CITY OF OREM
PLANNING COMMISSION MEETING
56 North State Street, Orem, Utah
February 06, 2019

This meeting may be held electronically
to allow a Commission member to participate.

3:30 PM PRE-MEETING – AGENDA REVIEW, CITY COUNCIL CONFERENCE ROOM, 56 NORTH STATE STREET, OREM, UT

4:30 PM REGULAR SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. INVOCATION BY INVITATION

3. 4:30 PM SCHEDULED ITEMS

3.1. PUBLIC HEARING – 1187 N. 1200 West Rezone - Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 6.2 acres of property located generally at 1187 N. 1200 West from the PD-45 (Jive) zone to the HS (Highway Services) zone.

Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 6.2 acres of property located generally at 1187 N. 1200 West from the PD-45 (Jive) zone to the HS (Highway Services) zone.

Presenter:Kirby Snideman

3.1_StaffRep_1187_N_1200_West_HS_Rezone_2019.02.06 (1).docx
Map_1187 N 1200 West HS Rezone_2019.02_current.pdf
Map_1187 N 1200 West HS Rezone_2019.02_proposed.pdf
20190117_1_MailerFront.pdf
20190117_1_MailerBack.pdf
Labels_Miller Rezone.docx

3.2. PUBLIC HEARING – University Place Rezone - Amending Section 22-5-3(A) of the Orem City Code, rezoning approximately 2.6 acres of property located generally at 575 East University Parkway from R8 and C2 zones to PD-34 (University Place) zone, amending portions of Appendix BB of the Orem City Code, and amending appendix A and B of the Orem City General Plan.

Development Services recommends the Planning Commission forward a positive recommendation to the City Council amending Section 22-5-3(A) of the Orem City Code, rezone approximately 2.6 acres of property located generally at 575 E University Parkway from R8 and C2 zones to PD-34 (University Place) zone, amend portions of Appendix BB of the Orem City Code, and amending Appendix A and B of the Orem City General Plan.

Presenter:Kirby Snideman
3.2_StaffRep_UPlace_PD34.docx
Map_UPlace PD34_2019.02_Existing Zoning.pdf
Map_UPlace PD34_2019.02_Proposed Zoning.pdf
UPLACE PD-34 Zone Revised Concept Plan
Appendix_BB_UPlace_PD-34_Revised_pages.pdf
Supporting Documents_UPlace PD-34 Zone.pdf
20190116_3_MailerFront.pdf
20190116_3_MailerBack.pdf
RECIPIENTs.docx
Neighborhood_Mtg_Notes_1.3.19a.pdf

3.3. SITE PLAN – Site plan approval of Palos Verdes Student Housing development at 960 South 500 West in the PD-48 Zone.

The applicant requests the Planning Commission approval of the site plan for the Palos Verdes Student Housing development generally located at 960 South 500 West in the PD-48 Zone.

Presenter:Kirby Snideman
3.3_StaffRep_Palos_Verdes_2019.02.06.docx
Map_Palos Verdes_2019.02.pdf
Site Plan, Typical Floor Plan, Elevations_Palos Verdes_2019.02.pdf
Landscaping Plan_Palos Verdes_2019.02.pdf
2019-01-21 Signal Pole Easement Exhibit.pdf
20190130_2_MailerFront.pdf
20190130_2_MailerBack.pdf
Recipients.docx

3.4. SITE PLAN – Site plan approval of Cirque Lodge Addition at 777 N Palisade Drive in the PD-8 Zone.

The Development Review Committee determined this request complies with the Orem City Code and recommends the Planning Commission approval the site plan of Cirque Lodge Addition at 777 N Palisade Drive in the PD-8 Zone.

Presenter:Kirby Snideman
3.4_StaffRep_Cirque_Lodge_2019.02.06 (2).docx
Map_Cirque_Lodge_2019.02.pdf
Site_Plan_Cirque_Lodge_2019.02.pdf
Landscaping_Plan_Cirque_Lodge_2019.02.pdf
Elevations_Cirque_Lodge_2019.02.pdf
20190130_3_MailerFront.pdf
20190130_3_MailerBack.pdf
Recipients.docx
Neighborhood Meeting Report - 2018-9-5.doc
Neighborhood Meeting Attendance

4. MINUTES REVIEW AND APPROVAL

4.1. January 16, 2019 Planning Commission Minutes
Review and Approve
2019-01-16.pcmin.docx

4.2. Add March 20, 2019 to Planning Commission meeting calendar
Discuss and Approve
Presenter:Jason Bench

5. ADJOURN

Next meeting scheduled for Wednesday, February 20, 2019

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.
If you need a special accommodation to participate in the Planning Commission Meetings and Study Sessions, please call the Development Services Office at least 3 working days prior to the meeting.
(Voice 801-229-7183)

This agenda is also available on the City's webpage at orem.org

Item #: 3.1	**Planning Commission** February 6, 2019	OREM
Prepared By: Kirby Snideman, AICP		
Applicant: Matthew Blackburn - 1200 Miller LLC	**PUBLIC HEARING** – Amending Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 6.2 acres of property located generally at 1187 N. 1200 West from the PD-45 (Jive) zone to the HS (Highway Services) zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 429 propoerty owners within 1000ft of the properties

SITE INFORMATION:

- Neighborhood Chair: **Brian & Lisa Kelly**
- General Plan Designation: **Regional Commercial**
- Current Zone: **PD45**
- Acreage: **6.2**
- Neighborhood: **Timpview**

ACTION:

The Planning Commission shall determine if the proposed request is consistent with the General Plan and forward a recommendation to the City Council.

REQUEST: The applicant requests the city rezone approximately 6.2 acres of property located generally at 1187 North 1200 West from the PD-45 (Jive) zone to the Highway Services (HS) zone.

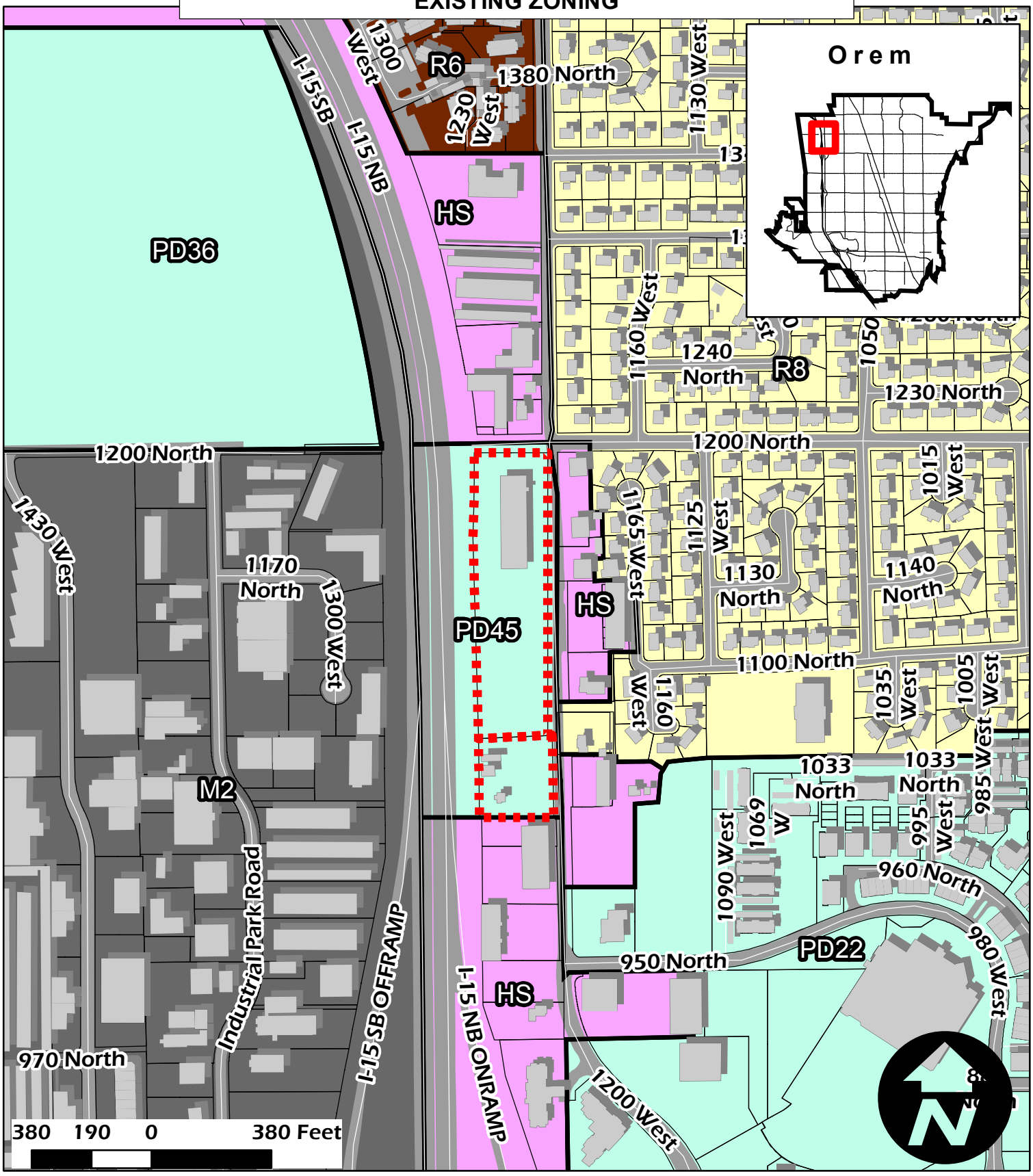
BACKGROUND: The applicant has acquired properties that are currently zoned as PD-45, which was a zone created for the Jive office development. Having no plans to develop an office building, the applicant is requesting the site revert to the HS zone (which it was zoned as prior to being zoned to PD45).

While not required to do so as part of this zone change request, the applicant has shared their concept plan. The southern portion of the property will be used as an RV sales lot. The RV lot would be paved and have a mobile sales office trailer. In addition, the applicant has recently rehabilitated the existing building on the northern portion of the property and have leased the building as a retail market and event center.

RECOMMENDATION: Development Services recommends the Planning Commission forward a positive recommendation to City Council to amend Section 22-5-3(A) and the Zoning Map of the City of Orem by changing the zoning on approximately 6.2 acres of property located generally at 1187 N. 1200 West from the PD-45 (Jive) zone to the HS (Highway Services) zone.

1187 N 1200 West HS Rezone

EXISTING ZONING



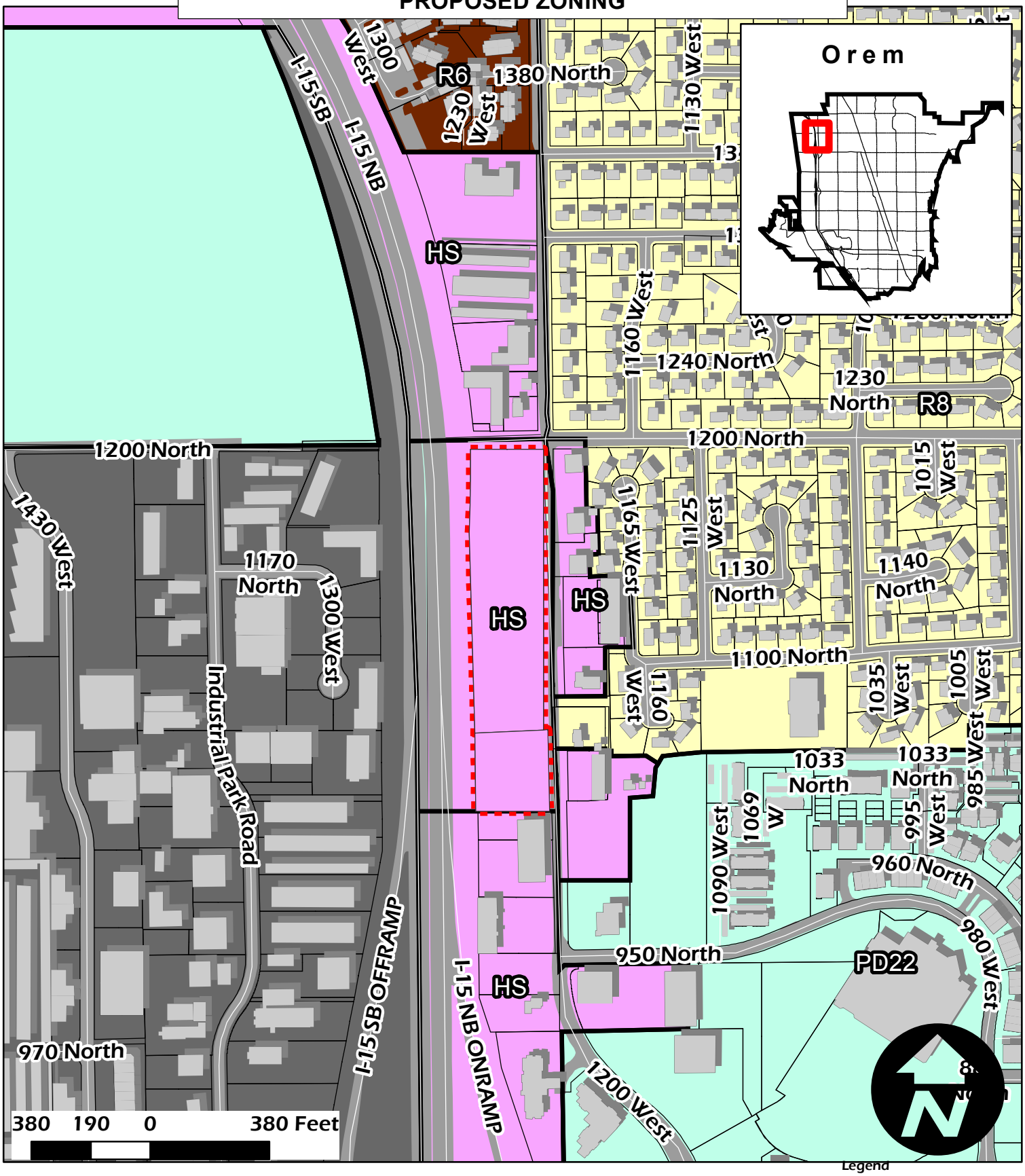
Parcels at 1187 N 1200 West
PD45 Zone
6.2 Acres

NIA CONTACT
Timpview
Brian & Lisa Kelly

Legend
- Parcels selection
- Buildings
- Parcels

1187 N 1200 West HS Rezone

PROPOSED ZONING



Parcels at 1187 N 1200 West
PD45 Zone
6.2 Acres

NIA CONTACT
Timpview
Brian & Lisa Kelly

Legend
- Parcels selection
- Buildings
- Parcels
- Converted_Graphics

For more information, contact
Christian at (801) 229-7267 or
ckirkham@orem.org

City Council Chambers, 56 N State Street

City Council
Tue, Feb 26, 2019
6:00 pm

Planning Commission
Wed, Feb 6, 2019
4:30 pm

The City of Orem will hold two Public Hearings regarding the proposed rezone of three properties located at 1187 N. 1200 W. from the PD-45 (Jive) zone to the HS (Highway Services) zone. The public is invited to attend all public hearings. If you have any questions regarding the proposed zone change or amendments, contact the Development Services Department at 801-229-7058.

MAYO, DAVID (ET AL)
6630 CASTLE DR
BLOOMFIELD HILLS, MI 48301

For more information, contact
Christian at (801) 229-7267 or
ckirkham@orem.org

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Tue, Feb 26, 2019
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MAGNUSON, KIM S TEE & MARK D TEE (ET AL)
2090 1/2 HODESHA CT
GRAND JUNCTION, CO 81507

For more information, contact
Christian at (801) 229-7267 or
ckirkham@orem.org

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ROCK, DAVID E & MARTA J
12618 BEXHILL DR
HOUSTON, TX 77065

For more information, contact
Christian at (801) 229-7267 or
ckirkham@orem.org

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ABBY, GERTRUID SCHNEIDER
PO BOX 2614
SUN VALLEY, ID 83353

FAIRBANKS, WILLIAM M (ET AL)
PO BOX 1239
OREM, UT 84059

NORTHGATE HOTEL LLC
%URRUTIA, SHARON
PO BOX 1327
EAGLE, ID 83616

UTAH DEPARTMENT OF TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

ANDERSON, JERRY R & SHANNON K (ET AL)
PO BOX 1633
PROVO, UT 84603

MARSH VALLEY INVESTMENTS LLC
PO BOX 1754
OREM, UT 84059

ABBY, GERTRUID SCHNEIDER
PO BOX 2614
SUN VALLEY, ID 83353

LLEWELLYN, ROBERT BLAKE & GAYLEN
PO BOX 354
SALEM, UT 84653

BRODERICK, GARY R & CHAD S (ET AL)
PO BOX 422
OREM, UT 84059

EUROPEAN COMPANY INC
PO BOX 494
SPANISH FORK, UT 84660

RNB INVESTMENTS LC
PO BOX 525
PRICE, UT 84501

ERCANBRACK, BENJAMIN & BENJAMIN
PO BOX 536
OREM, UT 84059

HAAS, THOMAS J & LINDA A
PO BOX 542
PLEASANT GROVE, UT 84062

KAM INDUSTRIES LLC
PO BOX 655
SPRINGVILLE, UT 84663

ANDREW INVESTMENTS 1 LC
PO BOX 921
SPANISH FORK, UT 84660

WINKELMAN, ARTHUR JAY & LINDA SUE (ET AL)
27 N 420 E
OREM, UT 84097

MARK SEASTRAND
35 WEST 1670 SOUTH
OREM, UT 84058

ALAMO BUSINESS CENTER LLC
44 RED PINE DR
ALPINE, UT 84004

STANCO LLC
49 N 1330 W
OREM, UT 84057

CORP OF THE PRES BISHOP CHURCH OF JESUS CHRIST OF L D S
50 E N TEMPLE
SALT LAKE CITY, UT 84150

MORTON, MELISSA (ET AL)
51 W CENTER ST # 356
OREM, UT 84057

KRISTIE SNYDER
56 N STATE STREET
OREM, UT 84057

LLEWELLYN, ROBERT BLAKE & GAYLEN
70 W CENTER ST
SALEM, UT 84653

HAGLER, LEWIS GRANT & SARAH E
96 MARRCREST S
PROVO, UT 84604

COMMON AREA
100 E CENTER ST
PROVO, UT 84606

TURTLE HALL LLC
113 S 300 W
SALEM, UT 84653

PANDA BEAR HOMES INC
135 E 800 N
OREM, UT 84057

GLAZIER, MAXINE
152 W 640 N
AMERICAN FORK, UT 84003

HUNSAKER, BONNIE & GARY
161 SHELLY MARIE CIR
ANCHORAGE, AK 99515

URRY, BRIAN (ET AL)
168 N 1200 E
OREM, UT 84097

PALETTA, JUSTIN & NICOLE (ET AL)
170 S 1600 W
MAPLETON, UT 84664

WILLIAMSON RENTALS LC
%URRY, BRIAN
195 S GENEVA RD
LINDON, UT 84042

KIOSK Z BANANAMI LLC
223 W 1230 N # 533
PROVO, UT 84604

METWORKS INC
225 N 900 E
AMERICAN FORK, UT 84003

CPH HOLDINGS LLC
244 N 900 E
SALEM, UT 84653

SOELBERG PROPERTIES LLC
248 MOUNTAIN WAY DR
OREM, UT 84058

HALLADAY, DOUGLAS DAVID (ET AL)
248 N 500 E
OREM, UT 84097

DICKERSON FAMILY LLC
270 E 930 S
OREM, UT 84058

FUSION HOLDINGS LLC
292 N 450 E
OREM, UT 84097

OREM CITY
351 W CENTER
PROVO, UT 84601

WHIPPLE, KRISTIE
352 SUNSHINE CIR
MOAB, UT 84532

1200 MILLER LC
%LEWIS, MATT
380 S TECHNOLOGY CT STE 100
LINDON, UT 84042

SUELDO, JORGE
446 W 165 S
OREM, UT 84058

JCLAN ENTERPRISES LLC
448 W 1680 S
OREM, UT 84058

THOMAS MACDONALD
489 NORTH PALISADES DR
OREM, UT 84097

OLSEN, JACK D & GAE H
538 N 80 W
LINDON, UT 84042

C & L LYMAN PROPERTIES LLC
553 S 70 E
OREM, UT 84057

MORLEY, DAVID S & JANA
562 E 720 N
OREM, UT 84097

RG DEVELOPMENT LC
569 S 700 W
MAPLETON, UT 84664

WHITE HAWK PROPERTIES LLC
573 S 600 W
MAPLETON, UT 84664

GENEVA HOLDINGS LLC
%SKINNER, BRENT
595 S RIVERWOODS PKY
LOGAN, UT 84321

WINN, DEBORAH S
611 W 1510 N
OREM, UT 84057

PLANNED PARENTHOOD ASSOCIATION OF UTAH
654 S 900 E
SALT LAKE CITY, UT 84102

ARGENT PARTNERS LLC - SERIES 2 - TUSCAN 1018
658 N BELLA VISTA DR
OREM, UT 84097

THEOBALD SOUTH LLC
665 W 925 S
OREM, UT 84058

HAUB, DEVIN N & JULIANNE J
669 W PARKVIEW DR
LEHI, UT 84043

BLACK, IRENE & IRENE BLACK (ET AL)
682 E 250 N
AMERICAN FORK, UT 84003

BRENT SUMNER
744 WEST 550 SOUTH
OREM, UT 84058

PRESTON, WILLIAM D & MAXINE (ET AL)
767 S 65 W
OREM, UT 84058

HOLMSTEAD, BYRON D & JAN B
809 156TH ST NE
ARLINGTON, WA 98223

STEINAGEL, JACK LEE & SHIRLEY IRENE
833 W 1000 N
OREM, UT 84057

STANCO LLC
--OR CURRENT RESIDENT--
872 N INDUSTRIAL PARK RD
OREM, UT 84057

STANCO LLC
--OR CURRENT RESIDENT--
890 N INDUSTRIAL PARK RD
OREM, UT 84057

VINEYARD FLAGSHIP 87 LLC
--OR CURRENT RESIDENT--
898 N 1200 WEST UNIT# 101-210
OREM, UT 84057

NGHII JT LLC (ET AL)
--OR CURRENT RESIDENT--
901 N 1200 WEST
OREM, UT 84057

1159 NORTH PROPERTIES LLC
936 E 430 N
PLEASANT GROVE, UT 84062

THEOBALD NORTHEAST LLC
--OR CURRENT RESIDENT--
946 N INDUSTRIAL PARK RD
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
955 N 1030 WEST
OREM, UT 84057

ALAMO BUSINESS CENTER LLC
--OR CURRENT RESIDENT--
960 N INDUSTRIAL PARK RD
OREM, UT 84057

JBR INVESTMENTS LLC
968 N 1200 W
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
974 N 1030 WEST
OREM, UT 84057

NORTHGATE HOTEL LLC
--OR CURRENT RESIDENT--
873 N 1200 WEST
OREM, UT 84057

BONHAM, RALPH & JOSEPH DAVID
893 W 1500 N
OREM, UT 84057

DAVID SPENCER
899 NORTH 550 EAST
OREM, UT 84097

JACOB LAND DEVELOPMENT LLC
923 N 290 E
AMERICAN FORK, UT 84003

THEOBALD SOUTH LLC
--OR CURRENT RESIDENT--
936 N INDUSTRIAL PARK RD
OREM, UT 84057

BILBY PROPERTIES LLC
--OR CURRENT RESIDENT--
950 N INDUSTRIAL PARK RD
OREM, UT 84057

PAWL-A1 LLC
955 N 1300 W # 10
ST. GEORGE, UT 84770

ADAMS D F PROPERTIES LC
--OR CURRENT RESIDENT--
961 N INDUSTRIAL PARK DR
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
969 N 1030 WEST
OREM, UT 84057

TOUR ICE OF CENTRAL UTAH INC
981 INDUSTRIAL PARK DR
OREM, UT 84057

SAM LENTZ
882 W 1720 N
OREM, UT 84057

CLEMENTS, CAMERON A
895 W 1490 N
OREM, UT 84057

MAYOR RICHARD F. BRUNST, JR.
900 E HIGH COUNTRY DRIVE
OREM, UT 84097-2389

STUBALZABUL LLC
935 N 1200 W
OREM, UT 84057

5 STAR BUILDING PRODUCTS LLC
944 N 1200 W
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
953 N 1030 WEST
OREM, UT 84057

WILLIAMSON, CHASE D & JORDYN
--OR CURRENT RESIDENT--
957 N 1030 WEST
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
968 N 1030 WEST
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
971 N 1030 WEST
OREM, UT 84057

RM LAND LLC (ET AL)
--OR CURRENT RESIDENT--
981 N 1200 WEST
OREM, UT 84057

TOUR ICE OF CENTRAL UTAH INC
--OR CURRENT RESIDENT--
981 N INDUSTRIAL PARK RD
OREM, UT 84057

DAN'S TOWING INC (ET AL)
984 W 1340 N
OREM, UT 84057

SMITH, CASEY J & AMANDA M
--OR CURRENT RESIDENT--
985 N 1030 WEST
OREM, UT 84057

JAMES GANG 985 LLC
--OR CURRENT RESIDENT--
985 N INDUSTRIAL PARK RD
OREM, UT 84057

SMITH, CASEY J & AMANDA M
985 N 1030 W # 6
OREM, UT 84057

URRY, BRIAN (ET AL)
--OR CURRENT RESIDENT--
986 N 1030 WEST
OREM, UT 84057

ALAMO BUSINESS CENTER LLC
--OR CURRENT RESIDENT--
986 N INDUSTRIAL PARK RD
OREM, UT 84057

JAMES GANG 1049 LLC
993 INDUSTRIAL PARK RD
OREM, UT 84057

JAMES GANG 981 LLC
993 N INDUSTRIAL DR
OREM, UT 84057

JAMES GANG ENTERPRISES LC
993 N INDUSTRIAL PARK DR
OREM, UT 84057

BILBY PROPERTIES LLC
993 N INDUSTRIAL PK RD
OREM, UT 84057

THE HAMMOND COMPANY
--OR CURRENT RESIDENT--
1001 N 1200 WEST
OREM, UT 84057

CASTANEDA, JUAN GABRIEL
1004 N 1090 W # 101
OREM, UT 84057

C & L LYMAN PROPERTIES LLC
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 102
OREM, UT 84057

TREJO, MANUELA
1004 N 1090 W # 103
OREM, UT 84057

PETERSON, BRANDON & HENRY
1004 N 1090 W # 104
OREM, UT 84057

TURTLE HALL LLC
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 201
OREM, UT 84057

FELL, BARRY J & BRITTANY A
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 202
OREM, UT 84057

GUTIERREZ, LEONCIO (ET AL)
1004 N 1090 W # 203
OREM, UT 84057

PALETTA, JUSTIN & NICOLE (ET AL)
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 204
OREM, UT 84057

ABEDI, KERIST (ET AL)
1004 N 1090 W # 301
OREM, UT 84057

MORLEY, DAVID S & JANA
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 302
OREM, UT 84057

WINKLER, LIUDMILA
1004 N 1090 W # 303
OREM, UT 84057

CASTRO, JONATHAN (ET AL)
1004 N 1090 W UNIT 304
OREM, UT 84057

HUNSAKER, SHAYNE & LINSY
1004 N 1090 W # 401
OREM, UT 84057

HALLADAY, DOUGLAS DAVID (ET AL)
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 402
OREM, UT 84057

WHITE HAWK PROPERTIES LLC
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 403
OREM, UT 84057

MORTON, MELISSA (ET AL)
--OR CURRENT RESIDENT--
1004 N 1090 WEST UNIT# 404
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1005 N 1030 WEST
OREM, UT 84057

THE HAMMOND COMPANY
--OR CURRENT RESIDENT--
1005 N 1200 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1006 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1007 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1012 N 1030 WEST
OREM, UT 84057

ALAMO BUSINESS CENTER LLC
--OR CURRENT RESIDENT--
1012 N INDUSTRIAL PARK RD
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1016 N 1030 WEST
OREM, UT 84057

ARGENT PARTNERS LLC - SERIES 2 - TUSCAN 1018
--OR CURRENT RESIDENT--
1018 W 950 NORTH
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1019 N 1030 WEST
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1021 N 1030 WEST
OREM, UT 84057

LARSEN, JAMES & JAMES G
1026 N 1200 W
OREM, UT 84057

LUNDELL, MARGUERITE ANNE
1026 N 1090 W # 101
OREM, UT 84057

HAGLER, LEWIS GRANT & SARAH E
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 102
OREM, UT 84057

WINKELMAN, ARTHUR JAY & LINDA SUE (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 103
OREM, UT 84057

WINKELMAN, ARTHUR JAY & LINDA SUE (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 104
OREM, UT 84057

METWORKS INC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 105
OREM, UT 84057

RG DEVELOPMENT LC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 201
OREM, UT 84057

WINKELMAN, ARTHUR JAY & LINDA SUE (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 202
OREM, UT 84057

SOELBERG PROPERTIES LLC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 203
OREM, UT 84057

WINKELMAN, ARTHUR JAY & LINDA SUE (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 204
OREM, UT 84057

BLACK, IRENE & IRENE BLACK (ET AL)
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 205
OREM, UT 84057

HOLMSTEAD, BYRON D & JAN B
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 301
OREM, UT 84057

BRADBURY, STEVEN M & TIFFANY
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 302
OREM, UT 84057

WRIGHT, GARHET
1026 N 1090 W # 303
OREM, UT 84057

RG DEVELOPMENT LC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 304
OREM, UT 84057

RICHARDS, BRYCE HUNTER (ET AL)
1026 N 1090 W # 305
OREM, UT 84057

BRADBURY, STEVEN M & TIFFANY
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 401
OREM, UT 84057

MAASS, ERIC & SHERLE
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 402
OREM, UT 84057

TURTLE HALL LLC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 403
OREM, UT 84057

WALTON, GENTRY
1026 N 1090 W # 404
OREM, UT 84057

ELDER FAMILY HOLDINGS LLC
--OR CURRENT RESIDENT--
1026 N 1090 WEST UNIT# 405
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1027 N 1030 WEST
OREM, UT 84057

K C WEST DEVELOPMENT LC (ET AL)
--OR CURRENT RESIDENT--
1027 W 1033 NORTH
OREM, UT 84057

WILLIAMSON RENTALS LC
--OR CURRENT RESIDENT--
1029 N 1030 WEST
OREM, UT 84057

TRUONG, LY MINH
1032 N 50 W
OREM, UT 84057

ALAMO BUSINESS CENTER LLC
--OR CURRENT RESIDENT--
1038 N INDUSTRIAL PARK RD
OREM, UT 84057

WHITAKER, ADAM S & KENICE
1049 W 1100 N
OREM, UT 84057

JAMES GANG ENTERPRISES LC
--OR CURRENT RESIDENT--
1051 N INDUSTRIAL PARK DR
OREM, UT 84057

JAMES GANG 1049 LLC
--OR CURRENT RESIDENT--
1051 N INDUSTRIAL PARK RD
OREM, UT 84057

LAMOREAUX, THOMAS C
1052 GRAND CIR
PROVO, UT 84604

LARSEN, JAMES GREGORY
1054 N 1200 W
OREM, UT 84057

JOHNSON, DEVIN & JAMIE
1055 W 1033 N
OREM, UT 84057

HANSEN, TAYLOR & CRYSTAL
1055 W 1033 N # 105
OREM, UT 84057

CHICHIA, CARLOS
1055 W 1033 N # 203
OREM, UT 84057

WATERS, JEREMY & STEPHANIE
1055 W 1033 N UNIT 204
OREM, UT 84057

ANDERSON, DALTON R & ALEXIS
1055 W 1033 N UNIT 301
OREM, UT 84057

SACREN, JEAN
1055 W 1033 N # 403
OREM, UT 84057

HAAS, THOMAS J & LINDA A
--OR CURRENT RESIDENT--
1057 W 1200 NORTH
OREM, UT 84057

JWR SERVICES LLC
--OR CURRENT RESIDENT--
1058 W 1100 NORTH
OREM, UT 84057

EKINS, JOHN D & CHRISTIE
1061 N 1035 W
OREM, UT 84057

MCKEETH, CORBIN P & HANNAH L
1064 N 1160 W
OREM, UT 84057

HARRIS, GENE R & MARTINA
1064 W 1200 N
OREM, UT 84057

SMITH, KELLY D & MARY ANNE
1068 N 1160 W
OREM, UT 84057

ARMENTA, JOSE RAMIRO (ET AL)
1069 N 1035 W
OREM, UT 84057

LONG, MARK D
1069 N 1160 W
OREM, UT 84057

SENDSATIONS INC
1074 N INDUSTRIAL PARK DR
OREM, UT 84057

CORP OF THE PRES BISHOP CHURCH
OF JESUS CHRIST OF L D S
--OR CURRENT RESIDENT--
1075 W 1100 NORTH
OREM, UT 84057

PEREZ, NORBERTO (ET AL)
1076 N 1160 W
OREM, UT 84057

MCDANIEL, DOUGLAS WAYNE &
KRISTINE
1077 N 1160 W
OREM, UT 84057

MARTIN, BENJAMIN D
1077 W 1130 N
OREM, UT 84057

ABILDSKOV, TRACY JOHN & CAROL
MARIE
1077 W 1200 N
OREM, UT 84057

JIMENEZ, MIGUEL A & ROSANA
1078 W 1100 N
OREM, UT 84057

ELIES, RICHARD M & KRISTY
1078 W 1200 N
OREM, UT 84057

MAYO, DAVID (ET AL)
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 101
OREM, UT 84057

SMITH, ERIC C & BONNIE L
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 102
OREM, UT 84057

LESTARI, FARLEY
1079 W 965 N # 103
OREM, UT 84057

BLACK, R JAY & IRENE (ET AL)
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 104
OREM, UT 84057

SUELDO, JORGE
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 105
OREM, UT 84057

JACKMAN, TRAVIS S & JENNALEE R
1079 W 965 N # 110
OREM, UT 84057

GAMMELL, BRANDI
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 201
OREM, UT 84057

CALDWELL, BRADLEY R & REBECCA L
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 202
OREM, UT 84057

SOELBERG PROPERTIES INC
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 203
OREM, UT 84057

RNB INVESTMENTS LC
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 204
OREM, UT 84057

JACKMAN, TRAVIS S & JENNALEE R
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 205
OREM, UT 84057

MORLEY, RYAN
1079 W 965 N # 301
OREM, UT 84057

FRANKS, JEFFREY & MARISOL
1079 W 965 N # 302
OREM, UT 84057

DE LA CRUZ, GLORIA
1079 W 965 N # 303
OREM, UT 84057

FRY, PETER M
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 304
OREM, UT 84057

POZO, GABY & MICHAEL ERIK
--OR CURRENT RESIDENT--
1079 W 965 NORTH UNIT# 305
OREM, UT 84057

CUTLER, PRESTON (ET AL)
1079 W 965 N # 401
OREM, UT 84057

BACCUS, LINDSAY
1079 W 965 N # 402
OREM, UT 84057

MITCHELL, LANE ROBISON
1079 W 965 N # 403
OREM, UT 84057

MILLS, KELSEY RAE
1079 W 965 N # 404
OREM, UT 84057

HAWS, KAELEY JO (ET AL)
1079 W 965 N # 405
OREM, UT 84057

SHEPHERD, CASEY
1080 965 N # 403
OREM, UT 84057

KAM INDUSTRIES LLC
--OR CURRENT RESIDENT--
1080 N INDUSTRIAL PARK DR
OREM, UT 84057

FOWLER, VALIAN & JOHN M
1080 W 965 N # 102
OREM, UT 84097

JARROW, ZACHARY O & YOANI
1080 W 965 N # 104
OREM, UT 84057

MACK, CODY V
1080 W 965 N # 201
OREM, UT 84057

MOORE, SARA L
1080 W 965 N # 204
OREM, UT 84057

PEACOCK, COLTER
1080 W 965 N # 205
OREM, UT 84057

BEATTIE, BAYLEE & MATTHEW
1080 W 965 N # 301
OREM, UT 84057

MENDENHALL, KAIA
1080 W 965 N UNIT 305
OREM, UT 84057

HUNTER, BLAKE I & ASHLEY N
1080 W 965 N # 402
OREM, UT 84057

ALLEN, DALLAS C
1081 W 993 N # 101
OREM, UT 84057

BENTLEY, AMELIA
1081 W 993 # 102
OREM, UT 84057

WILLIAMS, CHRISTIAN A & WARLA E
1081 W 993 N # 105
OREM, UT 84057

BRODEUR, GARY L & SUSAN J
1081 W 993 N # 201
OREM, UT 84057

WESTOVER, JACOB & JADEN H (ET AL)
1081 W 993 N # 202
OREM, UT 84057

JACKSON, JILLIAN
1081 W 993 N # 205
OREM, UT 84057

KUNZLER, KORY & SARAH
1081 W 993 N # 301
OREM, UT 84057

GREEN, TAYLOR
1081 W 993 N # 304
OREM, UT 84057

HOOPER, ALBA MARINA
1081 W 993 N # 305
OREM, UT 84057

RIVERA, DAVID E MORALES
1081 W 993 N # 402
OREM, UT 84057

DURFEE, SIERRA D (ET AL)
1081 W 993 N # 403
OREM, UT 84057

RHODES, SKYLAR
1081 W 993 N # 404
OREM, UT 84059

SOELBERG, SAMANTHA & CHRISTIE
1081 W 993 N # 405
OREM, UT 84057

KIOSK Z BANANAMI LLC
--OR CURRENT RESIDENT--
1083 W 1240 NORTH
OREM, UT 84057

PLANNED PARENTHOOD ASSOCIATION OF UTAH
--OR CURRENT RESIDENT--
1086 N 1200 WEST
OREM, UT 84057

CHATWIN, WESLEY T & MYSTIE D
1087 N 1160 W
OREM, UT 84057

ABBY, GERTRUD SCHNEIDER
--OR CURRENT RESIDENT--
1087 N INDUSTRIAL PARK RD
OREM, UT 84057

MARTINEZ, KEN & ELAINE
1087 W 1300 N
OREM, UT 84057

ASAY, MARK FOSTER & MARILYN KAY
1088 N 1160 W
OREM, UT 84057

MURRAY, DEWARD N & JILENE W
1088 W 1100 N
OREM, UT 84057

UHARRIET, ANDREW THOMAS
1089 W 100 N
PROVO, UT 84601

CARROLL, GREGORY M & JANICE W
1089 W 1200 N
OREM, UT 84057

DILLEY, LESLIE R & ANGELA F
1091 W 1130 N
OREM, UT 84057

PHCD LLC (ET AL)
--OR CURRENT RESIDENT--
1092 N INDUSTRIAL PARK DR
OREM, UT 84057

PRESTON, WILLIAM D & MAXINE (ET AL)
--OR CURRENT RESIDENT--
1092 W 1200 NORTH
OREM, UT 84057

CPH HOLDINGS LLC
--OR CURRENT RESIDENT--
1094 N 1300 WEST
OREM, UT 84057

WILEY, JOAN (ET AL)
1095 W 1240 N
OREM, UT 84057

SPENCER, SUSAN K & SCOTT M
1098 W 1100 N
OREM, UT 84057

HILL, JOHN F & PAULINE S
1099 W 1300 N
OREM, UT 84057

BOWLDEN, KIM W & DONNA L
1101 W 1200 N
OREM, UT 84057

KCJ INC
--OR CURRENT RESIDENT--
1102 N 1200 WEST
OREM, UT 84057

WHATCOTT, DIRK ALLEN & CHERYL ANN
1103 W 1130 N
OREM, UT 84057

MARTINEZ, ELIANA
1105 S 1420 E
PROVO, UT 84606

KCJ INC
--OR CURRENT RESIDENT--
1106 N 1200 WEST
OREM, UT 84057

ROUNDY, NATHAN GLEN & BRENDA HOWLETT
1106 W 1200 N
OREM, UT 84057

ROUNDY, MICHAEL T
1108 W 1240 N
OREM, UT 84057

CHANTRY, BRIAN N & JENNIFER C
1109 N 1125 W
OREM, UT 84057

TAGGART, SAMUEL
--OR CURRENT RESIDENT--
1109 W 1240 NORTH
OREM, UT 84057

KCJ INC
--OR CURRENT RESIDENT--
1110 N 1200 WEST
OREM, UT 84057

ORTIZ, SALVADOR C & AMADA S
--OR CURRENT RESIDENT--
1110 W 1100 NORTH
OREM, UT 84057

MARSH, RYAN TAYLOR & ALYSSA BROOKE
1110 W 1300 N
OREM, UT 84057

SMITH, WESLEY EVAN & JOAN B
1111 W 1300 N
OREM, UT 84057

GASSMAN, JEFFREY & TAUNI
1112 N 1165 W
OREM, UT 84057

ABBY, GERTRUD SCHNEIDER
--OR CURRENT RESIDENT--
1113 N INDUSTRIAL PARK RD
OREM, UT 84057

LESTER, MAGGIE KAY
1113 W 1340 N
OREM, UT 84057

HALE, DAVID B & JANELLE
1115 W 1130 N
OREM, UT 84057

ERCANBRACK, BENJAMIN & BENJAMIN
--OR CURRENT RESIDENT--
1116 N 1300 WEST
OREM, UT 84057

DIAZ, RODOLFO A (ET AL)
--OR CURRENT RESIDENT--
1116 W 1130 NORTH
OREM, UT 84057

JOHNSON, WILLIAM R & ROSEMARY
1117 N 1125 W
OREM, UT 84057

LEDEZMA, FILIBERTO S
1118 N 1165 W
OREM, UT 84057

S A B B LLC
1118 N 1200 W
OREM, UT 84057

NGHII JT LLC (ET AL)
%URRUTIA, SHARON
1119 E STATE ST STE 220
EAGLE, ID 83616

JONES, CRAIG R & SUSAN M
--OR CURRENT RESIDENT--
1119 N 1300 WEST
OREM, UT 84057

CANNON, TRESSA J & TODD R
1120 W 1100 N
OREM, UT 84057

HOWLETT, DANIEL & KATHY J
1120 W 1200 N
OREM, UT 84057

DE BOKETON PROPERTIES LLC
--OR CURRENT RESIDENT--
1122 N 1200 WEST
OREM, UT 84057

LAMB, JAMES THATCHER (ET AL)
1122 W 1300 N
OREM, UT 84057

FACKRELL, KENNETH & JOAN K
1123 W 1240 N
OREM, UT 84057

BAXTER, JEFFREY B & IRINA
1123 W 1300 N
OREM, UT 84057

ERCANBRACK, BENJAMIN & BENJAMIN
--OR CURRENT RESIDENT--
1124 N 1300 WEST
OREM, UT 84057

CARSON, TREVOR & ELIZABETH
1124 W 1240 N
OREM, UT 84057

WRIGHT, ANDREW D & NATALIE P
1125 N 1050 W
OREM, UT 84057

JOHNSON, JEFFREY D & JENNIFER
1125 W 1340 N
OREM, UT 84057

DE BOKETON PROPERTIES LLC
1126 N 1200 W
OREM, UT 84057

GROW, VON
1128 N 1165 W
OREM, UT 84057

BLOCKER, STEVEN K & BRENDA
1129 N 1125 W
OREM, UT 84057

ELDER FAMILY HOLDINGS LLC
1132 N 1450 E
OREM, UT 84097

RODRIGUEZ, JUAN L & MARIA A
1134 N 1080 W
OREM, UT 84057

FLETCHER, WILLIAM JAY & DEBRA M
1134 W 1200 N
OREM, UT 84057

MASON, J D & NATALEE AN
1134 W 1300 N
OREM, UT 84057

DAGOSTINI, DANTE K
1135 W 1100 N
OREM, UT 84057

SALAS, MIGUEL
1135 W 1300 N
OREM, UT 84057

THILL, JOSHUA MICHAEL & COURTNEY MARIE
1137 N 1050 W
OREM, UT 84057

DELGADO, CHRISTIAN A (ET AL)
1137 W 1240 N
OREM, UT 84057

TORRES, NOE (ET AL)
1138 N 1165 W
OREM, UT 84057

GUYMON, GARTH KENT & JANET B
1138 W 1240 N
OREM, UT 84057

CHIPMAN, MICHAEL
1139 N 1080 W
OREM, UT 84057

GORDON, KEVIN RULON & KATHLEEN D (ET AL)
1139 N 1165 W
OREM, UT 84057

ABBY, GERTRUID SCHNEIDER
--OR CURRENT RESIDENT--
1139 N INDUSTRIAL PARK RD
OREM, UT 84057

DGJAYS LLC
1140 N 1200 W
OREM, UT 84057

CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1140 W 950 NORTH
OREM, UT 84057

PEREZ-AQUINO, P LEONARDO (ET AL)
1141 N 1125 W
OREM, UT 84057

TERRY, FRANKIE M
1141 W 1340 N
OREM, UT 84057

MILLER, DAVID L & ANGELA
1142 N 1080 W
OREM, UT 84057

MC ALLISTER, DEAN K
1142 W 1300 N
OREM, UT 84057

JOHNSON, MICHAEL LOUIS JR & JOLENE FAYE
1143 N 1050 W
OREM, UT 84057

BAKKER, SHANE (ET AL)
1143 W 1300 N
OREM, UT 84057

CANO, JAVIER
1146 W 1100 N
OREM, UT 84057

SIMMONS, ROBYN J
1149 N 1080 W
OREM, UT 84057

MAYA, MARCELINO
1149 W 1240 N
OREM, UT 84057

PEREZ, ROSABLA
1150 N 1165 W
OREM, UT 84057

KANAKIS, GINA N
1150 W 1240 N
OREM, UT 84057

BENTLEY, ALLISON
1151 N 1165 W
OREM, UT 84057

OKAMURA, ISAO
1152 W 1300 N
OREM, UT 84057

PAINTER, KATHRYN
1153 N 1125 W
OREM, UT 84057

NERDIN, JOSEPH H & PAMELA J
1153 W 1340 N
OREM, UT 84057

COX, JAMES D & MARY B
1154 N 1080 W
OREM, UT 84057

WINN, DEBORAH S
--OR CURRENT RESIDENT--
1154 N 1125 WEST
OREM, UT 84057

HOWLETT, BRADLEY D & MELEA
1155 N 1050 W
OREM, UT 84057

TAYLOR, PAULA
--OR CURRENT RESIDENT--
1155 N INDUSTRIAL PARK RD
OREM, UT 84057

1159 NORTH PROPERTIES LLC
--OR CURRENT RESIDENT--
1159 N 1165 WEST
OREM, UT 84057

MILLER 1200 LLC
1159 N 1200 W
OREM, UT 84057

SOLIS, JORGE
1160 N 1165 W
OREM, UT 84057

PREMIER FUNERAL HOLDINGS LLC
--OR CURRENT RESIDENT--
1160 N 1200 WEST
OREM, UT 84057

HURST, DEAN W & TENA
1163 N 1080 W
OREM, UT 84057

CROFTS, CHARLEEN M
1163 N 1125 W
OREM, UT 84057

SCHLIEWE, GARY GENE
1164 N 1080 W
OREM, UT 84057

LARSEN, FRED L & JACQULYN
1164 W 1300 N
OREM, UT 84057

HARDING, TED E & CYNTHIA
1165 W 1340 N
OREM, UT 84057

MORTENSEN, DEEVERE FUNK &
ROSEMARY HARRISON
1166 N 1125 W
OREM, UT 84057

SANCHEZ, KEVIN (ET AL)
1166 W 1340 N
OREM, UT 84057

BAXTER, KEVIN K & MARTHA S
1167 N 1050 W
OREM, UT 84057

MARSH VALLEY INVESTMENTS LLC
--OR CURRENT RESIDENT--
1167 N INDUSTRIAL PARK RD
OREM, UT 84057

WILSON, GREGORY L & KATHLEEN R
%WILSON, MATT
1170 INDUSTRIAL PARK RD
OREM, UT 84057

BELL, LOREN A & SHELLIE D
1172 N 1080 W
OREM, UT 84057

ROCK, DAVID E & MARTA J
--OR CURRENT RESIDENT--
1172 N 1165 WEST
OREM, UT 84057

STEINAGEL, JACK LEE & SHIRLEY
IRENE
--OR CURRENT RESIDENT--
1173 N 1080 WEST
OREM, UT 84057

JCLAN ENTERPRISES LLC
--OR CURRENT RESIDENT--
1173 N 1165 WEST
OREM, UT 84057

FARNSWORTH, TYLER (ET AL)
1173 W 1300 N
OREM, UT 84057

TAYLOR, RAYMOND G
1174 W 1200 N
OREM, UT 84057

NORDLUND, NATALIE & ISAAC T
1175 N 1125 W
OREM, UT 84057

SMITH, CARL E & DONETTE
1176 W 1300 N
OREM, UT 84057

MARTINEZ, RENATO A & ALTAMIRA
1177 W 1340 N
OREM, UT 84057

RODEN, SAM & JAICEE
1178 N 1125 W
OREM, UT 84057

ZURITA, MIGUEL & MARIA
1178 W 1340 N
OREM, UT 84057

MUNSON, ROBERT S & MELODY H
1179 N 1050 W
OREM, UT 84057

HELSTEN, LANCE FINN & BRENDA L
1180 N 1165 W
OREM, UT 84057

PRICE, CORY N & STEFANIE
1181 N 1165 W
OREM, UT 84057

EWELL, MERRILL R
--OR CURRENT RESIDENT--
1183 N INDUSTRIAL PARK RD
OREM, UT 84057

WMS PROPERTIES LLC
1184 INDUSTRIAL PARK RD
OREM, UT 84057

CHAVEZ, SAUL SERGIO & JENNIFER RUTH
1186 N 1165 W
OREM, UT 84057

GUNNELL, BRANDON D
1186 W 1200 N
OREM, UT 84057

JENKINS, BENJAMIN J & BETHANY
1187 N 1125 W
OREM, UT 84057

MILLER 1200 LLC
1187 N 1200 W
OREM, UT 84057

GREEN, RICHARD BRUCE & MARSHA S
1188 W 1300 N
OREM, UT 84057

KELLY, LOVELEE H
1189 W 1340 N
OREM, UT 84057

YATES, KURT D & MELISSA N
1190 N 1125 W
OREM, UT 84057

JACKMAN, JERRY R & CAROLE M
1190 N 1200 W
OREM, UT 84057

FOSTER, DAVID H
1190 W 1340 N
OREM, UT 84057

BRODERICK, GARY R & CHAD S (ET AL)
--OR CURRENT RESIDENT--
1191 N INDUSTRIAL PARK RD
OREM, UT 84057

WILLIAMSON, CHRIS & CAROLYN A
1212 W 1200 N
OREM, UT 84057

CANNELL, ALEX M
1214 N 1160 W
OREM, UT 84057

SPOTTEN, RON (ET AL)
--OR CURRENT RESIDENT--
1214 W 1200 NORTH
OREM, UT 84057

SPROAT, R TERRY (ET AL)
1223 N 1160 W
OREM, UT 84057

BAUTISTA-RIOS, ELIGIO (ET AL)
1224 N 1200 W
OREM, UT 84057

RONALD GROUP INVESTMENTS LLC
--OR CURRENT RESIDENT--
1225 N 1200 WEST
OREM, UT 84057

NOLASCO, MIGUEL A & MARIA
1231 N 1050 W
OREM, UT 84057

HILTON, BENJAMIN R
1235 N 1160 W
OREM, UT 84057

HUTSON, DEREK P
1236 N 1200 W
OREM, UT 84057

MERRELL, ANNETTE M & BARRY M
1241 N 1050 W
OREM, UT 84057

HOWLETT, MICHAEL P & CAMIE
1247 N 1160 W
OREM, UT 84057

PENA, JESUS
1248 N 1200 W
OREM, UT 84057

VINEYARD FLAGSHIP 87 LLC
1250 E 200 S STE 1D
LEHI, UT 84043

EUROPEAN COMPANY INC
--OR CURRENT RESIDENT--
1250 N 1090 WEST
OREM, UT 84057

BRODERICK, TRACY & SEAN
1251 N 1050 W
OREM, UT 84057

UTAH VALLEY FAMILY SUPPORT CENTER
1255 N 1200 W
OREM, UT 84057

COOK, JARED E
1259 N 1160 W
OREM, UT 84057

TRUONG, LY MINH
--OR CURRENT RESIDENT--
1260 N 1200 WEST
OREM, UT 84057

WONG, JEFF Y & BOBBI M
1261 N 1050 W
OREM, UT 84057

BOOTHE, RAE LYN & BRYAN M
1262 N 1090 W
OREM, UT 84057

JIRON, CARLOS N & RANDI J
1263 N 1090 W
OREM, UT 84057

SIZEMORE, SHAWN D
1264 N 1160 W
OREM, UT 84057

FUENTES, JUAN C
1271 N 1160 W
OREM, UT 84057

UHARRIET, ANDREW THOMAS
--OR CURRENT RESIDENT--
1272 N 1200 WEST
OREM, UT 84057

JEPPERSON, TAIZHA (ET AL)
1274 N 1090 W
OREM, UT 84057

MASTIN, CARL JR & NICOLE
--OR CURRENT RESIDENT--
1275 N 1030 WEST
OREM, UT 84057

MASTIN, CARL JR & NICOLE
1275 N 1090 W
OREM, UT 84057

PAWL-A1 LLC
--OR CURRENT RESIDENT--
1275 N 1200 WEST
OREM, UT 84057

HOLDAWAY, JESSICA K & BRIAN J
1276 N 1160 W
OREM, UT 84057

ARCEGA, CARLOS
1286 N 1200 W
OREM, UT 84057

SHIMANEK, JACOB D & CECILIA
1287 N 1160 W
OREM, UT 84057

GAMMELL, BRANDI
1294 N 1000 W
MAPLETON, UT 84664

JACOB LAND DEVELOPMENT LLC
--OR CURRENT RESIDENT--
1304 W 1170 NORTH
OREM, UT 84057

PRE LLC
--OR CURRENT RESIDENT--
1305 N 1200 WEST
OREM, UT 84057

ALLEN, BRIAN D (ET AL)
--OR CURRENT RESIDENT--
1307 W 1170 NORTH
OREM, UT 84057

GLAZIER, MAXINE
--OR CURRENT RESIDENT--
1332 N 1230 WEST
OREM, UT 84057

FUSION HOLDINGS LLC
--OR CURRENT RESIDENT--
1334 N 1230 WEST
OREM, UT 84057

MORRIS, TIMOTHY J
1340 N 1230 W
OREM, UT 84057

CLEMENTS, CAMERON A
--OR CURRENT RESIDENT--
1342 N 1230 WEST
OREM, UT 84057

STANLEY, BRANDON R & MADISON P
1348 N 1230 W
OREM, UT 84057

POPE, COURTNEY LEE
1350 N 1230 W
OREM, UT 84057

BETHERS, LARRY & VERNETTA
1370 W 1460 N
PROVO, UT 84604

SPOTTEN, RON (ET AL)
1436 E 1630 S
SPANISH FORK, UT 84660

CALDWELL, BRADLEY R & REBECCA L
1445 S 100 W
OREM, UT 84058

EWELL, MERRILL R
1475 W 1100 N
PLEASANT GROVE, UT 84062

JWR SERVICES LLC
1491 W 13200 S
RIVERTON, UT 84065

BLUPROPERTIES LLC
1747 N 1500 W
PROVO, UT 84604

ORTIZ, SALVADOR C & AMADA S
1751 N 980 W
OREM, UT 84057

RONALD GROUP INVESTMENTS LLC
1755 OAK LN
PROVO, UT 84604

DIAZ, RODOLFO A (ET AL)
1799 N 950 W APT 3
PROVO, UT 84604

CUTLER, CHARLEEN (ET AL)
1805 COBBLESTONE DR
PROVO, UT 84604

DEBBY LAURET
1869 N 80 E
OREM, UT 84057

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057-2101

SMITH, ERIC C & BONNIE L
%C/O FIVE POINT FUNDING
2039 E BELL TOWER LN
SALT LAKE CITY, UT 84123

MAGNUSON, KIM S TEE & MARK D TEE (ET AL)
2090 1/2 HODESHA CT
GRAND JUNCTION, CO 81507

EB WEBB LLC
2150 N CENTER ST
LEHI, UT 84043

PHCD LLC (ET AL)
%COOK, PAUL H
2171 W 470 S
PROVO, UT 84601

STONEBROOK LC
2230 N UNIVERSITY PKY # 7B
PROVO, UT 84604

KCJ INC
%CHORNIAK, HAZEL
2310 SKYLINE MOUNTAIN RESORT
FAIRVIEW, UT 84629

BS2 INVESTMENTS LLC
2370 W 780 S
LEHI, UT 84043

PRE LLC
2516 ORCHARD DR
BOUNTIFUL, UT 84010

FELL, BARRY J & BRITTANY A
2623 W 1210 N
PROVO, UT 84601

TAGGART, SAMUEL
2803 W SHADY HOLLOW LN
LEHI, UT 84043

TAYLOR, PAULA
3027 CHEROKEE LN
PROVO, UT 84604

MAASS, ERIC & SHERLE
3403 N HARTFORD ST
CHANDLER, AZ 85225

ANDERSON, JERRY R & SHANNON K (ET AL)
3529 N 160 W
PROVO, UT 84604

THE HAMMOND COMPANY
3664 FOOTHILL DR
PROVO, UT 84604

ADAMS D F PROPERTIES LC
3889 GRINDSTONE DR
SPRINGVILLE, UT 84663

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

ALLEN, BRIAN D (ET AL)
5159 OLD POST RD
OGDEN, UT 84403

MAYO, DAVID (ET AL)
6630 CASTLE DR
BLOOMFIELD HILLS, MI 48301

PREMIER FUNERAL HOLDINGS LLC
7043 S COMMERCE PARK DR
MIDVALE, UT 84047

PROTEAN PROPERTIES INC (ET AL)
9544 WILLOW TRAIL WY
SOUTH JORDAN, UT 84095

POZO, GABY & MICHAEL ERIK
12523 VARENNA ST
HERRIMAN, UT 84096

ROCK, DAVID E & MARTA J
12618 BEXHILL DR
HOUSTON, TX 77065

BRADBURY, STEVEN M & TIFFANY
33578 ROSEWOOD CIR
TEMECULA, CA 92592

JONES, CRAIG R & SUSAN M
38401 N 7TH AV
PHOENIX, AZ 85086

Item #: 3.2

Prepared By:
Kirby Snideman, AICP

Planning Commission
February 6, 2019

Applicant: University Mall Shopping Center LC

PUBLIC HEARING – Amending Section 22-5-3(A) of the Orem City Code, rezoning approximately 2.6 acres of property located generally at 575 East University Parkway from R8 and C2 zones to PD-34 (University Place) zone, amending portions of Appendix BB of the Orem City Code, and amending appendix A and B of the Orem City General Plan.

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 227 neighbors within 1000ft of properties

SITE INFORMATION:

- Neighborhood Chair: **Brad Camp**
- General Plan Designation: **Low Density Residential & Regional Commercial**
- Current Zone: **R8, C2**
- Acreage: **2.6**
- Neighborhood: **Hillcrest**

ACTION:
The Planning Commission shall determine if the proposed request is consistent with the General Plan and forward a recommendation to the City Council.

REQUEST: The applicant requests the city rezone approximately 2.6 acres of property located generally at 575 E University Parkway (the University Place Mall) from R8 and C2 zones to the PD-34 (University Place) zone, amending Sections 22-5-3(A) and Appendix BB of the Orem City Code, and amending appendix A and B of the Orem City General Plan.

BACKGROUND: The owners of the University Mall have acquired property they desire to include in the PD-34 zone. These properties are as follows:

Address	Acres	Current Zone	Proposed Zone	Current Land Use	Proposed Land Use
1145 South 800 East	1.06 acres	C2 Zone	PD34	Regional Commercial	Regional Commercial
1012 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
1026 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
1040 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
1054 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
1068 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
1082 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
1094 South 590 East	0.20 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial
575 East 1100 South	0.18 acres	R8 Zone	PD34	Low Density Residential	Regional Commercial

The proposed uses on these properties include a theater and a hotel. These uses are already approved uses in the PD-34 zone, but the applicant desires additional land

on which to build these structures and their required parking and landscaping.

As part of this rezone, portions of Appendix BB of the Orem City Code will need to be updated as well as appendix A and B of the Orem City General Plan.

