDSCAPING	10,858 SF	10%	10% (10,830 SF)
	# OR LF	# PROVIDED	# REQUIRED
TREES IN ISLANDS	22 ISLANDS	22 TREES	22 TREES
SHRUBS IN ISLANDS	22 ISLANDS	81 SHRUBS	44 SHRUBS
TREES IN MEDIANS	510 LF	12 TREES	12.75 TREES (1 PER 40 LF)
SHRUBS IN MEDIANS	510 LF	103 SHRUBS	102 SHRUBS (1 PER 5 LF)

VINEYARD STREET FRONTAGE LANDSCAPE SETBACK REQUIREMENTS				
REQ'D SETBACK	TOTAL (ALL STREETS)	HOLDAWAY RD	500 EAST	475 SOUTH
AREA OF LANDSCAPING	18,042 SF	13,984 SF	3,200 SF	858 SF
% TURF (30% MAX.)	26.6% (5,338 SF)	26.8% (3,760 SF)	49% (1,578 SF)	0%
% VEG. COVER (65% MIN.)	66.7%	65%	75%	65%
LINEAR FEET (LF)	803 LF	580 LF	153 LF	70 LF
REQUIRED # OF TREES	42 TREES	30 TREES	8 TREES	4 TREES
PROPOSED # OF TREES	42 TREES	30 TREES	8 TREES	4 TREES
REQUIRED # OF SHRUBS	402 SHRUBS	290 SHRUBS	77 SHRUBS	35 SHRUBS
PROPOSED # OF SHRUBS	406 SHRUBS	294 SHRUBS	77 SHRUBS	35 SHRUBS

SOIL IMPORTS & AMENDMENTS				
RECOMMENDATIONS FROM GSH GEOTECHNICAL, INC GEOTECH REPORT 18 FEB 2015				
	TOPSOIL IMPORTS	AMENDMENTS	FERTILIZER	CONDITIONER
LAWN AREAS	5" TOPSOIL	ORGANIC MATERIAL AT 7.5 CU YDS/1000 SF FOR EVERY 5" OF TOPSOIL DEPTH.	NITROGEN AND IRON AT LABEL RATE; FOLLOW LABEL FOR CONTINUED MAINTENANCE.	NONE
SHRUB/TREE AREAS	NONE	PLANT PITS TO BE BACKFILLED WITH THREE PARTS NATIVE SOIL AND ONE PART COMPOST	NITROGEN AND IRON AT LABEL RATE; ADDITIONALLY, CONTRACTOR WILL ADD RECOMMENDED FERTILIZER.	NONE
			LONG TERM (5 YEAR) RECOMMENDATIONS	
			CORE AERATE ANNUALLY AND TOP DRESS WITH AN ORGANIC MATERIAL 1/8" TO 1/4". CONTINUE WITH FERTILIZER PER LABEL.	
			CONTINUE WITH FERTILIZER PER LABEL AS A TOP DRESS.	

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NEW STAKE CENTER FOR
VINEYARD 5, 7, 8, &
 422 E. HOLDAWAY ROAD
 VINEYARD, UTAH

PROJECT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

**PRELIMINARY PLAN
 NOT FOR CONSTRUCTION**



Project Number:	15-05
Plan Series:	HET-SCS-09-05
Property Number:	566-9804
Date:	05/06/15

Sheet Title:
LANDSCAPE LEGENDS & NOTES

Sheet:

L103