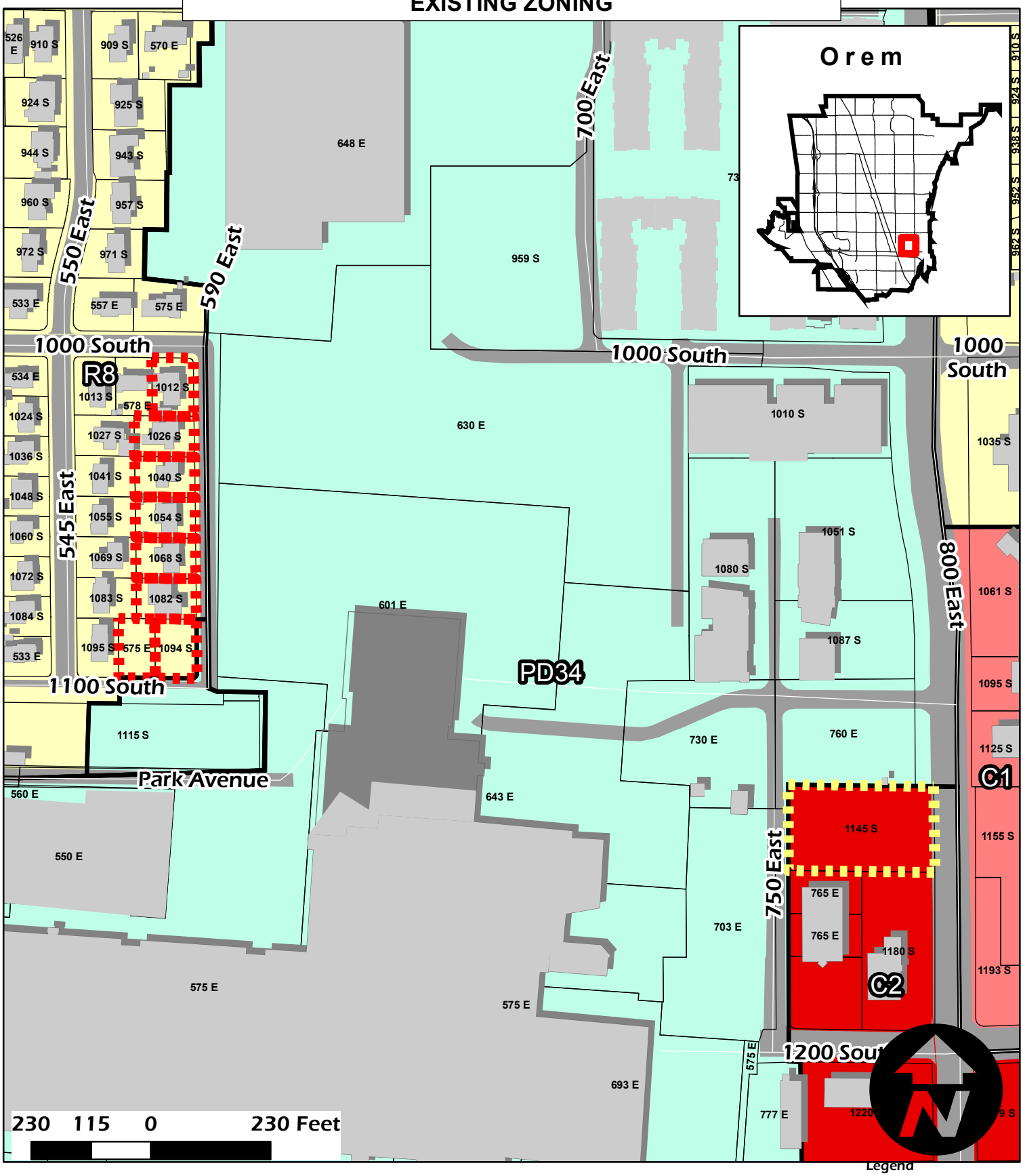
- Portions of Appendix BB to be amended include the concept plan for the PD-34 zone, which is updated to provide details on where and how the theater and hotel will be constructed. The concept plan will also be updated to include the most recent transportation improvements for the Mall.
- Appendix A of the Orem General Plan is amended to show the revised land use map. The property located at 1145 South 800 east is already designated as regional commercial on the land use map. The residential properties along 590 East and 1100 South need to be changed from low density residential to regional commercial.
- Appendix B of the General Plan needs to be amended because this contains a copy of the zoning map.

A neighborhood meeting was held by the applicant on January 3, 2018. Notes from the meeting are part of the staff report for your review.

RECOMMENDATION: Development Services staff recommend the Planning Commission forward a positive recommendation to the City Council amending Section 22-5-3(A) of the Orem City Code, rezone approximately 2.6 acres of property located generally at 575 E University Parkway from R8 and C2 zones to PD-34 (University Place) zone, amend portions of Appendix BB of the Orem City Code, and amend Appendix A and B of the Orem City General Plan.

University Mall PD34 Rezone

EXISTING ZONING



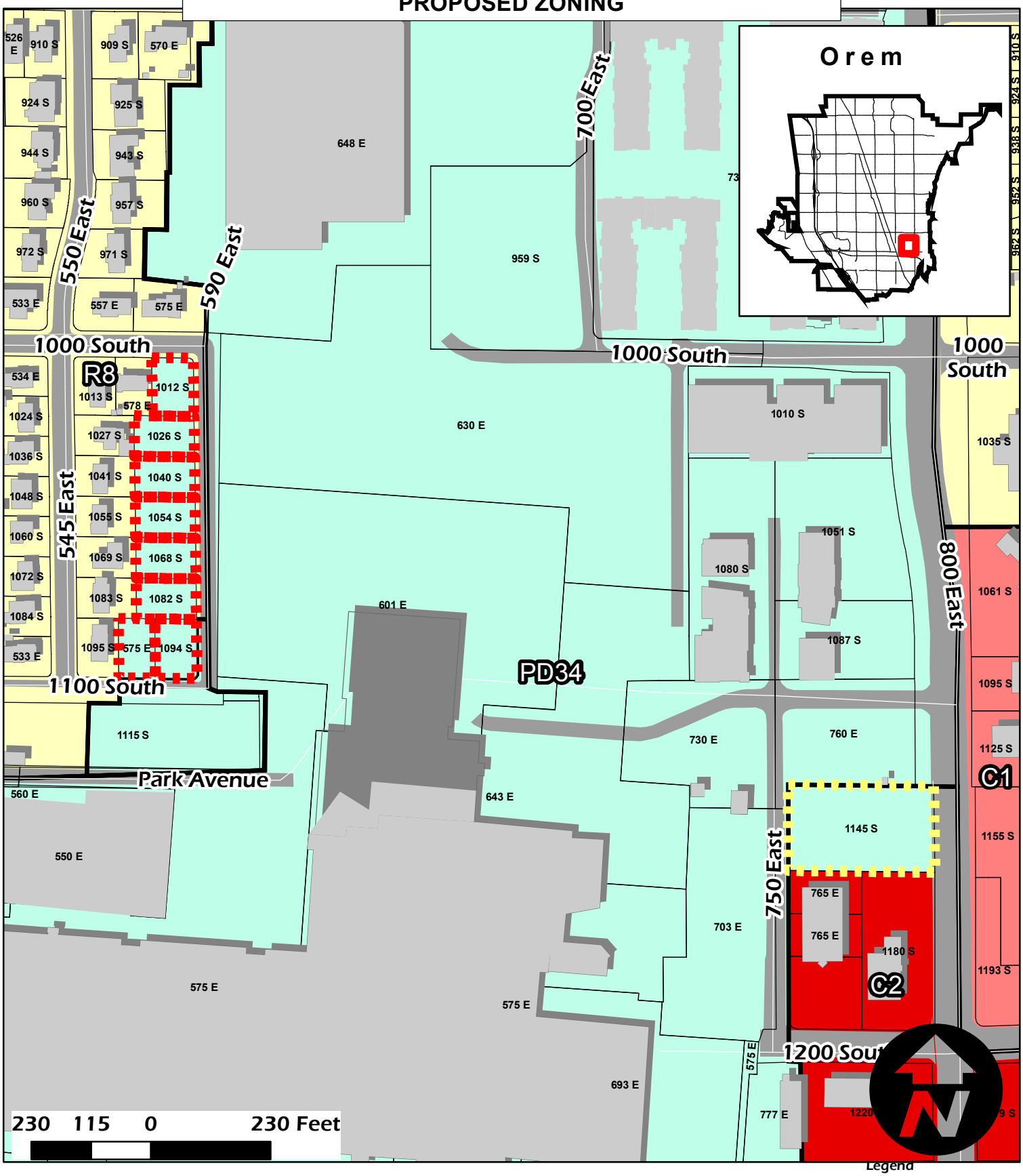
University Mall PD34 Rezone
PD34 Zone
2.6 Acres

NIA CONTACT:
Hillcrest
Brad Camp

Legend
- 1145 S 800 E Property 26
- 590 E & 1100 S Properties
- Buildings
- Parcels

University Mall PD34 Rezone

PROPOSED ZONING



University Mall PD34 Rezone
PD34 Zone
2.6 Acres

NIA CONTACT:
Hillcrest
Brad Camp

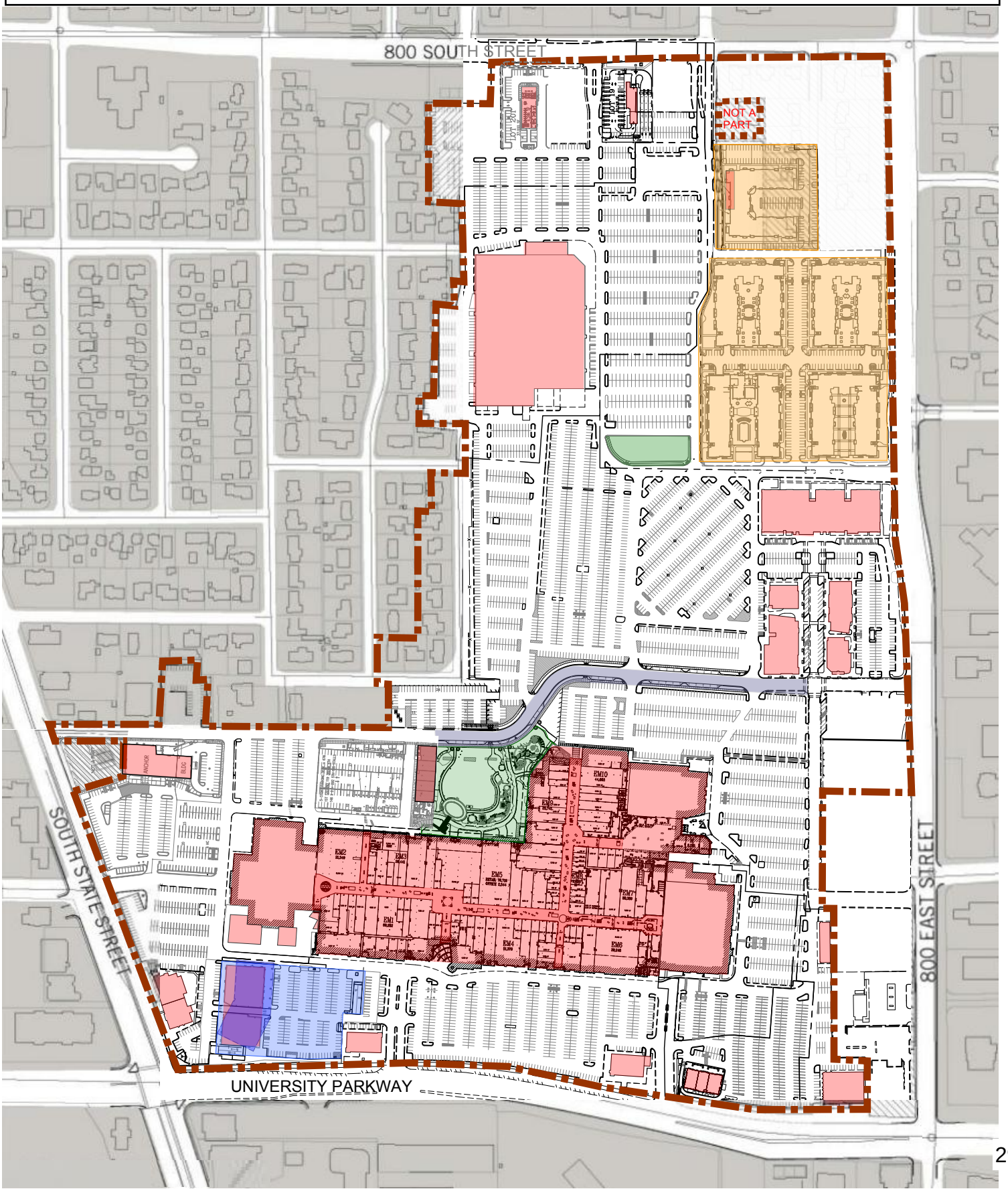
SITE PLAN

1" = 100'

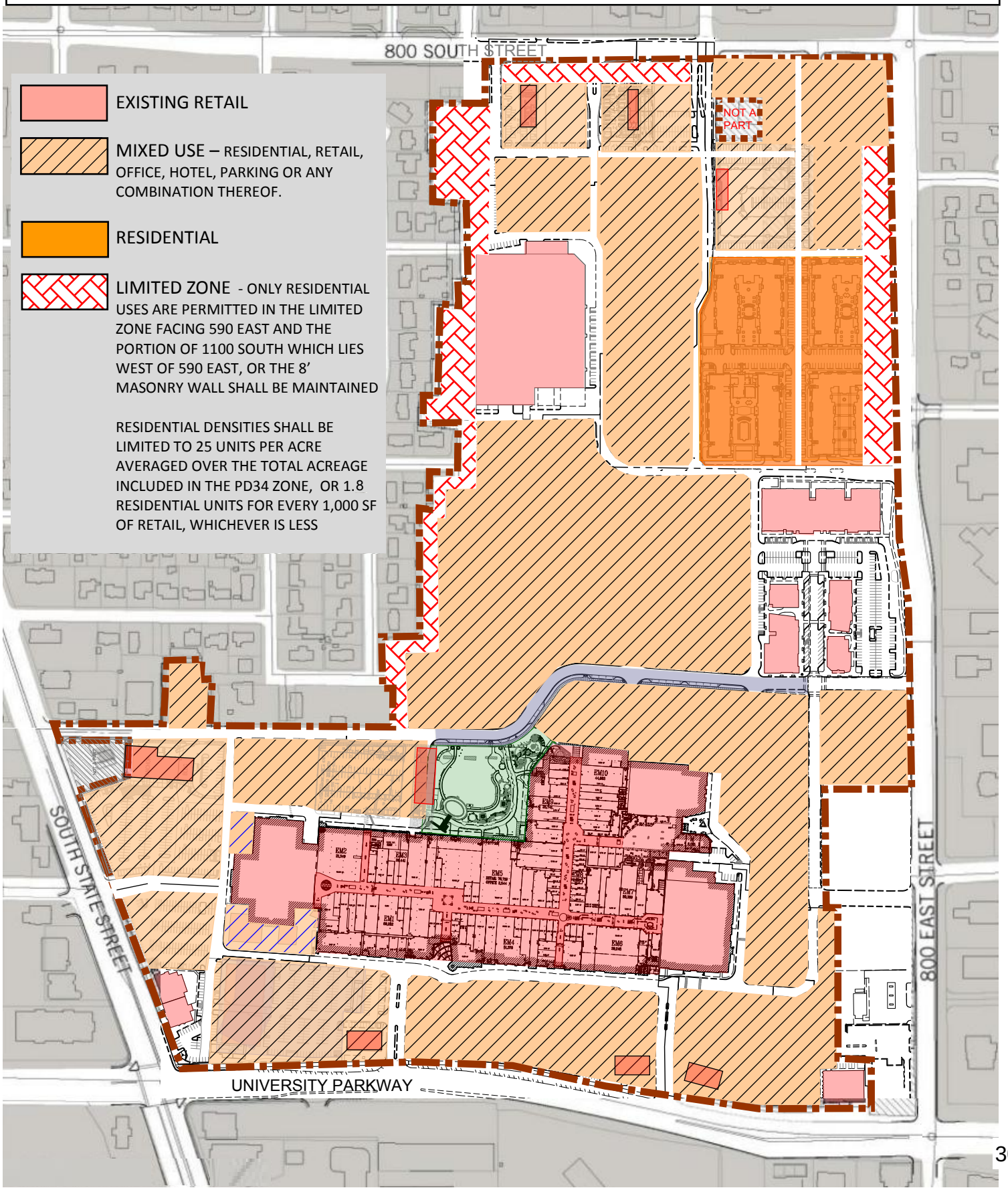
0 100 200 400

CONCEPT PLAN

APPENDIX BB - PD 34 ZONE BOUNDARY AND EXISTING CONDITIONS

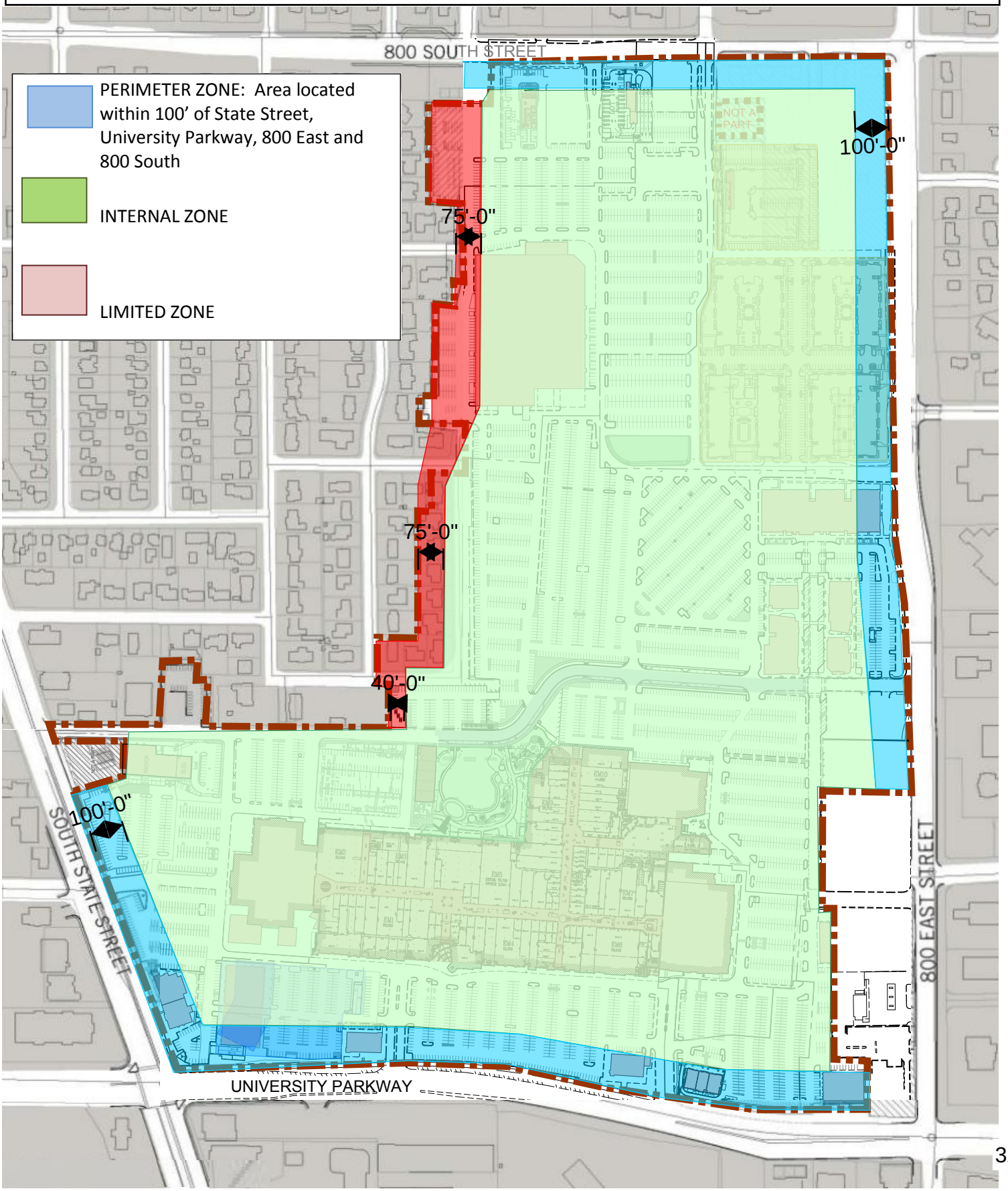


APPENDIX BB - PD 34 ZONE BOUNDARY AND ZONED USES



APPENDIX BB - SETBACKS AND LANDSCAPE STRIP CONFIGURATIONS

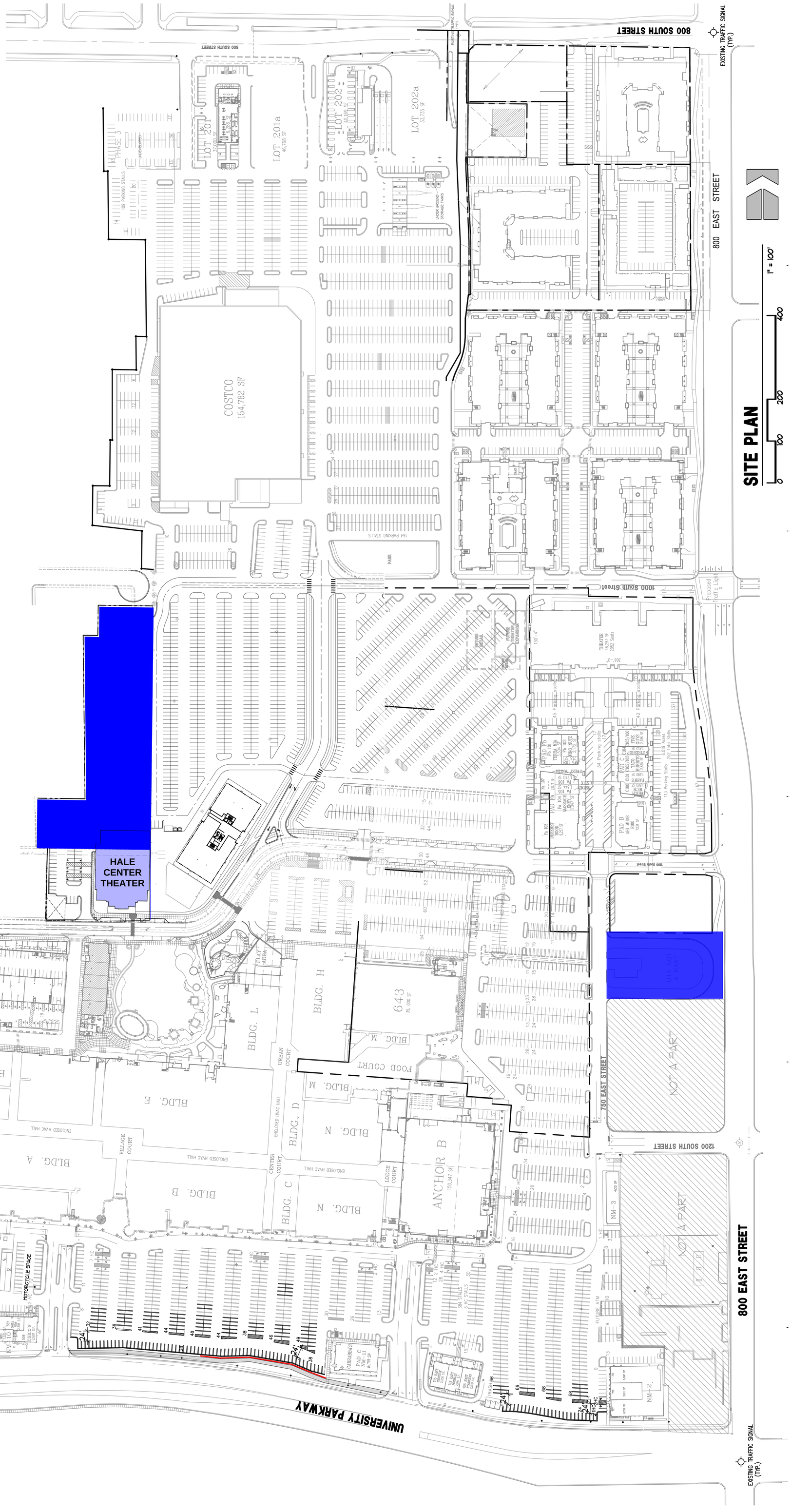
APPENDIX BB - SIGNAGE ZONES



PARCELS PROPOSED FOR ADDITION TO THE PD-34 ZONE

LEGAL DESCRIPTION FOR HALE CENTER THEATER SITE:

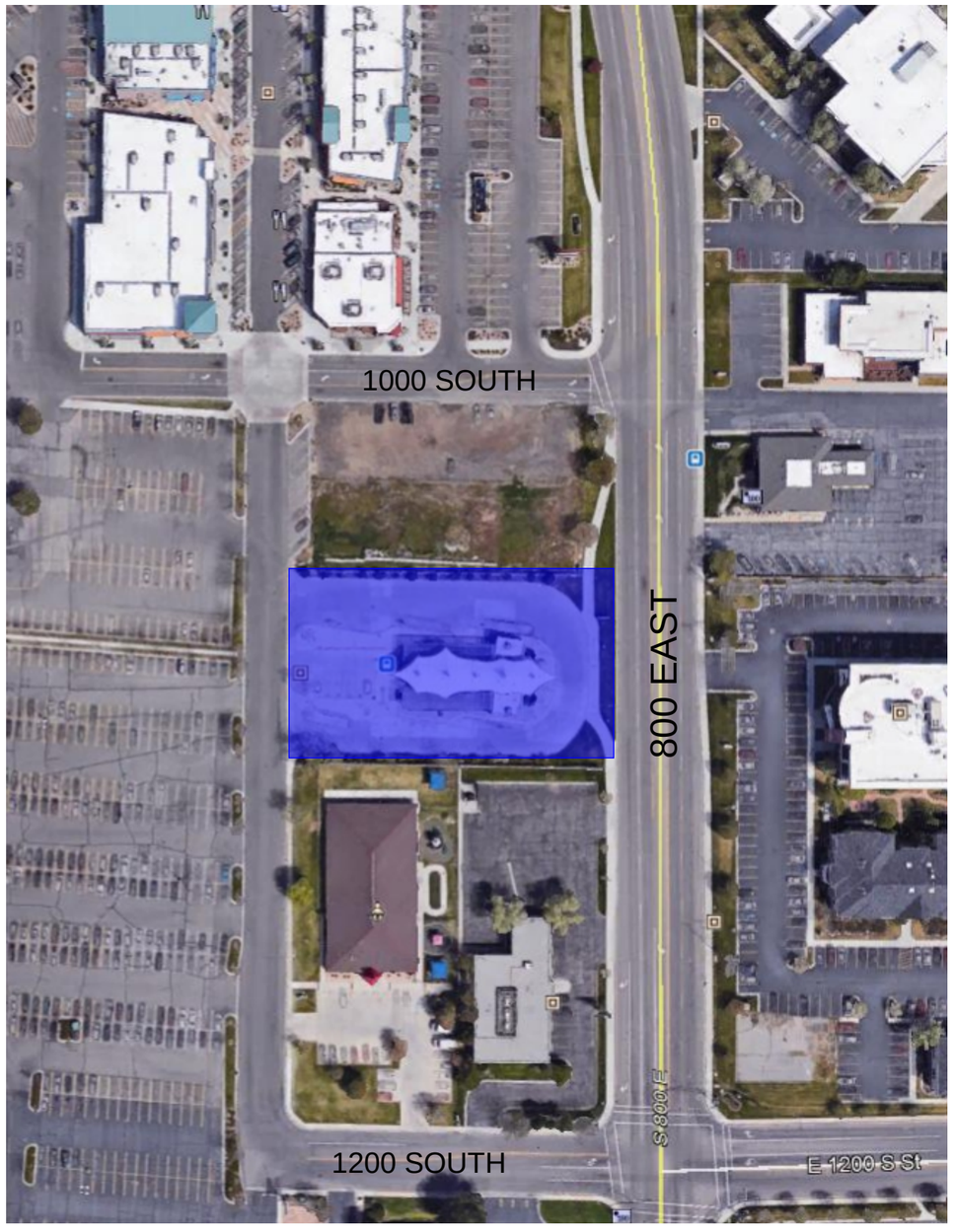
LEGAL DESCRIPTION FOR UTA SITE:



ZONE CHANGE EXHIBIT

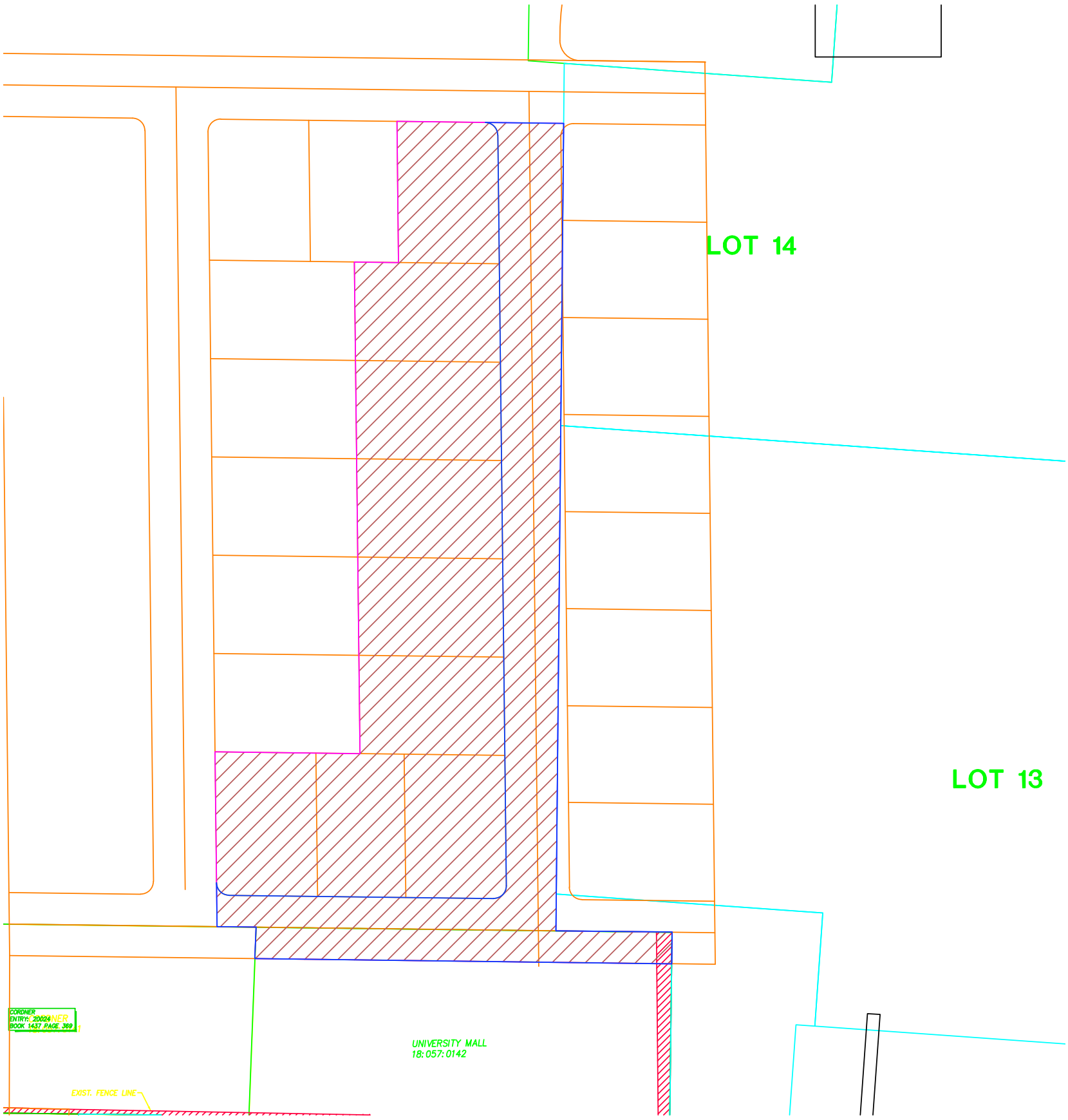
LAND TO BE INCLUDED IN THE PD-34 ZONE

PORTION OF FUTURE HALE CENTER THEATER SITE



PORTION OF FUTURE HOTEL SITE

LEGAL DESCRIPTION -HALE CENTER THEATER
PD-34 ZONE ADDITION



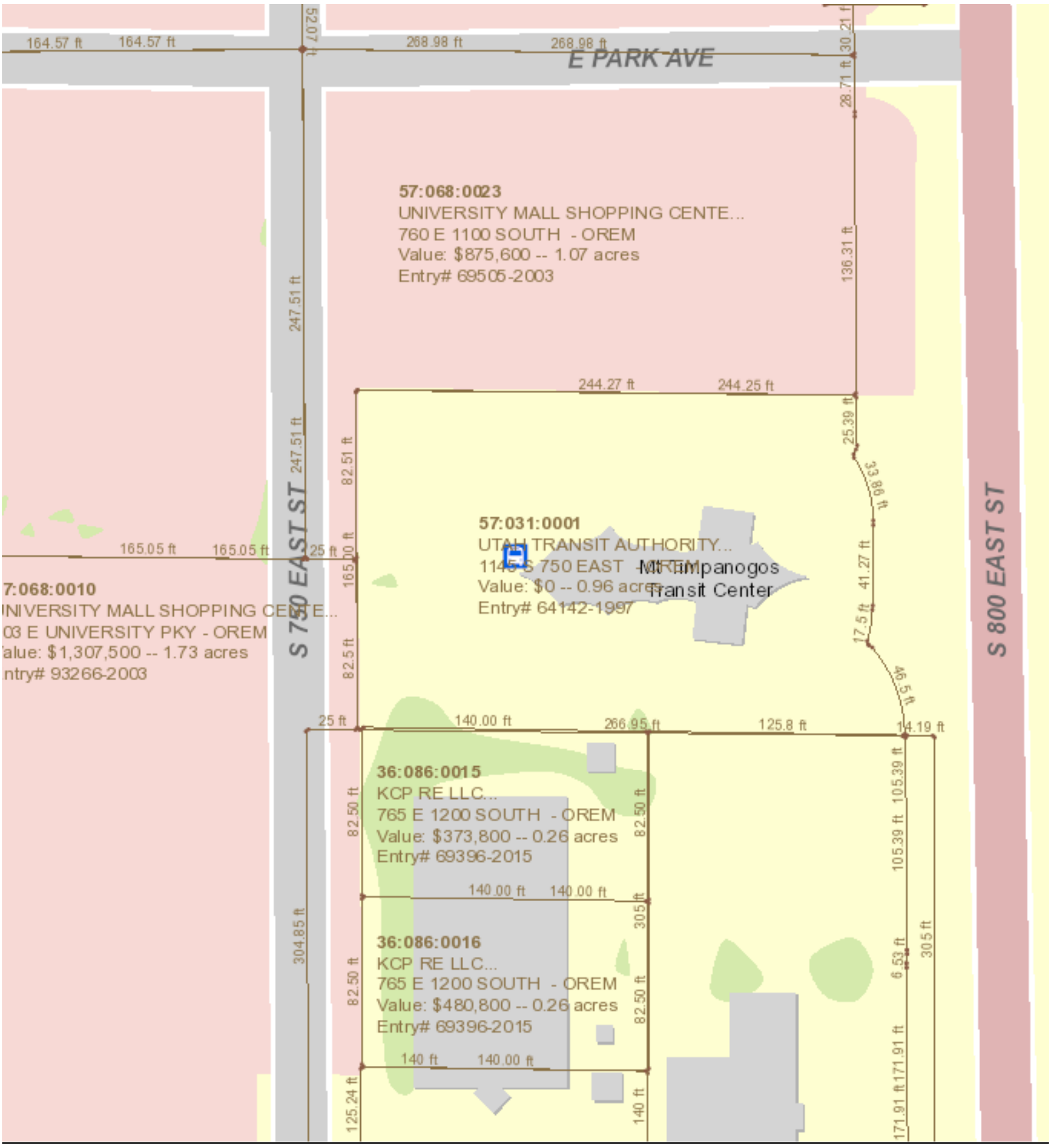
La Mesa Sub PD-34 Zone Preliminary Description

All of Lots 3-11 Block 4 of the La Mesa Plat A Subdivision Together with the remaining right of way adjacent to said lots along 590 East and 1100 South Street. Not including areas already re-platted, amended or vacated as part of the University Mall Plat A Subdivision more particularly described as follows:

Beginning at a point which is South 89°17'35" East, along the section line, 1323.72 feet and North 00°42’25” East, 634.99 feet from the South Quarter Corner of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; (Basis of Bearing is South 00°12'36" East, along the section line from said Southeast Corner of Section 23 to the East Quarter Corner of Section 23); and running thence North 89°17’35” West, 330.83 feet; thence North 02°09’05” East, 25.01 feet; thence North 89°17’35” West, 30.94 feet; thence North 00°39’05” West, 138.65 feet; thence South 89°17’35” East, 115.03 feet; thence North 00°39’05” West, 390.00 feet; thence South 89°17’35” East, 35.03 feet; thence North 00°39’05” West, 112.03 feet; thence South 89°17’35” East, 132.27 feet to a point on the westerly boundary of the University Mall Plat A; and running thence along said westerly plat boundary for the following three (3) courses: South 00°32’25” West, 640.48 feet; South 89°25’00” East, 92.13 feet; thence South 00°42’25” West, 25.22 feet to the point of beginning.

Contains: 123,184 Sq. Ft or 2.83 Acres more or less

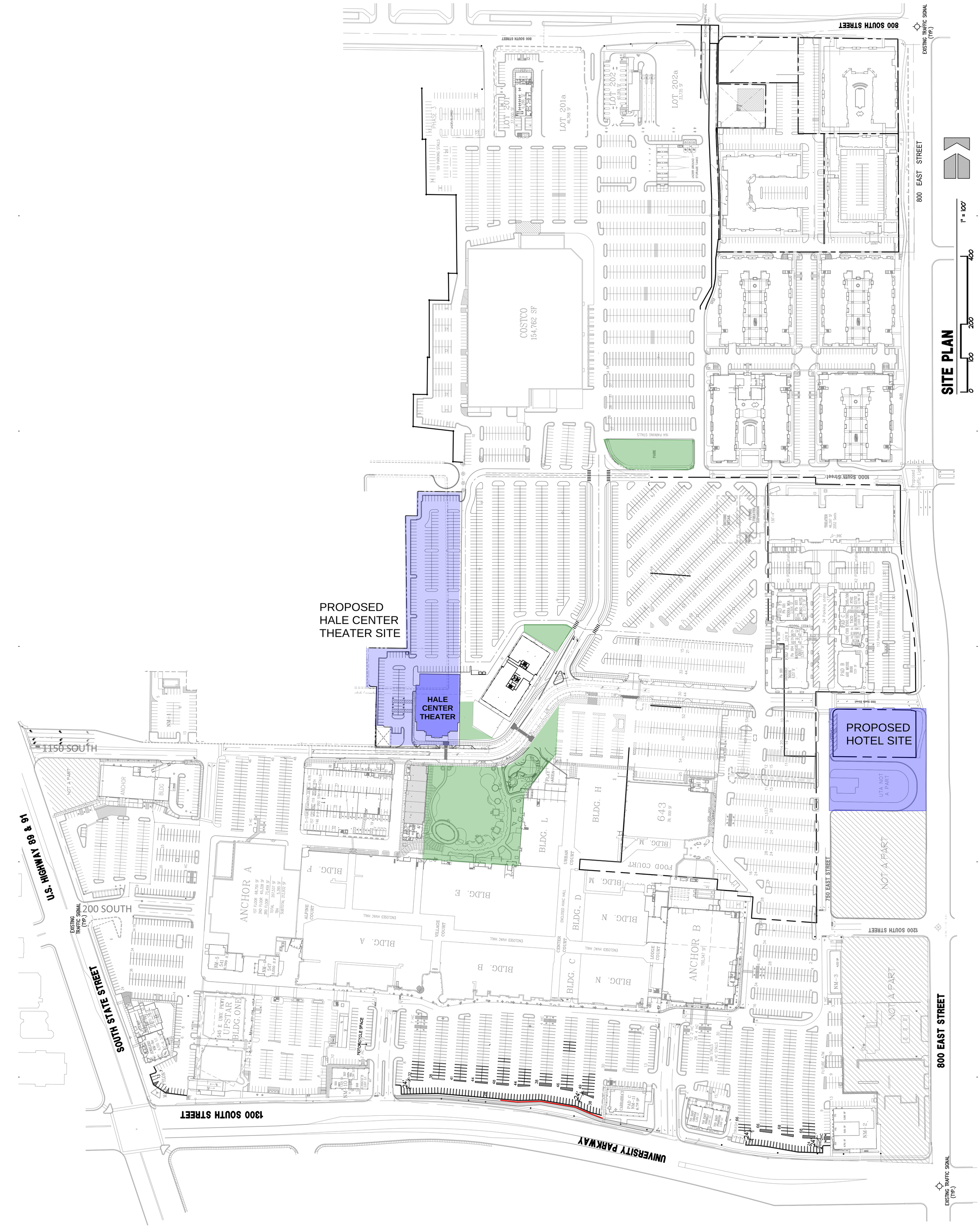
LEGAL DESCRIPTION - UTA PARCEL

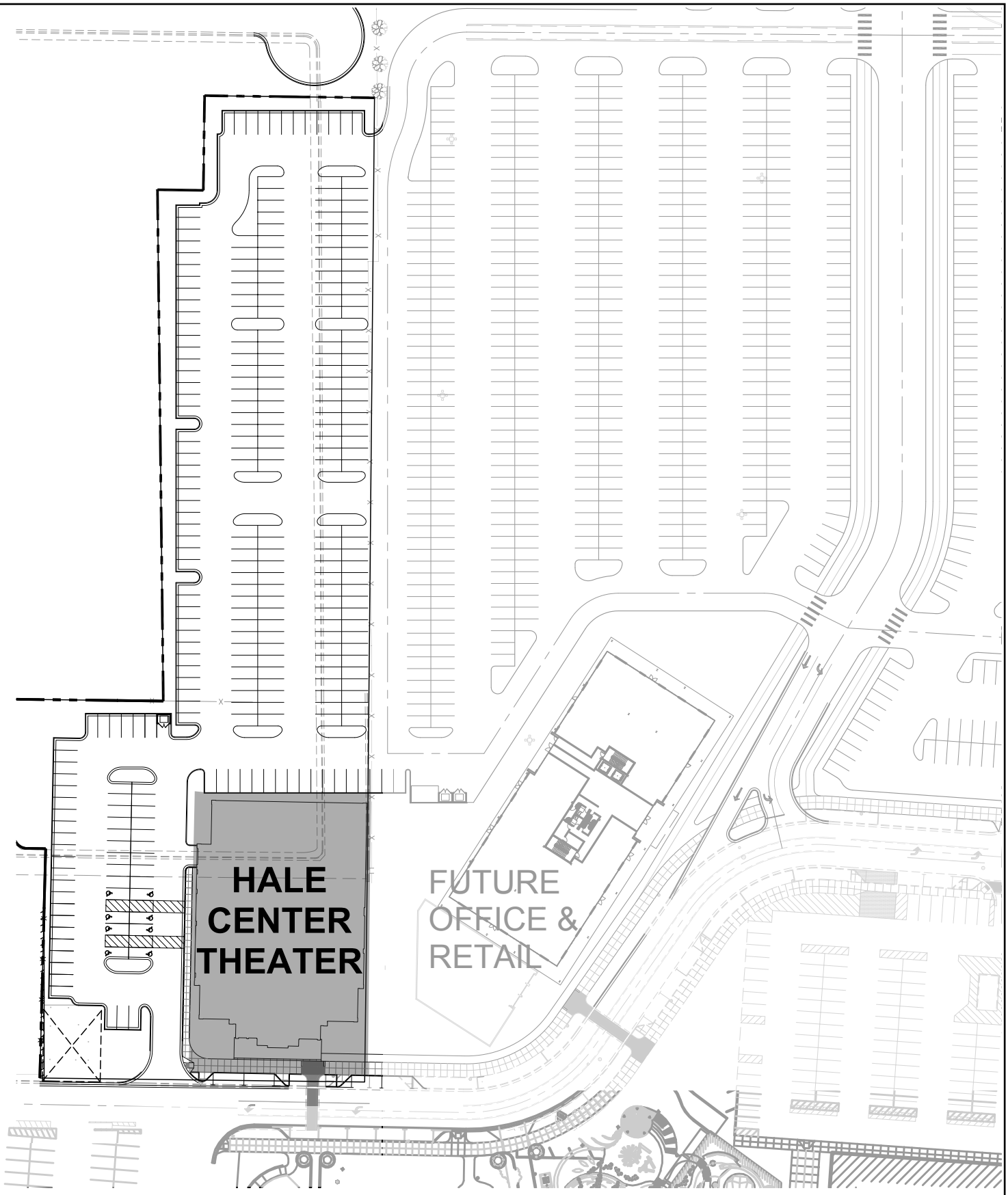


UTA PARCEL LEGAL DESCRIPTION

All of Lot 1 of "Plat B UTA Subdivision" according to the official plat thereof on file and of record in the Utah County Recorder's office as Entry #64142, Map #7203.

PROPOSED SITE PLAN




HALE
CENTER
THEATER
FUTURE
OFFICE &
RETAIL

NEW LOCATION OF 8' CONCRETE BLOCK WALL

NEIGHBORHOOD WATER AND SEWER UTILITIES NEED TO BE RELOCATED AROUND THEATER BUILDING

RELOCATED UTILITY ROUTING

315 STALLS

main level plaza

EX. 6" WATER LINE

SIDE DOOR

EX. 8" WATER LINE

EX. 8" VALVE

EX. 6" WATER LINE (SERVICES LA MESA TRACT DEVELOPMENT)

EX. 10" WATER LINE

NEW FIRE HYDRANT & ASSEMBLY REQ'D

EXTEND A NEW SECTION OF 10" WATER LINE OUT OF THE PROPOSED ROAD. EXTEND NEW SECTION 5 FT BEHIND CURB. (SEE UTILITY PACKAGE WATER UTILITY PLAN)

EX. FIRE HYDRANT

12" D.I. WATER LINE

CONNECT TO 12" WATER STUB.

36' IRRIGATION MAIN TO BE PROTECTED

100+00

101+00

102+00

103+00

104+00

WOODBURY CORPORATION

Realtors | Brokers | Managers
Developers | Consultants | Architects

2733 East Parleys Way, Suite 300 | Salt Lake City, Utah 84109-1662

(801) 485-7770
Fax (801) 994-3873

December 18, 2018

To: Neighbors of University Place
RE: Notice of Neighborhood Meeting

Dear Neighbors,

Pursuant to Orem City Code Section 22-1-5(F), this meeting is being held to discuss with you 2 new projects at University Place:

- The proposed Hale Center Theater. The theater is proposed to be constructed across from The Orchard at 585 East Park Avenue in University Place.
- The incorporation of the UTA Transit Center into the PD-34 Zone.

This is an opportunity for you to review the plans and provide input and recommendations regarding the project. This application has not yet been reviewed by the City and is subject to change during the review process.

You are invited to attend a neighborhood meeting on January 3, 2019 to participate in a presentation on this new building and site plan.

Location: University Mall Community Room. Enter at the Art Museum entrance, SE corner of the mall by RC Willey. Community room is on the 2nd floor.

Date: January 3, 2018
Time: 6:00 pm

We look forward to meeting with you.

Sincerely,

Arthur Woodbury
University Mall Shopping Center, L.C.
C/O Woodbury Corporation
2733 Parleys Way, Suite 300
Salt Lake City, UT 84109
801- 485- 7770
UMall@woodburycorp.com

Notice: Planning Commission Meeting for the University Place Mall PD-34 Zone Land Additions

Meeting Location: 56 North State Street Orem, Utah Council Chambers

Meeting Time: Wed Feb. 6, 2019 4:30 pm

The University Mall in Orem is in the PD-34 Zone. The owners of the Mall are proposing to add two parcels to the PD-34 Zone as shown in the map on the other side of this notice.

For more information you can visit **orem.org/planning** and click on the tab titled **"Current Planning (Public Hearing Notices)."** You can also email Kirby Snideman, Orem City Planner at ksnideman@orem.org

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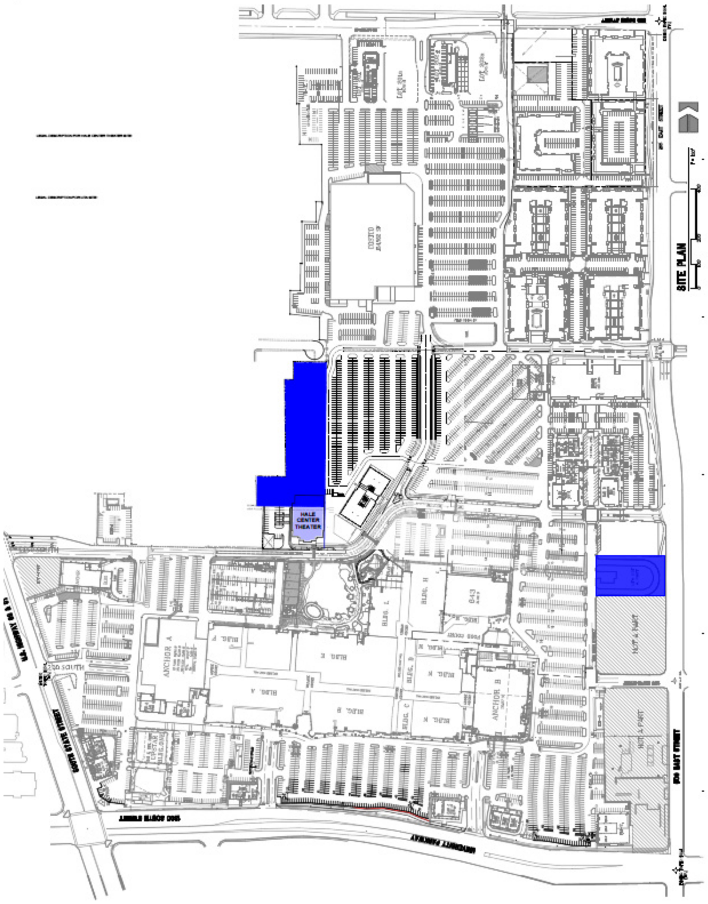

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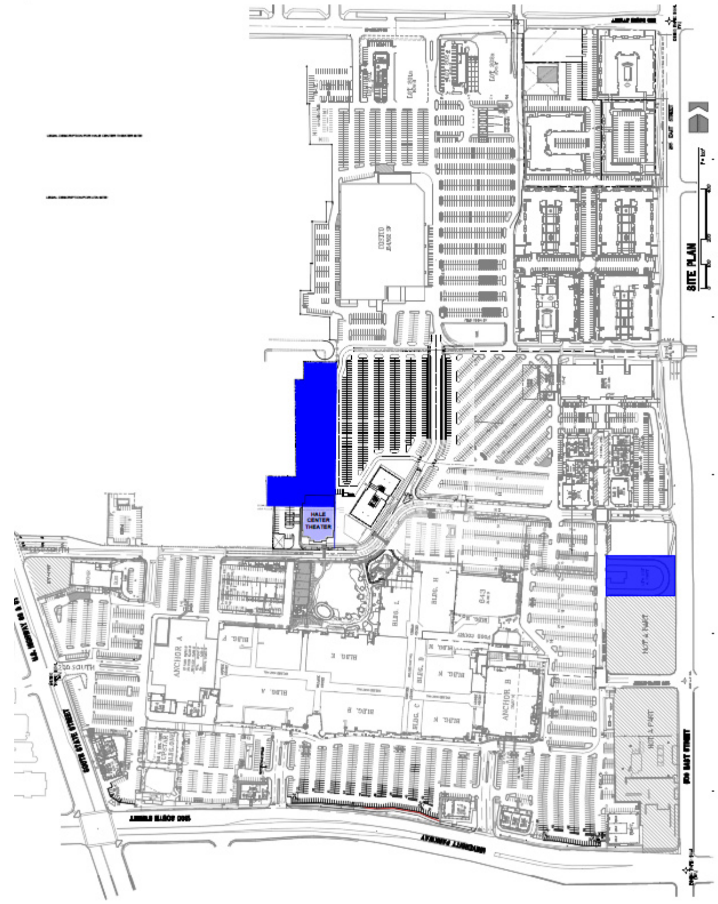

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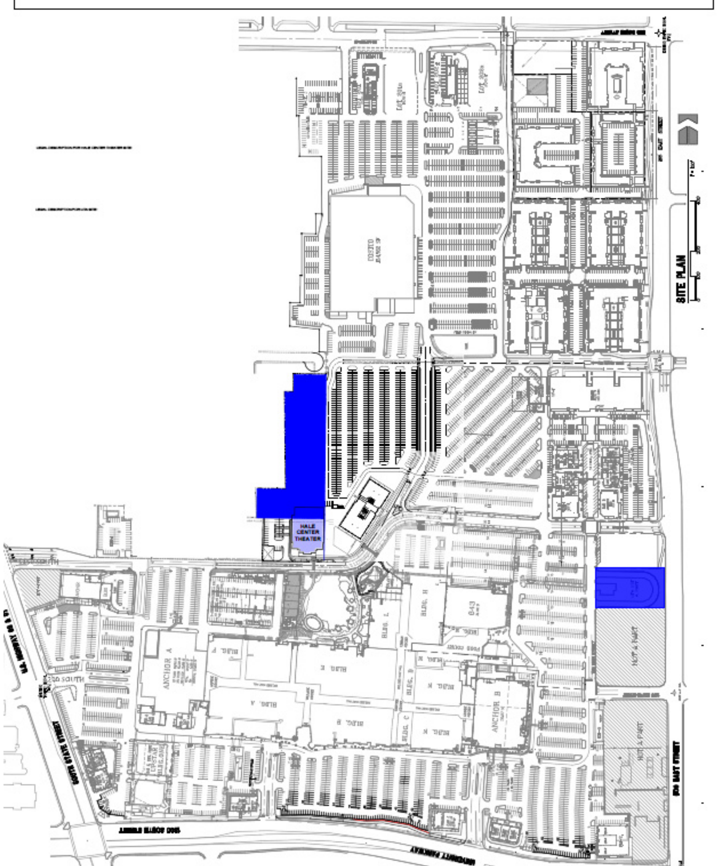

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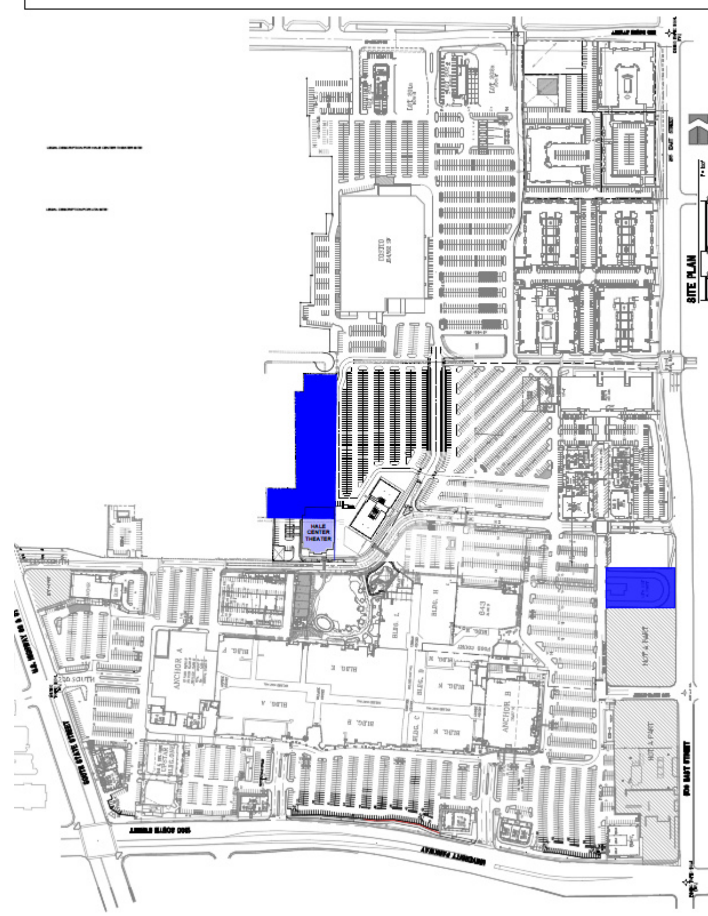


RECIPIENT	ALTERNATE	ADDRESS	ALTLINE	CITY	STATE	ZIP
ZIONS FIRST NATIONAL BANK	%LOCATION: 7474	PO BOX 54288		LEXINGTON	KY	40555
JPMORGAN CHASE BANK		1111 POLARIS PKY STE 1E		COLUMBUS	OH	43240
KEY BANK NATIONAL ASSOCIATION		2025 ONTARIO ST		CLEVELAND	OH	44115
OREM EASTPOINTE LLC	%KOHLS DEPARTMENT STORES INC	PO BOX 2148		MILWAUKEE	WI	53201
LEVY FAMILY LIMITED PARTNERSHIP	%PARADIGM TAX GROUP	PO BOX 800729		DALLAS	TX	75380
BANK ONE	%INDUSTRY CONSULTING GROUP INC	PO BOX 8265		WICHITA FALLS	TX	76307
UNITED STATES POSTAL SERVICE THE		8055 E TUFTS AV		DENVER	CO	80237
JEPPERSON, WALTER CLYDE & PATRICIA A	%YOUNGBERG, LISA	2091 SHELLEY DR		PAYETTE	ID	83661
BANK OF AMERICAN FORK		33 E MAIN ST		AMERICAN FORK	UT	84003
CARTER, KEITH N		111 S 400 E		LINDON	UT	84042
DEBBY LAURET		1869 N 80 E		OREM	UT	84057
SAM LENTZ		882 W 1720 N		OREM	UT	84057
JASON BENCH		1911 N MAIN STREET		OREM	UT	84057-2101
GLAZIER PROPERTIES LLC		248 N OREM BLVD		OREM	UT	84057
KRISTIE SNYDER		56 N STATE STREET		OREM	UT	84057
C&E HARMON PROPERTIES LLC		1102 W 285 S		OREM	UT	84058
BRENT SUMNER		744 WEST 550 SOUTH		OREM	UT	84058
LEWIS, LANCE W & LISA K		529 E 650 S		OREM	UT	84058
MARK SEASTRAND		35 WEST 1670 SOUTH		OREM	UT	84058
UNITED STATES POSTAL SERVICE THE	--OR CURRENT RESIDENT--	1200 S 800 EAST		OREM	UT	84059
MOUNTAIN AMERICA CREDIT UNION		7181 CAMPUS VIEW DR		WEST JORDAN	UT	84084
JKC LLC		2843 E WATER VISTA WY		SANDY	UT	84093
WALDRON, CYNTHIA L		947 S 450 E		OREM	UT	84097

ROBISON, TROY A & ALISHA N		951 S 450 E	OREM	UT	84097
ROYER, ERIC PAUL & BEVERLY ALLRED		955 S 450 E	OREM	UT	84097
GOMEZ, GILBERTO (ET AL)		963 S 450 E	OREM	UT	84097
HARRIS, ETHAN A		971 S 450 E	OREM	UT	84097
HOPKINSON INVESTMENTS LLC	--OR CURRENT RESIDENT--	979 S 450 EAST	OREM	UT	84097
ARMSTRONG, FRANK PHILIP & REBECCA MC RAE BENNION	--OR CURRENT RESIDENT--	986 S 450 EAST	OREM	UT	84097
VALENCIA, MINERVA		987 S 450 E	OREM	UT	84097
CARD, DAVID W & VALLIE D		1000 S 450 E	OREM	UT	84097
FREY, KONNER		1001 S 450 E	OREM	UT	84097
KEENAN, NATHANIEL T & BETHANY H	--OR CURRENT RESIDENT--	1009 S 450 EAST	OREM	UT	84097
TREGASKIS, LYLE RICHARD & DORIS ELIZABETH CROSBY		925 S 500 E	OREM	UT	84097
CHEN, TIM		930 S 500 E	OREM	UT	84097
WILKINSON, SUZAN C		935 S 500 E	OREM	UT	84097
KAWALA, JERZY Z & CONNIE		945 S 500 E	OREM	UT	84097
WITTE, JOHN (ET AL)		946 S 500 E	OREM	UT	84097
SHAW, DAVID O		956 S 500 E	OREM	UT	84097
NILSSON, KIMBERLY N		957 S 500 E	OREM	UT	84097
LAI, MUN KIN		965 S 500 E	OREM	UT	84097
MARTINEZ, MARIA (ET AL)		966 S 500 E	OREM	UT	84097
BASTIAN, KARMAN C & JOYCE		972 S 500 E	OREM	UT	84097
FORD, MICHAEL R & CATHY V		985 S 500 E	OREM	UT	84097
LEANY, TRAVIS & AMIE		986 S 500 E	OREM	UT	84097
BOYNTON, RODNEY B & VICKI G (ET AL)		992 S 500 E	OREM	UT	84097
BARLOW, SYNTHIA		995 S 500 E	OREM	UT	84097
FREE, W DAVID & KRISTINE K (ET AL)	--OR CURRENT RESIDENT--	1002 S 500 EAST	OREM	UT	84097
CRANDALL, TAMI BENJAMIN	--OR CURRENT RESIDENT--	1015 S 500 EAST	OREM	UT	84097
BLACKHURST, GAYLEN J & SHERYOL C		1034 S 500 E	OREM	UT	84097
BAKER, NATHAN J & MILTON C	--OR CURRENT RESIDENT--	1035 S 500 EAST	OREM	UT	84097

C&E HARMON PROPERTIES LLC	--OR CURRENT RESIDENT--	1043 S 500 EAST	OREM	UT	84097
HARRIS, JOAQUIN & MARISSA		1051 S 500 E	OREM	UT	84097
LAMB, MICHAEL L & DEBRA L		1054 S 500 E	OREM	UT	84097
JOHNSON, CHERYL L & CHERYL L		1063 S 500 E	OREM	UT	84097
FARR, ERIC J & DAWN	--OR CURRENT RESIDENT--	1075 S 500 EAST	OREM	UT	84097
CORDNER, RAYMOND G & COLLEEN F		1112 S 500 E	OREM	UT	84097
CORDNER, COLLEEN F & RAYMOND G	--OR CURRENT RESIDENT--	1115 S 500 EAST	OREM	UT	84097
OWEN, REYBURN EUGENE & MARIE ANNE		1013 S 545 E	OREM	UT	84097
FENTON, ANNA K		1024 S 545 E	OREM	UT	84097
THOMAS, MARK ANDREW		1027 S 545 E	OREM	UT	84097
SCHRAMM, MATTHEW C		1036 S 545 E	OREM	UT	84097
MILLETT, RON S & MELANIE A		1041 S 545 E	OREM	UT	84097
LEWIS, LANCE W & LISA K	--OR CURRENT RESIDENT--	1048 S 545 EAST	OREM	UT	84097
PHINNEY, KATHLEEN S		1055 S 545 E	OREM	UT	84097
TORRIE, DAVID & TAMI		1060 S 545 E	OREM	UT	84097
CRISMON, JERRY & ELAINE		1069 S 545 E	OREM	UT	84097
MOE, AUOMANU JR & SARAH K		1072 S 545 E	OREM	UT	84097
REID, JUNE W	--OR CURRENT RESIDENT--	1083 S 545 EAST	OREM	UT	84097
HUFF, JOHN E & ILA MAY		1084 S 545 E	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	1095 S 545 EAST	OREM	UT	84097
DAVID SPENCER		899 NORTH 550 EAST	OREM	UT	84097
CHRISTIANSEN, JUSTIN D & EMILY JEAN		895 S 550 E	OREM	UT	84097
FOWLER, CLYDE & TAMSEN		909 S 550 E	OREM	UT	84097
GOODMAN, KELLY & STEPHANIE		910 S 550 E	OREM	UT	84097
JEPPERSON, WALTER CLYDE & PATRICIA A	--OR CURRENT RESIDENT--	924 S 550 EAST	OREM	UT	84097
COLLINGS, TIMOTHY		925 S 550 E	OREM	UT	84097
OGDEN, DE VON MORRIS & EILEEN LORETTA		943 S 550 E	OREM	UT	84097
ARCHIBALD, MORGAN & SONNI		944 S 550 E	OREM	UT	84097
ELLIS, DOUGLAS W & RUTH C		957 S 550 E	OREM	UT	84097
WEBB, HOWARD L & KATHERYN H		960 S 550 E	OREM	UT	84097
BURGI, DARLENE F		971 S 550 E	OREM	UT	84097

DREDGE, DENISE S (ET AL)		972 S 550 E	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	1012 S 590 EAST	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	1026 S 590 EAST	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	1040 S 590 EAST	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	1054 S 590 EAST	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER	--OR CURRENT RESIDENT--	1068 S 590 EAST	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	1082 S 590 EAST	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	1094 S 590 EAST	OREM	UT	84097
BAKER, NATHAN J & MILTON C		673 E 640 N	OREM	UT	84097
WOODTUSK DEVON LLC	--OR CURRENT RESIDENT--	875 S 700 EAST	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	960 S 700 EAST	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	1050 S 750 EAST	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	1051 S 750 EAST	OREM	UT	84097
UNIVERSITY MALL	--OR CURRENT RESIDENT--	1087 S 750 EAST	OREM	UT	84097

SHOPPING CENTER LC					
UTAH TRANSIT AUTHORITY	--OR CURRENT RESIDENT--	1145 S 750 EAST	OREM	UT	84097
SMC PROPERTIES LLC		645 E 800 S	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	648 E 800 SOUTH	OREM	UT	84097
MAULDIN, R KYLE & AMANDA		1060 E 800 S	OREM	UT	84097
MITCHELL, WILLIAM ROBERT		945 S 800 E	OREM	UT	84097
CARTER, THOMAS L & MARY B (ET AL)	--OR CURRENT RESIDENT--	983 S 800 EAST	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	1010 S 800 EAST	OREM	UT	84097
CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS	--OR CURRENT RESIDENT--	1035 S 800 EAST	OREM	UT	84097
VATRUM DEVELOPMEN T LC	--OR CURRENT RESIDENT--	1061 S 800 EAST	OREM	UT	84097
OOPS LLC (ET AL)	--OR CURRENT RESIDENT--	1095 S 800 EAST	OREM	UT	84097
OOPS LLC (ET AL)		1095 S 800 E # 1	OREM	UT	84097
BANK ONE	--OR CURRENT RESIDENT--	1115 S 800 EAST	OREM	UT	84097
FIBERNET BUSINESS PARK LLC	--OR CURRENT RESIDENT--	1155 S 800 EAST	OREM	UT	84097
GLAZIER PROPERTIES LLC	--OR CURRENT RESIDENT--	1180 S 800 EAST	OREM	UT	84097
FIBERNET BUSINESS PARK LLC	--OR CURRENT RESIDENT--	1193 S 800 EAST	OREM	UT	84097
MOUNTAIN AMERICA CREDIT UNION	--OR CURRENT RESIDENT--	1219 S 800 EAST	OREM	UT	84097
ZIONS FIRST NATIONAL BANK	--OR CURRENT RESIDENT--	1220 S 800 EAST	OREM	UT	84097

CIRCLE K PROPERTIES INC	--OR CURRENT RESIDENT--	1240 S 800 EAST	OREM	UT	84097
KEY BANK NATIONAL ASSOCIATION	--OR CURRENT RESIDENT--	1245 S 800 EAST	OREM	UT	84097
OREM EASTPOINTE LLC	--OR CURRENT RESIDENT--	1259 S 800 EAST	OREM	UT	84097
OREM EASTPOINTE LLC	--OR CURRENT RESIDENT--	1281 S 800 EAST	OREM	UT	84097
JACKMAN, WILLIAM D & BARBARA EVELYN		962 S 830 E	OREM	UT	84097
CLAYTON, BERYL ANNE		1061 S 890 E	OREM	UT	84097
FINLINSON, JANET		1062 S 890 E	OREM	UT	84097
STEWART, JAMES E & COLLEEN P		1073 S 890 E	OREM	UT	84097
REDFORD, MICHELE A & MICHELE A		1074 S 890 E	OREM	UT	84097
MARKS, VERNON ALBERT & LINDA ALLEN		1086 S 890 E	OREM	UT	84097
HINKSON, KENT & MELONY		1098 S 890 E	OREM	UT	84097
CUNNINGHAM ESTATES LLC	--OR CURRENT RESIDENT--	510 E 900 SOUTH	OREM	UT	84097
HERLIN, WAYNE R & JOAN		526 E 900 S	OREM	UT	84097
BERGAU, MOSES P SR & RUTH E		565 E 900 S	OREM	UT	84097
BUTLER, LAVAR M & GREGG W		570 E 900 S	OREM	UT	84097
PLACE, CORI & MARIANA	--OR CURRENT RESIDENT--	577 E 900 SOUTH	OREM	UT	84097
WOODTUSK L L C	--OR CURRENT RESIDENT--	730 E 950 SOUTH	OREM	UT	84097
MYERS, CHRISTOPHER G		533 E 1000 S	OREM	UT	84097
CARTER, KEITH N	--OR CURRENT RESIDENT--	534 E 1000 SOUTH	OREM	UT	84097
MILLER, NATHAN		557 E 1000 S	OREM	UT	84097
PROCTOR, JAMES J & LUWAIN B		575 E 1000 S	OREM	UT	84097
OLSEN, ANNETTE (ET AL)		578 E 1000 S	OREM	UT	84097
CARTER, PAUL T & THOMAS L		845 E 1000 S	OREM	UT	84097
CARTER, THOMAS L & MARY B (ET AL)		849 E 1000 S	OREM	UT	84097
SAWYER, GEORGE THOMAS & MARCINE OSTLER		855 E 1000 S	OREM	UT	84097
VALIMAKI, MIKKO T & MONICA M		863 E 1000 S	OREM	UT	84097
MARTELL, SANDRA K		864 E 1000 S	OREM	UT	84097
CHARLTON, BERKLEY	--OR CURRENT RESIDENT--	868 E 1000 SOUTH	OREM	UT	84097
ROWLEY, BETTY LOU		436 E 1010 S	OREM	UT	84097
RICE, SPENCER		445 E 1010 S	OREM	UT	84097

HUGHES, SPENCER R & KRISTINE (ET AL)		448 E 1010 S	OREM	UT	84097
AHLBORN, ERNEST S & DOROTHY N		458 E 1010 S	OREM	UT	84097
MAULDIN, R KYLE & AMANDA	--OR CURRENT RESIDENT--	466 E 1010 SOUTH	OREM	UT	84097
ARVIZU-CARRANZA, JUAN CARLOS		468 E 1010 S	OREM	UT	84097
PHINNEY, JOHN & SUE		475 E 1010 S	OREM	UT	84097
MANTELL, CHRISTOPHER		495 E 1010 S	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	430 E 1070 SOUTH	OREM	UT	84097
JOHNSON, BREVYN D & ANGELA		435 E 1070 S	OREM	UT	84097
ELISON, DAVID SAMUEL & LINDA R		451 E 1070 S	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LLC	--OR CURRENT RESIDENT--	460 E 1070 SOUTH	OREM	UT	84097
SMC PROPERTIES LLC	--OR CURRENT RESIDENT--	463 E 1070 SOUTH	OREM	UT	84097
BARRON, VERDALEE		475 E 1070 S	OREM	UT	84097
TUELLER, RENEE (ET AL)		478 E 1070 S	OREM	UT	84097
ESTRADA, BENJAMIN		490 E 1070 S	OREM	UT	84097
STONE, CLYDE C & RANAE		515 E 1100 S	OREM	UT	84097
RANSOM, CHERYL OLSEN (ET AL)	--OR CURRENT RESIDENT--	533 E 1100 SOUTH	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	575 E 1100 SOUTH	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	730 E 1100 SOUTH	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	760 E 1100 SOUTH	OREM	UT	84097
KEZERIAN, MICHAEL LEE & SANDRA LEE		890 E 1100 S	OREM	UT	84097
TAYLOR, AUBREY J & KIMBALL R		907 E 1100 S	OREM	UT	84097
GAISFORD, CALVIN ROY & MARGO CRAGUN		910 E 1100 S	OREM	UT	84097
PETERSON, TERRY D	--OR CURRENT RESIDENT--	948 E 1120 SOUTH	OREM	UT	84097

PRATT, GREGORY E & ELIZABETH A		949 E 1120 S	OREM	UT	84097
JKC LLC	--OR CURRENT RESIDENT--	435 E 1150 SOUTH	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	451 E 1150 SOUTH	OREM	UT	84097
KCP RE LLC	--OR CURRENT RESIDENT--	765 E 1200 SOUTH	OREM	UT	84097
FIBERNET BUSINESS PARK LLC	--OR CURRENT RESIDENT--	800 E 1200 SOUTH UNIT#A1	OREM	UT	84097
FIBERNET BUSINESS PARK LLC	--OR CURRENT RESIDENT--	800 E 1200 SOUTH UNIT#A2	OREM	UT	84097
KING PHYSIATRY HOLDINGS LC	--OR CURRENT RESIDENT--	800 E 1200 SOUTH UNIT#A3	OREM	UT	84097
KING PHYSIATRY HOLDINGS LC	--OR CURRENT RESIDENT--	800 E 1200 SOUTH UNIT#A4	OREM	UT	84097
FIBERNET BUSINESS PARK LLC	--OR CURRENT RESIDENT--	800 E 1200 SOUTH UNIT#A5	OREM	UT	84097
FIBERNET BUSINESS PARK LLC	--OR CURRENT RESIDENT--	800 E 1200 SOUTH UNIT#A6	OREM	UT	84097
IRA SERVICES TRUST COMPANY (ET AL)	--OR CURRENT RESIDENT--	1011 S COVENTRY CI	OREM	UT	84097
NELSON, CLAUDIA G		1021 COVENTRY CIR	OREM	UT	84097
CARLSON, JOSEPH W & MELBA J (ET AL)		1026 COVENTRY CIR	OREM	UT	84097
YOUNG, MIKIKO		1035 COVENTRY CIR	OREM	UT	84097
BRAMMER, RICHARD D & JEAN H (ET AL)		1038 S COVENTRY CIR	OREM	UT	84097
MAYOR RICHARD F. BRUNST, JR.		900 E HIGH COUNTRY DRIVE	OREM	UT	84097 -2389
PETERSON, TERRY D		1125 LYNNWOOD DR	OREM	UT	84097
ARMSTRONG, FRANK PHILIP & REBECCA MC RAE BENNION		371 S PALISADE DR	OREM	UT	84097
THOMAS MACDONALD		489 NORTH PALISADES DR	OREM	UT	84097
CRUZE, STEPHEN A & MARGARET E		1056 S PALISADES DR	OREM	UT	84097

HEPWORTH, CLARENCE W JR & VIRGINIA RAE		1071 S PALISADES DR	OREM	UT	84097
CUSTER, MERLE V & CONNIE L (ET AL)		1072 S PALISADES DR	OREM	UT	84097
TERRY, MICHAEL S & NICHOLE A		1085 S PALISADES DR	OREM	UT	84097
LYNNWOOD PARK HOMEOWNERS INC	%KEETON, KEN	1088 S PALISADES DR	OREM	UT	84097
HEMMERT, JOYCE D (ET AL)		1120 S PALISADES DR	OREM	UT	84097
LYNNWOOD PARK HOMEOWNERS INC	--OR CURRENT RESIDENT--	1126 S PALISADES DR	OREM	UT	84097
DARGER, STANFORD P JR & ANNE CARROLL		1139 S PALISADES DR	OREM	UT	84097
JOHNS, TERRI ANNETTE & RAYMOND WILHELM (ET AL)		1140 S PALISADES DR	OREM	UT	84097
HENSON, BLAKE & CASSANDRA		1155 S PALISADES DR	OREM	UT	84097
HARRIS, ANTOINE HILL & BARBARA BARNETT		1156 S PALISADES DR	OREM	UT	84097
GRAFF, BARRY J & LISA R		1169 S PALISADES DR	OREM	UT	84097
SEEGMILLER, JARED (ET AL)		1170 S PALISADES DR	OREM	UT	84097
BLACKLEY, DEMOYNE & DARLINE		1183 S PALISADES DR	OREM	UT	84097
PETERSON, CHRISTOPHER JAMES & MIKE W		1184 S PALISADES DR	OREM	UT	84097
FARR, ERIC J & DAWN		PO BOX 970933	OREM	UT	84097
FIBERNET BUSINESS PARK LLC	%LIVINGSTON, J LEE	PO BOX 970955	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC		575 E UNIVERISITY PKY STE N- 260	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	601 E UNIVERSITY PKWY	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	775 E UNIVERSITY PKWY	OREM	UT	84097

UNIVERSITY MALL SHOPPING CENTER LC		575 E UNIVERSITY PKY STE N 260	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	%WOODBURY CORPORATION	575 E UNIVERSITY PKY # N-260	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC		575 E UNIVERSITY PKY STE N260	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	643 E UNIVERSITY PKY	OREM	UT	84097
UNIVERSITY MALL SHOPPING CENTER LC	--OR CURRENT RESIDENT--	703 E UNIVERSITY PKY	OREM	UT	84097
WOODTUSK DEVON LLC		2733 E PARLEYS WY STE 300	SALT LAKE CITY	UT	84109
MAVERIK COUNTRY STORES INC	%REAL ESTATE	185 S STATE ST STE 800	SALT LAKE CITY	UT	84111
UTAH DEPARTMENT OF TRANSPORTATION		PO BOX 148420	SALT LAKE CITY	UT	84114
FAE HOLDINGS 421336R LLC	%R C WILLEY	2301 S 300 W	SALT LAKE CITY	UT	84115
UTAH TRANSIT AUTHORITY	%PROPERTY MANAGEMENT	PO BOX 30810	SALT LAKE CITY	UT	84130
CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS		50 E NORTH TEMPLE FL 22	SALT LAKE CITY	UT	84150
KEENAN, NATHANIEL T & BETHANY H		256 N 500 W	PROVO	UT	84601
REID, JUNE W		1320 W 600 S	PROVO	UT	84601
HOPKINSON INVESTMENTS LLC		49 N 1100 W # 8	PROVO	UT	84601
CRANDALL, TAMI BENJAMIN		1081 N 1500 W	PROVO	UT	84604
COMMON AREA		100 E CENTER	PROVO	UT	84604
CUNNINGHAM ESTATES LLC		995 HILLSIDE DR	PROVO	UT	84604
COMMON AREA		100 E CENTER	PROVO	UT	84606
PLACE, CORI & MARIANA		242 N 550 W # 304	SPRINGVILLE	UT	84663
FREE, W DAVID & KRISTINE K (ET AL)		1424 E MCLELLAN RD	MESA	AZ	85203
KCP RE LLC	%SCHWARTZ, KALES ACCOUNTANCY CORP	6310 SAN VICENTE BLVD STE 250	LOS ANGELES	CA	90048
FIRST SECURITY BANK OF UTAH		PO BOX 42121	PORTLAND	OR	97242

UPLACE NEIGHBORHOOD MEETING NOTES
HALE CENTER THEATER OREM AND UTA PARCELS INCORPORATION INTO THE PD-34 ZONE
JANUARY 3, 2019 6:00-8:00 PM AT UMALL COMMUNITY ROOM

The following issues were raised at the neighborhood meeting:

MAINTAINING 8' MASONRY WALL INTEGRITY

- Many residents requested a masonry wall separate the project from the neighborhood. In general they felt good about the new proposed location for the wall. They mentioned that some areas of the current wall are not 8' above grade and athletic people are currently climbing over the wall in locations less than 8-9 feet. Residents asked to make sure the new wall is at least 8' high. One person requested 9', however the current zoning requires an 8' wall.
- There is an existing 10' Public Utility Easement that straddles the back property lines of the houses located between 545 E and 590 E, that will need to be evaluated in determining the location of the wall
- The neighbors requested that the masonry wall should be completed at the time of the demolition of the homes and before any additional development occurs in the rezoned area currently occupied by single family lots.

NO VEHICULAR ACCESS BETWEEN NEIGHBORHOOD AND UPLACE

- Residents all liked the installation of a cul-de-sac at the east end of 1000S. Residents do not want any vehicular connection between the neighborhood and University Place.
- Several people requested that the NO MALL ACCESS signs that have been placed at entrances to the neighborhood be increased in size and quantity and flashing edges be added to the signs. The signs do decrease the number of people attempting to access the mall through the neighborhood, but do not completely eliminate both truck and car traffic trying to access the mall through the neighborhood. Some residents explained that google directions sometimes direct traffic into the neighborhood, but drivers only discover there is no entry after finding the wall.

PEDESTRIAN ACCESS

- A new pedestrian gate was proposed to be located at 575 E 1100 S. Based in the input from the residents that attended the meeting, the majority are supportive of keeping the pedestrian access at the east end of 1100S. They love the opportunity to have access to the retail and amenities offered by University Place. There were many who appreciated the access to the park, children's play areas and the restaurants.
- Reasons given by the residents against the pedestrian entrance are that they believe shoplifters are parking their cars near this entrance and using the gate as a get-away and concern that theater parkers would park in the neighborhood and walk to the theater.
- Some residents expressed concern regarding an additional pedestrian gate being added at 1000S.

CONCERNS ABOUT CONSTRUCTION NOISE AND AIR QUALITY DURING CONSTRUCTION

- A few residents raised concern with the construction and air quality that may occur during construction, but many acknowledged that they have experienced this with what has been built to date and that they now enjoy and support the finished projects.

WHAT WILL BE BUILT ON THE OTHER SIDE OF THE WALL?

- The limited zone shown on the PD-34 Exhibits prohibits anything but residential uses or parking.
- Most residents actually prefer having the wall with parking in the limited zone, more than the original plan showing townhouses fronting 590E. A few residents liked the idea of townhomes adjacent to their homes.

REDUCING LIGHT TRANSFER INTO THE NEIGHBORHOOD

- Some residents were concerned with significant light transfer on the side or back of the buildings facing the neighborhood.
- One resident was vocal about asking to have parking lot lights shielded/directed away from the neighborhood

CONCERNS ABOUT BEING FORCED OUT OF THE NEIGHBORHOOD IN THE FUTURE

- Some residents expressed concern of future expansion into the neighborhood. It was explained that University Place has no current plans to expand further into the neighborhood and is not actively pursuing the acquisition of additional homes.

POSITIVE COMMENTS MADE ABOUT UNIVERSITY PLACE

- University Place has not caused surrounding house values to fall as was originally feared, in fact it has resulting in property values appreciating.
- The activities in the park are great amenities for the neighborhood, and have helped bring neighbors together.
- Love Trader Joes!
- Very happy about Hale Center Theater moving to this location. We love Hale Center and it will be great to be able to walk to their performances!
- The Aston apartments have brought some very nice people into our ward.
- Many expressed their love for the ability to be able to walk to the great amenities that have been added and to take their children and grandchildren.
- Others expressed that they can see that with the changes that have occurred it has literally saved the mall which they feel is crucial to the economy and their way of life.

THERE WERE NO COMMENTS MADE ABOUT THE ADDITION OF THE UTA PARCEL TO THE PD-34 ZONE.

Item #: 3.3	**Planning Commission** February 6, 2019	
Prepared By: Kirby Snideman, AICP		
Applicant: PEG Development	**SITE PLAN** – Site plan approval of Palos Verdes Student Housing development at 960 South 500 West in the PD48 Zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 241 property owners within 1000ft of properties

SITE INFORMATION:

- Neighborhood Chair: **Shaun Heaton**
- General Plan Designation: **Low Density Residential**
- Current Zone: **PD-48**
- Acreage: **12**
- Neighborhood: **Sunset Heights East**

ACTION:
The Planning Commission is the final approving authority regarding this request.

REQUEST: The applicant requests the Planning Commission approve the site plan of Palos Verdes Student Housing development located generally at 960 South 500 West in the PD-48 Zone.

BACKGROUND: The applicant was successful in getting a zone change on this site to the PD-48 Zone. This allows for high-density student housing to be constructed. The PD-48 Zone has specific requirements for the building layout, materials, elevations, transportation, parking, and other requirements. Through this site plan process, the City can ensure the applicant's plan for development complies with all the requirements of the PD-48 Zone and other sections of the City Code.

The overall site will include 450 units consisting of 1,604 beds. The PD-48 zone requires a parking ratio of 0.8 parking stalls per bed. To comply, 1,283 parking stalls will be provided on site with overflow parking, if needed, directed to UVU parking lots.

There will be five buildings on site. The buildings will range from three to five stories and will be constructed of brick veneer, EIFS wall siding, metal siding, and other materials. The parking structure will be five levels and will be screened with natural and decorative screening.

In addition to the PD-45 ordinance, development agreements were approved with this development. The applicant worked with the City, UVU and Alpine School District to secure agreements necessary for construction of the Project. These agreements include the following:

1. Agreement between Palos Verdes, Alpine School District and the City. This agreement provides that Palos Verdes will reconfigure the access to Lakeridge Junior High to better align with 960 South and will also reconfigure some of the parking for Lakeridge Junior High. Alpine School District will grant the City easements necessary for the installation of future traffic signal poles on the school property.

2. Agreement between Palos Verdes and UVU. This agreement provides that Palos Verdes will construct a pedestrian underpass under Campus Drive. It also provides that UVU will grant an easement to Palos Verdes for access over UVU property to access 960 South and Wolverine Way.

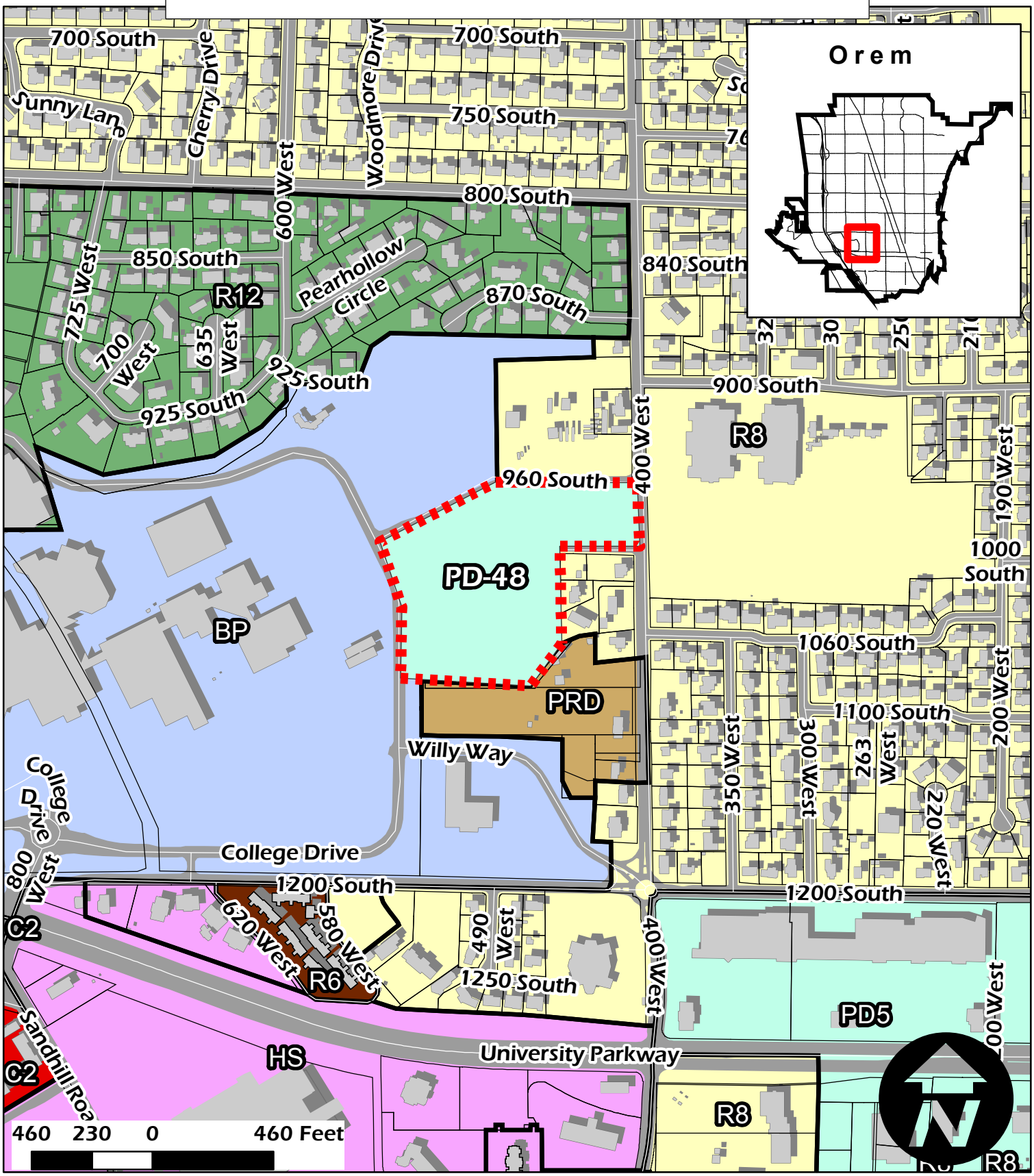
3. Declaration of Restrictive Covenants by UVU. In this document, UVU essentially established a "no-build zone" over a twenty-foot-wide strip of property along the north, west and southern boundaries of the Palos Verdes property. These no-build zones prohibit UVU from constructing any structures in these areas

without the City's consent. The no-build zones will essentially function as the setbacks for the Project on the north, west and south of the Project.

4. Development Agreement between Palos Verdes and City of Orem. This agreement provides that Palos Verdes will widen and improve 960 South and 400 West; install a traffic signal at the intersection of 960 South and 400 West; construct a pedestrian tunnel under Campus Drive; work with the City to resolve any neighborhood parking problems that may arise; provide parking at a minimum of 0.8 stalls per bed; not charge an extra fee for parking; and cap total occupancy of the project at 1,605 residents.

RECOMMENDATION: The Development Review Committee determined this request complies with Orem City Code and recommends the Planning Commission approval of the site plan for the Palos Verdes Student Housing development at 960 South 500 West in the PD48 Zone.

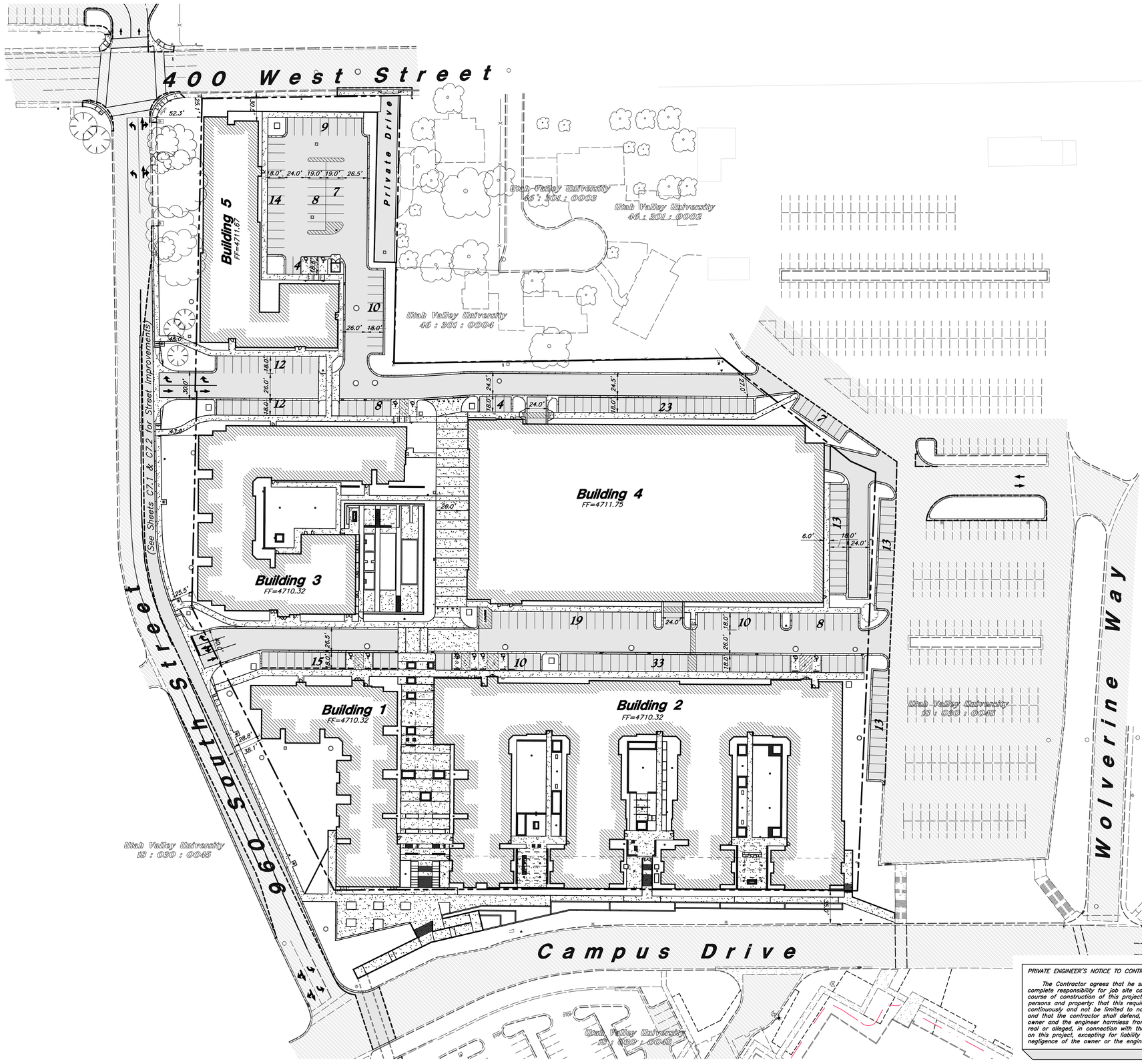
Palos Verdes Student Housing



Palos Verdes Student Housing
PD48 Zone
12 Acres

NIA CONTACT:
Sunset Heights East
Shaun Heaton

Legend
Selected Parcels
Parcels
Buildings



Scale: 1" = 50'

50' 0 50' 100'

Developer

Palos Verde Drive, LLC
180 N. University Ave., #200
Provo, Utah 84601
Attn: Kyle Jardine

Site Data:

Property Area = 417,135 S.F. (9.576 Acres)
Landscape Area = 62,570 S.F.

Notes:

1. Total Parking Provided will be 0.8 Stalls per Occupancy Unit per the Agreed upon & signed Development Agreement.

2. Palos Verdes Drive will have Red Painted Curb & Gutter at Access Locations that Comply with AASHTO Sight Distance Criteria.

3. See Sheets C1.1–C1.4 for all dimensioning.

Accessible Note:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.

The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1–Latest Edition) and/or FHAA.

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.

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.

REV	DATE	DESCRIPTION

Designed by: BC
Drafted by: MS
Client Name: PEG
16-145SP

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

Overall Site Plan

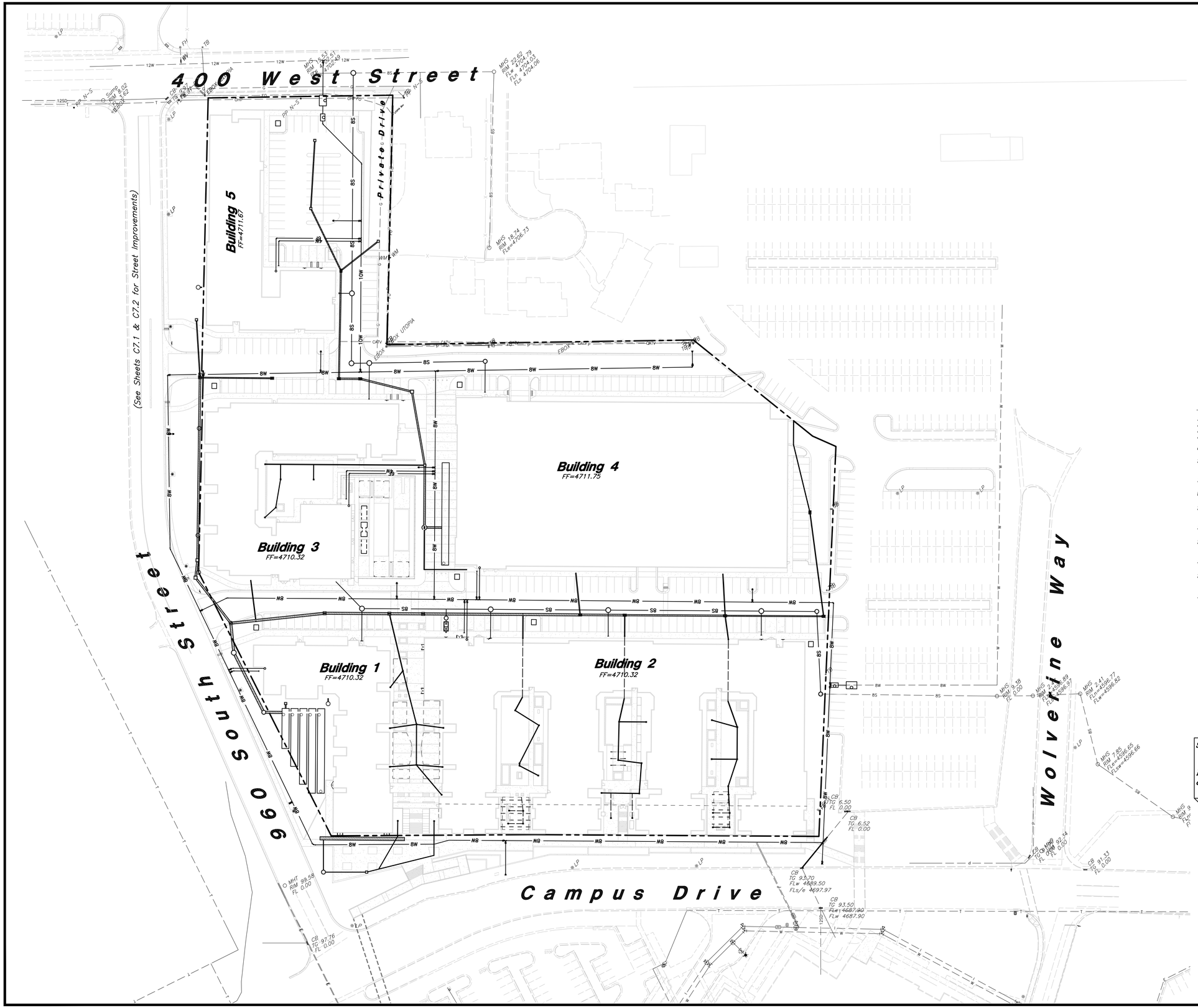
Palos Verdes Student Housing

NEC 960 South Street & Campus Drive
Orem, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7718441-2202
ERIC L. MALMBERG
STATE OF UTAH

16 Dec, 2018

SHEET NO.
C1.0



General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. 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.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. 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.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

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

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

Water Main Lines and Fire Lines

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

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

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.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: BC
Drafted by: MS
Client Name:
PEG

16-145UT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-3529 – AWengineering.net

Overall Utility Plan

Palos Verdes Student Housing

NEC 960 South Street & Campus Drive
Orem, Utah

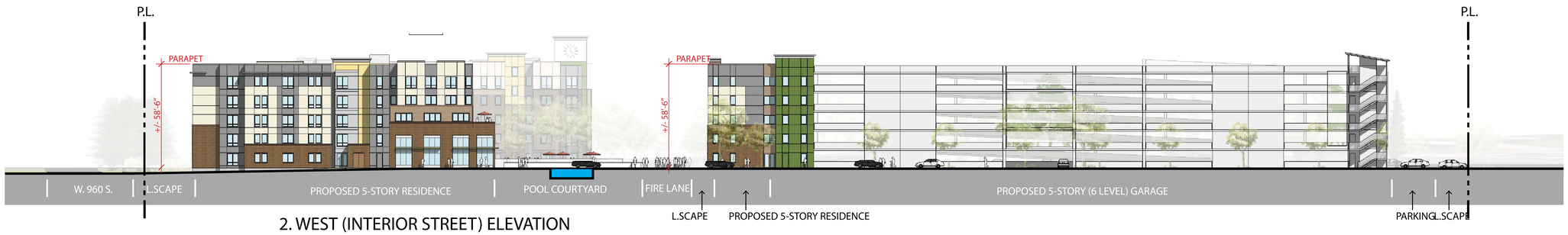
LICENSED PROFESSIONAL ENGINEER
NO. 7706441-2202
ERIC R. MALMBERG
STATE OF UTAH

23 Mar, 2018

SHEET NO.
C3.0

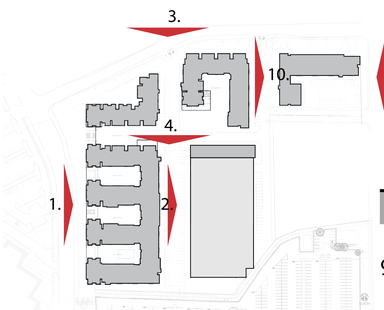
W:\16-145 UVU Student Housing\dwgs\16-145UT.dwg, 12/17/2018 2:52:40 PM, 1:1, dlw

1. WEST (CAMPUS DR) ELEVATION



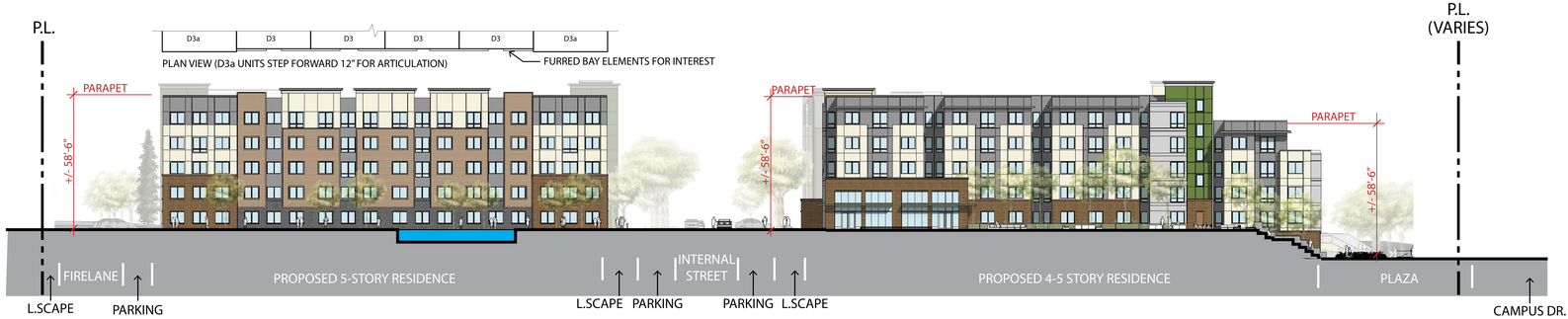
2. WEST (INTERIOR STREET) ELEVATION

3. NORTH (960) ELEVATION



KEYPLAN

9. EAST (S 400 W) ELEVATION



4. NORTH (COURTYARD 1/ PASEO) ELEVATION

10. WEST (INTERIOR STREET) ELEVATION

NOT TO SCALE @ 11x17
SCALE: 1" = 30' @ 24x36

0' 30' 60' 90'

A5-1

PALOS VERDES STUDENT HOUSING
OREM, UT
HPA #16332

CONCEPT ELEVATIONS
01/31/18

PEGDEVELOPMENT | WOODBURY CORPORATION

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

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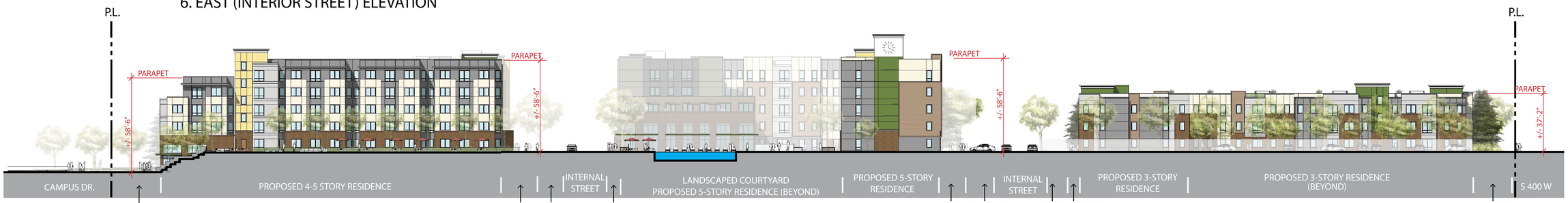
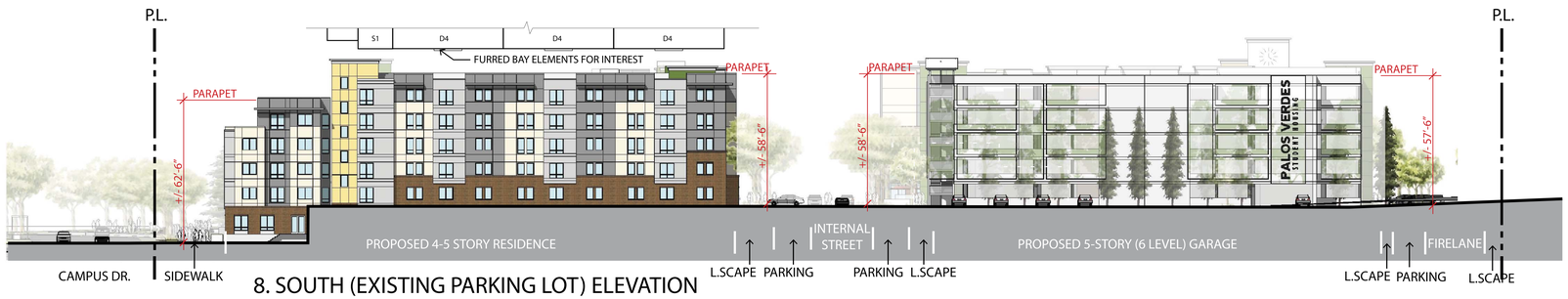
5. EAST (INTERIOR STREET) ELEVATION

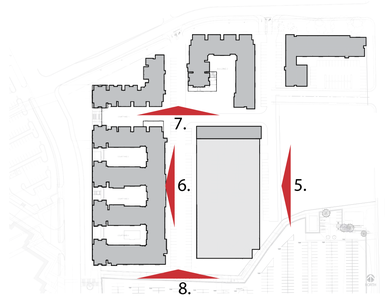
6. EAST (INTERIOR STREET) ELEVATION



7. SOUTH (COURTYARD 1) ELEVATION



8. SOUTH (EXISTING PARKING LOT) ELEVATION



KEYPLAN

NOT TO SCALE @ 11x17
SCALE: 1" = 30' @ 24x36

0' 30' 60' 90'

A5-2

PALOS VERDES STUDENT HOUSING
OREM, UT
HPA #16332

CONCEPT ELEVATIONS
01/31/18

PEGDEVELOPMENT | WOODBURY CORPORATION

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

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NUMBERS DENOTE MATERIALS

1. EXT. EIFS WALL SIDING
SANDBLAST FINISH

2. PLASTER OVER TRIM

3. THIN BRICK VENEER
COLOR: MEDIUM
IRONSPOT 77

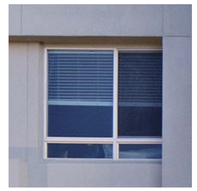
4. BRAKE METAL
SIDING
CLEAR ANNODIZED

5. PAINTED AWNING
COLOR VARIES,
SEE LEGEND

6. FABRIC MESH OR WIRE MESH PANELS

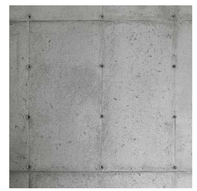
7. PAINTED METAL
RAILING W/ GLASS
PANEL INSERT

8. ALUM. STOREFRONT
CLEAR ANODIZED

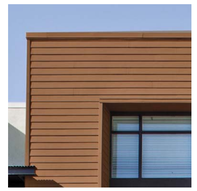


9. VINYL WINDOW
COLOR: WHITE

10. PAITNED METAL
AWNING W/ LOUVERS
AND SIGNAGE



11. C.I.P. CONCRETE,
NATURAL FINISH



12. HORIZONTAL CEMENTITIOUS
LAP SIDING, SMOOTH FINISH
6" EXPOSURE

ALL MATERIALS AS SHOWN OR APPROVED EQUAL

LETTERS DENOTE COLORS

A. DUNN EDWARDS
DET673
MISSION WHITE

B. DUNN EDWARDS
DE6327
RHINOCEROS

C. DUNN EDWARDS
DE6366
SILVER SPOON

D. DUNN EDWARDS
DE5643
SEAWEED

E. DUNN EDWARDS
DE5367
DESERTED PATH

F. DUNN EDWARDS
DEW383
COOL DECEMBER

G. DUNN EDWARDS
DE6130
WOODED ACRE

H. DUNN EDWARDS
DE5264
SADDLE BROWN

J. DUNN EDWARDS
DE5583
JADE BRACELET

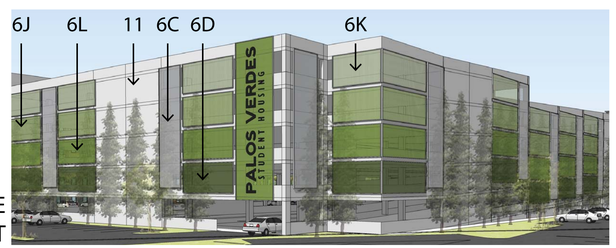
K. DUNN EDWARDS
DE5568
MISTY HILLSIDE

L. DUNN EDWARDS
DE5585
KALE

ALL MATERIALS AS SHOWN OR APPROVED EQUAL

VIEW TO COURTYARD 1 ALONG CAMPUS DRIVE, LOOKING EAST

VIEW TO INTERIOR STREET
LOOKING SOUTH EAST



VIEW TO GARAGE
LOOKING NORTH WEST

NUMBERS DENOTE MATERIALS
LETTERS DENOTE COLORS

PALOS VERDES STUDENT HOUSING
OREM, UT
HPA #16332

CONCEPT DETAILS AND MATERIALS
01/05/18

PEGDEVELOPMENT | WOODBURY CORPORATION

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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A7.1

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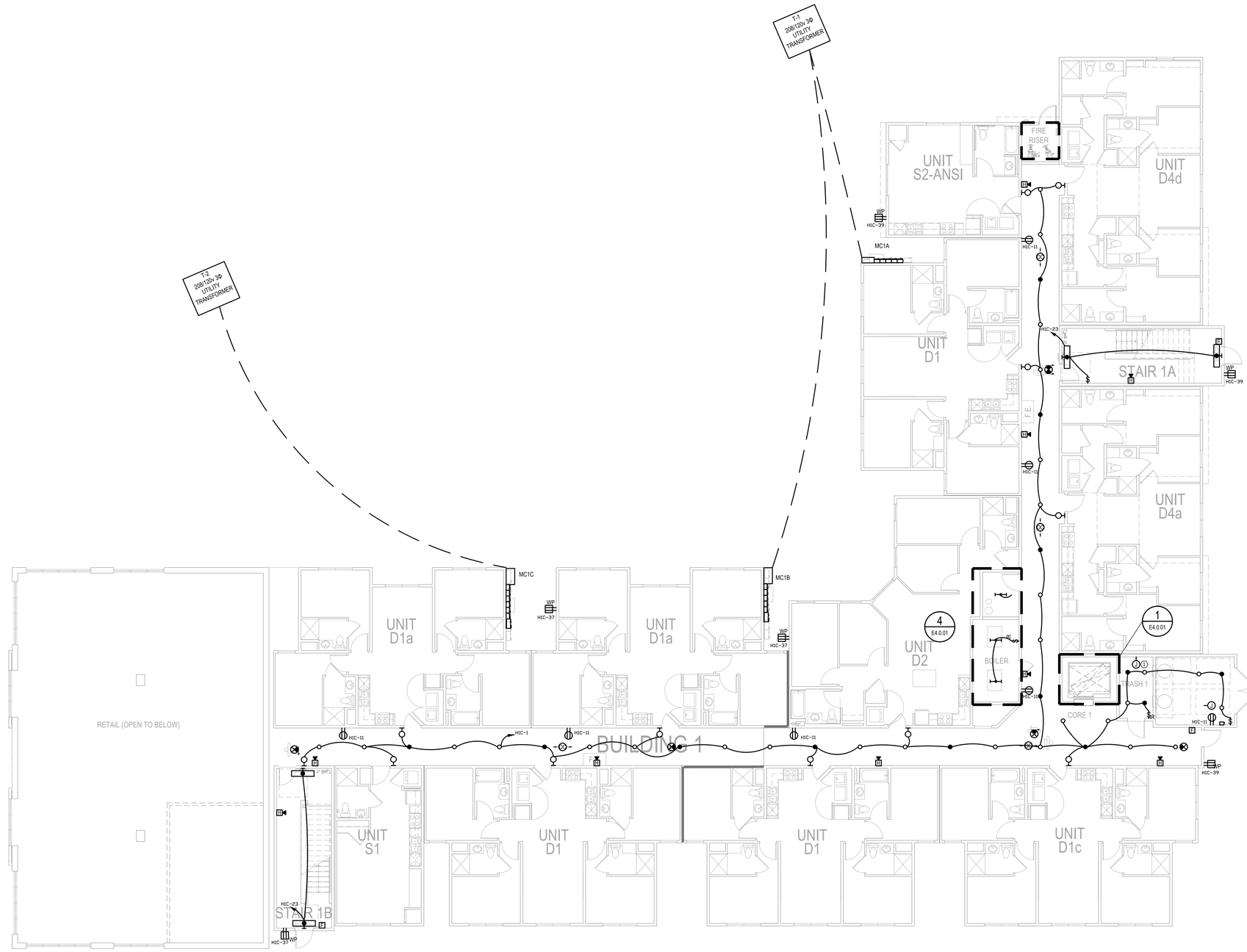


1 BUILDING 1 1ST FLOOR
SCALE: 1/16" = 1'-0"

Designed by:
Drawn by: XX
Architect of Record: XX
Date Plotted: XX/XX/XXXX

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction
Revisions:

#	DATE	COMMENTS

PALOS VERDES STUDENT HOUSING
APARTMENT BUILDINGS
OREM, UTAH
PEGDEVELOPMENT

No. 6645719
MARK N. INGBIE
STATE OF UTAH
12/17/18

SHEET CONTENTS:
BUILDING 1
1ST FLOOR

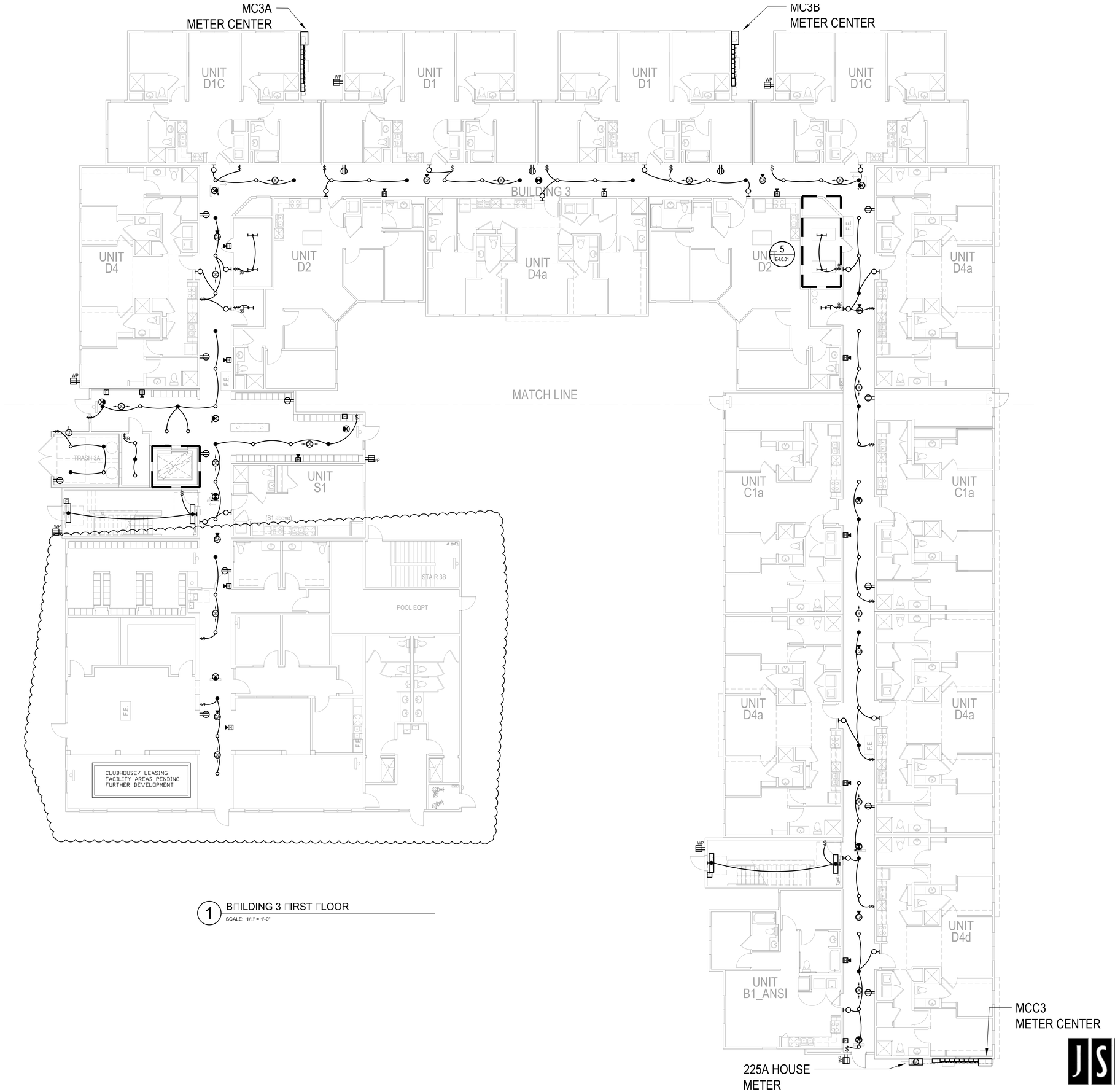
SHEET NO.
E4.1.11

#16332

BUILDING SUBMITTAL SET - 12-17-2018

Jordan & Skala Engineers
17855 North Dallas Parkway, Suite 320 • Dallas, TX, 75287
p. 469.385.1616 • f. 469.385.1615
Texas Registered Engineering Firm F-4990
Project Number:173-0756 Drawn By:JDW Checked By:MNB

FILE: C:\Users\CameronHiappdata\local\temp\AcPublish_8256\E4.1.00 BUILDING 1.dwg
USER: CameronH DATE/TIME: Dec 18, 2018 - 7:03pm
SCALE: 1 LAYOUT: E4.1.11



1 BUILDING 3 FIRST FLOOR
SCALE: 1/8" = 1'-0"

Designed by:
Drawn by: XX
Architect of Record: XX
Date Plotted: XX/XX/XXXX
Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction
Revisions:

#	DATE	COMMENTS

PALOS VERDES STUDENT HOUSING
APARTMENT BUILDINGS
OREM, UTAH
PEGDEVELOPMENT

REGISTERED PROFESSIONAL ENGINEER
No. 6645719
MARK N. INGBIE
STATE OF UTAH
12/17/18

SHEET CONTENTS:
BUILDING 3
1ST FLOOR
SHEET NO.
E4.3.11
#16332

BUILDING SUBMITTAL SET - 12-17-2018

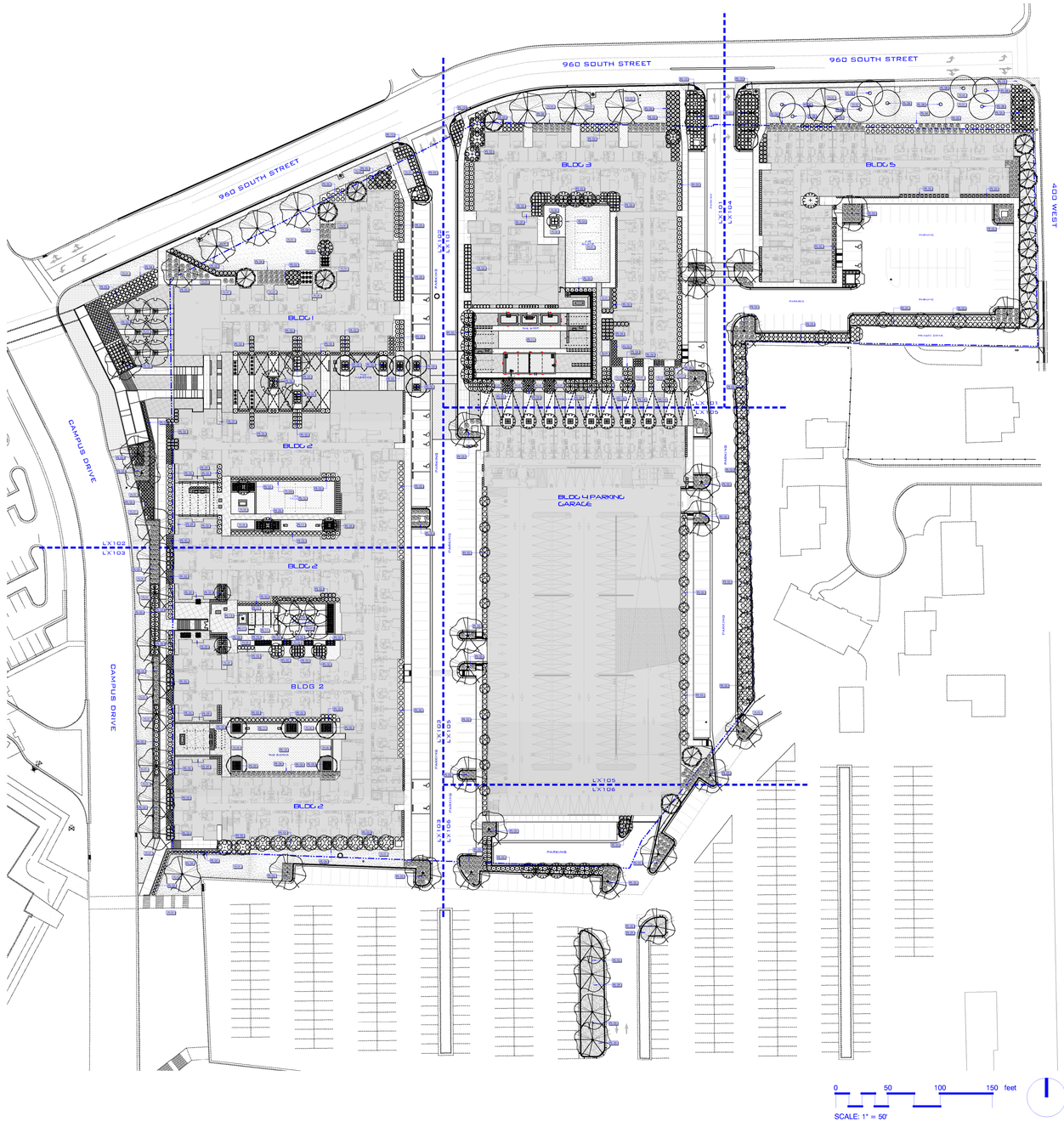
Jordan & Skala Engineers
17855 North Dallas Parkway, Suite 320 • Dallas, TX, 75287
p. 469.385.1616 • f. 469.385.1615
Texas Registered Engineering Firm F-4990
Project Number:173-0756 Drawn By:JDW Checked By:MNB

FILE: Q:\Project2017\173\0756-Utah Valley University Housing - Phase I\Elec\E4.3.00 BUILDING 3.dwg
USER: Cameron\ DATE/TIME: Dec 18, 2018 - 7:04pm
SCALE: 1 LAYOUT: E4.3.11

NOTE - SEE SHEET LP501 FOR GENERAL LANDSCAPE AND UVU SPECIFIC NOTES

LANDSCAPE DRAWING INDEX

SHEET #:	SHEET DESCRIPTION:
OVERALL SHEET SERIES	
LP100	OVERALL LANDSCAPE PLAN
TREE PROTECTION SERIES	
LT101	TREE PROTECTION PLAN
LT501	TREE PROTECTION DETAILS
SITE LAYOUT SERIES	
LL101	LAYOUT PLAN
LL102	LAYOUT PLAN
LL103	LAYOUT PLAN
LL104	LAYOUT PLAN
LL105	LAYOUT PLAN
SITE DETAILS SERIES	
LS501	SITE DETAILS
LS502	SITE DETAILS
LS503	SITE DETAILS
LS504	SITE DETAILS
LS505	SITE DETAILS
LS506	SITE DETAILS
LS507	SITE DETAILS
LS508	SITE DETAILS
LS509	SITE DETAILS
SITE DIMENSION SERIES	
LD101	DIMENSION PLAN
LD102	DIMENSION PLAN
LD103	DIMENSION PLAN
IRRIGATION SYSTEM SERIES	
LR101	IRRIGATION PLAN
LR102	IRRIGATION PLAN
LR103	IRRIGATION PLAN
LR104	IRRIGATION PLAN
LR105	IRRIGATION PLAN
LR106	IRRIGATION PLAN
IRRIGATION DETAILS SERIES	
LR501	IRRIGATION DETAILS
LR502	IRRIGATION DETAILS
LANDSCAPE PLANTING SERIES	
LP101	LANDSCAPE PLAN
LP102	LANDSCAPE PLAN
LP103	LANDSCAPE PLAN
LP104	LANDSCAPE PLAN
LP105	LANDSCAPE PLAN
LP106	LANDSCAPE PLAN
LANDSCAPE DETAILS SERIES	
LP501	LANDSCAPE DETAILS
LP502	LANDSCAPE DETAILS



Designed by: BAR
Drawn by: NKJ
Architect of Record: XX
Date Plotted: XX/XX/XXXX

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction
Revisions:

1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING

APARTMENT BUILDINGS

OREM, UTAH

PEGDEVELOPMENT

6/4 LOFTSIXFOUR

LANDSCAPE ARCHITECTURE // URBAN DESIGN

A: 9500 S 500 W STE 215 SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

SHEET CONTENTS:

LP100

SHEET NO.

OVERALL LANDSCAPE PLAN

#16332

SUBMITTAL SET - 1-30-2019

FILE: P:\Loft Six Four\Work\2017 Projects\1703 UVU PVSH (PEG-Woodbury)\Drawings\1703X-Land.dwg
USER: nwiejar DATE/TIME: Jan 30, 2019 - 11:58am
SCALE: 20 LAYOUT: LP100 Overall Plan

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	QTY
	EXISTING PARKWAY TREES / TO-BE-REMOVE	EXISTING	N/A	1
EXISTING TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	EXISTING TREES / PROTECT-IN-PLACE	EXISTING	N/A	9

TREE PROTECTION/ REMOVAL SCHEDULE

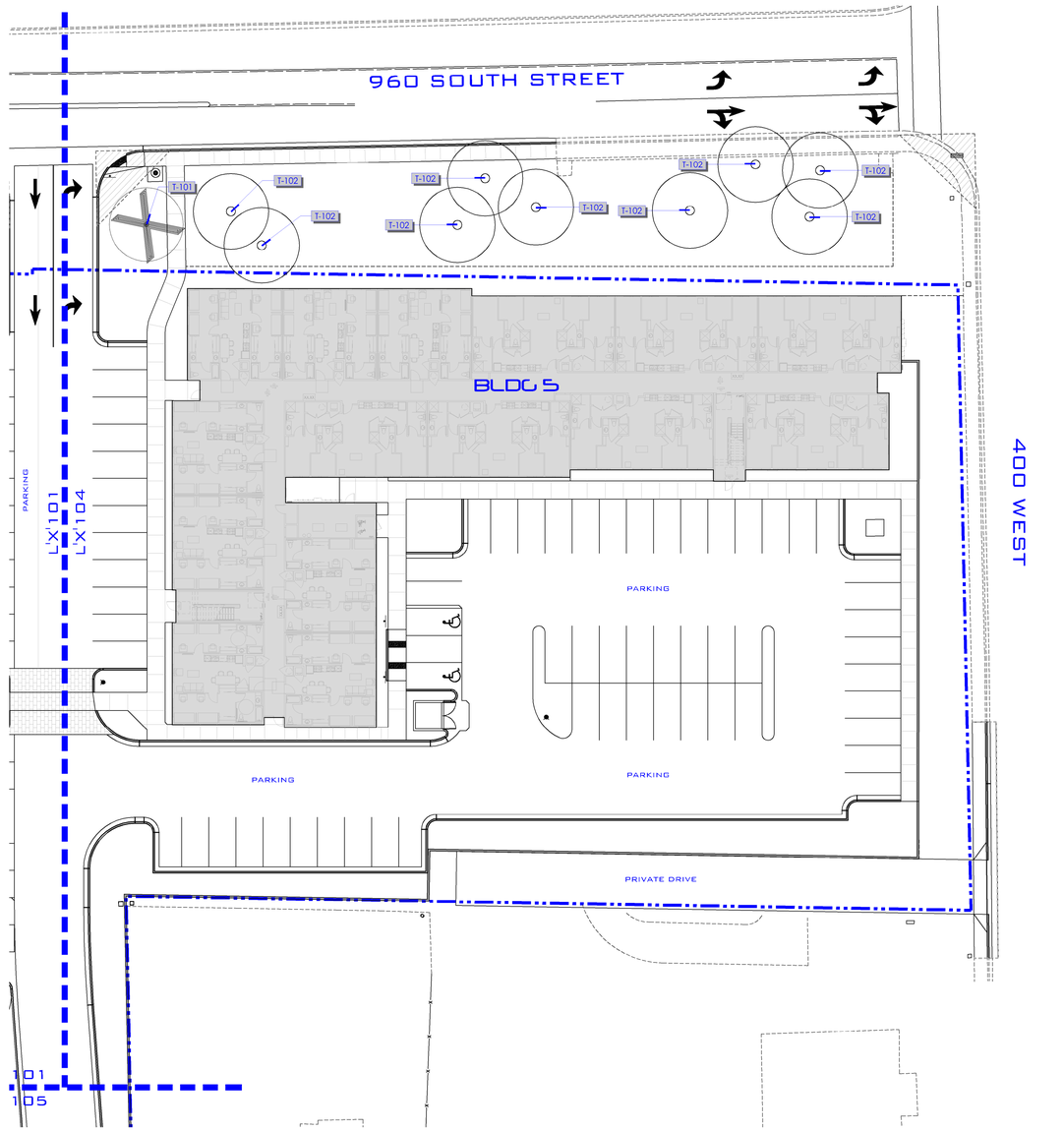
SYMBOL	DESCRIPTION	QTY	DETAIL
T-101	EXISTING PARKSTRIP TREE - TO BE REMOVED - SEE TREE INVENTORY SPREAD SHEET FOR MORE INFORMATION		
T-102	EXISTING PARKSTRIP TREE - PROTECT-IN-PLACE THROUGH CONSTRUCTION PROCESS. CONTACT RUSS CLEGG OF UVU @ 801-362-9515 TO COORDINATE IF PROBLEMS ARISE AND FOR SIGN OFF OF ALL PROPOSED SOLUTIONS TO MAINTAIN EXISTING AREAS IN QUESTION.	1	LT501

GENERAL LANDSCAPE NOTES:

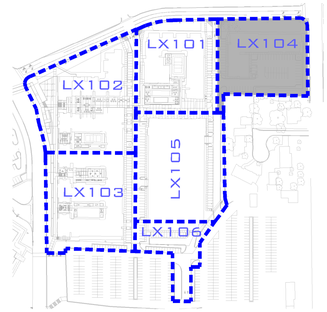
1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
3. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
4. FOR TREES IN SOD, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 4" DEPTH OF WOOD MULCH OVER 2' DIAMETER.
5. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES)
6. ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT BE NOT LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED, OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
7. SEE TREE PROTECTION DETAILS ON SHEET LP502

TREE PROTECTION NOTES:

1. REMOVAL OR PLANTING OF TREES WITHIN THE STREET RIGHT OF WAY IS PROHIBITED WITHOUT THE APPROVAL OF THE ZONING ADMINISTRATOR IN CONSULTATION WITH THE URBAN FORESTER (BILL RUTHERFORD 801.972.7818) AS STATED IN SECTION 21A.48.050 DESIGN STANDARDS AND GUIDELINES PART A.5 OF THE SALT LAKE CITY CODE.
2. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. AVOID DRIVING HEAVY EQUIPMENT WITHIN THE DRIPLINE OF TREES.
3. THE TREE PROTECTION ZONE (TPZ) IS A RESTRICTED AREA AROUND THE BASE OF THE TREE WITH A DIAMETER OF 10 TIMES THE DIAMETER OF THE TREE'S TRUNK OR TEN FEET, WHICHEVER IS GREATER, ENCLOSED BY FENCING.
4. TYPE 1 TREE PROTECTION: THE FENCE SHALL ENCLOSE THE ENTIRE AREA UNDER THE CANOPY DRIPLINE OR TPZ (WHICHEVER IS GREATER) OF THE TREE(S) TO BE PROTECTED THROUGHOUT THE LIFE OF THE CONSTRUCTION PROJECT. IN SOME PARKING AREAS, IF FENCING IS LOCATED ON PAVING OR CONCRETE THAT WILL NOT BE DEMOLISHED, THEN THE POSTS MAY BE SUPPORTED BY AN APPROPRIATE GRADE LEVEL CONCRETE BASE, IF APPROVED.
5. TYPE 2 TREE PROTECTION: FOR TREES SITUATED WITHIN A PLANTING STRIP, ONLY THE PLANTING STRIP AND YARD SIDE OF THE TPZ SHALL BE ENCLOSED WITH THE REQUIRED CHAIN LINK PROTECTIVE FENCING IN ORDER TO KEEP THE SIDEWALK AND STREET OPEN FOR PUBLIC USE.
6. TYPE 3 TREE PROTECTION: TREES SITUATED IN A TREE WELL OR SIDEWALK PLANTER PIT, SHALL BE WRAPPED WITH 2-INCHES OF ORANGE PLASTIC FENCING FROM THE GROUND TO THE FIRST BRANCH AND OVERLAID WITH 2-INCH THICK WOODEN SLATS BOUND SECURELY (SLATS SHALL NOT BE ALLOWED TO DIG INTO THE BARK). DURING INSTALLATION OF THE PLASTIC FENCING, CAUTION SHALL BE USED TO AVOID DAMAGING ANY BRANCHES. MAJOR SCAFFOLD LIMBS MAY ALSO REQUIRE PLASTIC FENCING AS DIRECTED BY THE CITY ARBORIST.
7. SIZE, TYPE AND AREA TO BE FENCED: ALL TREES TO BE PRESERVED SHALL BE PROTECTED WITH ORANGE PLASTIC CONSTRUCTION FENCING. FENCES ARE TO BE MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 2-FEET AT NO MORE THAN 10-FOOT SPACING.
8. "WARNING" SIGN: A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE AT 20-FOOT INTERVALS. THE SIGN SHALL BE A MINIMUM 8.5-INCHES X 11-INCHES AND CLEARLY STATE: "WARNING - TREE PROTECTION ZONE - THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO A FINE."
9. DURATION: TREE FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL FINAL INSPECTION OF THE PROJECT, EXCEPT FOR WORK SPECIFICALLY ALLOWED IN THE TPZ. WORK OR SOIL DISTURBANCE IN THE TPZ REQUIRES APPROVAL BY THE PROJECT ARBORIST OR CITY ARBORIST (IN THE CASE OF WORK AROUND STREET TREES). EXCAVATIONS WITHIN THE PUBLIC ROW REQUIRE A STREET WORK PERMIT FROM PUBLIC WORKS DURING CONSTRUCTION
10. ALL NEIGHBORS' TREES THAT OVERHANG THE PROJECT SITE SHALL BE PROTECTED FROM IMPACT OF ANY KIND.
11. THE FOLLOWING TREE PRESERVATION MEASURES APPLY TO ALL TREES TO BE RETAINED:
    - 11.1. NO STORAGE OF MATERIAL, TOPSOIL, VEHICLES OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TPZ.
    - 11.2. TREES TO BE RETAINED SHALL BE IRRIGATED, AERATED AND MAINTAINED AS NECESSARY TO ENSURE SURVIVAL.



TREE INVENTORY SPREAD SHEET						
TREE SPECIES	TREES SIZE (dbh)	LOCATION	CONDITION	STATUS	JUSTIFICATION	NUMBER
PINUS 'BLACK PINE'	12 IN.	PUBLIC	FAIR	REMOVE	ADJACENCY TO NEW CURB CUT AND SITE TRIANGLE	1
TOTALS	12 IN.					1



KEYMAP
NOT TO SCALE

Designed by: BAR
Drawn by: NKJ
Architect of Record: XX
Date Plotted: XX/XX/XXXX

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction		
Revisions:		
1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING
APARTMENT BUILDINGS
OREM, UTAH
PEGDEVELOPMENT

6/4
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P: 801 878 4717
W: LOFTSIXFOUR.COM

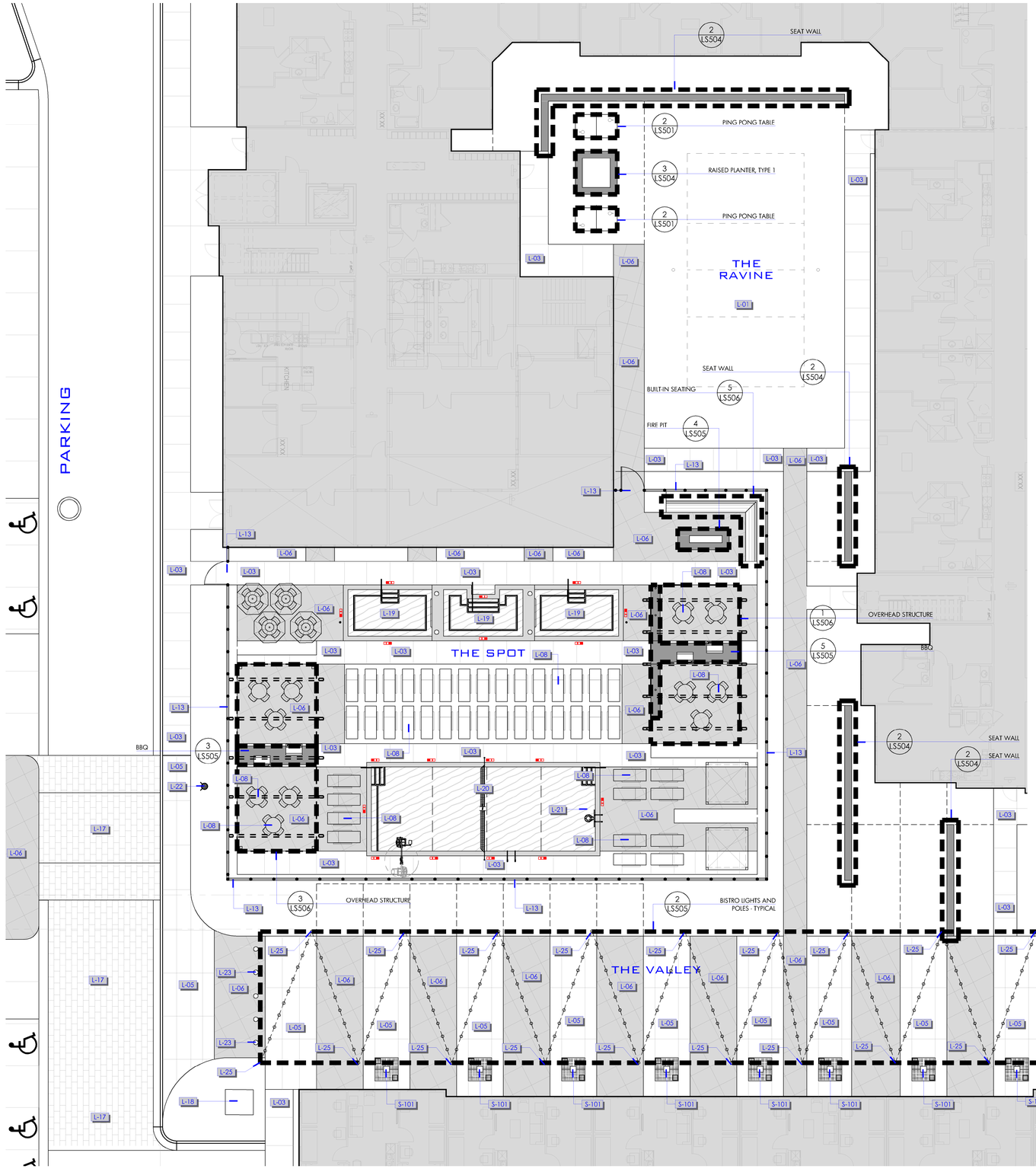
SHEET CONTENTS:
TREE PROTECTION PLAN

SHEET NO.
LT104

#16332

SUBMITTAL SET - 1-30-2019

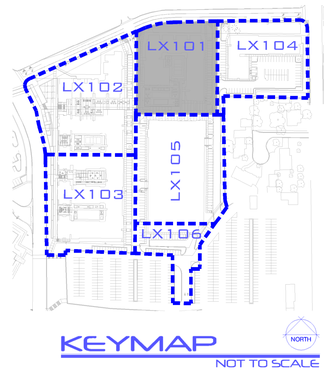
FILE: P:\Lift Six Four\Work\2017 Projects\1703 - LVU PVSH (PEG Woodbury)\Drawings\1703X-Tree Protection Plan.dwg
USER: rowlar DATE/TIME: Jan 30, 2019 - 11:58am
SCALE: 20 LAYOUT: LT104 Tree Protection Plan



REFERENCE NOTES SCHEDULE

SYMBOL	SITE LAYOUT DESCRIPTION	QTY	DETAIL
L-01	MULTIUSE SPORT TURF AREA WITH (2) SLEEVES TO MOUNT VOLLEYBALL NET		1/LS508
L-02	6' HIGH PRIVACY FENCE - REFER TO CIVL DRAWINGS FOR FENCE DETAIL		
L-03	PLAIN GRAY CONCRETE WALKWAY (TYP.) - SCORING PER PLAN		3/LS508
L-04	RETAINING WALLS - REFER TO CIVIL AND STRUCUTRAL PLANS FOR RETAINING WALL DETAILS		
L-05	SANDSCAPE FINISH GRAY CONCRETE - RECTANGULAR SCORING PER PLAN		3/LS508
L-06	DARK GRAY CONCRETE PATIO WALKWAY - 908 ULTRA BLACK SOLOMON CONCRETE COLOR - 4' X 4' SCORING PATTERN ON 65 DEGREE ANGLE - CONTRACTOR TO PROVIDE MOCKUPS FOR OWNER APPROVAL		3/LS508
L-07	SANDSCAPE FINISH GRAY CONCRETE - 4' X 4' SCORING PATTERN ON 65 DEGREE ANGLE - CONTRACTOR TO PROVIDE MOCKUPS FOR OWNER APPROVAL		3/LS508
L-08	SITE FURNISHINGS SHOWN FOR USE ONLY (TYP.) - FURNISHINGS DESIGN AND DETAILS WILL BE SHOWN BY EDGE I.D. (INTERIOR DESIGNER)		
L-09	UVU HOUSING SIGNAGE LOCATION ON WALL - PER OWNER AND ARCHITECT		
L-10	ADA RAMP AND RAMP WALLS - REFER TO CIVIL DRAWINGS FOR RAMP DETAILS		
L-11	CONCRETE STEPPERS		4/LS508
L-12	TUNNEL UNDER CAMPUS DRIVE - REFER TO CIVIL TUNNEL DRAWINGS		
L-13	WELDED WIRE MESH POOL FENCE WITH SECURE ENTRANCE GATES		2/LS508
L-14	STAIRS - REFER TO CIVIL DRAWINGS		
L-15	RAILING AT COURTYARD (TYP.) - REFER TO ARCHITECTURAL DRAWINGS FOR RAILING DETAILS		
L-16	TRASH ENCLOSURE - REFER TO CIVIL DRAWINGS FOR DETAIL OF TRASH ENCLOSURE		
L-17	STAMPED ASPHALT CROSS WALK		6/LS508
L-18	ELECTRICAL BOX - REFER TO CIVIL AND ELECTRICAL DRAWINGS		
L-19	HOT TUB - REFER TO WATER DESIGN DRAWINGS FOR DETAIL OF HOT TUB(S)		
L-20	POOL - REFER TO WATER DESIGN DRAWINGS FOR DETAIL OF POOL		
L-21	POOL BASKETBALL HOOP AND SLEEVE TO BE LOCATED ON EAST SIDE OF POOL - PER OWNER		
L-22	FIRE HYDRANT (TYP.) - REFER TO CIVIL DRAWINGS		
L-23	BOLLARDS - REFER TO CIVIL PLANS FOR EXACT LOCATION AND DETAIL OF BOLLARDS		
L-24	ROOFTOP/ PODIUM LINE BEGINS HERE		
L-25	BISTRO LIGHTS IN FIRE ACCESS LANE TO HAVE 15' POLES TO GIVE A MINIMUM OF 13'-6" CLEARANCE FOR FIRE TRUCK ACCESS (TYPICAL IN FIRE ACCESS LANE)		

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
S-101	TREE GRATE	15	5/LS508



Designed by:	BAR
Drawn by:	NKJ
Architect of Record:	XX
Date Plotted:	XX/XX/XXXX

Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction	

Revisions:

1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING

APARTMENT BUILDINGS

OREM, UTAH

PEGDEVELOPMENT

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SHEET CONTENTS:
LAYOUT PLAN

SHEET NO.
LL101

#16332

S'S'BMITTAL SET - 1-30-2019

FILE: P:\Lift Six Four\Work\2017 Projects\1702_UVU PUSH (PEG Woodbury)\Drawings\1702K Layout Enlargements.dwg
USER: nelsjar DATE/TIME: Jan 30, 2019 - 11:56am
SCALE: 10 LAYOUT: LL101 Layout Plan

REFERENCE NOTES SCHEDULE

SYMBOL	SITE LAYOUT DESCRIPTION	QTY	DETAIL
L-01	MULTIUSE SPORT TURF AREA WITH (2) SLEEVES TO MOUNT VOLLEYBALL NET		1/LS508
L-02	6' HIGH PRIVACY FENCE - REFER TO CIVL DRAWINGS FOR FENCE DETAIL		
L-03	PLAIN GRAY CONCRETE WALKWAY (TYP.) - SCORING PER PLAN		3/LS508
L-04	RETAINING WALLS - REFER TO CIVIL AND STRUCUTRAL PLANS FOR RETAINING WALL DETAILS		
L-05	SANDSCAPE FINISH GRAY CONCRETE - RECTANGULAR SCORING PER PLAN		3/LS508
L-06	DARK GRAY CONCRETE PATIO WALKWAY - 908 ULTRA BLACK SOLOMON CONCRETE COLOR - 4' X 4' SCORING PATTERN ON 65 DEGREE ANGLE - CONTRACTOR TO PROVIDE MOCKUPS FOR OWNER APPROVAL		3/LS508
L-07	SANDSCAPE FINISH GRAY CONCRETE - 4' X 4' SCORING PATTERN ON 65 DEGREE ANGLE - CONTRACTOR TO PROVIDE MOCKUPS FOR OWNER APPROVAL		3/LS508
L-08	SITE FURNISHINGS SHOWN FOR USE ONLY (TYP.) - FURNISHINGS DESIGN AND DETAIALS WILL BE SHOWN BY EDGE I.D. (INTERIOR DESIGNER)		
L-09	UVU HOUSING SIGNAGE LOCATION ON WALL - PER OWNER AND ARCHITECT		
L-10	ADA RAMP AND RAMP WALLS - REFER TO CIVIL DRAWINGS FOR RAMP DETAILS		
L-11	CONCRETE STEPPERS		4/LS508
L-12	TUNNEL UNDER CAMPUS DRIVE - REFER TO CIVIL TUNNEL DRAWINGS		
L-13	WELDED WIRE MESH POOL FENCE WITH SECURE ENTRANCE GATES		2/LS508
L-14	STAIRS - REFER TO CIVIL DRAWINGS		
L-15	RAILING AT COURTYARD (TYP.) - REFER TO ARCHITECTURAL DRAWINGS FOR RAILING DETAILS		
L-16	TRASH ENCLOSURE - REFER TO CIVIL DRAWINGS FOR DETAIL OF TRASH ENCLOSURE		
L-17	STAMPED ASPHALT CROSS WALK		6/LS508
L-18	ELECTRICAL BOX - REFER TO CIVIL AND ELECTRICAL DRAWINGS		
L-19	HOT TUB - REFER TO WATER DESIGN DRAWINGS FOR DETAIL OF HOT TUB(S)		
L-20	POOL - REFER TO WATER DESIGN DRAWINGS FOR DETAIL OF POOL		
L-21	POOL BASKETBALL HOOP AND SLEEVE TO BE LOCATED ON EAST SIDE OF POOL - PER OWNER		
L-22	FIRE HYDRANT (TYP.) - REFER TO CIVIL DRAWINGS		
L-23	BOLLARDS - REFER TO CIVIL PLANS FOR EXACT LOCATION AND DETAIL OF BOLLARDS		
L-24	ROOFTOP/ PODIUM LINE BEGINS HERE		
L-25	BISTRO LIGHTS IN FIRE ACCESS LANE TO HAVE 15' POLES TO GIVE A MINIMUM OF 13'-6" CLEARANCE FOR FIRE TRUCK ACCESS (TYPICAL IN FIRE ACCESS LANE)		

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
S-101	TREE GRATE	15	5/LS508

CAMPUS DRIVE

BLDG 2

THE NARROWS

THE FOLLIE

ENTRY SIGN WALL

RAISED PLANTER, TYPE 2 SEE ALSO: 3/LS509

BISTRO LIGHTS AND POLES - TYPICAL

RAISED PLANTER, TYPE 1

PLINTHS

SEAT WALL

OVERHEAD STRUCTURE

BBQ - TYPICAL

FIRE PIT

PING PONG TABLE - TYPICAL

CORN HOLE COURT

0 10 20 30 feet

SCALE: 1" = 10'

KEYMAP

NOT TO SCALE

NORTH

Designed by:	BAR
Drawn by:	NKJ
Architect of Record:	XX
Date Plotted:	XX/XX/XXXX

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction

Revisions:

1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING

APARTMENT BUILDINGS

OREM, UTAH

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6/4 LOFTSIXFOUR

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A: 9500 S 500 W STE 215 SANDY, UT 84070

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W: LOFTS.XFOUR.COM

SUBMITTAL SET - 1-30-2019

SHEET CONTENTS: LAYOUT PLAN

SHEET NO. LL102

#16332

FILE: P:\Lat-Sc Rpvt\Work\2017 Projects\1703_UVU PVSH (PEG-Woodbury)\Drawings\1703X Layout Enlargements.dwg
USER: rosegar DATE/TIME: Jan 30, 2019 - 11:56am
SCALE: 10 LAYOUT: LL102 Layout Plan

REFERENCE NOTES SCHEDULE

SYMBOL	SITE LAYOUT DESCRIPTION	QTY	DETAIL
L-01	MULTIUSE SPORT TURF AREA WITH (2) SLEEVES TO MOUNT VOLLEYBALL NET		1/LS508
L-02	6' HIGH PRIVACY FENCE - REFER TO CIVL DRAWINGS FOR FENCE DETAIL		
L-03	PLAIN GRAY CONCRETE WALKWAY (TYP.) - SCORING PER PLAN		3/LS508
L-04	RETAINING WALLS - REFER TO CIVIL AND STRUCUTRAL PLANS FOR RETAINING WALL DETAILS		
L-05	SANDSCAPE FINISH GRAY CONCRETE - RECTANGULAR SCORING PER PLAN		3/LS508
L-06	DARK GRAY CONCRETE PATIO WALKWAY - 908 ULTRA BLACK SOLOMON CONCRETE COLOR - 4' X 4' SCORING PATTERN ON 65 DEGREE ANGLE - CONTRACTOR TO PROVIDE MOCKUPS FOR OWNER APPROVAL		3/LS508
L-07	SANDSCAPE FINISH GRAY CONCRETE - 4' X 4' SCORING PATTERN ON 65 DEGREE ANGLE - CONTRACTOR TO PROVIDE MOCKUPS FOR OWNER APPROVAL		3/LS508
L-08	SITE FURNISHINGS SHOWN FOR USE ONLY (TYP.) - FURNISHINGS DESIGN AND DETAILS WILL BE SHOWN BY EDGE I.D. (INTERIOR DESIGNER)		
L-09	UVU HOUSING SIGNAGE LOCATION ON WALL - PER OWNER AND ARCHITECT		
L-10	ADA RAMP AND RAMP WALLS - REFER TO CIVIL DRAWINGS FOR RAMP DETAILS		
L-11	CONCRETE STEPPERS		4/LS508
L-12	TUNNEL UNDER CAMPUS DRIVE - REFER TO CIVIL TUNNEL DRAWINGS		
L-13	WELDED WIRE MESH POOL FENCE WITH SECURE ENTRANCE GATES		2/LS508
L-14	STAIRS - REFER TO CIVIL DRAWINGS		
L-15	RAILING AT COURTYARD (TYP.) - REFER TO ARCHITECTURAL DRAWINGS FOR RAILING DETAILS		
L-16	TRASH ENCLOSURE - REFER TO CIVIL DRAWINGS FOR DETAIL OF TRASH ENCLOSURE		
L-17	STAMPED ASPHALT CROSS WALK		6/LS508
L-18	ELECTRICAL BOX - REFER TO CIVIL AND ELECTRICAL DRAWINGS		
L-19	HOT TUB - REFER TO WATER DESIGN DRAWINGS FOR DETAIL OF HOT TUB(S)		
L-20	POOL - REFER TO WATER DESIGN DRAWINGS FOR DETAIL OF POOL		
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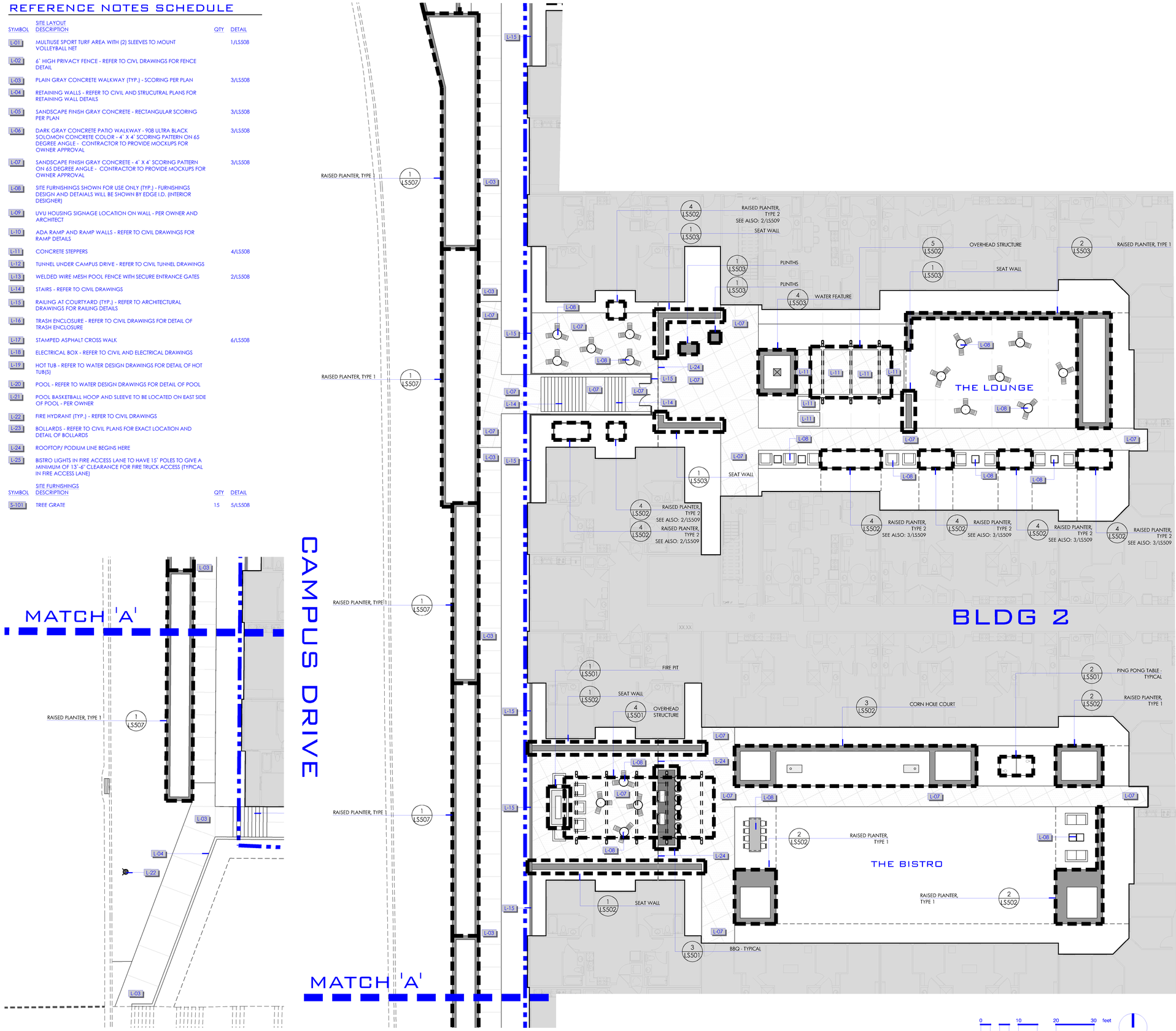
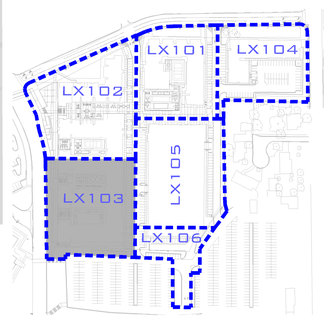
L-22	FIRE HYDRANT (TYP.) - REFER TO CIVIL DRAWINGS		
L-23	BOLLARDS - REFER TO CIVIL PLANS FOR EXACT LOCATION AND DETAIL OF BOLLARDS		
L-24	ROOFTOP/ PODIUM LINE BEGINS HERE		
L-25	BISTRO LIGHTS IN FIRE ACCESS LANE TO HAVE 15' POLES TO GIVE A MINIMUM OF 13'-6" CLEARANCE FOR FIRE TRUCK ACCESS (TYPICAL IN FIRE ACCESS LANE)		

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
S-101	TREE GRATE	15	5/LS508





KEYMAP
NOT TO SCALE

Designed by:	BAR
Drawn by:	NKJ
Architect of Record:	XX
Date Plotted:	XX/XX/XXXX

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction

Revisions:

1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING

APARTMENT BUILDINGS

OREM, UTAH

PEGDEVELOPMENT

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LANDSCAPE ARCHITECTURE // URBAN DESIGN

A: 9500 S 500 W STE 215 SANDY UT 84070

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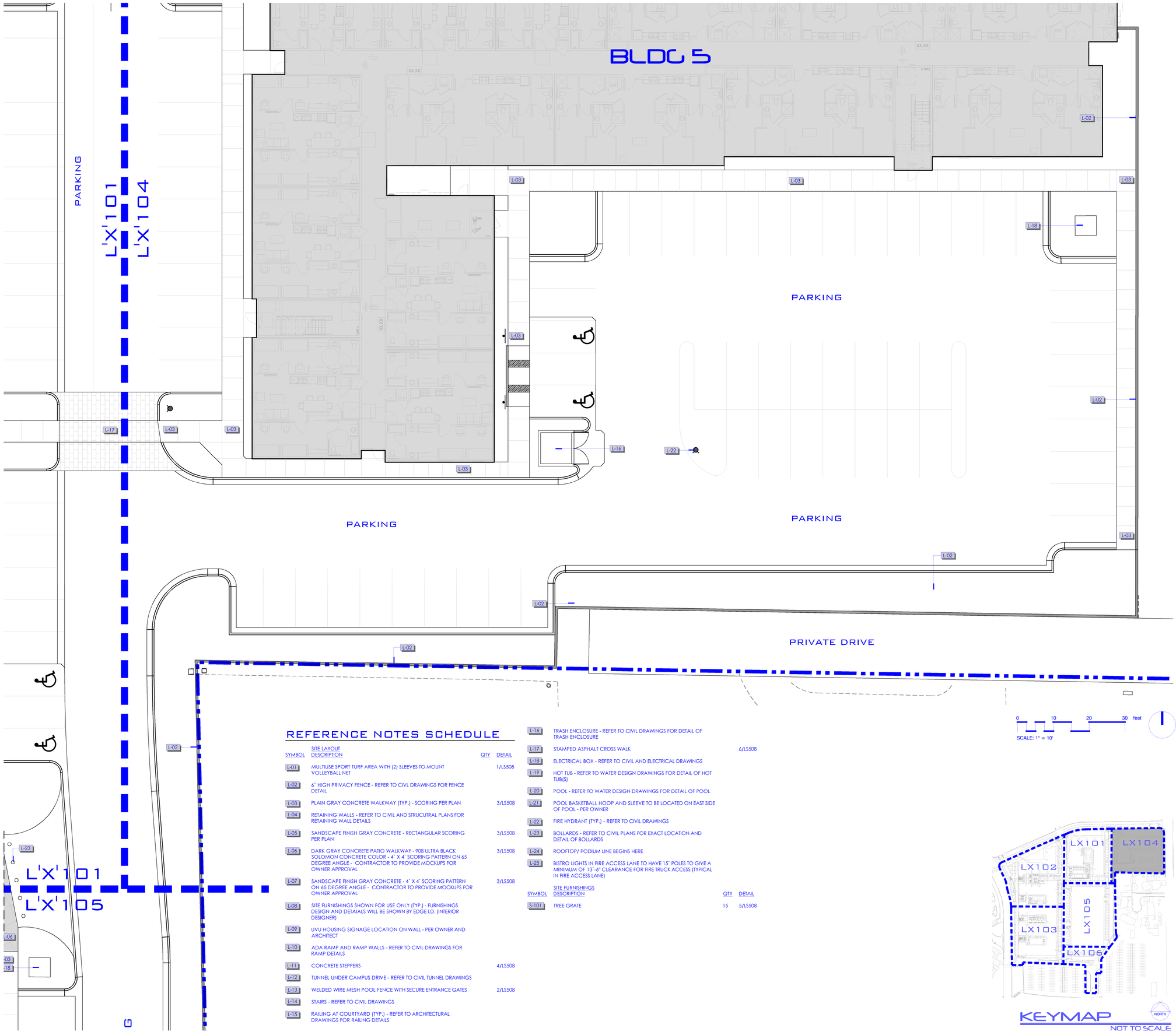
SHEET CONTENTS:
LAYOUT PLAN

SHEET NO.
LL103

#16332

SUBMITTAL SET - 1-30-2019

FILE: P:\utt-fs\Eqvt\Work\2017 Projects\1703_UVU\PUSH (PEG)-Woodbury\Drawings\1703X-Layout Enlargements.dwg
USER: rsteiger DATE/TIME: Jan 30, 2019 - 12:00pm
SCALE: 10 LAYOUT: LL103 Layout Plan



REFERENCE NOTES SCHEDULE

SYMBOL	SITE LAYOUT DESCRIPTION	QTY	DETAIL
L-01	MULTIUSE SPORT TURF AREA WITH (2) SLEEVES TO MOUNT VOLLEYBALL NET		1/LS508
L-02	6' HIGH PRIVACY FENCE - REFER TO CIVL DRAWINGS FOR FENCE DETAIL		
L-03	PLAIN GRAY CONCRETE WALKWAY (TYP.) - SCORING PER PLAN		3/LS508
L-04	RETAINING WALLS - REFER TO CIVIL AND STRUCUTRAL PLANS FOR RETAINING WALL DETAILS		
L-05	SANDSCAPE FINISH GRAY CONCRETE - RECTANGULAR SCORING PER PLAN		3/LS508
L-06	DARK GRAY CONCRETE PATIO WALKWAY - 908 ULTRA BLACK SOLOMON CONCRETE COLOR - 4' X 4' SCORING PATTERN ON 65 DEGREE ANGLE - CONTRACTOR TO PROVIDE MOCKUPS FOR OWNER APPROVAL		3/LS508
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L-10	ADA RAMP AND RAMP WALLS - REFER TO CIVIL DRAWINGS FOR RAMP DETAILS		
L-11	CONCRETE STEPPERS		4/LS508
L-12	TUNNEL UNDER CAMPUS DRIVE - REFER TO CIVIL TUNNEL DRAWINGS		
L-13	WELDED WIRE MESH POOL FENCE WITH SECURE ENTRANCE GATES		2/LS508
L-14	STAIRS - REFER TO CIVIL DRAWINGS		
L-15	RAILING AT COURTYARD (TYP.) - REFER TO ARCHITECTURAL DRAWINGS FOR RAILING DETAILS		
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L-17	STAMPED ASPHALT CROSS WALK		6/LS508
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L-24	ROOFTOP/ PODIUM LINE BEGINS HERE		
L-25	BISTRO LIGHTS IN FIRE ACCESS LANE TO HAVE 15' POLES TO GIVE A MINIMUM OF 13'-6" CLEARANCE FOR FIRE TRUCK ACCESS (TYPICAL IN FIRE ACCESS LANE)		

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
S-101	TREE GRATE	15	5/LS508

0 10 20 30 feet
SCALE: 1" = 10'

KEYMAP
NOT TO SCALE

FILE P:\Lift Six Plan\Work\2017 Projects\1703 - UVU PHSH (PEG-Woodbury)\Drawings\1703X-Layout Enlargements.dwg
USER: rowlge DATE/TIME: Jan 30, 2019 - 12:00pm
SCALE: 10 LAYOUT: LL104 Layout Plan

Designed by: BAR
Drawn by: NKJ
Architect of Record: XX
Date Plotted: XX/XX/XXXX

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction		
Revisions:		
1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING
APARTMENT BUILDINGS
OREM, UTAH
PEGDEVELOPMENT

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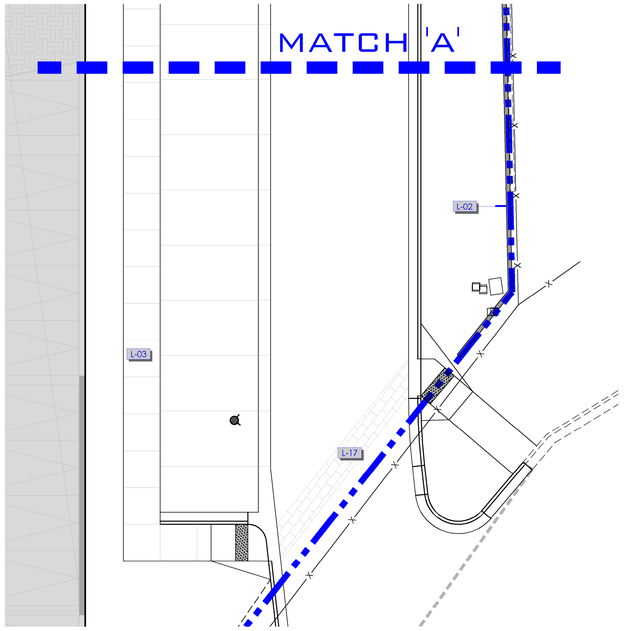
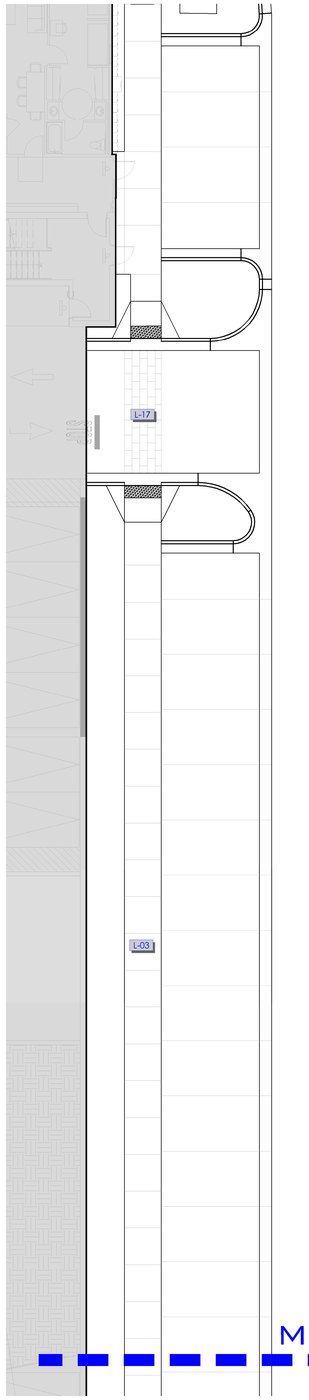
SHEET CONTENTS:
LAYOUT PLAN

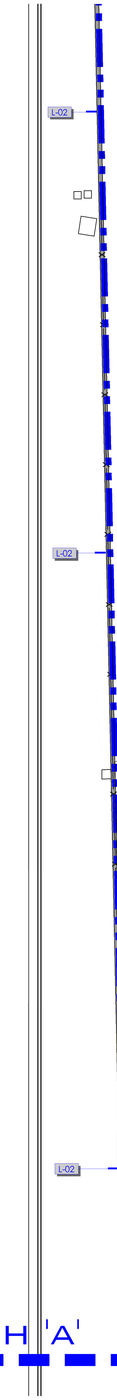
SHEET NO.
LL104

#16332

SUBMITTAL SET - 1-30-2019







REFERENCE NOTES SCHEDULE

SITE LAYOUT

SYMBOL	DESCRIPTION	QTY	DETAIL
L-01	MULTIUSE SPORT TURF AREA WITH (2) SLEEVES TO MOUNT VOLLEYBALL NET		1/LS508
L-02	6' HIGH PRIVACY FENCE - REFER TO CIVL DRAWINGS FOR FENCE DETAIL		
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L-10	ADA RAMP AND RAMP WALLS - REFER TO CIVIL DRAWINGS FOR RAMP DETAILS		
L-11	CONCRETE STEPPERS		4/LS508
L-12	TUNNEL UNDER CAMPUS DRIVE - REFER TO CIVIL TUNNEL DRAWINGS		
L-13	WELDED WIRE MESH POOL FENCE WITH SECURE ENTRANCE GATES		2/LS508
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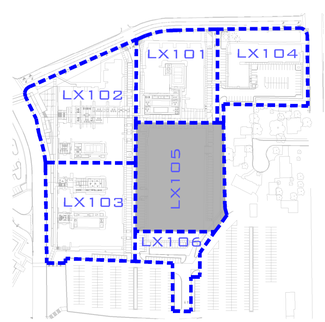
SITE FURNISHINGS

SYMBOL	DESCRIPTION	QTY	DETAIL
S-101	TREE GRATE	15	5/LS508

0 10 20 30 feet

SCALE: 1" = 10'



KEYMAP

NOT TO SCALE

Designed by: BAR
Drawn by: NKJ
Architect of Record: XX
Date Plotted: XX/XX/XXXX

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction		
Revisions:		
1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING
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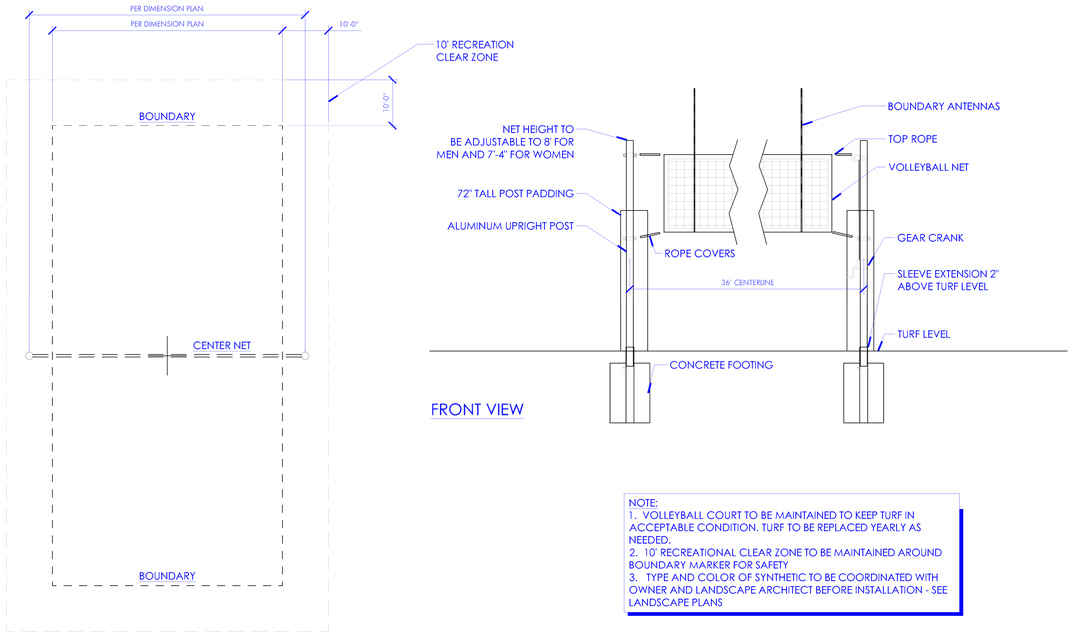
SHEET CONTENTS:
LAYOUT PLAN

SHEET NO.
LL105

#16332

SUBMITTAL SET - 1-30-2019

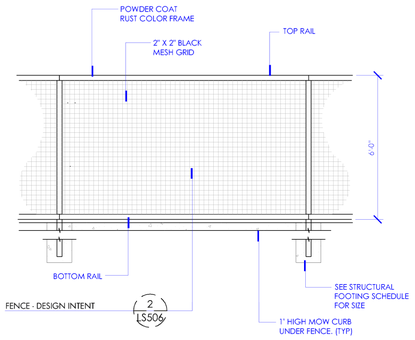
FILE PATH: S:\Projects\2017 Projects\1703 - UVU PVSH (PEG-Woodbury)\Drawings\1703X Layout Enlargements.dwg
USER: rosejar DATE/TIME: Jan 30, 2019 - 12:00pm
SCALE: 10 LAYOUT: LL105 Layout Plan



NOTE:
1. VOLLEYBALL COURT TO BE MAINTAINED TO KEEP TURF IN ACCEPTABLE CONDITION. TURF TO BE REPLACED YEARLY AS NEEDED.
2. 10' RECREATIONAL CLEAR ZONE TO BE MAINTAINED AROUND BOUNDARY MARKER FOR SAFETY
3. TYPE AND COLOR OF SYNTHETIC TO BE COORDINATED WITH OWNER AND LANDSCAPE ARCHITECT BEFORE INSTALLATION - SEE LANDSCAPE PLANS

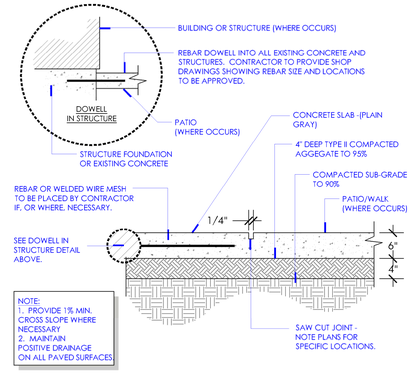
1 VOLLEYBALL COURT

1/8" = 1'-0" PROJ-INST-UVU1-43



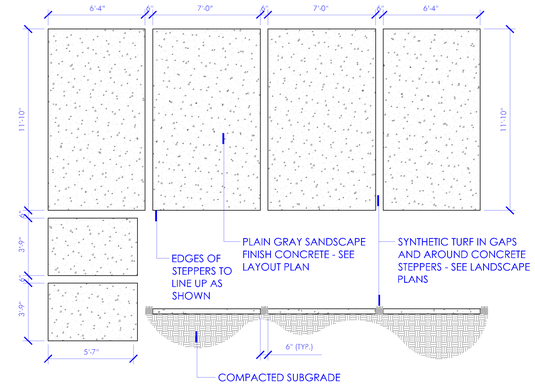
2 6` HIGH BLACK MESH FENCE

1/2" = 1'-0" PROJ-INST-UVU1-13



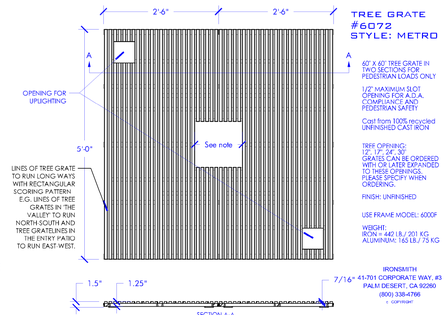
3 CONCRETE PATIO/WALK - SAW CUT SCORING

SCALE: NOT TO SCALE PROJ-INST-UVU1-39



4 SEGMENTED CONCRETE PATIO/WALK

1/4" = 1'-0"



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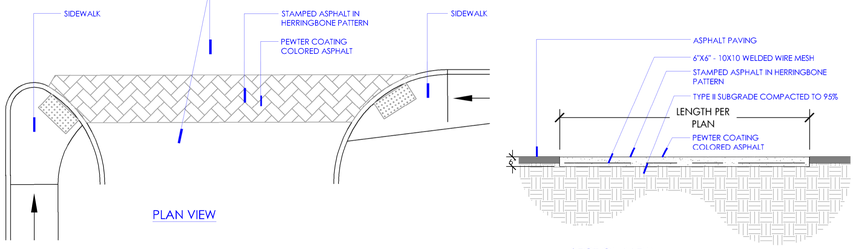
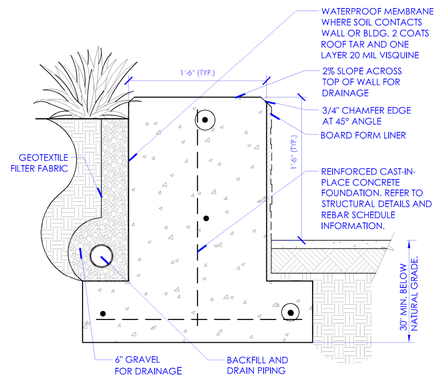
5 5' X 5' METRO TREE GRATE WITH (2) UP-LIGHTS

3/4" = 1'-0" PROJ-INST-UVU1-32 PROJ-INST-UVU1-22



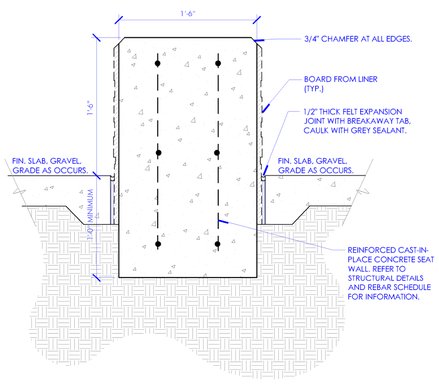
6 STAMPED ASPHALT CROSSWALK

1" = 1'-0" PROJ-INST-UVU1-91



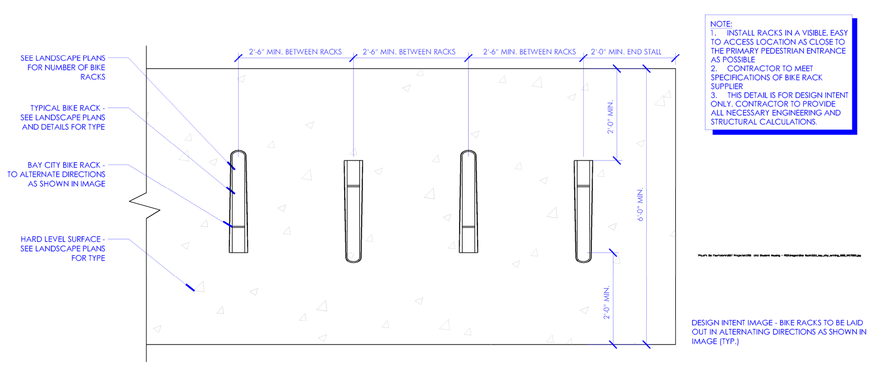
7 CONCRETE PLANTER WALL

1 1/2" = 1'-0" PROJ-INST-UVU1-18



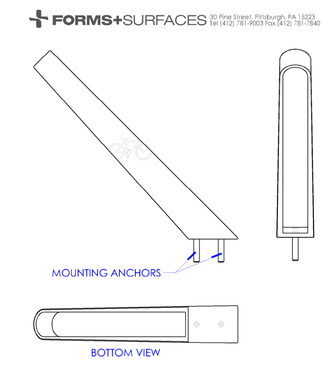
8 CONCRETE SEAT WALL

1 1/2" = 1'-0" PROJ-INST-UVU1-92



9 TYPICAL MULTIPLE BIKE RACK AREA

3/4" = 1'-0" PROJ-INST-UVU1-20



10 BAY CITY BIKE RACK - FORMS + SURFACES

1/8" = 1'-0" PROJ-INST-UVU1-17

FILE: P:\LOft Six Four\Work\2017 Projects\1703 UVU PVSH (PEG-Woodbury)\Drawings\LS508 Site Details.dwg
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SCALE: 1 LAYOUT: LS508 Site Details

Designed by: BAR
Drawn by: NKJ
Architect of Record: xx
Date Plotted: xx/xx/xxxx

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction		
Revisions:		
1	12/17/2018	CITY COMMENTS

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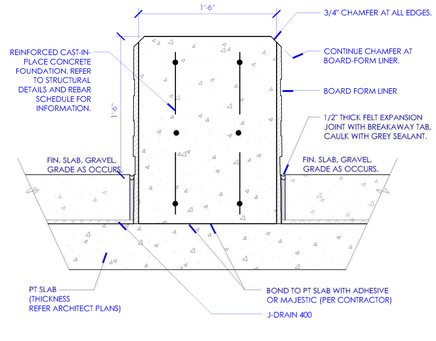
SHEET CONTENTS: SITE DETAILS
SHEET NO. **LS508**
#16332

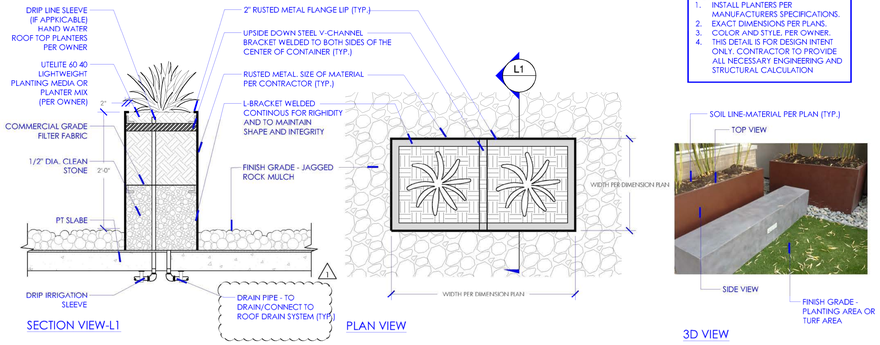
SUBMITTAL SET - 1-30-2019



1 CONCRETE SEAT WALL - OVER PODIUM

1 1/2" = 1'-0"

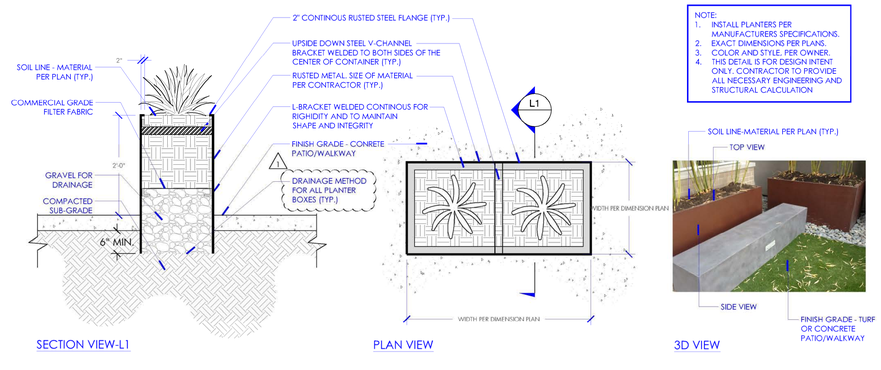
PROJ-INST-UVU1-ROOF-76



2 RUSTED STEEL PLANTER - OVER PODIUM

3/4" = 1'-0"

PROJ-INST-UVU1-16



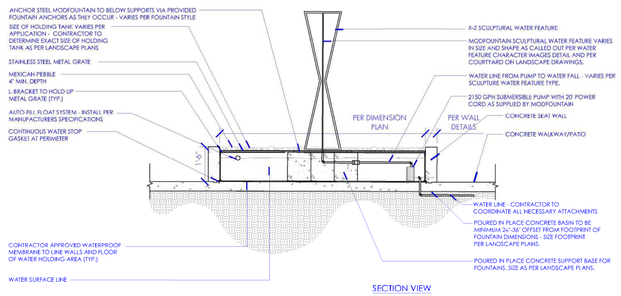
3 RUSTED STEEL PLANTER WITH FLANGE IN SOIL - AT STREET LEVEL

3/4" = 1'-0"

PROJ-INST-UVU1-21

3D VIEW

NOTE:
1. SEE WWW.MODFOUNTAIN.COM/SHOP FOR ORDERING INFO.
2. CALL RANDY AT (206)334-5040 FOR ADDITIONAL INFO.
3. ALL FOUNTAINS SHALL BE SET AT LOCATIONS SPECIFIED PER PLANS.
4. SEE WWW.WATERFEATURESOLUTIONS.COM, KIM MCCARTY AT 1-800-320-0626 FOR INFO ON PUMPS AND RECYCLING WATER NEEDS.
5. WINTERIZATION FOR DRAINING OF BASIN TURN PUMP OFF, DISCONNECT IT FROM FOUNTAIN, ATTACH A HOSE TO THE PUMP PUTTING END OF HOSE IN ADJACENT PLANTER, THEN TURN BACK ON PUMP AND PUMP WATER FROM BASIN INTO ADJACENT PLANTER. WINTERIZE EVERY YEAR AND STORE PUMP INDOORS IN INTERIOR MAINTENANCE CLOSET. (TYPICAL EVERY YEAR)



4 X-2 FOUNTAIN SCULPTURAL WATER FEATURE

3/16" = 1'-0"

1. THE WATERPROOFING SYSTEM IS BY THE WATERPROOFING CONSULTANT. KEY WATERPROOFING JUNCTURES BETWEEN THE SCOPES OF WORK OF VARIOUS DESIGN DISCIPLINES WILL BE DESIGNED AND REVIEWED BY THE WATERPROOFING CONSULTANT.

2. THE SIZE, SHAPE, AND PLACEMENT OF THE STRUCTURAL SLAB'S INVERTED PYRAMIDS, SUBSURFACE DRAINS AND CONNECTIONS ARE BY OTHERS AND WILL BE AVAILABLE EARLY IN THE CD PROCESS. THE STRUCTURAL ENGINEER WILL DESIGN AND DOCUMENT THIS AS THE STRUCTURAL ISSUES ARE PRIMARY. L64 WILL COORDINATE WITH ARCHITECT AND STRUCTURAL TO REFINE AND ADJUST PENETRATIONS AS NEEDED TO ACCOMMODATE LANDSCAPE ELEMENTS THAT ARE ON THE SURFACE OF THE PODIUM.

3. THE WATERPROOFING SYSTEM WILL BE A "FLOW-THROUGH SYSTEM", WHERE WATER THAT PASSES THROUGH PLANTERS AND/OR THE SURFACE PAVING OF THE PODIUM, WILL FLOW TO DRAINS THAT PENETRATE THROUGH THE STRUCTURAL SLAB.

4. DOWNSPOUTS WILL BE PIPED THROUGH THE PODIUM. IT IS ASSUMED THAT THERE IS NO REQUIREMENTS TO FILTER ROOF OR RAINWATER AS PART OF THE LANDSCAPE DESIGN OF PODIUM OR ROOF SLAB.

5. THERE WILL BE A SET-DOWN BETWEEN THE TOP OF THE PODIUM SURFACE AND THE TOP OF THE STRUCTURAL SLAB (AS MEASURED AT THE THRESHOLD). THE STRUCTURAL ENGINEER, IN CONCERT WITH THE WATERPROOFING CONSULTANT, WILL DETERMINE THE TOP OF THE STRUCTURAL SLAB AT THE DRAIN LOCATION TO SATISFY THEIR REQUIREMENTS. L64 WILL COORDINATE REGARDING GRADING AND DRAINAGE OF THE PODIUM SURFACE.

6. L64'S WORK IS ENTIRELY ABOVE THE STRUCTURAL SLAB'S WATERPROOFING SYSTEM.

7. L64 WILL GRADE THE SURFACE OF THE PODIUM AND WILL COORDINATE WITH ARCHITECT, STRUCTURAL, AND THE WATERPROOFING CONSULTANT REGARDING ADJACENT MATERIALS.

8. THE PLANTERS ON-PODIUM WILL BE OFFSET FROM THE BUILDING APPROXIMATELY 12-INCHES AND THE SPACE BETWEEN THE BUILDING AND THE MAJORITY OF PLANTERS WILL DRAIN THROUGH A POROUS SURFACE TO THE WATERPROOFING SYSTEM THAT OVERLAYS THE STRUCTURAL SLAB.

9. THE WATERPROOFING CONSULTANT WILL ESTABLISH AND SPECIFY THE WATERPROOFING REQUIRED WITHIN PLANTERS. L64 WILL DOCUMENT THE WATERPROOFING WITHIN THE PLANTERS BASED ON INFORMATION PROVIDED BY THE WATERPROOFING CONSULTANT. ARCHITECT WILL REQUEST A REVIEW OF THE WATERPROOFING OF THE PROJECT INCLUDING THE LANDSCAPE DOCUMENTS AND WILL SEND A COPY OF THE REVIEW LETTER FROM THE WATERPROOFING TO L64 PRIOR TO COMPLETION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS.

10. THE STRUCTURAL ENGINEER WILL DETAIL ALL ELEMENTS THAT ARE STRUCTURALLY CONNECTED TO THE STRUCTURAL SLAB.

5 ROOFTOP/PODIUM GENERAL NOTES

1" = 20'

PROJ-INST-UVU1-ROOF-01

FILE: P:\L6F Six Four\Work\2017 Projects\1703 UVU PVSH (REG-Woodbury)\Drawings\1703XLS509 - Site Details.dwg
USER: mwiggi DATE/TIME: Jan 30, 2019 - 12:00pm
SCALE: 1 LAYOUT: LS509 SHEET: LS509

Designed by: BAR
Drawn by: NKJ
Architect of Record: xx
Date Plotted: xx/xx/xxxx

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction

Revisions:

1	12/17/2018	CITY COMMENTS

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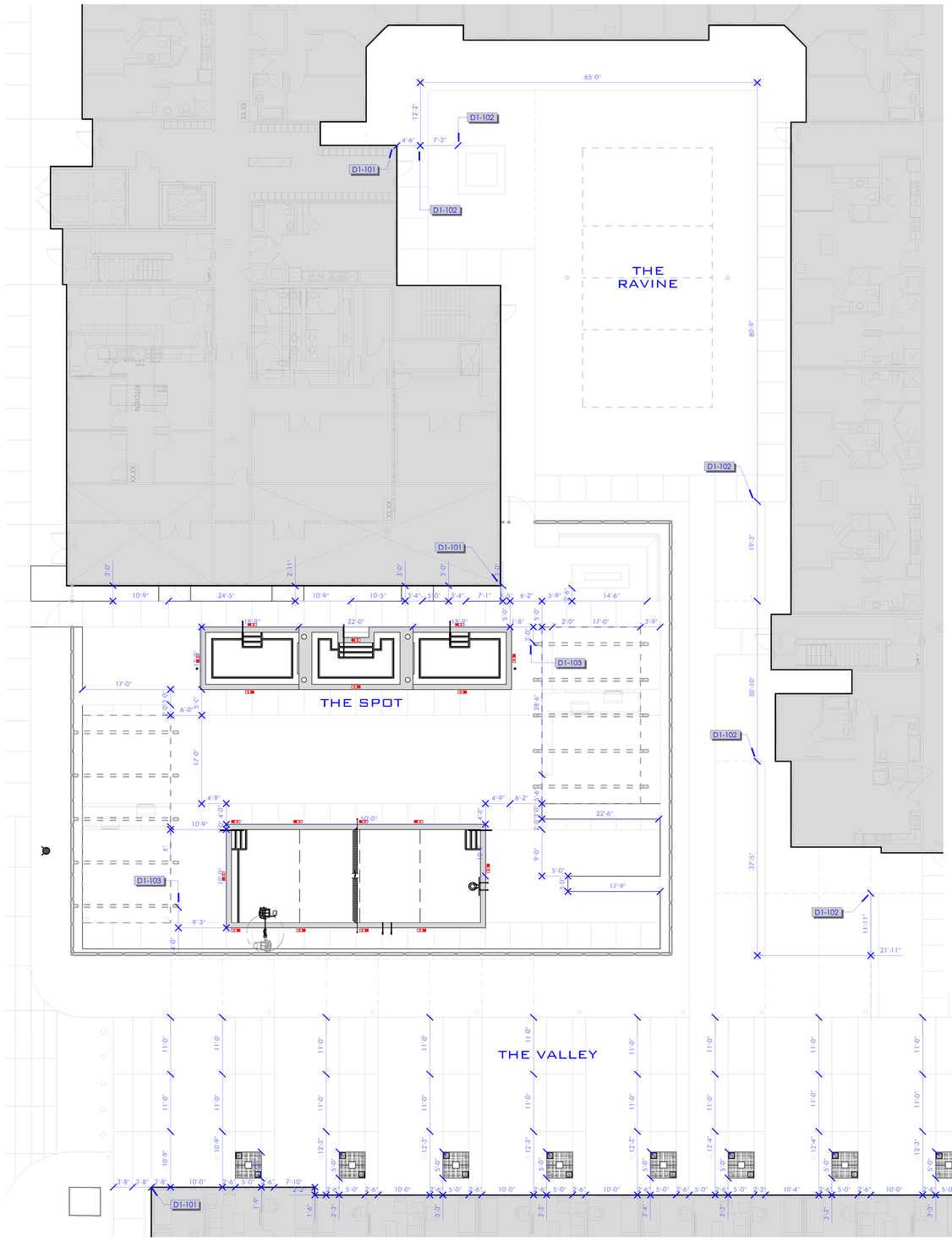
SHEET CONTENTS:
SITE DETAILS

SHEET NO.
LS509

#16332

SUBMITTAL SET - 1-30-2019

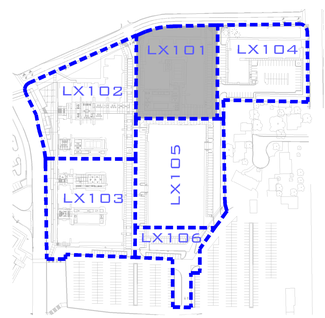


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
D1-101	POINT OF BEGINNING - ALL DIMENSIONS OF SCORE LINES, PLANTERS, BENCHES AND POLES ORIGINATE FROM OUTSIDE CORNER OF BUILDING AS SHOWN (TYP.)		
D1-102	PRIMARY DIMENSION - OUTSIDE CORNER OF SEAT WALL OR RAISED PLANTER WALL		
D1-103	PRIMARY DIMENSION - OUTSIDE CORNER OF OVERHEAD STRUCTURE		

GENERAL DIMENSION PLAN NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL ELEMENTS ARE LAID OUT PROPERLY AND THAT THE "BASIS OF DESIGN" IS MET AND MAINTAINED FROM PLANS TO BUILT CONSTRUCTION.
2. THE DIMENSION PLAN IS FOR HORIZONTAL CONTROL OF ALL OF THE BUILT AND IMPORTANT ELEMENTS ON THE LANDSCAPE SITE PLAN. THESE ELEMENTS SHALL BE, BUT ARE NOT LIMITED TO, PATIOS, SITE WALLS, COBBLE BANDS, METAL OR CONCRETE EDGING, WALKWAYS, ANGLES, ARCS, RADII, ETC.
3. DIMENSIONS ARE TAKEN FROM FIXED POINTS SUCH AS BUILDINGS AND EXISTING ELEMENTS AND CENTER POINTS AS NOTED ON PLAN. THEIR PRIMARY INTENT IS TO MAINTAIN THE "BASIS OF DESIGN".
4. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND ENSURE THAT THESE ELEMENTS ARE LAID OUT PROPERLY AND THAT NO APPARENT ERRORS OR OMISSIONS HAVE OCCURRED.
5. LANDSCAPE ARCHITECT SHALL BE NOTIFIED WITHIN (5) WORKING DAYS PRIOR TO SITE VERIFICATION OF ALL ELEMENTS.
6. LANDSCAPE ARCHITECT HAS THE RIGHT TO MOVE, MODIFY, OR SUGGEST ALTERNATIVE LOCATIONS AND/OR PLACEMENT IF "BASIS OF DESIGN" HAS NOT BEEN MET. L.A. SHALL DO SO AT HIS OWN DISCRETION.
7. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARISE FROM THE TRANSLATION OF PLAN TO BUILT CONDITIONS, SO THAT SUITABLE ALTERNATIVES MAY BE PROPOSED AND/OR MODIFICATIONS TO PLANNED ELEMENTS MAY BE REVISED ON SITE AS NECESSARY.
8. OVERALL DIMENSIONS OF SITE AMENITIES/ELEMENTS ARE FOUND IN SITE DETAILS SERIES (TYP.)



Designed by: BAR
Drawn by: NKJ
Architect of Record: XX
Date Plotted: XX/XX/XXXX

Issue for Pricing / Bidding:		
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Issue for Construction		
Revisions:		
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SHEET CONTENTS:
DIMENSION PLAN

SHEET NO.
LD101

#16332

SUBMITTAL SET - 1-30-2019

FILE: P:\Left Sh Fcst\Work\2017 Projects\1703_UVU PGH (PEG)-Woodbury\Drawings\1703X-Dimension.dwg
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SCALE: 10 LAYOUT: LD101 Dimension Plan

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
D1-101	POINT OF BEGINNING - ALL DIMENSIONS OF SCORE LINES, PLANTERS, BENCHES AND POLES ORIGINATE FROM OUTSIDE CORNER OF BUILDING AS SHOWN (TYP.)		
D1-102	PRIMARY DIMENSION - OUTSIDE CORNER OF SEAT WALL OR RAISED PLANTER WALL		
D1-103	PRIMARY DIMENSION - OUTSIDE CORNER OF OVERHEAD STRUCTURE		

GENERAL DIMENSION PLAN NOTES:

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4. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND ENSURE THAT THESE ELEMENTS ARE LAID OUT PROPERLY AND THAT NO APPARENT ERRORS OR OMISSIONS HAVE OCCURRED.
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8. OVERALL DIMENSIONS OF SITE AMENITIES/ELEMENTS ARE FOUND IN SITE DETAILS SERIES (TYP.)

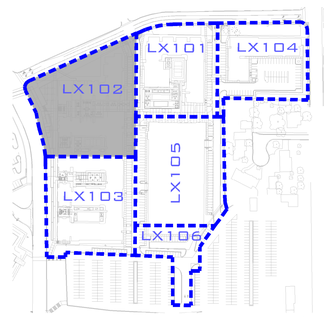
THE NARROWS

BLDG 2

THE FOLLIE

0 10 20 30 feet

SCALE: 1" = 10'



KEYMAP NOT TO SCALE

NORTH

Designed by:	BAR
Drawn by:	NKJ
Architect of Record:	XX
Date Plotted:	XX/XX/XXXX

Issue for Pricing / Bidding:		
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SHEET CONTENTS: DIMENSION PLAN

SHEET NO. **LD102**

#16332

SUBMITTAL SET - 1-30-2019

SCALE: 1" = 10'

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SCALE: 10 LAYOUT: LD102 Dimension Plan

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
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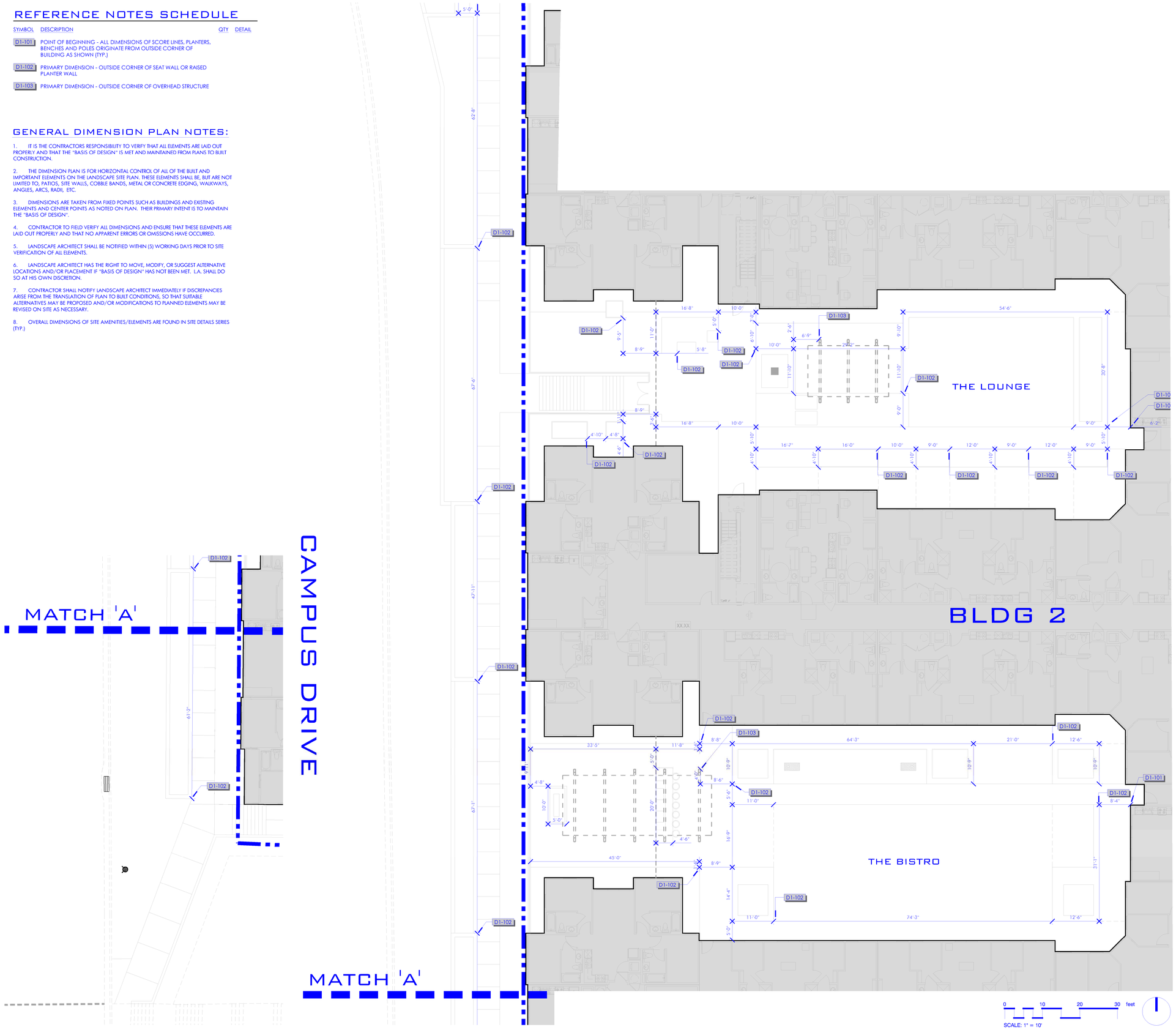

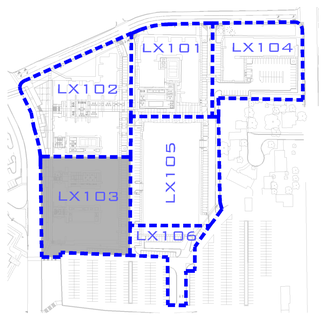

KEYMAP
NOT TO SCALE

Designed by:	BAR
Drawn by:	NKJ
Architect of Record:	XX
Date Plotted:	XX/XX/XXXX
Issue for Pricing / Bidding:	
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6/4
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A: 9500 S 500 W STE 215 SANDY UT 84070
P: 801 878 4717
W: LOFTSIXFOUR.COM

SHEET CONTENTS:
DIMENSION PLAN

SHEET NO.
LD103

#16332

SUBMITTAL SET - 1-30-2019

FILE: P:\Loft Six Four\Work\2017 Projects\1703 UVU PVSH (PEG-Woodbury)\Drawings\1703X-Dimension.dwg
USER: nalejar DATE/TIME: Jan 30, 2019 - 12:01pm
SCALE: 10 LAYOUT: LD103 Dimension Plan

IRRIGATION SCHEDULE

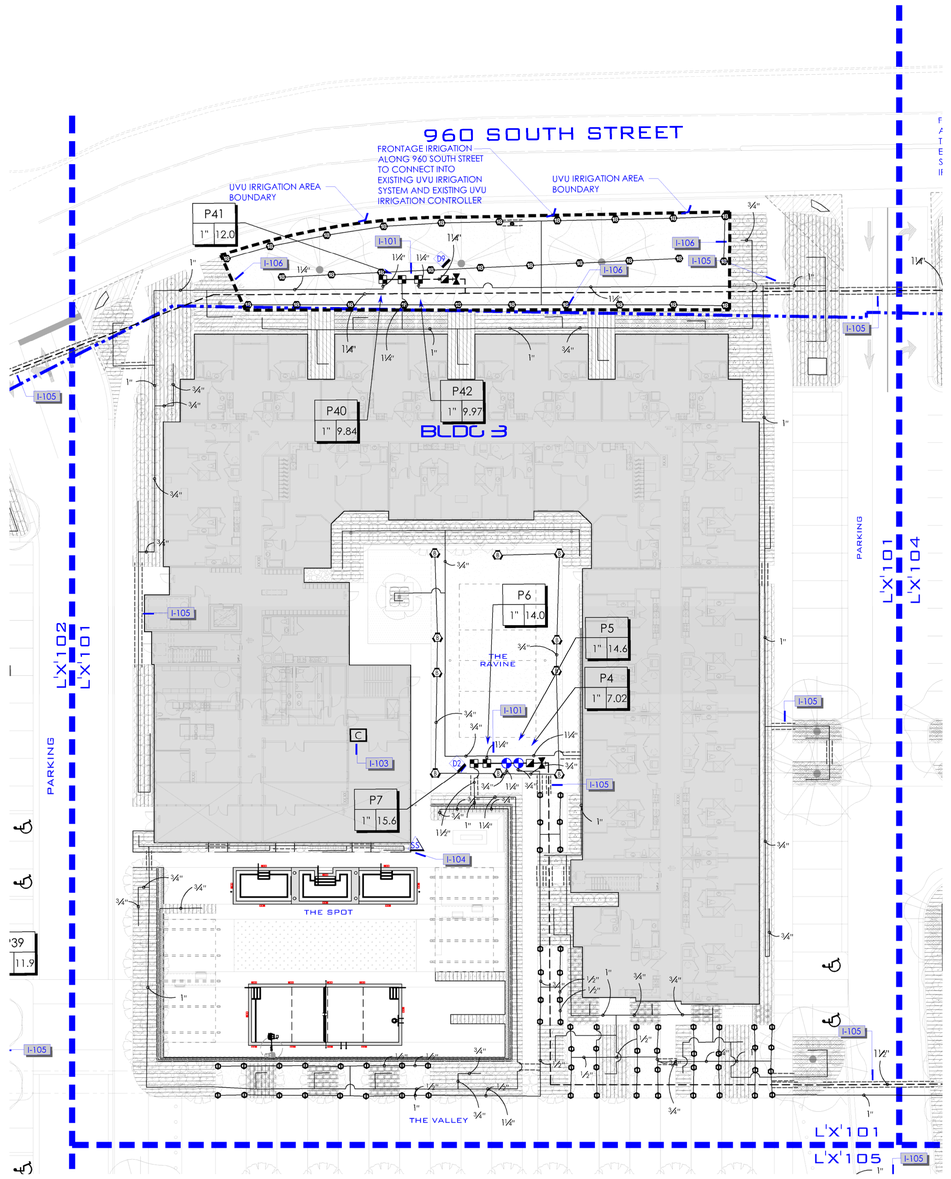
SYMBOL	DESCRIPTION	QTY	DETAIL
I-101	IRRIGATION PIPING AND EQUIPMENT ARE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED. ALIGN VALVE BOXES WITHIN SHRUB BEDS AND ALIGN WITH BUILDING, WALL, OR EDGE OF PAVEMENT. (TYP.)		
I-102	CONNECT SERVICE LINE TO 2" WATER METER. SEE CIVIL PLANS FOR EXACT LOCATION. PLACE ALL IRRIGATION EQUIPMENT IN PLANTER BED SO AS TO HIDE IT FROM VIEW. IRRIGATION IS DESIGNED FOR 90 PSI AT POINT OF CONNECTION WITH A 20 GPM MINIMUM FLOW. CONTRACTOR TO USE PRESSURE REGULATOR FOR PSI OVER 90 PSI.		
I-103	WALL MOUNT IRRIGATION CONTROLLER ON INTERIOR WALL OF BUILDING INSIDE MAINTENANCE CLOSET. VERIFY EXACT LOCATION WITH OWNER. COORDINATE CONTROLLER LOCATION WITH POWER SUPPLY.		
I-104	PLACE WIRELESS SOLAR SYNC SENSOR IN CONSPICUOUS LOCATION IN PLANTER OR ON ROOF. WHERE IT WILL RECEIVE FULL SUN. DON'T PLACE NEAR DARK BUILDINGS AND /OR TEXTURES. PER MANUFACTURER'S SPECIFICATIONS.		
I-105	IRRIGATION PIPING AND EQUIPMENT ARE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED (TYP.)		
I-106	CONTRACTOR TO CUT, CAP AND MAINTAIN EXISTING IRRIGATION SYSTEM TRANSITION POINTS OR WHERE DISTURBANCE OCCURS DURING CONSTRUCITON PROCESS. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING PLANT MATERIAL OR REPLACE IF DAMAGED OR LOST AT CONTRACTOR EXPENSE.		

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
4V 6V 18V	RAIN BIRD 1804-PRS ADJ TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	117	30	
18HE-VAN 12HE-VAN 10HE-VAN 12SHE-VAN	RAIN BIRD 1804-PRS ADJ TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	9	30	
M A O	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	22	40	
K B R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40	40	
B Y A	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	24	40	
ADJ. 360	HUNTER MP8005R PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	62	40	
0.25 0.50	HUNTER RZWS-18 18" LONG RZWS WITH INSTALLED .25GPM OR .50GPM BUBBLER OPTIONS, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	52	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	31	
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	69,863 S.F.	

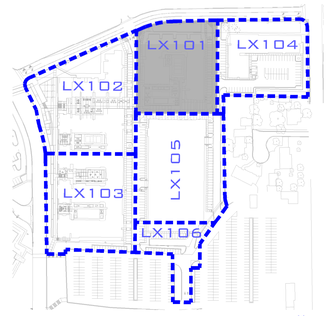
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE. GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	14	
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	14	
	MATCO-NORCA 200MD 2" TO 12" MECHANICAL JOINT, EPOXY COATED, & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE.	14	
MV	HUNTER ICV-G MASTER 2" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	
D	DRAIN VALVE MANUEL MAINLINE DRAIN VALVE. INSTALL AFTER HYDROMETER. INSTALL WITH 3' X 3' X 3' GRAVEL SUMP MIN. SEE DETAIL (TYP.)	1	
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1	
C	HUNTER ACC-99D 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET.	1	
D1	HUNTER ICD-200 2-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D2	HUNTER ICD-200 2-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D3	HUNTER ICD-200 2-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D5	HUNTER ICD-200 2-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D6	HUNTER ICD-200 2-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D1	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D10	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D2	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D3	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D4	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D6	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D7	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D5	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D1	HUNTER ICD-600 6-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D2	HUNTER ICD-600 6-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
SS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED, INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND	1	



	GUTTER MOUNT BRACKET.		
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	1	
WM	WATER METER 2"	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN. WITH ALL OTHERS BEING 3/4" IN SIZE.	17,595 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	3,861 L.F.	
	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	1,808 L.F.	

Valve Callout
— Valve Number
#" # — Valve Flow / Valve Size

NOTE - SEE SHEET LR502 FOR GENERAL IRRIGATION AND UVU SPECIFIC IRRIGATION NOTES



Designed by: BAR
Drawn by: NKJ
Architect of Record: XX
Date Plotted: XX/XX/XXXX

Revisions:		
	1	12/17/2018 CITY COMMENTS

PALOS VERDES STUDENT HOUSING
APARTMENT BUILDINGS
OREM, UTAH
PEGDEVELOPMENT

6/4
LOFTSIXFOUR
LANDSCAPE ARCHITECTURE // URBAN DESIGN
A: 9500 S 500 W STE 215 SANDY UT 84070
P: 801 878 4717
W: LOFTSIXFOUR.COM

SHEET CONTENTS: IRRIGATION PLAN
SHEET NO. LR101
#16332

SUBMITTAL SET - 1-30-2019

FILE: P:\Lot Six Four\Work\2017 Projects\1703_UVU_PVSH (PEG-Woodbury)\Drawings\1703X-Irrigation.dwg
USER: rsteiger DATE/TIME: Jan 30, 2019 - 12:51pm
SCALE: 4 LAYOUT: LR101 Irrigation Plan

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
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0.25 0.50	HUNTER RZWS-18 18" LONG RZWS WITH INSTALLED .25GPM OR .50GPM BUBBLER OPTIONS, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	52	30	

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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
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	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	14	
	MATCO-NORCA 200MD 2" TO 12" MECHANICAL JOINT, EPOXY COATED, & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE.	14	
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D1A	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D2	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
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D6	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
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D9	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
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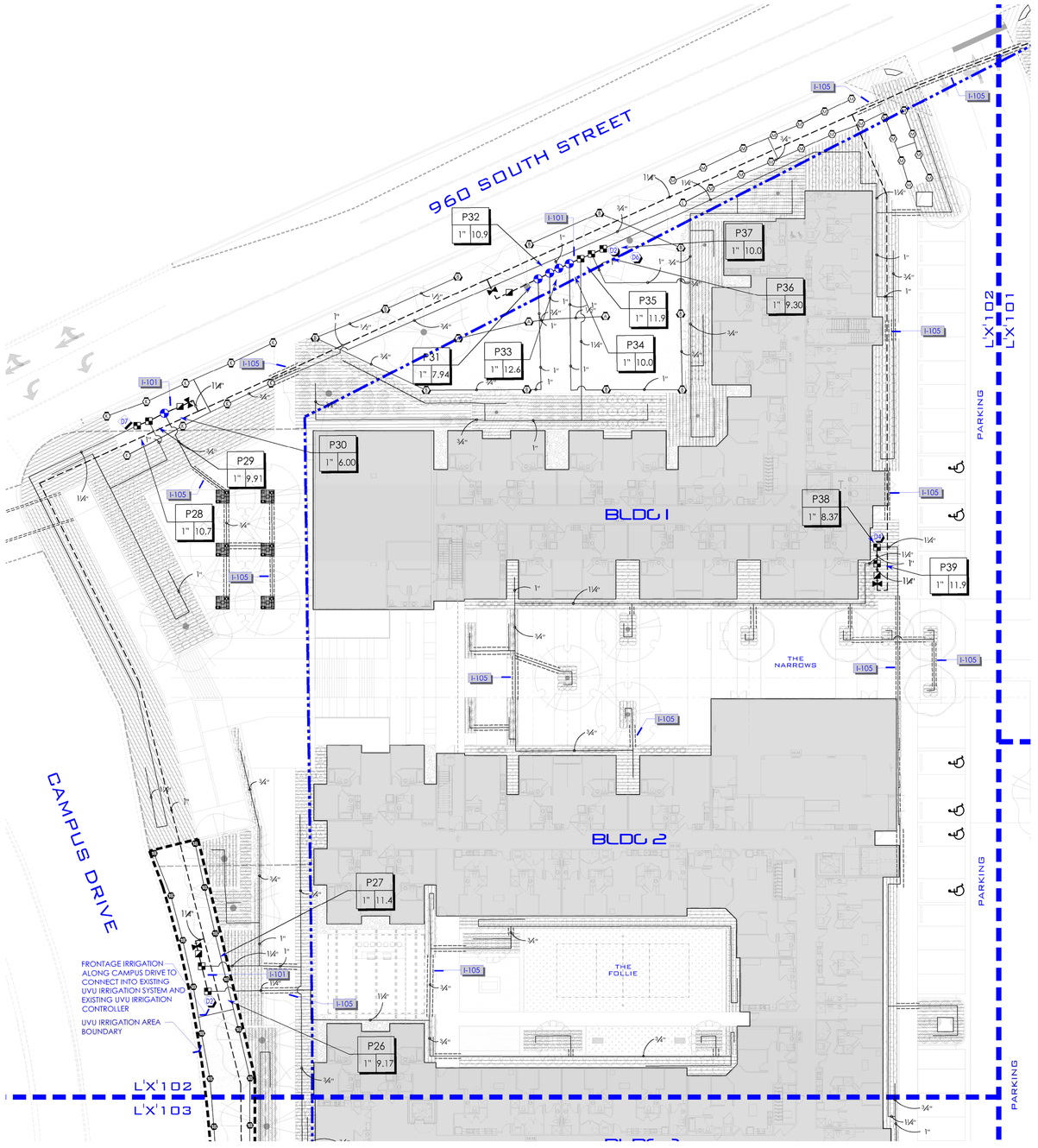
D2	HUNTER ICD-600 6-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
SS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED, INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND	1	



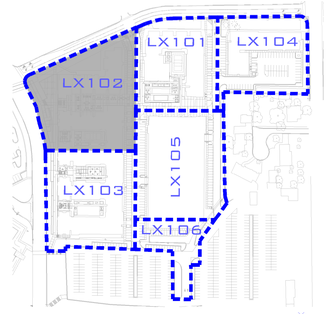
FS	GUTTER MOUNT BRACKET. HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	1
WM	WATER METER 2"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	17,595 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	3,861 L.F.
	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	1,808 L.F.

Valve Callout

0 20 40 60 feet

SCALE: 1" = 20'

NOTE - SEE SHEET LR502 FOR GENERAL IRRIGATION AND UVU SPECIFIC IRRIGATION NOTES



KEYMAP NOT TO SCALE

NORTH

Designed by: BAR
Drawn by: NKJ
Architect of Record: XX
Date Plotted: XX/XX/XXXX

Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction	

Revisions:

1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING
APARTMENT BUILDINGS
OREM, UTAH
PEGDEVELOPMENT

6/4 LOFTSIXFOUR
LANDSCAPE ARCHITECTURE // URBAN DESIGN
A: 9500 S 500 W STE 215 SANDY UT 84070
P: 801 878 4717
W: LOFTSIXFOUR.COM

SHEET CONTENTS: IRRIGATION PLAN
SHEET NO. LR102
#16332
SUBMITTAL SET - 1-30-2019

FILE: P:\Lofft Sh Flow\Work\2017 Projects\1703 - UVU PH SH (PEG-Woodbury)\Drawings\1703X-irrigation.dwg
USER: rcelayir DATE/TIME: Jan 30, 2019 - 12:02pm
SCALE: 4 LAYOUT: LR102 Irrigation Plan

IRRIGATION SCHEDULE

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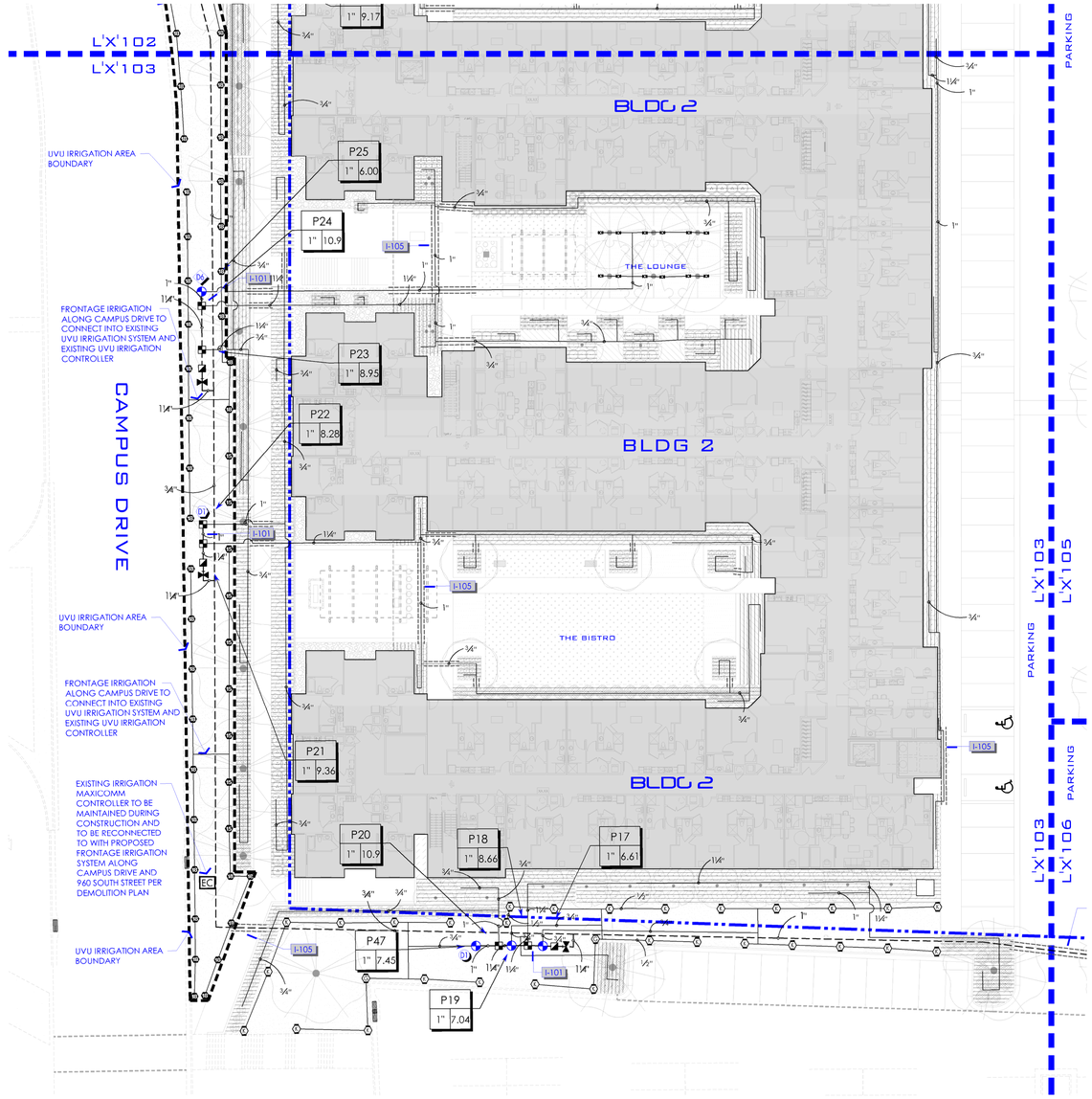
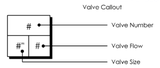
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	31	
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE, 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	69,863 S.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE. GLOBE CONFIGURATION. WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	14	
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	14	
	MATCO-NORCA 200MD 2" TO 12" MECHANICAL JOINT, EPOXY COATED, & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE.	14	
MV	HUNTER ICV-G MASTER 2" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	
D	DRAIN VALVE MANUEL MAINLINE DRAIN VALVE. INSTALL AFTER HYDROMETER. INSTALL WITH 3' X 3' X 3' GRAVEL SUMP MIN. SEE DETAIL (TYP.)	1	
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1	
C	HUNTER ACC-99D 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET.	1	
D1	HUNTER ICD-200 2-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D2	HUNTER ICD-200 2-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D4	HUNTER ICD-200 2-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D5	HUNTER ICD-200 2-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D6	HUNTER ICD-200 2-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D1	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D1	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D2	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D3	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D4	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D5	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D7	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D8	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D1	HUNTER ICD-600 6-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D2	HUNTER ICD-600 6-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
SS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND	1	

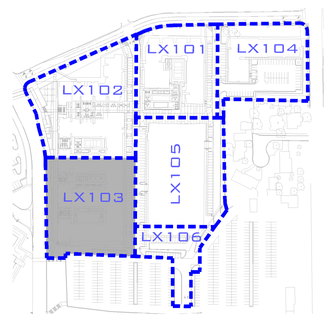


	GUTTER MOUNT BRACKET.		
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	1	
WM	WATER METER 2"	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN. WITH ALL OTHERS BEING 3/4" IN SIZE.	17,595 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	3,861 L.F.	
	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	1,808 L.F.	

Valve Callout



NOTE - SEE SHEET LR502 FOR GENERAL IRRIGATION AND UVU SPECIFIC IRRIGATION NOTES



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USER: rowan DATE/TIME: Jan 30, 2019 - 12:02pm
SCALE: 4 LAYOUT: LR103 Irrigation Plan

Designed by: BAR
Drawn by: NKJ
Architect of Record: XX
Date Plotted: XX/XX/XXXX

Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction		
Revisions:		
1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING

APARTMENT BUILDINGS

OREM, UTAH

PEGDEVELOPMENT

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SHEET CONTENTS: IRRIGATION PLAN

SHEET NO. **LR103**

#16332

SUBMITTAL SET - 1-30-2019

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
I-101	IRRIGATION PIPING AND EQUIPMENT ARE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED. ALIGN VALVE BOXES WITHIN SHRUB BEDS AND ALIGN WITH BUILDING, WALL, OR EDGE OF PAVEMENT. (TYP.)		
I-102	CONNECT SERVICE LINE TO 2" WATER METER. SEE CIVIL PLANS FOR EXACT LOCATION. PLACE ALL IRRIGATION EQUIPMENT IN PLANTER BED SO AS TO HIDE IT FROM VIEW. IRRIGATION IS DESIGNED FOR 90 PSI AT POINT OF CONNECTION WITH A 20 GPM MINIMUM FLOW. CONTRACTOR TO USE PRESSURE REGULATOR FOR PSI OVER 90 PSI.		
I-103	WALL MOUNT IRRIGATION CONTROLLER ON INTERIOR WALL OF BUILDING INSIDE MAINTENANCE CLOSET. VERIFY EXACT LOCATION WITH OWNER. COORDINATE CONTROLLER LOCATION WITH POWER SUPPLY.		
I-104	PLACE WIRELESS SOLAR SYNC SENSOR IN CONSPICUOUS LOCATION IN PLANTER OR ON ROOF. WHERE IT WILL RECEIVE FULL SUN. DON'T PLACE NEAR DARK BUILDINGS AND /OR TEXTURES. PER MANUFACTURER'S SPECIFICATIONS.		
I-105	IRRIGATION PIPING AND EQUIPMENT ARE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED (TYP.)		
I-106	CONTRACTOR TO CUT, CAP AND MAINTAIN EXISTING IRRIGATION SYSTEM TRANSITION POINTS OR WHERE DISTURBANCE OCCURS DURING CONSTRUCITON PROCESS. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING PLANT MATERIAL OR REPLACE IF DAMAGED OR LOST AT CONTRACTOR EXPENSE.		

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
4V 6V 18V	RAIN BIRD 1804-PRS ADJ TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	117	30	
2SHE-VAN 1SHE-VAN / 2SHE-VAN 1SHE-VAN	RAIN BIRD 1804-PRS ADJ TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	9	30	
MV R O	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	22	40	
	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40	40	
	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	24	40	
ADJ. 360	HUNTER MP800SR PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	62	40	
0.25 0.50	HUNTER RZWS-18 18" LONG RZWS WITH INSTALLED .25GPM OR .50GPM BUBBLER OPTIONS, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	52	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
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	MATCO-NORCA 200MD 2" TO 12" MECHANICAL JOINT, EPOXY COATED, & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE.	14	
MV	HUNTER ICV-G MASTER 2" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	
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C	HUNTER ACC-99D 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET.	1	
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D1A	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D2	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D3	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D4	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D6	HUNTER ICD-400 4-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
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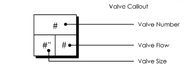
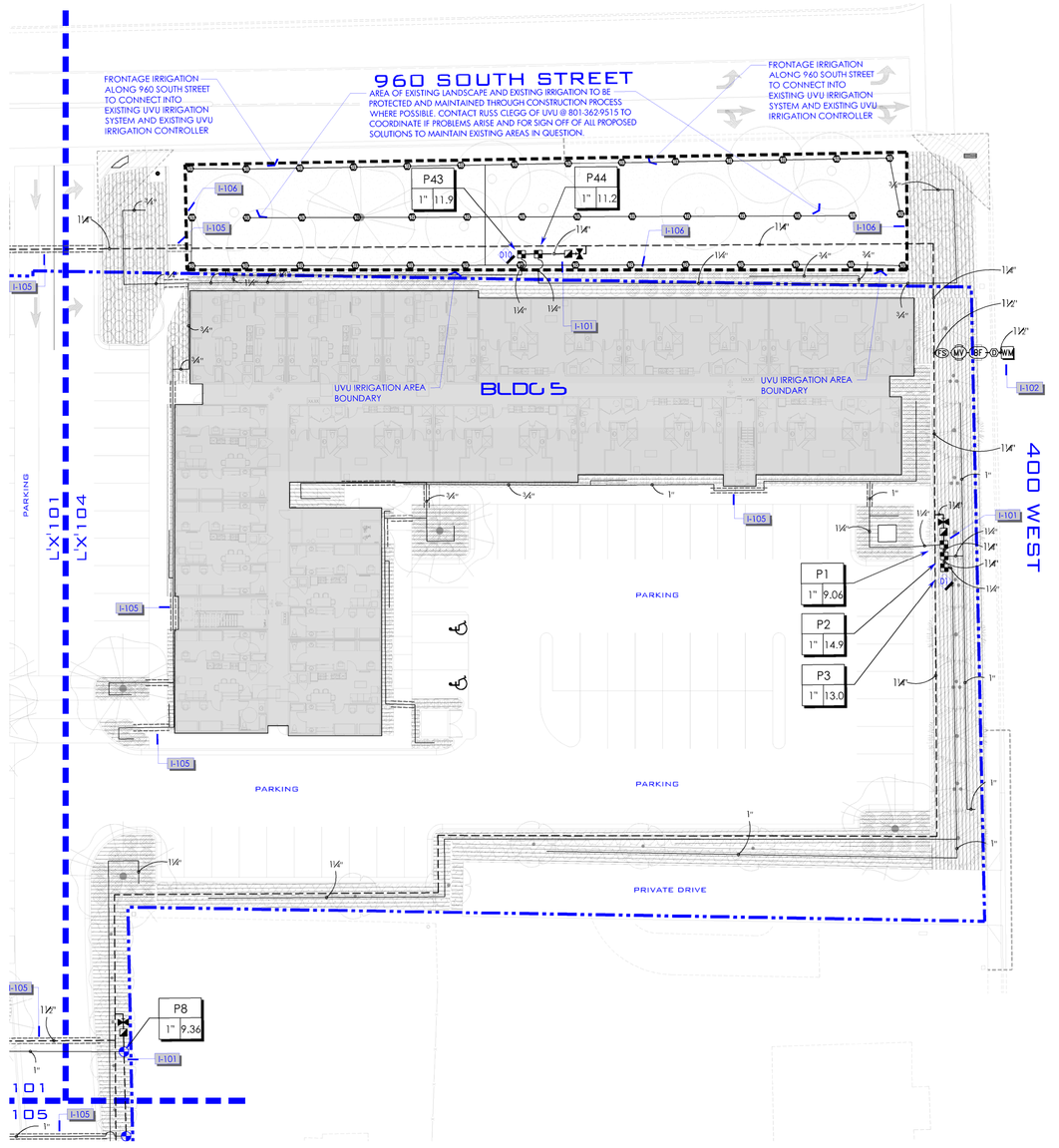
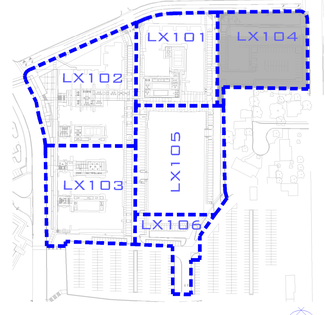
D1	HUNTER ICD-600 6-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
D2	HUNTER ICD-600 6-STATION DECODER WITH SURGE SUPPRESSION AND GROUND WIRE	1	
SA	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED, INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1	
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	1	
WM	WATER METER 2"	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	17,595 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	3,861 L.F.	
	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	1,808 L.F.	

Valve Callout





NOTE - SEE SHEET LR502 FOR GENERAL IRRIGATION AND UVU SPECIFIC IRRIGATION NOTES



KEYMAP
NOT TO SCALE

Designed by: BAR
Drawn by: NKJ
Architect of Record: XX
Date Plotted: XX/XX/XXXX

Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction	

Revisions:

1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING
APARTMENT BUILDINGS
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SHEET CONTENTS:
IRRIGATION PLAN

SHEET NO.
LR104

#16332

SUBMITTAL SET - 1-30-2019

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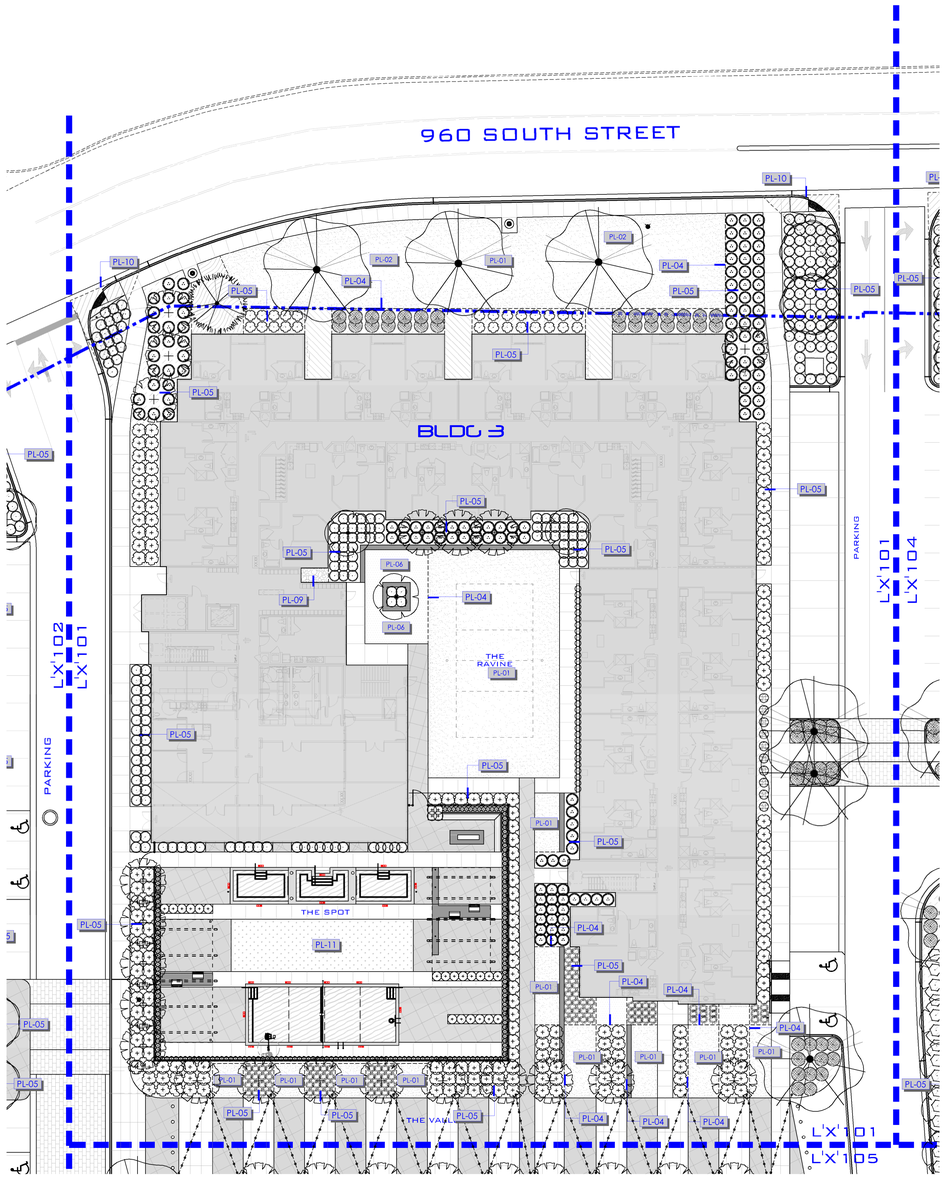
USER: nelgar DATE/TIME: Jan 30, 2019 - 12:03pm
SCALE: 4 LAYOUT: LR104 Irrigation Plan

REFERENCE SCHEDULE

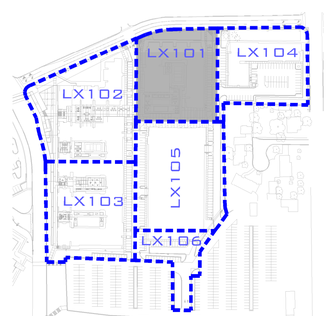
SYMBOL	DESCRIPTION	QTY	DETAIL
PL-01	TURF AREA (TYP.)		7/LP501
PL-02	EXISTING TURF BERMING TO MATCH UVU CAMPUS - PROTECT-IN-PLACE		
PL-03	AREA OF EXISTING LANDSCAPE AND EXISTING IRRIGATION TO BE PROTECTED AND MAINTEAINED THROUGH CONSTRUCTION PROCESS WHERE POSSIBLE. CONTACT RUSS CLEGG OF UVU @ 801-362-9515 TO COORDINATE IF PROBLEMS ARISE AND FOR SIGN OFF OF ALL PROPOSED SOLUTIONS TO MAINTAIN EXISTING AREAS IN QUESTION.		
PL-04	STEEL EDGING BETWEEN ALL ROCK MULCH PLANTING AREAS, GROUNDCOVER AND TURF AREAS (TYP.)		8/LP501
PL-05	PLANTING AREA (TYP.)		10/LP501
PL-06	CRUSHED STONE PATIO AREA (TYP.)		11/LP501
PL-07	SHADED TREE BOSQUE IN TREE GRATES WITH BISTRO SEATING		2/LP501
PL-08	EXISTING TREE - PROTECT-IN-PLACE - REFER TO TREE PROTECTION PLAN - SHEET LT104		1/LT501
PL-09	JAGGED COBBLE AREA		9/LP501
PL-10	25' X 25' CLEAR VIEW AREA: NO LANDSCAPE OR OTHER OBSTRUCTION IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE ALLOWED IN THE CLEAR VIEW AREA (INCLUDING TREES AND TREE CANOPIES)		
PL-11	SYNTHETIC TURF AREA		13/LP501
PL-12	PLAY ZONE SYNTHETIC TURF AREA - BUILT AS SAFE FALL SPACE		12/LP501
PL-13	MEXICAN PEBBLE AROUND BOTTOM OF WATER FEATURE		9/LP501

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	QTY
	QUERCUS ROBUR X ALBA SKINNY GENES / SKINNY GENES COLUNAR ENGLISH OAK	2" CAL.	B&B	19
DECIDUOUS TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	ACER X FREEMANII `ARMSTRONG` / ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B	43
	CARPINUS BETULUS `FRANZ FONTAINE` / FRANZ FONTAINE HORNBEAM	2" CAL.	B&B	46
	PLATANUS X ACERIFOLIA `BLOODGOOD` / LONDON PLANE TREE	2" CAL.	B&B	47
	SOPHORA JAPONICA `HALKA` / JAPANESE PAGODA TREE	2" CAL.	B&B	15
	ZELKOVA SERRATA `CITY SPRITE` / CITY SPRITE ZELKOVA	2" CAL.	B&B	18
EVERGREEN TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	10-12'	N/A	13
EXISTING TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	EXISTING TREES / PROTECT-IN-PLACE	EXISTING	N/A	9
FLOWERING TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY -MULTI-STEM BRANCHES TO BE PRUNED TO 3' HEIGHT AND KEPT NEAT AND CLEAN IN APPEARANCE	2" CAL. PER STEM	B&B	7
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	BAPTISIA AUSTRALIS 'PURPLE SMOKE' / PURPLE SMOKE FALSE INDIGO	5 GAL.		142
	IMPERATA CYLINDRICA `RED BARON` / JAPANESE BLOOD GRASS	1 GAL		188
	PHALARIS ARUNDINACEA `STRAWBERRIES AND CREAM` / STRAWBERRIES AND CREAM RIBBON GRASS	1 GAL		347
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC TRIM REGULARLY TO KEEP NEAT AND TRIM APPEARANCE	5 GAL.		278
CACTI	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	YUCCA FILAMENTOSA `BRIGHT EDGE` / BRIGHT EDGE YUCCA	5 GAL.		18
EVERGREEN SHRUBS	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	BUXUS `GREEN VELVET` / BOXWOOD	5 GAL.		637
	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	5 GAL.		511
	TAXUS X MEDIA `DENSIFORMIS` / DENSE YEW - PRUNE AND PLANT AS LARGE MASSING AT MAX. 3' HIGH	5 GAL.		467
GRASSES	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	HAKONECHLOA MACRA `ALL GOLD` / ALL GOLD JAPANESE FOREST GRASS	5 GAL.		202
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL.		182
	MISCANTHUS SINENSIS `MORNING LIGHT` / MORNING LIGHT MISCANTHUS GRASS	5 GAL.		444
	NASSELLA TENUISSIMA `PONY TAILS` / PONY TAILS MEXICAN FEATHERGRASS	5 GAL.		249
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL		24
PERENNIALS	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	HOSTA `CROWNED IMPERIAL` / CROWNED IMPERIAL HOSTA	1 GAL.		64
	LAVANDULA ANGUSTIFOLIA `HIDCOTE BLUE` / HIDCOTE BLUE LAVENDER	1 GAL.		150
	NEPETA X FAASSENII `WALKER'S LOW` / WALKER'S LOW CATMINT	5 GAL.		116
GROUND COVERS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	DELOSPERMA COOPERI / PURPLE ICE PLANT PLANT PER GROUNDCOVER DETAIL	FLAT	8" o.c.	259 SF
	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF PLANT PER GROUNDCOVER DETAIL	FLAT	8" o.c.	5,112 SF
	PACHYSANDRA TERMINALIS / JAPANESE SPURGE PLANT PER GROUNDCOVER DETAIL	4" POT	8" o.c.	1,773 SF
	PHALARIS ARUNDINACEA `STRAWBERRIES AND CREAM` / STRAWBERRIES AND CREAM RIBBON GRASS	4" POT	12" o.c.	957 SF
	SEDUM REFLEXUM `BLUE SPRUCE` / BLUE STONECROP	FLAT	8" o.c.	3,010 SF
ROCK MULCH	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	1" WASATCH GRAY LANDSCAPE ROCK	ROCK MULCH		58,995 SF
	2-3" MEXICAN PEBBLE	ROCK MULCH		62 SF
	4" DARK GRAY JAGGED COBBLE	ROCK MULCH		4,634 SF
	WASATCH GRAY CRUSHER FINES (CHAT)	ROCK MULCH		3,473 SF
SYNTHETIC TURF	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	PLAY SYNTHETIC TURF	N/A		7,424 SF
SOD/SEED	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	POA PRATENSIS / KENTUCKY BLUE GRASS SOD	SOD		38,593 SF



NOTE - SEE SHEET LP501 FOR GENERAL LANDSCAPE AND UVU SPECIFIC NOTES



Designed by: BAR
Drawn by: NKJ
Architect of Record: XX
Date Plotted: XX/XX/XXXX

Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction	

Revisions:

1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING
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SHEET CONTENTS: LANDSCAPE PLAN

SHEET NO. **LP101**

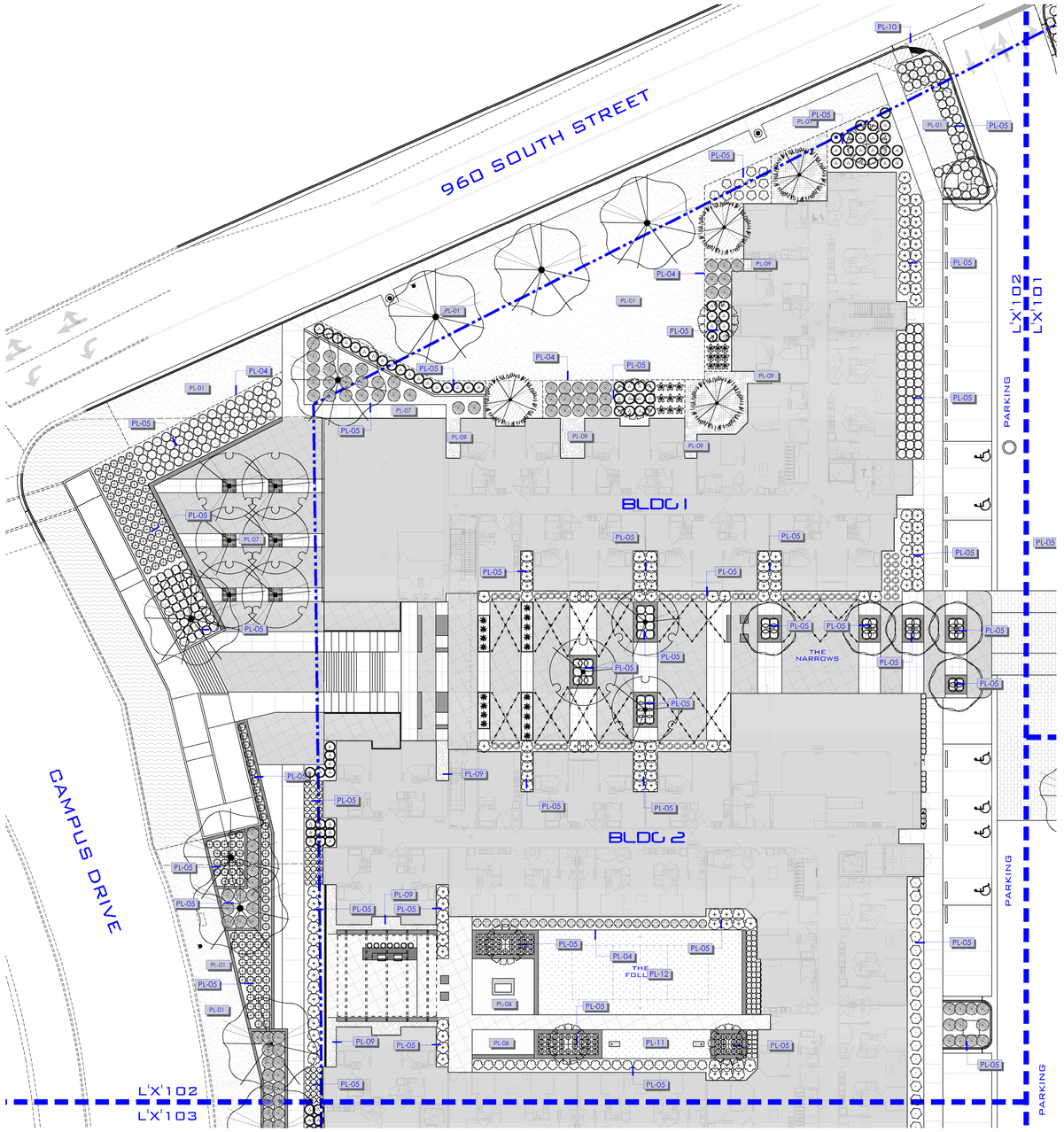
#16332

SUBMITTAL SET - 1-30-2019

FILE: P:\Loft Six Four\Work\2017 Projects\1703_UVU PUSH (PEG Woodbury)\Drawings\1703X Land.dwg
USER: nsaga DATE/TIME: Jan 30, 2019 - 12:53pm
SCALE: 20 LAYOUT: LP101 Landscape Plan

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	QTY
	QUERCUS ROBUR X ALBA SKINNY GENES / SKINNY GENES COLUNAR ENGLISH OAK	2" CAL.	B&B	19
DECIDUOUS TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	ACER X FREEMANII `ARMSTRONG` / ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B	43
	CARPINUS BETULUS `FRANZ FONTAINE` / FRANZ FONTAINE HORNBEAM	2" CAL.	B&B	46
	PLATANUS X ACERIFOLIA `BLOODGOOD` / LONDON PLANE TREE	2" CAL.	B&B	47
	SOPHORA JAPONICA `HALKA` / JAPANESE PAGODA TREE	2" CAL.	B&B	15
	ZELKOVA SERRATA `CITY SPRITE` / CITY SPRITE ZELKOVA	2" CAL.	B&B	18
EVERGREEN TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	10-12'	N/A	13
EXISTING TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	EXISTING TREES / PROTECT-IN-PLACE	EXISTING	N/A	9
FLOWERING TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY -MULTI-STEM BRANCHES TO BE PRUNED TO 3` HEIGHT AND KEPT NEAT AND CLEAN IN APPEARANCE	2" CAL. PER STEM	B&B	7
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	BAPTISIA AUSTRALIS `PURPLE SMOKE` / PURPLE SMOKE FALSE INDIGO	5 GAL.		142
	IMPERATA CYLINDRICA `RED BARON` / JAPANESE BLOOD GRASS	1 GAL		188
	PHALARIS ARUNDINACEA `STRAWBERRIES AND CREAM` / STRAWBERRIES AND CREAM RIBBON GRASS	1 GAL		347
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC TRIM REGULARLY TO KEEP NEAT AND TRIM APPEARANCE	5 GAL.		278
CACTI	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	YUCCA FILAMENTOSA `BRIGHT EDGE` / BRIGHT EDGE YUCCA	5 GAL.		18
EVERGREEN SHRUBS	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	BUXUS `GREEN VELVET` / BOXWOOD	5 GAL.		637
	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	5 GAL.		511
	TAXUS X MEDIA `DENSIFORMIS` / DENSE YEW - PRUNE AND PLANT AS LARGE MASSING AT MAX. 3` HIGH	5 GAL.		467
GRASSES	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	HAKONECHLOA MACRA `ALL GOLD` / ALL GOLD JAPANESE FOREST GRASS	5 GAL.		202
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL.		182
	MISCANTHUS SINENSIS `MORNING LIGHT` / MORNING LIGHT MISCANTHUS GRASS	5 GAL.		444
	NASSELLA TENUISSIMA `PONY TAILS` / PONY TAILS MEXICAN FEATHERGRASS	5 GAL.		249
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL		24
PERENNIALS	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	HOSTA `CROWNED IMPERIAL` / CROWNED IMPERIAL HOSTA	1 GAL.		64
	LAVANDULA ANGUSTIFOLIA `HIDCOTE BLUE` / HIDCOTE BLUE LAVENDER	1 GAL.		150
	NEPETA X FAASSENII `WALKER'S LOW` / WALKER'S LOW CATMINT	5 GAL.		116
GROUND COVERS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	DELOSPERMA COOPERI / PURPLE ICE PLANT PLANT PER GROUNDCOVER DETAIL	FLAT	8" o.c.	259 SF
	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILY TURF PLANT PER GROUNDCOVER DETAIL	FLAT	8" o.c.	5,112 SF
	PACHYSANDRA TERMINALIS / JAPANESE SPURGE PLANT PER GROUNDCOVER DETAIL	4" POT	8" o.c.	1,773 SF
	PHALARIS ARUNDINACEA `STRAWBERRIES AND CREAM` / STRAWBERRIES AND CREAM RIBBON GRASS	4" POT	12" o.c.	957 SF
	SEDUM REFLEXUM `BLUE SPRUCE` / BLUE STONECROP	FLAT	8" o.c.	3,010 SF
ROCK MULCH	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	1" WASATCH GRAY LANDSCAPE ROCK	ROCK MULCH		58,995 SF
	2-3" MEXICAN PEBBLE	ROCK MULCH		62 SF
	4" DARK GRAY JAGGED COBBLE	ROCK MULCH		4,634 SF
	WASATCH GRAY CRUSHER FINES (CHAT)	ROCK MULCH		3,473 SF
SYNTHETIC TURF	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	PLAY SYNTHETIC TURF	N/A		7,424 SF
SOD/SEED	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	POA PRATENSIS / KENTUCKY BLUE GRASS SOD	SOD		38,593 SF



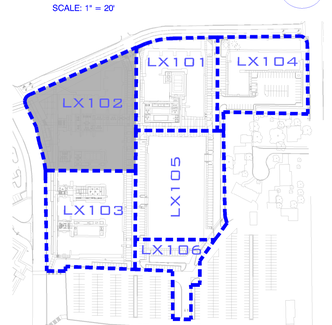
NOTE - SEE SHEET LP501 FOR GENERAL LANDSCAPE AND UVU SPECIFIC NOTES

REFERENCE SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
PL-01	TURF AREA (TYP.)		7/LP501
PL-02	EXISTING TURF BERMING TO MATCH UVU CAMPUS - PROTECT-IN-PLACE		
PL-03	AREA OF EXISTING LANDSCAPE AND EXISTING IRRIGATION TO BE PROTECTED AND MAINTEAINED THROUGH CONSTRUCTION PROCESS WHERE POSSIBLE. CONTACT RUSS CLEGG OF UVU @ 801-362-9515 TO COORDINATE IF PROBLEMS ARISE AND FOR SIGN OFF OF ALL PROPOSED SOLUTIONS TO MAINTAIN EXISTING AREAS IN QUESTION.		
PL-04	STEEL EDGING BETWEEN ALL ROCK MULCH PLANTING AREAS, GROUNDCOVER AND TURF AREAS (TYP.)		8/LP501
PL-05	PLANTING AREA (TYP.)		10/LP501
PL-06	CRUSHED STONE PATIO AREA (TYP.)		11/LP501
PL-07	SHADED TREE BOSQUE IN TREE GRATES WITH BISTRO SEATING		2/LP501
PL-08	EXISTING TREE - PROTECT-IN-PLACE - REFER TO TREE PROTECTION PLAN - SHEET LT104		1/LT501
PL-09	JAGGED COBBLE AREA		9/LP501
PL-10	25` X 25` CLEAR VIEW AREA; NO LANDSCAPE OR OTHER OBSTRUCTION IN EXCESS OF 3` ABOVE FINISHED GRADE SHALL BE ALLOWED IN THE CLEAR VIEW AREA (INCLUDING TREES AND TREE CANOPIES)		
PL-11	SYNTHETIC TURF AREA		13/LP501
PL-12	PLAY ZONE SYNTHETIC TURF AREA - BUILT AS SAFE FALL SPACE		12/LP501
PL-13	MEXICAN PEBBLE AROUND BOTTOM OF WATER FEATURE		9/LP501

0 20 40 60 feet

SCALE: 1" = 20'



KEYMAP

NOT TO SCALE

Designed by: BAR
Drawn by: NKJ
Architect of Record: XX
Date Plotted: XX/XX/XXXX

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction

Revisions:

1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING
APARTMENT BUILDINGS
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PEGDEVELOPMENT

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P: 801 878 4717
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SHEET CONTENTS: LANDSCAPE PLAN

SHEET NO. **LP102**

#16332

SUBMITTAL SET - 1-30-2019

FILE: P:\Lofts Six Four\Work\2017 Projects\1703 - UVU PH SH (PEG-Woodbury)\Drawings\1703X-Land.dwg
USER: rowan DATE/TIME: Jan 30, 2019 - 12:02pm
SCALE: 20 LAYOUT: LP102 Landscape Plan

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	QTY
	QUERCUS ROBUR X ALBA SKINNY GENES / SKINNY GENES COLUNAR ENGLISH OAK	2" CAL.	B&B	19
DECIDUOUS TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	ACER X FREEMANII `ARMSTRONG` / ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B	43
	CARPINUS BETULUS `FRANZ FONTAINE` / FRANZ FONTAINE HORNBEAM	2" CAL.	B&B	46
	PLATANUS X ACERIFOLIA `BLOODGOOD` / LONDON PLANE TREE	2" CAL.	B&B	47
	SOPHORA JAPONICA `HALKA` / JAPANESE PAGODA TREE	2" CAL.	B&B	15
	ZELKOVA SERRATA `CITY SPRITE` / CITY SPRITE ZELKOVA	2" CAL.	B&B	18
EVERGREEN TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	10-12'	N/A	13
EXISTING TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	EXISTING TREES / PROTECT-IN-PLACE	EXISTING	N/A	9
FLOWERING TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY -MULTI-STEM BRANCHES TO BE PRUNED TO 3` HEIGHT AND KEPT NEAT AND CLEAN IN APPEARANCE	2" CAL. PER STEM	B&B	7
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	BAPTISIA AUSTRALIS `PURPLE SMOKE` / PURPLE SMOKE FALSE INDIGO	5 GAL.		142
	IMPERATA CYLINDRICA `RED BARON` / JAPANESE BLOOD GRASS	1 GAL		188
	PHALARIS ARUNDINACEA `STRAWBERRIES AND CREAM` / STRAWBERRIES AND CREAM RIBBON GRASS	1 GAL		347
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC TRIM REGULARLY TO KEEP NEAT AND TRIM APPEARANCE	5 GAL.		278
CACTI	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	YUCCA FILAMENTOSA `BRIGHT EDGE` / BRIGHT EDGE YUCCA	5 GAL.		18
EVERGREEN SHRUBS	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	BUXUS `GREEN VELVET` / BOXWOOD	5 GAL.		637
	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	5 GAL.		511
	TAXUS X MEDIA `DENSIFORMIS` / DENSE YEW - PRUNE AND PLANT AS LARGE MASSING AT MAX. 3` HIGH	5 GAL.		467
GRASSES	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
	HAKONECHLOA MACRA `ALL GOLD` / ALL GOLD JAPANESE FOREST GRASS	5 GAL.		202
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL.		182
	MISCANTHUS SINENSIS `MORNING LIGHT` / MORNING LIGHT MISCANTHUS GRASS	5 GAL.		444
	NASSELLA TENUISSIMA `PONY TAILS` / PONY TAILS MEXICAN FEATHERGRASS	5 GAL.		249
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL		24
PERENNIALS	**BOTANICAL NAME / COMMON NAME**	**SIZE**		**QTY**
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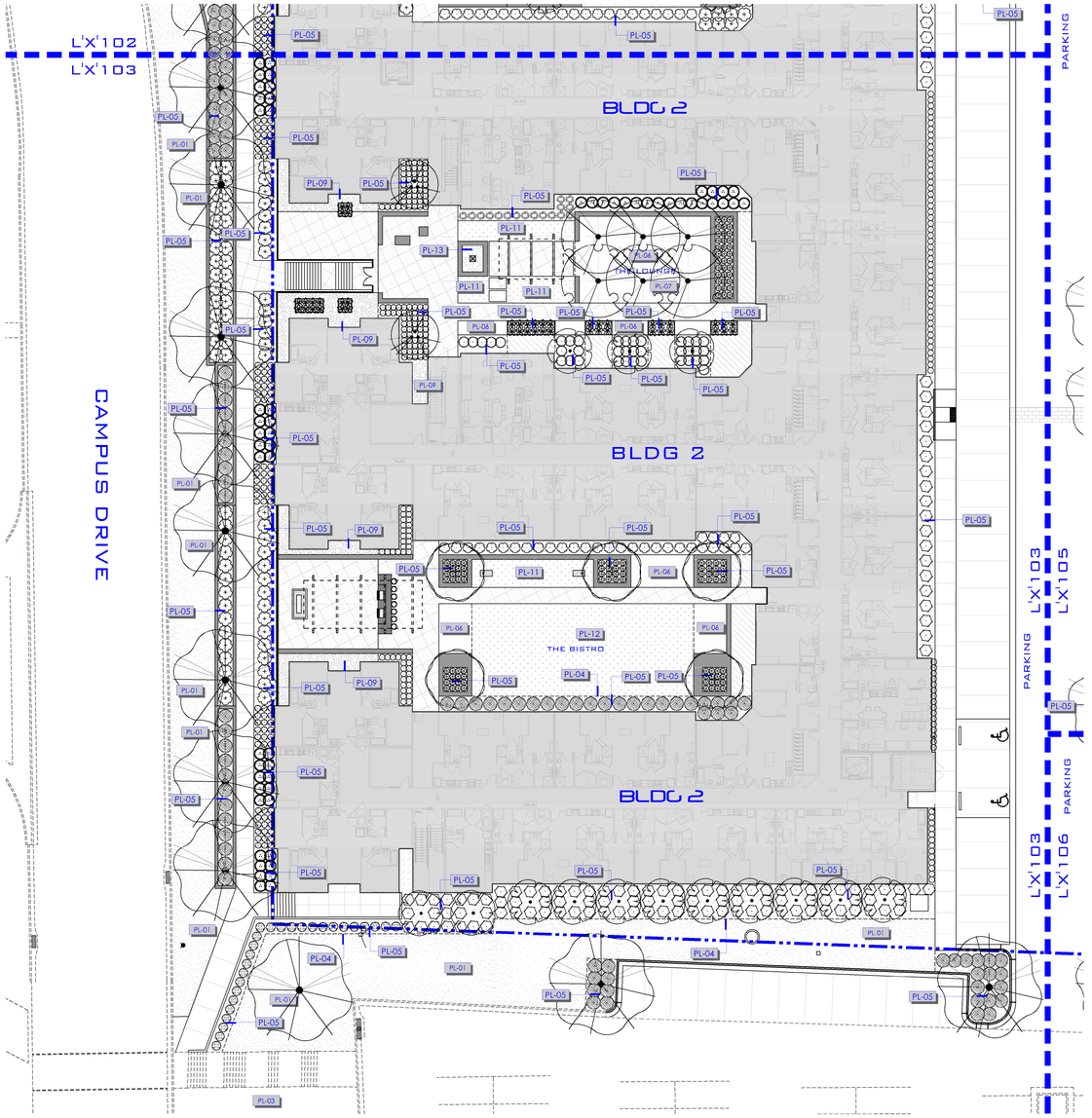
	LAVANDULA ANGUSTIFOLIA `HIDCOTE BLUE` / HIDCOTE BLUE LAVENDER	1 GAL.		150
	NEPETA X FAASSENII `WALKER'S LOW` / WALKER'S LOW CATMINT	5 GAL.		116
GROUND COVERS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	DELOSPERMA COOPERI / PURPLE ICE PLANT PLANT PER GROUNDCOVER DETAIL	FLAT	8" o.c.	259 SF
	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILY TURF PLANT PER GROUNDCOVER DETAIL	FLAT	8" o.c.	5,112 SF
	PACHYSANDRA TERMINALIS / JAPANESE SPURGE PLANT PER GROUNDCOVER DETAIL	4" POT	8" o.c.	1,773 SF
	PHALARIS ARUNDINACEA `STRAWBERRIES AND CREAM` / STRAWBERRIES AND CREAM RIBBON GRASS	4" POT	12" o.c.	957 SF
	SEDUM REFLEXUM `BLUE SPRUCE` / BLUE STONECROP	FLAT	8" o.c.	3,010 SF
ROCK MULCH	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	1" WASATCH GRAY LANDSCAPE ROCK	ROCK MULCH		58,995 SF
	2-3" MEXICAN PEBBLE	ROCK MULCH		62 SF
	4" DARK GRAY JAGGED COBBLE	ROCK MULCH		4,634 SF
	WASATCH GRAY CRUSHER FINES (CHAT)	ROCK MULCH		3,473 SF
SYNTHETIC TURF	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	PLAY SYNTHETIC TURF	N/A		7,424 SF
SOD/SEED	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	POA PRATENSIS / KENTUCKY BLUE GRASS SOD	SOD		38,593 SF



REFERENCE SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
PL-01	TURF AREA (TYP.)		7/LP501
PL-02	EXISTING TURF BERMING TO MATCH UVU CAMPUS - PROTECT-IN-PLACE		
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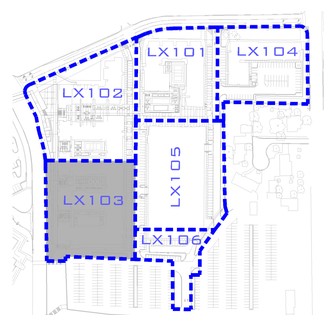
PL-04	STEEL EDGING BETWEEN ALL ROCK MULCH PLANTING AREAS, GROUNDCOVER AND TURF AREAS (TYP.)		8/LP501
PL-05	PLANTING AREA (TYP.)		10/LP50`
PL-06	CRUSHED STONE PATIO AREA (TYP.)		11/LP50`
PL-07	SHADED TREE BOSQUE IN TREE GRATES WITH BISTRO SEATING		2/LP501
PL-08	EXISTING TREE - PROTECT-IN-PLACE - REFER TO TREE PROTECTION PLAN - SHEET LT104		1/LT501
PL-09	JAGGED COBBLE AREA		9/LP501
PL-10	25` X 25` CLEAR VIEW AREA: NO LANDSCAPE OR OTHER OBSTRUCTION IN EXCESS OF 3` ABOVE FINISHED GRADE SHALL BE ALLOWED IN THE CLEAR VIEW AREA (INCLUDING TREES AND TREE CANOPIES)		
PL-11	SYNTHETIC TURF AREA		13/LP50`
PL-12	PLAY ZONE SYNTHETIC TURF AREA - BUILT AS SAFE FALL SPACE		12/LP50`
PL-13	MEXICAN PEBBLE AROUND BOTTOM OF WATER FEATURE		9/LP501

NOTE - SEE SHEET LP501 FOR GENERAL LANDSCAPE AND UVU SPECIFIC NOTES



Designed by: BAR
Drawn by: NKJ
Architect of Record: XX
Date Plotted: XX/XX/XXXX

Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction	

Revisions:

1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING
APARTMENT BUILDINGS
OREM, UTAH
PEGDEVELOPMENT

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LANDSCAPE ARCHITECTURE // URBAN DESIGN
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P: 801 878 4717
W: LOFTSIXFOUR.COM

SHEET CONTENTS: LANDSCAPE PLAN
SHEET NO. LP103
#16332

SUBMITTAL SET - 1-30-2019

FILE PATH: S:\c Files\Work\2017 Projects\1703 - UVU PVSH (PEG-Woodbury)\Drawings\1703X-Land.dwg
USER: rowan DATE/TIME: Jan 30, 2019 - 12:03pm
SCALE: 20 LAYOUT: LP103 Landscape Plan

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	QTY
	QUERCUS ROBUR X ALBA 'SKINNY GENES / SKINNY GENES COLUNAR ENGLISH OAK'	2" CAL.	B&B	19
DECIDUOUS TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	2" CAL.	B&B	43
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	PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE	2" CAL.	B&B	47
	SOPHORA JAPONICA 'HALKA' / JAPANESE PAGODA TREE	2" CAL.	B&B	15
	ZELKOVA SERRATA 'CITY SPRITE' / CITY SPRITE ZELKOVA	2" CAL.	B&B	18
EVERGREEN TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	10-12'	N/A	13
EXISTING TREES	**BOTANICAL NAME / COMMON NAME**	**SIZE**	**CONT.**	**QTY**
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	PACHYSANDRA TERMINALIS / JAPANESE SPURGE PLANT PER GROUNDCOVER DETAIL	4" POT	8" o.c.	1,773 SF
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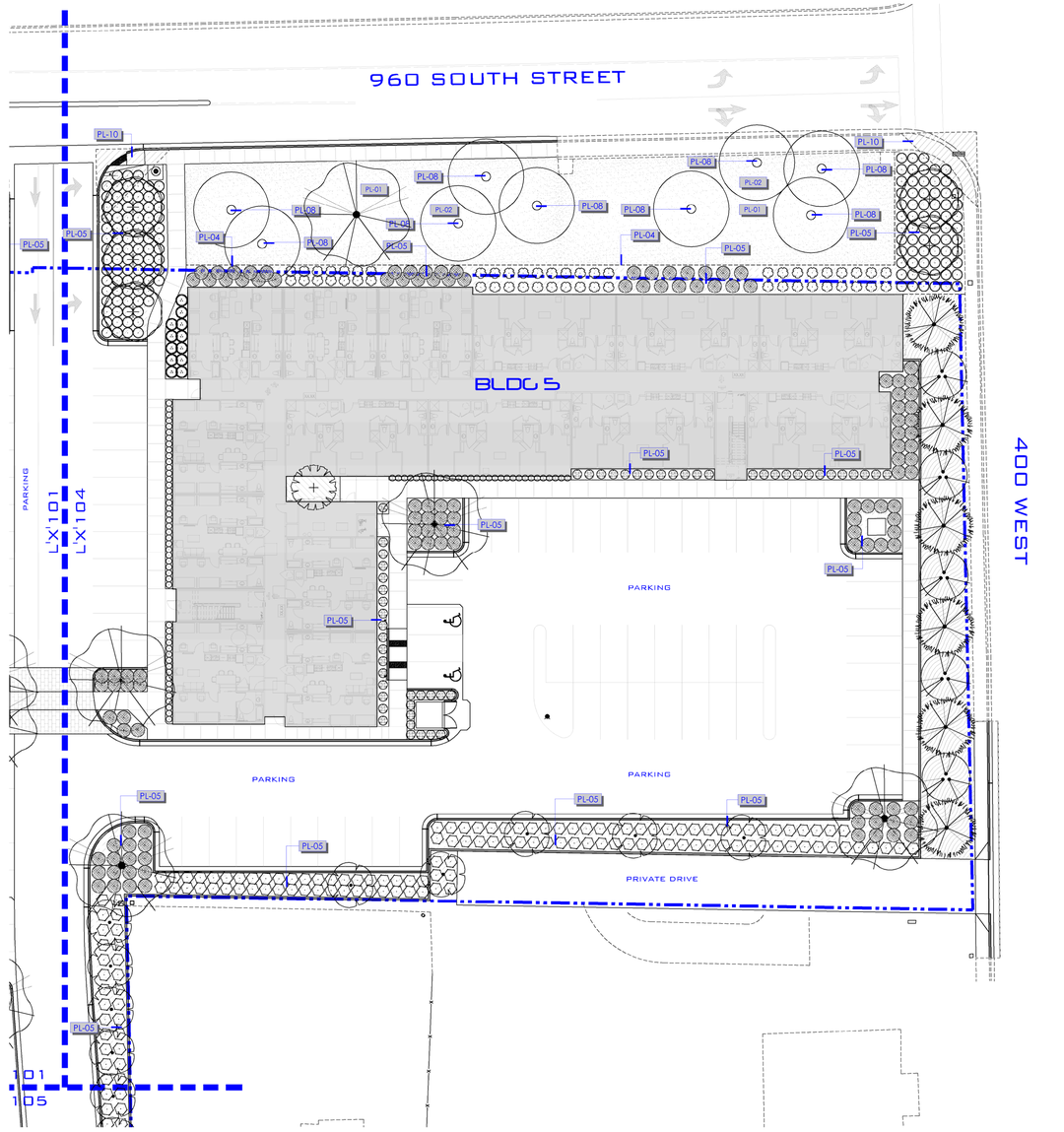
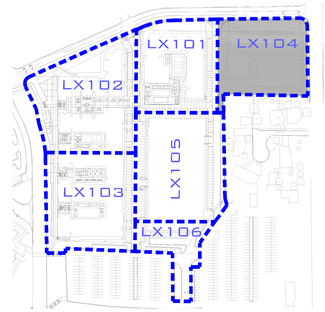
	4" DARK GRAY JAGGED COBBLE	ROCK MULCH		4,634 SF
	WASATCH GRAY CRUSHER FINES (CHAT)	ROCK MULCH		3,473 SF
SYNTHETIC TURF	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	PLAY SYNTHETIC TURF	N/A		7,424 SF
SOD/SEED	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	POA PRATENSIS / KENTUCKY BLUE GRASS SOD	SOD		38,593 SF



REFERENCE SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
PL-01	TURF AREA (TYP.)		7/LP501
PL-02	EXISTING TURF BERMING TO MATCH UVU CAMPUS - PROTECT-IN-PLACE		
PL-03	AREA OF EXISTING LANDSCAPE AND EXISTING IRRIGATION TO BE PROTECTED AND MAINTEAINED THROUGH CONSTRUCTION PROCESS WHERE POSSIBLE. CONTACT RUSS CLEGG OF UVU @ 801-362-9515 TO COORDINATE IF PROBLEMS ARISE AND FOR SIGN OFF OF ALL PROPOSED SOLUTIONS TO MAINTAIN EXISTING AREAS IN QUESTION.		
PL-04	STEEL EDGING BETWEEN ALL ROCK MULCH PLANTING AREAS, GROUNDCOVER AND TURF AREAS (TYP.)		8/LP501
PL-05	PLANTING AREA (TYP.)		10/LP501
PL-06	CRUSHED STONE PATIO AREA (TYP.)		11/LP501
PL-07	SHADED TREE BOSQUE IN TREE GRATES WITH BISTRO SEATING		2/LP501
PL-08	EXISTING TREE - PROTECT-IN-PLACE - REFER TO TREE PROTECTION PLAN - SHEET LT104		1/LT501
PL-09	JAGGED COBBLE AREA		9/LP501
PL-10	25' X 25' CLEAR VIEW AREA: NO LANDSCAPE OR OTHER OBSTRUCTION IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE ALLOWED IN THE CLEAR VIEW AREA (INCLUDING TREES AND TREE CANOPIES)		
PL-11	SYNTHETIC TURF AREA		13/LP501
PL-12	PLAY ZONE SYNTHETIC TURF AREA - BUILT AS SAFE FALL SPACE		12/LP501
PL-13	MEXICAN PEBBLE AROUND BOTTOM OF WATER FEATURE		9/LP501

NOTE - SEE SHEET LP501 FOR GENERAL LANDSCAPE AND UVU SPECIFIC NOTES



KEYMAP
NOT TO SCALE

Designed by:	BAR
Drawn by:	NKJ
Architect of Record:	XX
Date Plotted:	XX/XX/XXXX

Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction	

Revisions:

1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING
APARTMENT BUILDINGS
OREM, UTAH
PEGDEVELOPMENT

6/4
LOFTSIXFOUR
LANDSCAPE ARCHITECTURE // URBAN DESIGN
A: 9500 S 500 W STE 215 SANDY UT 84070
P: 801 878 4717
W: LOFTSIXFOUR.COM

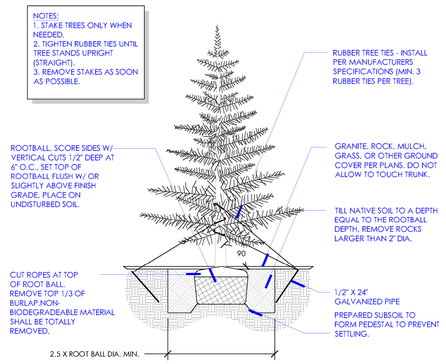
SHEET CONTENTS:
LANDSCAPE PLAN

SHEET NO.
LP104

#16332

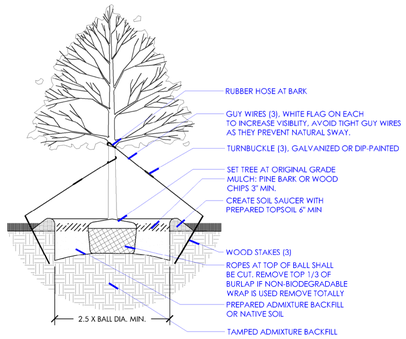
SUBMITTAL SET - 1-30-2019

FILE: P:\Lift Six Four\Work\2017 Projects\1703. LVU PVSH (PEG Woodbury)\Drawings\1703X Land.dwg
USER: rsteiger DATE/TIME: Jan 30, 2019 - 12:04pm
SCALE: 20 LAYOUT: LP104 Landscape Plan



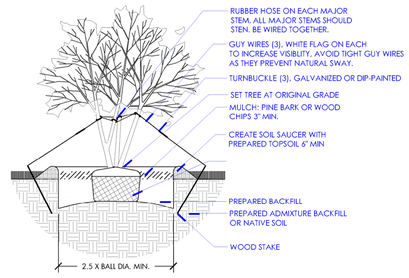
1 EVERGREEN TREE PLANTING

SCALE: NOT TO SCALE — PROJ-INST-UVU1-Ø6



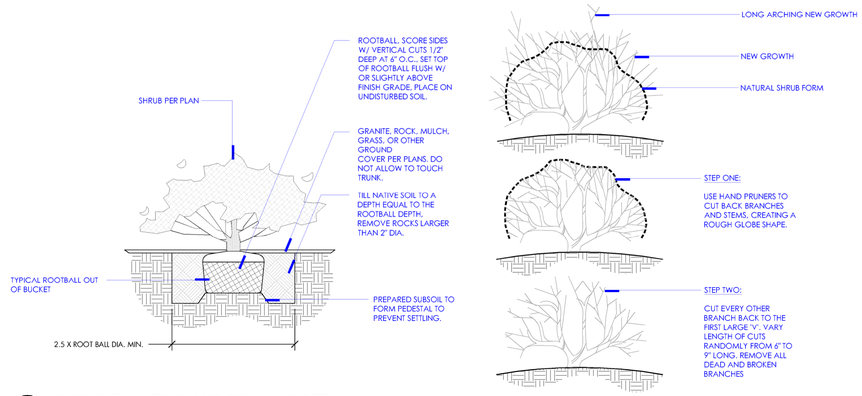
2 DECIDUOUS TREE PLANTING

1" = 1'-0" — PROJ-INST-UVU1-11



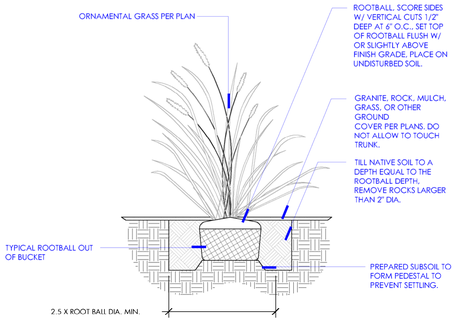
3 MULTI-STEM TREE PLANTING ON WINDY SITE

1" = 1'-0" — PROJ-INST-UVU1-10



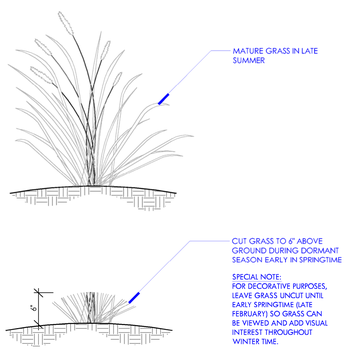
4 SHRUB PLANTING AND PRUNING DETAIL

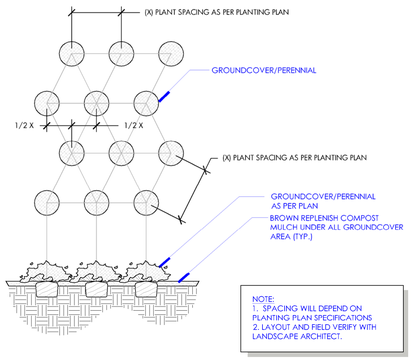
SCALE: NOT TO SCALE — PROJ-INST-UVU1-Ø9



5 GRASS PLANTING AND PRUNING

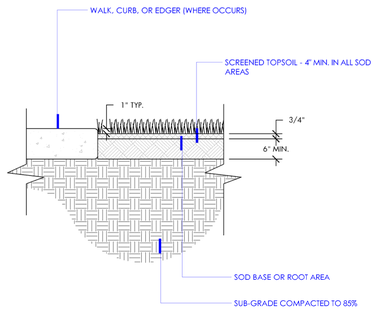
SCALE: NOT TO SCALE — PROJ-INST-UVU1-Ø7





6 GROUNDCOVER PLANTING

SCALE: NOT TO SCALE — PROJ-INST-UVU1-Ø2



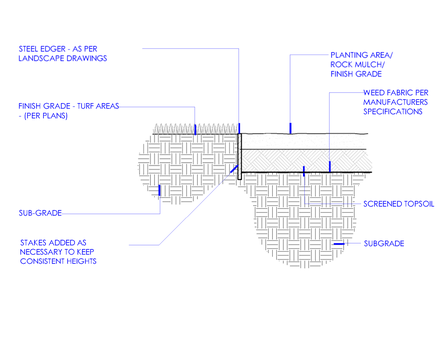
SOD LAYING NOTE:

AFTER AMENDING GROUND; LEVEL, SMOOTH, AND RAKE ALL AREAS TO RECEIVE SOD. SODDED AREAS MUST BE FREE OF ANY LUMPS, DEPRESSIONS, IRREGULAR AREAS OF ROCKS GREATER THAN 1/4" DIAMETER. ALL MOUNDS MUST BLEND SMOOTHLY INTO LEVEL GRADE.

INTALLATION PROCESS:
1. LAY SOD WITHING 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH STAGGERED JOINTS. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 LB. SOD ROLLER.
5. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES.
6. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
7. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 3" OF TOPSOIL.
8. 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 OWNERS REPRESENTATIVE.
9. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

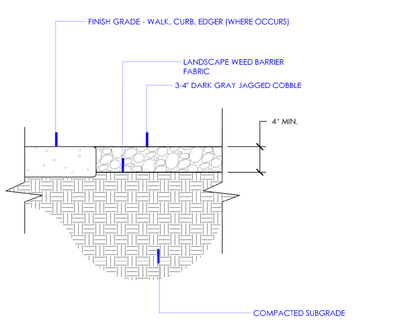
7 SOD PLANTING AND LAYING

SCALE: NOT TO SCALE — PROJ-INST-UVU1-Ø1



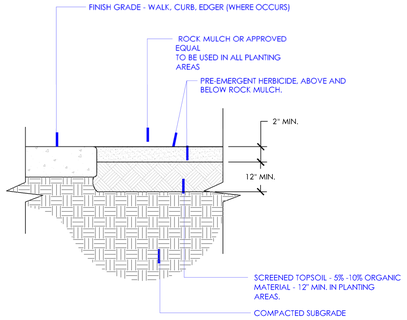
8 EDGING BETWEEN TURF/PLANTING AREAS

3/4" = 1'-Ø" — PROJ-INST-UVU1-15



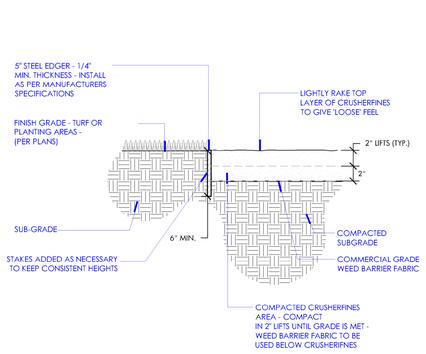
9 3 - 4" DARK GRAY JAGGED ROCK - AT STREET LEVEL

SCALE: NOT TO SCALE — PROJ-INST-UVU1-23



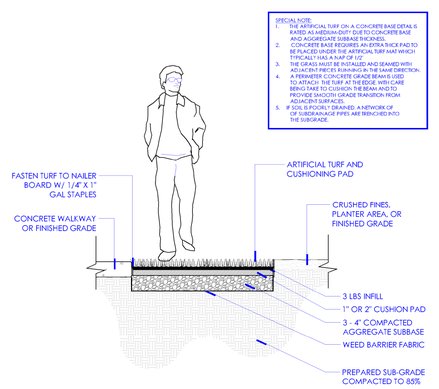
10 2" ROCK MULCH PLANTING AREA

SCALE: NOT TO SCALE — PROJ-INST-UVU1-44



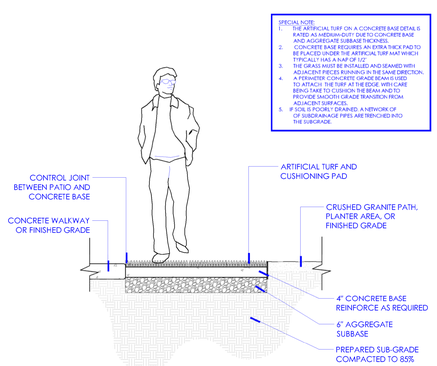
11 CRUSHER FINES PATIO AREA

SCALE: NOT TO SCALE — PROJ-INST-UVU1-40



12 SYNTHETIC TURF - PLAY SURFACE INSTALL

1/2" = 1'-0" — PROJ-INST-UVU1-04



13 SYNTHETIC TURF ON CONCRETE BASE

1/2" = 1'-0" — PROJ-INST-UVU1-14

FILE: P:\LOft Six Four\Work\2017 Projects\1703 UVU PVSH (PEG-Woodbury)\Drawings\1703XX_LP501 - Landscape Details.dwg
USER: mwagner DATE/TIME: Jan 30, 2019 - 12:04pm
SCALE: 1:1 XX/XX/XXXX Letter/Arch B/Tabloid

Designed by: BAR
Drawn by: NKJ
Architect of Record: xx
Date Plotted: xx/xx/xxxx

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction

Revisions:

1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING
APARTMENT BUILDINGS
OREM, UTAH
PEGDEVELOPMENT

6/4
LOFTSIXFOUR
LANDSCAPE ARCHITECTURE // URBAN DESIGN
A: 9500 S 500 W STE 215 SANDY UT 84070
P: 801 878 4717
W: LOFTSIXFOUR.COM

SHEET CONTENTS: LANDSCAPE DETAILS

SHEET NO. **LP501**

#16332

SUBMITTAL SET - 1-30-2019

1. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2014 EDITION, ORDINANCE NO. 3133, SERIES OF 2014, AND THE AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.

2. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES. PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.

4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT. PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS. SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.

6. ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. SHRUBS AND PERENNIALS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

7. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.

8. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT.

9. ALL PERENNIAL BEDS AND TREE RINGS TO BE MULCHED WITH ROCK MULCH TO A DEPTH OF 3". MIN. NO WEED BARRIER SHOULD BE USED UNDER GROUND COVER AND PERENNIAL AREAS WITHIN PLANTING BEDS. INSTALL WEED BARRIER IN ALL TREE AND SHRUB PLANTER AREAS.

10. ALL FLATS OF GROUND COVERS AND PERENNIALS SHALL BE PLANTED ON A TRIANGLE FORMATION TO ALLOW FOR MAXIMUM GROWTH PATTERN - NOTE O.C. PLANTINGS

11. FOR TREES IN SOD, ALLOW A 2' DIAMETER BED WITHOUT TURF AROUND ROOT COLLAR. APPLY 3" DEPTH OF ROCK MULCH OVER 2' DIAMETER.

12. SOD TO BE 100% FROM SINGLE GROWER. USE "BIOBLUE SOD / SEED" FROM BIOGRASS SOD FARMS OR APPROVED EQUAL.

13. STEEL EDGER WILL OCCUR BETWEEN ALL PLANTING BEDS ADJACENT TO SOD AND WILL BE SET LEVEL WITH THE TOP OF TURF. STEEL EDGER TO OCCUR BETWEEN ROCK MULCH AND TURF AREAS IF APPLICABLE.

14. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.

15. PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.

16. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES)

17. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

18. ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT BE NOT LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED, OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.

19. SEE SHEET LP501AND LP502 FOR LANDSCAPE AND SITE DETAILS.

20. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ALL STRUCTURES, HARDSCAPE, GRADING, AND DRAINAGE INFO.

21. FINAL PLACEMENT OF ALL PLANT MATERIAL MAY ADJUST DUE TO ON-SITE CONDITIONS - VERIFY ALL PLANT LAYOUT WITH LANDSCAPE ARCHITECT BEFORE PLANTING

22. PLANT SIZES ARE AS FOLLOWS UNLESS SPECIFIED ON PLANS AND/OR CALLED OUT ON PLANT LEGEND:DECIDUOUS TREES - 2" CALIPER, EVERGREEN TREES - SIZES PER PLAN OR 6' MIN. HEIGHT PER CITY CODE. SHRUBS/PERENNIALS - 1-5 GALLON TYPICAL. GROUNDCOVERS - PER PLAN OR 12" O.C. SPACING - SEE DETAILS (NOTE 10 ABOVE)

23. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH UVU AND CITY LANDSCAPE REGULATIONS.

24. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL, (AS DETERMINED BY THE CITY), SHALL BE REPLACED WITHIN 6 MONTHS OF NOTIFICATION BY THE CITY. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST BE MAINTAINED AS REQUIRED BY THE LANDSCAPE REGULATIONS AND THIS OFFICIAL DEVELOPMENT PLAN.

25. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPE AREAS. AN IRRIGATION AUDIT WILL BE REQUIRED FOR ALL IRRIGATION SYSTEMS, EXCEPTING THOSE INSTALLED BY THE SINGLE FAMILY DETACHED HOMEOWNER.

26. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND PERIODICALLY ADJUSTED TO ASSURE WATERING EFFICIENCY AND CONSERVATION METHODS. IRRIGATION SHOULD NOT OCCUR BETWEEN THE HOURS OF 10 A.M. AND 6 P.M. IN ORDER TO REDUCE EVAPORATION. EXCESSIVE WATER RUNOFF, AS DETERMINED BY THE CITY, IS NOT PERMITTED.

27. NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.

28. ARCHITECT SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.

29. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. AVOID DRIVING HEAVY EQUIPMENT WITHIN THE DRIPLINE OF TREES.

30. SOIL PH LEVELS WILL BE 7.00 AND THE SOIL WILL BE 40% SAND, 35% SILTS, AND 25% CLAYS PLUS OR MINUS 5% IN EACH CATEGORY. CONTRACTOR IS RESPONSIBLE TO PROVIDE SOIL TESTING RESULTS FROM AN INDEPENDENT SOURCE FOR RESULTS AND CERTIFICATIONS.

31. TREES IN BALL AND BURLAP MUST HAVE AT LEAST 50% OF BASKET AND BURLAP REMOVED FROM TREE. TREES IN BUCKETS MUST HAVE THE BUCKET REMOVED FROM TREE COMPLETELY AND SOIL SCARIFIED AROUND ROOT BALL. SHRUBS MUST BE REMOVED FROM BUCKET, SCARIFIED AND PLACED IN HOLE.

32. HOLES TREES AND SHRUBS MUST BE EQUIVALENT TO TWO TIMES THE DIAMETER OF ROOT BALL OF PLANT OR TREE. A PREPARATION OF 30% MULCH AND 70% CLEAN SOIL MUST BE FILLED INTO HOLE AROUND PLANT OR TREE AND COMPACTED TO STABILIZE PLANT OR TREE. STAKING IS NECESSARY ON TREES 2" OR LARGER. ALL TREES AND SHRUBS WILL HAVE A MINIMUM OF 3" BARK PLACED AROUND TREE RING AND ALL SHRUB BEDS.

33. TOP SOIL SHALL BE IMPORTED ROCK AND DEBRIS FREE SOIL WITH A MINIMUM OF 10% ORGANIC MATERIAL.
SAND BASED FIELD SOILS WILL BE WASHED SAND, FREE FROM ROCK AND DEBRIS. IT WILL HAVE A MAXIMUM OF 8% ORGANIC. SAND BASED FIELDS WILL HAVE A MINIMUM OF AT LEAST 12" OF 1" GRAVEL PLACED EVENLY ON THE SUB GRADE BEFORE SAND CAN BE PLACED. SAND WILL BE AT A DEPTH OF 12" MINIMUM.
DRAINAGE SYSTEM SHALL BE ENGINEERED FOR PROPER DRAINAGE AS PER PROJECT NEEDS AND SPECIFICATIONS. THE MINIMUM DRAINAGE PIPE SHALL BE AT LEAST 4" DIAMETER PERFORATED PVC WITH CLOTH COVERS SOCK. (NDS OR ADS TYPE PVC)

34. ANY AND ALL CHANGES MUST BE APPROVED BEFORE PROCEEDING WITH ANY WORK RELATED TO PROJECT. THERE WILL BE NO RECOURSE ACTION AFTER CHANGE IF NO APPROVAL WAS GIVEN IN WRITING PRIOR TO DOING WORK!
UVU GROUNDS WILL ALSO INSPECT AND APPROVE THE USE OF LANDSCAPE SOILS, PLANTS, TREES AND ANY OTHER MATERIALS USED IN THE LANDSCAPE PROJECT. CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING AND CERTIFICATIONS.

35. IRRIGATION MAINLINE AND WIRING MUST BE COMPLETE BY MARCH 15TH, 2016

1 UVU SPECIFIC LANDSCAPE NOTES

1" = 20'

PROJ-INST-UVU1-93

1. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION, ORDINANCE NO. 3133, SERIES OF 2004, AND THE AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.

2. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES. PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.

4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT. PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS. SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.

6. ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. SHRUBS AND PERENNIALS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

7. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.

8. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.

9. ALL FLATS OF GROUND COVERS AND PERENNIALS SHALL BE PLANTED ON A TRIANGLE FORMATION TO ALLOW FOR MAXIMUM GROWTH PATTERN - NOTE O.C. PLANTINGS

10. FOR TREES IN TURF GRASS, ALLOW A 2' DIAMETER BED WITHOUT TURF GRASS AROUND ROOT COLLAR.

11. TURF GRASS TO BE 100% FROM SINGLE GROWER. SEE LANDSCAPE PLANS FOR SPECIFIC TURF GRASS TYPES.

12. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.

13. PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.

14. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES)

15. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

16. ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT BE NOT LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED, OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.

17. SEE LANDSCAPE PLANS FOR LANDSCAPE AND SITE DETAILS.

18. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ALL STRUCTURES. HARDSCAPE, GRADING, AND DRAINAGE INFO.

2 GENERAL LANDSCAPE NOTES

1" = 20'

PROJ-INST-UVU1-05

FILE: P:\Loft Six Four\Work\2017 Projects\1703 UVU PVSH (REG-Woodbury)\Drawings\1703XX-LP502 - Landscape Details.dwg
USER: mwiggi DATE/TIME: Jan 30, 2019 - 12:34pm
SCALE: 1 LAYOUT: LP502 Landscape Details

Designed by:	BAR
Drawn by:	NKJ
Architect of Record:	xx
Date Plotted:	xx/xx/xxxx

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction

Revisions:

1	12/17/2018	CITY COMMENTS

PALOS VERDES STUDENT HOUSING
APARTMENT BUILDINGS
OREM, UTAH
PEGDEVELOPMENT

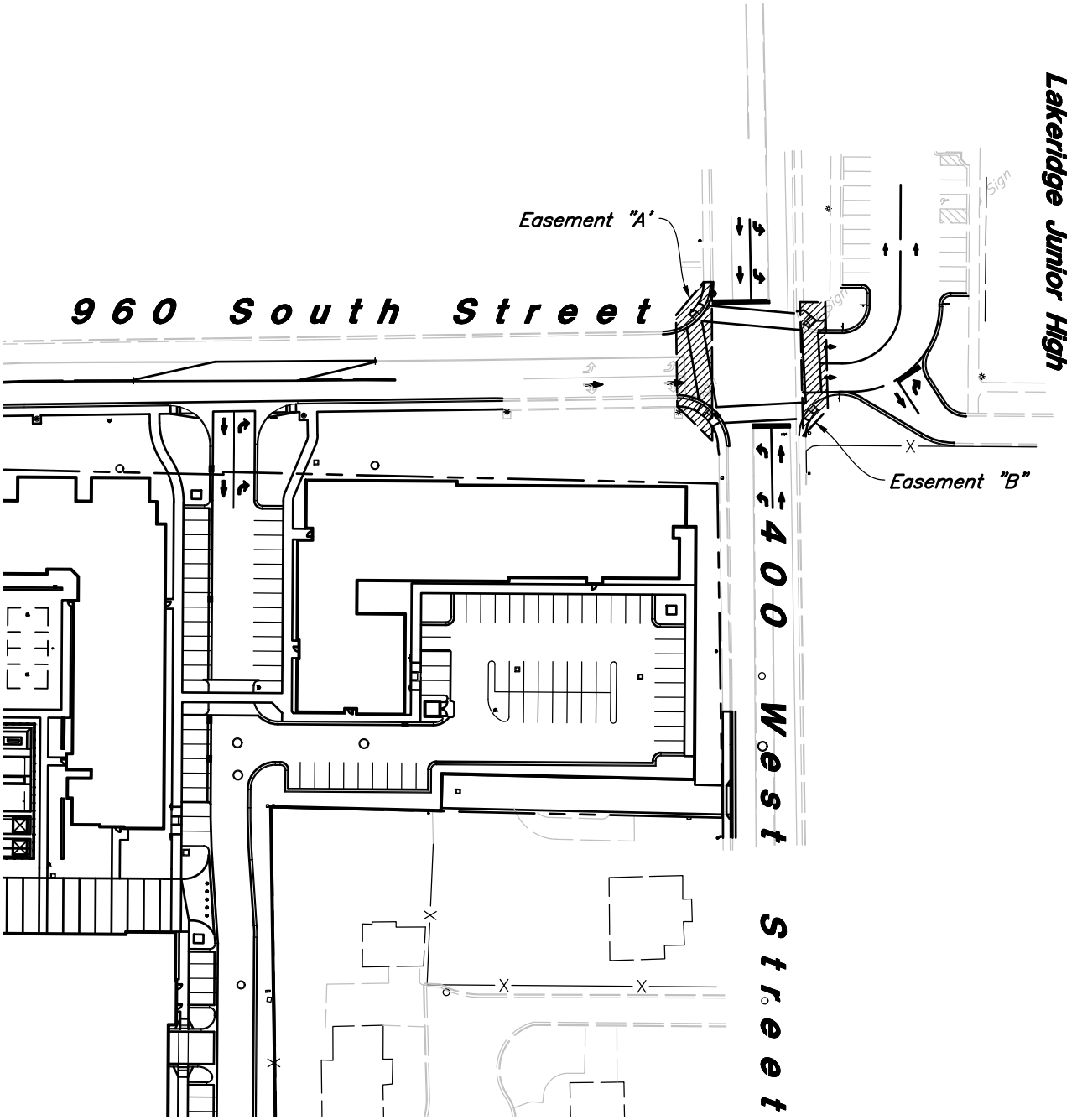
LANDSCAPE ARCHITECTURE // URBAN DESIGN
A: 9500 S 500 W STE 215 SANDY UT 84070
P: 801 878 4717
W: LOFTSIXFOUR.COM

SHEET CONTENTS:
LANDSCAPE DETAILS

SHEET NO.
LP502

#16332

SUBMITTAL SET - 1-30-2019



Signal Pole Easement Locations=

Scale: 1" = 100'

100' 0 100' 200'

ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Signal Pole Easement Exhibit

Palos Verdes Student Housing

NEC 960 South Street & Campus Drive
Orem, Utah

Sheet No.

EXB

Designed By: BC
Drafted By: DW
Client Name: PEG
16-145 SigPole Ex
21 Jan, 2019

For more information, contact
Kirby Snideman at
ksnideman@orem.org

City Council Chambers, 56 N State Street

PEG Development requests approval of the site plan for the Palos Verdes Student Housing development at 960 South 500 West in the PD48 Zone. The development will include 450 units consisting of 1,604 beds; 1,283 parking stalls will be provided with overflow parking directed to UVU parking lots. The site plan documents can be viewed on orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

Planning Commission
Wed, Feb 6, 2019
4:30 pm

For more information, contact
Kirby Snideman at
ksnideman@orem.org

City Council Chambers, 56 N State Street

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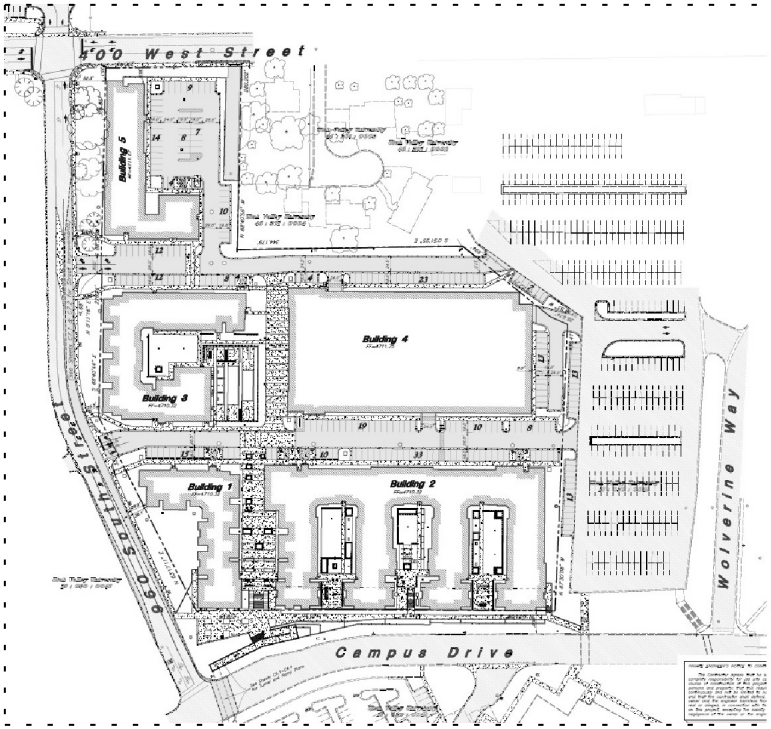
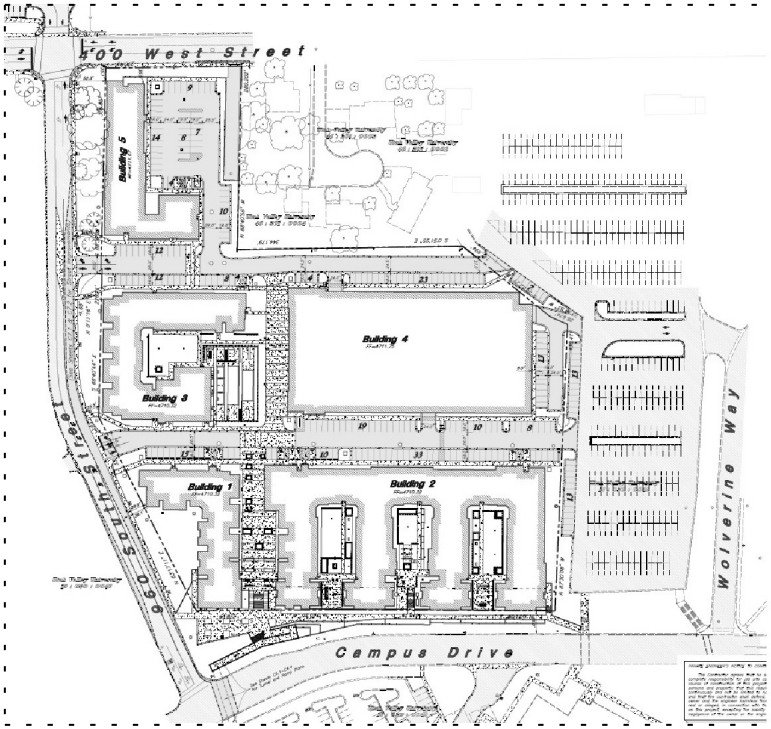

400 West Street
Building 5
Building 4
Building 3
Building 1
Building 2
900 South Street
Wolverine Way
Campus Drive


400 West Street
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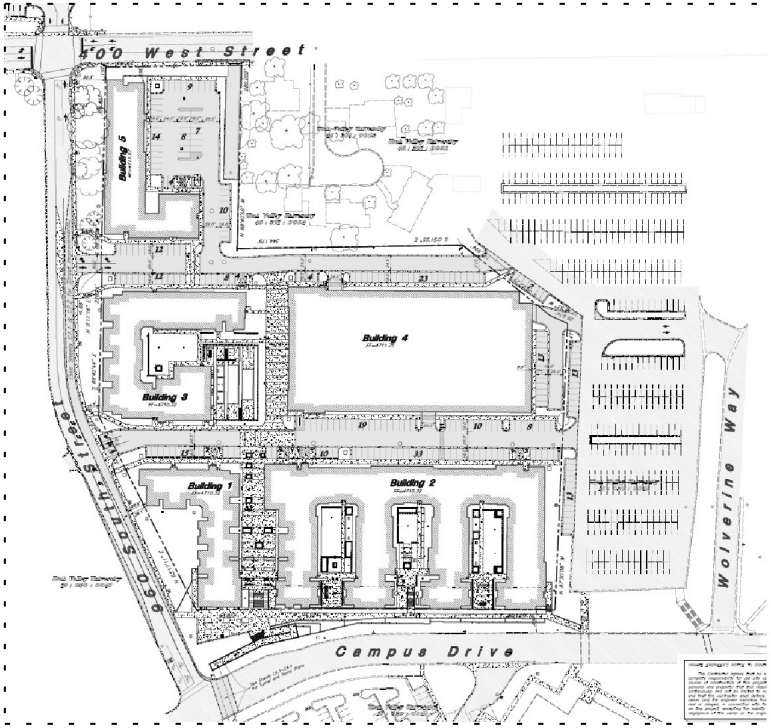
Building 4
Building 3
Building 1
Building 2
900 South Street
Wolverine Way
Campus Drive


400 West Street
Building 5
Building 4
Building 3
Building 1
Building 2
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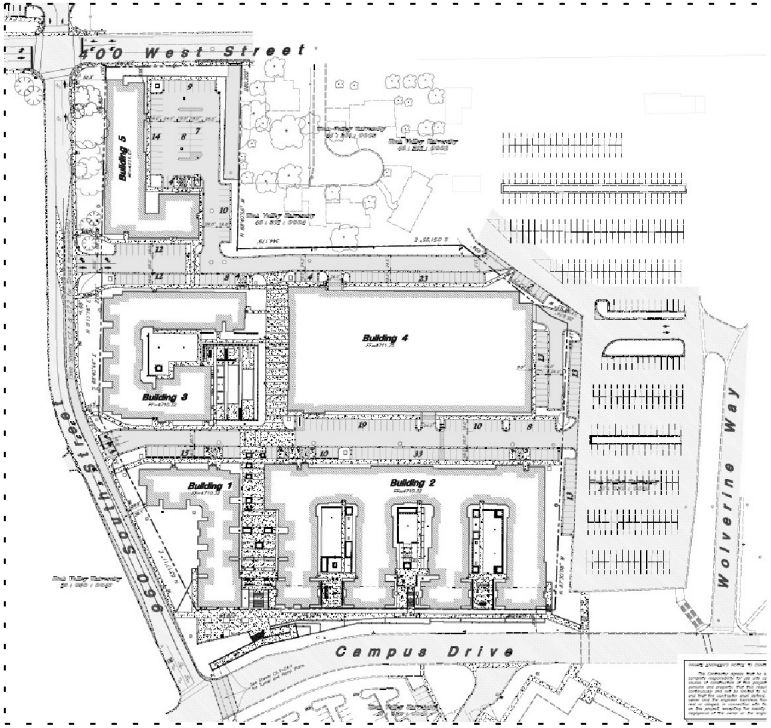
Campus Drive


400 West Street
Building 5
Building 4
Building 3
Building 1
Building 2
900 South Street
Wolverine Way
Campus Drive

RECIPIENT	ALTERNATE	ADDRESS	ALTLINE	CITY	STATE	ZIP
SAVAGE, HENRY SCOTT & CYNTHIA JO		11267 QUIVAS LOOP		WESTMINSTER	CO	80234
SIDDOWAY, KENNETH R & SUSAN		1133 E JAROSO DR		PUEBLO	CO	81007
WHITE, PAUL M		572 W 990 N		AMERICAN FORK	UT	84003
BOARD OF EDUCATION ALPINE SCHOOL DISTRICT		50 N CENTER		AMERICAN FORK	UT	84003
CALL, SCOTT R		1874 REVERE WY		EAGLE MOUNTAIN	UT	84005
FILA, EDWARD JR (ET AL)		1373 E SKYLINE DR		BOUNTIFUL	UT	84010
X12 INVESTMENTS LLC		1010 E FARMER LN		KAMAS	UT	84036
WRIGHT, MATTHEW J & CANDACE A		698 E 175 N		LINDON	UT	84042
BLANCHARD, DONALD B & LAURA		1612 E 1130 N		LEHI	UT	84043
MARBLE, NORMAN D & MERRILEE D	%MARBLE, JARED	2478 N APRICOT PL		SARATOGA SPRINGS	UT	84045
DEBBY LAURET		1869 N 80 E		OREM	UT	84057
SAM LENTZ		882 W 1720 N		OREM	UT	84057
JASON BENCH		1911 N MAIN STREET		OREM	UT	84057-2101
KRISTIE SNYDER		56 N STATE STREET		OREM	UT	84057
RODRIGUEZ, JOSE ALBERTO CHAVEZ		416 S 140 W		OREM	UT	84058
JOHNSON, KREGG F & TWILLA R		890 S 250 W		OREM	UT	84058
ERDMANN, JARIS D		1130 S 263 W		OREM	UT	84058
ZUFELT, JACOB SAMUEL & AMANDA MARIE		1140 S 263 W		OREM	UT	84058
NIELSON, ASA S & KARLA J		858 S 300 W		OREM	UT	84058
STEPHENS, JON D & LARAINE		868 S 300 W		OREM	UT	84058
MILLER, CHARLES W & ELAINE D		880 S 300 W		OREM	UT	84058
GOATES, STEVEN R (ET AL)		885 S 300 W		OREM	UT	84058
MARK & BRENDA RENTALS LLC	--OR CURRENT RESIDENT--	897 S 300 WEST		OREM	UT	84058
LAKERIDGE OF OREM		1072 S 300 W		OREM	UT	84058
KERN, JEROME SCOTT & ZONA BETTY (ET AL)		1075 S 300 W		OREM	UT	84058
WHITE, PAUL M	--OR CURRENT RESIDENT--	1084 S 300 WEST		OREM	UT	84058
KERN, JEROME SCOTT & ZONA BETTY (ET AL)	--OR CURRENT RESIDENT--	1089 S 300 WEST		OREM	UT	84058
AGUADO, PATRICIA F		1096 S 300 W		OREM	UT	84058
DUNCAN, CONNIE		1114 S 300 W		OREM	UT	84058

KERN, JEROME SCOTT & ZONA BETTY (ET AL)	--OR CURRENT RESIDENT--	1115 S 300 WEST	OREM	UT	84058
REDFORD, LARRY W & JUDY A		1129 S 300 W	OREM	UT	84058
MARLOWE, DAROLD M	--OR CURRENT RESIDENT--	1132 S 300 WEST	OREM	UT	84058
SCHLAPPI, LARRY R & PATRICIA P		1143 S 300 W	OREM	UT	84058
WHITE, CLAYTON M & MERLE TANNER		1146 S 300 W	OREM	UT	84058
RICHINS, DONALD T & LYNETTE		1158 S 300 W	OREM	UT	84058
JONES, JAMES RICHARD & ANNIE JOY PINEGAR		1159 S 300 W	OREM	UT	84058
SMITH, H DUANE & DAHNELLE B		1170 S 300 W	OREM	UT	84058
RYDMAN, KRISTIN L		841 S 325 W	OREM	UT	84058
HENDERSON, LEO & JOYCE M		853 S 325 W	OREM	UT	84058
HUISH, LEE G & ROSEMARY		865 S 325 W	OREM	UT	84058
COOPER, ORRIN & REBECCA		874 S 325 W	OREM	UT	84058
TRESSLER, RONALD L & KRISTIE D		877 S 325 W	OREM	UT	84058
SANCHEZ, ALVARO JAVIER	--OR CURRENT RESIDENT--	896 S 325 WEST	OREM	UT	84058
WELCH, MARK & KIMBERLY		1065 S 350 W	OREM	UT	84058
SELLERS, PATRICK & KRISTI		1078 S 350 W	OREM	UT	84058
POPE, MARDELL RAY & WANDA MAE		1079 S 350 W	OREM	UT	84058
GARDNER, NORMAN D & MARGARET M		1094 S 350 W	OREM	UT	84058
CORBIN, ANDREW D		1095 S 350 W	OREM	UT	84058
SKINNER, STEVEN R & HEATHER L		1108 S 350 W	OREM	UT	84058
GENDENSUREN, OTGONJARGAL (ET AL)		1109 S 350 W ST	OREM	UT	84058
PETERSON, ERLEND DEAN & COLLEN D KEITH		1121 S 350 W	OREM	UT	84058
TRACY, BRENT KAY & MARGARET M		1122 S 350 W	OREM	UT	84058
MADSEN, VELMA M (ET AL)		1133 S 350 W	OREM	UT	84058
ALLEN, PETER EDWARD & LYNETTE CALL		1134 S 350 W	OREM	UT	84058
BLANCHARD, DONALD B & LAURA	--OR CURRENT RESIDENT--	1145 S 350 WEST	OREM	UT	84058
MAAG, RAY M & VICKIE N (ET AL)		1146 S 350 W	OREM	UT	84058
GOODWIN, BRYCE E & CHRISTINE S		1157 S 350 W	OREM	UT	84058
HARRISON, ROGER G & CAROLE C		1158 S 350 W	OREM	UT	84058
CALDER, JILL		1169 S 350 W	OREM	UT	84058
TSCHINERLE, KARL HUBERT & JERRI THORLEY (ET AL)		1172 S 350 W	OREM	UT	84058

DURRANT, MELINDA SUE		820 S 400 W	OREM	UT	84058
ARAGON, MARIO & ALMA		834 S 400 W	OREM	UT	84058
X12 INVESTMENTS LLC	--OR CURRENT RESIDENT--	835 S 400 WEST	OREM	UT	84058
MARBLE, NORMAN D & MERRILEE D	--OR CURRENT RESIDENT--	855 S 400 WEST	OREM	UT	84058
ANDERSON, TIMOTHY ALLEN & SHAWN D		858 S 400 W	OREM	UT	84058
OLDHAM, MARK D & ANNA G		875 S 400 W	OREM	UT	84058
VAN DYKE, DON CALVIN & DIANE M		883 S 400 W	OREM	UT	84058
JOHNSON, SAM (ET AL)	--OR CURRENT RESIDENT--	884 S 400 WEST	OREM	UT	84058
EVANS, GEOFFREY O		885 S 400 W	OREM	UT	84058
BOARD OF EDUCATION ALPINE SCHOOL DISTRICT	--OR CURRENT RESIDENT--	951 S 400 WEST	OREM	UT	84058
BEAUMONT, FLORENCE	%CHRISTIANSEN, DARLA	1036 S 400 W	OREM	UT	84058
UTAH VALLEY UNIVERSITY	--OR CURRENT RESIDENT--	1040 S 400 WEST	OREM	UT	84058
UTAH VALLEY UNIVERSITY	--OR CURRENT RESIDENT--	1044 S 400 WEST	OREM	UT	84058
UTAH VALLEY UNIVERSITY	--OR CURRENT RESIDENT--	1052 S 400 WEST	OREM	UT	84058
SKINNER, REX D & SUSAN		1093 S 400 W	OREM	UT	84058
SKINNER, JAMES		1107 S 400 W	OREM	UT	84058
BERGMAN, JEREMY (ET AL)		1117 S 400 W	OREM	UT	84058
RODRIGUEZ, JOSE ALBERTO CHAVEZ	--OR CURRENT RESIDENT--	1135 S 400 WEST	OREM	UT	84058
OREM CITY CORP	--OR CURRENT RESIDENT--	1138 S 400 WEST	OREM	UT	84058
WINGET, GORDON		1157 S 400 W	OREM	UT	84058
CABRERA, EDWARD F		1169 S 400 W	OREM	UT	84058
IVIE, MARIBETH C		1174 S 400 W	OREM	UT	84058
TSCHINDERLE, LUANNA & JERI T		1183 S 400 W	OREM	UT	84058
UTAH VALLEY UNIVERSITY	--OR CURRENT RESIDENT--	1208 S 490 WEST	OREM	UT	84058
UTAH VALLEY UNIVERSITY	--OR CURRENT RESIDENT--	1211 S 490 WEST	OREM	UT	84058
UTAH VALLEY UNIVERSITY	--OR CURRENT RESIDENT--	1222 S 490 WEST	OREM	UT	84058
1225 SOUTH LLC	--OR CURRENT RESIDENT--	1225 S 490 WEST	OREM	UT	84058

LARSON, RALPH VERNON & GERALDINE CHATWIN		1232 S 490 W	OREM	UT	84058
1237 S 490 WEST LLC		1237 S 490 W	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	1006 S 500 WEST	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	1020 S 500 WEST	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	1034 S 500 WEST	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	1041 S 500 WEST	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	1048 S 500 WEST	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	1062 S 500 WEST	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	1076 S 500 WEST	OREM	UT	84058
BRENT SUMNER		744 WEST 550 SOUTH	OREM	UT	84058
MOUNTAIN RUN ASSOCIATES LP	--OR CURRENT RESIDENT--	1201 S 580 WEST	OREM	UT	84058
MOUNTAIN RUN ASSOCIATES LP	--OR CURRENT RESIDENT--	1202 S 580 WEST	OREM	UT	84058
MOUNTAIN RUN ASSOCIATES LP	--OR CURRENT RESIDENT--	1203 S 580 WEST	OREM	UT	84058
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MOUNTAIN RUN ASSOCIATES LP	--OR CURRENT RESIDENT--	1214 S 580 WEST	OREM	UT	84058

MOUNTAIN RUN ASSOCIATES LP	--OR CURRENT RESIDENT--	1215 S 580 WEST	OREM	UT	84058
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MOUNTAIN RUN ASSOCIATES LP	--OR CURRENT RESIDENT--	1223 S 580 WEST	OREM	UT	84058
MOUNTAIN RUN ASSOCIATES LP	--OR CURRENT RESIDENT--	1224 S 580 WEST	OREM	UT	84058
PATCH, DEANNE MARLENE & RENN MATTHEW	--OR CURRENT RESIDENT--	875 S 600 WEST	OREM	UT	84058
VALENTINE, VICTORIA B		888 S 600 W	OREM	UT	84058
PATCH, DEANNE MARLENE & RENN MATTHEW		881 S 635 W	OREM	UT	84058
KOCHERHANS, THOMAS CROFT & RUTH E		895 S 635 W	OREM	UT	84058
OLIVER, KEVIN & VICKIE (ET AL)		911 S 635 W	OREM	UT	84058
FITCH, AARON & JANICE		914 S 635 W	OREM	UT	84058
SIMMONS, EDWARD A & STEPHANIE P		447 W 800 S	OREM	UT	84058
MORTENSEN, WAYNE D & LINDA L		463 W 800 S	OREM	UT	84058
PEARHOLLOW INC		477 W 800 S	OREM	UT	84058
YOUNG, BRIGHAM S & JULIE F		485 W 800 S	OREM	UT	84058
PRESTON, MARK W & KRISTEN L		339 W 840 S	OREM	UT	84058
ALLEN, FRANK O & KATHY C		356 W 840 S	OREM	UT	84058
ISLE, KENNETH M & CATHERINE A		357 W 840 S	OREM	UT	84058
GARFIELD, ADAM & JULIE		373 W 840 S	OREM	UT	84058
LOVE, KIM		374 W 840 S	OREM	UT	84058
WEISS, STANLEY & LORI		433 W 870 S	OREM	UT	84058
WIXOM, CLYDE & SERENA		434 W 870 S	OREM	UT	84058
BUNKER, LYNN W & DIANE S		450 W 870 S	OREM	UT	84058
BINGHAM FAMILY ALASKA LLC	--OR CURRENT RESIDENT--	459 W 870 SOUTH	OREM	UT	84058

CAMEAU, DANIEL HANS & EVA ERVINA		473 W 870 S	OREM	UT	84058
COVINGTON, BRETT & MICHELLE		480 W 870 S	OREM	UT	84058
MURPHY, FLOYD M & KATHLEEN K		491 W 870 S	OREM	UT	84058
KEMP, JAMES M & SHARI L		494 W 870 S	OREM	UT	84058
HESLINGTON, DONALD R & DIANE		506 W 870 S	OREM	UT	84058
BLAIR, TARLTON JAY		514 W 870 S	OREM	UT	84058
CERNY, WILLIAM A & ANNE P		518 W 880 S	OREM	UT	84058
RICHARDS, GRANT L		519 W 880 S	OREM	UT	84058
PATEY, MICHAEL JOHN & CHANDRA LEE		523 W 880 S	OREM	UT	84058
RICHARDS, CAROLYN	--OR CURRENT RESIDENT--	525 W 880 SOUTH	OREM	UT	84058
WYNN, KAREN LYNN & JOHN RICHARD		536 W 880 S	OREM	UT	84058
BILLINGS, FLOYD H JR & LOY C		537 W 880 S	OREM	UT	84058
EVANS, MATTHEW M & BROOKLYN B (ET AL)		549 W 880 S	OREM	UT	84058
CRIST, ROBERT H & CAROL J		552 W 880 S	OREM	UT	84058
CURTIS, JAMES W & BRENDA H		568 W 880 S	OREM	UT	84058
LING, JUN		586 W 880 S	OREM	UT	84058
THOMAS, BLAIR W & PAMELA SUE		589 W 880 S	OREM	UT	84058
CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS	--OR CURRENT RESIDENT--	280 W 900 SOUTH	OREM	UT	84058
PEAY, BEN B & TIFFANY		340 W 900 S	OREM	UT	84058
EHLERS, LISA G		354 W 900 S	OREM	UT	84058
PETERSON, DAVID M & JANICE A		366 W 900 S	OREM	UT	84058
BLAKELEY-SANCHEZ, MARED ROSMELY		390 W 900 S	OREM	UT	84058
HARRIS, DENNISON & ROBIN MARIE		595 W 925 S	OREM	UT	84058
ROBINSON, CHARLES & MALIA		597 W 925 S	OREM	UT	84058
JONES, RONALD CALVIN		605 W 925 S	OREM	UT	84058
GILLILAND, ROBERT G & PATRICIA K		617 W 925 S	OREM	UT	84058
CHRISTOPHERSON, E VERNON & JERRY T	--OR CURRENT RESIDENT--	631 W 925 SOUTH	OREM	UT	84058
LUQUE, MICHAEL ROMAN & CHRISTINE ELIZABETH		645 W 925 S	OREM	UT	84058
THEOBALD, MICHAEL P & SHAUNA L (ET AL)		665 W 925 S	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	1013 S 1000 WEST	OREM	UT	84058

PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	442 W 1000 SOUTH	OREM	UT	84058
UTAH VALLEY UNIVERSITY	--OR CURRENT RESIDENT--	445 W 1000 SOUTH	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	450 W 1000 SOUTH	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	458 W 1000 SOUTH	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	476 W 1000 SOUTH	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	483 W 1000 SOUTH	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	492 W 1000 SOUTH	OREM	UT	84058
ROWLEY, KENT & S KATHRYN		244 W 1060 S	OREM	UT	84058
BOUCHE', ADRIAN M & BEVERLY A		251 W 1060 S	OREM	UT	84058
FILA, EDWARD JR (ET AL)	--OR CURRENT RESIDENT--	258 W 1060 SOUTH	OREM	UT	84058
ELWOOD, NILES T & PATRICIA		263 W 1060 S	OREM	UT	84058
BELLISTON, SCOTT & SARAH		272 W 1060 S	OREM	UT	84058
JUDD, KATHERINE DALE & MICHAEL TOHOMAS		275 W 1060 S	OREM	UT	84058
OTTERSON, J WINSTON		286 W 1060 S	OREM	UT	84058
WESTON, JOHN BRADFORD & LINDA LUE		302 W 1060 S	OREM	UT	84058
ORELLANA, EDNA L		318 W 1060 S	OREM	UT	84058
CONNELLY, GERALD & MERLENE (ET AL)		336 W 1060 S	OREM	UT	84058
SAVAGE, HENRY SCOTT & CYNTHIA JO	--OR CURRENT RESIDENT--	352 W 1060 SOUTH	OREM	UT	84058
JOHNSON, RICHARD & MELANIE		363 W 1060 S	OREM	UT	84058
STEPHENSON, SCOTT W & DEBRA ANN		364 W 1060 S	OREM	UT	84058
DYER, RONALD E & MYRNA L (ET AL)		385 W 1060 S	OREM	UT	84058
PARRISH, ALAN K & MARCIA S (ET AL)		396 W 1060 S	OREM	UT	84058
SNELGROVE, PHILIP R & HELEN P		397 W 1060 S	OREM	UT	84058
JAMES, ARMOND W & JANE C		225 W 1100 S	OREM	UT	84058
BENSON, ALVIN K & MARILYN ANDERSEN		249 W 1100 S	OREM	UT	84058
HINTON, DWAYNE A & LAURA M		252 W 1100 S	OREM	UT	84058
HENDERSON, LAEL MARIE		261 W 1100 S	OREM	UT	84058
WRIGHT, MATTHEW J & CANDACE A	--OR CURRENT RESIDENT--	262 W 1100 SOUTH	OREM	UT	84058

BLACK, RICHARD L & MARIAN		265 W 1100 S	OREM	UT	84058
BROUGH, RONALD P & RALENE G	--OR CURRENT RESIDENT--	276 W 1100 SOUTH	OREM	UT	84058
SIDDOWAY, KENNETH R & SUSAN	--OR CURRENT RESIDENT--	330 W 1200 SOUTH	OREM	UT	84058
SPRIGGS, DEREK & CAROL J		342 W 1200 S	OREM	UT	84058
NOAKES, BETTY EILEEN		380 W 1200 S	OREM	UT	84058
UTAH VALLEY UNIVERSITY	--OR CURRENT RESIDENT--	519 W 1200 SOUTH	OREM	UT	84058
UTAH VALLEY UNIVERSITY	--OR CURRENT RESIDENT--	543 W 1200 SOUTH	OREM	UT	84058
1225 SOUTH LLC		468 W 1250 S	OREM	UT	84058
MARK SEASTRAND		35 WEST 1670 SOUTH	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	1031 S PALOS VERDES	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	1030 S PALOS VERDES DR	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	1042 S PALOS VERDES DR	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	1045 S PALOS VERDES DR	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	1059 S PALOS VERDES DR	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	457 W PALOS VERDES DR	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	468 W PALOS VERDES DR	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	471 W PALOS VERDES DR	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	485 W PALOS VERDES DR	OREM	UT	84058
PALOS VERDES DRIVE LLC	--OR CURRENT RESIDENT--	488 W PALOS VERDES DR	OREM	UT	84058
MUNICIPAL BUILDING AUTHORITY OF UTAH COUNTY		800 W UNIV PKY	OREM	UT	84058
BOYER LAKE POINTE LC	--OR CURRENT RESIDENT--	360 W UNIVERSITY PKY	OREM	UT	84058
UTAH VALLEY UNIVERSITY		800 W UNIVERSITY PKY	OREM	UT	84058
PANDA BEAR HOMES INC		PO BOX 1132	OREM	UT	84059
BINGHAM FAMILY ALASKA LLC		PO BOX 185	OREM	UT	84059
MARK & BRENDA RENTALS LLC		1448 W 13400 S	RIVERTON	UT	84065
DAVID SPENCER		899 NORTH 550 EAST	OREM	UT	84097
MAYOR RICHARD F. BRUNST, JR.		900 E HIGH COUNTRY DRIVE	OREM	UT	84097 -2389

THOMAS MACDONALD		489 NORTH PALISADES DR	OREM	UT	84097
PALOS VERDES DRIVE LLC		2733 E PARLEYS WY STE 300	SALT LAKE CITY	UT	84109
BOYER LAKE POINTE LC	%THE BOYER COMPANY	101 S 200 E STE 200	SALT LAKE CITY	UT	84111
CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS		50 E NORTH TEMPLE FL 22	SALT LAKE CITY	UT	84150
PALOS VERDES DRIVE LLC		180 N UNIVERISTY AV # 200	PROVO	UT	84601
PALOS VERDES DRIVE LLC		160 N UNIVERSITY AV STE 200	PROVO	UT	84601
PALOS VERDES DRIVE LLC		180 N UNIVERSITY AV STE 200	PROVO	UT	84601
PALOS VERDES DRIVE LLC		180 N UNIVERSITY AVE 200	PROVO	UT	84601
RICHARDS, CAROLYN		1857 E 500 N	PROVO	UT	84604
BROUGH, RONALD P & RALENE G		2924 APACHE WY	PROVO	UT	84604
MARLOWE, DAROLD M		1041 E NORTH TEMPLE DR	PROVO	UT	84604
CHRISTOPHERSON, E VERNON & JERRY T		1431 OAK CREST LN	PROVO	UT	84604
MUNICIPAL BUILDING AUTHORITY OF UTAH COUNTY	%UTAH VALLEY STATE COLLEGE	100 E CENTER	PROVO	UT	84606
SANCHEZ, ALVARO JAVIER		1572 S 840 W	PAYSON	UT	84651
MOUNTAIN RUN ASSOCIATES LP		3090 PULLMAN ST	COSTA MESA	CA	92626
JOHNSON, SAM (ET AL)		1707 WHITHAM AV	LOS ALTOS	CA	94024

Item #: 3.4	**Planning Commission** February 6, 2019	
Prepared By: Kirby Snideman, AICP		
Applicant: Mike Anderson	**SITE PLAN** – Site plan approval of Cirque Lodge Addition at 777 N Palisade Drive in the PD8 Zone.	

NOTICES:

- Posted in 2 public places
- Posted on City webpage and City hotline
- Faxed to newspapers
- E-mailed to newspapers
- Posted at utah.gov/pmn
- Noticed 280 mailed to property owners within 1000ft of property

SITE INFORMATION:

- Neighborhood Chair: **Brook and Danette Gardner**
- General Plan Designation: **Community Commercial**
- Current Zone: **PD8**
- Acreage: **11.9**
- Neighborhood: **Orchard**

ACTION:
The Planning Commission is the final approving authority regarding this request.

REQUEST: The applicant requests the city approve the revised site plan of Cirque Lodge Addition at 777 N Palisade Drive in the PD-8 zone.

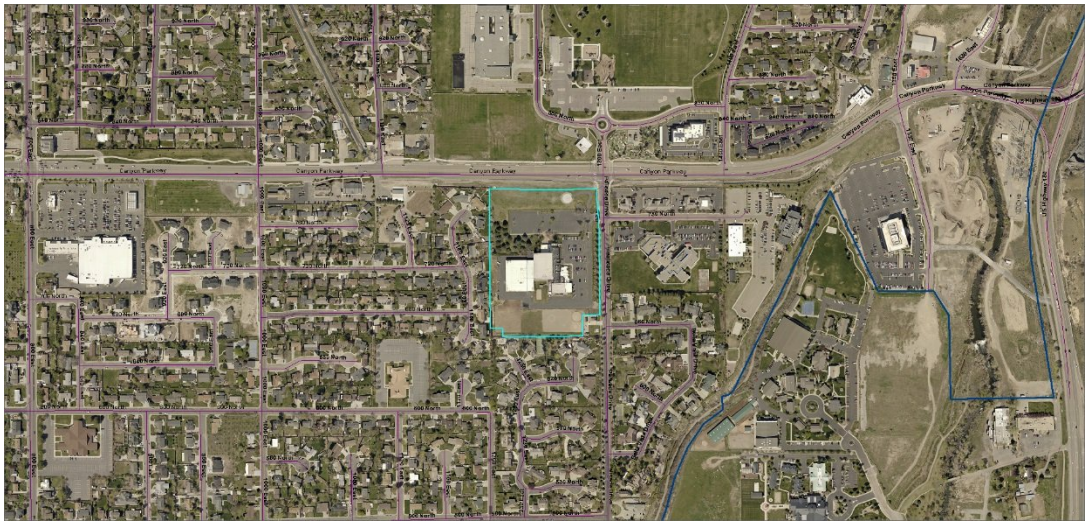
BACKGROUND: The applicant desires to expand the Cirque Lodge development in accordance with what is permitted in the PD-8 zone. Cirque Lodge is a residential treatment facility. The facility will be adding 122 new beds in a second building constructed on site. Currently, the facility contains a total of twenty (20) beds. Once the proposed structure is completed with this revised site plan, the site will contain a total of 142 beds. Currently, the PD-8 zone allows up to 200 beds.

This building will be a three-story structure finished with CMU veneer, aluminum composite, and other finishes matching the existing building. In addition to the building, 93 new parking stalls will be provided along with additional landscaping.

The proposed site plan complies with all applicable city code requirements.

A neighborhood meeting was held on September 4, 2018. A copy of the neighborhood meeting report is part of the staff report for your review.

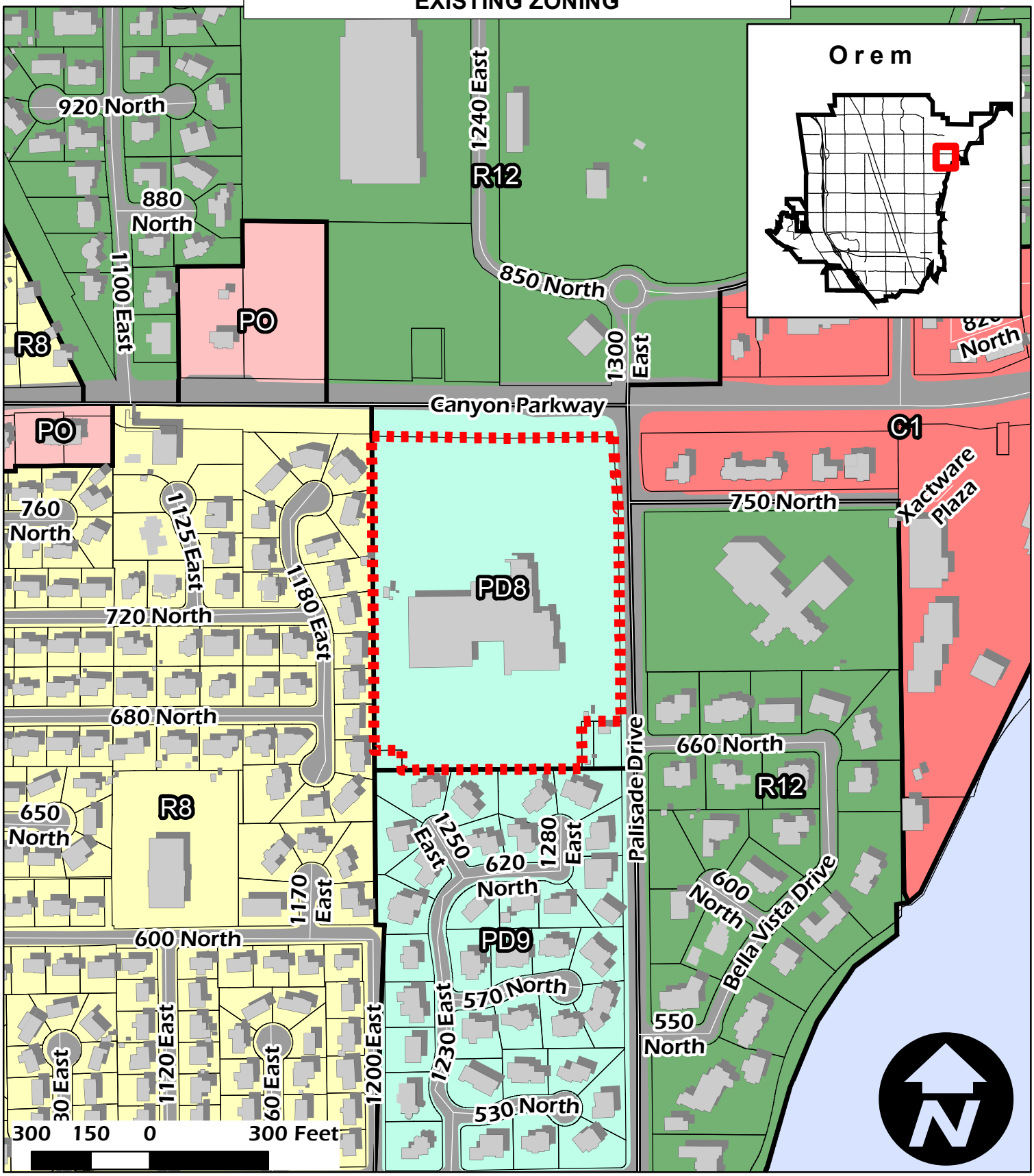
RECOMMENDATION: The Development Review Committee determined this request complies with the Orem City Code and requests the Planning Commission approval the revised site plan of Cirque Lodge Addition at 777 N Palisade Drive in the PD-8 zone.



Existing Building
New Proposed Building

Cirque Lodge Site Plan

EXISTING ZONING



Cirque Lodge Site Plan
PD8 Zone
11.9 Acres

NIA CONTACT:
Orchard
Brook and Danette Gardner

Legend
Parcels selection
Buildings
Parcels

EX. SEWER MANHOLE
RIM=4857.04
EXIST.INV.=4840.49
NEW INV.=4844.24
MANHOLE TO BE MODIFIED TO DROP MANHOLE, OREM CITY STD. DWG SS-3

PALISADES DRIVE

EX. 8" SEWER

NEW ENTRANCE IMPROVEMENTS SEE SHEET EP-01

26' SECONDARY ACCESS FOR FIRE PROTECTION

800 NORTH STREET

26.00' CROSS ACCESS AND STORM DRAIN EASEMENT FOR LOT 2

EXIST. BLOCK WALL

24.00' FIRE APPARATUS LANE

EXISTING PARKING

EXISTING PARKING

EXIST. HELICOPTER PAD

EXISTING BUILDING
FINISHED FLOOR=4855.93

20.00' FIRE APPARATUS LANE

26.00' ACCESS AND PUBLIC WATER LINE EASEMENT FOR LOT 2

NEW 2" CURB AND GUTTER

NEW 2" CURB AND GUTTER

EXIT

L.S.

26'-0" WIDE FIRE ACCESS LANE

20.00'

FIRE APPARATUS ACCESS

NEW 2" CURB AND GUTTER

166.10'

40.00 BUILDING SET BACK

ENTRY

8.11'

6.50'

NEW BUILDING
FINISHED FLOOR=4855.93

EXIST. SHED

20.00' FIRE APPARATUS LANE

DUMPSTER LOCATION

EXISTING WALL

FIRE APPARATUS ACCESS

36.00' BUILDING SET BACK

EAST CANYON PLAT "C" LOT 5

EAST CANYON PLAT "C" LOT 6

EAST CANYON PLAT "A" LOT 2

EAST CANYON PLAT "A" LOT 3

EAST CANYON PLAT "A" LOT 4

EAST CANYON PLAT "B" LOT 1

EAST CANYON PLAT "B" LOT 2

EAST CANYON PLAT "B" LOT 3

ARTHUR'S COURT PLAT "C" LOT 9

ARTHUR'S COURT PLAT "C" LOT 8

ARTHUR'S COURT PLAT "C" LOT 5

ARTHUR'S COURT PLAT "C" LOT 4

NEW 2" CURB AND GUTTER

EXISTING WALL

NORTH 1766.95'

WEST 20.37'

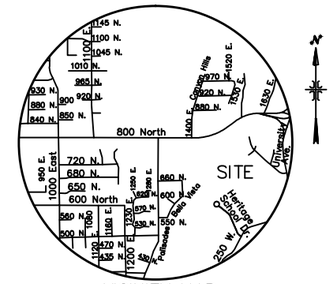
SOUTH ¼ CORNER
SECTION 12
T.6S., R.2E., S.L.B.&M.

SOUTHWEST CORNER
SECTION 12
T.6S., R.2E., S.L.B.&M.

S89°04'12"E 2638.15' (NAD 83)
SECTION LINE – BASIS OF BEARING

0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'



VICINITY MAP
-NTS-

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 EAST, S.L.B.&M., OREM, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH A DISTANCE OF 1766.95 FEET AND WEST A DISTANCE OF 20.37 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 12, SAID POINT BEING THE REAL POINT OF BEGINNING:

THENCE N.00°28'22"W. DISTANCE OF 847.46 FEET; THENCE S.89°03'23"E. A DISTANCE OF 344.07 FEET; THENCE N.89°08'51"E. A DISTANCE OF 269.57 FEET TO A POINT OF CURVATURE OF A 1213.86-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 110.07 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°12'00" AND A CHORD THAT BEARS S.03°18'22"E. A DISTANCE OF 110.13 FEET TO A POINT OF CURVATURE OF A 1213.86-FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 110.17 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°12'00" AND A CHORD THAT BEARS S.03°18'22"E. A DISTANCE OF 110.13 FEET; THENCE S.00°40'18"E. A DISTANCE OF 502.20 FEET; THENCE S.89°15'05"W. A DISTANCE OF 70.00 FEET; THENCE S.00°40'19"E. A DISTANCE OF 118.70 FEET; THENCE S.89°34'36"W. A DISTANCE OF 556.44 FEET TO THE POINT OF BEGINNING. CONTAINING 11.86 ACRES.
BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83.

TABULATION

	SQUARE FOOTAGE	ACREAGE	PERCENT OF TOTAL
TOTAL AREA	516,800	11.86	100
EXISTING BLDG AREA	71,320		
NEW BLDG ADDITION AREA	25,830		
TOTAL BLDG AREA(FOOT PRINT)	97,150	2.23	19
TOTAL IMPERVIOUS AREA	165,132	3.79	32
TOTAL LANDSCAPED AREA	254,518	5.84	49
TOTAL PARKING SPACES	238		

NOTE: FOR BED COUNT AND PARKING CALCULATIONS SEE SHEET AS-001 AND SHEET AS-100

CIRQUE LODGE
RICHARD LOSEE
1420 EAST 800 NORTH
OREM, UTAH

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- DRAINAGE FLOW DIRECTION
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- EXISTING CURB TO REMAIN
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- X — X — EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING CONTOUR LINE

REGISTERED PROFESSIONAL ENGINEER
BRANT D TUTTLE
No. 164687
1-30-2020
STATE OF UTAH

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

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-14-064-00 CIRQUE LODGE ADDITION\CAD\Design\2018 ADDITION\LOSEE DESIGN-BASE 01-21-19.dwg 1/30/2019 9:29 AM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

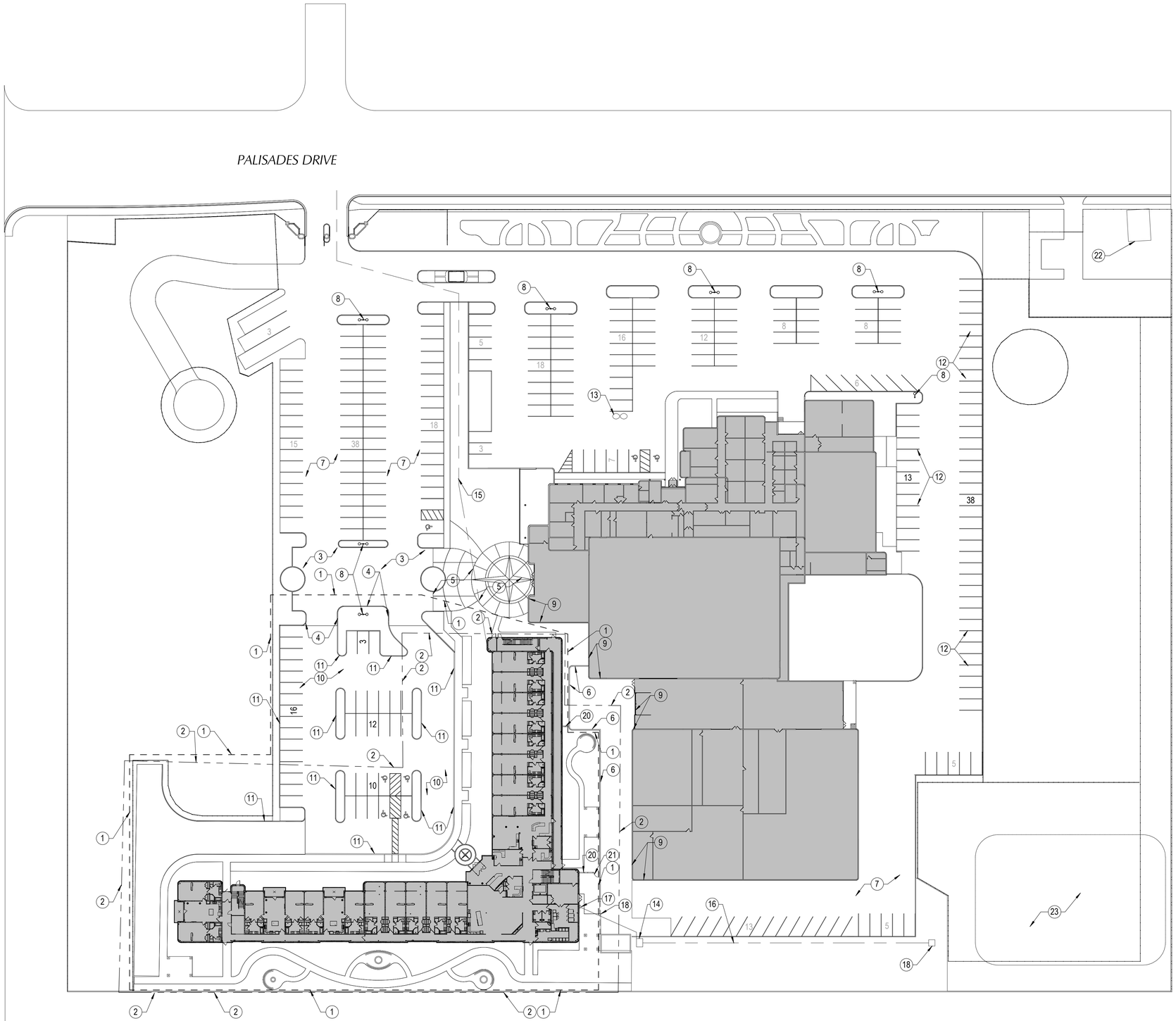
CIRQUE LODGE ADDITION

SITE PLAN
GENERAL

OREM, UTAH

JOB NO. 14-064

SHEET NO. SP-01



D2 / AS100 ARCHITECTURAL OVERALL SITE PLAN
SCALE: 1" = 40'-0"

MARK	REVISION	DATE

SHEET NOTES

1. CONSTRUCTION LIMIT LINE.
2. PROPERTY LINE.
3. EXISTING ASPHALT TO REMAIN.
4. EXISTING CURB AND GUTTER TO REMAIN.
5. EXISTING SIDEWALK TO REMAIN.
6. EXISTING FENCE WALL TO REMAIN.
7. EXISTING PARKING TO REMAIN.
8. EXISTING LIGHT POLE LOCATION. SEE ELECTRICAL.
9. EXISTING BUILDING EXTERIOR WALL.
10. NEW ASPHALT PAVING PER CIVIL AND SOILS REPORT.
11. NEW CURB. SEE CIVIL.
12. NEW PARKING STALL STRIPING. SEE CIVIL.
13. NEW GREASE TRAP WITH SAND OIL SEPARATOR. SEE CIVIL.
14. NEW ELECTRICAL TRANSFORMER OVER NEW CONCRETE PAD. SEE ELECTRICAL. COORDINATE FINAL REQUIREMENTS AND PLACEMENT WITH ROCKY MOUNTAIN POWER. LOCATE TRANSFORMER 8' MINIMUM FROM COMBUSTABLE BULIDING AND 50' MAXIMUM FROM POWER TRANSFER SWITCH.
15. NEW TIE IN TO EXISTING COMMUNICATION LINE. SEE ELECTRICAL. COORDINATE WITH OWNER AND CMMUNICATIONS PROVIDER FOR TIE-IN AS WELL AS CONNECTION TO EXISTING BUILDING.
16. NEW 4" CONDUIT FOR POWER TIE IN. COORDINATE WITH ELECTRICAL AS WELL AS ROCKY MOUNTAIN POWER.
17. NEW ELECTRICAL POWER TRANSER SWITCH. SEE ELECTRICAL. MAINTAIN MINIMUM 3' FROM DOOR OPENING.
18. EXISTING IN GROUND POWER TIE-IN. COORDINATE WITH ROCKY MOUNTAIN POWER.
19. DASHED LINES INDICATE PORTION OF EXISTING CMU WALL TO BE DEMOLISHED.
20. NEW CMU WALL. TO MATCH EXISTING.
21. NEW PRE-FINISHED ALUMINUM SWINGING GATE AND HARDWARE. VERIFY REQUIREMENTS WITH OWNER.
22. EXISTING WELL HOUSE.
23. NEW RETENTION POND. SEE CIVIL AND LANDSCAPE

PARKING SUMMARY

EXISTING: 179 INCLUDES (3) EXISTING ADA STALLS
NEW: 93 INCLUDES (4) NEW ADA STALLS

TOTAL: 272

NAME	AREA/LOAD FACTOR	REQUIRE PARKING
A-2	4,704 SF / 500	9.41
A-3	37,205 SF / 500	74.41
B	23,397 SF / 250	93.60
F-1	17,478 SF / 500	34.96
I-1	142 BEDS (20 EXISTING & 122 NEW) / 2.5	56.80
S-1	566 SF / 1000	00.57
U	310 SF / 1000	00.31

TOTAL ADA STALLS REQUIRED = 7
TOTAL ADA STALLS PROVIDED = 7

TOTAL PARKING (INCLUDING ADA STALLS = 270.06

GENERAL NOTES

A. COORDINATE SITE PLAN WITH LANDSCAPE, ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL SITE PLAN. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. SEE AS501 FOR SITE DETAILS.

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com

DATE: 17 JANUARY 2019
PROJECT #: CMA 13-044
PROJ. MAN.: MMA
CHECKED BY: CNM

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PROJECT:
CIRQUE LODGE CLIENT APARTMENTS
777 N. PALISADE DRIVE OREM, UT 84097

SHEET DESCRIPTION: OVERALL SITE PLAN

SHEET: AS100

C:\01 CMA\01 Local\13-044 Losee - Client Rooms Addition\13-044 Cirque Lodge Client Apartments_local Merrill.rvt
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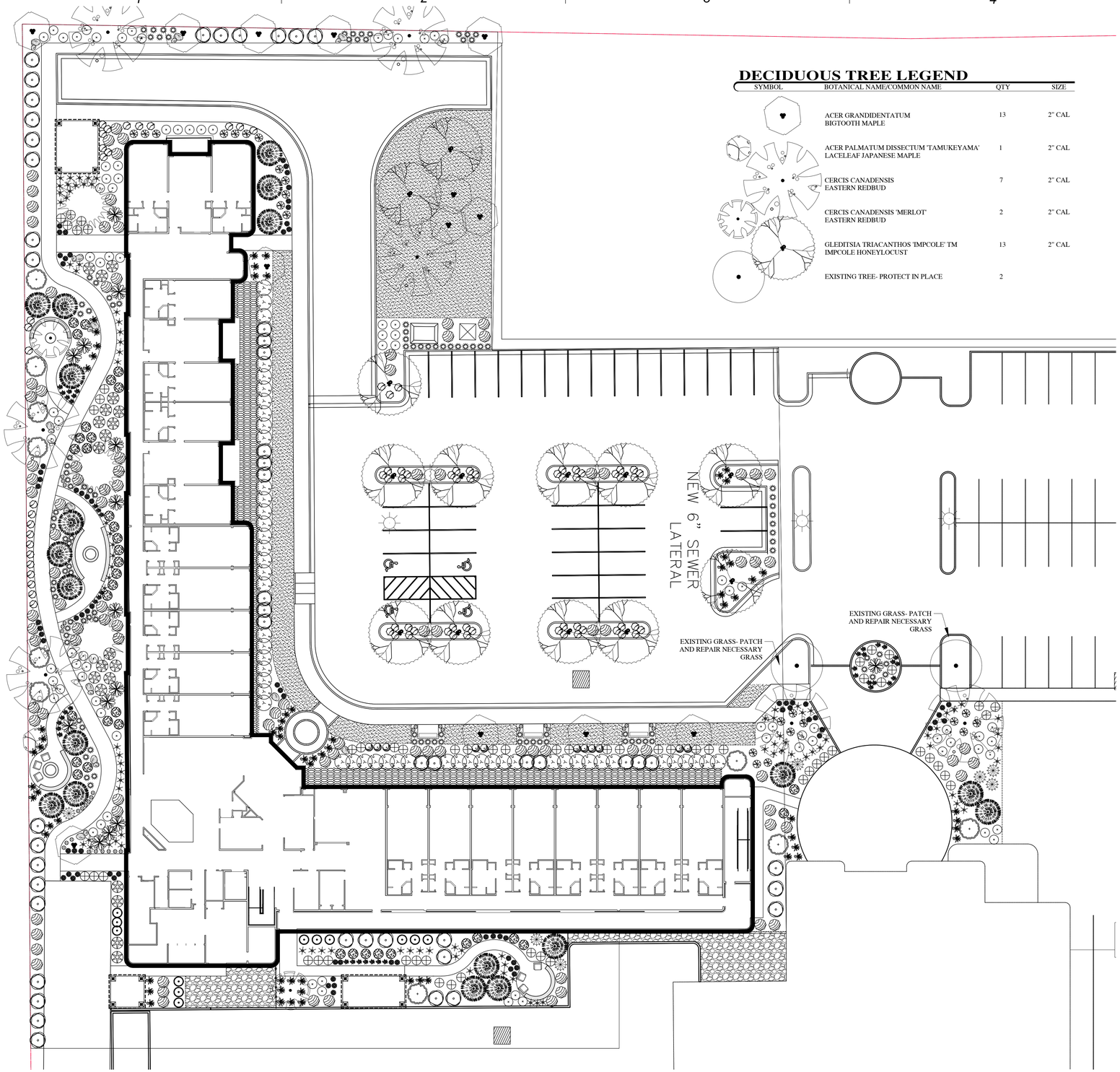

MARK	REVISION	DATE

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER GRANDIDENTATUM BIGTOOTH MAPLE	13	2" CAL
	ACER PALMATUM DISSECTUM 'TAMUKEYAMA' LACELEAF JAPANESE MAPLE	1	2" CAL
	CERCIS CANADENSIS EASTERN REDBUD	7	2" CAL
	CERCIS CANADENSIS 'MERLOT' EASTERN REDBUD	2	2" CAL
	GLEDITSIA TRIACANTHOS 'IMPCOLE' TM IMPCOLE HONEYLOCUST	13	2" CAL
	EXISTING TREE- PROTECT IN PLACE	2	

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ABIES CONCOLOR WHITE FIR	3	8' TALL
	PICEA GLAUCA 'CONICA' CONICAL SPRUCE	7	6' TALL
	PICEA PUNGENS GLAUCA 'FAT ALBERT' FAT ALBERT COLORADO BLUE SPRUCE	19	6' TALL
	PINUS LEUCODERMIS 'SATELLITE' COLUMNAR BOSNIAN PINE	19	6' TALL

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BUDDLEIA X 'MISS MOLLY' MISS MOLLY BUTTERFLY BUSH	20	5 GAL
	CORNUS ALBA 'BAILHALO' TM IVORY HALO DOGWOOD	49	5 GAL
	CORNUS SERICEA 'KELSEYI' KELSEYI DOGWOOD	77	5 GAL
	HYDRANGEA ARBORESCENS 'NCHA7' PPAF INVINCIBELLE MINI MAUVETTE	11	5 GAL
	PHYSOCARPUS OPULIFOLIUS 'GINGER WINE' GINGER WINE NINEBARK	14	5 GAL
	PRUNUS LAUROCERASS 'OTTO LUYKEN' LUYKENS LAUREL	10	5 GAL
	RIBES ALPINUM ALPINE CURRANT	101	5 GAL
	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	60	5 GAL

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BUXUS X 'GREEN MOUNTAIN' BOXWOOD	23	5 GAL
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT ORAGON GRAPE	83	5 GAL
	MAHONIA REPENS CREEPING MAHONIA	52	5 GAL
	PINUS MUGO 'MOPS' MUGO PINE	37	5 GAL

PERENNIAL/GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	95	1 GAL
	HEMEROCALLIS X 'PANDORA'S BOX' DAYLILY	83	1 GAL
	HEMEROCALLIS X 'PARDON ME' PARDON ME DAYLILY	45	1 GAL
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	75	1 GAL
	HEUCHERA X 'SOUTHERN COMFORT' SOUTHERN COMFORT	33	1 GAL
	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	95	1 GAL

GROUND COVER/LAWN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	LAWN AREA- SEE PLANTING PLAN LS2.1	~5,960 SQ.FT.	
	THYMUS SERPYLLUM 'PINK CHINTZ' PINK CHINTZ THYME	~2,268 SQ.FT.	FLAT- 8" O.C.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. 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.
4. 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
5. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS.
6. 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.
7. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS. DO NOT INSTALL WEED BARRIER FABRIC UNDER PERENNIALS, ANNUALS, GROUNDCOVERS AND AREAS TO RECEIVE WOOD MULCH.
8. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
9. COLORED WOOD MULCH TO BE INSTALLED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE AND SHRUB PLANTER AREAS, 1" UNDER ALL PERENNIALS, GROUNDCOVERS AND ANNUALS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
10. TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" 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.
11. 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.
12. PROVIDE WEEPS OR PERFORATED PIPE DRAINAGE BEHIND ALL WALLS AND FOOTING STRUCTURES AS NEEDED.
13. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. 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.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. 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.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. 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.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

20' 0 20' 40' 80'

SCALE: 1"=20'-0" ON 24X36 SHEET

NOT FOR CONSTRUCTION

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com

DATE:1 JANUARY 2019
PROJECT #: CMA 13-044
PROJ. MAN.: CBW
CHECKED BY: CBW

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PROJECT:
CIRQUE LODGE CLIENT APARTMENTS
777 N. PALISADE DRIVE OREM, UT 84097

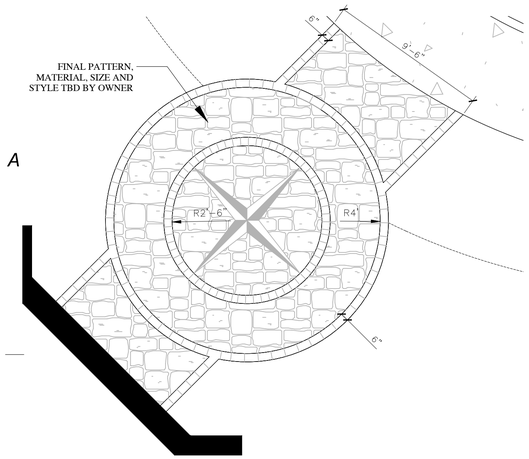
LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting STATE OF UTAH

SHEET DESCRIPTION:
LANDSCAPE PLANTING PLAN

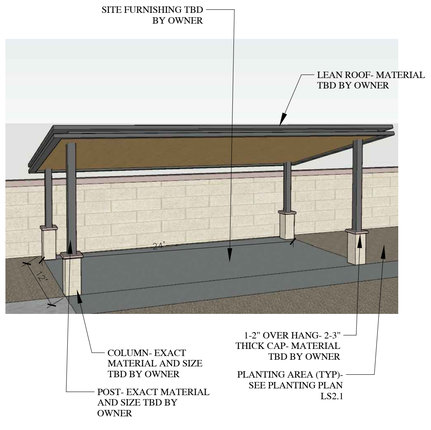
SHEET: LS2.1

SCHEMATIC DESIGN

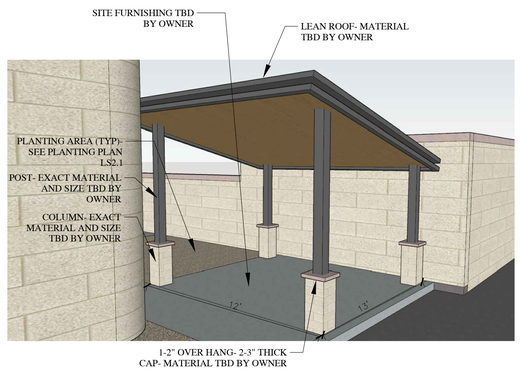
MARK	REVISION	DATE



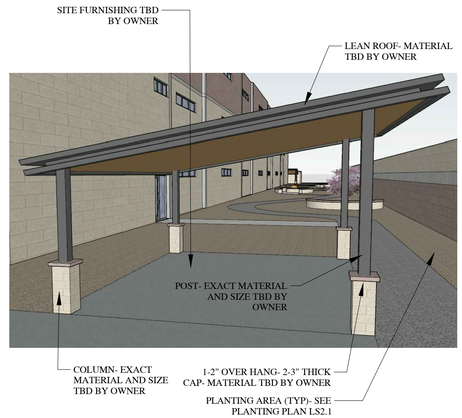
1 ENTRY PAVING



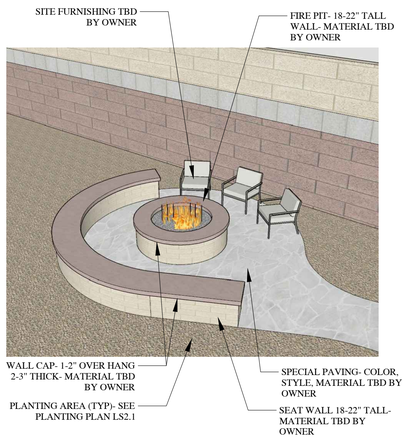
2 12X24 DETOX SMOKING STRUCTURE



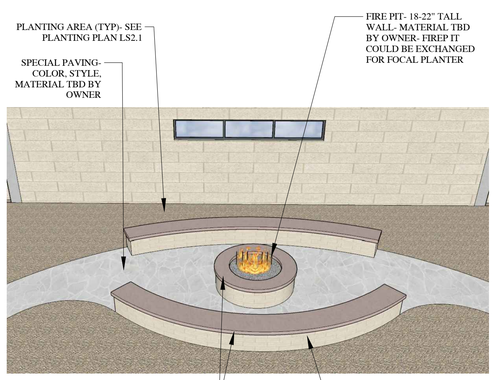
3 12X13 FEMALE SMOKING STRUCTURE



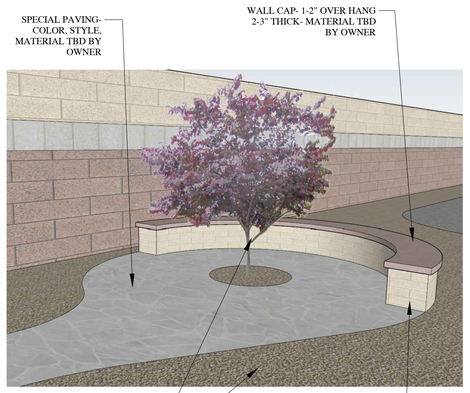
4 16X20 DETOX SMOKING STRUCTURE



5 FIRE PIT SMALL GATHERING AREA



6 FIRE PIT LARGE GATHERING AREA



7 SMALL TREE GATHERING AREA

DETAILS ARE FOR DESIGN INTENT ONLY. OWNER TO WORK WITH CONTRACTOR FOR EXACT SPECIFICS.

NOT FOR CONSTRUCTION

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

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17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com

DATE:1 JANUARY 2019
PROJECT #: CMA 13-044
PROJ. MAN.: CBW
CHECKED BY: CBW

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PROJECT:
CIRQUE LODGE CLIENT APARTMENTS
777 N. PALISADE DRIVE OREM, UT 84097

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting STATE OF UTAH

SHEET DESCRIPTION:
HARDSCAPE DETAILS

SHEET:
LS4.1

SCHEMATIC DESIGN

MARK	REVISION	DATE

CURTIS MINER
ARCHITECTURE

CIRQUE LODGE CLIENT APARTMENTS

777 N. PALISADE DRIVE OREM, UT 84097

21 JANUARY 2019

SITE PLAN SUBMITTAL PACKAGE

INDEX OF DRAWINGS

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G003	EXTERIOR RENDERINGS

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UT-01	SITE PLAN - UTILITIES
DP-01	SITE PLAN - DEMOLITION PLAN
SD-01	SITE PLAN - STORM DRAINAGE
GR-01	SITE PLAN - GRADING
PP-01	SITE PLAN - STORM DRAIN OVERLOW PLAN & PROFILE
EC-01	SITE PLAN - EROSION CONTROL
EC-02	EROSION CONTROL DETAILS
DT-01	STANDARD DETAILS
DT-02	STANDARD DETAILS
EP-01	MAIN ENTRANCE IMPROVEMENTS
CB-01	OVERFLOW CONTROL BOX DETAIL

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LS1.1	HARDSCAPE PLAN
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LS3.1	IRRIGATION PLAN
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LS5.1	LANDSCAPE DETAILS
LS6.1	IRRIGATION DETAILS
LS6.2	IRRIGATION DETAILS

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AS001	EXISTING SITE PLAN
AS100	OVERALL SITE PLAN
AS101	ARCHITECTURAL SITE PLAN
AS501	ARCHITECTURAL SITE PLAN DETAILS
A201	EXTERIOR ELEVATIONS

ENGINEERING CONSULTANTS

CIVIL

KENNETH E. BARNEY, PLS
NORTHERN ENGINEERING INC.
1040 EAST 800 NORTH
OREM, UTAH 84097
801-801-8992

LANDSCAPE

CORY WHITING - PLA, ASLA
IN SITE DESIGN GROUP
17 NORTH 470 WEST
AMERICAN FORK, UTAH 84003
801-756-5043

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
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PHONE: (801) 769-3000
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PROJECT:
CIRQUE LODGE CLIENT APARTMENTS
777 N. PALISADE DRIVE OREM, UT 84097

SHEET DESCRIPTION:
COVER SHEET

SHEET:
G000

C:\01 CMA\01 Local\13-044 Losee - Client Rooms Addition\13-044 Cirque Lodge Client Apartments_local Merrill.rvt
1/22/2019 2:24:40 PM

MARK	REVISION	DATE

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com

DATE: 21 JAUNARY 2019
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PROJECT:
CIRQUE LODGE CLIENT APARTMENTS
777 N. PALISADE DRIVE OREM, UT 84097

SHEET DESCRIPTION:
RENDERINGS

SHEET:
G002

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MARK	REVISION	DATE

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
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PROJECT:
CIRQUE LODGE CLIENT APARTMENTS
777 N. PALISADE DRIVE OREM, UT 84097

SHEET DESCRIPTION:
RENDERINGS

SHEET:
G003

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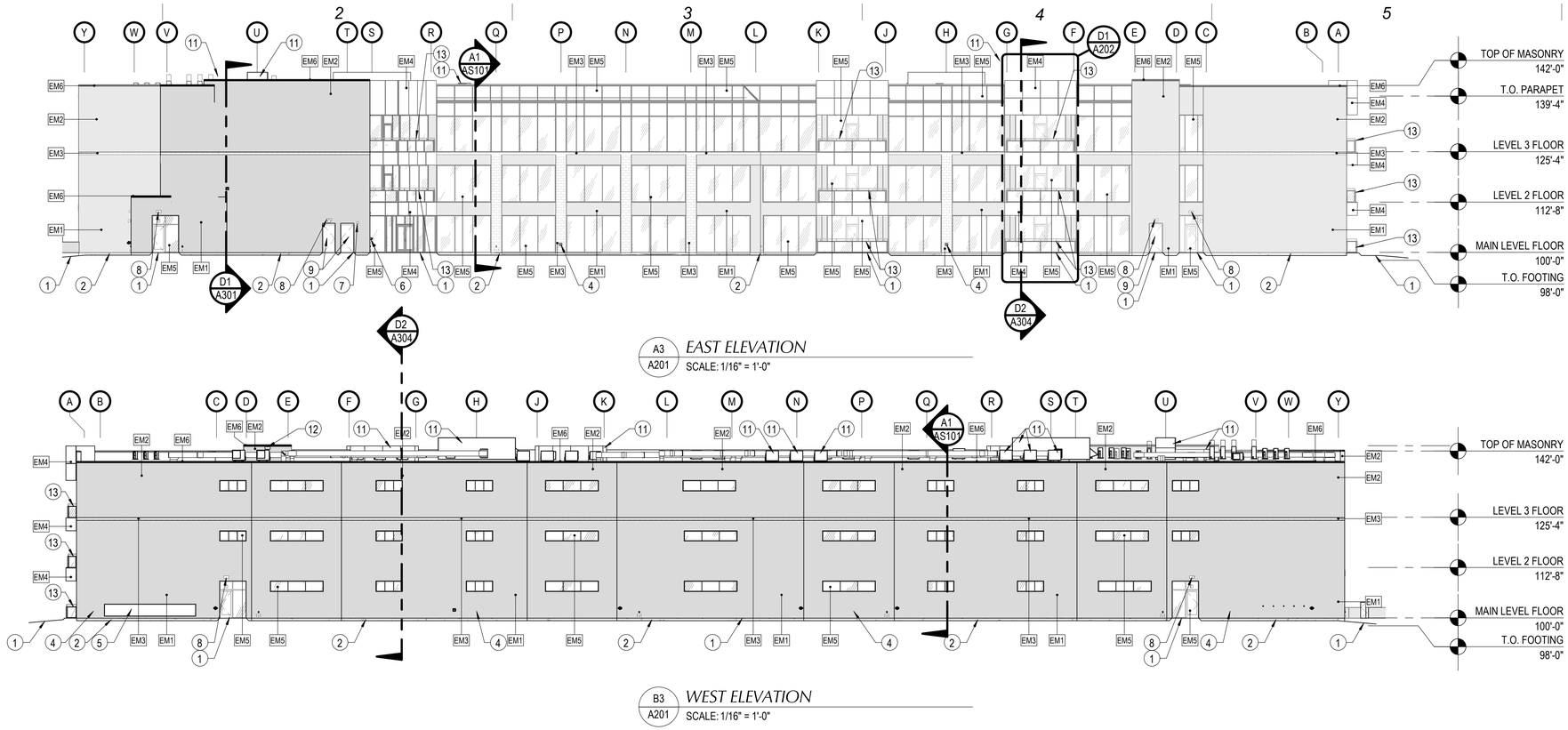
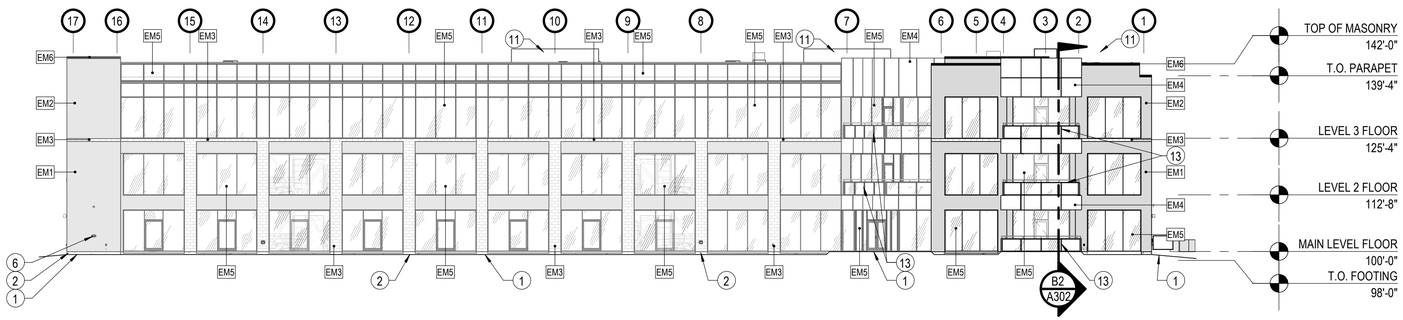
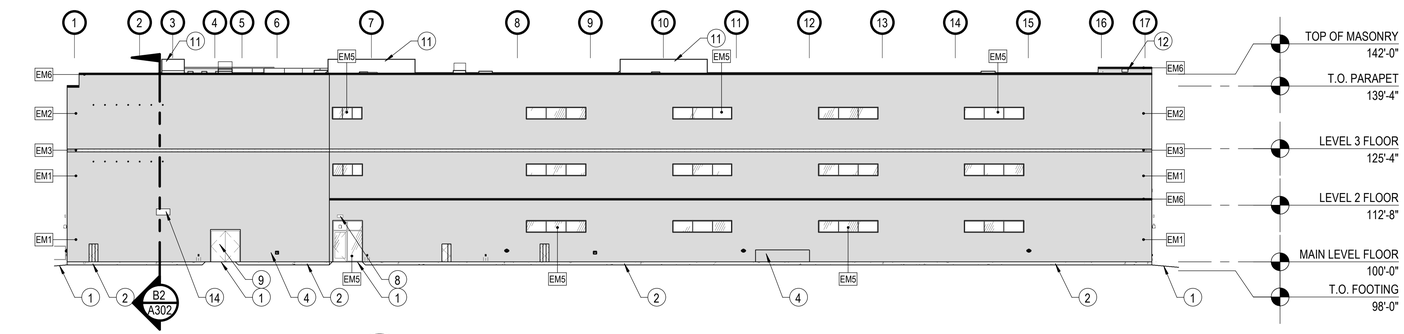


A3 A201 EAST ELEVATION
SCALE: 1/16" = 1'-0"

B3 A201 WEST ELEVATION
SCALE: 1/16" = 1'-0"



C3 A201 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



D3 A201 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

MARK	REVISION	DATE

SHEET NOTES

1. FINISHED GRADE OR FINISHED SIDEWALK. SEE CIVIL. FINISHED GRADE SHALL BE 8" BELOW TOP OF FOUNDATION WALL AND SLOPE AWAY FROM BUILDING 6" IN THE FIRST 10 FEET.
2. STRUCTURAL FOUNDATION WALLS. SEE STRUCTURAL.
3. CAST NICKEL BRONZE DOWNSPOUT NOZZLE WITH ANCHOR FLANGE. SEE DETAIL C6/A701.
4. HOSE BIBB. SEE PLUMBING.
5. GAS METER LOCATION. SEE PLUMBING AND COORDINATE WITH UTILITY COMPANY.
6. FIRE SPRINKLER RISER WITH EXTERIOR FIRE DEPARTMENT CONNECTION AND ALARM BELL.
7. RECESSED KNOX HIGH SECURITY, HEAVY DUTY KEY BOX. COORDINATE WITH FIRE CHIEF FOR INSTALLATION LOCATION AND HEIGHT.
8. EXTERIOR WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
9. INSULATED PAINTED METAL DOOR AND FRAME. SEE DOOR TYPES AND SCHEDULE.
10. MASONRY CONTROL JOINT.
11. RTU'S. SEE MECHANICAL.
12. THROUGH WALL SCUPPER DRAIN.
13. 42" HIGH GLASS GUARDRAIL.
14. MECHANICAL LOUVER. SEE MECHANICAL.
15. ELECTRICAL METER. SEE ELECTRICAL COORDINATE WITH ROCKY MOUNTAIN POWER.

EXTERIOR MATERIAL LEGEND

EM1	8" SPLITFACE CMU VENEER (FIELD - COLOR TO MATCH EXISTING BUILDING)
EM2	8" SPLITFACE CMU VENEER (ACCENT - COLOR TO MATCH EXISTING BUILDING)
EM3	8" HONED CMU VENEER (ACCENT - COLOR TO MATCH EXISTING BUILDING)
EM4	ALUMINUM COMPOSITE MATERIAL (ACM) - (COLOR TO MATCH ALUMINUM STOREFRONT MULLIONS)
EM5	ALUMINUM STOREFRONT GLAZING AND MULLION SYSTEM. (COLOR TO MATCH EXISTING BUILDING)
EM6	PRE-FINISHED METAL PARAPET CAP. (COLOR TO MATCH EXISTING BUILDING)

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
E. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
F. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
G. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
H. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
J. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
K. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

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PROJECT:
CIRQUE LODGE CLIENT APARTMENTS
777 N. PALISADE DRIVE OREM, UT 84097

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

SHEET:
A201

SITE PLAN SUBMITTAL PACKAGE

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1/22/2019 1:41:59 PM

For more information, contact
Kirby Snideman at or
ksnideman@orem.org

City Council Chambers, 56 N State Street

Mike Anderson with Curtis Miner Architecture requests approval of the site plan for the Cirque Lodge treatment facility located at 1240 East 800 North in the PD8 Zone. The facility will be adding 122 new beds in a second building to be constructed on the site. The site plan documents can be viewed on orem.org/planning under the "Current Planning (Public Hearing Notices)" tab.

Planning Commission
Wed, Feb 6, 2019
4:30 pm

For more information, contact
Kirby Snideman at or
ksnideman@orem.org

City Council Chambers, 56 N State Street

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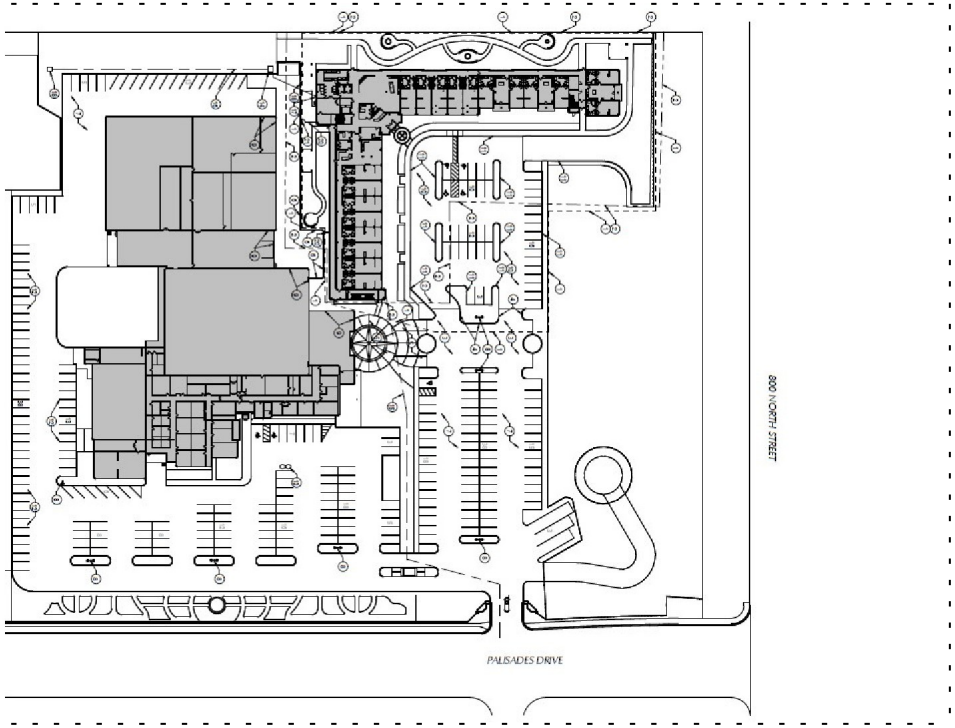
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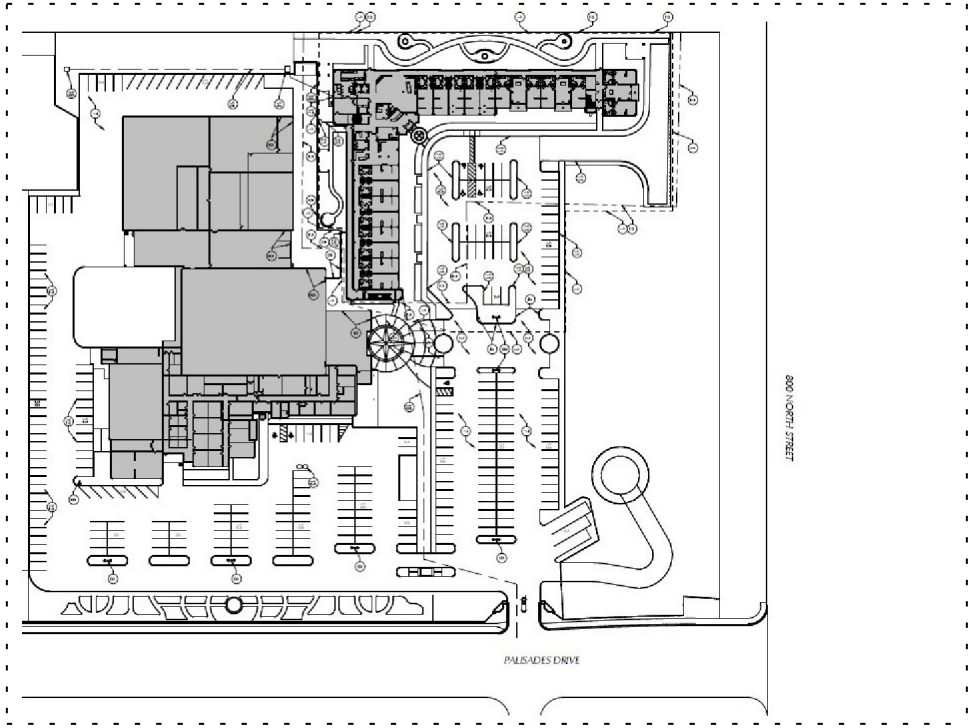
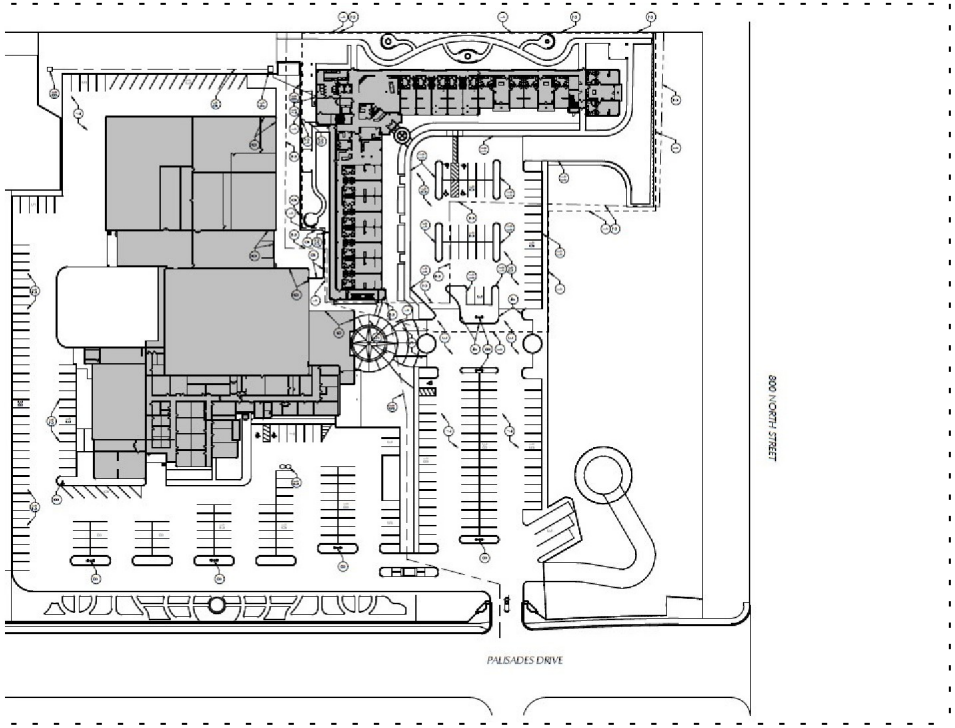
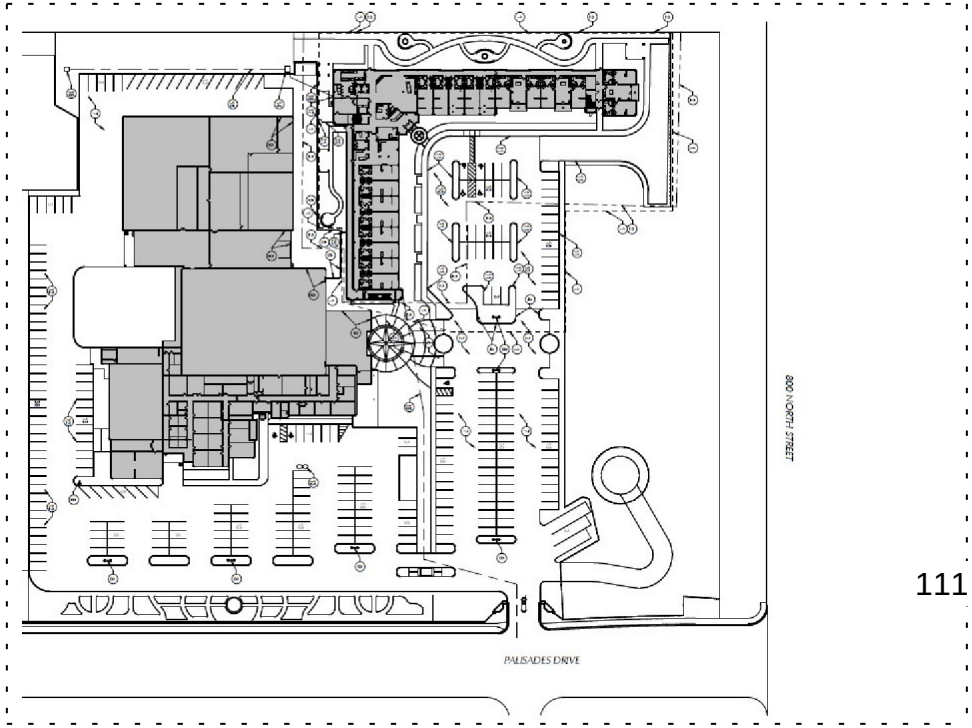
PALISADES DRIVE


800 NORTH STREET
PALISADES DRIVE


800 NORTH STREET
PALISADES DRIVE


800 NORTH STREET
PALISADES DRIVE

RECIPIENT	ALTERNATE	ADDRESS	ALTLINE	CITY	STATE	ZIP
UHS OF PROVO CANYON INC	%ICPG	6200 UTSA BLVD # 2		SAN ANTONIO	TX	78249
SOMMERSET PARK LLC		964 S 950 E		ALBION	ID	83311
ALPINE SCHOOL DISTRICT		575 N 100 E		AMERICAN FORK	UT	84003
DAVIS, RYAN B		236 N COUNTRY MANOR LA		ALPINE	UT	84004
SOMMERSET PARK HOLDINGS LLC		2064 GRAYSTONE LA		DRAPER	UT	84020
FEDELE PROPERTIES LC		553 TREVEN PL		DRAPER	UT	84020
KELLEMS, WADE & MEGAN E		PO BOX 150		HENEFER	UT	84033
1313 EAST 800 NORTH OREM LLC		124 E 2200 N		LEHI	UT	84043
AHLANDER, REBECCA M & MICHAEL B	%JOHNSTON, ANDREA	4755 N SUNSET WY		LEHI	UT	84043
WARD, SCOTT R & DESIREE M (ET AL)		465 E MAIN ST		MIDWAY	UT	84049
DEBBY LAURET		1869 N 80 E		OREM	UT	84057
LBP PROPERTIES LLC		1972 N 230 E		OREM	UT	84057
WEBB, TRAVIS K & KRISTY (ET AL)		1433 N 650 W		OREM	UT	84057
FINCH, LOUIS JAY & EVELYN YORK		315 W 1200 N		OREM	UT	84057
MEDINA, YALANDA		12 E 1575 N		OREM	UT	84057
RATIGAN, KEVIN P (ET AL)		88 W 1600 N		OREM	UT	84057
SAM LENTZ		882 W 1720 N		OREM	UT	84057
JASON BENCH		1911 N MAIN STREET		OREM	UT	84057-2101
PANDA BEAR HOMES INC		PO BOX 1132		OREM	UT	84057
KRISTIE SNYDER		56 N STATE STREET		OREM	UT	84057
BRENT SUMNER		744 WEST 550 SOUTH		OREM	UT	84058
HENRY, KING LEWIS & GWENDOLYN FAYE		748 S 600 W		OREM	UT	84058
MARK SEASTRAND		35 WEST 1670 SOUTH		OREM	UT	84058
GREENFIELD PROPERTIES LIMITED PARTNERSHIP		615 S STATE ST		OREM	UT	84058
GREENFIELD PROPERTIES LIMITED PARTNERSHIP		PO BOX 1239		OREM	UT	84059
STRATTON, KEVEN J		754 W 700 S		PLEASANT GROVE	UT	84062
PROVO RIVER WATER USERS ASSOCIATION		285 W 1100 N		PLEASANT GROVE	UT	84062
CASCADE SEDDIE LLC		PO BOX 95330		SOUTH JORDAN	UT	84095
CITY OF OREM	--OR CURRENT RESIDENT--	UNKNOWN		OREM	UT	84097

COX, ANDY & LESA		1124 E 50 S	OREM	UT	84097
INOUYE, STEPHEN K & PHYLLIS L		1147 E 500 N	OREM	UT	84097
GLEIM, LARRY E & LORI KAYE		1243 E 530 N	OREM	UT	84097
BUSENBARK, JOSEPH MICHAEL & JOANNE O (ET AL)		1246 E 530 N	OREM	UT	84097
GOODWILL, SUSAN LYNN (ET AL)		1263 E 530 N	OREM	UT	84097
THORESEN, STEPHEN L & MARY ANN		1264 E 530 N	OREM	UT	84097
EDMUNDS, JOHN M & MELANIE M	--OR CURRENT RESIDENT--	1275 E 530 NORTH	OREM	UT	84097
RONEY, DEREK B & BECKY		1280 E 530 N	OREM	UT	84097
DYER, WILLIAM GIBB JR & THERESA CAROL FRANCK		1287 E 530 N	OREM	UT	84097
ZAMBONI, GARY A & COLLEEN (ET AL)		1315 E 550 N	OREM	UT	84097
POWELL, KYLE E & BRENDA B		1322 E 550 N	OREM	UT	84097
DAVID SPENCER		899 NORTH 550 EAST	OREM	UT	84097
DEAN, LUKAS R & ANGELA ESPLIN		1242 E 570 N	OREM	UT	84097
JONASSAINT, MARISA		1261 E 570 N	OREM	UT	84097
BARTHOLOMEW, YING-LI (ET AL)		1262 E 570 N	OREM	UT	84097
GOUGH, JASON T & LUISA R		1273 E 570 N	OREM	UT	84097
CARLILE, ALTHEA ELAINE BUSATH		1274 E 570 N	OREM	UT	84097
NEWSOM, KEVIN GRAY & LORI OAKS		1285 E 570 N	OREM	UT	84097
WASHBURN, JERRY C & BETTY P (ET AL)		1286 E 570 N	OREM	UT	84097
KELLEMS, WADE & MEGAN E	--OR CURRENT RESIDENT--	1065 E 600 NORTH	OREM	UT	84097
MEYERS, PAUL S & SHARON A		1074 E 600 N	OREM	UT	84097
GARSIDE, RYAN R & DIANA L		1079 E 600 N	OREM	UT	84097
HOLDSWORTH, WAYNE L & LILIANA		1086 E 600 N	OREM	UT	84097
BUCKWALTER, WAYNE H & REBECCA A		1093 E 600 N	OREM	UT	84097
DELANGE, JEFFREY L & NICE		1098 E 600 N	OREM	UT	84097
PLUIM, BRANDON & KATY		1106 E 600 N	OREM	UT	84097
BEESLEY, ORSON B & GREICE KELLY		1132 E 600 N	OREM	UT	84097
CORP OF PRESIDING BISHOP OF CHURCH OF JESUS CHRIST OF LDS	--OR CURRENT RESIDENT--	1135 E 600 NORTH	OREM	UT	84097
GEDDES, BRADLEY JAMES & LIESHA T		1146 E 600 N	OREM	UT	84097
CHERRINGTON, JAY OWEN & KRISTIN B		1155 E 600 N	OREM	UT	84097
SMITH, CHRIS E & WENDY		1158 E 600 N	OREM	UT	84097
CARLING, GREGORY T & PATRICIA MALLARY		1172 E 600 N	OREM	UT	84097
ARIAS, OLIVIA D		1186 E 600 N	OREM	UT	84097

MEHLHOFF, JEANICE O	--OR CURRENT RESIDENT--	1316 E 600 NORTH	OREM	UT	84097
WOLLASTON, DARCY J		1320 E 600 N	OREM	UT	84097
MEHLHOFF, JEANICE O		1331 E 600 N	OREM	UT	84097
LEGAS, JENNIFER & RICHARD (ET AL)		1341 E 600 N	OREM	UT	84097
SCALORA, MICHAEL A		1255 E 620 N	OREM	UT	84097
HICKS, JACOB R & JENNIFER ROSE		1262 E 620 N	OREM	UT	84097
MAGNESS, ROBERT J & COURTNEY		1265 E 620 N	OREM	UT	84097
ARBON, VAL A & BONNIE L		1276 E 620 N	OREM	UT	84097
PUGMIRE, JON REX & TAMARA J		1046 E 650 N	OREM	UT	84097
HOGUE, RICHARD & KITTY		1047 E 650 N	OREM	UT	84097
NIELSON, CLAIR E & MARSHA B (ET AL)		1060 E 650 N	OREM	UT	84097
CARDON, GROVER L & NOEL N		1061 E 650 N	OREM	UT	84097
WARD, SCOTT R & DESIREE M	--OR CURRENT RESIDENT--	1074 E 650 NORTH	OREM	UT	84097
MCCLELLAN, CORAY W & KARA M		1075 E 650 N	OREM	UT	84097
HATT, JOAN W		1087 E 650 N	OREM	UT	84097
EMMONS, JAMES LYLE & JAMES LYLE (ET AL)		1088 E 650 N	OREM	UT	84097
EMBLEY, DAVID W & ANN		1090 E 650 N	OREM	UT	84097
MORCK, DANIEL S		1313 E 660 N	OREM	UT	84097
FAGGIOLI, DOUGLAS & JANICE V		1314 E 660 N	OREM	UT	84097
HAWKINS, KEVIN B & JEAN		1335 E 660 N	OREM	UT	84097
GEDICKS, FREDERICK M & NICEA S		1338 E 660 N	OREM	UT	84097
HUFFAKER, BRIAN & MISA		1355 E 660 N	OREM	UT	84097
JARVIS, MICHAEL L & KELLYE A (ET AL)		1369 E 660 N	OREM	UT	84097
SHIELDS, TRAVIS S & AMANDA H		1038 E 680 N	OREM	UT	84097
SNOW, SCOTT GLENN & BRITTANY NOEL		1039 E 680 N	OREM	UT	84097
GIBSON, MARC & RACHAEL (ET AL)		1050 E 680 N	OREM	UT	84097
NELSON, DAVID W & SALLY S		1051 E 680 N	OREM	UT	84097
GUYMON, KATHLEEN		1062 E 680 N	OREM	UT	84097
COX, MATTHEW		1063 E 680 N	OREM	UT	84097
CHANDLER, R SCOTT & CINDY P		1075 E 680 N	OREM	UT	84097
HANSON, JOSEPH BRANDON & ANDREA JEAN		1076 E 680 N	OREM	UT	84097
BARKDULL, LARRY & ELIZABETH (ET AL)		1087 E 680 N	OREM	UT	84097
LEWIS, SHELLE CLAWSON (ET AL)		1088 E 680 N	OREM	UT	84097
JOHNSON, PAUL BRYAN & ORVA A L		1107 E 680 N	OREM	UT	84097
FINCH, J ALAN & DIANE		1108 E 680 N	OREM	UT	84097
KING, CARSON R & SUSAN R		1124 E 680 N	OREM	UT	84097
DABLING, JANICE & BARTON A		1125 E 680 N	OREM	UT	84097
ANDERSON, DAVID & LORELEA		1140 E 680 N	OREM	UT	84097
AZNAR, JOHN G & MICHELLE N		1143 E 680 N	OREM	UT	84097

HAMPTON, MORGAN LEA (ET AL)	--OR CURRENT RESIDENT--	1152 E 680 NORTH	OREM	UT	84097
STEELE, JARED & CATHARINE		1153 E 680 N	OREM	UT	84097
BELL, LAREE D & LAREE D		1164 E 680 N	OREM	UT	84097
BARKDULL, GAVON J & TANYA		1165 E 680 N	OREM	UT	84097
AHLANDER, REBECCA M & MICHAEL B	--OR CURRENT RESIDENT--	1040 E 720 NORTH	OREM	UT	84097
JONES, MARK (ET AL)		1041 E 720 N	OREM	UT	84097
TERRY, THEODORE & MARGIL J (ET AL)		1052 E 720 N	OREM	UT	84097
WISE, GARY A & SYLVIA L		1053 E 720 N	OREM	UT	84097
CLARK, ROBERT E & LUWANA S		1064 E 720 N	OREM	UT	84097
DYMOCK, GARRY EVAN & PATSY RUTH		1065 E 720 N	OREM	UT	84097
DAHLBERG, KENNETH E		1076 E 720 N	OREM	UT	84097
KAY, JOYCE M		1077 E 720 N	OREM	UT	84097
DAHLBERG, LYNN L (ET AL)		1088 E 720 N	OREM	UT	84097
FREEMAN, MARK		1089 E 720 N	OREM	UT	84097
HIRST, KARL R & KATHY L		1103 E 720 N	OREM	UT	84097
ULRICH, DOUGLAS J & MERILYN C		1104 E 720 N	OREM	UT	84097
MEYERS, SARA & KEN (ET AL)		1119 E 720 N	OREM	UT	84097
WHITMORE, ALLISON		1122 E 720 N	OREM	UT	84097
CARLILE, R NEIL & DEANNE W		1139 E 720 N	OREM	UT	84097
HUBER, J TALMAGE & LARAE		1142 E 720 N	OREM	UT	84097
ZOLLINGER, BRANDON & SHAUNA		1154 E 720 N	OREM	UT	84097
BOWDEN, STEVEN DOUGLAS & SHERRY SUE ELKINS		1166 E 720 N	OREM	UT	84097
STANLEY L GUBLER LTD (ET AL)	--OR CURRENT RESIDENT--	1317 E 750 NORTH	OREM	UT	84097
SOMMERSET PARK LLC	--OR CURRENT RESIDENT--	1337 E 750 NORTH	OREM	UT	84097
UHS OF PROVO CANYON INC	--OR CURRENT RESIDENT--	1350 E 750 NORTH	OREM	UT	84097
SOMMERSET PARK HOLDINGS LLC	--OR CURRENT RESIDENT--	1371 E 750 NORTH	OREM	UT	84097
K&S JENSON PROPERTIES LLC		1385 E 750 N	OREM	UT	84097
CENTRAL UTAH WATER CONSERVANCY DISTRICT		1426 E 750 N STE 400	OREM	UT	84097
SCLAFANI, GREGORY STEPHEN & SHAUNA WHATCOTT		1050 E 760 N	OREM	UT	84097
GLOBE TROTTER LC	--OR CURRENT RESIDENT--	1051 E 760 NORTH	OREM	UT	84097

ASHBY, KRIS & KIMBERLY		1062 E 760 N	OREM	UT	84097
ELY, GREGORY B		1063 E 760 N	OREM	UT	84097
CARTER, COREY K & JANETTE		1074 E 760 N	OREM	UT	84097
S L B PROPERTIES (ET AL)	--OR CURRENT RESIDENT--	1075 E 760 NORTH	OREM	UT	84097
BYON, CHOON GU & HYE RYUNG		1086 E 760 N	OREM	UT	84097
GONZALEZ, HECTOR R & ARCELIA		1087 E 760 N	OREM	UT	84097
DP II LLC		825 E 800 N	OREM	UT	84097
DESERT PROPERTIES LC		1040 E 800 N	OREM	UT	84097
DP II LLC	--OR CURRENT RESIDENT--	1068 E 800 NORTH	OREM	UT	84097
PULHAM, LESA & SHEILA		1093 E 800 N	OREM	UT	84097
FINCH, J ALAN & DIANE	--OR CURRENT RESIDENT--	1130 E 800 NORTH	OREM	UT	84097
MJ REAL ESTATE HOLDINGS LLC	--OR CURRENT RESIDENT--	1145 E 800 NORTH	OREM	UT	84097
YUTOPIA CORPORATION		1240 E 800 N	OREM	UT	84097
CASCADE PROFESSIONAL PLAZA LLC	--OR CURRENT RESIDENT--	1375 E 800 NORTH	OREM	UT	84097
CENTRAL UTAH WATER CONSERVANCY DISTRICT	--OR CURRENT RESIDENT--	1420 E 800 NORTH	OREM	UT	84097
BLUE 42 LLC		1422 E 820 N	OREM	UT	84097
BLUE 42 LLC	--OR CURRENT RESIDENT--	1426 E 820 NORTH	OREM	UT	84097
CANYON VIEW OF OREM LLC	--OR CURRENT RESIDENT--	1434 E 820 NORTH	OREM	UT	84097
LIBERTY PIONEER ENERGY LLC		1409 E 840 N	OREM	UT	84097
DAVIS, RYAN B	--OR CURRENT RESIDENT--	1415 E 840 NORTH	OREM	UT	84097
JAMISON PROPERTIES LLC		1428 E 840 N	OREM	UT	84097
LBP PROPERTIES LLC	--OR CURRENT RESIDENT--	1432 E 840 NORTH	OREM	UT	84097
LARSEN, LYNDA C	--OR CURRENT RESIDENT--	1056 E 850 NORTH	OREM	UT	84097
KARBAKHSH, ABRAHAM & WENDI		1110 E 880 N	OREM	UT	84097
RICHINS, ARTHUR CALDERWOOD & THELMA THEORA		1111 E 880 N	OREM	UT	84097
MC OMBER, MARK S & KIMBERLY P		1126 E 880 N	OREM	UT	84097
OLSEN, ALLEN KENT (ET AL)		1127 E 880 N	OREM	UT	84097
WARD, SCOTT R & DESIREE M (ET AL)	--OR CURRENT RESIDENT--	1142 E 880 NORTH	OREM	UT	84097
MMSALTZ LTD (ET AL)		1434 E 880 N	OREM	UT	84097
JOLLEY, JUSTIN M & DAYNA A		1084 E 920 N	OREM	UT	84097

OLAUSON, MARGARET LOUISE & DOUGLAS JAMES SR		1112 E 920 N	OREM	UT	84097
DAVIS, TAYLOR KENT & KATIE CASH		1128 E 920 N	OREM	UT	84097
GALE, ADAM MASON & JENNIFER ANNE		1129 E 920 N	OREM	UT	84097
GALE, ADAM MASON & JENNIFER ANNE (ET AL)		1144 E 920 N	OREM	UT	84097
SMITH, THOMAS WAYNE & JUANITA W (ET AL)		750 N 1000 E	OREM	UT	84097
CUEVA, RAFAEL & GABY M		548 N 1080 E	OREM	UT	84097
FURR, BRIAN K & KIMBER B		560 N 1080 E	OREM	UT	84097
PORTER, RICHARD CLYDE & MARIANNE B	--OR CURRENT RESIDENT--	566 N 1080 EAST	OREM	UT	84097
FINCH, KIM & MARILYN H		830 N 1100 E	OREM	UT	84097
DUNCAN, LANCE C & MARISA		831 N 1100 E	OREM	UT	84097
ADAMS, STIRLING & KIF AUGUSTINE	--OR CURRENT RESIDENT--	861 N 1100 EAST	OREM	UT	84097
SPENCER, AARON T & KRISTIN T		877 N 1100 E	OREM	UT	84097
SMEMOE, CHRISTOPHER M		893 N 1100 E	OREM	UT	84097
B&J MINER PROPERTIES LLC		1524 E 1110 N	OREM	UT	84097
BURTENSHAW, SARAH L & MALCOLM J		522 N 1120 E	OREM	UT	84097
WOOTTON, KARMA JEAN		534 N 1120 E	OREM	UT	84097
MOORE, GENE R & CHERYL G		535 N 1120 E	OREM	UT	84097
ERNST, FRANKLIN ALMA & JACQUELINE B		546 N 1120 E	OREM	UT	84097
HENRY, KING LEWIS & GWENDOLYN FAYE	--OR CURRENT RESIDENT--	547 N 1120 EAST	OREM	UT	84097
SESSIONS, ROY D & ELAINE		558 N 1120 E	OREM	UT	84097
BHAGAT, DEVENDRA & CONNIE A		559 N 1120 E	OREM	UT	84097
MEDINA, YALANDA	--OR CURRENT RESIDENT--	570 N 1120 EAST	OREM	UT	84097
LAYTON, JEREMY D		571 N 1120 E	OREM	UT	84097
STEELE, LYNN H & CAROLYN S		746 N 1125 E	OREM	UT	84097
GREENE, THOMAS J & REBECCA M		751 N 1125 E	OREM	UT	84097
CALL, ROBERT BRYAN & BONNIE JO		758 N 1125 E	OREM	UT	84097
FINCH, J ALAN & DIANE	--OR CURRENT RESIDENT--	772 N 1125 EAST	OREM	UT	84097
WEBB, TRAVIS K & KRISTY (ET AL)	--OR CURRENT RESIDENT--	508 N 1160 EAST	OREM	UT	84097
INOUYE, STEPHEN K & PHYLLIS L	--OR CURRENT RESIDENT--	509 N 1160 EAST	OREM	UT	84097
HEWARD, JOSHUA & MARI		520 N 1160 E	OREM	UT	84097
BAIRD, JANEL J		521 N 1160 E	OREM	UT	84097

EVERETT, ADAM		532 N 1160 E	OREM	UT	84097
MARCHANT, KENT M & DANIELLE R		533 N 1160 E	OREM	UT	84097
POWELL, ZACHARY & NATALIE R		544 N 1160 E	OREM	UT	84097
BIRD, FLOYD H JR & KATHY P		545 N 1160 E	OREM	UT	84097
WILSON, DEBORAH		556 N 1160 E	OREM	UT	84097
DUNN, JIM J & RUTH R		557 N 1160 E	OREM	UT	84097
NIXON, DAVID QUINN & SANDRA JANE		612 N 1170 E	OREM	UT	84097
CHERRINGTON, MARK O & KELLI R		622 N 1170 E	OREM	UT	84097
ANDERSON, JAMES T & TRACY L		623 N 1170 E	OREM	UT	84097
ESPLIN, BRENT H & JULIE C		626 N 1170 E	OREM	UT	84097
HOWARD, KANDIS HOLLEY		648 N 1180 E	OREM	UT	84097
BOWLES, ALAN NEIL & KRISTINE ANN		652 N 1180 E	OREM	UT	84097
HILTON, DAVID B		655 N 1180 E	OREM	UT	84097
BUSHNELL, MIKEL D & HOLLY		664 N 1180 E	OREM	UT	84097
THAXTON, GLEN E & CHELE L		678 N 1180 E	OREM	UT	84097
RUSSELL, ROBERT A & CASSANDRA G		692 N 1180 E	OREM	UT	84097
TROST, JODI QUINN		706 N 1180 E	OREM	UT	84097
WOOLLEY, SPENCER DEAN & RAELYNN LAMBERT		722 N 1180 E	OREM	UT	84097
SMITH, JAMES N & BETHANY		731 N 1180 E	OREM	UT	84097
GRANT, DAVID		732 N 1180 E	OREM	UT	84097
WONG, JOSHUA R & IRINA M		747 N 1180 E	OREM	UT	84097
HADFIELD, VARDEN EUGENE & REBECCA DAWNE		748 N 1180 E	OREM	UT	84097
CHOI, SUNGIL		759 N 1180 E	OREM	UT	84097
CASTLE, CRAIG N & STACI		762 N 1180 E	OREM	UT	84097
MICHAELIS, KIRT & NICOLE (ET AL)	--OR CURRENT RESIDENT--	773 N 1180 EAST	OREM	UT	84097
MICHAELIS, KIRT & NICOLE (ET AL)		773 N 1180 W	OREM	UT	84097
NIELSEN, REBECCA S		774 N 1180 E	OREM	UT	84097
BORN, JEFFREY A & VICKY L		779 N 1180 E	OREM	UT	84097
PETERSON, CURT C & SUSAN		513 N 1200 E	OREM	UT	84097
PATTERSON, JASON & HEATHER		527 N 1200 E	OREM	UT	84097
HONEYCUTT, JAMES KENNETH & LEE ANN MC KEACHNIE		541 N 1200 E	OREM	UT	84097
JOHNSON, KENT (ET AL)		555 N 1200 E	OREM	UT	84097
JAMISON, J SCOTT & LISA (ET AL)		569 N 1200 E	OREM	UT	84097
LEE, SOLJEE & SOLYI		511 N 1230 E	OREM	UT	84097
HEPPLER, THONE K & DESSA LEE		533 N 1230 E	OREM	UT	84097
WELLS, KANANI BROWN & SCOTT EMERY		551 N 1230 W	OREM	UT	84097
WELLS, KANANI BROWN & SCOTT EMERY	--OR CURRENT RESIDENT--	551 N 1230 EAST	OREM	UT	84097
HOLT, A MONTE & SHIRLEY H (ET AL)		569 N 1230 E	OREM	UT	84097

REID, DOUGLAS T & TERI LYNN		584 N 1230 E	OREM	UT	84097
FREDRICKSEN, AMY N & JERRY S		585 N 1230 E	OREM	UT	84097
SOSA, ALISSA		607 N 1230 E	OREM	UT	84097
BROWN, RONALD GENE & ELARY F		608 N 1230 E	OREM	UT	84097
RODRIGUEZ, VICTORIA A		619 N 1230 E	OREM	UT	84097
JENSEN, LANA F & DELOS C		635 N 1250 E	OREM	UT	84097
JOHNSTON, DAVID K & KERRI R		642 N 1250 E	OREM	UT	84097
MCEWEN, BRUCE L & DEBBIE A		645 N 1250 E	OREM	UT	84097
WILKINSON, MICHAEL K & PATRICIA L		622 N 1280 E	OREM	UT	84097
CLARK, THOMAS C & ELNA L (ET AL)	--OR CURRENT RESIDENT--	632 N 1280 EAST	OREM	UT	84097
DAVIS, MARK D		647 N 1280 E	OREM	UT	84097
CLARK, THOMAS C & ELNA L (ET AL)		648 N 1280 E	OREM	UT	84097
B&J MINER PROPERTIES LLC	--OR CURRENT RESIDENT--	825 N 1420 EAST	OREM	UT	84097
B&J MINER PROPERTIES LLC	--OR CURRENT RESIDENT--	831 N 1420 EAST	OREM	UT	84097
MARTINEZ, JULIA		681 E 1650 S	OREM	UT	84097
JACKSON, ELAINA E (ET AL)		566 N BELLA VISTA DR	OREM	UT	84097
CHRISTENSEN, WILLIAM G & KRISTEN H		587 N BELLA VISTA DR	OREM	UT	84097
WINEGAR, LISA M		588 N BELLA VISTA DR	OREM	UT	84097
HARRISON, MICHAEL A & CLYDA F		602 N BELLA VISTA DR	OREM	UT	84097
GILBERT, KENT S & LANA R		612 N BELLA VISTA DR	OREM	UT	84097
JOHNSON, ALAN E & NORINE L		631 N BELLA VISTA DR	OREM	UT	84097
HENDERSON, LON & CARRIE		648 N BELLA VISTA DR	OREM	UT	84097
ARTHUR, DOUGLAS K & TERRY C		651 N BELLA VISTA DR	OREM	UT	84097
CAMERON, CLINTON BRUCE & MARCIA JONES		658 N BELLA VISTA DR	OREM	UT	84097
WOLSEY, NICK J & AIMEE A		872 N CANYON HILLS DR	OREM	UT	84097
ADAMS, STIRLING & KIF AUGUSTINE		969 S CARTERVILLE RD	OREM	UT	84097
CHERRINGTON, MARK O & KELLI R	--OR CURRENT RESIDENT--	622 N CHERRINGTON CIR	OREM	UT	84097

ANDERSON, JAMES T & TRACY L	--OR CURRENT RESIDENT--	623 N CHERRINGTON CIR	OREM	UT	84097
ESPLIN, BRENT H & JULIE C	--OR CURRENT RESIDENT--	626 N CHERRINGTON CIR	OREM	UT	84097
MAYOR RICHARD F. BRUNST, JR.		900 E HIGH COUNTRY DRIVE	OREM	UT	84097 -2389
THOMAS MACDONALD		489 NORTH PALISADES DR	OREM	UT	84097
FEDELE PROPERTIES LC	--OR CURRENT RESIDENT--	510 N PALISADES DR	OREM	UT	84097
R S LOSEE STUDIO PROPERTY LC		777 N PALISADES DR	OREM	UT	84097
GLOBE TROTTER LC		PO BOX 970310	OREM	UT	84097
OREM CITY CORPORATION	--OR CURRENT RESIDENT--	STREET 1181 E 600 N	OREM	UT	84097
CENTRAL UTAH WATER CONSERVANCY DISTRICT	--OR CURRENT RESIDENT--	1 XACTWARE PLAZA	OREM	UT	84097
UTAH DEPARTMENT OF TRANSPORTATION		PO BOX 148420	SALT LAKE CITY	UT	84114
CASCADE PROFESSIONAL PLAZA LLC	%WENTWORTH MANAGEMENT	PO BOX 17809	SALT LAKE CITY	UT	84117
STANLEY L GUBLER LTD (ET AL)	%GUBLER, BRENT	5030 S REGENCY ST	SALT LAKE CITY	UT	84117
QUESTAR GAS COMPANY		PO BOX 45360	SALT LAKE CITY	UT	84145
CORP OF PRESIDING BISHOP OF CHURCH OF JESUS CHRIST OF LDS		50 E N TEMPLE	SALT LAKE CITY	UT	84150
HAMPTON, MORGAN LEA (ET AL)		582 W 200 N	PROVO	UT	84601
SCENICVIEW ACADEMY INC	--OR CURRENT RESIDENT--	5485 N 250 WEST	PROVO	UT	84604
CANYON VIEW OF OREM LLC		5132 N 300 W STE 100	PROVO	UT	84604
HERITAGE BEHAVIORAL HEALTH SYSTEMS INC		5600 HERITAGE SCHOOL DR	PROVO	UT	84604
SCENICVIEW ACADEMY INC		5455 N RIVER RUN DR	PROVO	UT	84604
R S LOSEE STUDIO LC		RR 3 BOX A10	SUNDANCE	UT	84604
COMMON AREA		100 E CENTER ST	PROVO	UT	84606
EDMUNDS, JOHN M & MELANIE M		2294 MOUNTAIN VISTA LN	PROVO	UT	84606

MJ REAL ESTATES HOLDINGS LLC	996 W 800 S	PAYSON	UT	84651

CURTIS MINER
ARCHITECTURE

Neighborhood Meeting Minutes

Proposed New Residential Building – Cirque Lodge
Proposed Project Location: 777 North Palisade Drive, Orem, Utah

Minutes of Neighborhood Meeting held September 4, 2018 at the project site for the proposed Cirque Lodge Residential Building project located at 777 North Palisade Drive, Orem, Utah 84094.

Neighbors within 1,000 feet of the property were notified via a meeting announcement mailed on August 17, 2018, 18 days before the meeting. The mailing list was provided by the Orem City planning department.

The meeting was held in the north foyer of the existing Cirque Lodge building. Most guests arrived prior to 6:30 p.m. with a few guests arriving after the meeting started. All guests were invited to sign the roll, and the meeting was called to order at 6:35 p.m. Attending from the office of the architect and representing the owner were Curtis Miner, principal architect, Mike Anderson, project architect, and Merrill Roberts, BIM drafter.

As introduction, the architect briefly reviewed the PD-8 zone with its rights and limitations, the history of the Development Agreement, and the initial concept for the addition of residential rooms that was presented to Orem City during the Development Agreement process (which showed all new rooms on the south side of the existing building in a new four-story structure attached to the existing building.

The architect then displayed and discussed various site plans, floor plans, building elevations and perspective views, as well as a digital model depicting the new design concept which proposes a stand-alone new 3-story, 54-room residential building to the north-west of the existing building. Following the presentation by the architect, guests were invited to comment and ask questions.

A summary of these comments and questions follows:

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1. **Parking:** Questions were raised as to whether the parking shown on the site plan was adequate to accommodate the additional residential units and associated functions.

   The architect responded that Orem City parking standards must be met in the approval of the new project. Further, most of the occupants in the residential building are not allowed

to have vehicles.

2. **Traffic:** The potential for additional traffic on the roads and for additional traffic congestion at the intersection of Palisade Drive and 800 North were raised as concerns. One guest suggested repositioning the primary project drive approach on the south end of the project and on to Palisade Drive.

   The architect responded that moving the drive to the south would actually increase the number of Cirque vehicles in the residential area. It would also create a traffic movement problem where the repositioned Cirque Lodge access and 750 North were no longer aligned as they are now.

3. **Building Placement, Height, and Views from Neighboring Properties:** Residents expressed concern that the proposed placement of the building would impact the views of the mountain range from residential properties located directly west of the new building. Although the building would comply with the Orem City setback standard (1:1 when abutting residential property), the building is still tall enough that it would block the view. A suggestion was made to locate the new building on the north-east portion of the Cirque property.

   The architect responded that the building must be placed on the north-west in order to function correctly with the existing Cirque building and that placing it across a parking from the existing building would not be acceptable to the owner. Placing the building on the north-east would also eliminate the helicopter landing pad. Various ideas to make the building two stories tall by relocating some of the square footage to a new building wing along the north edge of the existing parking lot were discussed at length. The architect committed to review these alternate building configuration schemes with the owner.

4. **Visibility to Neighboring Properties:** Guests raised concerns that residents of the new project would be able to look into their backyards from the upper levels of the building.

   The architect showed renderings of the proposed building façades that faces neighboring residential properties and explained that all windows in those facades would be positioned high above the floor such that daylight would be brought into the building but there would be no view down to neighboring properties from the building.

5. **Helicopter:** Multiple residents stated that the helicopter has not been a problem or concern for them.

Neighborhood Meeting
Regarding
Cirque Lodge Client Rooms Addition
777 N. Paradise Drive
Orem, Utah

	Name	Address	Phone #
1-	Linford	648 N. 1280 East, Orem	385 2259494
2-	Marsden & Thom	678 N. 1180 East	801-226-7810
3-	Grant / Parker	732 n. 1180 east	385-277-0488
4-	ALAN JOHNSON	631 N. BELLA VISTA DR.	801-836-0333
5-	Reid's	584 N 1230 E, Orem	801-226-6376
6-	Holly Bushnell	664 N 1190 E	801-368-1234
7-	Raelynn Woolley	722 N. 1180 E. Orem	801-376-4330
8-	Candy Russell	692 N 1180 E Orem	801-358-9754
9-	Robert Russell	"	"
10-	Lisa Wunyan	588 N. Bella Vista	801-787-1465
11-	Terry Arthur	651 N. Bella Vista Dr.	801-225-8989
12-	Collin Newsom	1285 E 970 N	
13-	Brian Huffaker	1355 E 660 N	
14-	Thomas Green	751 N 1185 E Orem	801 800 2737
15-	Craig Castle	762 N. 1180 E.	801-427-1495
16-	Vardy Hadfield	748 N 1180 E	801-367-8002
17-	Michael Harrison	602 N. Bella Vista	801 221 8452
18-	Jacob Hicks	1262 E 620 N Orem, UT 84097	801-735-2494
19-	MERRILL ROBERTS	140 W 900 N Pleasant Grove, UT 84062	385-535-6851
20-	MICHAEL ANDERSON	269 HILLSIDE CIRCLE ALPINE, UT 84004	801-608-6215
21-	CURTIS MINER	233 S. PLEASANT GROVE BLVD. SUITE 105 PG. UT	801 769-3000
22-			
23-			
24-			

Meeting to be held at 6:30 pm, Tuesday, 4 September 2018
777 N. Paradise Drive, Orem, Utah

CITY OF OREM

DRAFT PLANNING COMMISSION MEETING MINUTES

January 16, 2019

The following items are discussed in these minutes:

Plat Amendment for Cove Estates Plat J including a vacation of Lot 1, Plat D Cove Estates Subdivision – Approved

Preliminary Plat for Alger Acres - Approved

Vacating University Mall NM-14 Subdivision Plat A Lots 3 and 5 Second Amended and Final Plat of University Subdivision Plat A Lot 3 Second Amended - Approved

Vacation of Lot 2 Plat A OBOK Subdivision and Lot 3 Plat A Amended Murano Subdivision and Final Plat of Plat B OBOK Subdivision - Approved

Amend sections 22-7-5 and 22-7-12 of the Orem City Code - Positive recommendation to City Council

Vacation of public utility easement located at 730 E 950 South in the PD-34 Zone - Approved

Site Plan for Salmon Pharmacy - Approved

STUDY SESSION

Place: City Council Conference Room

At **3:30 p.m.** Chair Cook called the Study Session to order.

Those present: Mickey Cochran, Carl Cook, Carlos Iglesias, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Division Manager; Christian Kirkham and J. Kirby Snideman, Long Range Planners; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer

The Commission and staff briefly reviewed agenda items and minutes from December 5, 2018 meeting, had a discussion of landscape ordinance revisions and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

Place: Orem City Council Chambers

At **4:30 p.m.** Chair Cook called the Planning Commission meeting to order and asked Mr. Moulton, Planning Commission member, to offer the invocation.

Those present: Mickey Cochran, Carl Cook, Carlos Iglesias, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer, Planning Commission members; Bill D. Bell, Development Services Director; Jason W. Bench, Planning Division Manager; Christian Kirkham and J. Kirby Snideman, Long Range Planners; Paul Goodrich, Transportation Engineer; Steve Earl, Legal Counsel; Debby Lauret, City Council Liaison and Cheryl Vargas, Minutes Secretary

Those excused: Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer

Chair Cook asked Mr. Kirkham to introduce **Agenda Item 3.1**:

Agenda Item 3.1 is a request by Scott Miller to request the City approve the plat amendment for Cove Estates Plat "J" including a vacation of Lot 1, Plat "D" Cove Estates Subdivision located at 1387 East 1160 North in the R12 Zone.

Staff Presentation: The applicant owns the property at 1387 East 1160 North and is looking to expand his property by buying an unused portion of his neighbor's lot. For this to be done, the plat needs to be amended.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the plat amendment for Cove Estates Plat "J" including a vacation of Lot 1, Plat "D" Cove Estates Subdivision located at 1387 East 1160 North in the R12 Zone.

Chair Cook asked if the Planning Commission had any questions for Mr. Kirkham.

Chair Cook invited the applicant to come forward. Roger Dudley introduced himself and had nothing to add to Mr. Kirkham's presentation.

Chair Cook opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Cook closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Moulton moved to approve the plat amendment for Cove Estates Plat "J" including a vacation of Lot 1, Plat "D" Cove Estates Subdivision located at 1387 East 1160 North in the R12 Zone. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Carlos Iglesias, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Cook asked Mr. Kirkham to introduce **Agenda Item 3.2**:

Agenda Item 3.2 is a request by Skyline Holdings Group, LLC to request the City approve the Preliminary Plat for Alger Acres, located at 200 N 1000 E in the R8 zone.

Staff Presentation: The applicant owns a large lot (.69 acres) and wishes to subdivide their one lot into three (3) lots for future development. Plat "H" only describes one of the three lots, a future Plat "I" will describe the remaining two.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve the Preliminary Plat for Alger Acres located at 200 N 1000 East in the R8 Zone.

Chair Cook asked if the Planning Commission had any questions for Mr. Kirkham.

Chair Cook invited the applicant to come forward. Ryan Litke introduced himself. The property was foreclosed on and Mr. Litke purchased it. The Alpine School District has expressed an interest in purchasing Lots 2 and 3. They have a program for kids to build houses.

Chair Cook asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Jeffreys moved to approve the Preliminary Plat for Alger Acres, located at 200 N 1000 E in the R8 zone. Mr. Iglesias seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Carlos Iglesias, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Cook asked Mr. Snideman to introduce **Agenda Item 3.3**:

Agenda Item 3.3 is a request by University Mall Shopping Center LC to request the City vacate University Mall NM-14 Subdivision Plat A Lots 3 and 5 2nd Amended and approve the final plat of University Mall Subdivision Plat A - Lot 3 - 2nd Amended at 450 East 1150 South in the PD-34 zone.

Staff Presentation: The applicant desires to amend the amend Lot 3 of Plat A with the following note: "9' air rights easement is in favor of University Mall Shopping Center, LC, and covers the area where the anchor building overhangs Lots 3D and 3E."

Recommendation: The Development Review Committee determined this request complies with the Orem City Code.

Chair Cook asked if the Planning Commission had any questions for Mr. Snideman. He then said the only thing that is changing on this plat is the air rights, is that correct. Mr. Snideman said yes.

Chair Cook invited the applicant to come forward. Kathy Olson introduced herself. Ms. Olson said this is being done because the last plat that was recorded caused the County to decide that the two parcels on the south side of Macy's were no longer parcels and they took away the tax ID numbers. The air rights were on a previous plat. On this new plat, they are showing all four previous plats on one so there is no change to this plat if the previous plats were combined. They are correcting the County's error in taking away the parcel numbers.

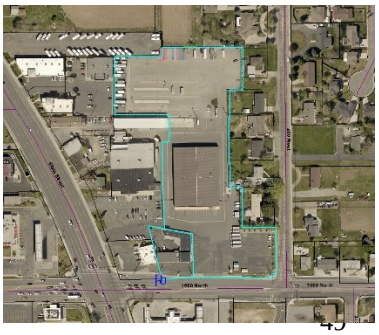
Chair Cook asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Spencer moved to approve the vacation of University Mall NM-14 Subdivision Plat A Lots 3 and 5 Second Amended and approve the final plat of University Mall Subdivision Plat A - Lot 3 – Second Amended at 450 East 1150 South in the PD-34 zone. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Carlos Iglesias, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Cook asked Mr. Snideman to introduce **Agenda Item 3.4**:

Agenda Item 3.4 is a request by OB-OK LLC to request the City vacate Lot 2, Plat "A", OBOK Subdivision and Lot 3, Plat "A", Amended Murano Subdivision and approve the final plat of Plat "B" OBOK Subdivision located at 460 West 1600 North in the NVD-C zone (North Village District - Core).

Staff Presentation: The applicant owns two adjacent parcels, each of which have a separate plat. The applicant desires to vacate these two separate plats and adopt a final plat which will include both parcels.



Recommendation: The Development Review Committee determined this request complies with the Orem City Code.

Chair Cook asked if the Planning Commission had any questions for Mr. Snideman.

Chair Cook invited the applicant to come forward. Ivan Shelton introduced himself. He said they did a lot line adjustment from one property to the other to give an access easement.

Chair Cook asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Cochran moved to approve the vacation of Lot 2, Plat "A", OBOK Subdivision and Lot 3, Plat "A", Amended Murano Subdivision and approve the final plat of Plat "B" OBOK Subdivision

located at 460 West 1600 North in the NVD-C zone (North Village District - Core). Mr. Staker seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Carlos Iglesias, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Cook asked Mr. Snideman to introduce **Agenda Item 3.5**:

Agenda Item 3.5 is a request by the Development Services Department to amend sections 22-7-12 and 22-7-5 of the Orem City code to require the density of a project to be related to an approved concept plan.

Staff Presentation: The existing PRD (planned residential development) ordinance requires that a concept plan shall be submitted with every application to apply the PRD zone to a parcel of property. Once a property is zoned PRD, it must adhere to the concept plan.

The proposed amendments to sections 22-7-12 and 22-7-5 will clarify the existing ordinance and give more discretion to the City Council on whether to approve or deny a concept plan if a property is already zoned PRD and a property owner desires to submit a new concept plan.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to City Council to amend sections 22-7-12 and 22-7-5 of the Orem City code.

Chair Cook asked if the Planning Commission had any questions for Mr. Snideman. Mr. Staker said this is to protect the City from a developer coming in, changing a zone to a PRD and then coming back to get a higher density than was originally proposed. Mr. Snideman said this will clarify that when a concept plan is approved, that it is binding and to make a change, it will have to go back through the process and the City Council. Mr. Earl said when a developer comes in to request a rezone to PRD, they submit a concept plan with materials used, elevations, etc. Many times the City Council approves the project based on the representations that are made at that time. There is nothing in the ordinance that says someone cannot come back and amend that concept plan. This amendment will make it so the City Council does not necessarily have to approve the new one, it will be subject to City Council discretion whether to approve it or not. This eliminates the bait and switch situation. Mr. Cochran asked if this is for existing PRDs. Mr. Earl said yes, and future ones as well. Mr. Cook asked if the ordinance takes effect when the City Council approves it. Mr. Bench said once the Planning Commission makes a recommendation tonight, it is actually pending legislation and can be enforced.

Chair Cook opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Cook closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Staker moved to forward a positive recommendation to the City Council to amend sections 22-7-12 and 22-7-5 of the Orem City code to require the density of a project to be related to an approved concept plan. Ms. Jeffreys seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Carlos Iglesias, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Cook asked Mr. Snideman to introduce **Agenda Item 3.6**:

Agenda Item 3.6 is a request by University Mall Shopping Center LC for the City to vacate a public utility easement located at 730 East 950 South in the PD-34 zone.

Staff Presentation: The applicant desires to vacate a public utility easement. When construction of the existing building took place a new public utility easement was provided. The vacation of the old easement was overlooked. This request will vacate the old easement.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code.

Chair Cook asked if the Planning Commission had any questions for Mr. Snideman.

Chair Cook invited the applicant to come forward. Kathy Olson introduced herself. Ms. Olson said there is a survey discrepancy between a survey that was done in 1974 and one that was done recently. When the Aston was built, the Public Utility Easement (PUE) needed to be moved so it was out from under the foundation of the building that was built there.

Chair Cook asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Jeffreys moved to approve the vacation of a public utility easement located at 730 East 950 South in the PD-34 zone. Mr. Cochran seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Carlos Iglesias, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Chair Cook asked Mr. Snideman to introduce **Agenda Item 3.7**:

Agenda Item 3.7 is a request by Gary Nakken to request the City approve the site plan for the Salmon Pharmacy located at 865 North 980 West in the PD-22 Zone.

Staff Presentation: The applicant requests site plan approval for the Salmon Pharmacy at 865 North 980 West in the PD-22 Zone.

The overall site contains a total lot area of 49,252 square feet (sf) or 1.13 acres. The overall building contains a total building area of 5,120 sf on one level. Parking is calculated at one parking space for every 200 square feet of building area. The site plan requires a total of 26 parking spaces with 39 provided. Of those 39, 24 will be provided through a cross parking agreement with the WinCo lot. The building will have a drive-through access.

The proposed elevations consist of stone veneer, stucco siding, stone coated tile roof, and wood window sills. The overall height of the structure is thirty one feet, six inches. The proposed landscaping and overall site plan complies with the requirements of the PD-22 Zone.

Recommendation: The Development Review Committee determined this request complies with the Orem City Code. Staff recommends the Planning Commission approve this request.

Chair Cook asked if the Planning Commission had any questions for Mr. Snideman.

Chair Cook invited the applicant to come forward. Gary Nakken introduced himself. He had nothing to add to Mr. Snideman's presentation. Mr. Spencer asked if this would become Winco's pharmacy. Mr. Nakken said yes, they have a good working relationship with Winco.

Chair Cook asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Cook moved to approve the site plan for the Salmon Pharmacy located at 865 North 980 West in the PD-22 Zone. Mr. Moulton seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Carlos Iglesias, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Minutes: The Planning Commission reviewed the minutes from the previous meeting. Chair Cook then called for a motion to approve the minutes of December 5, 2018. Mr. Staker moved to approve the meeting minutes for December 5, 2018. Mr. Spencer seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Carlos Iglesias, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Mr. Bell said this would be Ms. Jeffreys' last Planning Commission meeting. She will be missed and the Commission has really appreciated her participation. Ms. Jeffreys always came prepared and had thoughtful comments. The Staff has appreciated her service all these years and she has spent a lot of time over the years in this position.

Mr. Bell said this is his last Planning Commission meeting as well. He has had a long career, over 36 years, in public service. It is time to move on and make every day a holiday. It has been a fun ride and Orem City has been very kind to him and it has been a great place to work. He has enjoyed working with this Commission. Please come to the party next Thursday and then he will move on to his next adventure. This will be Mr. Kirkham's last Planning Commission meeting too and he will also be missed. Staff wishes him the best. He has been very instrumental in buttoning up the State Street plan and the work he has done is greatly appreciated.

Mr. Bench said it is time to take a few minutes to elect a new Chair and Vice-Chair of the Planning Commission. After taking a written vote, Mr. Spencer will be the new Chair and Mr. Staker will be the new Vice-Chair of the Planning Commission.

Adjourn: Chair Cook called for a motion to adjourn. Ms. Jeffreys moved to adjourn. Mr. Cook seconded the motion. Those voting aye: Mickey Cochran, Carl Cook, Carlos Iglesias, Karen Jeffreys, David Moulton, Mike Staker and Ross Spencer. The motion passed unanimously.

Adjourn: 5:05 p.m.

Jason Bench
Planning Commission Secretary

Approved: