



VINEYARD
STAY CONNECTED

**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, February 17, 2021 at 6:00 p.m.**

This meeting will be held electronically because of the gathering restrictions in force due to the COVID-19 Pandemic.

Join Zoom Meeting

<https://zoom.us/j/96159233126?pwd=WndqME1JS2RmQ3hyRHU3TkNoSFpsZz09>

Meeting ID: 961 5923 3126

Passcode: 457228

One tap mobile

+13462487799,,96159233126#,,, *457228# US (Houston)

+16699006833,,96159233126#,,, *457228# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 961 5923 3126

Passcode: 457228

Find your local number: <https://zoom.us/u/admps6CdXH>

You can also view this meeting on our [live stream channel](#).

CALL TO ORDER

1. WRITTEN DETERMINATION

This meeting will be an electronic meeting according to Vineyard Municipal Code Section 3.08.030.

I, Bryce Brady, as the Chair of the Vineyard Planning Commission, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Utah County and Vineyard City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Utah County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the Vineyard Planning Commission shall be conducted by virtual means without an anchor location.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

3. OPEN SESSION

“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. If action is necessary, the item will be listed on a future agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.

4. MINUTES REVIEW AND APPROVAL:

5. BUSINESS ITEMS

5.1 Central Utah Water Conservancy District Well Site 17, Conditional Use Permit

The Planning Commission will hold a public hearing regarding a Conditional Use Permit for a public utility. The applicant is proposing a new well site and pump house. Well drilling work will consist of drilling a 24-inch diameter drinking water production well, including drilling, casing, developing and testing the completed well. The property is located at 349 North Geneva Road, Vineyard, Utah.

5.2 Eastlake Lot 05, Site Plan

MSI Properties is requesting approval for a new warehouse/industrial building. This building will be located at 71 E 1750 N within the Manufacturing (M) District. Parcel Number: 38:559:0005.

6. WORKSESSION

7. COMMISSION MEMBERS’ REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. ADJOURNMENT

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Cache Hancey, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@vineyardutah.org.

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

AGENDA NOTICING COMPLETED ON: February 10, 2021

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician

**ORDER ON PUBLIC MEETINGS OF THE
VINEYARD CITY PLANNING COMMISSION**

I, Bryce Brady, as the Chair of the Vineyard City Planning Commission, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Utah County and Vineyard City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Utah County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the Vineyard City Planning Commission shall be conducted by virtual means without an anchor location.

DATED this 1 day of FEBRUARY, 2021.

By: _____

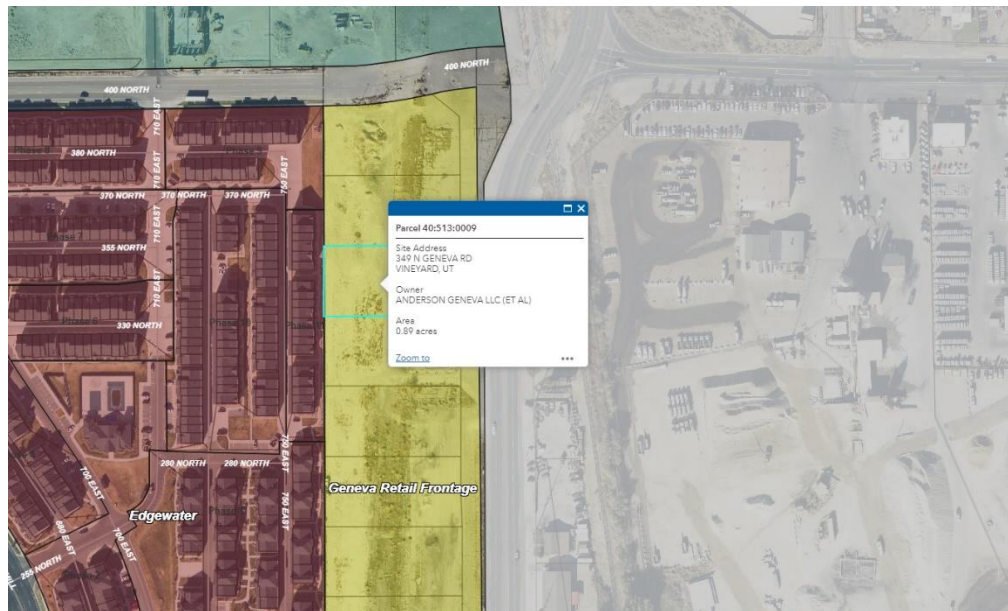
Bryce Brady, Chair

ATTEST:


Pamela Spencer, City Recorder

Community Development

Date: February 17, 2021
 From: Morgan Brim, Community Development Director
 To: Planning Commission
 Item: Central Utah Water Conservancy District Well Site 17, Conditional Use Permit
 Address: 349 North Geneva Road, Vineyard, Utah
 Applicant: Shaun Hilton, Project Engineer, Central Utah Water Conservancy District (CUWCD)
 Owner: Anderson Geneva, LLC



ANALYSIS

The applicant, CUWCD is proposing a new well site on 349 North Geneva Road. This property was platted as lot nine of the Geneva Retail Frontage Subdivision Plat in March of 2018. The property is zoned Regional Mixed Use (RMU) which allows “public utility” facilities through the provision of a conditional use permit. This proposal does not include a site plan or well house design. Prior to constructing those elements, the applicant will be required to submit a conditional use permit amendment and site plan application. Approval of this conditional use permit, would limit CUWCD to construction/drilling of the well site only and does not allow for structures or other site elements.

The proposed construction plan shows the well site area, construction easement zone and indicates the placement of a 40-foot sound wall on the north, south and west sides of the construction site. The area labeled as well site is located in close proximity to the existing townhomes of Edge Water Townhome Community. Similar mitigation efforts, including the sound wall utilized in the construction of previous well sites near the apartment complexes on Mill Road, will be implemented in this location. Staff recommends the Planning Commission discuss hours of operation with the applicant and consider a condition to ensure appropriate hours to safe guard adjacent neighbors from noise impacts.

STAFF RECOMMENDATION

Staff is recommending approval of the conditional use permit for a public utility. A site plan will be required prior to construction of the well house or other site improvements.

PROPOSED MOTION

"I move to approve the conditional use permit for well site 17 as requested by Shaun Hilton with Central Utah Water Conservancy District with a condition that site plan and building permit approvals be achieved prior to the installation or construction of above grade elements such as the well house building, landscaping and other site elements."

ATTACHMENTS

Construction Plan

FILE NAME: PROJECTS\207 - CUWCD\27.100 - WELLS 16 & 17\CAD\WORKING\FIGURES\PW 16_17 FIGURES SET 1V2_6.DWG
FILE DATE: 1.27.2021 15:51:52 (BKC)



NOTES:

1. DISCHARGE SITE "A" WILL TAKE UP TO 6,000 GPM.
2. DISCHARGE SITE "B" WILL TAKE UP TO 2,500 GPM WITHOUT SURCHARGE.

NOT TO SCALE

JANUARY 2021



Date: February 11, 2021

Prepared By: Briam Amaya Perez

To: Planning Commission

Item: Eastlake Lot 05, Site Plan

Address: 71 E 1750 N

Applicant: MSI Properties



Introduction

The applicant, MSI Properties, is requesting a site plan approval for the Eastlake Lot 05 development. The project will be an addition to the Eastlake Industrial Park in the northern part of Vineyard. The subject property is located within the Manufacturing (M) Zoning and is situated across the street and east of the Pacificorp Power Plant. The 12.4-acre site fronts the recently constructed 1750 N roadway. The applicant is proposing 16,000 SF of manufacturing, 125,000 SF of warehouse, and 15,000 of office space across four separate buildings. Their plan is to start constructing the two larger buildings and site work within one consecutive schedule, and the two

smaller buildings once they have secured a lease tenant. The anticipated value of the project is about nine million dollars and will take about 10 months to build.

General Analysis

The purpose of the 'M' District is to recognize and provide for established manufacturing and industrial uses existing in the city and also provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment. This site plan abides by the dictates of this zoning district.

General Analysis			
Category	Proposed	Staff Comments	Compliance
Lot Size	539.791 SF (12.39 Acres)		YES
Development Size	Manufacturing (16,000 SF)		YES
	Warehouse (125,000)		YES
	Office Space (15,000)		YES
	Total (156,000 SF)		YES
Maximum Building Height: 60 FT	36 FT		YES
Minimum Front Yard: 25 FT	50 FT		YES
Minimum Side Yard: 30 FT	29' 4" (west side)	Condition: must meet the 30' requirement	NO
Minimum Rear Yard: 30 FT	107' 10"		YES

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Staff Comments	Compliance
15.36.030.1 Subdivision and Project Features	All subdivisions and other projects shall include subdivision and project features that add visual interest and attractiveness to the subdivision or project area and the City. Such features may include subdivision and project entry features, public art pieces, streetscape designs, and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and	Sensitive land features, including wetland areas, are protected. The site plan provides useable open space throughout.	☒ Yes ☐ No ☐ N/A

	wetlands areas, and useable parks and open spaces.		
15.36.030.1.a Building Design	The City encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment.	The buildings provide variations in architectural forms. Form refers to the shape or configuration of a building. In addition, the buildings have been designed to coordinate with each other on site. The chosen style consistently ties these buildings together as well as the contemporary material choice.	☒ Yes ☒ No ☐ N/A
15.36.030.1.a.i View Protection	Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominate rooflines shall be avoided.	Variations in panels and rooflines have been incorporated into this project. Each plane is separated with decorative insets made by scoring, jointing, and banding, as well as physical insets and variation from one panel to another. The roofs have also been given a lot of consideration. The main entry points have been crowned by a full pyramidal, terra cotta-colored, metal roof.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii Building massing	In order to maximize the integration of all man-made structures and features with the natural environment and to minimize undesirable distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures	Please see comment above.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.1 Coherent building design	All sides of a building may have a visual or other impact and shall be coherently		☒ Yes

	designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.		☐ No ☐ N/A
15.36.030.1.a.ii.2	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.		☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iii Reduced roof mass	The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only)		☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iv Varying Roofline	Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form.		☒ Yes ☐ No ☐ N/A
15.36.030.1.a.v Architectural details	Surface details, ornaments, and other building elements that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged: - Stonework - Exposed beams and columns - Cornices, moldings, bands, pop-outs, decorative vents,	Thick, horizontal bands, vertical column bands, and stylized windows compliment the industrial hanging eyebrow over the entry points. This design gives a powerful and sleek industrial form, while the colors give a natural and inviting appeal to viewers at a distance.	☒ Yes ☐ No ☐ N/A

	cast or sculpted features - Covered entries, patios, walkways, breezeways, bays, and balconies - Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs - Accessories such as art features, benches, pots, lamps, artwork, and sculptures.		
15.36.030.2. Building Additions	Proposed additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building		☐ Yes ☐ No ☒ N/A
15.36.030.3 Accessory Buildings and Structures	Materials used for all accessory buildings, structures and fences shall be compatible with the building materials and colors of the primary structure.		☒ Yes ☐ No ☐ N/A
15.36.030.4 Mechanical Equipment	Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If	Rooftop units will be virtually invisible to a visitor on site. Only from a great distance could these units be viewed, but at that distance, they would be unrecognizable as an appendage to the structure. HVAC units will be set back toward the center line of the building. Mechanical equipment will not be visible from the public right-of-way.	☒ Yes ☐ No ☐ N/A

	located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and design details of all the buildings.		
15.36.030.5.a. Building Location	All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.		☐ Yes ☐ No ☒ N/A
15.36.030.5.b Building Location	All project and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.	From designated parking areas, direct access to the desired unit is made possible from a five-foot wide sidewalk. Consideration for ADA access was given highest priority.	☒ Yes ☐ No ☐ N/A
15.36.030.5.c Building Location	All project and building plans shall allow for, and provide interconnected streets, walkways, trails, and parking areas, as applicable	MSI Properties will take this into consideration adding a connection to the existing Lindon Heritage Trail on the north and west sides of their property. They will discuss this in further meetings.	☒ Yes ☐ No ☐ N/A
15.36.030.5.d Building Location	All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.		☒ Yes ☐ No ☐ N/A

15.36.030.6 Pedestrian Scale	Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye level.	See comments regarding Building Massing.	☒ Yes ☐ No ☐ N/A
15.36.030.7 Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.	Building materials include metal, stucco, terracotta, and glass—all in earth tone finishes. Materials selected are compatible with a rural setting. A materials board/palette has been provided.	☒ Yes ☐ No ☐ N/A
15.36.030.8.a Building Material Color	All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior buildings colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and materials, as the main buildings.		☒ Yes ☐ No ☐ N/A
15.36.030.8.a Building Finishes	High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down, spout, mechanical and electrical equipment, railings, window shading devices shall be similar in intensity of color to surrounding surfaces of the		☒ Yes ☐ No ☐ N/A

	building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.		
15.36.030.9 Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable	This site plan exceeds the minimum required amount of parking. Parking calculations have been provided: Manufacturing: 22 Warehouse: 125 Office Space: 75 Total Spaces Required: 222 Total Spaces Provided: 234 ADA Spaces Required: 7 ADA Spaces Provided: 8	☒ Yes ☐ No ☐ N/A
15.36.030.9.a.i.	All buildings and structures shall be arranged to preserve and provide open space and to protect views. The locations of all buildings and structures shall recognize the existing topography and natural features of the site. All natural features shall be preserved, as practical, and integrated into the subdivision or site plan design.		☒ Yes ☐ No ☐ N/A
15.36.030.9.a.ii.	Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas		☒ Yes ☐ No ☐ N/A

	existing, or planned to be located on adjacent properties.		
15.36.030.10 Site Access	The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.		☒ Yes ☐ No ☐ N/A
15.36.030.11 Noise Impact	Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The occupants of a development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.	Compared to a steel building, tilt-up buildings are inherently sound isolating. A secondary plan of using landscape and fencing is being considered.	☒ Yes ☐ No ☐ N/A
15.36.030.12 Views	Due to the community quality and character created by surround scenic beauty, it is essential that the Town and all subdivision and site plan designs preserve general access to significant views. These views include Mount Timpanogos, Provo Canyon, West Mountain, and Utah Lake		☒ Yes ☐ No ☐ N/A
15.36.030.13 Landscaping Design Standards	Landscape improvements shall be an integral element of all subdivision and site plan designs. Landscaping shall complement the architecture of all proposed buildings and structures and provide visual interest and variety, provide screening elements, provide year-	The proposed landscaping plan features a variety of appealing and water-friendly plant materials. The plan incorporates deciduous trees, shrubs, evergreens, perennials, and grasses which provide visual interest,	☒ Yes ☐ No ☐ N/A

	round site beautification, blend with the natural landscape and highlight building design features.	year-round beautification, and continuity with the surrounding landscape.	
15.36.030.13.a Landscape Buffers	Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.	This site plan shall be approved only on the condition that the applicant provided screening of all parking areas from the public right-of-way.	☒ Yes ☐ No ☐ N/A
15.36.030.13.b Transitional Landscaped Areas	Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.		☒ Yes ☐ No ☐ N/A
15.36.030.13.c Landscape Materials	All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape" landscaping is encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.	The natural habitat has been left preserved near the perimeters of the property. Inside the property lines—between the property lines and the structures, gravel or other porous material will infill spaces. Near parking egress paths and high-density pedestrian areas, a native sod material will be placed, as well as trees and other coverings. Xeriscape shall be installed throughout the site. Proposed landscaping is consistent with existing landscaping at other properties along 1750 N. A large percentage of the plants specified are drought tolerant species with rock mulch used as a top dressing of planter beds. Use of drip irrigation of	☒ Yes ☐ No ☐ N/A

		all trees, shrubs, ornamental grasses, and perennials will be incorporated in the final irrigation construction drawings. Also, use of an irrigation controller that uses a rain shut-off device will be specified.	
15.36.030.13.d Plant Size, Spacing, and Scale	The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and space of landscape elements shall also be of appropriate scale and character to all proposed buildings, structures, and features.		☒ Yes ☐ No ☐ N/A
15.36.030.13.e Streetscape Landscape Treatments	All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and improvements, including consistency in street lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.		☒ Yes ☐ No ☐ N/A
15.36.030.14 Wall, Fences, and Other Visual Barriers	Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting durable materials. Walls, fences, and barriers that create a continuous surface greater than 30 feet in length shall be softened visually with acceptable landscaping or other treatments. Berms, boulders, and vegetation masking are effective substitutes for walls and fences. Walls, fences, and barriers located to separate individual lots should be	There shall be no fences on site.	☐ Yes ☐ No ☒ N/A

	constructed of materials that are compatible with the residence.		
15.36.030.15 Non-vegetative Ground Cover	Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken and interspersed with plant materials.	A porous gravel will be placed in regularly unoccupied areas. Use of crushed rock mulch over weed barrier fabric has been called out on the plans.	☒ Yes ☐ No ☐ N/A
15.36.030.16 Landscape Maintenance	All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.	Water consumption information will be provided in the final set of plans using the formula or Irrigated Area [IA] x Annual Evapotranspiration [ET] x conversion factor from inches of water to gallons per year. This strategy achieves low maintenance and efficient water consumption.	☒ Yes ☐ No ☐ N/A
15.36.030.17 Site Light Standards	To protect views of the night sky, all outside shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	The applicant is proposing to add new, flush-mounted LED down lights above all entrances to the buildings. These will provide excellent lighting above entrances and adequate lighting in parking areas but will not create light pollution to neighboring sites. Parking spaces will not be far enough from the buildings to need to incorporate lighting on the perimeters of the site.	☒ Yes ☐ No ☐ N/A
15.36.030.17. a.	Warming lighting colors are encouraged. Blue white colors or fluorescent and mercury vapor lamps are prohibited.		☐ Yes ☐ No ☒ N/A

15.36.030.17. b.	All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.		☒ Yes ☐ No ☐ N/A
15.36.030.17. c. Parking Lot Lighting	Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.		☒ Yes ☐ No ☐ N/A
15.36.030.17.a. Project, Site and Building Sign Standards	The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.	No signs are shown or indicated on the site plan. The applicant does not anticipate any street or building signage. If future tenants require signage, they will go through the appropriate approvals.	☐ Yes ☐ No ☒ N/A
15.36.030.17.b	Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein		☐ Yes ☐ No ☒ N/A
15.36.030.17.c	All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.		☒ Yes ☐ No ☒ N/A
VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Staff Comments	Compliance

15.38.030.1.e Parking Stall Dimensions	Type	Width	Length	Parking stalls are 9 FT wide by 18 FT deep, and have 2 FT overhangs into the landscaped strips.	☒ Yes ☒ No ☐ N/A
	Standard	9 ft	20 ft		
	Parallel	8 ft	24 ft		
	The front of the parking space may overhang 2 feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a 4 foot wide clearance for pedestrian access (a total of 6 feet from the curb face to the opposite edge of the walkway).				
15.38.030.1.f. Parking Aisle Dimensions	Angle	1way Aisle	2way Aisle		☒ Yes ☐ No ☐ N/A
	90 deg.	24 ft	24 ft		
15.38.030.1.g. Parking Lots	Parking lots shall be designed in groupings no larger than 200 spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.				☒ Yes ☐ No ☐ N/A
15.38.030.1.h. Within Structures	The off-street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street provisions of this Section				☐ Yes ☐ No ☒ N/A
15.38.030.1.i. Circulation Between Bays.	Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street				☒ Yes ☐ No ☐ N/A

	or alley. Parking area designs which require backing into a public street are prohibited except for one, two, or three-family dwellings.		
15.38.030.1.j. Surfacing	All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.		☒ Yes ☐ No ☐ N/A
15.38.030.1.k. Striping	Except for one, two, and three-family dwellings, all parking stalls shall be marked with painted lines not less than 4" wide		☒ Yes ☐ No ☐ N/A
15.38.030.1.l. Lighting	Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public right-of-ways and shall be a maximum of 25 feet in height above the surface parking for non-residential uses and 16 feet for residential uses.		☒ Yes ☐ No ☐ N/A
15.38.030.1.m. Protruding Vehicles	All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.		☐ Yes ☐ No ☒ N/A
15.38.030.1.n. Screening	All off-street parking lots of 4 or more spaces shall be screened from the street view and adjacent residential districts by a landscaped	A condition of approval shall include the screening of all parking spaces from the public ROW. This screening	☒ Yes ☐ No ☐ N/A

	berm, decorative wall, vertical landscaping, or combination thereof at 3 feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of 2.5 feet back from the edge of the parking stall.	must be 3 FT high and continuous measured at the finished grade adjacent to the parking area to be screened.	
15.38.030.1.o.i. Parking Area Landscaping	5% of the gross parking surface area shall be of disperse interior landscaping, designed so as to reduce the “heat island” effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement. Acceptable interior landscaping designs: 1) 5’ by 5’ tree diamonds placed not more than 6 parking spaces apart and located at the intersection of parking stalls. Tree diamonds shall be used only with 90 degree parking spaces. 2) Min. 5’ wide landscape medians with trees planted 40 feet apart 3) Min. 5’ wide landscape islands and peninsulas with at least 1 tree 4) Other similar designs that disperse landscaping throughout a parking		☒ Yes ☐ No ☐ N/A

	area, to be determined by the Planning Commission.		
15.38.030.1.o.ii.	Parking areas should be buffered from adjacent residential property and screened from streets so automobiles are not visible below the average headlight height. Screen methods may include landscaped berms, low walls, and hedges		☒ Yes ☐ No ☐ N/A
15.38.030.1.o.iii.	Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.		☒ Yes ☐ No ☐ N/A
15.38.030.1.o.iv.	In projects greater than 1 acre, every parking space should be no greater than 150 feet from a walkway leading to a building entrance.		☒ Yes ☐ No ☐ N/A
15.38.030.1.o.v.	Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should related to adopted area plans, planned parking area, or to existing area parking schemes. The Planning Commission may increase or reduce the minimum required number of parking spaces required		☐ Yes ☐ No ☒ N/A

	based on city approved parking studies.		
15.38.030.1.o.vi.	The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced.		☒ Yes ☐ No ☐ N/A
15.38.030.1.o.vii.	Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.		☐ Yes ☐ No ☒ N/A
15.38.030.1.o.viii.	All sites shall meet the requirements of the Americans with Disabilities Act ("ADA")	All requirements have been met and or exceeded.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.ix.	Parking lot design shall consider development on adjacent sites. The City may require cross access connections/easements to improve traffic circulation and to enhance public safety.		☒ Yes ☐ No ☐ N/A
15.38.030.1.o.x.	Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.		☒ Yes ☐ No ☐ N/A
15.38.030.1.o.xi.	A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.		☒ Yes ☐ No ☐ N/A
15.38.030.1.p.i. Maintenance	It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways,		☒ Yes ☐ No ☐ N/A

	striping, landscaping, and required fences or screening.		
15.38.030.1.p.ii. Maintenance	Shrubs within a landscape island shall be maintained to a maximum height of 3 feet and all trees at maturity within such planters shall maintain a minimum clearance of 6 feet from the lowest branch to the adjacent grade elevation.		☒ Yes ☐ No ☐ N/A
15.38.030.1.q. Use of Required Parking Areas for Parking Only	Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.		☒ Yes ☐ No ☐ N/A
15.38.030.1.r. Signs	No sign shall be located as to restrict the sight lines and orderly operation and traffic movement within any parking area.		☒ Yes ☐ No ☐ N/A
15.38.030.1.s.i. Parking Canopies, Non-Residential and Multi-Family Residential Land Uses	Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the property on which it is located.		☐ Yes ☐ No ☒ N/A
15.38.030.1.s.ii	Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.		
15.38.030.1.s.iii.	Height of such structures shall be limited to 10 feet		
15.38030.1.s.iv.	All canopies shall include a fascia		
15.38.030.1.s.v.	Setbacks are measured from property line to nearest edge of canopy.		
15.38.030.1.s.vi.	All required landscaping, parking or otherwise, shall be provided.		

15.38.030.2.c. Off-street Parking Requirements Non-residential uses.	Medical Offices and Clinics: 1 space per 200 SF of floor area.		☐ Yes ☐ No ☒ N/A
15.38.030.2.d.i. Mixed Uses	In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately.		☐ Yes ☐ No ☒ N/A
15.38.030.2.d.ii. Mixed Uses	A horizontal mixed use development may reduce the amount of required parking by 10% if the project is a mixed use development that includes, as part of an integrated development plan, both residential and non-residential uses or by 25 if the property is within a ¼ mile walking distance to a transit or front runner station. This measurement shall be made along standard pedestrian routes from the property with a parking study submittal by a Registered Professional Engineer, to be approved through the development or site plan approval process.		☐ Yes ☐ No ☒ N/A
15.38.030.2.e. Calculation Spaces	In case of fractional results in calculating parking requirements, the required numbers of the sum of the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.		☒ Yes ☐ No ☐ N/A
VZC Chapter 15.40 Landscaping			
Category	Standard	Staff Comments	Compliance
15.40.080.1.a. Landscape Improvements and Guarantees	All landscape improvements (landscape materials, irrigation system, screening walls et.) shall be installed		☒ Yes ☐ No ☐ N/A

	and paid for by the developer on the site in accordance with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit an amount sufficient to guarantee installation of the landscaping and irrigation system, the City Planner may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed 6 months. In those instances where the City Planner approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the Town Planner.		
15.40.080.1.b. Minimum Size of Plantings	Unless otherwise specified herein, all required deciduous trees shall be a minimum of 2-inch caliper in size. All evergreen trees shall be a minimum of 6 feet in height. All shrubs shall be a minimum of 5 gallon in size.		☒ Yes ☐ No ☐ N/A
15.40.080.1.c. Plant Installation	Plants installed pursuant to this Chapter shall conform to installation standards within the approved Vineyard Tree Manual		☐ Yes ☐ No ☒ N/A
15.40.080.1.d. Plant Materials	Plants shall be drought tolerant and well-suited to the soil conditions at the	The applicant shall provide all water	☐ Yes ☐ No

	project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide water requirements for all plant material. Plant materials shall be chosen from the approved Vineyard Tree Manual.	requirements for all plant material.	☒ N/A
15.40.080.1.e. Limitation on the Use of Turf.	Turf shall be limited to 60% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determine by the City Planner are subject to this limitation.		☒ Yes ☐ No ☐ N/A
15.40.080.1.f. Natural Topping of Landscape Areas	All landscaped areas shall be finished with a natural topping material which may include but not limited to the following: turf, groundcover, planting, decorative rock (2 inches minimum depth and a minimum size of ½ inch), or wood mulch (4 inches minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.		☒ Yes ☐ No ☐ N/A
15.40.080.1.g. Irrigation Standards			
15.40.080.1.h. Separate Connection			
15.40.080.1.i. Soil Preparation			
15.40.080.1.j. Protection of Landscaped Areas	Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas		☒ Yes ☐ No ☐ N/A

	and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.		
15.40.080.1.k. Use of Landscaped Areas	No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.		☒ Yes ☐ No ☐ N/A
15.40.080.1.l. Detention Ponds			
15.40.080.2.a. Onsite Landscaped Areas	For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than 5% of the net site area, whichever is greater.		☒ Yes ☐ No ☐ N/A
15.40.080.2.b.	For all development within all other zoning district, landscaped areas shall be provided on the site in an amount equal to or greater than 20% of the net site area. For the purposes of this section, landscape areas shall also include plazas.		☐ Yes ☐ No ☒ N/A
15.40.080.2.c.	All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Chapter. Future building pads within a phased development shall be improved with temporary landscaping, or otherwise maintained weed-free in		☒ Yes ☐ No ☐ N/A

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

	area requirements set forth in this Section.		
15.40.080.5. Building Foundations	For each elevation visible from a public or private street, a minimum of 5-foot foundation planting area shall be provided.		☒ Yes ☐ No ☐ N/A
15.40.080.6.a. Street Frontages	The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows: Arterial: 25 Feet Collector: 20 Feet Local Streets: 15 feet		☐ Yes ☐ No ☒ N/A
15.40.080.6.b. Street Frontages	The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows: Arterial: 20 feet Collector: 15 feet		☐ Yes ☐ No ☒ N/A
15.40.080.6.c. Street Frontages	The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required). However, for reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.		☒ Yes ☐ No ☐ N/A
15.40.080.6.d. Street Frontages	Turf shall be limited to 30% of the total landscape street frontage area. This minimum quantity of trees, shrubs, and vegetative groundcover shall		☒ Yes ☐ No ☐ N/A

	be located between the curb and the landscape setback. The street frontage landscaping shall be designed and located to enhance the proposed development project and the streetscape.		
15.40.080.6.e. Street Frontages	The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than 1 tree and 10 shrubs for every 20 feet of street frontage. Or 1 tree and 10 shrubs for every 40 feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of 65% of the total street frontage landscaped area.		☐ Yes ☐ No ☒ N/A
15.40.080.7. Cumulative Totals	Quantities of plants required by each of this Chapter which apply to that projected submitted to the town for landscape approval shall be added together to calculate the minimum total quantity of plant materials required for that particular project.		☐ Yes ☐ No ☒ N/A

Findings

The proposed site plan application meets the requirements of the Vineyard Zoning Ordinance.

Recommendation

Staff recommends approval of the site plan application with the conditions listed below.

Conditions

1. The applicant/owner shall provide screening of all parking lots of four (4) or more spaces visible from the street view by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3) feet high, as measured from the finished grade

adjacent to the parking area to be screened (please see VZC 15.38.030.1.n. 'Screening').
The applicant shall clearly label such screening on a revised site plan.

Proposed Motion

"I move to approve the Eastlake Lot 05 site plan with the proposed conditions."

Attachments

1. Site Plan Application
2. Scope of Work
3. Site Plan
4. Landscaping Plan
5. Elevation Drawings
6. Bike Rack Diagram



Vineyard Development Permit

Application Date: 01/15/2021
Type of Improvement: Site Plan
Legal Description: Eastlake at Geneva Industrial Business Park Phase
Bldg. Address: 71 East 1750 North
City: Vineyard State: UT Zip: 84059
Subdivision: Eastlake Phase: 3
Block: 4 Lot #: 5 Parcel #: 38-559-0005
Zone: industrial Sec: 5 ;T S;R W
Property Owner: Vinyard Properties of Utah Vineyard (801) 455-5924
City: Pleasant Grove State: Utah Zip: 84062
Permit Contact: Marty Biljanic P:(801) 455-5924
Email: mbiljanic@msi.properties

CONTACT INFORMATION

Additional Owner: Vinyard Properties of Utah - MSI
License #: Properties P: (801) 455-5924
City: State: Zip:
Email: mbiljanic@msi.properties

APPLICATION DETAILS

Valuation	\$	0.00
PERMIT FEES		
Site Plan	\$	0.00
Total Fees:	\$	0.00

APPROVALS

DATE

INFO

Corner Lot:

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER:

PLAN21-326

I agree to comply with all City, County, and State building laws and ordinances. I attest that all representations in this application for a building permit are true and accurate, and any misrepresentations of errors herein are the sole responsibility of the applicant, and shall in no way incur or accrue liability or obligation to enforcing officers or agents. This City does not accept any obligation or liability to have plans reviewed or approved by an Architectural Review Committee prior to the issuance of a building permit. It is the responsibility of the owner and builder to receive approval from the Architectural Review Committee. Failure to receive approval may result in civil action. This permit becomes null and void if work on construction authorized is not commenced within 180 days or if construction work is suspended or abandoned for a period of 180 days at any time after work is commenced. OCCUPANCY OF STRUCTURE IS PROHIBITED UNTIL AFTER FINAL INSPECTION AND ZONING/OCCUPANCY COMPLIANCE CERTIFICATE IS ISSUED. I HAVE CHECKED THE SEWER DEPTH OF ABOVE LOT AND WILL TAKE ALL RESPONSIBILITY FOR SETTING THE BUILDING ACCORDINGLY.

Applicant Name: Marty Biljanic

Signature of Contractor or Authorized Agent: Date:

Signature of Owner (If Owner/Company): Date:

Application Approved By: Date:

Receipt #: Date:

☐ Cash ☐ Check # [] ☐ Credit Card



Vineyard Properties of Utah
Property Development

Scope of Work

Project name: Eastlake Lot 5

Project address: 71 East 1750 North Vineyard, Utah

Owner: Vineyard Properties of Utah, LLC

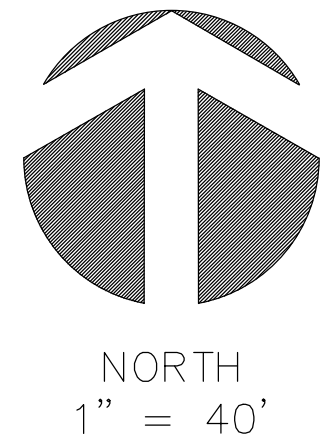
Site: 12.4 acres

The project will be another addition to Vineyard's Eastlake Industrial Park. The site is located just across the street and east of the PacifiCorp power plant. The 12.4 acre site fronts the recently constructed 1750 North roadway. The City zoning map dated April 30, 2020, identifies the area as zone M: Manufacturing district, with which our project complies.

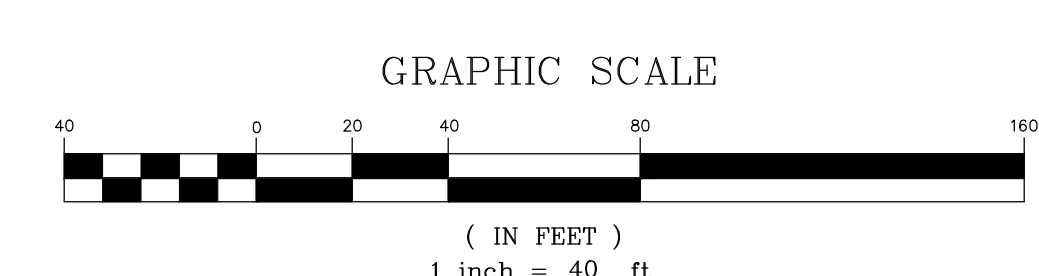
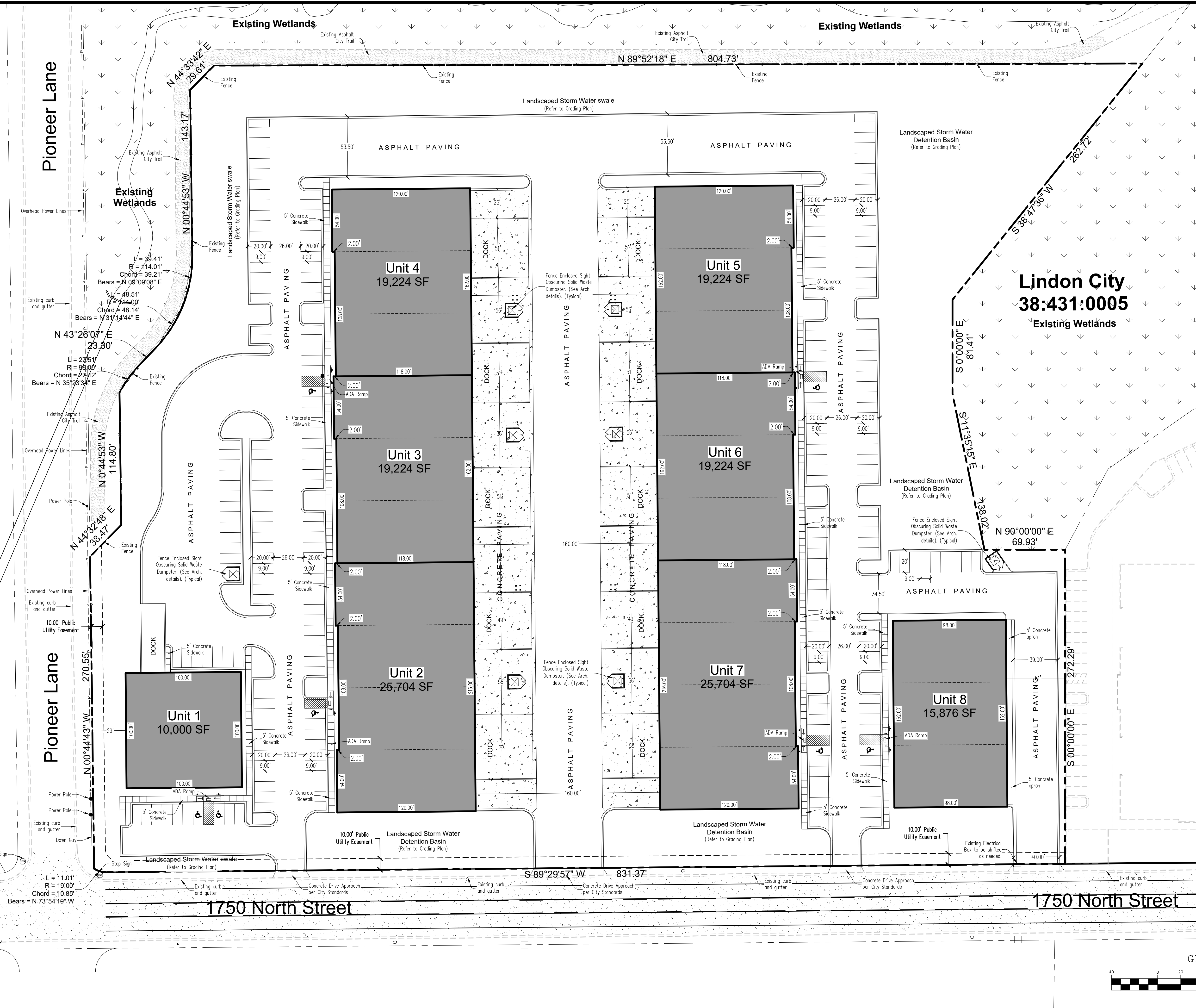
The plan, after receiving City approvals, is to start in March/April and construct approximately 154,000 square feet of leasable building space and be well parked for potential tenants use. The building design team is experienced and has completed multiple projects in the immediate area. Architectural Coalition will lead the design of the building plans, while Dudley & Associates will direct the Civil Site design. Additional team members are engaged and underway with the Landscape Architect In Site Design Group, ESP Excavation, CMT Geotech, Kimco Fire Protection, and Fincon likely our General Contractor for the project.

The Architect has designed similar buildings within Eastlake but the goal is to make these a bit distinctive while advancing modern facility market trends. The utility companies plans show infrastructure backbone was installed when 1750 North roadway was constructed. The 12.4 acre site is relatively flat and close to grade, which will keep any necessary import or export of fill material to a minimum. Once we obtain a permit to proceed, our plan is to start constructing the two larger buildings & site work within one consecutive schedule, and the two smaller buildings once we secure a lease tenant. We are excited to move forward with this project, the anticipated value of the project is about nine million, and we anticipate a 10 month build time.

Marty Biljanic
Vineyard Properties of Utah
801-455-5924



Pacificorp
Lake Side Power Plant



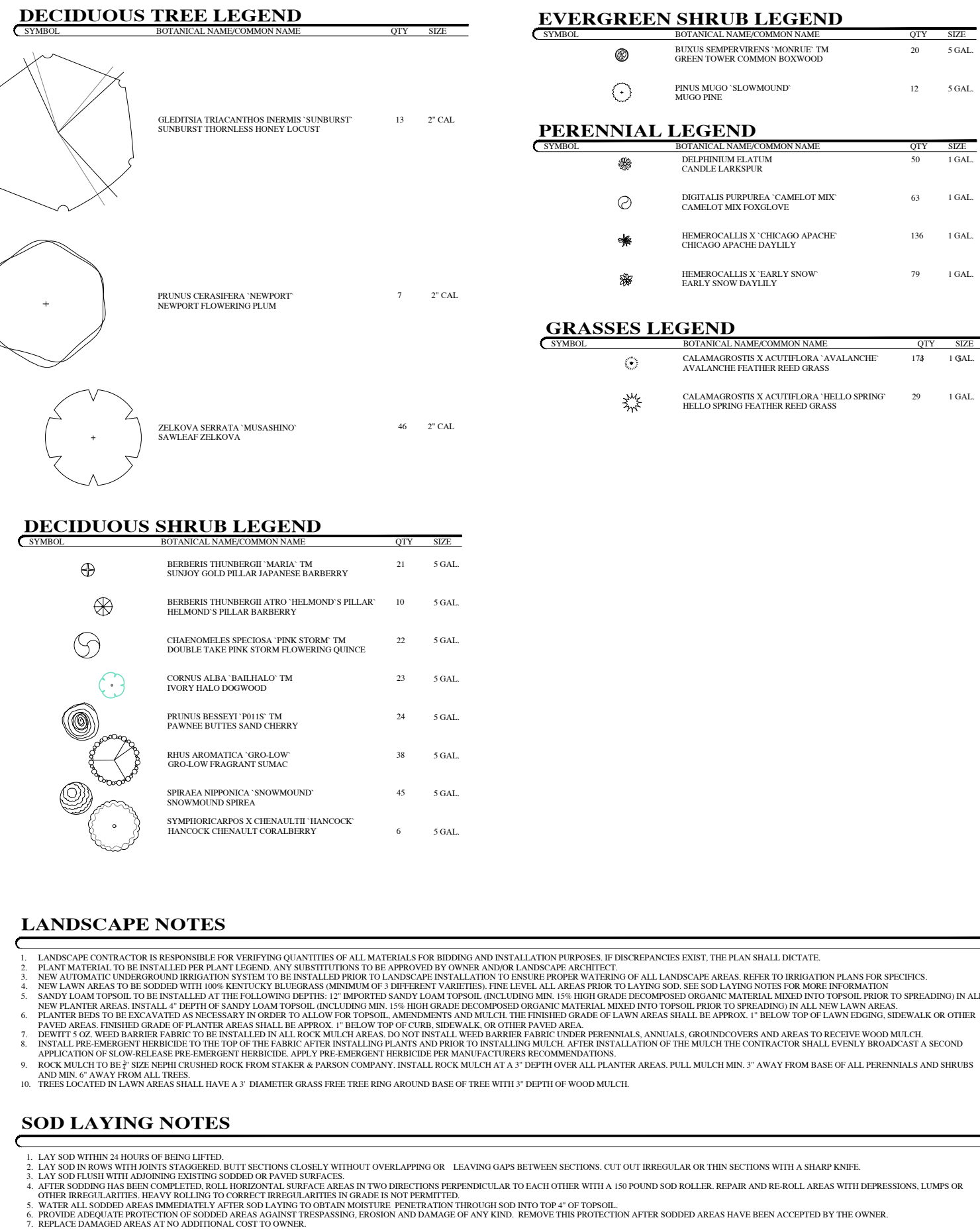
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

71 East 1750 North
Site Plan - Eastlake Lot 5
Utah
Vineyard

Revisions

Date
2-10-2021
Scale
1" = 100'
By
TD
Tracing No.
L - 14542

Sheet No.
C - 2.0

[illegible]

SHEET LS1.2

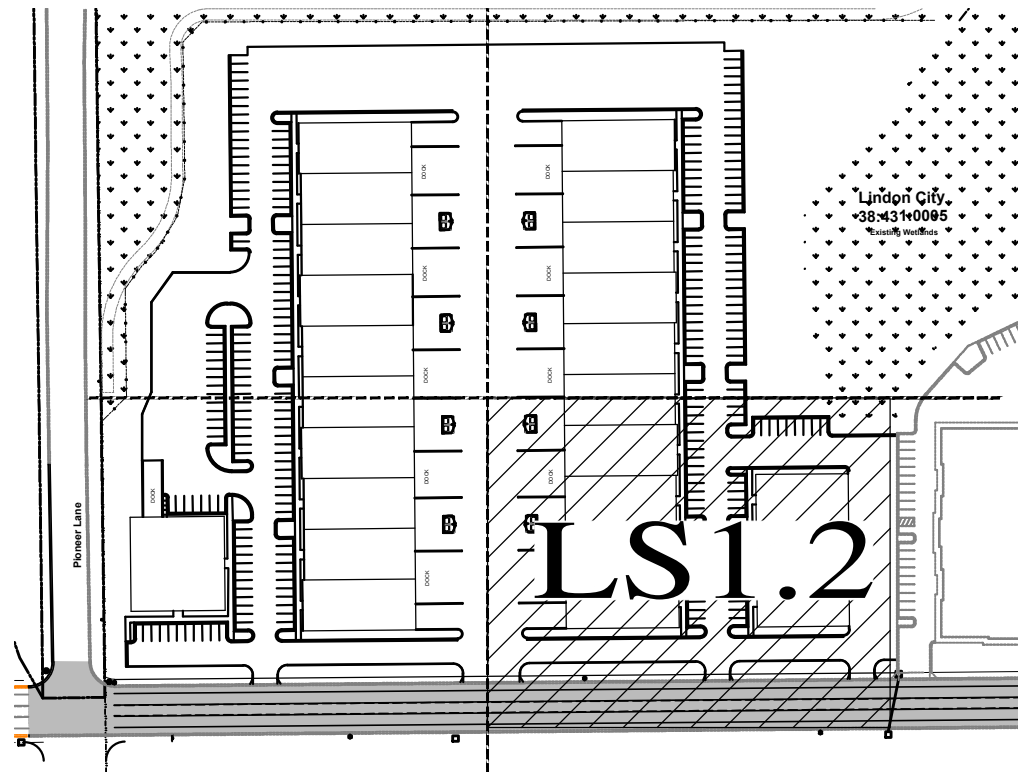
SHEET LS1.2

DOCK

DOCK

DOCK

30' CLEAR VIEW TRIANGLE



DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	OLEIFERA FRAXINIFOLIA 'NORWAY' NORWAY SPRUCE	13	2" CAL
	PRUNUS PENNSYLVANICA 'NEWPORT' NEWPORT FLOWERING PLUM	7	2" CAL
	ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA	46	2" CAL

DECIDUOUS SHRUB LEGEND

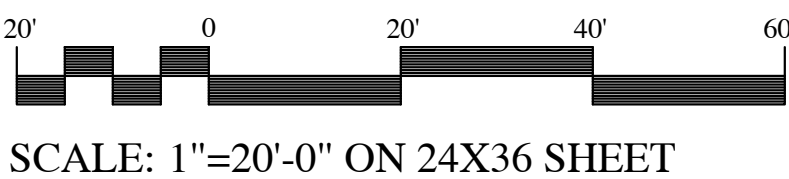
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BERBERIS THUNBERGII 'MARIKA' TM SUNNY GOLD PILLAR JAPANESE BARBERY	21	5 GAL
	BERBERIS THUNBERGII 'ATRO' TM JULIA MARY'S PILLAR BERBERIS	19	5 GAL
	CHAENOMELES SPECIOSA 'PINK STORM' TM DOUBLE TAKE PINK STORM FLOWERING QUince	22	5 GAL
	CORNUS ALBA 'RABATTO' TM PORT BELL CORNUS	23	5 GAL
	PRUNUS BESSEYI 'INULI' TM PANNEE BUTTES SAND CHERRY	24	5 GAL
	RHUS AROMATICA 'CROLOW' CROLOW FRAGRANT SUMAC	38	5 GAL
	SPIRAEA JAPONICA 'SNOWWOUND' SNOWWOUND SPIREA	45	5 GAL
	SYMPHORICARPOS X CHINENSIS 'THANCOCK' THANCOCK CHINAELITE CORALBERRY	6	5 GAL

LANDSCAPE NOTES

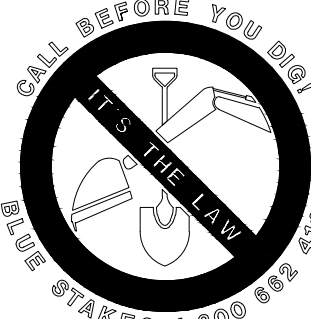
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR REMOVAL AND INSTALLATION. IF DISCREPANCIES EXIST, THE PLAN SHALL PREVAIL.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTINGS: OVERLAPPING ROOT SYSTEMS TO BE INSTALLED FROM TOP TO BOTTOM. PRIOR TO LAYING, ALL PLANTINGS SHALL BE PLANTED IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 10" SPACING SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER DEFECTS. AFTER RE-ROLLING, ANY BULGING TO SURFACE SHALL BE REMOVED BY GRADING TO NOT EXCEED 1/4" ABOVE SURFACE.
- NEW PLANTING AREAS: INSTALL 1" DEPTH OF SANDY LOAM TOPSOIL (10% TO 15% ORGANIC MATTER) OVER EXISTING MATERIAL. MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW PLANTING AREAS.
- PLANTER BEDS TO BE INSTALLED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. IN THE FINISHED GRADE, 1" BELOW TOP OF PLANTING BEDS SHALL BE 1" BELOW TOP OF PLANTING BEDS. NEW PLANTING BEDS SHALL BE 1" BELOW TOP OF PLANTING BEDS.
- IDENTIFY 1" DEPTH BARBER FIBER TO BE INSTALLED IN ALL BACK MULCH AREAS. DO NOT INSTALL WOOD BARBER FIBER UNDER PERENNIALS, ANNUALS, OR GRASS COVERS AND AREAS TO RECEIVE WOOD MULCH.
- BACK MULCH TO BE 1" DEPTH BARBER FIBER. PRIOR TO INSTALLING MULCH, THE CONTRACTOR SHALL VERIFY THE MULCH IS FREE OF ANY DEBRIS, LUMPS OR OTHER DEFECTS.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO PREVENT DRYING. PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
- PROTECT ALL EXISTING PLANTINGS FROM DAMAGE. PROTECT ALL EXISTING PLANTINGS FROM DAMAGE. PROTECT ALL EXISTING PLANTINGS FROM DAMAGE.
- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

SOD LAYING NOTES

- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED. LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.



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



InSite
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801-756-5443 www.in-sitedesigngroup.com

CONSULTANTS:

STAMP

PROJECT:

EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

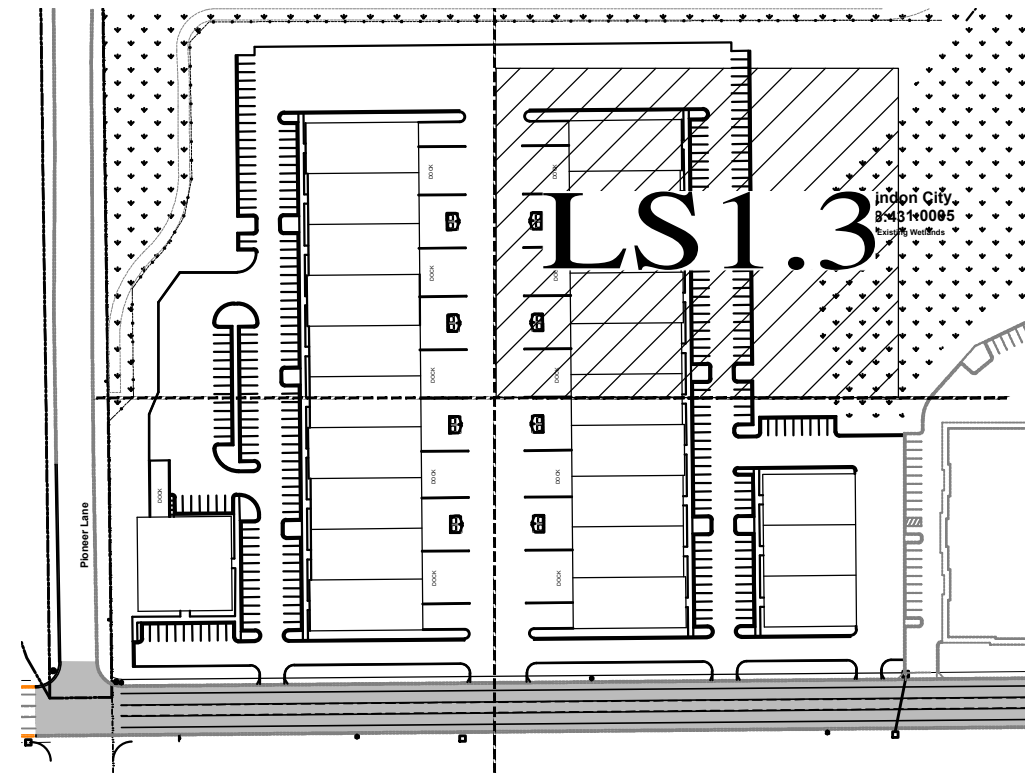
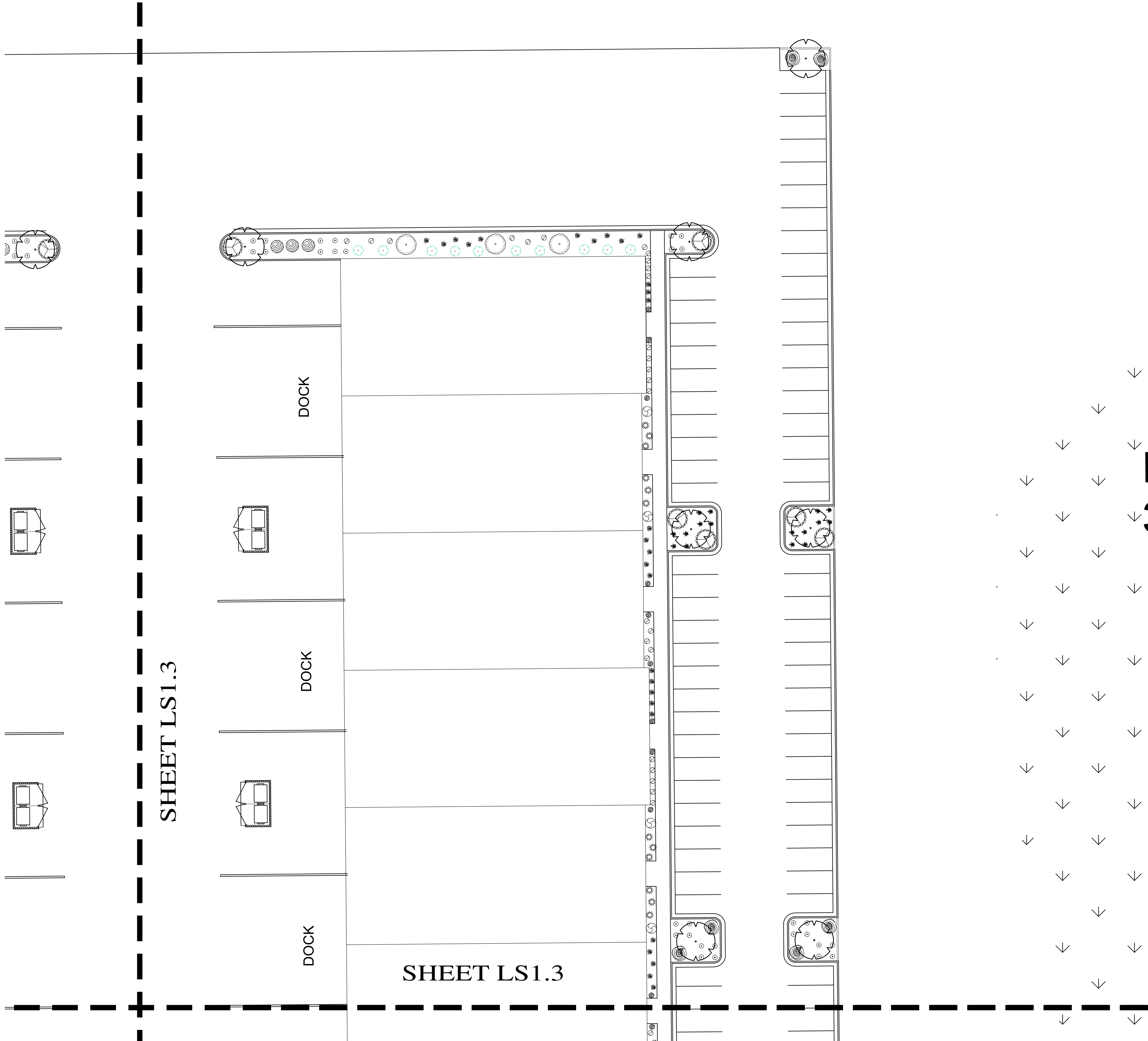
SHEET TITLE:

PLANTING PLAN

DRAWN BY: **LCS**
CHECKED: **DGW**
DATE: **12-28-2020**
REVISIONS:
JOB NO. **20-150**

SHEET: **LS1.2**

THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006



DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	OLEIFERA TRICANTHOS (HONEY LOCUST)	13	2" CAL.
	PRUNUS CERASIFERA (NEWPORT FLOWERING PLUM)	7	2" CAL.
	ZELKOVA SERRATA (MUSCADINE SAWLEAF ZELKOVA)	46	2" CAL.

DECIDUOUS SHRUB LEGEND

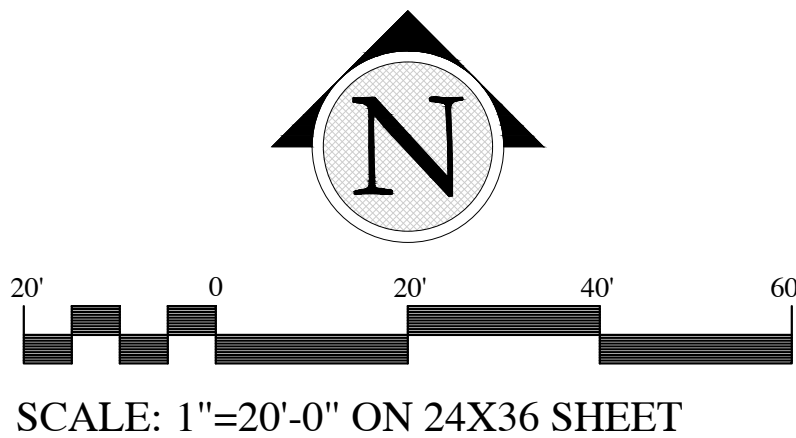
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BERBERIS THUNBERGII (BARBERRY)	21	5 GAL.
	CHAENOMELES SPECIOSA (PINK STORM)	22	5 GAL.
	CORNUS ALBA (SASKATOON)	23	5 GAL.
	PRUNUS BESSEYI (PRUNELLA)	24	5 GAL.
	RISES AROMATICUM (GRISELINIA)	36	5 GAL.
	SPIRAEA NIPPONICA (SNOWMOUND)	45	5 GAL.
	SYMPLOCOS CHINENSIS (CORALBERRY)	6	5 GAL.

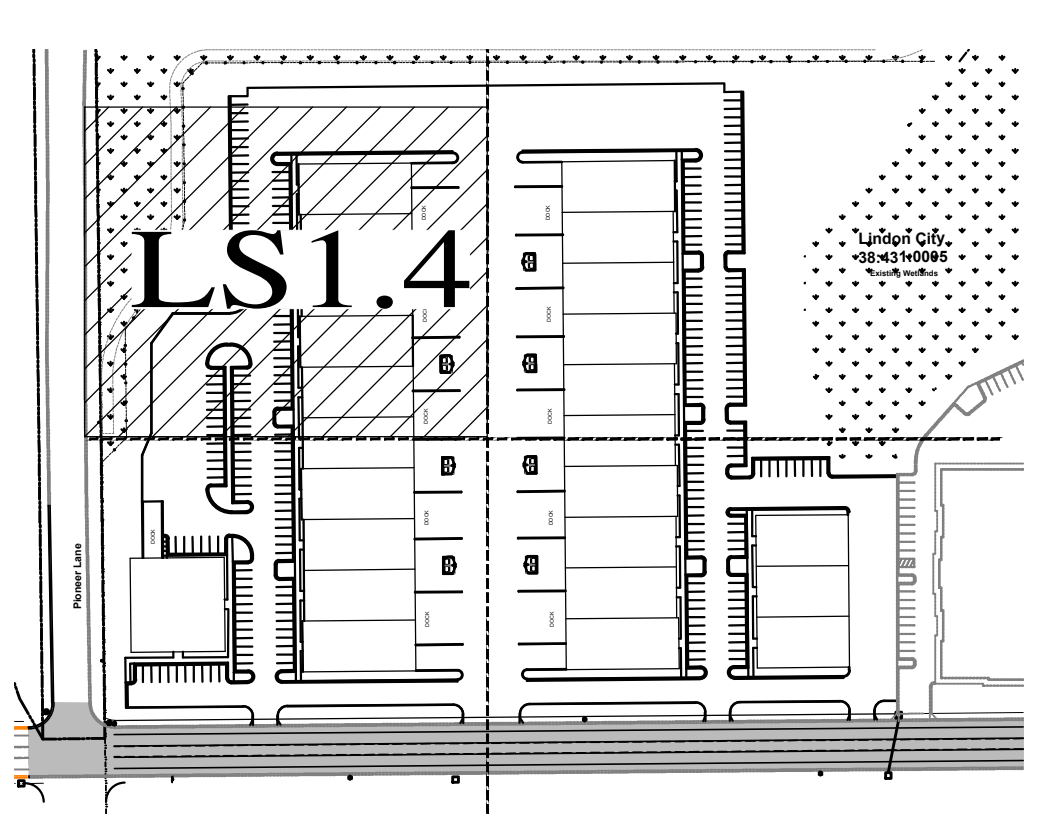
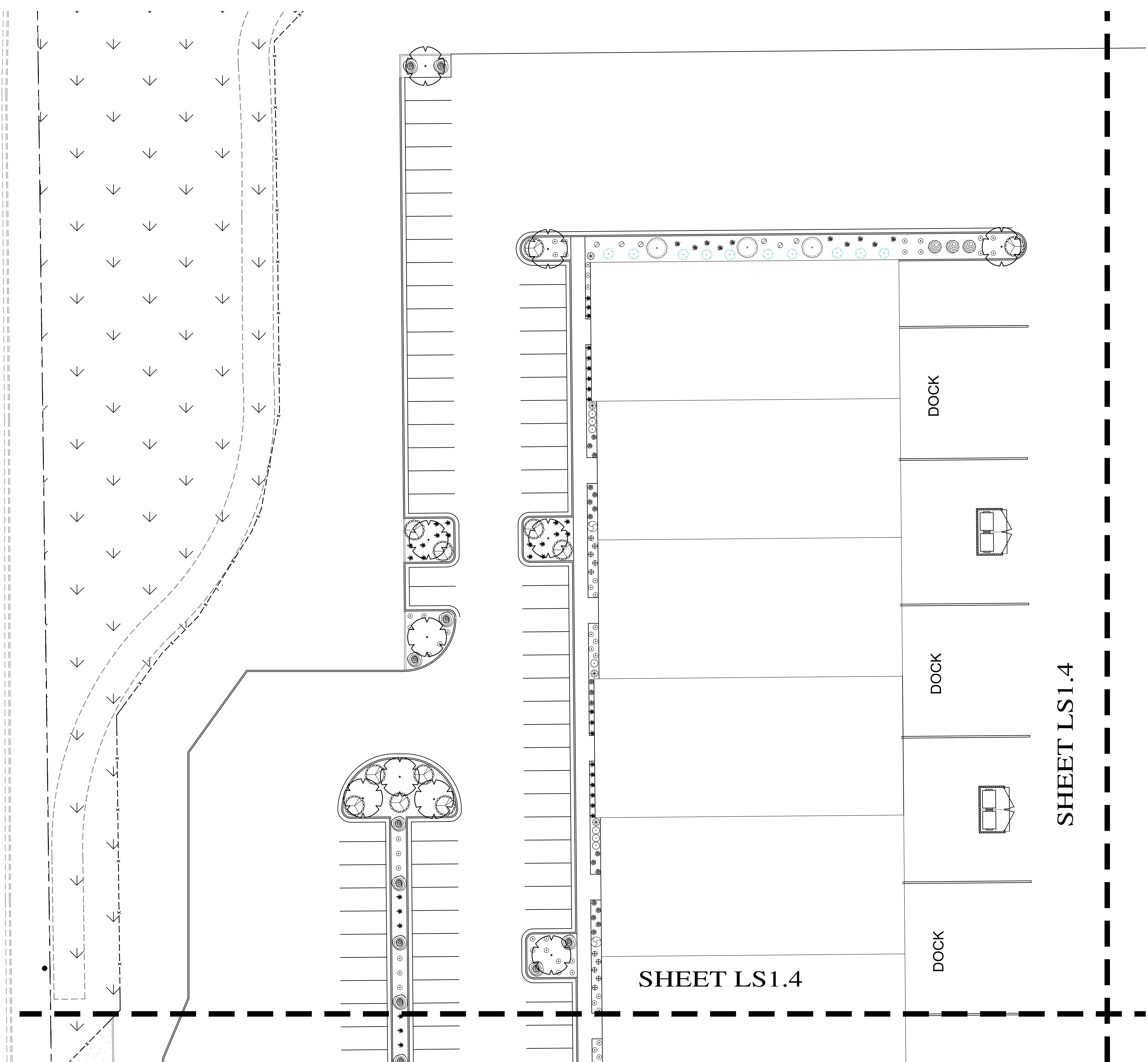
LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR ORDERING AND INSTALLATION. IF DISCREPANCIES EXIST, THE PLAN SHALL PREVAIL.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN. ALL PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN.
- NEW PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN. ALL PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN.
- NEW PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN. ALL PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN.
- NEW PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN. ALL PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN.
- NEW PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN. ALL PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN.
- NEW PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN. ALL PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN.
- NEW PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN. ALL PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN.
- NEW PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN. ALL PLANTINGS TO BE INSTALLED WITHIN 14 DAYS OF THE DATE OF THE PLAN.

SOD LAYING NOTES

- LAY SOD WITHIN 14 DAYS OF BEING ORDERED.
- LAY SOD WITHIN 14 DAYS OF BEING ORDERED. ALL SOD MUST BE LAYED WITHIN 14 DAYS OF BEING ORDERED.
- LAY SOD WITHIN 14 DAYS OF BEING ORDERED. ALL SOD MUST BE LAYED WITHIN 14 DAYS OF BEING ORDERED.
- LAY SOD WITHIN 14 DAYS OF BEING ORDERED. ALL SOD MUST BE LAYED WITHIN 14 DAYS OF BEING ORDERED.
- LAY SOD WITHIN 14 DAYS OF BEING ORDERED. ALL SOD MUST BE LAYED WITHIN 14 DAYS OF BEING ORDERED.
- LAY SOD WITHIN 14 DAYS OF BEING ORDERED. ALL SOD MUST BE LAYED WITHIN 14 DAYS OF BEING ORDERED.
- LAY SOD WITHIN 14 DAYS OF BEING ORDERED. ALL SOD MUST BE LAYED WITHIN 14 DAYS OF BEING ORDERED.
- LAY SOD WITHIN 14 DAYS OF BEING ORDERED. ALL SOD MUST BE LAYED WITHIN 14 DAYS OF BEING ORDERED.
- LAY SOD WITHIN 14 DAYS OF BEING ORDERED. ALL SOD MUST BE LAYED WITHIN 14 DAYS OF BEING ORDERED.
- LAY SOD WITHIN 14 DAYS OF BEING ORDERED. ALL SOD MUST BE LAYED WITHIN 14 DAYS OF BEING ORDERED.





DECIDUOUS TREE LEGEND			
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	OLEA EUROPAEA 'NIRAH' 'NIRAH'	13	2" CAL
	PRUNUS PENNSYLVANICA 'NIRAH' 'NIRAH'	7	2" CAL
	ZELKOVA SERRATA 'NIRAH' 'NIRAH'	46	2" CAL

EVERGREEN SHRUB LEGEND			
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PRUNUS MUGO 'NIRAH' 'NIRAH'	12	5 GAL
	PRUNUS PENNSYLVANICA 'NIRAH' 'NIRAH'	43	1 GAL
	HEMEROCALLIS X CHICAGO APACHE	136	1 GAL
	HEMEROCALLIS X EARLY SNOW	79	1 GAL

PERENNIAL LEGEND			
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	DIGITALIS PURPUREA 'NIRAH' 'NIRAH'	43	1 GAL
	HEMEROCALLIS X CHICAGO APACHE	136	1 GAL
	HEMEROCALLIS X EARLY SNOW	79	1 GAL

GRASSES LEGEND			
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACTINOPHORA	174	1 GAL
	CALAMAGROSTIS X ACTINOPHORA	29	1 GAL

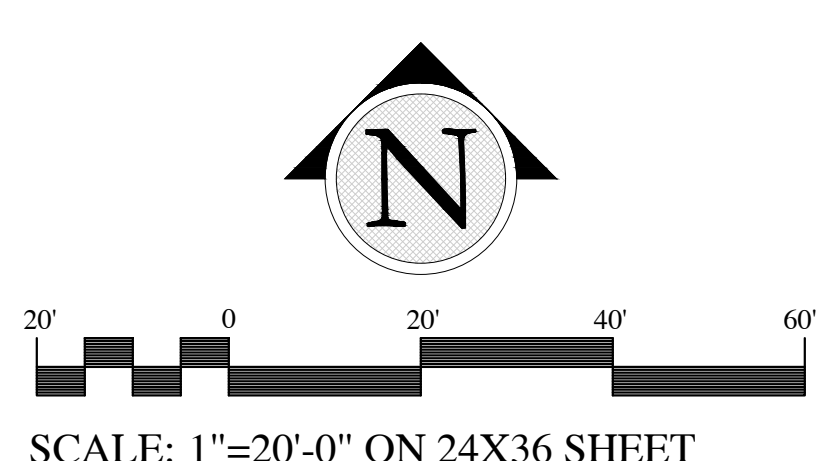
DECIDUOUS SHRUB LEGEND			
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BERBERIS THUNBERGII 'NIRAH' 'NIRAH'	21	5 GAL
	BERBERIS THUNBERGII 'NIRAH' 'NIRAH'	19	5 GAL
	CHAENOMELES SPECIOSA 'NIRAH' 'NIRAH'	22	5 GAL
	CORNUS ALBA 'NIRAH' 'NIRAH'	23	5 GAL
	PRUNUS PENNSYLVANICA 'NIRAH' 'NIRAH'	34	5 GAL
	PRUNUS PENNSYLVANICA 'NIRAH' 'NIRAH'	36	5 GAL
	SPIRAEA JAPONICA 'NIRAH' 'NIRAH'	45	5 GAL
	SYMPHORICARPOS X CHAMAELIRIUM	6	5 GAL

LANDSCAPE NOTES

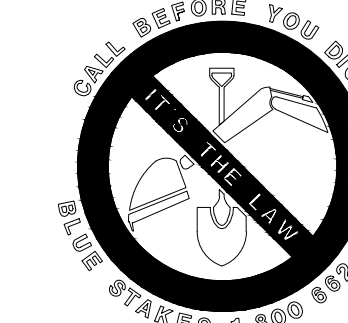
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR REMOVAL AND INSTALLATION. IF DISCREPANCIES EXIST, THE PLAN SHALL PREVAIL.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTING MATERIALS SHALL BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTING MATERIALS SHALL BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTING MATERIALS SHALL BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTING MATERIALS SHALL BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTING MATERIALS SHALL BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTING MATERIALS SHALL BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTING MATERIALS SHALL BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTING MATERIALS SHALL BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.

SOD LAYING NOTES

- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.



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



LANDSCAPE ARCHITECTURE LAND PLANNING
17 North 470 West American Fork, Utah 84003
801-756-5443 www.in-sitedesigngroup.com

CONSULTANTS:

DARREN G. WILSON
NO. 356187

STAMP

PROJECT:

EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

SHEET TITLE:

PLANTING PLAN

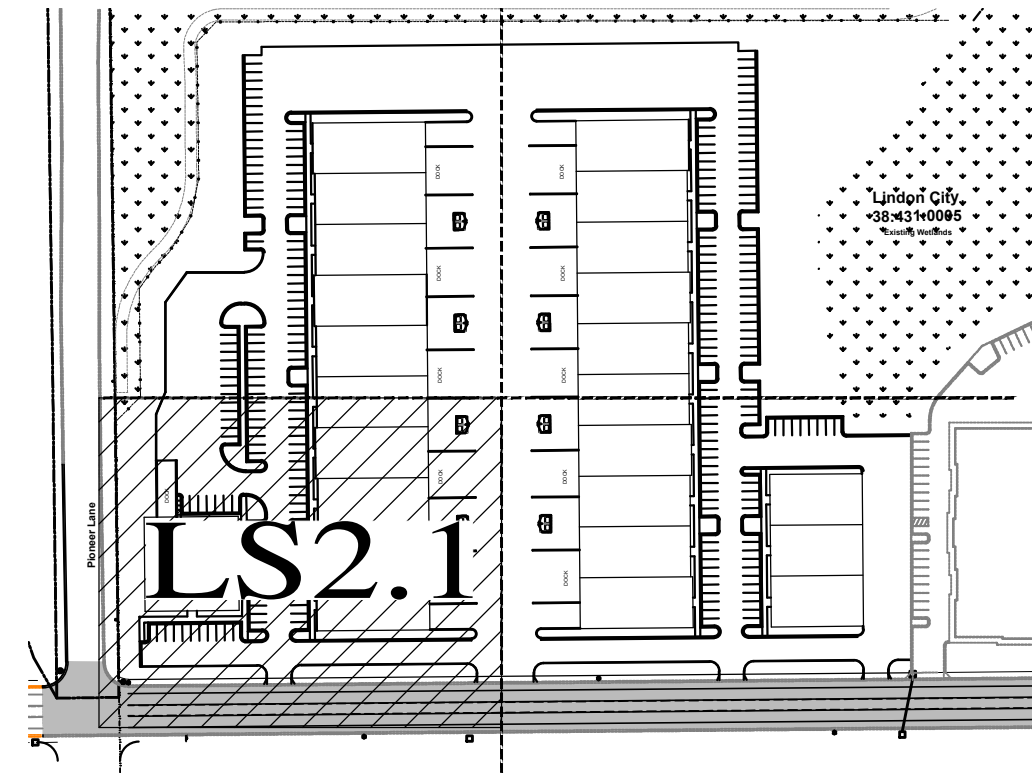
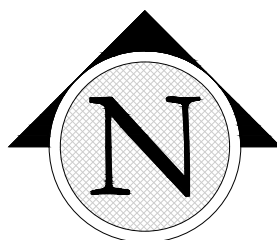
DRAWN BY: LCS
CHECKED: DGW
DATE: 12-28-2020
REVISIONS:
JOB NO. 20-150
SHEET: LS1.4

THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006

The site plan illustrates the layout of a property along Pioneer Lane. Key features include:

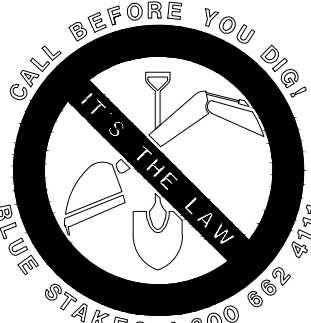
- Pioneer Lane:** The street frontage on the left, marked with a dashed line and a stop sign.
- Property Boundaries:** Indicated by dashed lines, with a thick dashed line labeled "P.O.C." (Point of Connection) running horizontally across the middle.
- Building Footprints:** Several rectangular structures are shown, including a large central building and smaller structures labeled "DOCK".
- Parking Areas:** Multiple parking spaces are delineated, some with curved curbs.
- Irrigation System:** A network of lines represents the irrigation system, with a specific location marked "IRRIGATION CONTROLLER: LOCATION BY OWNER".
- Sheet Labels:** The plan is divided into sections labeled "SHEET LS1.1" and "SHEET LS1.1" (repeated).
- Other Markings:** Various symbols and lines indicate easements, setbacks, and specific points of interest like "P.O.C." and "A".

SHEET LS1.1

[illegible][illegible]

20' 0 20' 40' 60'

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



STAMP



EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

DRAWN BY: LCS
CHECKED: DGW
DATE: 12-28-2020
REVISIONS: _____
JOB NO. 20-150
SHEET: _____

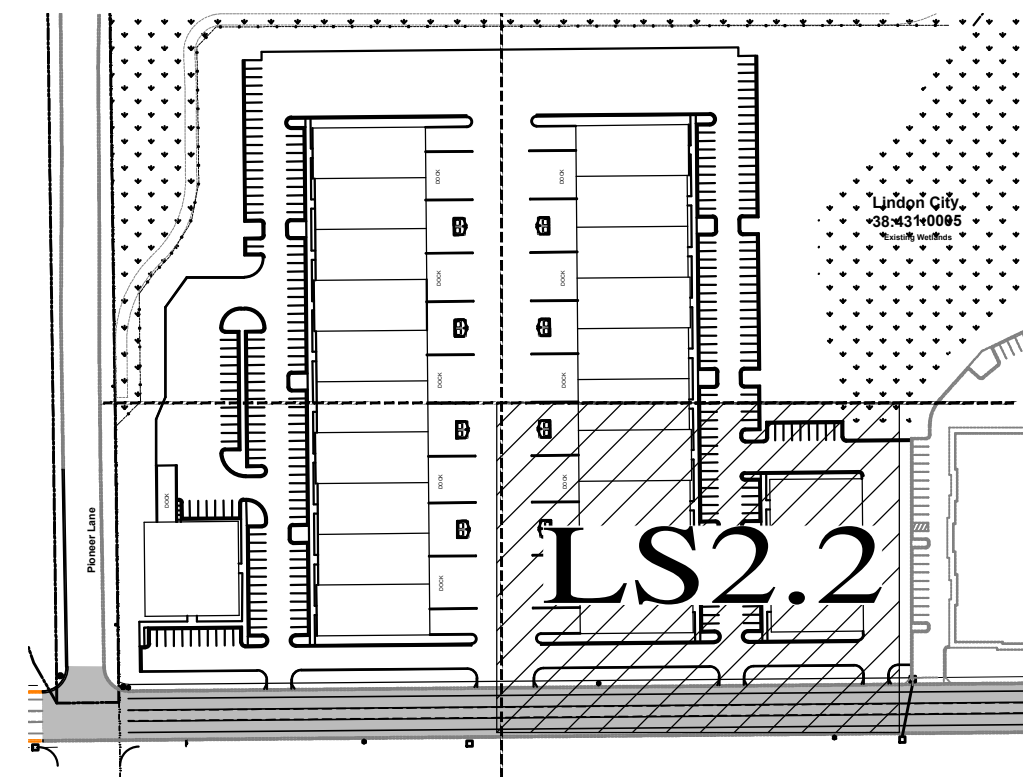
LS2.1

Architectural site plan for a waterfront development, labeled "SHEET LS2.2". The plan shows a large rectangular area divided into sections labeled "DOCK" and "DOC". A central horizontal road or canal runs through the middle. To the right, there are several rectangular structures, possibly buildings or piers, and a large area labeled "SHEET LS2.2". The plan includes various lines, dimensions, and symbols, including a compass rose and a north arrow. The title "SHEET LS2.2" is prominently displayed in the center.

DOC

DOCK

DOCK

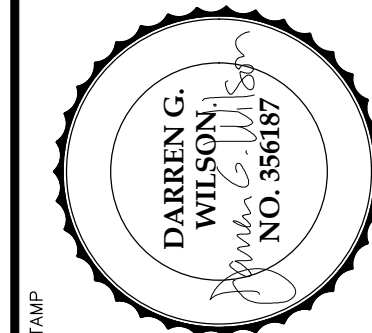
[illegible]

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY ORDINANCES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURANCE PRIOR TO THE START OF WORK.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BUILT STAKE BEFORE DRAINING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND MANHOLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE SPRINKLER SYSTEM TO BE BLOWN OUT BY AN AIR COMPRESSOR EACH FALL.
3. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR INSURING THE PROPER USE OF ALL PRODUCTS AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF ALL EQUIPMENT AND TOOLS.
4. CONTRACTOR SHALL BUILT IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS AND/OR I-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE.
5. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND VALVES UNDER EXISTING GRASS AND LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE SLEEVES. SLEEVES NOT SHOWN, ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE, PLACE THE SLEEVES IN THE GROUND TO THE DEPTH OF THE SLEEVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE SLEEVES. ALL SLEEVES INSTALLED SHALL BE DUCT TAP TO PREVENT ROOT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE INSTALLED TO THE DEPTH OF THE SLEEVES.
6. REMOVED STAKES ON-CE IRRIGATION SYSTEM IS COMPLETE.
7. 1/2" MAX. DEPTH OF LATERAL SLEEVES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 40' PERMANENTLY, 3/4" MAX. 60' PERMANENTLY, 1" MAX. 80' PERMANENTLY, 1 1/2" MAX. 100' PERMANENTLY, 2" MAX. 120' PERMANENTLY, 3" MAX. 150' PERMANENTLY, 4" MAX. 180' PERMANENTLY, 6" MAX. 240' PERMANENTLY, 8" MAX. 300' PERMANENTLY, 10" MAX. 360' PERMANENTLY, 12" MAX. 420' PERMANENTLY, 14" MAX. 480' PERMANENTLY, 16" MAX. 540' PERMANENTLY, 18" MAX. 600' PERMANENTLY, 20" MAX. 660' PERMANENTLY, 22" MAX. 720' PERMANENTLY, 24" MAX. 780' PERMANENTLY, 26" MAX. 840' PERMANENTLY, 28" MAX. 900' PERMANENTLY, 30" MAX. 960' PERMANENTLY, 32" MAX. 1020' PERMANENTLY, 34" MAX. 1080' PERMANENTLY, 36" MAX. 1140' PERMANENTLY, 38" MAX. 1200' PERMANENTLY, 40" MAX. 1260' PERMANENTLY, 42" MAX. 1320' PERMANENTLY, 44" MAX. 1380' PERMANENTLY, 46" MAX. 1440' PERMANENTLY, 48" MAX. 1500' PERMANENTLY, 50" MAX. 1560' PERMANENTLY, 52" MAX. 1620' PERMANENTLY, 54" MAX. 1680' PERMANENTLY, 56" MAX. 1740' PERMANENTLY, 58" MAX. 1800' PERMANENTLY, 60" MAX. 1860' PERMANENTLY, 62" MAX. 1920' PERMANENTLY, 64" MAX. 1980' PERMANENTLY, 66" MAX. 2040' PERMANENTLY, 68" MAX. 2100' PERMANENTLY, 70" MAX. 2160' PERMANENTLY, 72" MAX. 2220' PERMANENTLY, 74" MAX. 2280' PERMANENTLY, 76" MAX. 2340' PERMANENTLY, 78" MAX. 2400' PERMANENTLY, 80" MAX. 2460' PERMANENTLY, 82" MAX. 2520' PERMANENTLY, 84" MAX. 2580' PERMANENTLY, 86" MAX. 2640' PERMANENTLY, 88" MAX. 2700' PERMANENTLY, 90" MAX. 2760' PERMANENTLY, 92" MAX. 2820' PERMANENTLY, 94" MAX. 2880' PERMANENTLY, 96" MAX. 2940' PERMANENTLY, 98" MAX. 3000' PERMANENTLY, 100" MAX. 3060' PERMANENTLY, 102" MAX. 3120' PERMANENTLY, 104" MAX. 3180' PERMANENTLY, 106" MAX. 3240' PERMANENTLY, 108" MAX. 3300' PERMANENTLY, 110" MAX. 3360' PERMANENTLY, 112" MAX. 3420' PERMANENTLY, 114" MAX. 3480' PERMANENTLY, 116" MAX. 3540' PERMANENTLY, 118" MAX. 3600' PERMANENTLY, 120" MAX. 3660' PERMANENTLY, 122" MAX. 3720' PERMANENTLY, 124" MAX. 3780' PERMANENTLY, 126" MAX. 3840' PERMANENTLY, 128" MAX. 3900' PERMANENTLY, 130" MAX. 3960' PERMANENTLY, 132" MAX. 4020' PERMANENTLY, 134" MAX. 4080' PERMANENTLY, 136" MAX. 4140' PERMANENTLY, 138" MAX. 4200' PERMANENTLY, 140" MAX. 4260' PERMANENTLY, 142" MAX. 4320' PERMANENTLY, 144" MAX. 4380' PERMANENTLY, 146" MAX. 4440' PERMANENTLY, 148" MAX. 4500' PERMANENTLY, 150" MAX. 4560' PERMANENTLY, 152" MAX. 4620' PERMANENTLY, 154" MAX. 4680' PERMANENTLY, 156" MAX. 4740' PERMANENTLY, 158" MAX. 4800' PERMANENTLY, 160" MAX. 4860' PERMANENTLY, 162" MAX. 4920' PERMANENTLY, 164" MAX. 4980' PERMANENTLY, 166" MAX. 5040' PERMANENTLY, 168" MAX. 5100' PERMANENTLY, 170" MAX. 5160' PERMANENTLY, 172" MAX. 5220' PERMANENTLY, 174" MAX. 5280' PERMANENTLY, 176" MAX. 5340' PERMANENTLY, 178" MAX. 5400' PERMANENTLY, 180" MAX. 5460' PERMANENTLY, 182" MAX. 5520' PERMANENTLY, 184" MAX. 5580' PERMANENTLY, 186" MAX. 5640' PERMANENTLY, 188" MAX. 5700' PERMANENTLY, 190" MAX. 5760' PERMANENTLY, 192" MAX. 5820' PERMANENTLY, 194" MAX. 5880' PERMANENTLY, 196" MAX. 5940' PERMANENTLY, 198" MAX. 6000' PERMANENTLY, 200" MAX. 6060' PERMANENTLY, 202" MAX. 6120' PERMANENTLY, 204" MAX. 6180' PERMANENTLY, 206" MAX. 6240' PERMANENTLY, 208" MAX. 6300' PERMANENTLY, 210" MAX. 6360' PERMANENTLY, 212" MAX. 6420' PERMANENTLY, 214" MAX. 6480' PERMANENTLY, 216" MAX. 6540' PERMANENTLY, 218" MAX. 6600' PERMANENTLY, 220" MAX. 6660' PERMANENTLY, 222" MAX. 6720' PERMANENTLY, 224" MAX. 6780' PERMANENTLY, 226" MAX. 6840' PERMANENTLY, 228" MAX. 6900' PERMANENTLY, 230" MAX. 6960' PERMANENTLY, 232" MAX. 7020' PERMANENTLY, 234" MAX. 7080' PERMANENTLY, 236" MAX. 7140' PERMANENTLY, 238" MAX. 7200' PERMANENTLY, 240" MAX. 7260' PERMANENTLY, 242" MAX. 7320' PERMANENTLY, 244" MAX. 7380' PERMANENTLY, 246" MAX. 7440' PERMANENTLY, 248" MAX. 7500' PERMANENTLY, 250" MAX. 7560' PERMANENTLY, 252" MAX. 7620' PERMANENTLY, 254" MAX. 7680' PERMANENTLY, 256" MAX. 7740' PERMANENTLY, 258" MAX. 7800' PERMANENTLY, 260" MAX. 7860' PERMANENTLY, 262" MAX. 7920' PERMANENTLY, 264" MAX. 7980' PERMANENTLY, 266" MAX. 8040' PERMANENTLY, 268" MAX. 8100' PERMANENTLY, 270" MAX. 8160' PERMANENTLY, 272" MAX. 8220' PERMANENTLY, 274" MAX. 8280' PERMANENTLY, 276" MAX. 8340' PERMANENTLY, 278" MAX. 8400' PERMANENTLY, 280" MAX. 8460' PERMANENTLY, 282" MAX. 8520' PERMANENTLY, 284" MAX. 8580' PERMANENTLY, 286" MAX. 8640' PERMANENTLY, 288" MAX. 8700' PERMANENTLY, 290" MAX. 8760' PERMANENTLY, 292" MAX. 8820' PERMANENTLY, 294" MAX. 8880' PERMANENTLY, 296" MAX. 8940' PERMANENTLY, 298" MAX. 9000' PERMANENTLY, 300" MAX. 9060' PERMANENTLY, 302" MAX. 9120' PERMANENTLY, 304" MAX. 9180' PERMANENTLY, 306" MAX. 9240' PERMANENTLY, 308" MAX. 9300' PERMANENTLY, 310" MAX. 9360' PERMANENTLY, 312" MAX. 9420' PERMANENTLY, 314" MAX. 9480' PERMANENTLY, 316" MAX. 9540' PERMANENTLY, 318" MAX. 9600' PERMANENTLY, 320" MAX. 9660' PERMANENTLY, 322" MAX. 9720' PERMANENTLY, 324" MAX. 9780' PERMANENTLY, 326" MAX. 9840' PERMANENTLY, 328" MAX. 9900' PERMANENTLY, 330" MAX. 9960' PERMANENTLY, 332" MAX. 10020' PERMANENTLY, 334" MAX. 10080' PERMANENTLY, 336" MAX. 10140' PERMANENTLY, 338" MAX. 10200' PERMANENTLY, 340" MAX. 10260' PERMANENTLY, 342" MAX. 10320' PERMANENTLY, 344" MAX. 10380' PERMANENTLY, 346" MAX. 10440' PERMANENTLY, 348" MAX. 10500' PERMANENTLY, 350" MAX. 10560' PERMANENTLY, 352" MAX. 10620' PERMANENTLY, 354" MAX. 10680' PERMANENTLY, 356" MAX. 10740' PERMANENTLY, 358" MAX. 10800' PERMANENTLY, 360" MAX. 10860' PERMANENTLY, 362" MAX. 10920' PERMANENTLY, 364" MAX. 10980' PERMANENTLY, 366" MAX. 11040' PERMANENTLY, 368" MAX. 11100' PERMANENTLY, 370" MAX. 11160' PERMANENTLY, 372" MAX. 11220' PERMANENTLY, 374" MAX. 11280' PERMANENTLY, 376" MAX. 11340' PERMANENTLY, 378" MAX. 11400' PERMANENTLY, 380" MAX. 11460' PERMANENTLY, 382" MAX. 11520' PERMANENTLY, 384" MAX. 11580' PERMANENTLY, 386" MAX. 11640' PERMANENTLY, 388" MAX. 11700' PERMANENTLY, 390" MAX. 11760' PERMANENTLY, 392" MAX. 118



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

CONSIDER THIS:



STAMP

EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

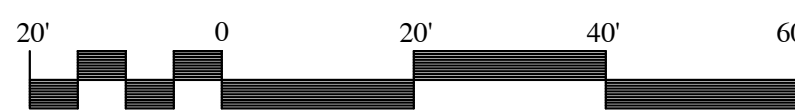
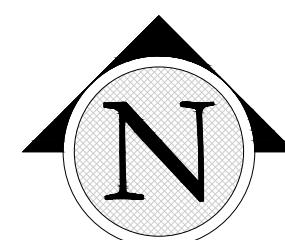
PROJECT.

SHEET TWO OF TWO

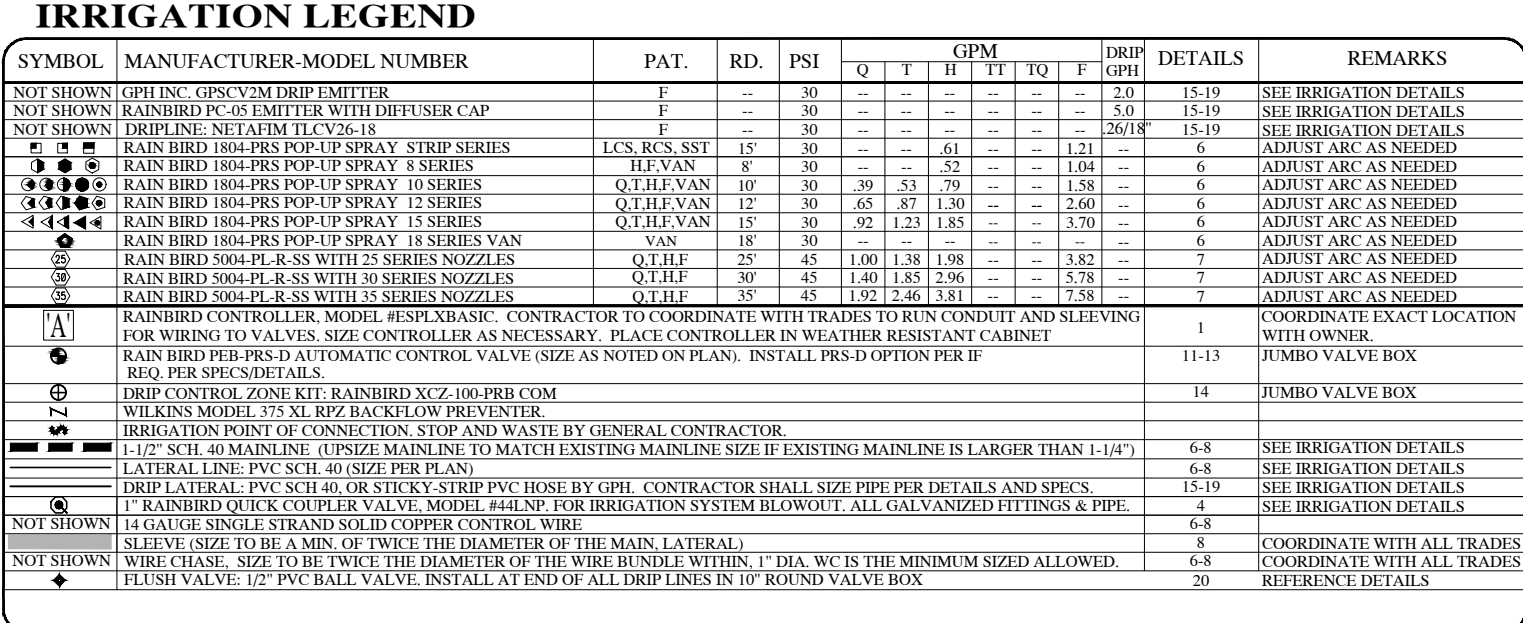
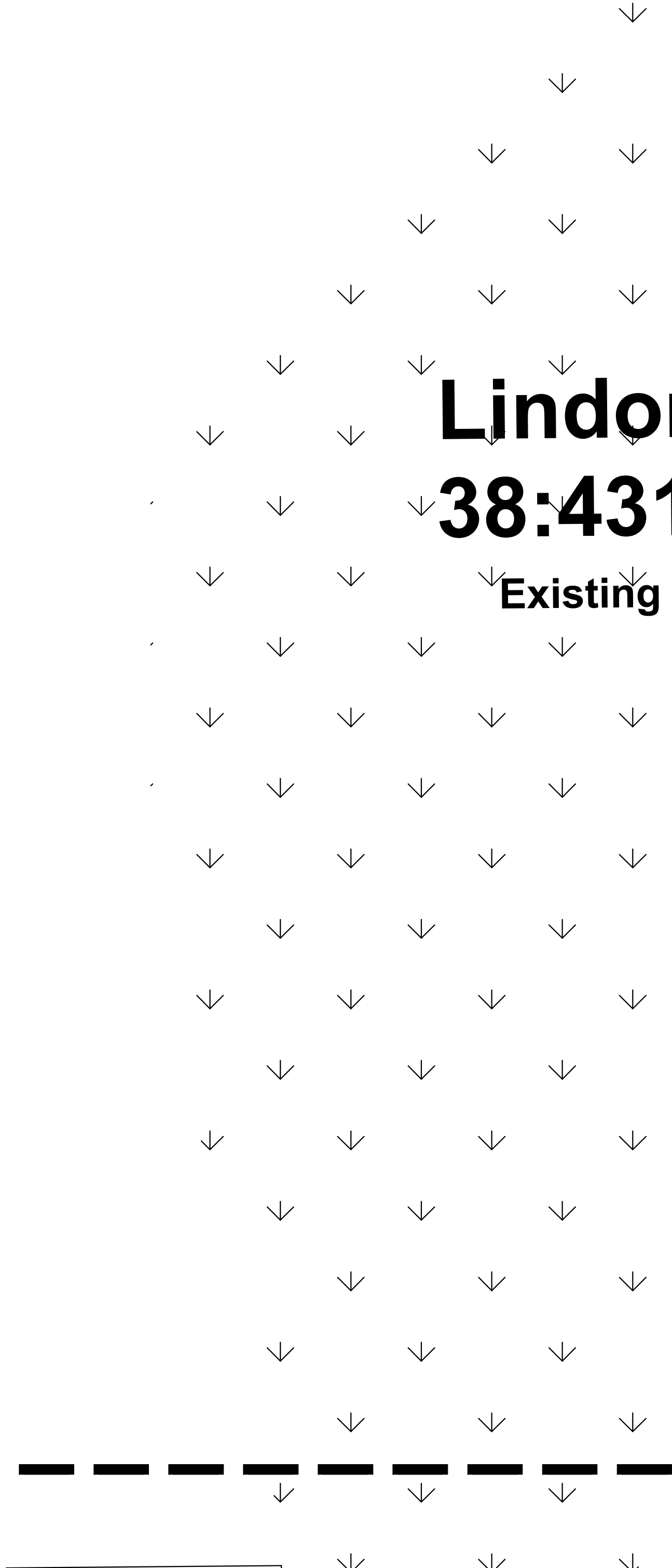
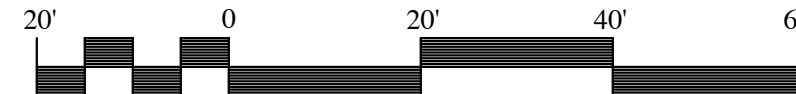
DRAWN BY: LCS
CHECKED: DGW
DATE: 12-28-2020
REVISIONS: _____
JOB NO. 20-150

SHEET:
LS2.2

THIS DRAWING IS THE INTELLECTUAL PROPERTY OF N-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF N-SITE DESIGN GROUP. COPYRIGHT © 2006



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

[illegible]

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



SHEET TITLE:

DRAWN BY: LCS

CHECKED: DGW

DATE: 12-28-2020

REVISIONS: _____

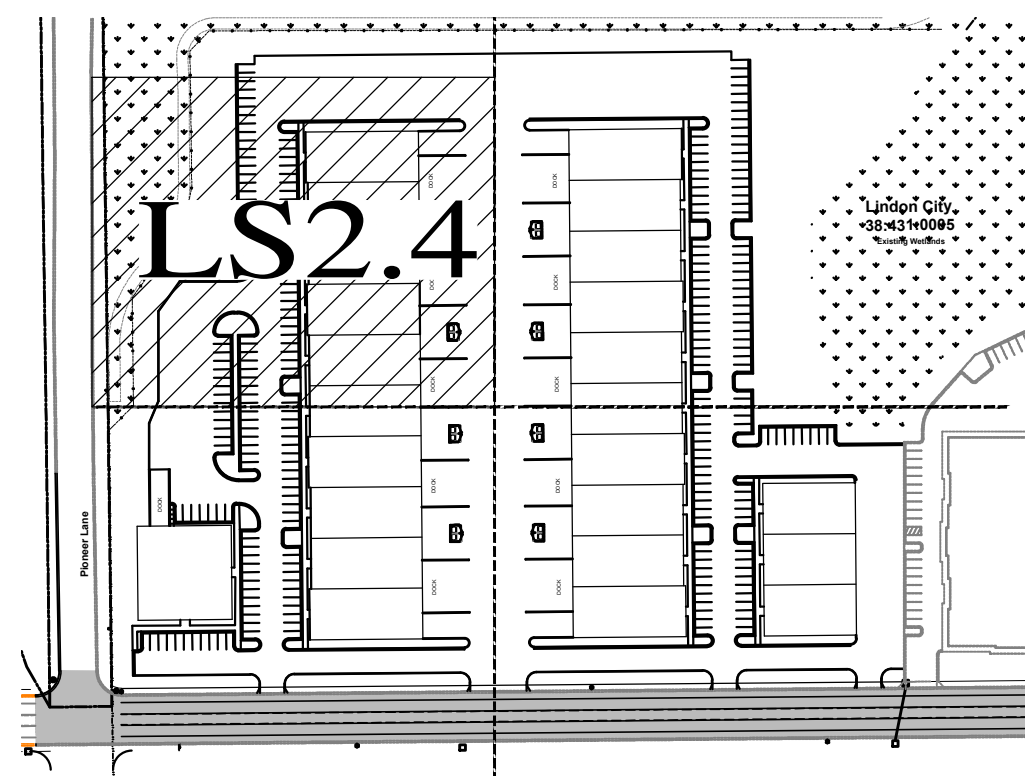
JOB NO. 20-150

LS2.3

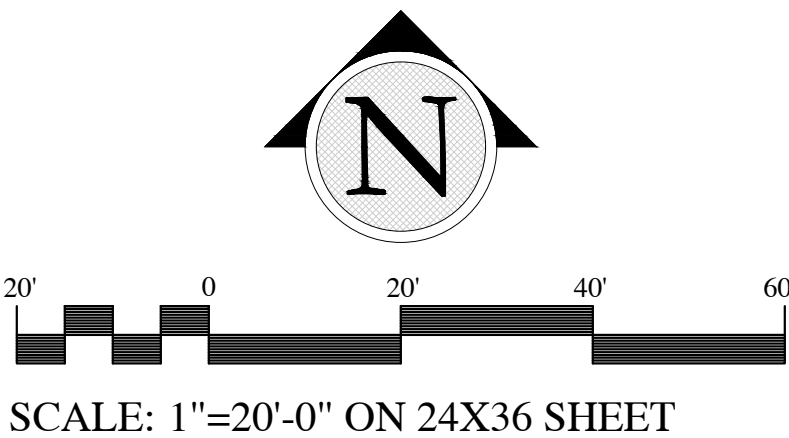
EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH
PLAN - NOT FOR CONSTRUCTION

In Site
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.755.5943 www.in-sitedesigngroup.com

THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006



IRRIGATION LEGEND													
SYMBOL	MANUFACTURER	MODEL NUMBER	PAT.	RD	PSI	GPM	DRIIP				DETAILS	REMARKS	
			F	T		Q	T	H	T	Q	F		
NOT SHOWN	IRPINC	105CM DRIIP EMITTER	F	—	—	—	—	—	—	—	—	15-19	SEE IRRIGATION DETAILS
NOT SHOWN	IRPINC	105CM DRIIP WITH DEFUSER CAP	F	—	—	—	—	—	—	—	5.0	19-21	SEE IRRIGATION DETAILS
	RAIN BIRD	1006 PSI POPUP SPRAY SERIES	L.S.	RSC	15'	30	61	—	—	—	1.21	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED
	RAIN BIRD	1006 PSI POPUP SPRAY 15 SERIES	Q.T.J.	VAL	30	30	33	79	—	—	1.58	6	ADD ST ARC AS NEEDED

[illegible]

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

CONSULTANTS:



STAMP

EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT:

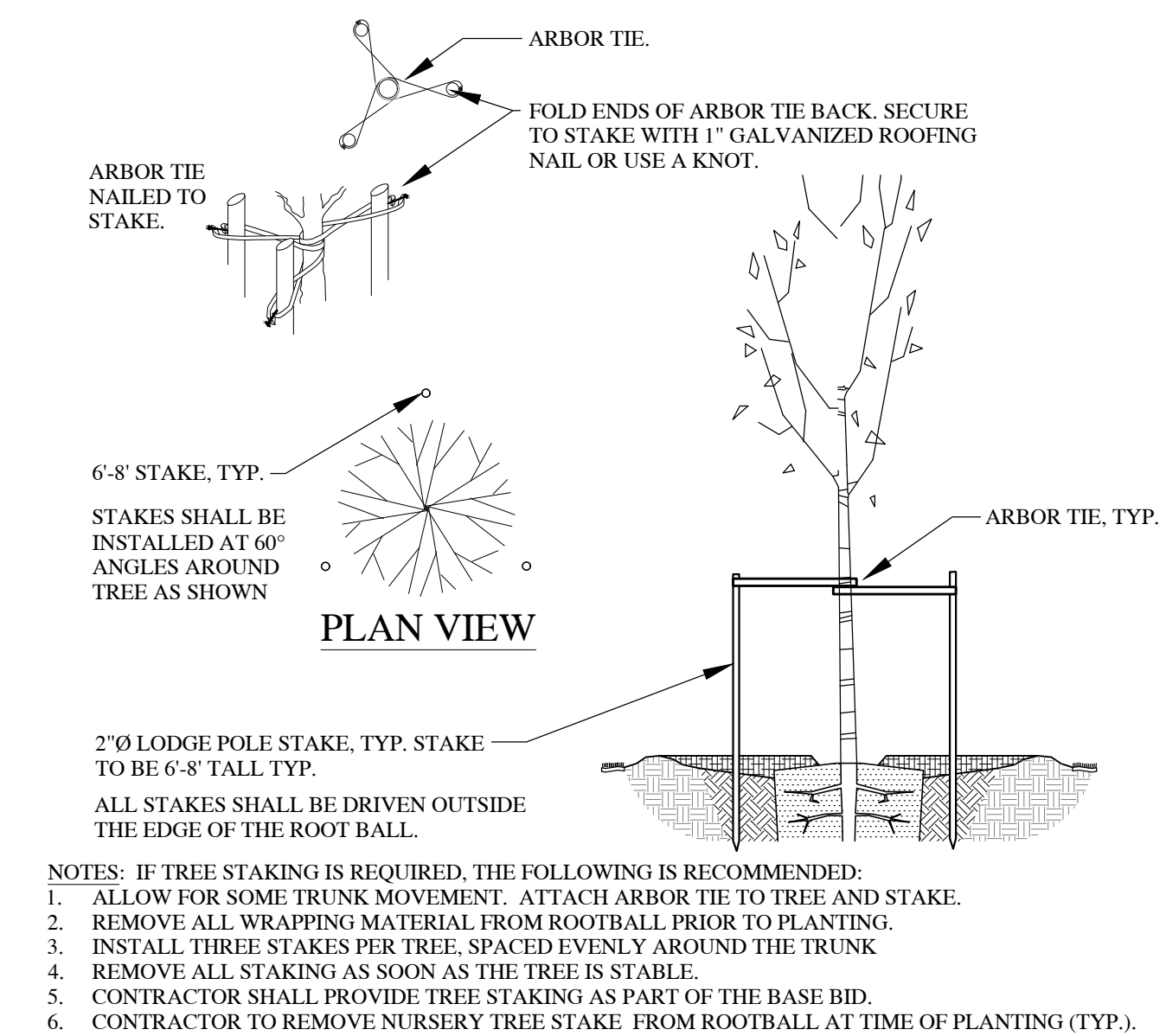
SHEET 111 OF 111

DRAWN BY: LCS
CHECKED: DGW
DATE: 12-28-2020
REVISIONS: _____
JOB NO. 20-150

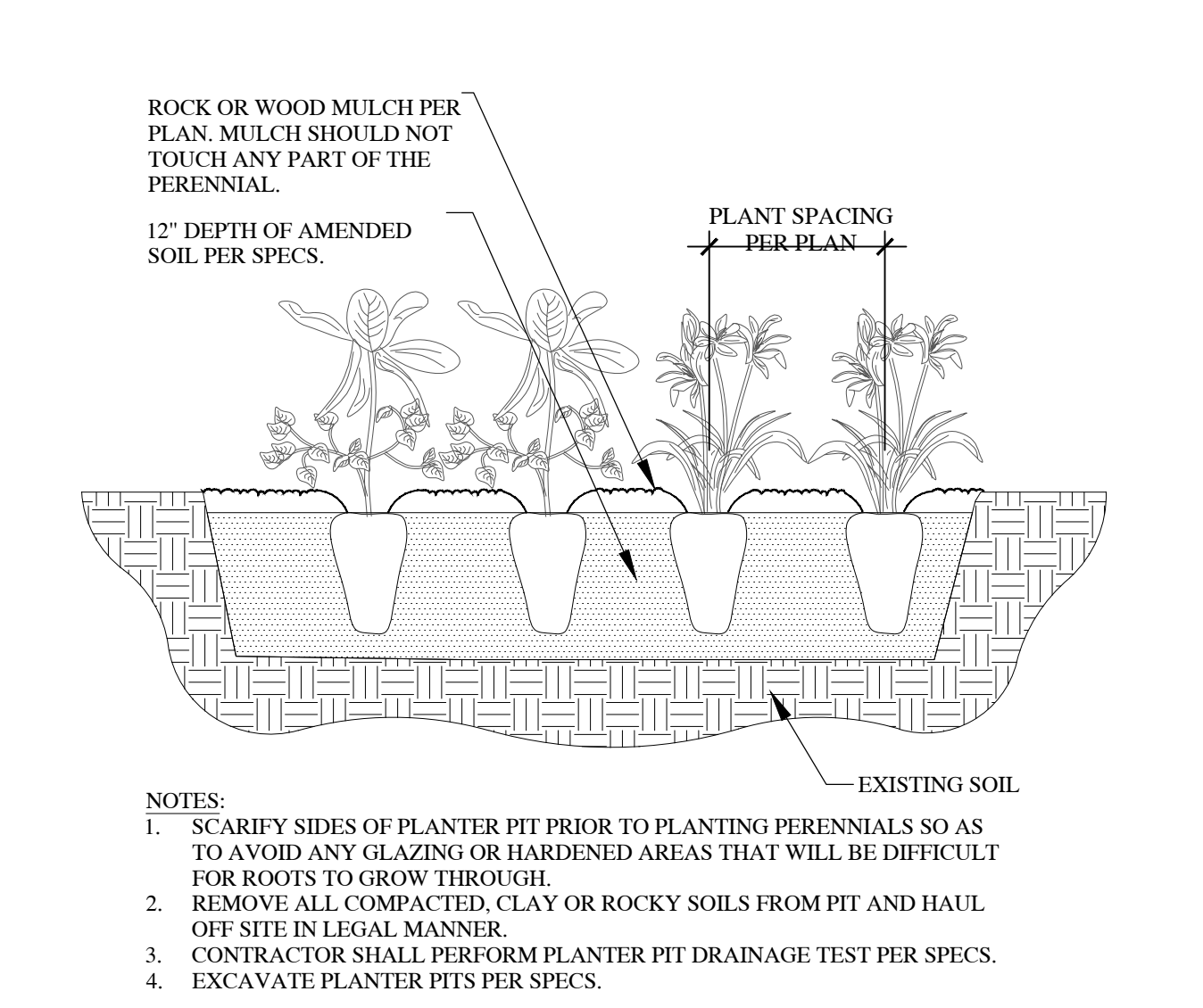
SHEET

LS2.4

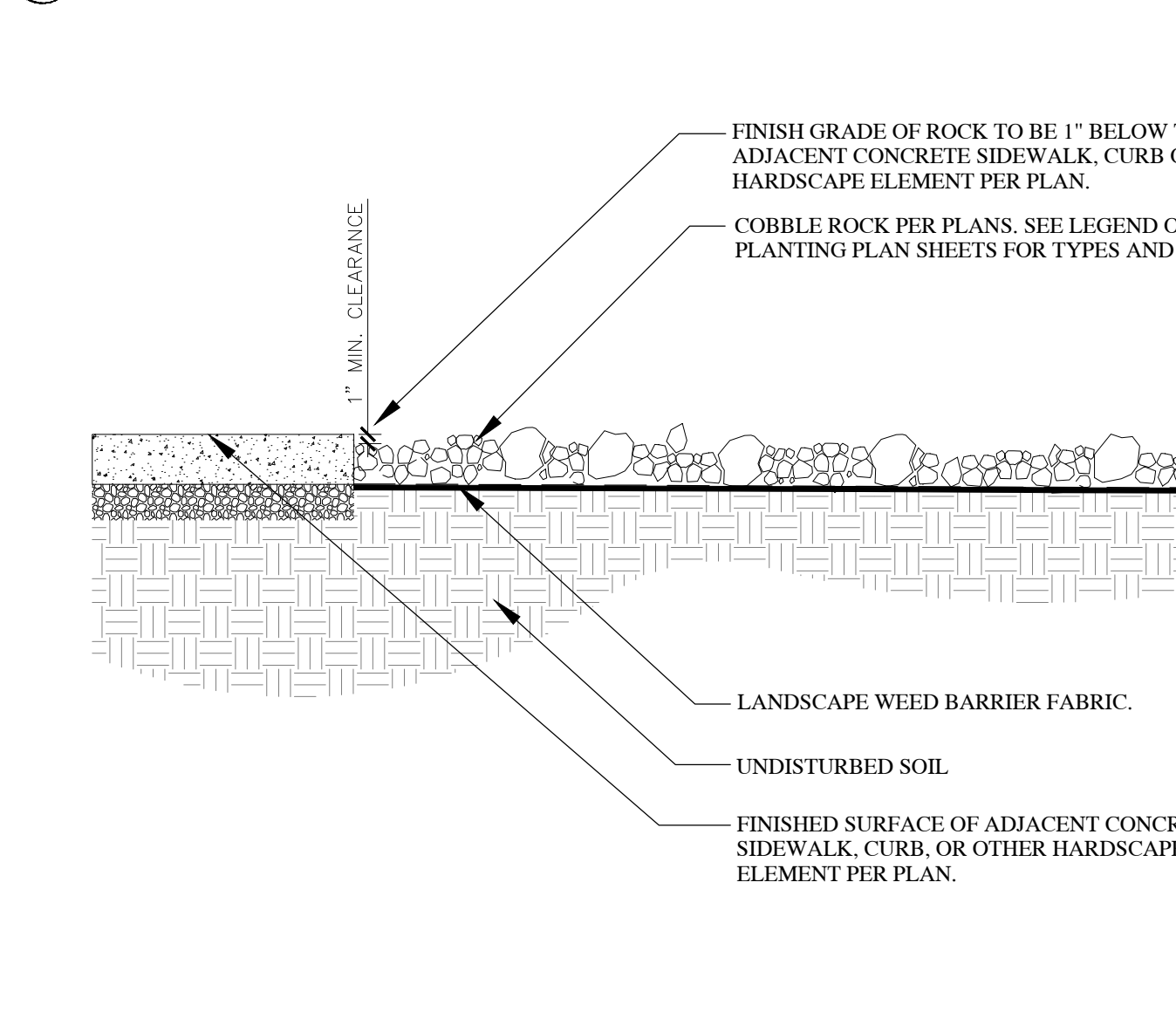
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF N-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF N-SITE DESIGN GROUP. COPYRIGHT © 2006



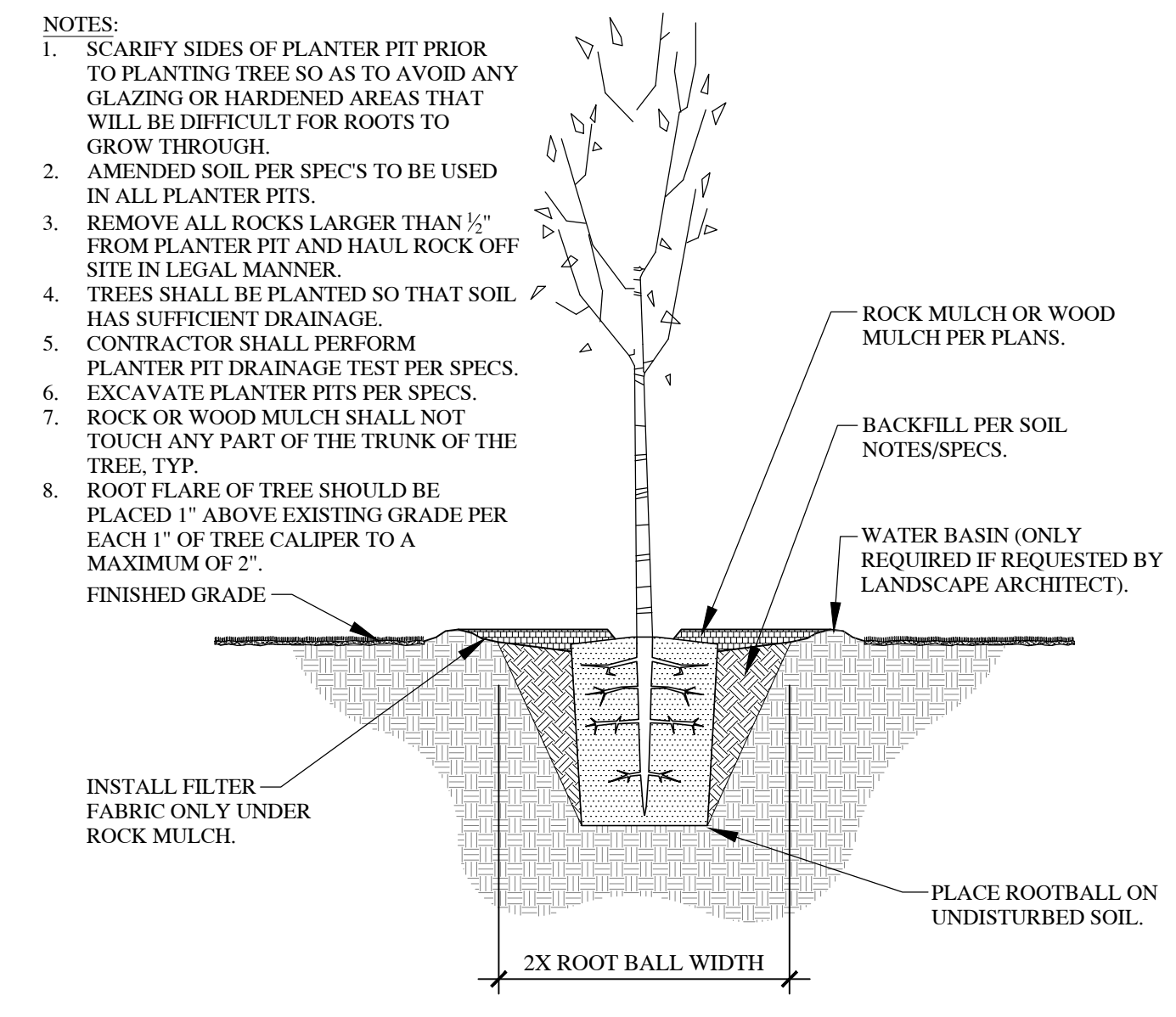
1 TREE STAKING SCALE: NTS



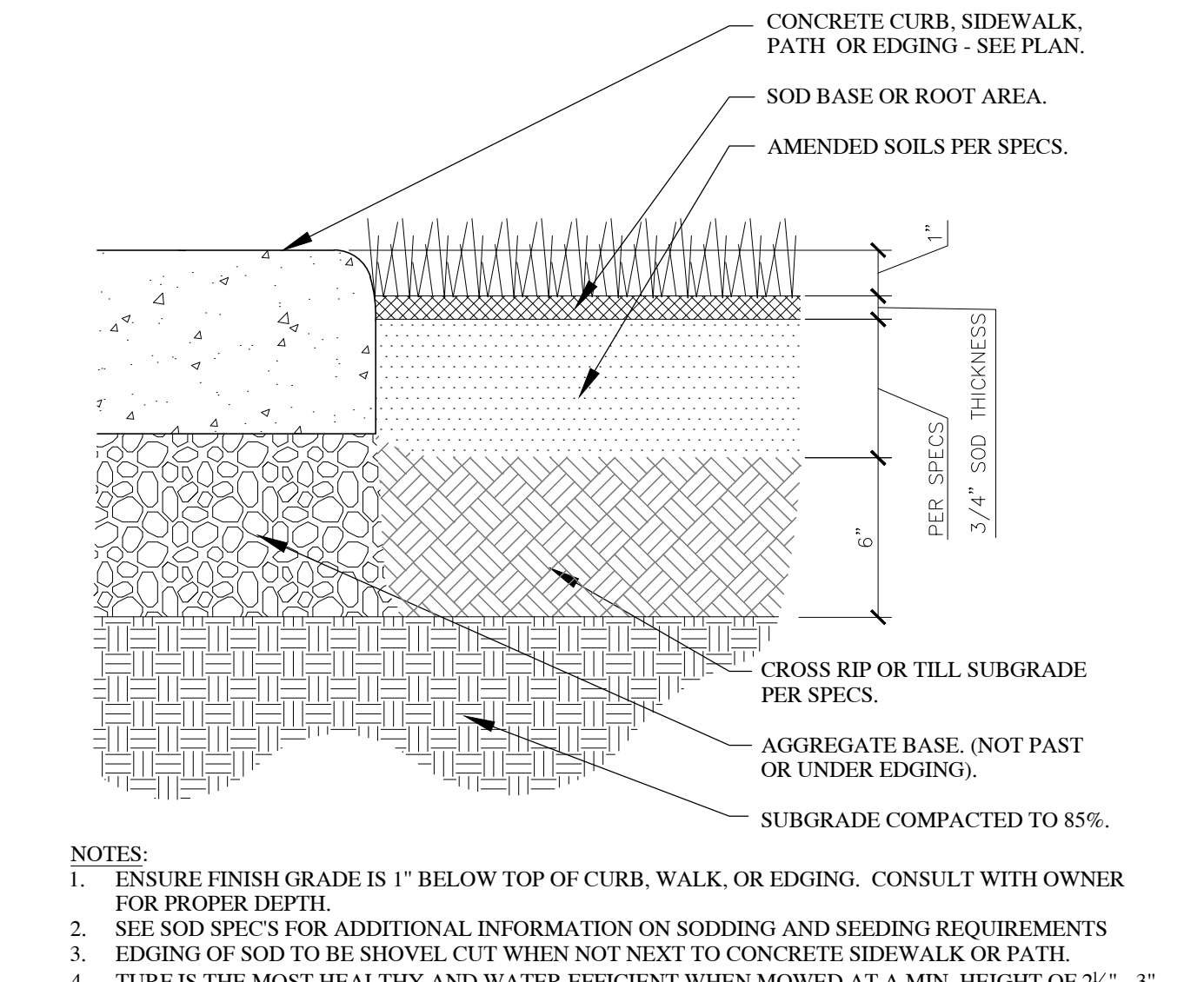
5 PERENNIAL PLANTING



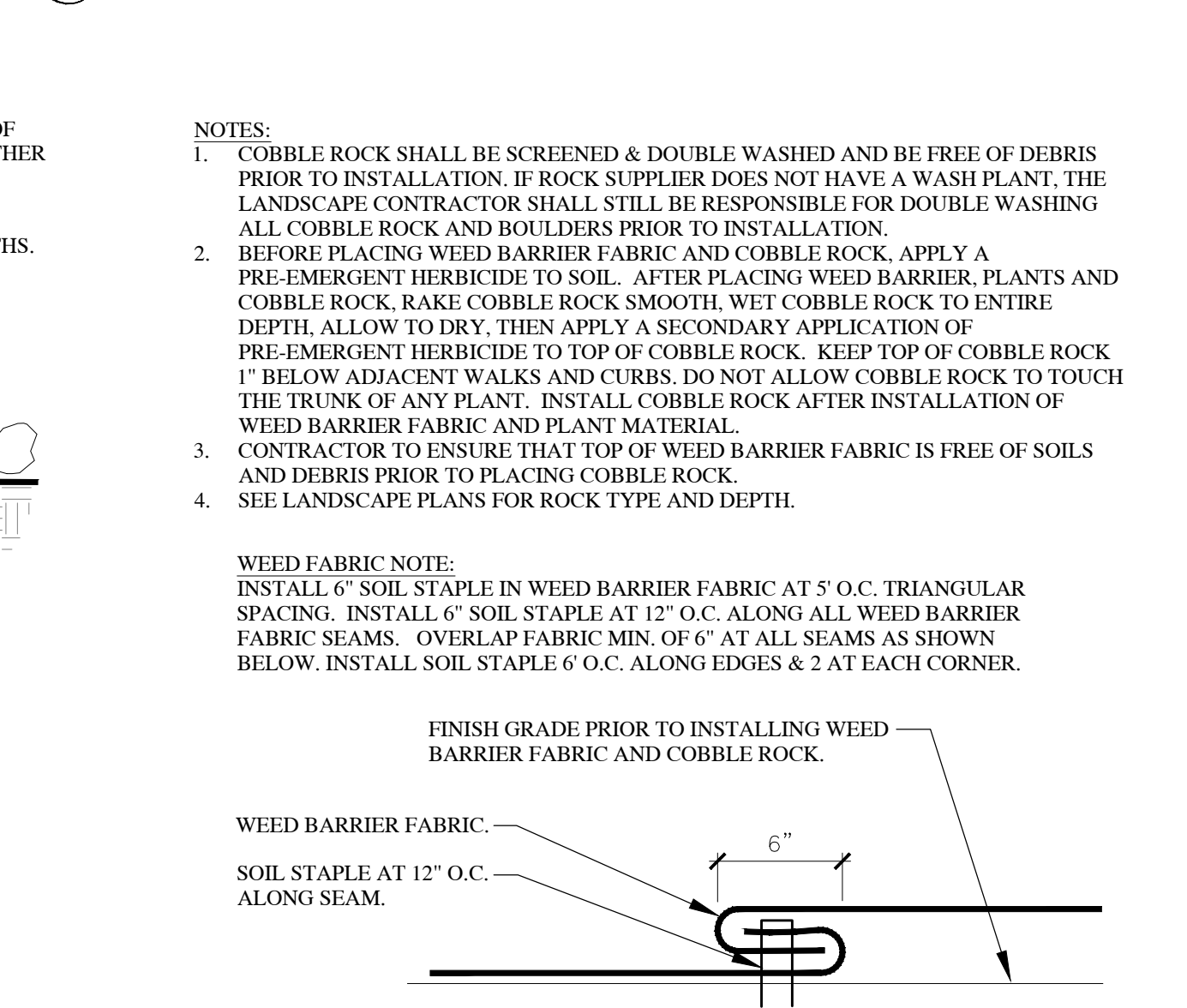
8 COBBLE ROCK AND WEED BARRIER FABRIC SCALE: NTS



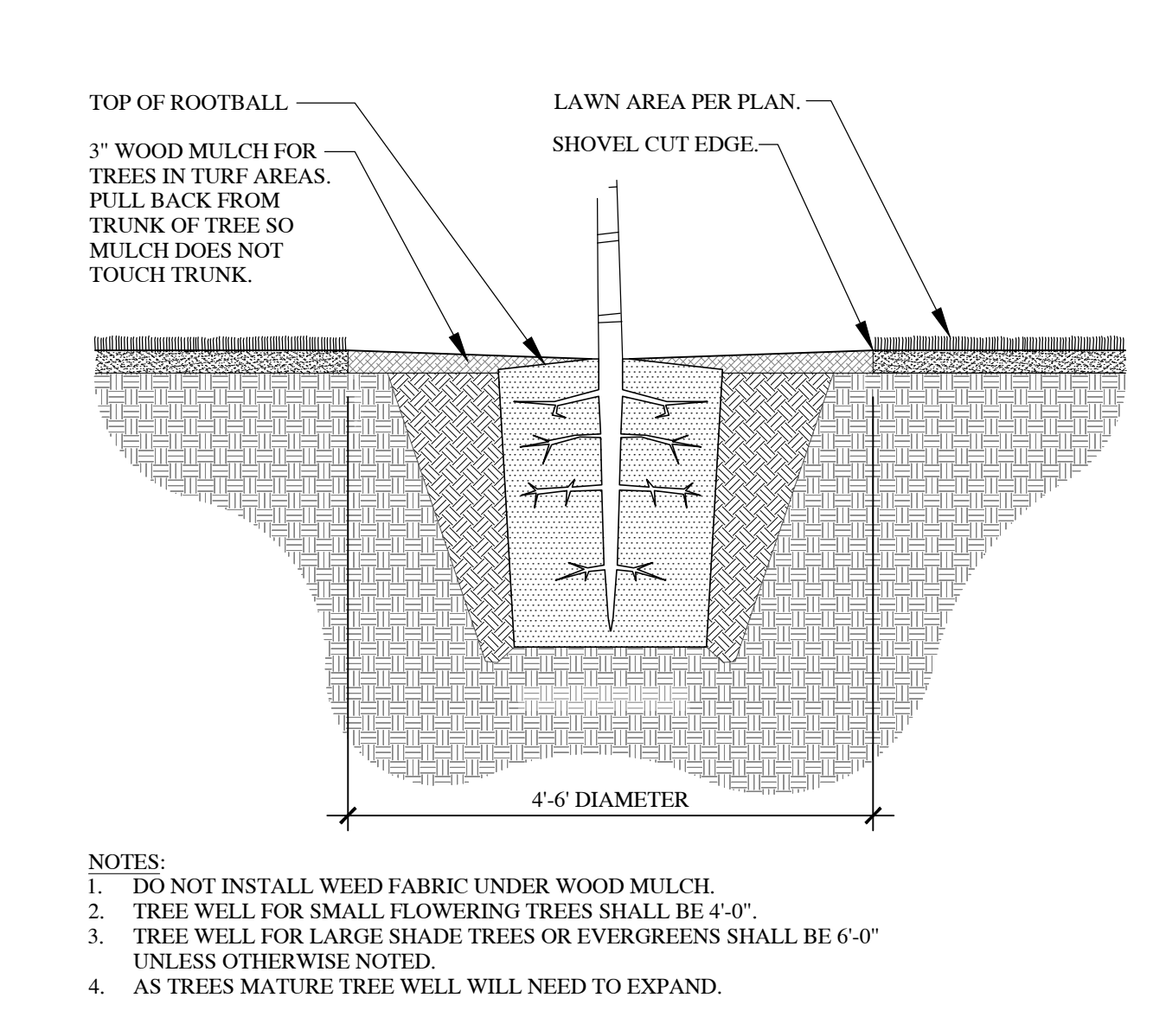
2 DECIDUOUS TREE PLANTING SCALE: NTS



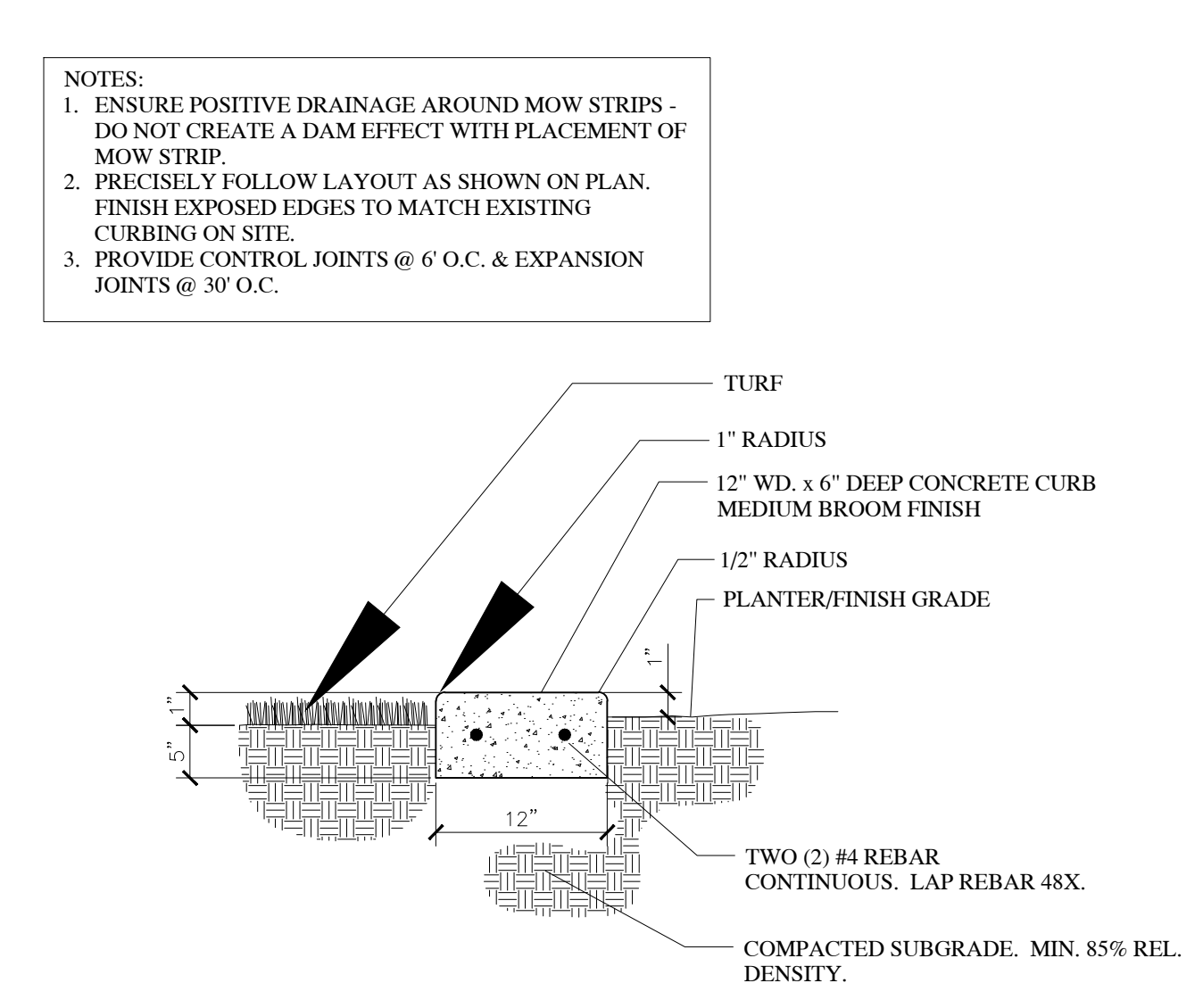
6 SOD LAYING AND EDGE



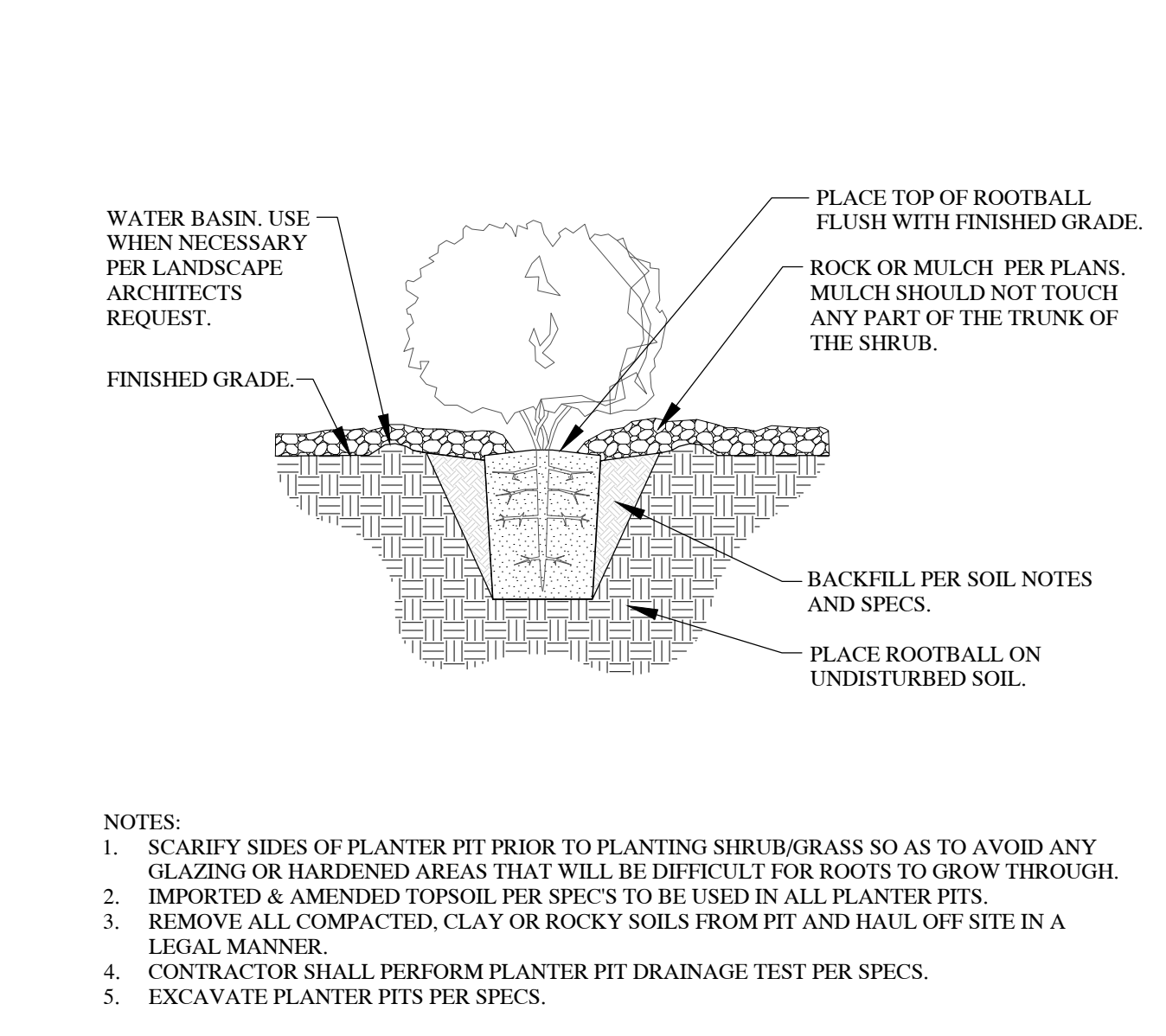
8 COBBLE ROCK AND WEED BARRIER FABRIC SCALE: NTS



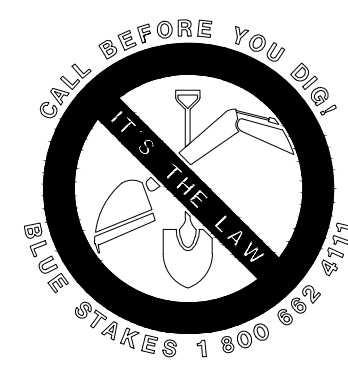
3 TREE WELL IN TURF AREA SCALE: NTS

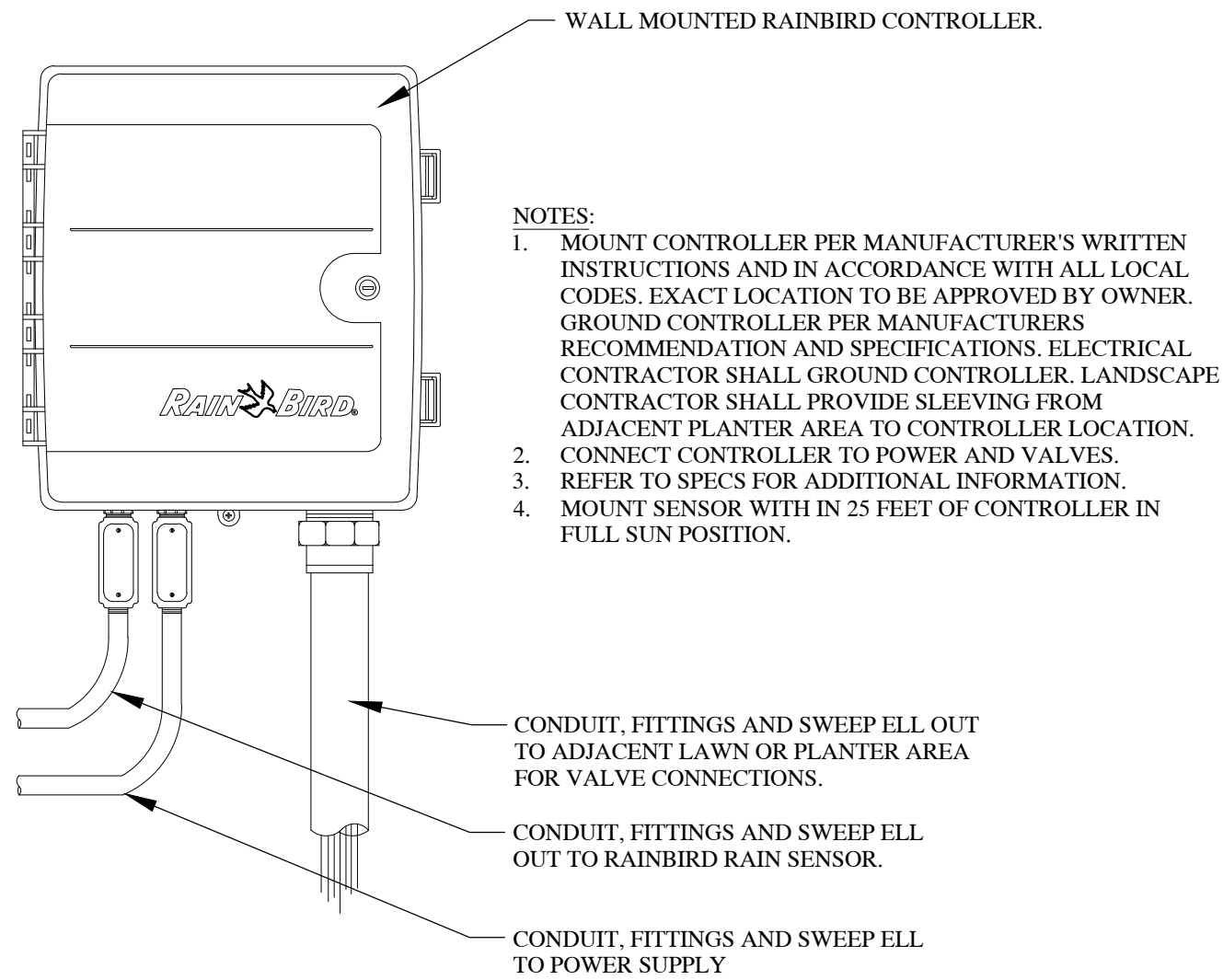


7 CONCRETE MOW CURB SCALE: NTS



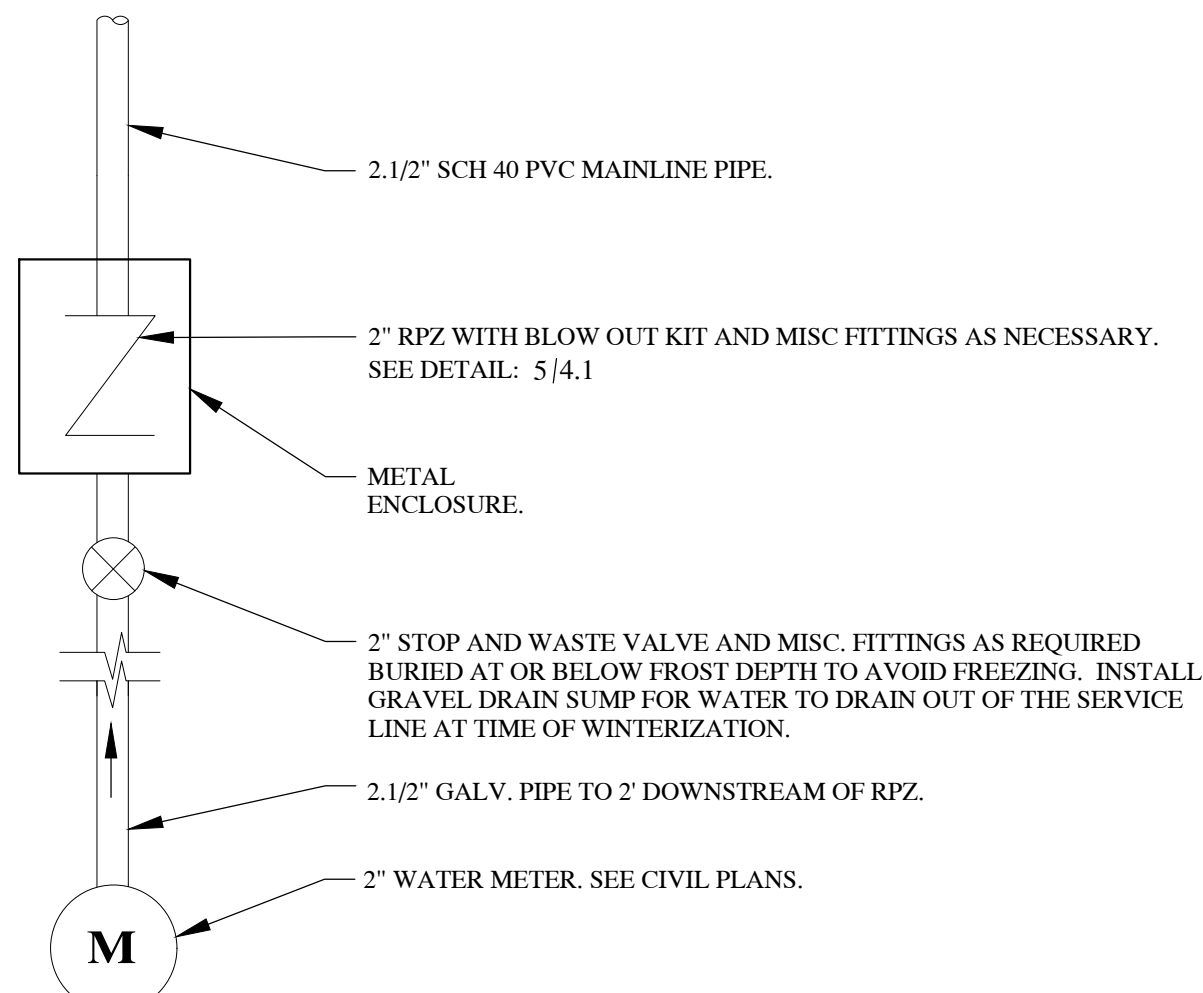
4 SHRUB & ORNAMENTAL GRASS PLANTING





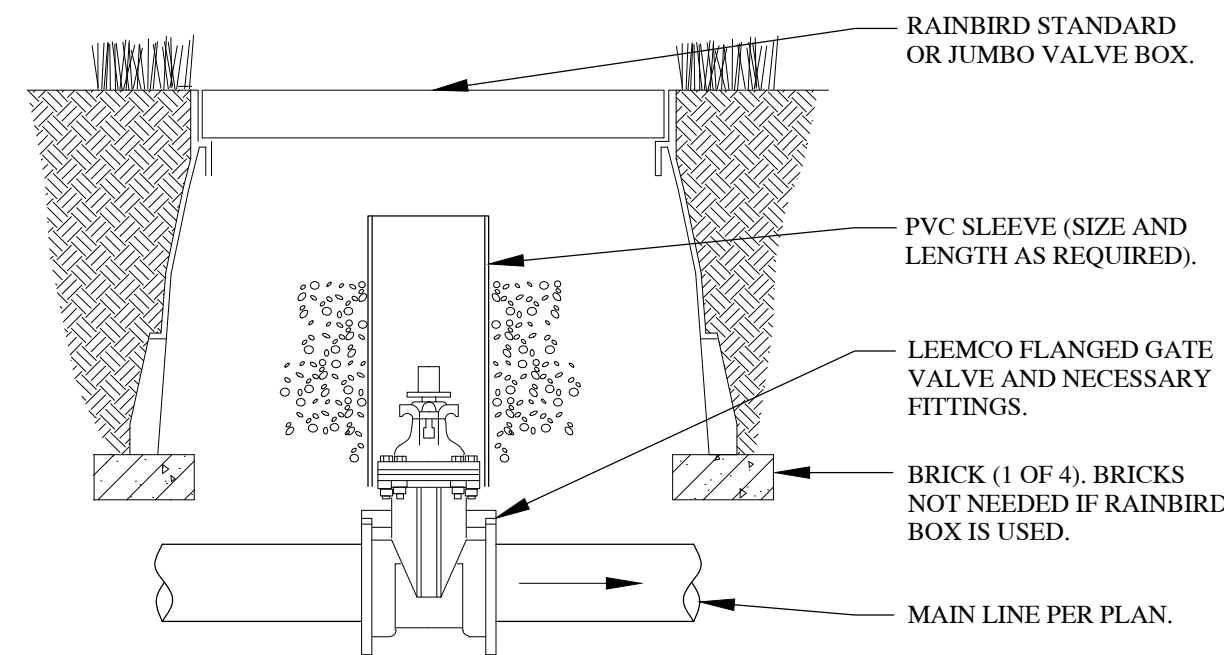
1 CONTROLLER WITH SENSOR

SCALE: NTS



2 2 1/2" POINT OF CONNECTION

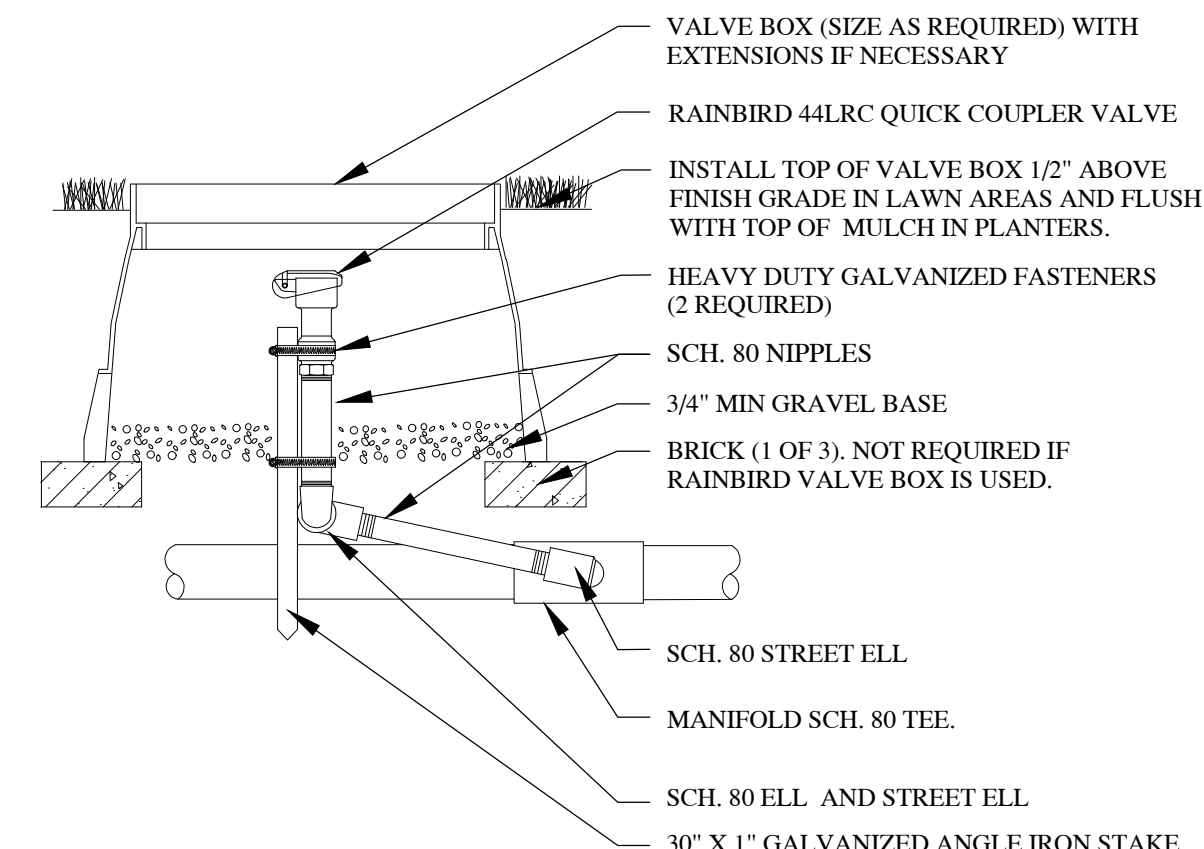
SCALE: NTS



- NOTES:
1. PROVIDE OWNER WITH (2) OPERATING KEYS.
 2. INSTALL FLANGE X BELL ADAPTER TO CONNECT PVC PIPE TO LEEMCO VALVE.
 3. LINE SIZE ISOLATION VALVES AND FITTING.

3 MAINLINE GATE VALVE

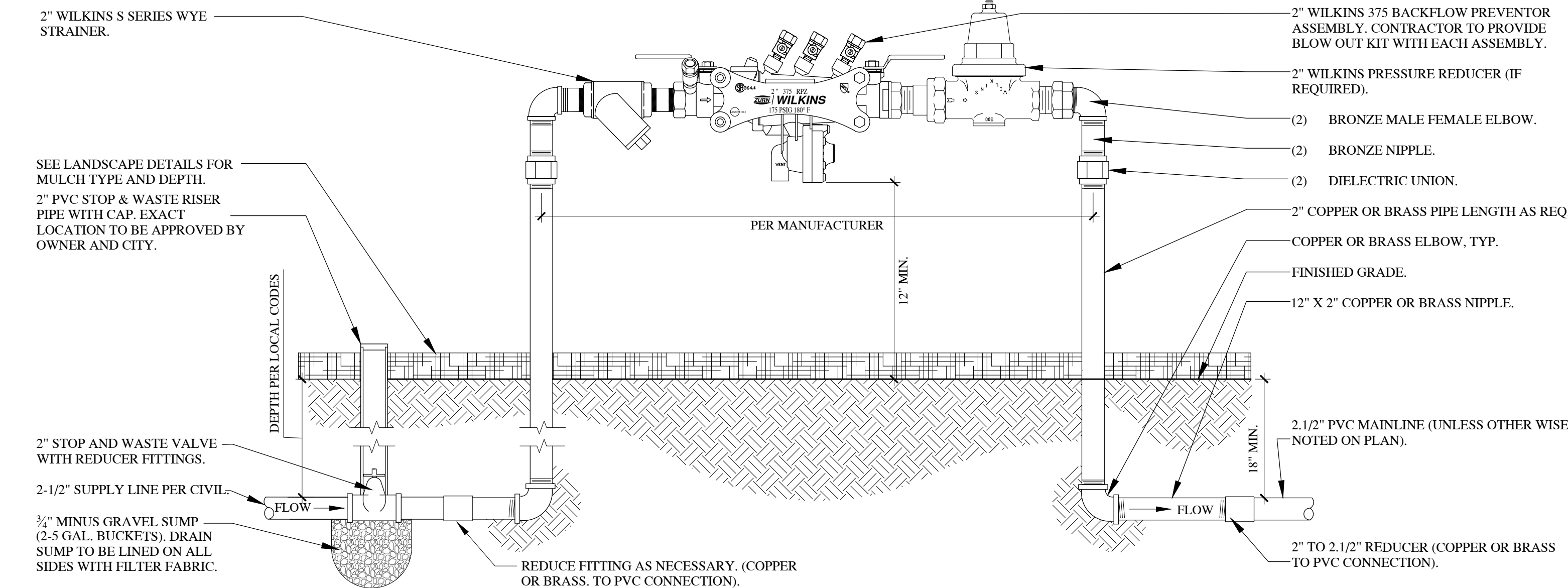
SCALE: NTS



- NOTES:
1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
 2. WRAP ALL THREADS WITH TEFLON TAPE. 1 1/2 TO 2 WRAPS MAXIMUM.
 3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
 4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.
 5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.
 6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH THE RPZ AND QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR. TYP.
 7. SCH 80 PVC TEE OR ELLS CAN BE USED ON ALL QUICK COUPLERS EXCEPT AT POINT OF CONNECTION (IF QUICK COUPLER(S) ARE INSTALLED AT THE POINT OF CONNECTION). ALL QUICK COUPLER FITTINGS AND NIPPLES AT P.O.C. QUICK COUPLER(S) TO BE GALVANIZED.

4 QUICK COUPLER VALVE

SCALE: NTS

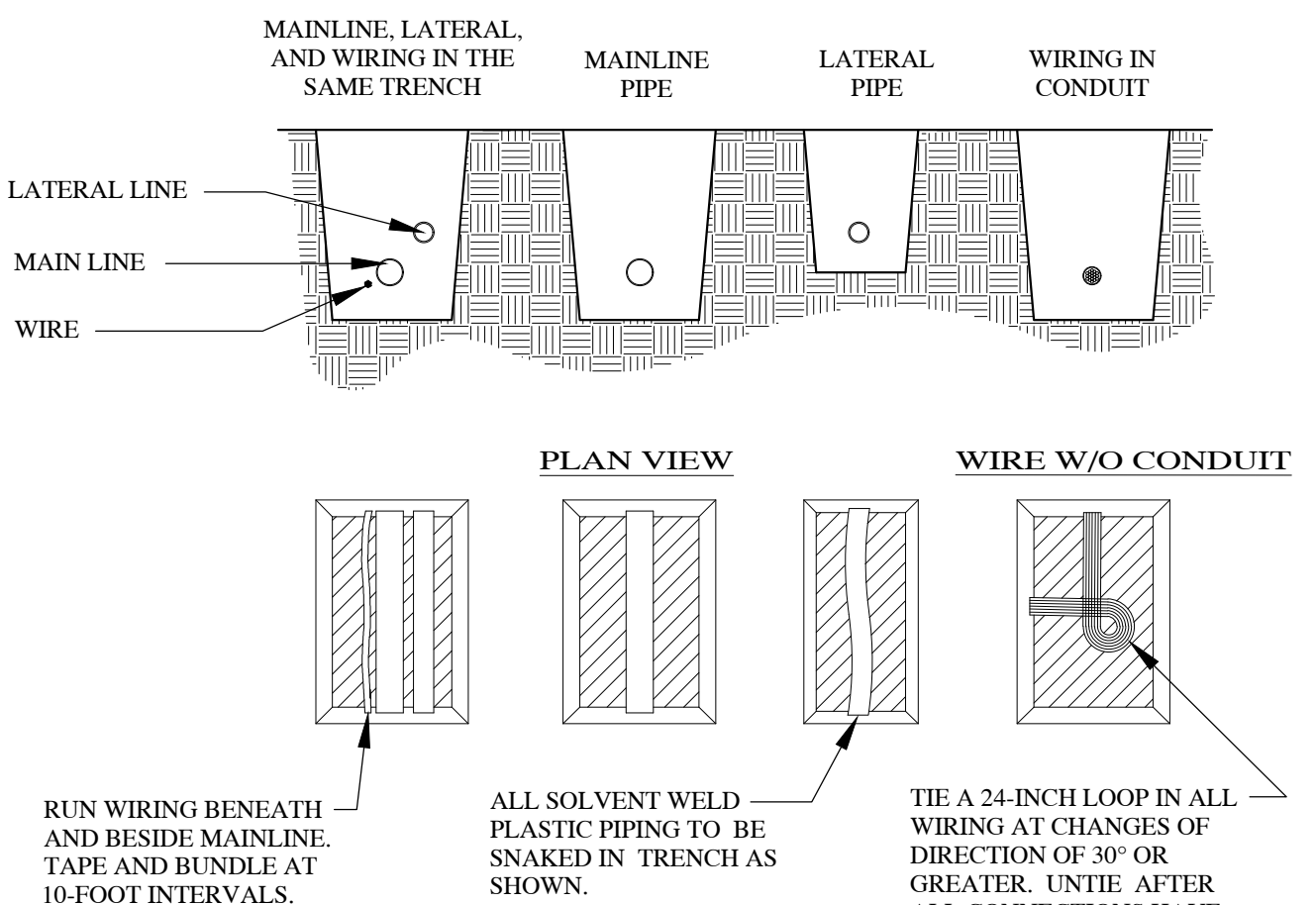


BACKFLOW PREVENTOR NOTES:

1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
2. WHEN UNIT IS NEXT TO STRUCTURE (i.e. WALL BUILDING, ETC.) MOUNT TEST COCKS ON SIDE AWAY FROM STRUCTURE.
3. PROVIDE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON HOW TO DRAIN ENTIRE BACKFLOW UNIT TO PREVENT FREEZING. CONTRACTOR TO PROVIDE BLOW OUT KIT FROM MANUFACTURER.
4. CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR PROPER RPZ INSTALLATION.
5. INSTALL METAL INCLOSURE OVER RPZ. OWNER TO SPECIFY EXACT TYPE.
6. RPZ TO BE WINTERIZED AS NECESSARY TO PREVENT FREEZING. INSULATION IS REQUIRED TO PREVENT RPZ FROM FREEZING TEMPERATURES BEFORE SYSTEM IS BLOWN OUT FOR THE SEASON. CONTRACTOR SHALL INSTALL INSULATION BLANKET FOR RPZ.
7. WHERE CORROSION IS POSSIBLE, USE A DIELECTRIC UNION WHEREVER A COPPER BASED METAL (COPPER, BRASS, BRONZE) IS JOINED TO AN IRON-BASED METAL (IRON, GALVANIZED STEEL, STAINLESS STEEL).

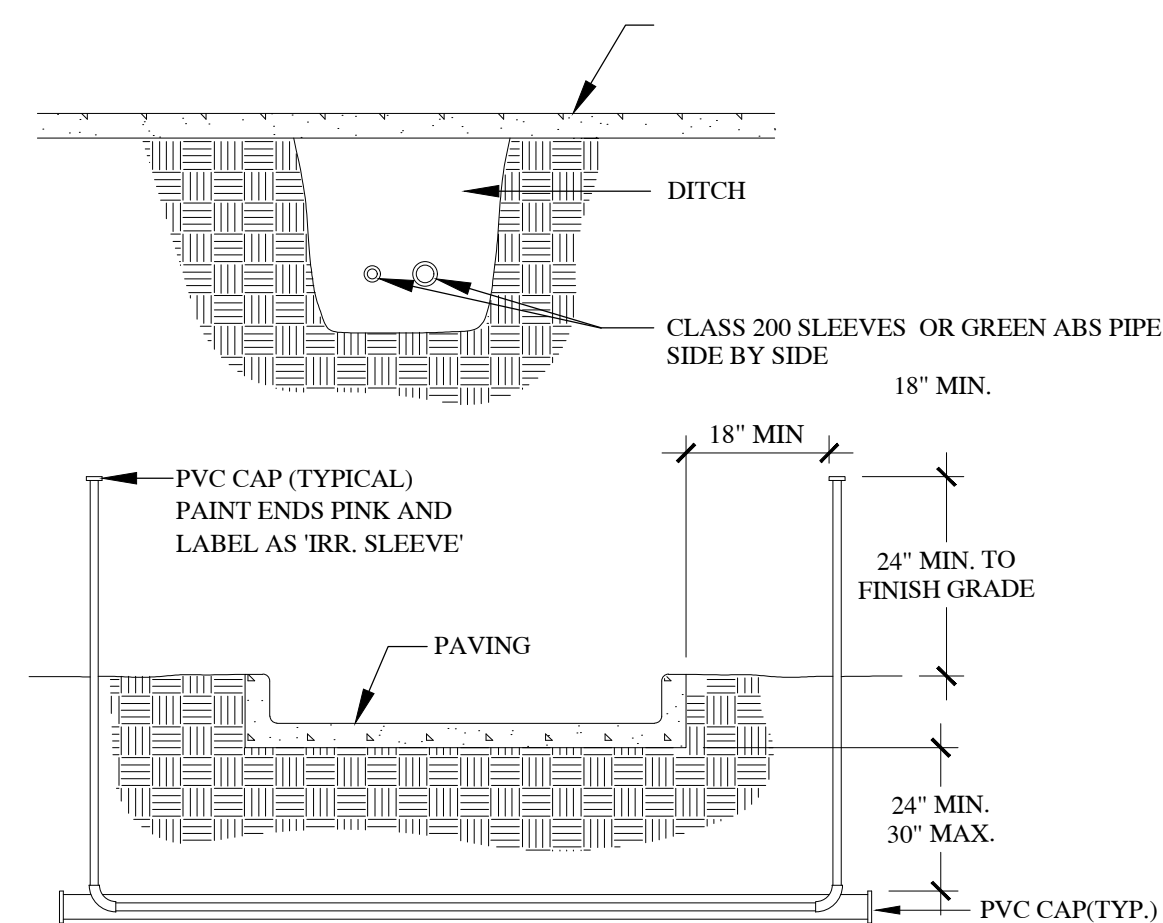
5 2" BACKFLOW PREVENTOR

SECTION VIEW



6 PIPE, WIRE, AND TRENCH

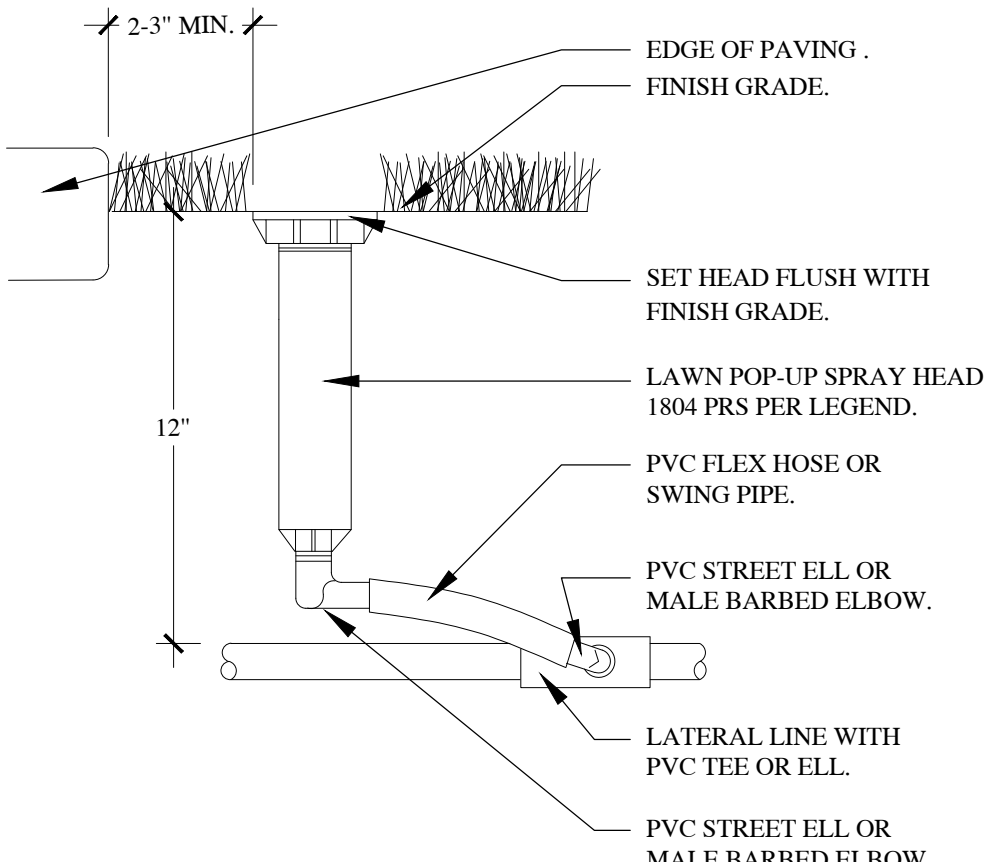
SCALE: NTS



- NOTE:
1. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
 2. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.

7 SLEEVING

SCALE: NTS



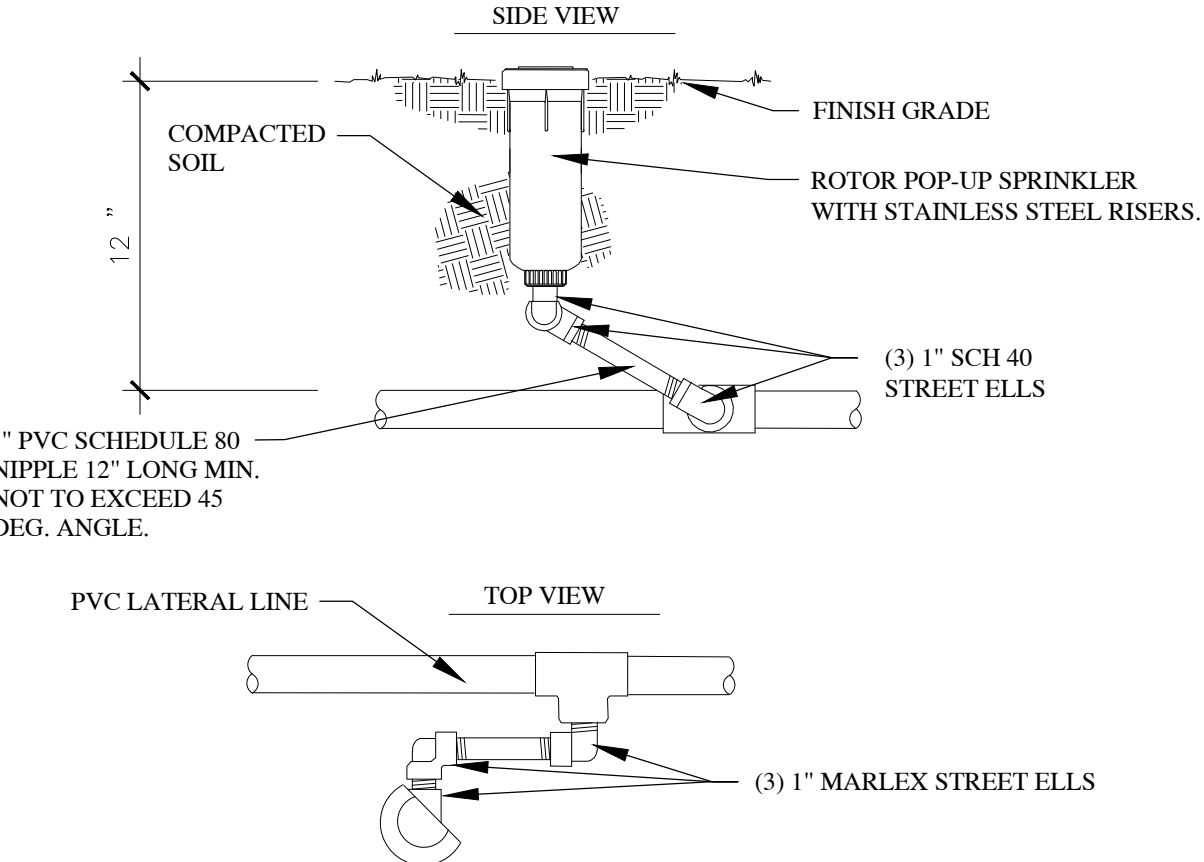
- NOTE:
1. USE VAN OR HE VAN NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK AND BUILDING.
 2. LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.
 3. INSTALL SAM FEATURE FOR SLOPED LAWN AREAS WHERE LOW HEAD DRAINAGE MAY OCCUR.

8 POP-UP SPRAY

SCALE: NTS

6 TRENCH SECTION

SCALE: NTS



- NOTES:
1. INSTALL ROTORS 2"-3" AWAY FROM HARDSCAPE PAVING AND 12" AWAY FROM WALLS, BUILDINGS, FENCES OR OTHER STRUCTURES.
 2. ALL ROTORS TO HAVE STAINLESS STEEL RISERS.
 3. FOR ROTORS WITH FLOWS LESS THAN 8 GPM, STREET ELLS, TEES AND NIPPLES MAY BE 1/2" IN SIZE.
 4. LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.

9 ROTOR HEAD

SCALE: NTS



InSite
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.3443 www.in-sitedesigngroup.com
architect@in-sitedesigngroup.com

CONSULTANTS:



STAMP

EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

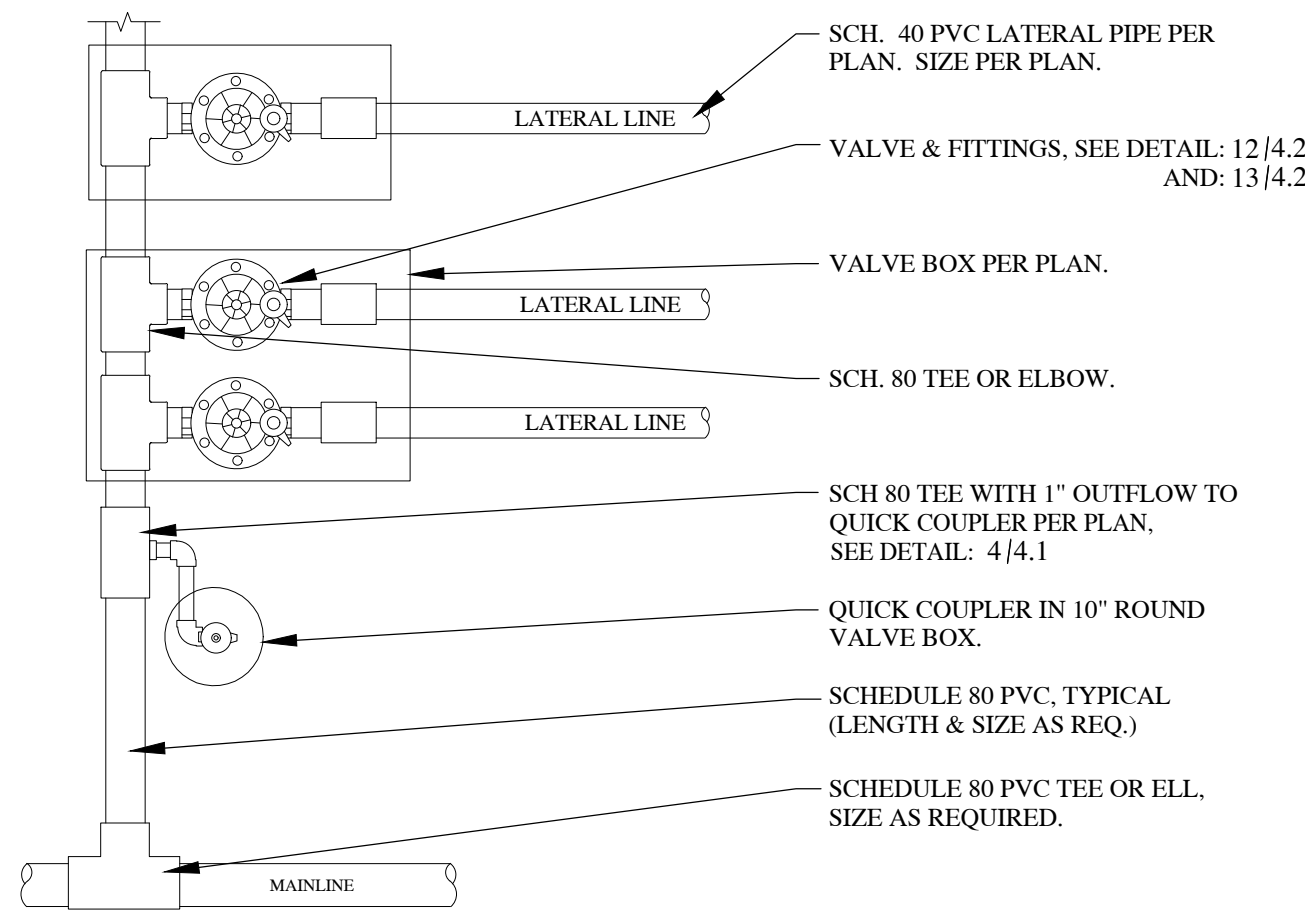
PROJECT:

SHEET TITLE:

**IRRIGATION
DETAILS**

DRAWN BY: **LCS**
CHECKED: **DGW**
DATE: **12-28-2020**
REVISIONS:
JOB NO. **20-150**
SHEET: **LS4.1**

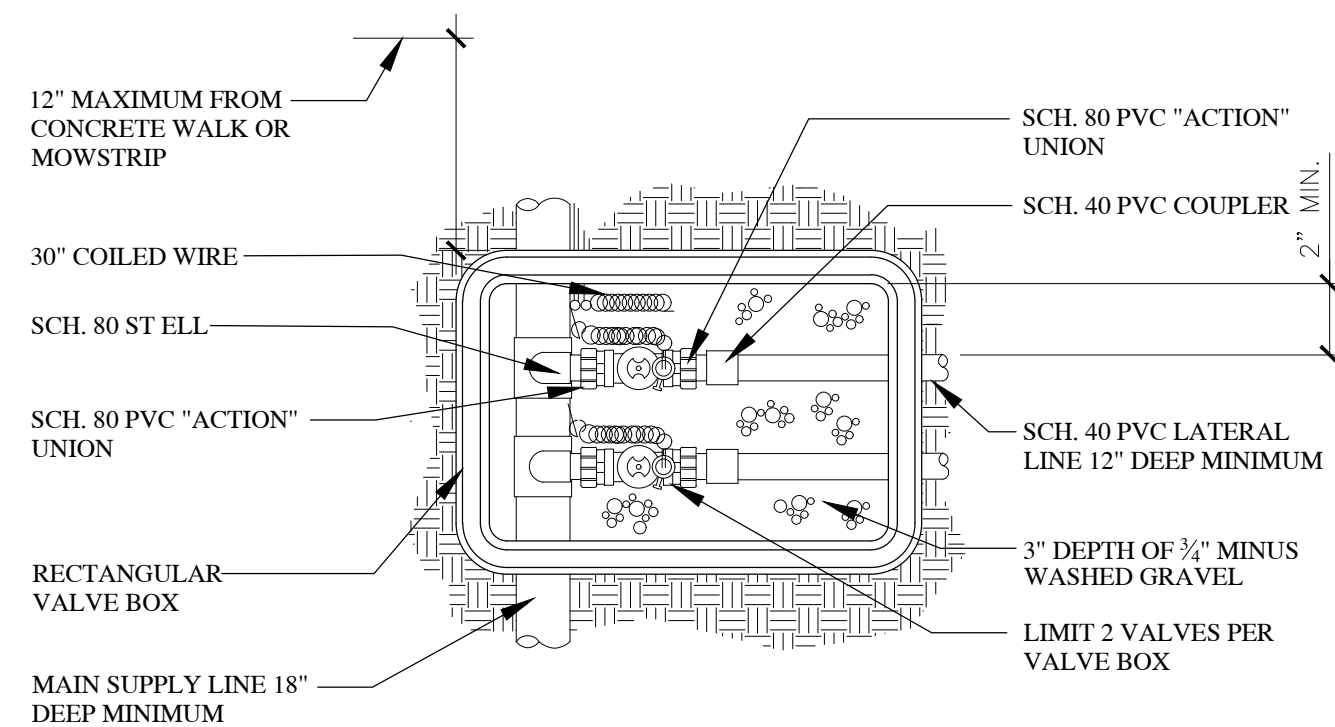
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006



- NOTES:
1. ALL VALVE MANIFOLD PIPING AND FITTINGS TO BE SCH. 80 FITTINGS, UNLESS THERE IS A DRIP ZONE ALL BY ITSELF IN WHICH CASE THE PIPING SHALL BE SIZED PER THE FLOW OF THE DRIP ZONE.
 2. MODIFY MANIFOLD AS NECESSARY DEPENDING ON HOW MANY VALVES ARE IN A CLUSTER.
 3. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.

11 VALVE MANIFOLD

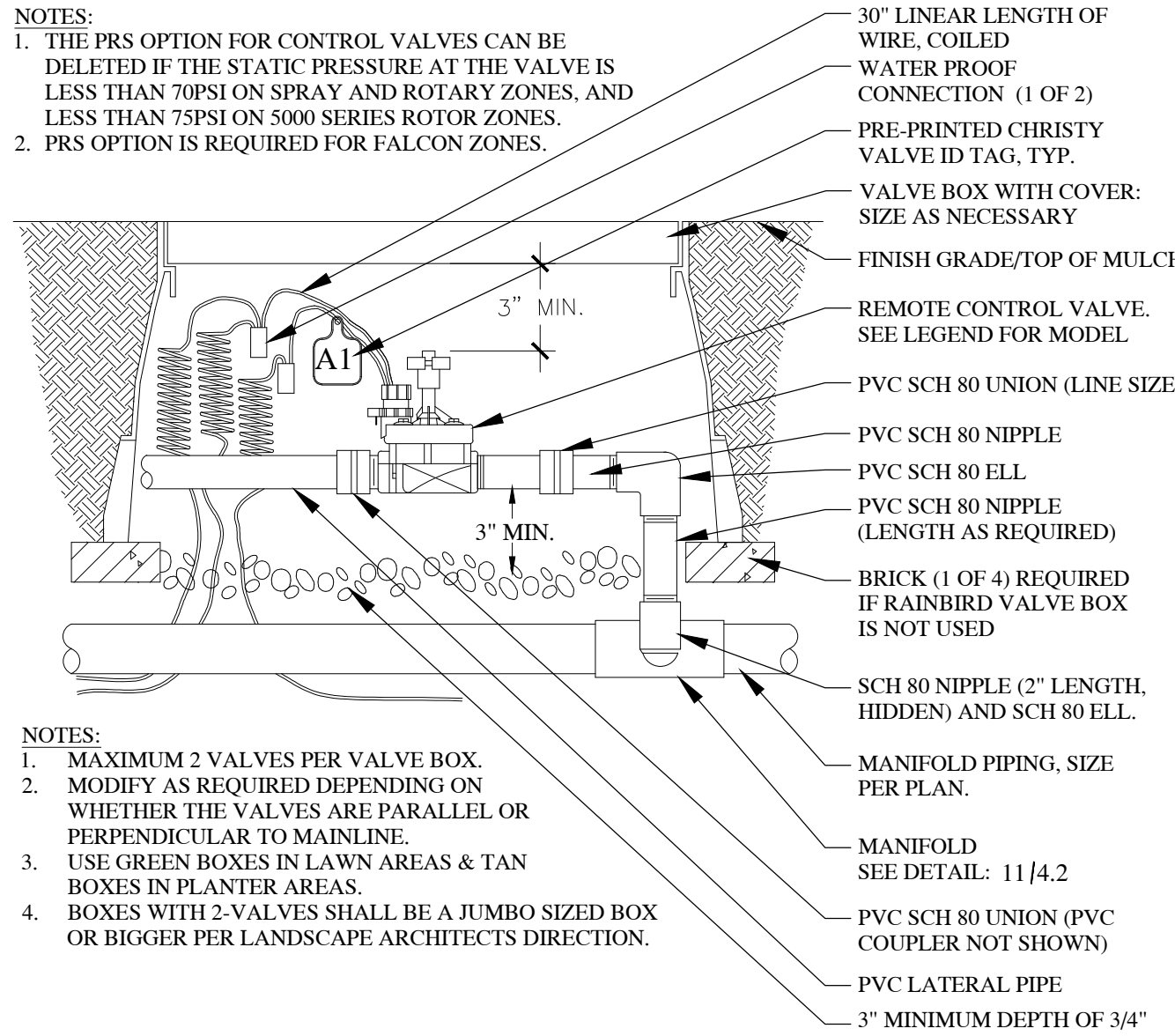
SCALE: NTS



- NOTE:
1. ADD PRE-PRINTED CHRISTY I.D. TAGS TO ALL NEW CONTROL VALVES AND CONTROL ZONE KITS. COORDINATE AND LABEL ALL CONTROL WIRE AT CONTROLLER WITH EACH VALVE IN THE FIELD, TYP.

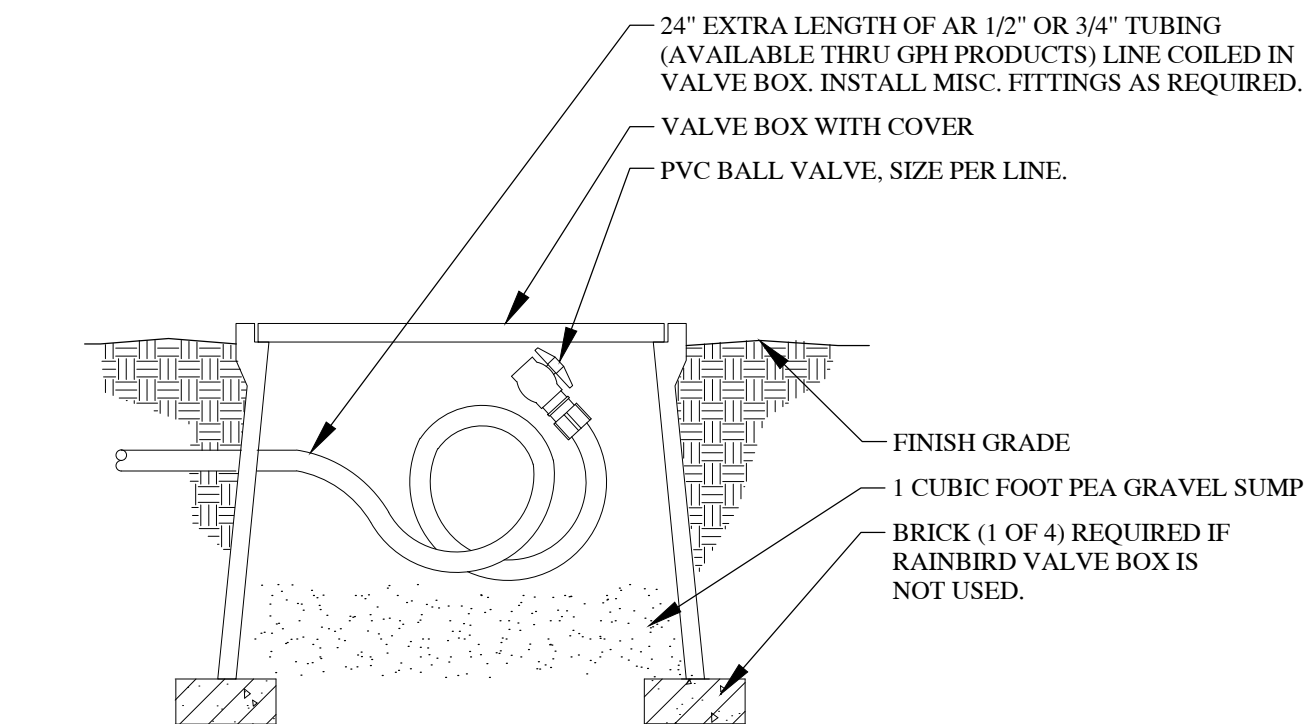
12 VALVE ASSEMBLY

SCALE: NTS



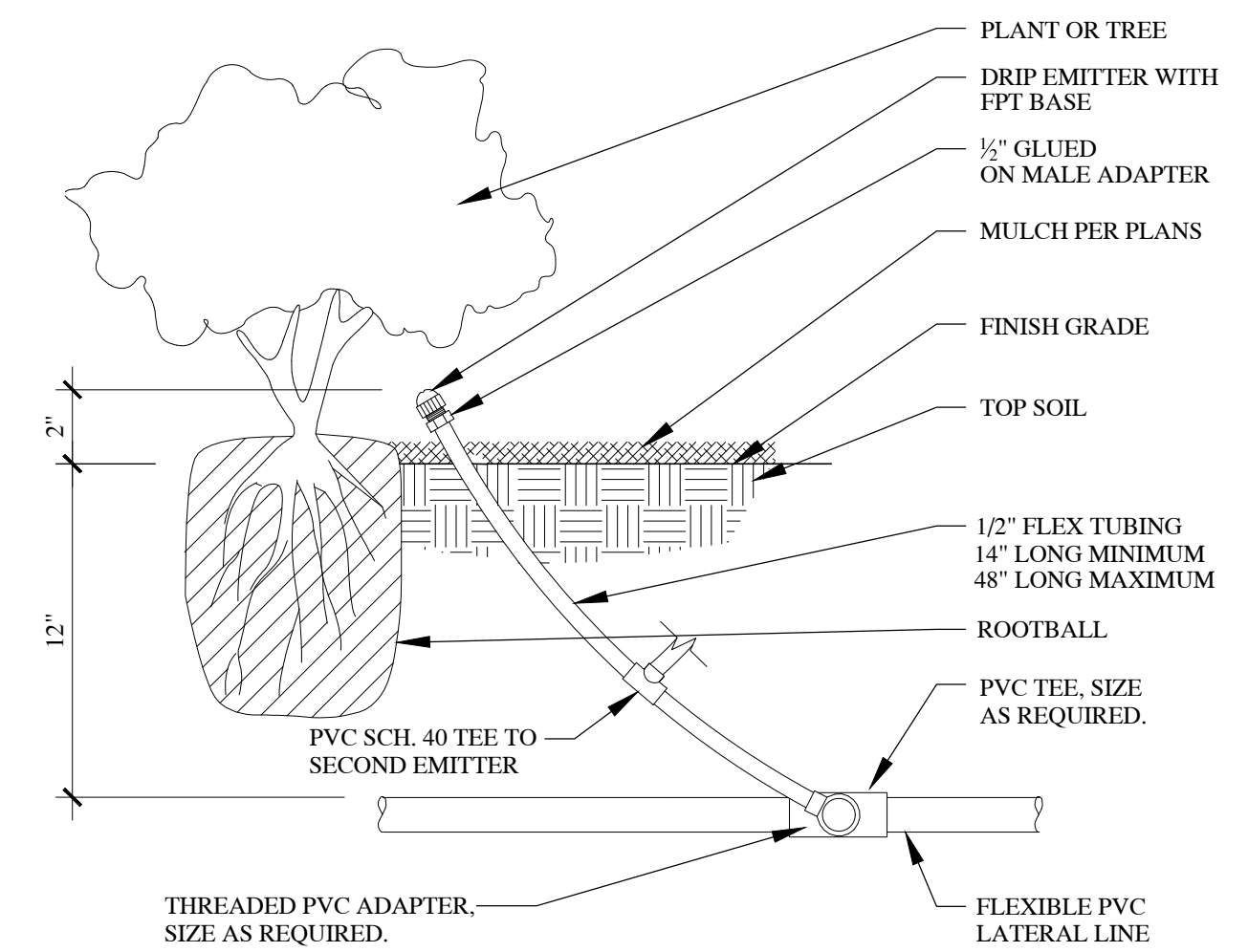
- NOTES:
1. MAXIMUM 2 VALVES PER VALVE BOX.
 2. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.
 3. USE GREEN BOXES IN LAWN AREAS & TAN BOXES IN PLANTER AREAS.
 4. BOXES WITH 2-VALVES SHALL BE A JUMBO SIZED BOX OR BIGGER PER LANDSCAPE ARCHITECTS DIRECTION.

13 CONTROL VALVE



20 DRIP LINE FLUSH CAP

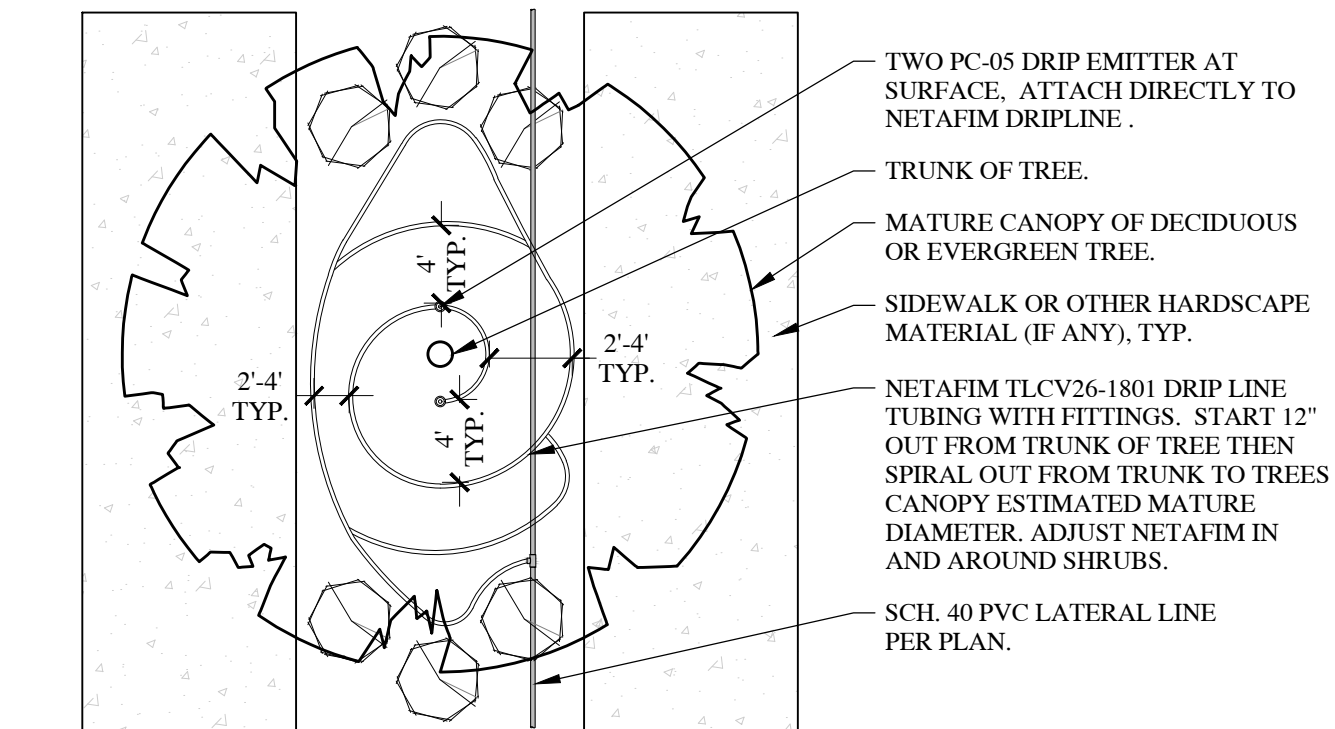
SCALE: NTS



- NOTE:
1. FOR LAYOUT OF MULTIPLE SHRUBS, CONTRACTOR SHALL USE TEES AS NECESSARY. FOR LAYOUT INFORMATION, SEE DETAIL 19/4.2

15 DRIP EMITTER

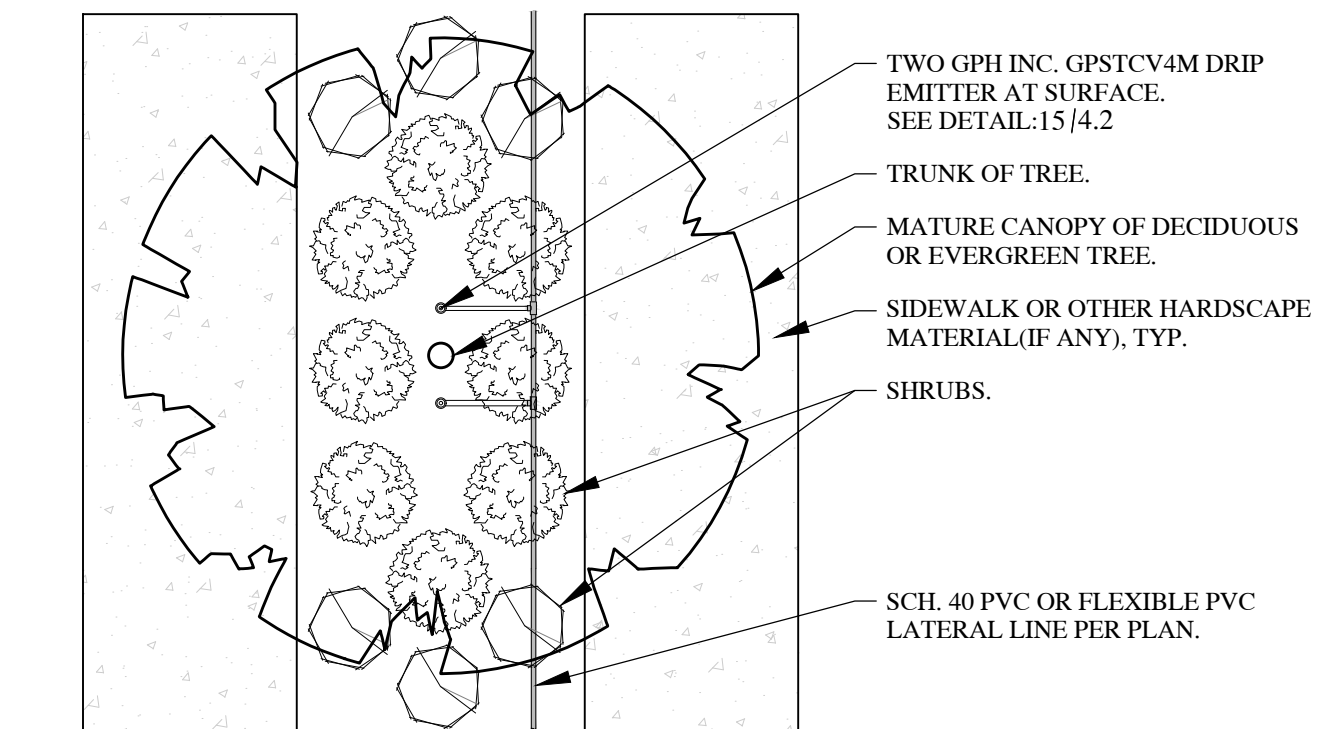
SCALE: NTS



- NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
 2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
 3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
 4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
 5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
 6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

17 TREE DRIP WITH PARTIAL PLANTING UNDER CANOPY

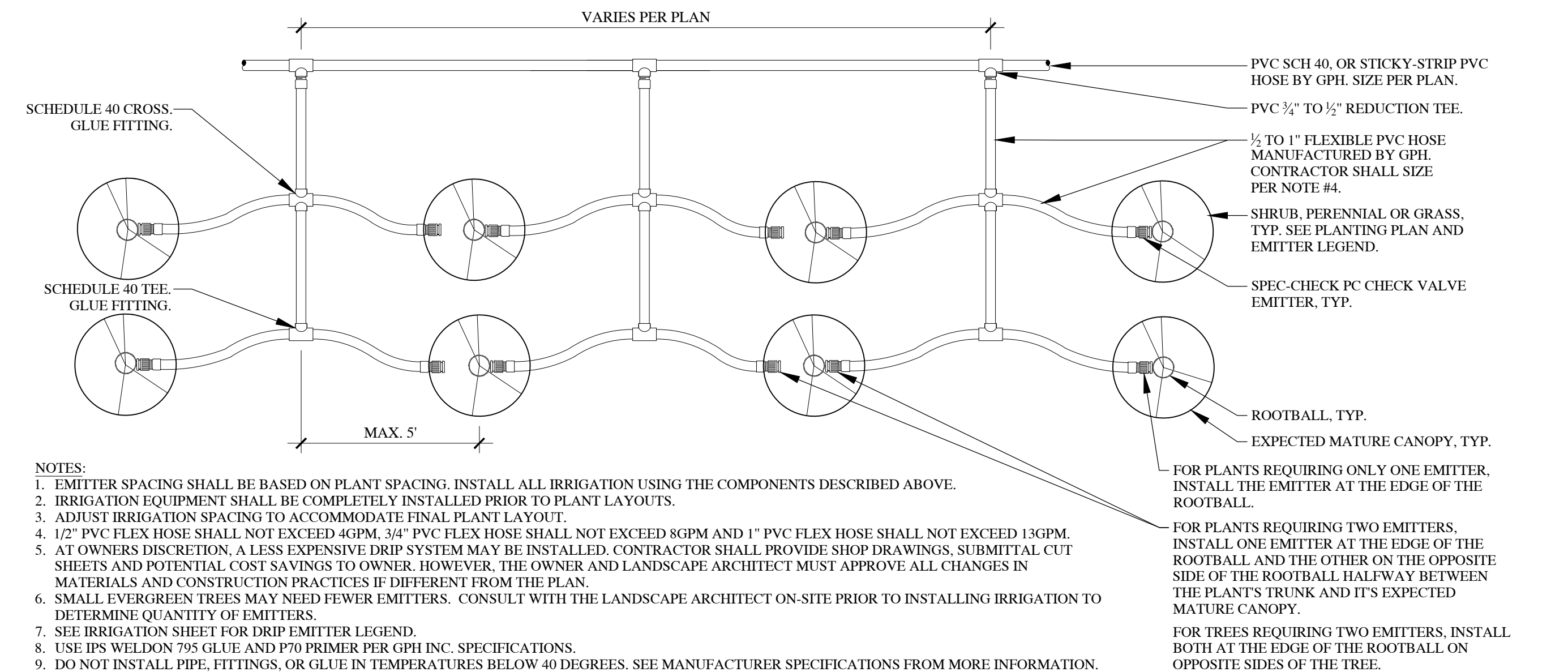
1" = 1'-0"



- NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
 2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
 3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
 4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
 5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
 6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

18 TREE DRIP WITH FULL PLANTING UNDER CANOPY

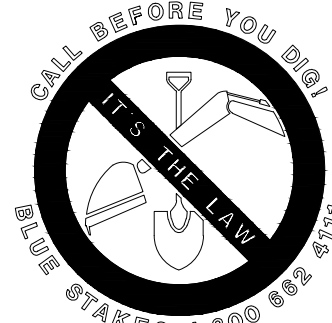
1" = 1'-0"



- NOTES:
1. EMITTER SPACING SHALL BE BASED ON PLANT SPACING. INSTALL ALL IRRIGATION USING THE COMPONENTS DESCRIBED ABOVE.
 2. IRRIGATION EQUIPMENT SHALL BE COMPLETELY INSTALLED PRIOR TO PLANT LAYOUTS.
 3. ADJUST IRRIGATION SPACING TO ACCOMMODATE FINAL PLANT LAYOUT.
 4. 1/2" PVC FLEX HOSE SHALL NOT EXCEED 40GPM. 3/4" PVC FLEX HOSE SHALL NOT EXCEED 8GPM AND 1" PVC FLEX HOSE SHALL NOT EXCEED 13GPM.
 5. AT OWNERS DISCRETION, A LESS EXPENSIVE DRIP SYSTEM MAY BE INSTALLED. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, SUBMITTAL CUT SHEETS AND POTENTIAL COST SAVINGS TO OWNER. HOWEVER, THE OWNER AND LANDSCAPE ARCHITECT MUST APPROVE ALL CHANGES IN MATERIALS AND CONSTRUCTION PRACTICES IF DIFFERENT FROM THE PLAN.
 6. SMALL EVERGREEN TREES MAY NEED FEWER EMITTERS. CONSULT WITH THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLING IRRIGATION TO DETERMINE QUANTITY OF EMITTERS.
 7. SEE IRRIGATION SHEET FOR DRIP EMITTER LEGEND.
 8. USE IPS WELDON 795 GLUE AND P70 PRIMER PER GPH INC. SPECIFICATIONS.
 9. DO NOT INSTALL PIPE, FITTINGS, OR GLUE IN TEMPERATURES BELOW 40 DEGREES. SEE MANUFACTURER SPECIFICATIONS FROM MORE INFORMATION.

19 GPH DRIP EMITTER PLAN VIEW

SCALE: NTS



InSite
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801-756-2443 www.in-sitedesigngroup.com
architect@in-sitedesigngroup.com

CONSULTANTS:



STAMP

EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT:

**IRRIGATION
DETAILS**

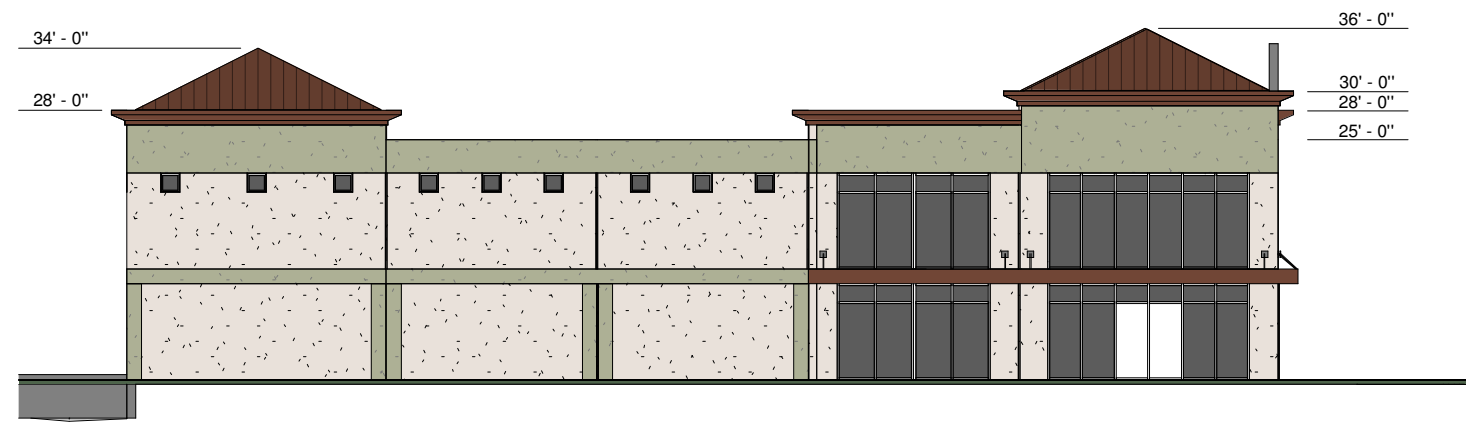
SHEET TITLE:

DRAWN BY: **LCS**
CHECKED: **DGW**
DATE: **12-28-2020**
REVISIONS:
JOB NO. **20-150**

SHEET: **LS4.2**

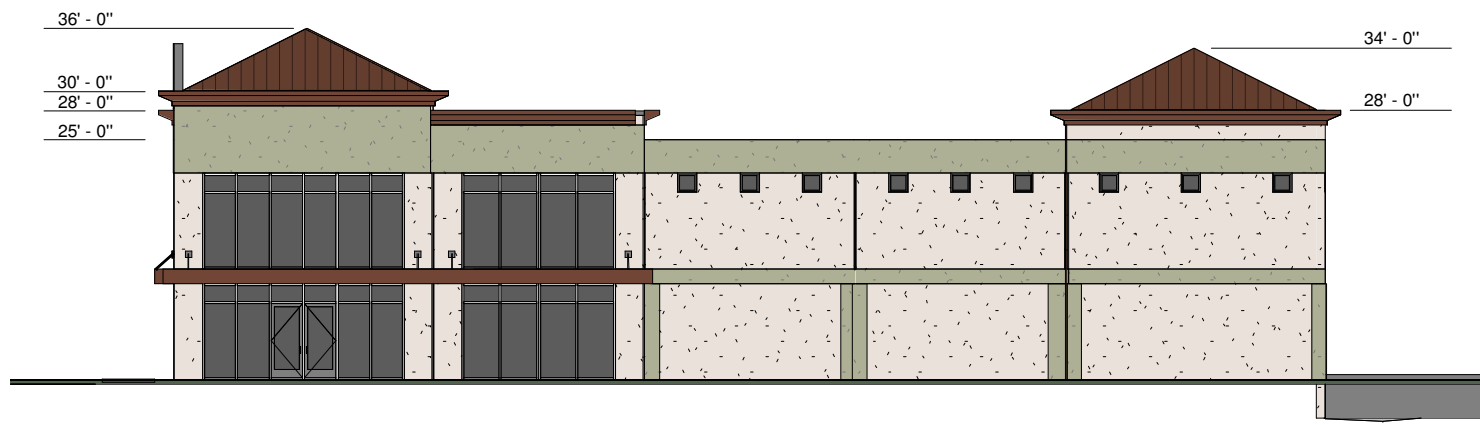
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006

2/12/2021 9:42:14 AM Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow\LOT 5- 2021 SITE ALL BUILDINGS.rvt



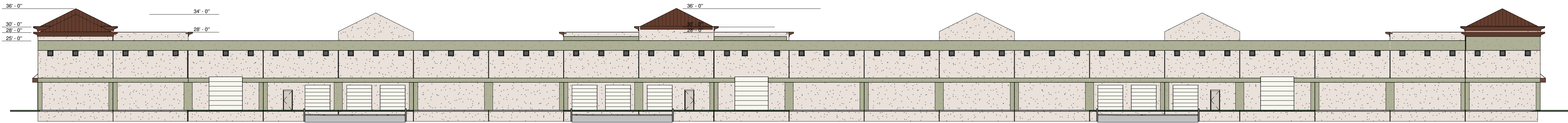
NORTH ELEVATION BUILDING B

SCALE 1" = 20'-0"



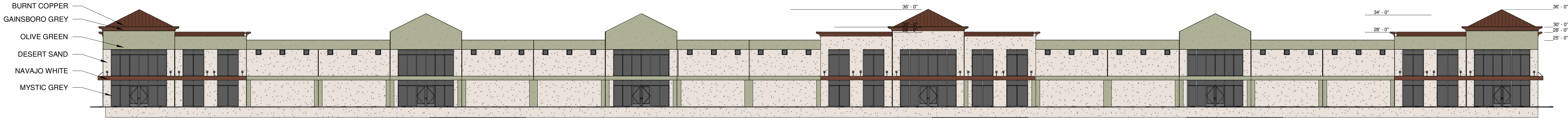
SOUTH ELEVATION BUILDING B

SCALE 1" = 20'-0"



EAST ELEVATION BUILDING B

SCALE 1" = 20'-0"



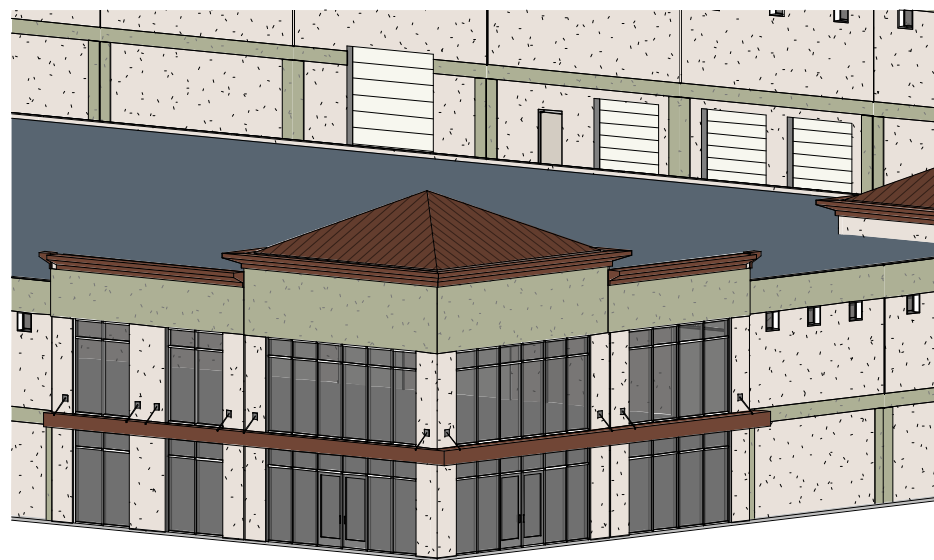
WEST ELEVATION BUILDING B

SCALE 1" = 20'-0"



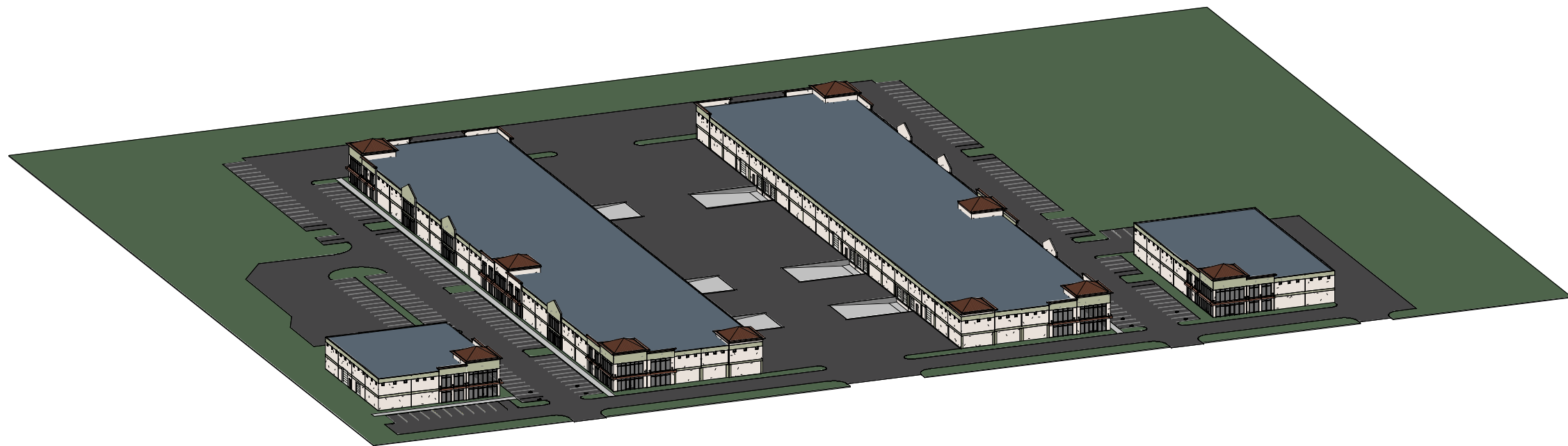
BUILDING B BUILDING B (& C REVERSED)

SCALE



BUILDING -CORNER

SCALE



3D SITE

SCALE

COLOR LEGEND

	TERRA COTTA LPP/7 S/W 2002 (METAL ROOFING)		DESTINY FN275 SW 6274 (PERSONNEL & OVERHEAD DOORS)
	PLYMOUTH GREEN EPP 57 SW 2852 (WALL BAND HIGHLIGHT)		GREY (GLAZING TINT)
	MAUVE TINGE R-V/R S SW 6280 (PRIMARY WALL COLOR)		DARK BRONZE ASCBP.COM (FLASHING & TRIM FOR STOREFRONT)

REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A
B.AND
02-11-2020
STATE OF UTAH

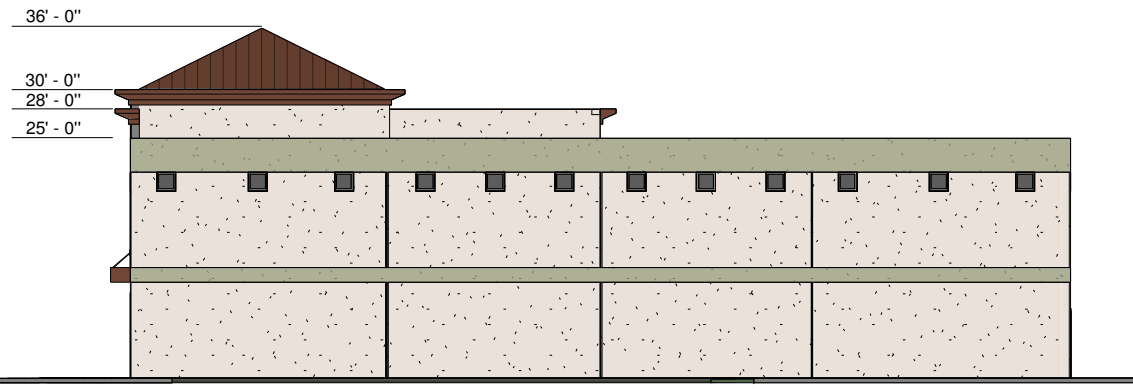
© Copyright 2020.
Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

Eastlake Lot 5
Vineyard Properties of Utah
71 East 1750 North
Vineyard, UT

SHEET NO.
A-0.7

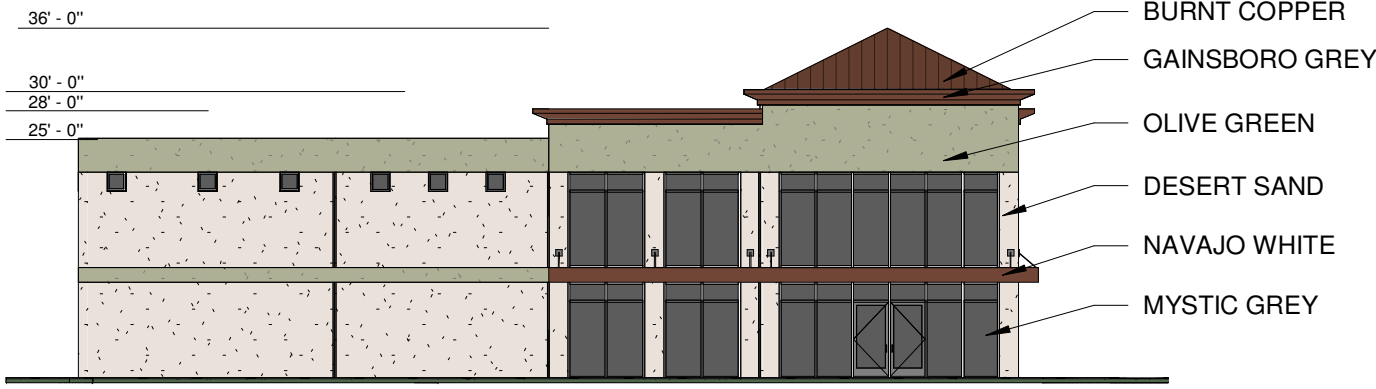
DATE
02-11-2020

2/12/2021 9:42:16 AM Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow\LOT 5- 2021 SITE ALL BUILDINGS.rvt



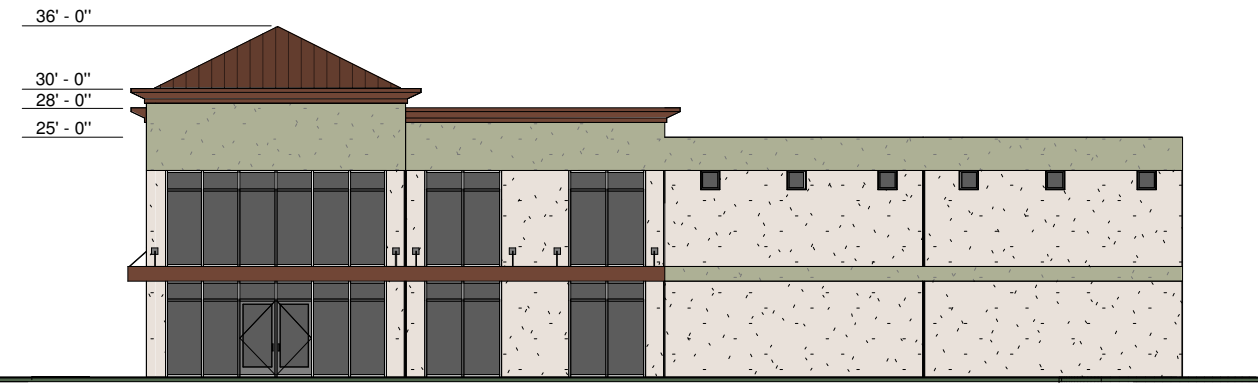
NORTH ELEVATION BUILDING A

SCALE 1" = 20'-0"



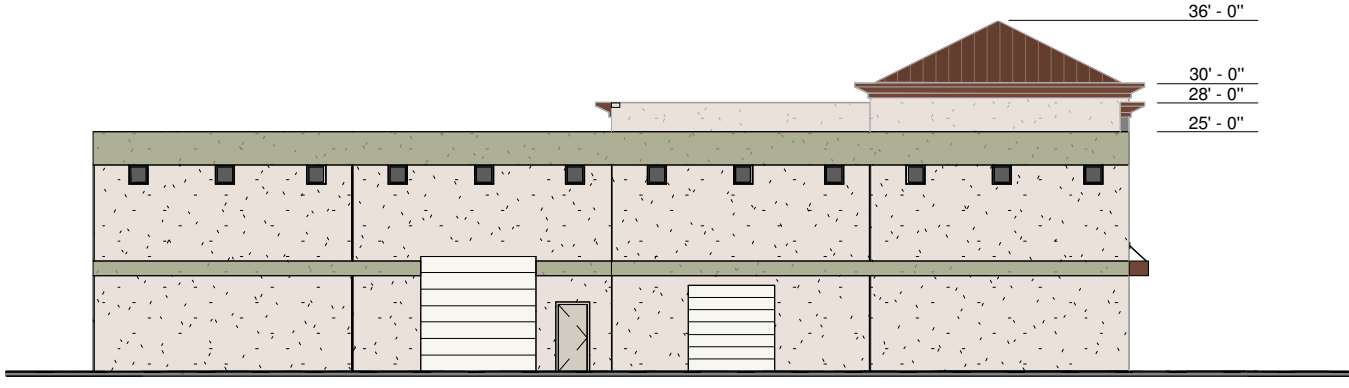
SOUTH ELEVATION BUILDING A

SCALE 1" = 20'-0"



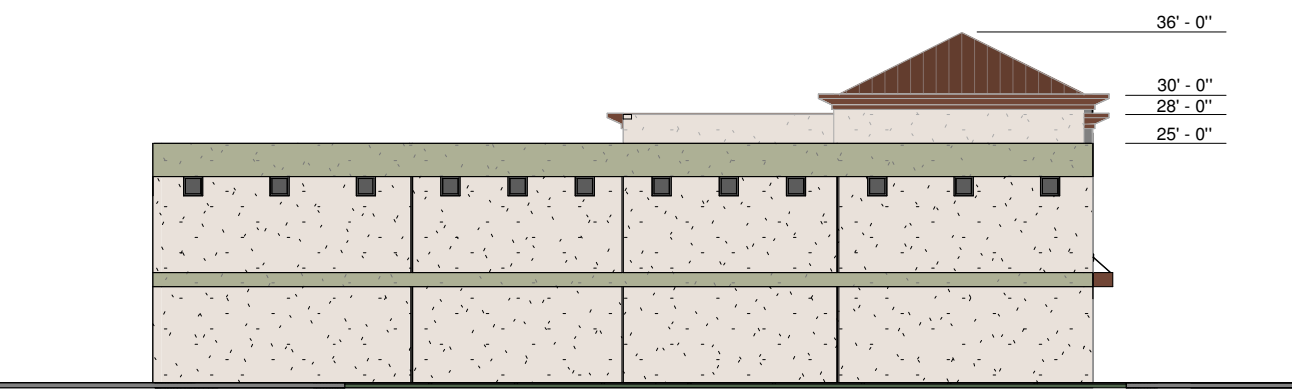
EAST ELEVATION BUILDING A

SCALE 1" = 20'-0"



WEST ELEVATION BUILDING A

SCALE 1" = 20'-0"



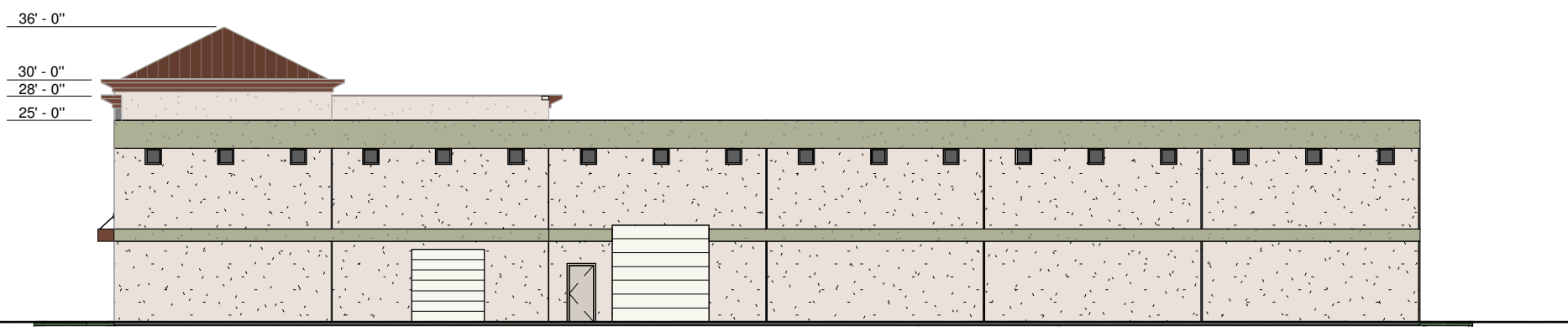
NORTH ELEVATION BUILDING D

SCALE 1" = 20'-0"



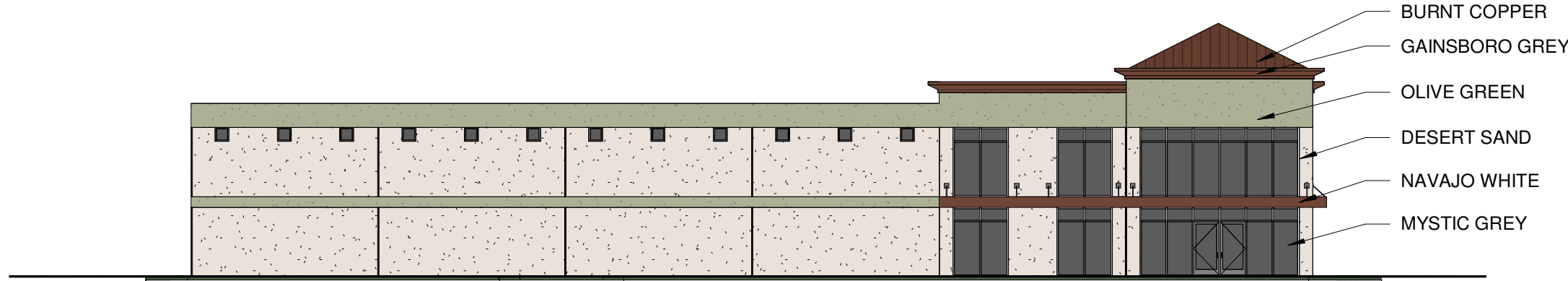
SOUTH ELEVATION BUILDING D

SCALE 1" = 20'-0"



EAST ELEVATION BUILDING D

SCALE 1" = 20'-0"



WEST ELEVATION BUILDING D

SCALE 1" = 20'-0"

COLOR LEGEND

	TERRA COTTA LPP/7 S/W 2002 (METAL ROOFING)		DESTINY FN275 SW 6274 (PERSONNEL & OVERHEAD DOORS)
	PLYMOUTH GREEN EPP 57 SW 2852 (WALL BAND HIGHLIGHT)		GREY (GLAZING TINT)
	MAUVE TINGE R-V/R S SW 6280 (PRIMARY WALL COLOR)		DARK BRONZE ASCBP.COM (FLASHING & TRIM FOR STOREFRONT)

REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A
B.A.N.D.
02-11-2020
STATE OF UTAH

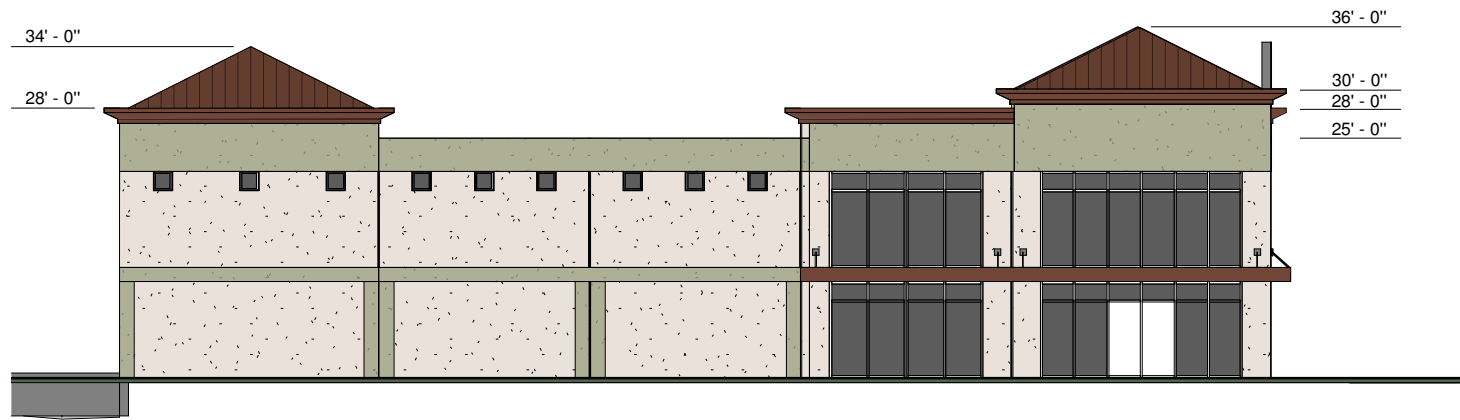
© Copyright 2020.
Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

Eastlake Lot 5
Vineyard Properties of Utah
71 East 1750 North Vineyard, UT

SHEET NO.
A-0.8

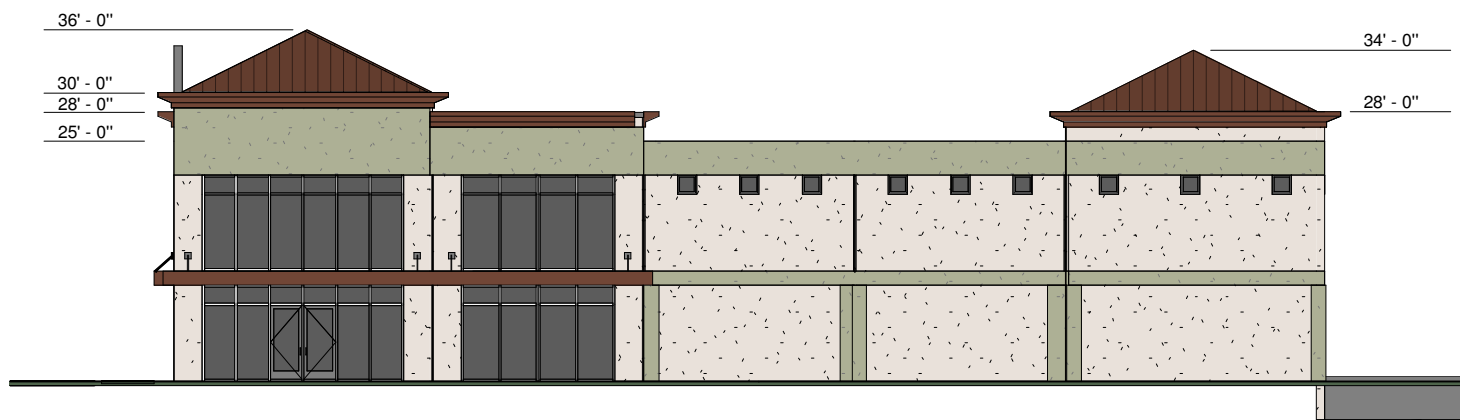
DATE
02-11-2020

2/12/2021 9:42:20 AM Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow\LOT 5- 2021 SITE ALL BUILDINGS.rvt



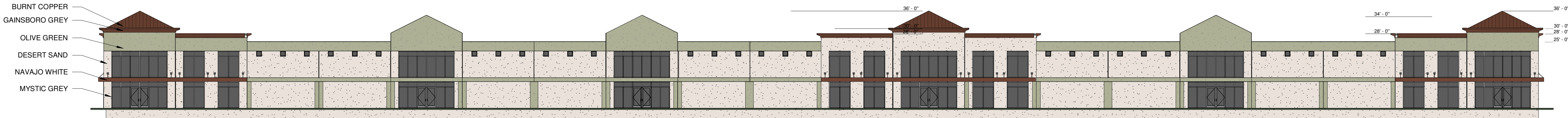
NORTH ELEVATION BUILDING C

SCALE 1" = 20'-0"



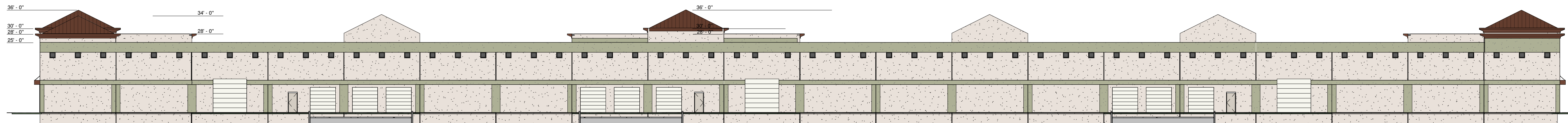
SOUTH ELEVATION BUILDING C

SCALE 1" = 20'-0"



EAST ELEVATION BUILDING C

SCALE 1" = 20'-0"

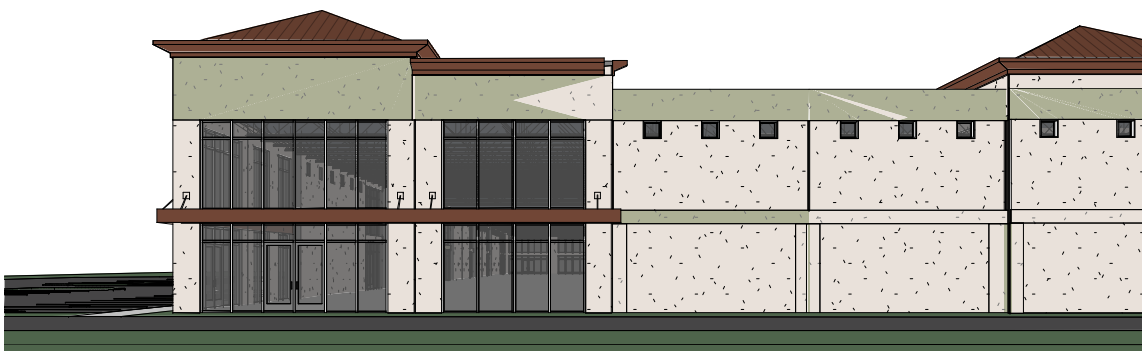


WEST ELEVATION BUILDING C

SCALE 1" = 20'-0"

COLOR LEGEND

	TERRA COTTA LPP/7 S/W 2002 (METAL ROOFING)		DESTINY FN275 SW 6274 (PERSONNEL & OVERHEAD DOORS)
	PLYMOUTH GREEN EPP 57 SW 2852 (WALL BAND HIGHLIGHT)		GREY (GLAZING TINT)
	MAUVE TINGE R-V/R S SW 6280 (PRIMARY WALL COLOR)		DARK BRONZE ASCBP.COM (FLASHING & TRIM FOR STOREFRONT)



PERSPECTIVE

SCALE

REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A
BAND
02-11-2020
STATE OF UTAH

© Copyright 2020.
Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

Eastlake Lot 5

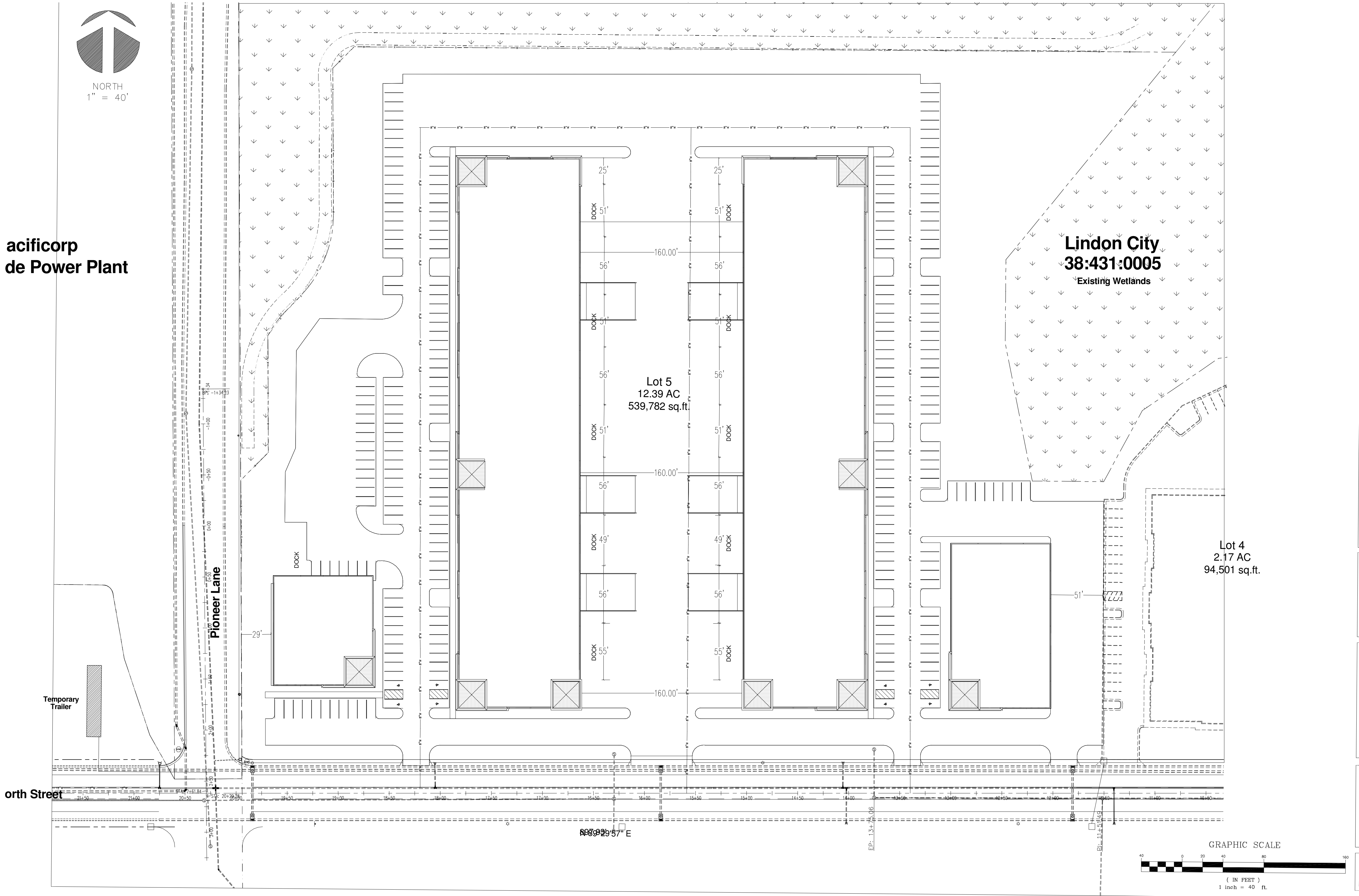
Vineyard Properties of Utah

71 East 1750 North Vineyard, UT

SHEET NO.
A-0.9

DATE
02-11-2020

Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow\LOT 5- 2021 SITE ALL BUILDINGS.rvt 2/12/2021 9:42:21 AM

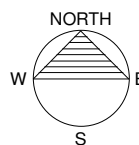


PARKING CALCULATIONS					
USE	AREA	FORMULA Vineyard City Code 2016-07 ch19	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES per IBC Table 1106.1
MANUFACTURING	16,000	1 SPACE per 750 Sq Ft	22		
WAREHOUSE	125,000	1 SPACE per 1000 Sq Ft	125	222	249
OFFICE SPACE	15,000	1 SPACE per 200 Sq Ft	75		

SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	156,000	18.2
LANDSCAPE	448,100	52.3
HARDSCAPE	253,600	29.5
TOTAL SITE	857,000	100

ARCHITECTURAL SITE PLAN

SCALE 1" = 50'-0"



REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A. BARNES
02-11-2020
STATE OF UTAH

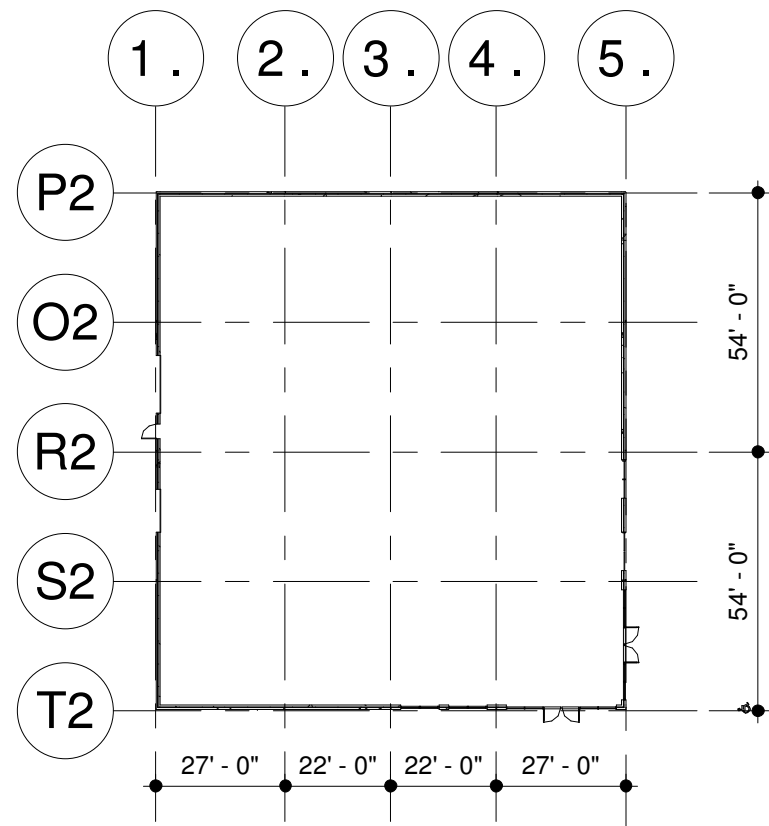
© Copyright 2020.
Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

Eastlake Lot 5
Vineyard Properties of Utah
71 East 1750 North
Vineyard, UT

SHEET NO.
A-1.0

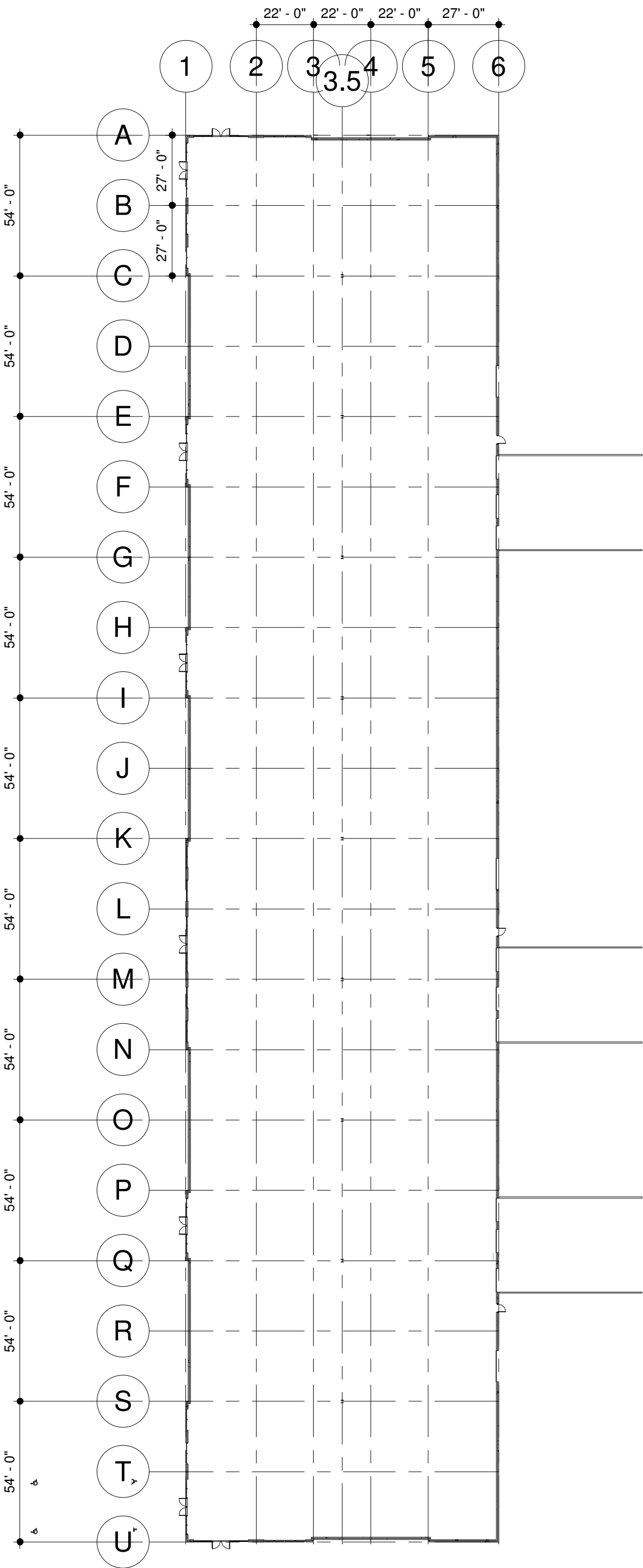
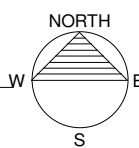
DATE
02-11-2020

2/12/2021 9:42:22 AM Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow\LOT 5- 2021 SITE ALL BUILDINGS.rvt



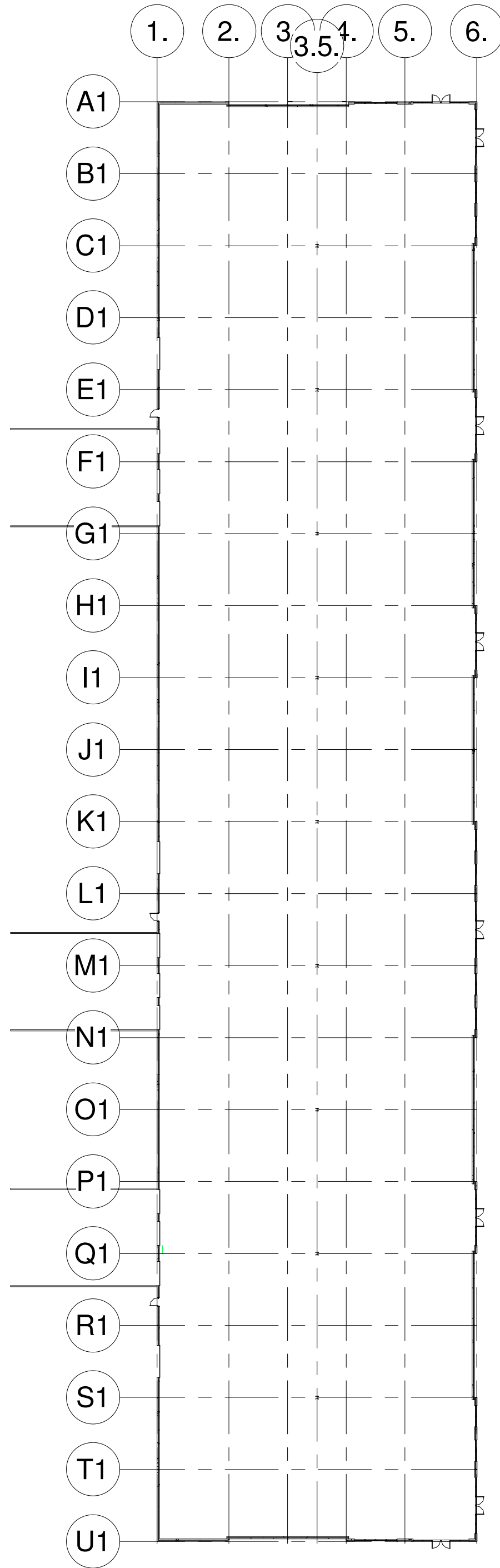
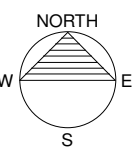
BUILDING A

SCALE 1" = 40'-0"



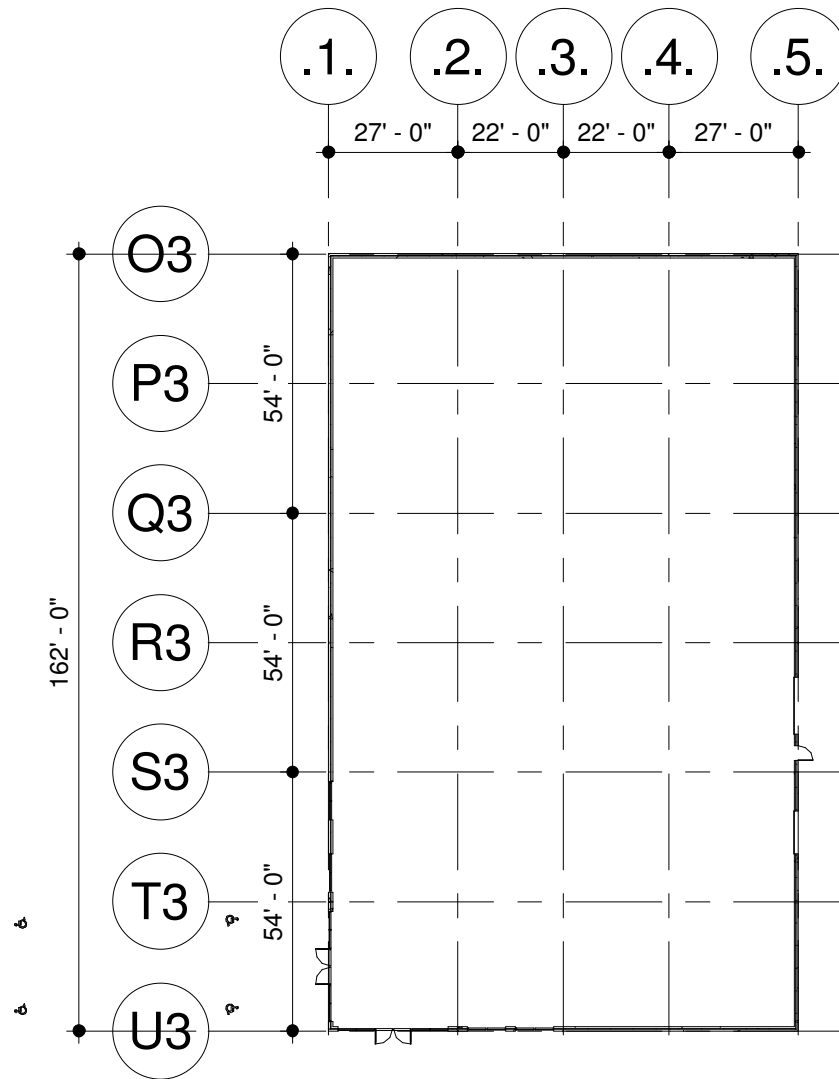
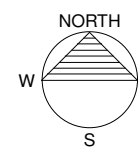
BUILDING B

SCALE 1" = 40'-0"



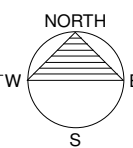
BUILDING C

SCALE 1" = 40'-0"



BUILDING D

SCALE 1" = 40'-0"



- SEE SHEET A-5.1 FOR DOOR SCHEDULE
- SEE SHEET A-5.1 FOR WINDOW SCHEDULE
- SEE SHEET A-6. FOR WALL TYPE DETAILS

REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A. BANDY
02-11-2020
STATE OF UTAH

© Copyright 2020.
Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

Eastlake Lot 5

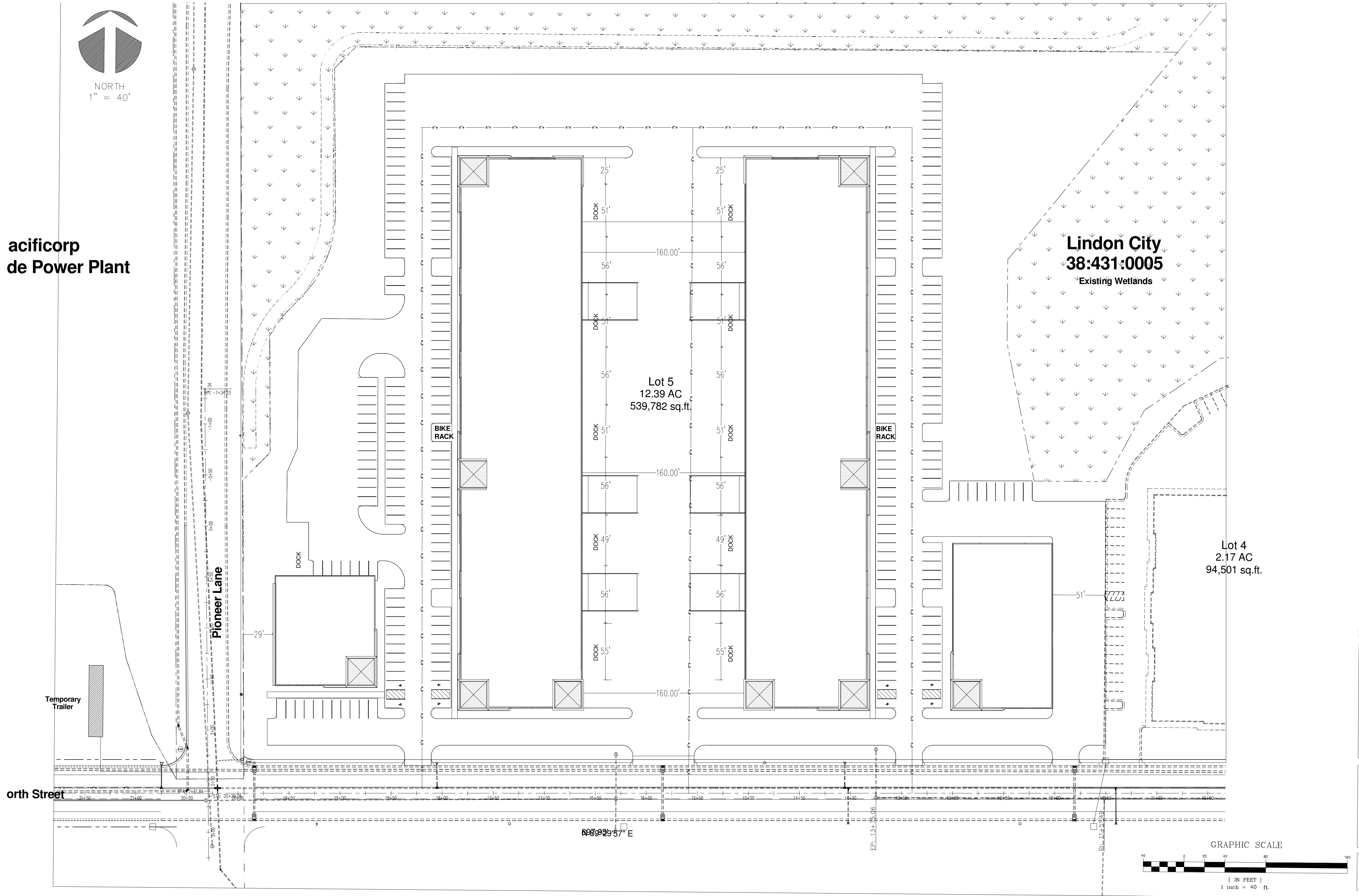
Vineyard Properties of Utah

71 East 1750 North Vineyard, UT

SHEET NO.
A-1.1

DATE
02-11-2020

2/12/2021 11:17:00 AM Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow\LOT 5- 2021 SITE ALL BUILDINGS WITH BIKE RACKS.rvt

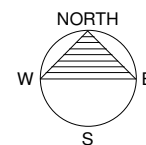


PARKING CALCULATIONS					
USE	AREA	FORMULA Vineyard City Code 2016-07 ch19	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES per IBC Table 1106.1
MANUFACTURING	16,000	1 SPACE per 750 Sq Ft	22		
WAREHOUSE	125,000	1 SPACE per 1000 Sq Ft	125	222	249
OFFICE SPACE	15,000	1 SPACE per 200 Sq Ft	75		

SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	156,000	18.2
LANDSCAPE	448,100	52.3
HARDSCAPE	253,600	29.5
TOTAL SITE	857,000	100

ARCHITECTURAL SITE PLAN

SCALE 1" = 50'-0"



REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A. BARNES
02-11-2020
STATE OF UTAH

© Copyright 2020.
Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

Eastlake Lot 5
Vineyard Properties of Utah
71 East 1750 North
Vineyard, UT

SHEET NO.
A-1.0

DATE
02-11-2020



Vineyard Development Permit

Application Date: 01/15/2021
Type of Improvement: Site Plan
Legal Description: Eastlake at Geneva Industrial Business Park Phase
Bldg. Address: 71 East 1750 North
City: Vineyard State: UT Zip: 84059
Subdivision: Eastlake Phase: 3
Block: 4 Lot #: 5 Parcel #: 38-559-0005
Zone: industrial Sec: 5 ;T S;R W
Property Owner: Vinyard Properties of Utah Vineyard (801) 455-5924
City: Pleasant Grove State: Utah Zip: 84062
Permit Contact: Marty Biljanic P:(801) 455-5924
Email: mbiljanic@msi.properties

CONTACT INFORMATION

Additional Owner: Vinyard Properties of Utah - MSI
License #: Properties P: (801) 455-5924
City: State: Zip:
Email: mbiljanic@msi.properties

APPLICATION DETAILS

Valuation	\$	0.00
PERMIT FEES		
Site Plan	\$	0.00
Total Fees:	\$	0.00

APPROVALS

DATE

INFO

Corner Lot:

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER:

PLAN21-326

I agree to comply with all City, County, and State building laws and ordinances. I attest that all representations in this application for a building permit are true and accurate, and any misrepresentations of errors herein are the sole responsibility of the applicant, and shall in no way incur or accrue liability or obligation to enforcing officers or agents. This City does not accept any obligation or liability to have plans reviewed or approved by an Architectural Review Committee prior to the issuance of a building permit. It is the responsibility of the owner and builder to receive approval from the Architectural Review Committee. Failure to receive approval may result in civil action. This permit becomes null and void if work on construction authorized is not commenced within 180 days or if construction work is suspended or abandoned for a period of 180 days at any time after work is commenced. OCCUPANCY OF STRUCTURE IS PROHIBITED UNTIL AFTER FINAL INSPECTION AND ZONING/OCCUPANCY COMPLIANCE CERTIFICATE IS ISSUED. I HAVE CHECKED THE SEWER DEPTH OF ABOVE LOT AND WILL TAKE ALL RESPONSIBILITY FOR SETTING THE BUILDING ACCORDINGLY.

Applicant Name: Marty Biljanic

Signature of Contractor or Authorized Agent: Date:

Signature of Owner (If Owner/Company): Date:

Application Approved By: Date:

Receipt #: Date:

☐ Cash ☐ Check # [] ☐ Credit Card



Vineyard Properties of Utah
Property Development

Scope of Work

Project name: Eastlake Lot 5

Project address: 71 East 1750 North Vineyard, Utah

Owner: Vineyard Properties of Utah, LLC

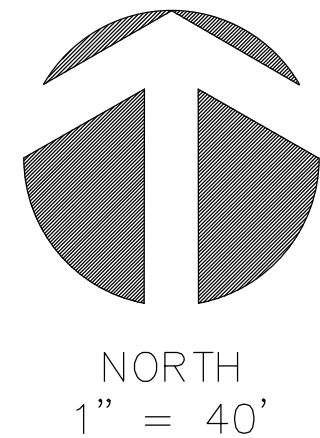
Site: 12.4 acres

The project will be another addition to Vineyard's Eastlake Industrial Park. The site is located just across the street and east of the PacifiCorp power plant. The 12.4 acre site fronts the recently constructed 1750 North roadway. The City zoning map dated April 30, 2020, identifies the area as zone M: Manufacturing district, with which our project complies.

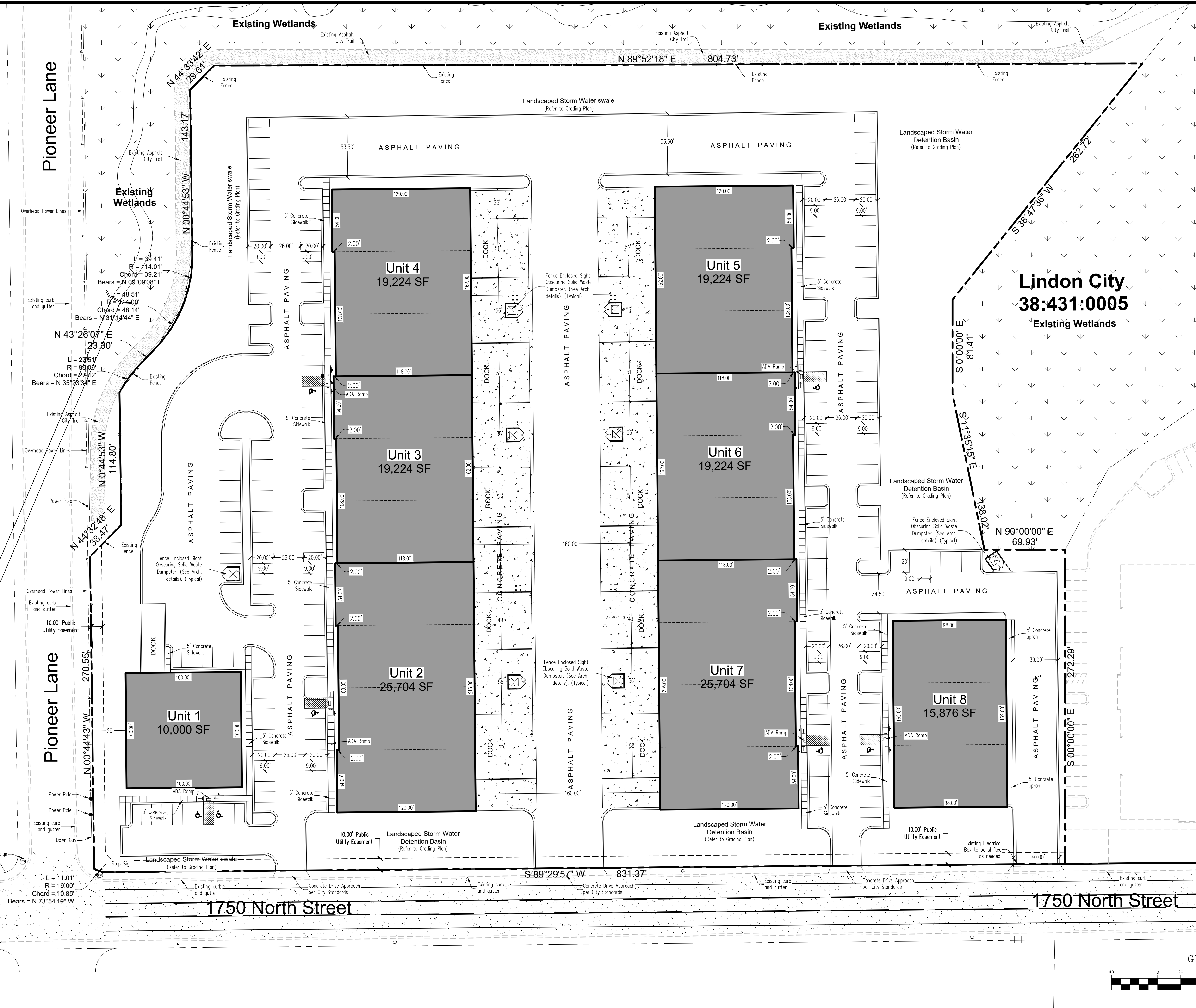
The plan, after receiving City approvals, is to start in March/April and construct approximately 154,000 square feet of leasable building space and be well parked for potential tenants use. The building design team is experienced and has completed multiple projects in the immediate area. Architectural Coalition will lead the design of the building plans, while Dudley & Associates will direct the Civil Site design. Additional team members are engaged and underway with the Landscape Architect In Site Design Group, ESP Excavation, CMT Geotech, Kimco Fire Protection, and Fincon likely our General Contractor for the project.

The Architect has designed similar buildings within Eastlake but the goal is to make these a bit distinctive while advancing modern facility market trends. The utility companies plans show infrastructure backbone was installed when 1750 North roadway was constructed. The 12.4 acre site is relatively flat and close to grade, which will keep any necessary import or export of fill material to a minimum. Once we obtain a permit to proceed, our plan is to start constructing the two larger buildings & site work within one consecutive schedule, and the two smaller buildings once we secure a lease tenant. We are excited to move forward with this project, the anticipated value of the project is about nine million, and we anticipate a 10 month build time.

Marty Biljanic
Vineyard Properties of Utah
801-455-5924



Pacificorp
Lake Side Power Plant



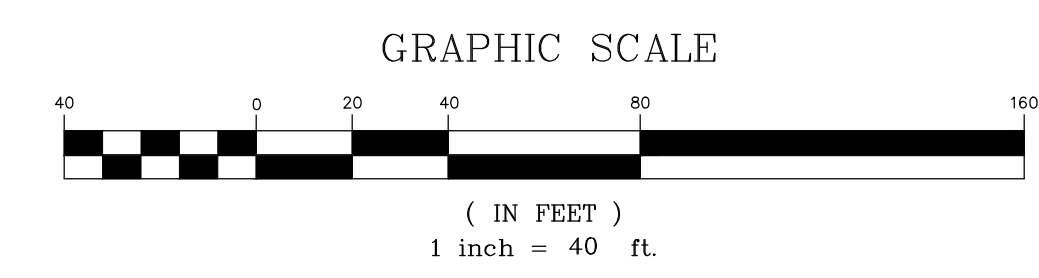
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

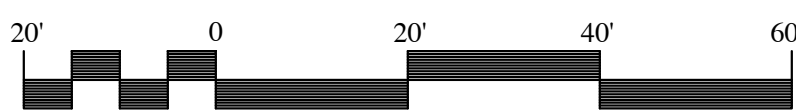
71 East 1750 North
Site Plan - Eastlake Lot 5
Utah
Vineyard

Revisions

Date
2-10-2021
Scale
1" = 100'
By
TD
Tracing No.
L - 14542

Sheet No.
C - 2.0



[illegible]

GLEITISIA TRIACANTHOS INERMIS 'SUNBURST'
SUNBURST THORNTLESS HONEY LOCUST 13 2" CAL

+	PRUNUS CERASIFERA 'NEWPORT' NEWPORT FLOWERING PLUM	7	2' CAL
---	---	---	--------



ZERKOVA STRRATA 'MUSASHINO'
SAWLEAF ZERKOVA

40 2" CAL.

	BERBERIS THUNBERGII 'ATRO 'HELMOND'S PILLAR' HELMOND'S PILLAR BARBERRY	10	5 GAL.
	CHAENOMELES SPECIOSA 'PINK STORM'™ DOUBLE TAKE PINK STORM FLOWERING QUINCE	22	5 GAL.

	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	38	5 GAL.
	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	45	5 GAL.

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.

- [illegible]

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. IF

1. LAY SOD PLUGS WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
 AFTER FLOUNDER 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, 1/4" OR OTHER BEGGED AREAS. HEAVY ROLLING TO CORRECT BEGGED AREAS IN GRADE IS NOT PERMITTED.
 2. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE. PENETRATION THROUGH SOIL INTO TOP 4" OF TOPSOIL.
 3. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST OVERPASSING, EROSION AND DAMAGE OF ANY KIND. THIS PROTECTION AFTER SODDED AREAS HAS BEEN ACCEPTED BY THE OWNER.
 4. NO ADDITIONAL

SHEET LS1.2

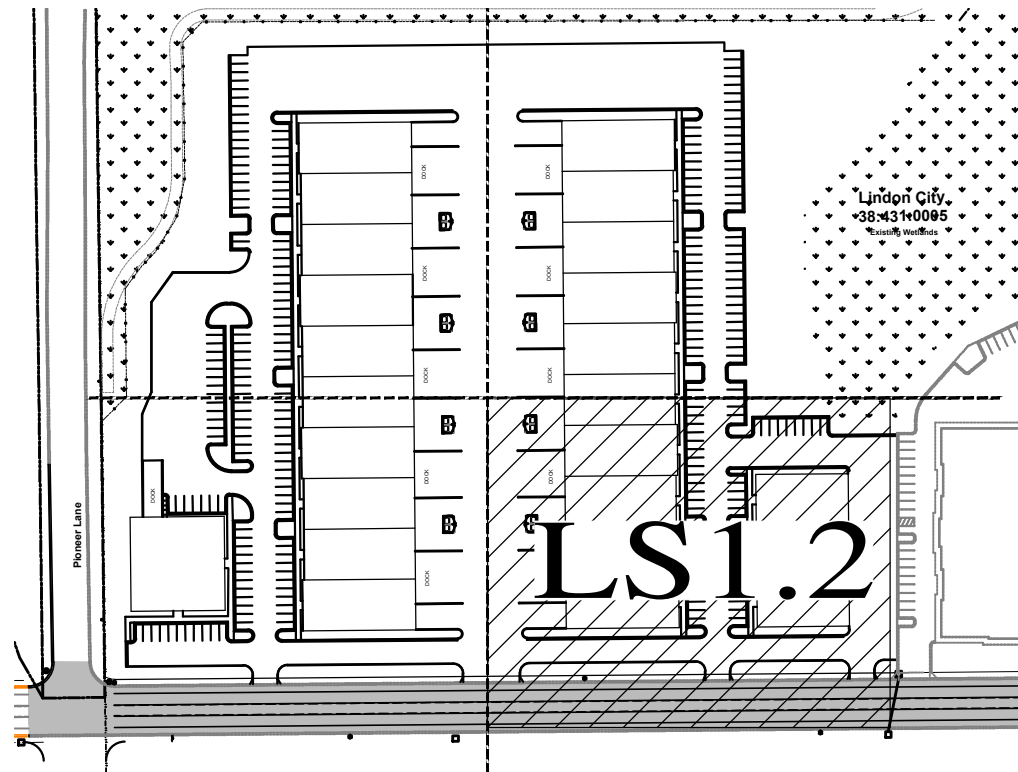
SHEET LS1.2

DOCK

DOCK

DOCK

30' CLEAR VIEW TRIANGLE



DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	OLEIFERA TRICANTHOS 'NIMBUS' 'NIMBUS'	13	2" CAL
	PRUNUS NIGRA 'BLACKBIRD'	7	2" CAL
	ZELKOVA SERRATA 'NUSSLI'	46	2" CAL

DECIDUOUS SHRUB LEGEND

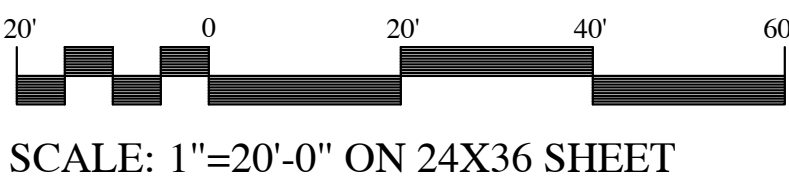
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BERBERIS THUNBERGII 'NANA'	21	5 GAL
	CHAENOMELES SPECIOSA 'PINK STORM'	22	5 GAL
	PRUNUS BESSEYI 'NANA'	24	5 GAL
	RHUS AROMATICA 'GRO-LOW'	38	5 GAL
	SPIRAEA JAPONICA 'SNOWMOUND'	45	5 GAL
	SYMPLOCOS CAROLINIANA 'CHOCOMA'	6	5 GAL

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR REMOVAL AND INSTALLATION. IF DISCREPANCIES EXIST, THE PLAN SHALL PREVAIL.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTINGS TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTINGS TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTINGS TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTINGS TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTINGS TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTINGS TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTINGS TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW PLANTINGS TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.

SOD LAYING NOTES

- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.
- LAY SOD WITHIN 24 HOURS OF BEING DELIVERED.



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



CONSULTANTS:

STAMP

EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT:

SHEET TITLE:

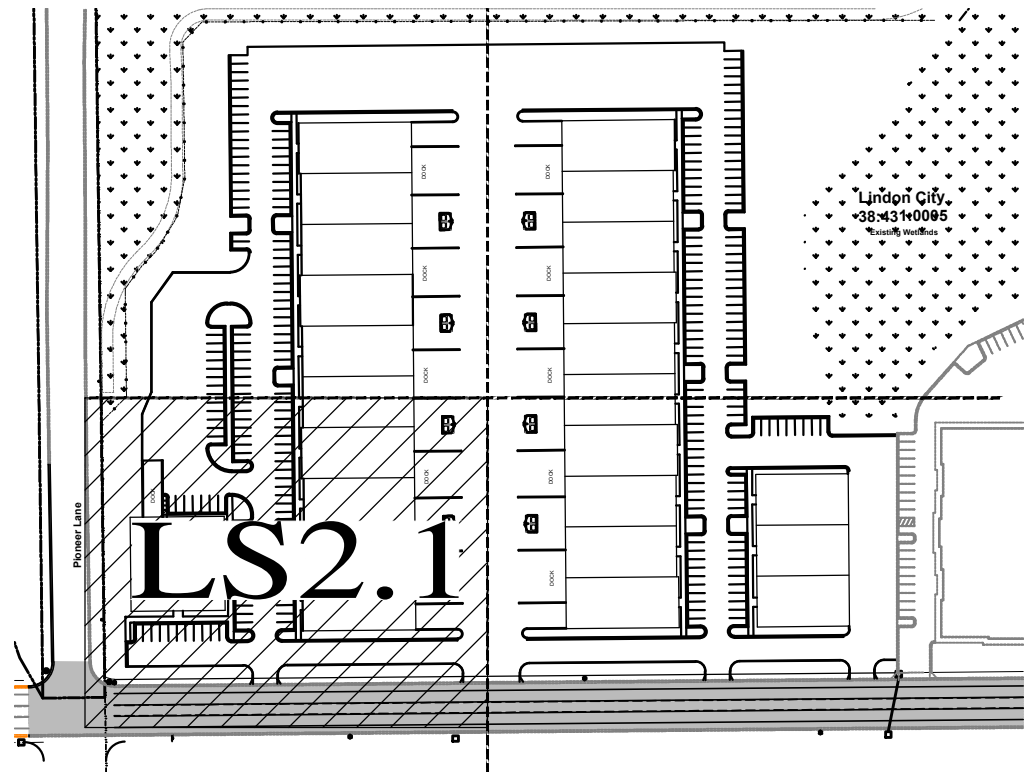
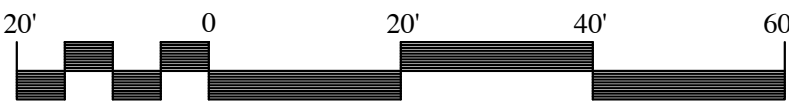
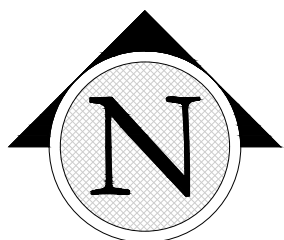
DRAWN BY: LCS
CHECKED: DGW
DATE: 12-28-2020
REVISIONS:
JOB NO. 20-150

SHEET:

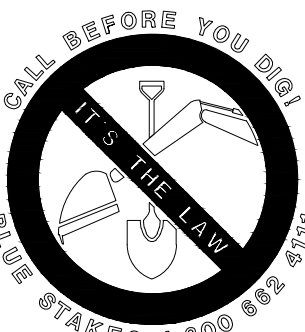
LS1.2

[illegible]

SHEET LS1.1

[illegible][illegible]

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



In Site
DESIGN GROUP
Landscape Architecture and Planning
17 North 470 West American Fork, Utah 84003
801.755.5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

CONSULTANTS:



STAMP

EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT:

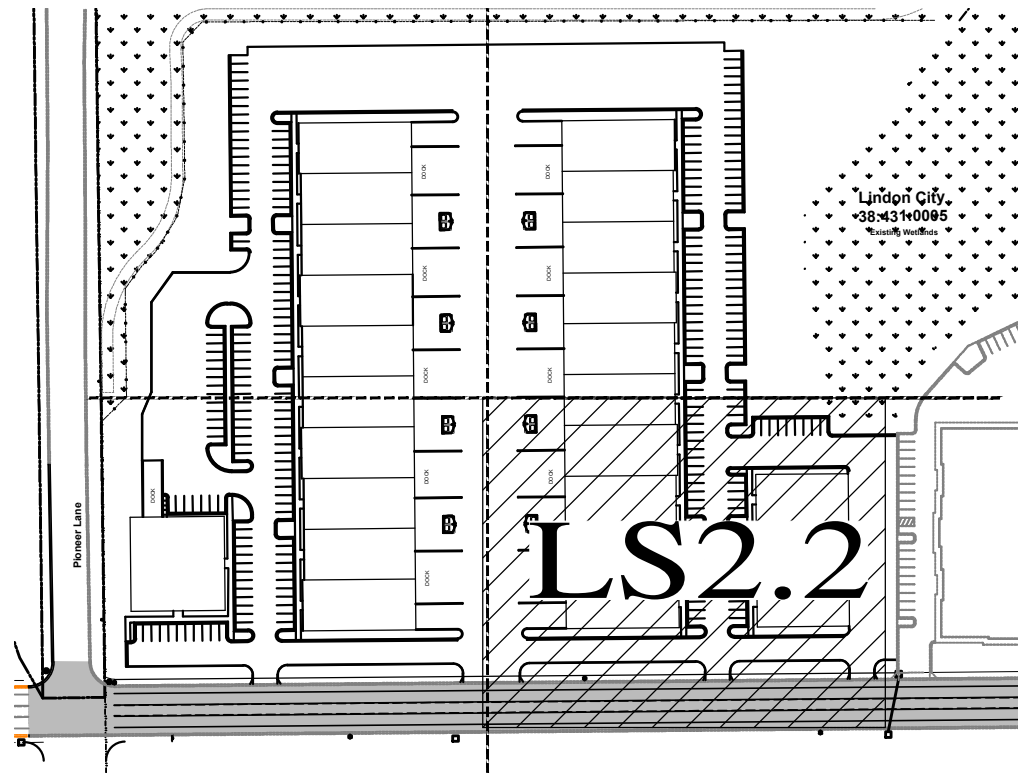
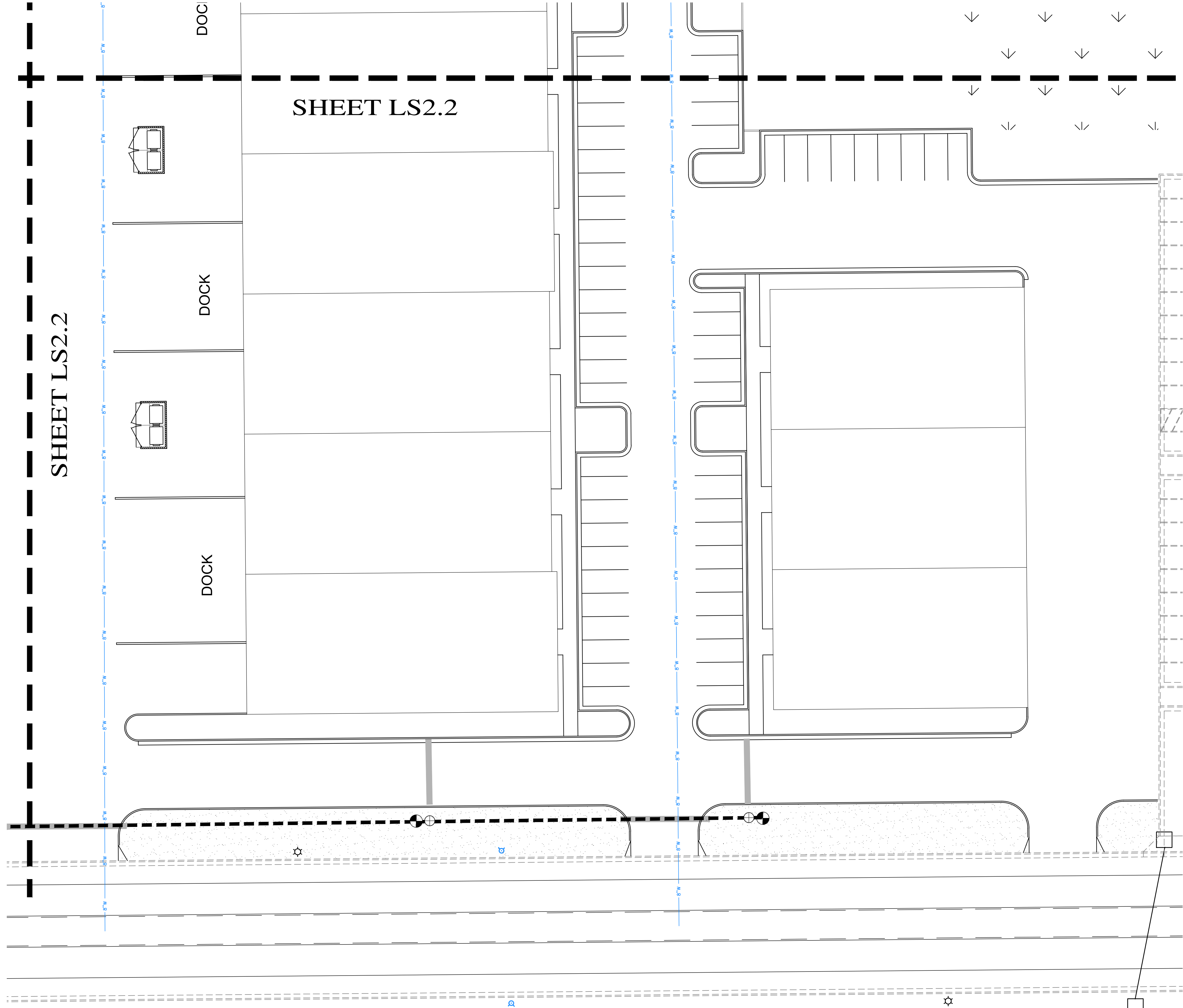
SHEET TITLE:

DRAWN BY: LCS
CHECKED: DGW
DATE: 12-28-2020
REVISIONS: _____
JOB NO. 20-150

SHEET:

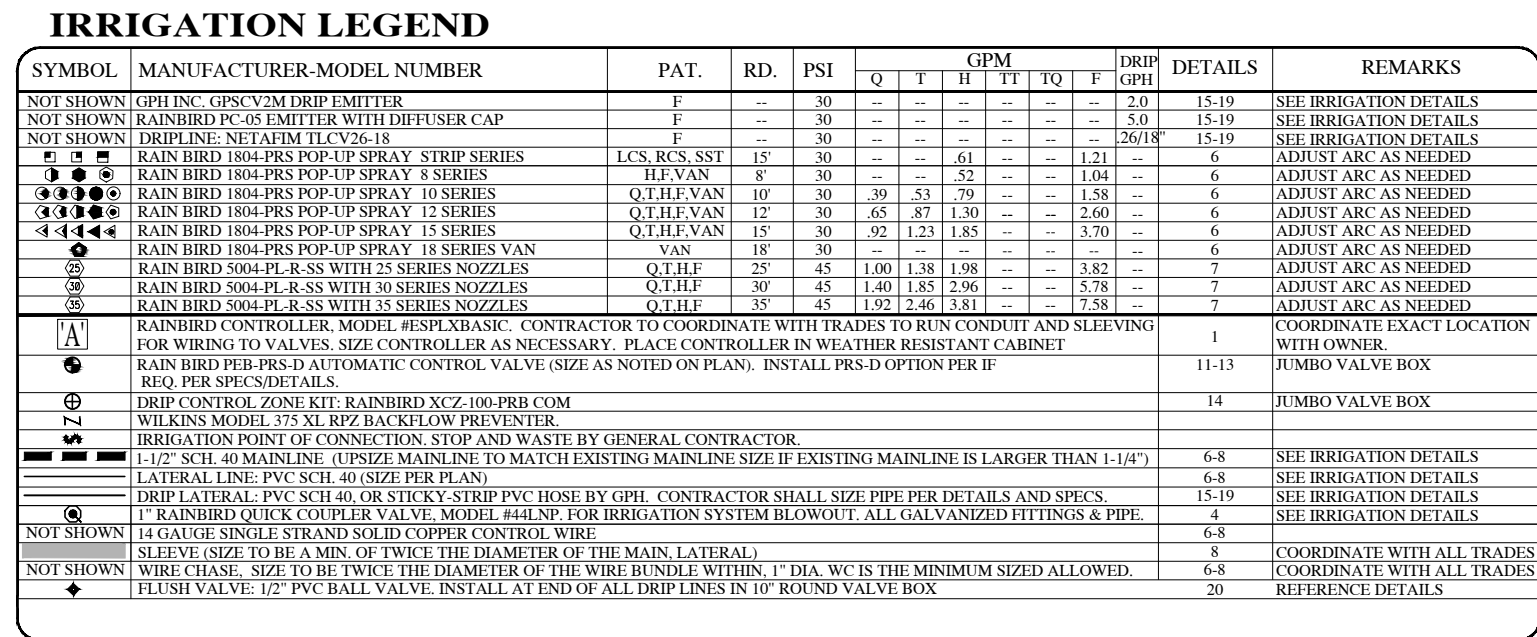
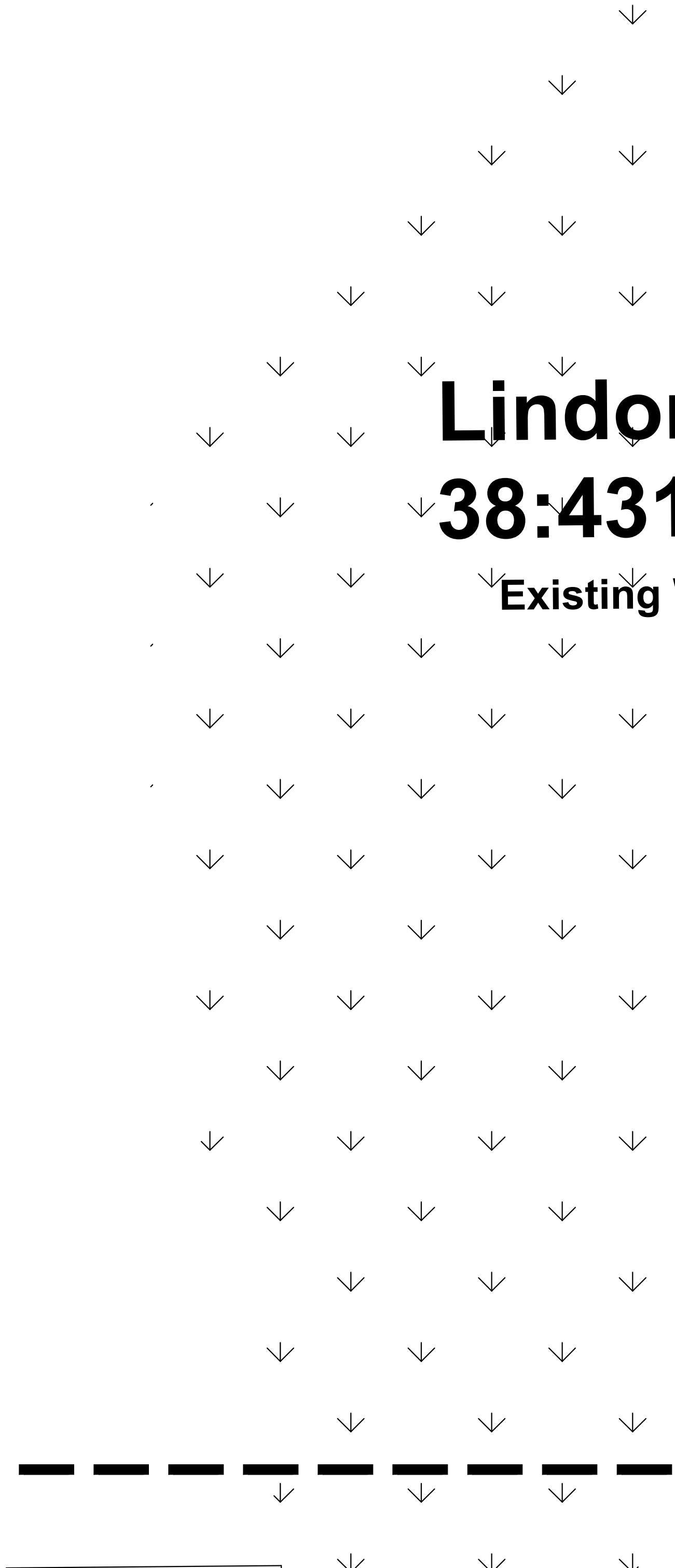
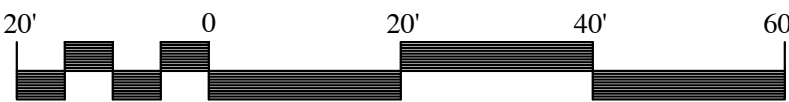
LS2.1

THIS DRAWING IS THE INTELLECTUAL PROPERTY OF N-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF N-SITE DESIGN GROUP. COPYRIGHT © 2006



IRRIGATION LEGEND												
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	Q	T	H	TI	TO	F	DRIP GPH	DETAILS
NOT SHOWN	GRING. GSC VM DRAINER	F	--	--	--	--	--	--	--	--	20	15-19
NOT SHOWN	RAINBIRD P-65 LIMITER WITH DELIVERER CAP	F	--	--	--	--	--	--	--	--	50	15-19
NOT SHOWN	RAINBIRD P-65 LIMITER WITH DELIVERER CAP	F	--	--	--	--	--	--	--	--	260	15-19
1	RAINBIRD 100-PES POP-UP SPRAY 8-SERIES	100-VAN	8	30	--	--	--	--	--	--	1.08	6
2	RAINBIRD 100-PES POP-UP SPRAY 8-SERIES	100-VAN	8	30	--	--	--	--	--	--	1.21	6
3	RAINBIRD 100-PES POP-UP SPRAY 10-SERIES	100-VAN	10	30	--	--	--	--	--	--	1.58	6
4	RAINBIRD 100-PES POP-UP SPRAY 10-SERIES	100-VAN	10	30	--	--	--	--	--	--	1.68	6
5	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	2.60	6
6	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	2.70	6
7	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
8	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
9	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
10	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
11	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
12	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
13	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
14	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
15	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
16	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
17	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
18	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
19	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
20	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
21	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
22	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
23	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
24	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
25	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
26	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
27	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
28	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
29	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
30	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
31	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
32	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
33	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
34	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
35	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
36	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
37	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
38	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
39	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
40	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
41	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
42	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
43	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
44	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
45	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
46	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
47	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
48	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
49	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
50	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
51	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
52	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
53	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
54	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
55	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
56	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
57	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
58	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
59	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
60	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
61	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
62	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
63	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
64	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
65	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
66	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
67	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
68	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
69	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
70	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
71	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
72	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
73	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
74	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
75	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
76	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
77	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
78	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
79	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
80	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
81	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
82	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
83	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
84	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
85	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
86	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
87	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
88	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
89	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
90	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
91	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
92	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
93	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
94	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
95	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
96	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
97	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
98	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
99	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6
100	RAINBIRD 100-PES POP-UP SPRAY 15-SERIES	100-VAN	15	30	--	--	--	--	--	--	3.70	6

- ### IRRIGATION NOTES
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
 - CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE BEGINNING ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
 - PROVIDE AN AS-BUILT, REPRODUCE BLUE PRINTS TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPARKER SYSTEMS TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
 - CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
 - CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR I-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDE HEAD-TO-HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 90 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY. ALL SLEEVES INSTALLED SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
 - MAIN LINE SHALL BE 1/2" UNLESS OTHERWISE DIRECTED. LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 40 GPM; 3/4" MAX. 40 GPM; 1" PIPE MAX. 40 GPM; 1 1/4" PIPE MAX. 20 GPM; 1 1/2" PIPE MAX. 30 GPM; 2" PIPE MAX. 50 GPM; 2 1/2" PIPE MAX. 40 GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOLLERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
 - MAIN LINES SHALL BE 12" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
 - PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
 - AT OWNERS REQUEST AND FOR AN ADDITIONAL FEE, LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HOURS NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
 - ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
 - ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO

[illegible]

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



EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

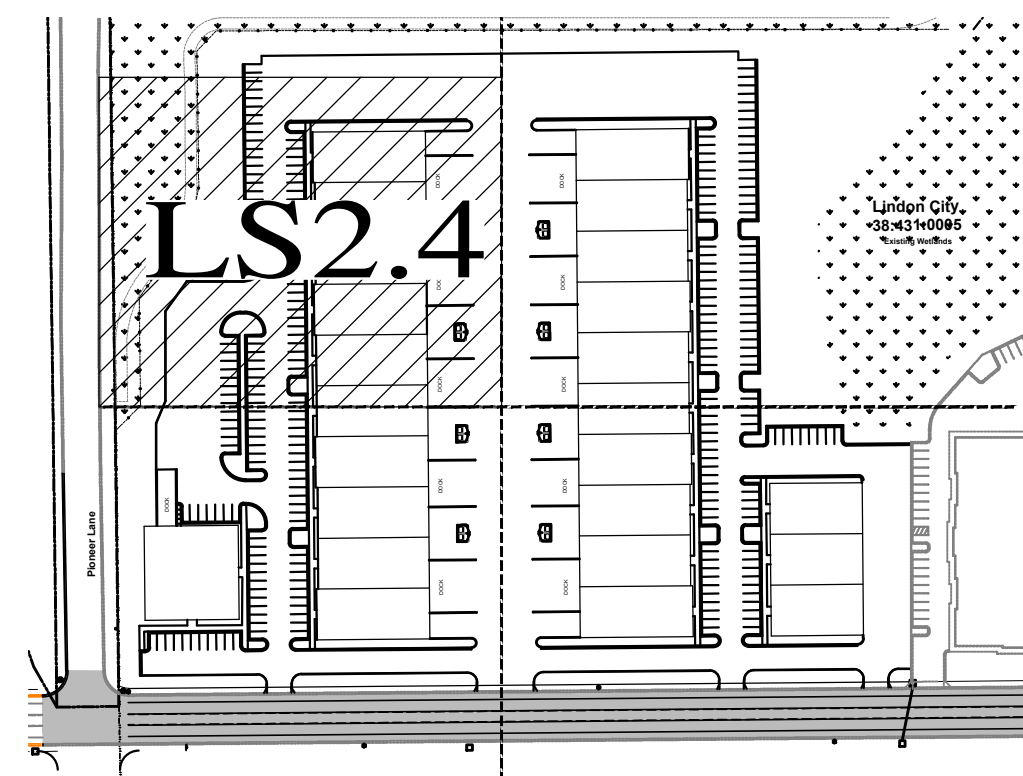
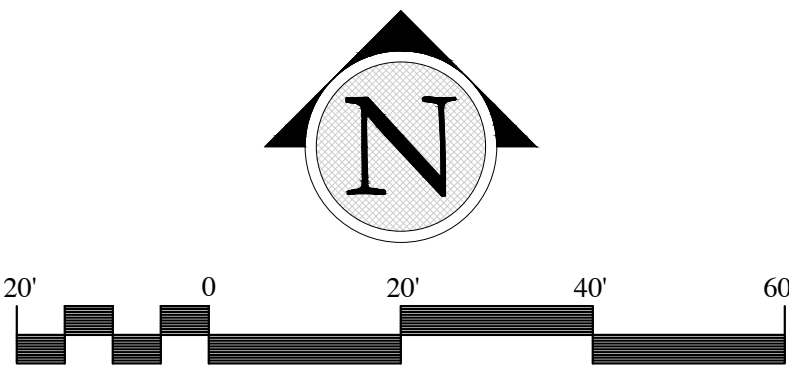
PROJECT:

SHEET TITLE:

DRAWN BY: LCS
CHECKED: DGW
DATE: 12-28-2020
REVISIONS: _____
JOB NO. 20-150

SHEET: **LS2.3**

THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006

[illegible][illegible]

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



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

CONSULTANTS:



STAMP

EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT:

SHEET 111 OF 111

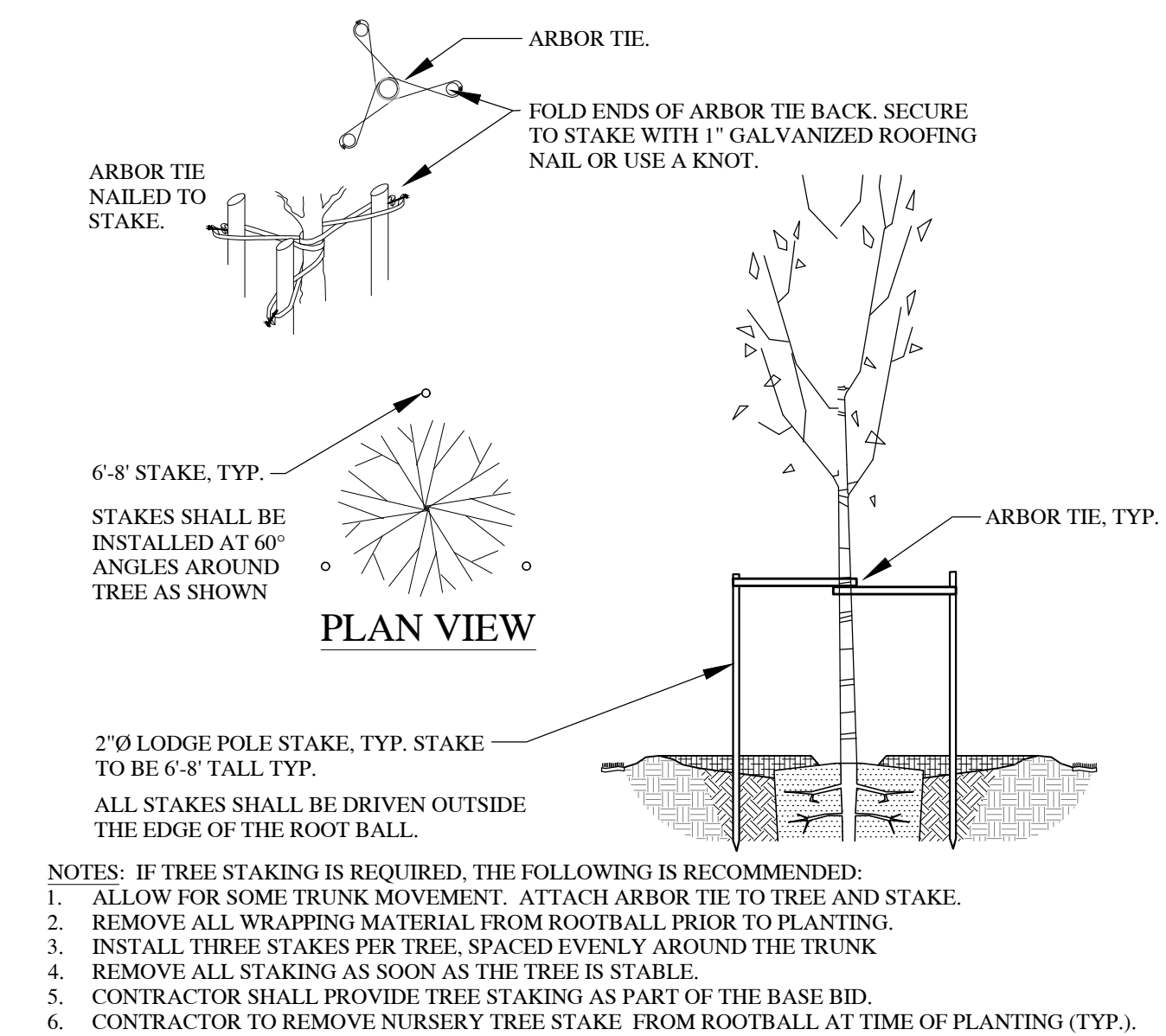
DRAWN BY: LCS
 CHECKED: DGW
 DATE: 12-28-2020
 REVISIONS: _____

 JOB NO. 20-150

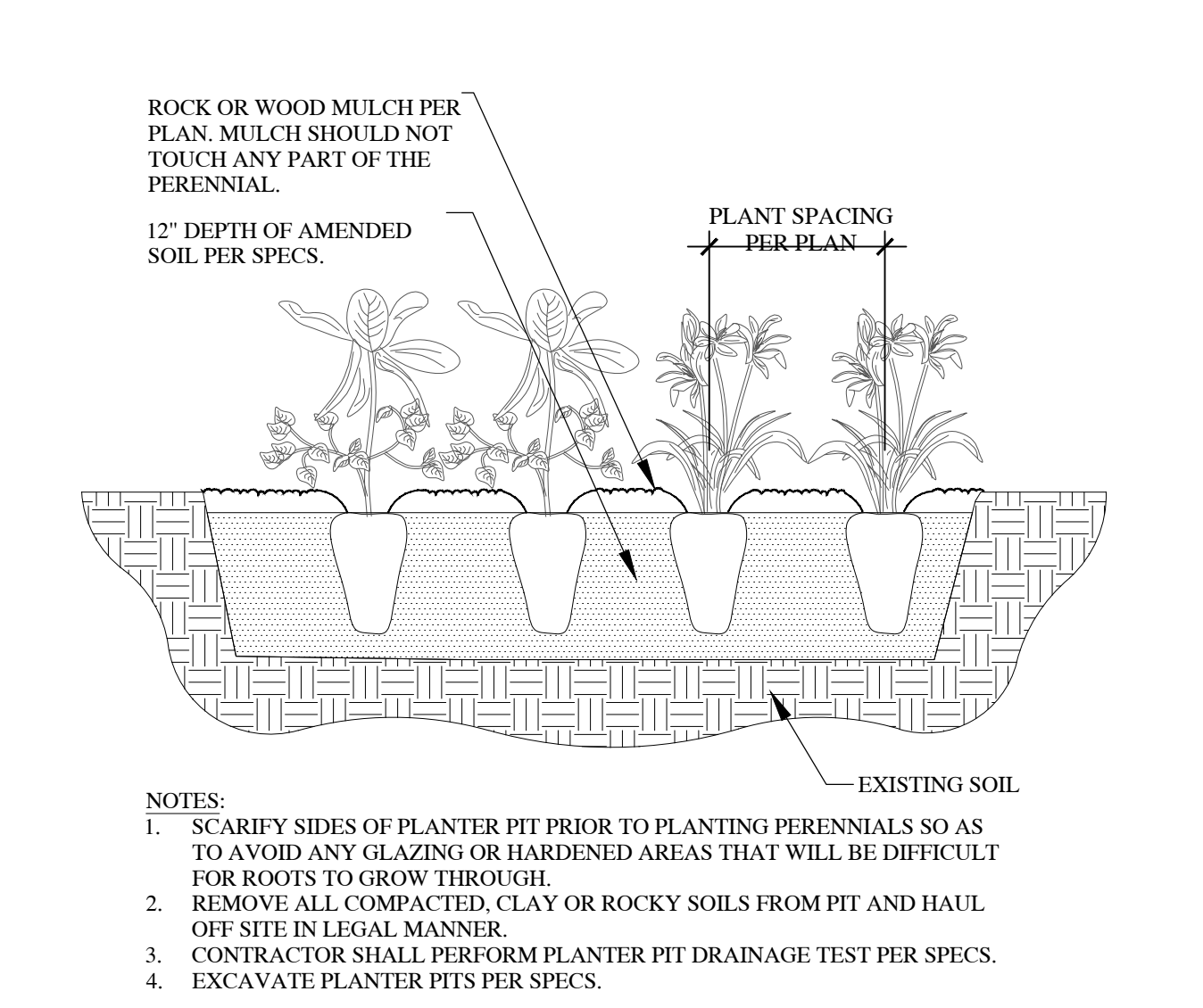
SHEET

LS2.4

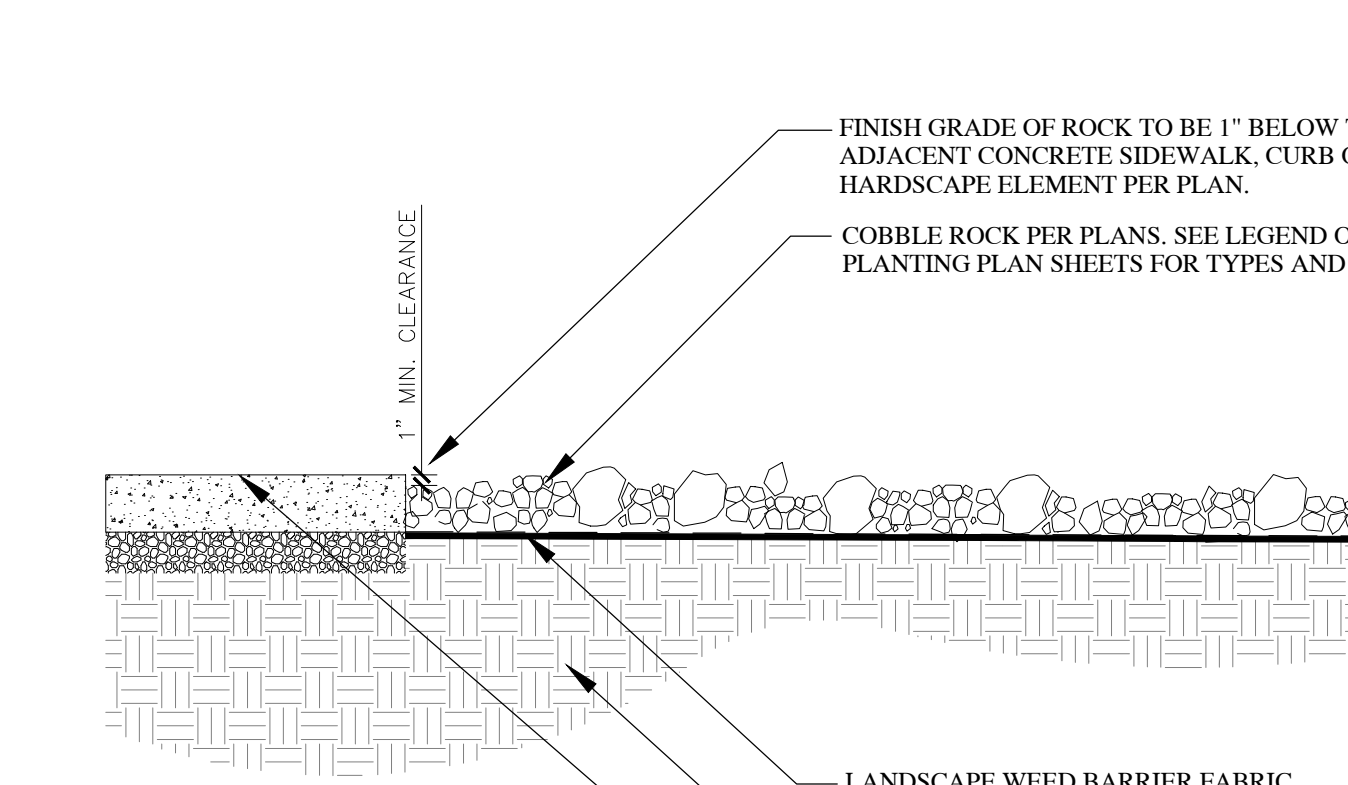
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF N-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF N-SITE DESIGN GROUP. COPYRIGHT © 2006



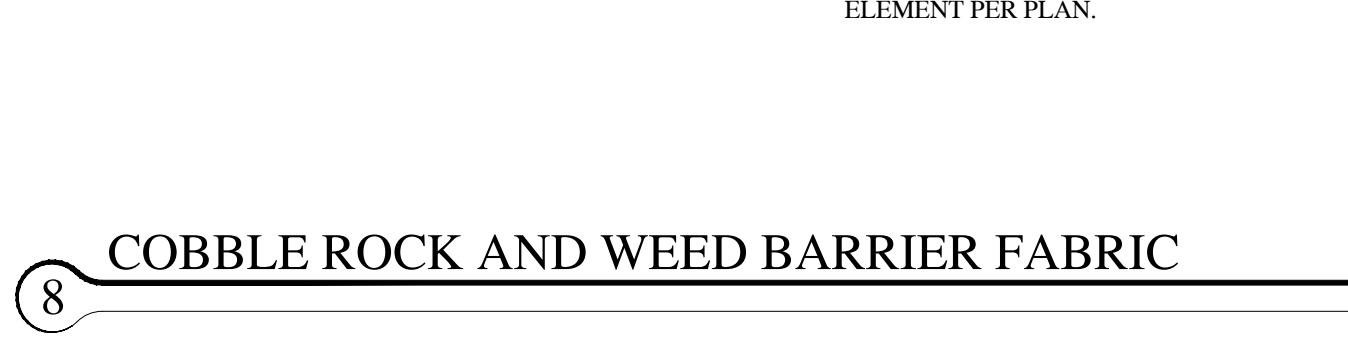
1 TREE STAKING SCALE: NTS



2 DECIDUOUS TREE PLANTING SCALE: NTS



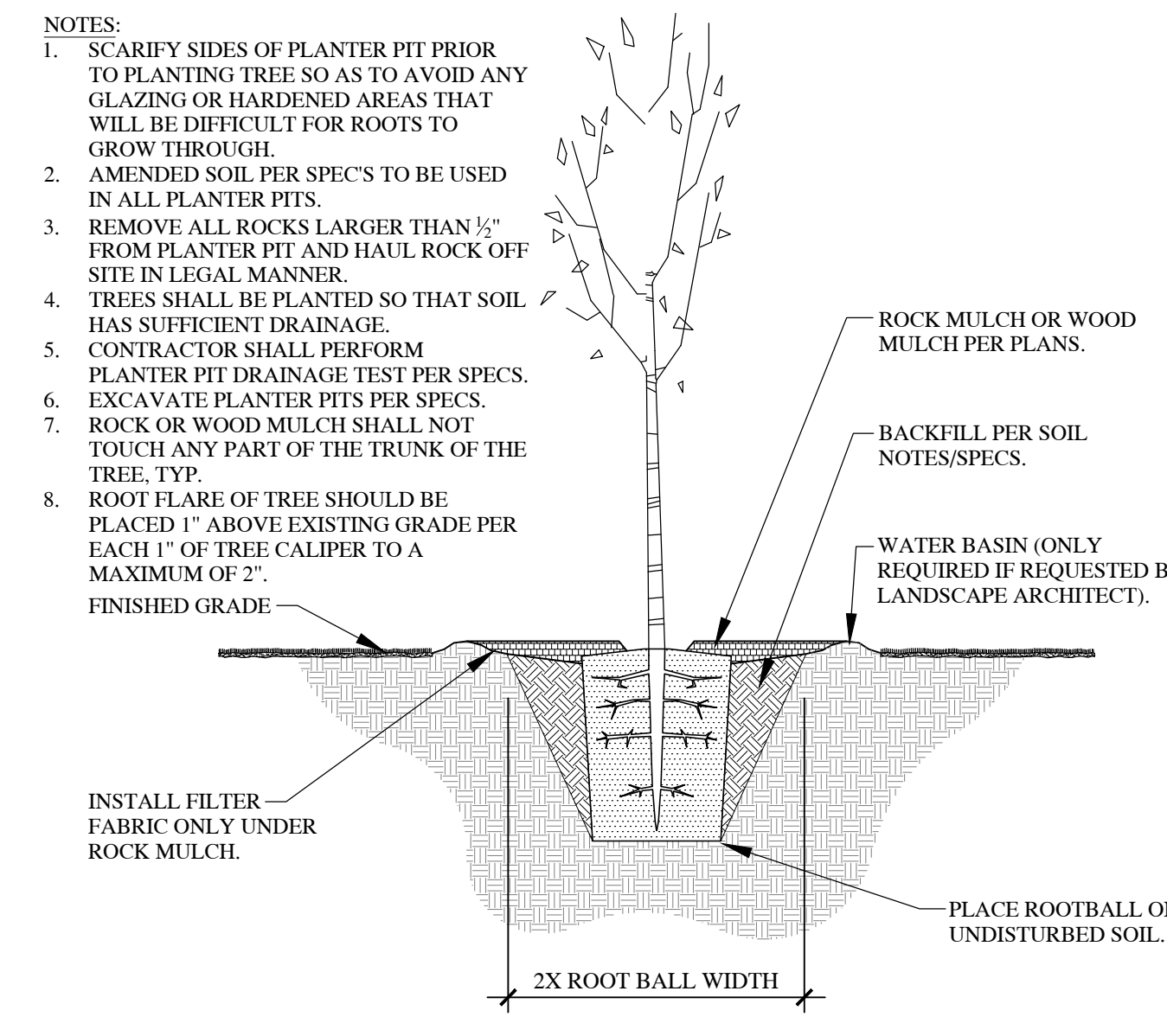
3 TREE WELL IN TURF AREA SCALE: NTS



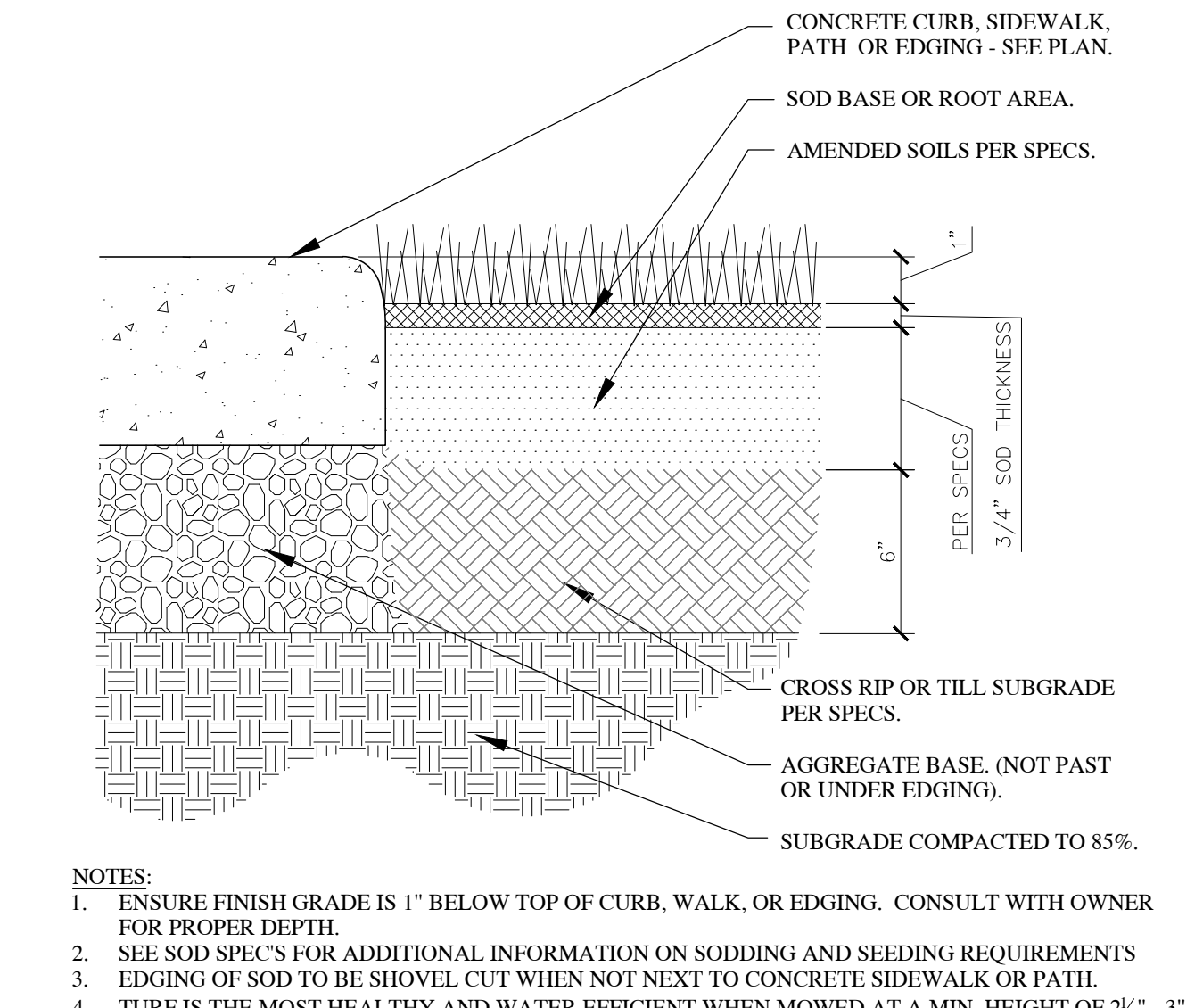
4 SHRUB & ORNAMENTAL GRASS PLANTING SCALE: NTS



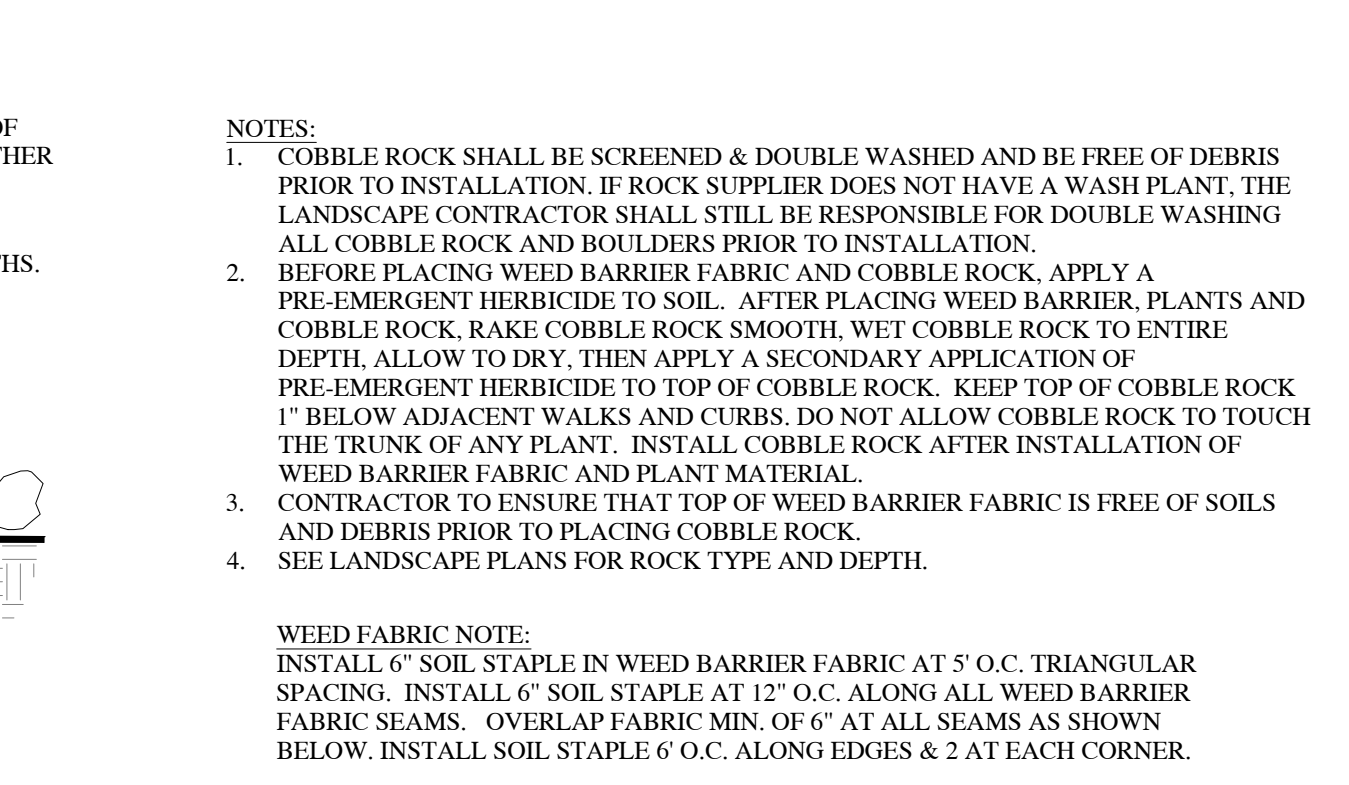
5 PERENNIAL PLANTING SCALE: NTS



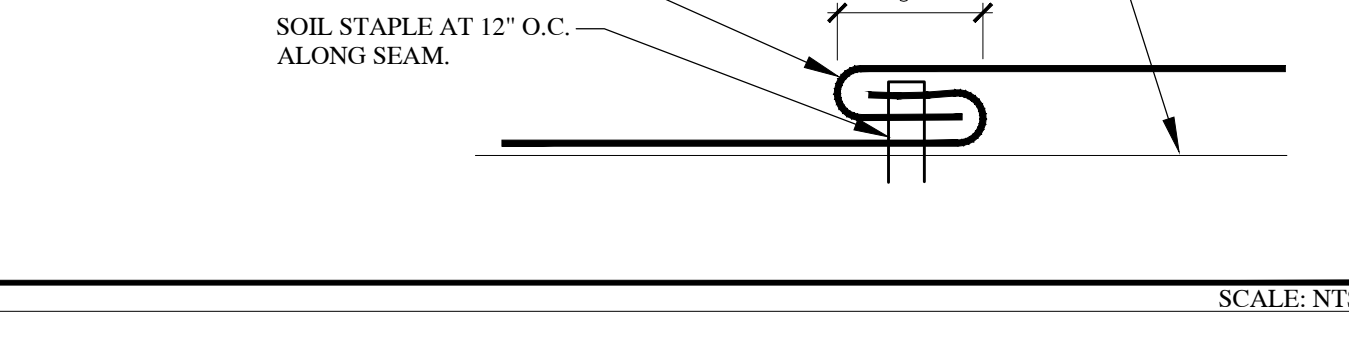
6 SOD LAYING AND EDGE SCALE: NTS



7 CONCRETE MOW CURB SCALE: NTS



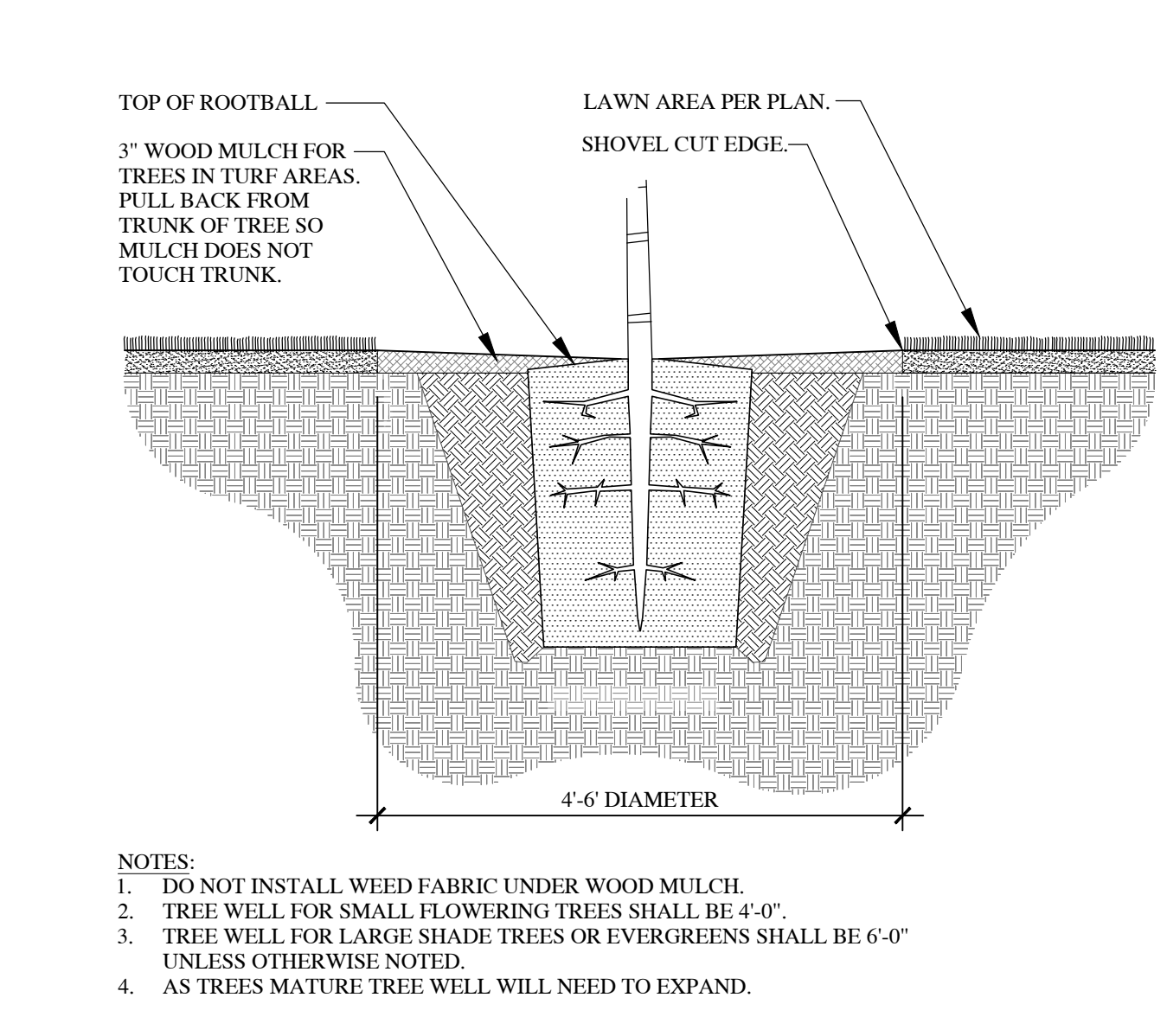
8 COBBLE ROCK AND WEED BARRIER FABRIC SCALE: NTS



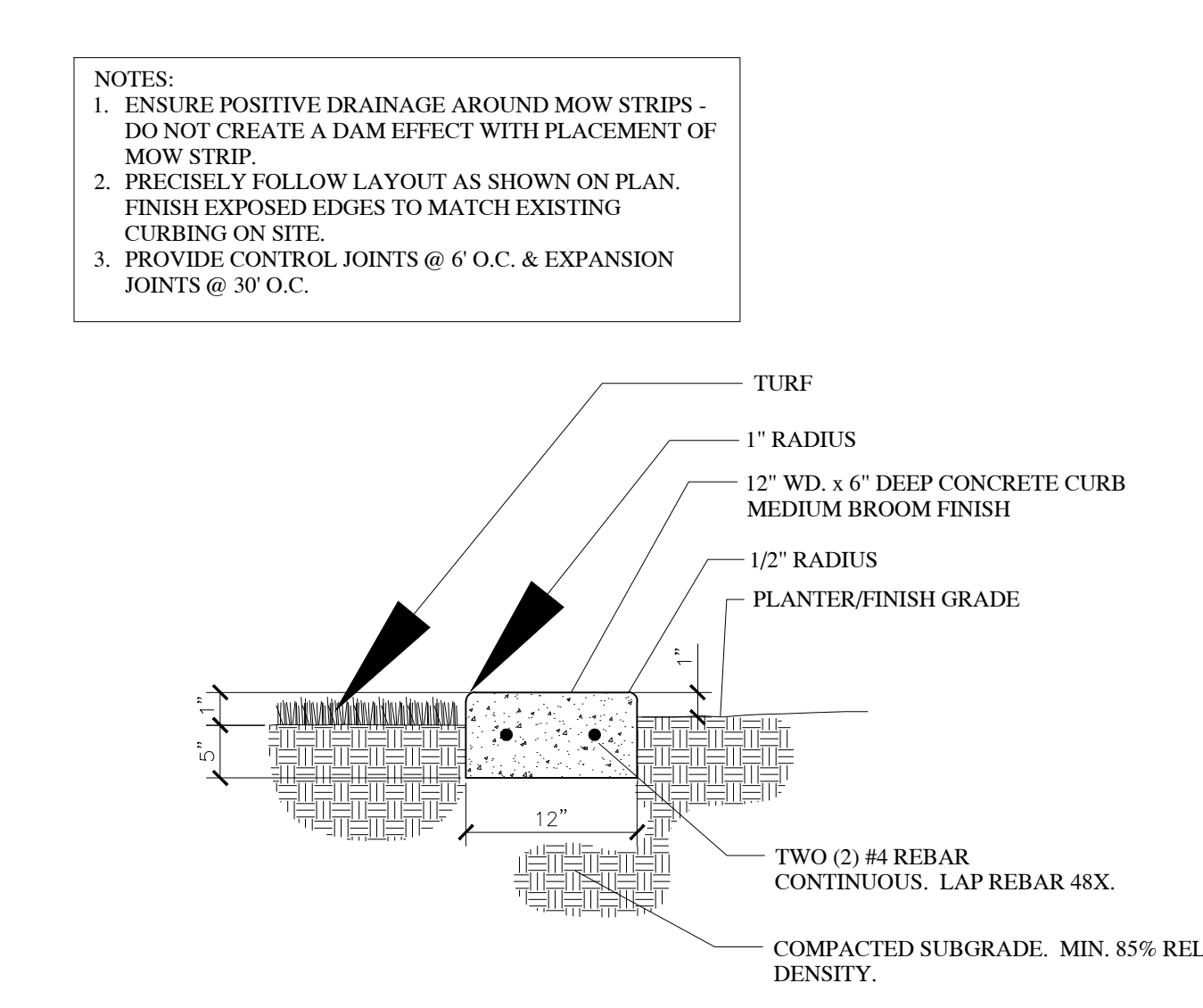
9 EASTLAKE LOT 5 VINEYARD PROPERTIES OF UTAH SCALE: NTS



10 EASTLAKE LOT 5 VINEYARD PROPERTIES OF UTAH SCALE: NTS



11 EASTLAKE LOT 5 VINEYARD PROPERTIES OF UTAH SCALE: NTS



12 EASTLAKE LOT 5 VINEYARD PROPERTIES OF UTAH SCALE: NTS



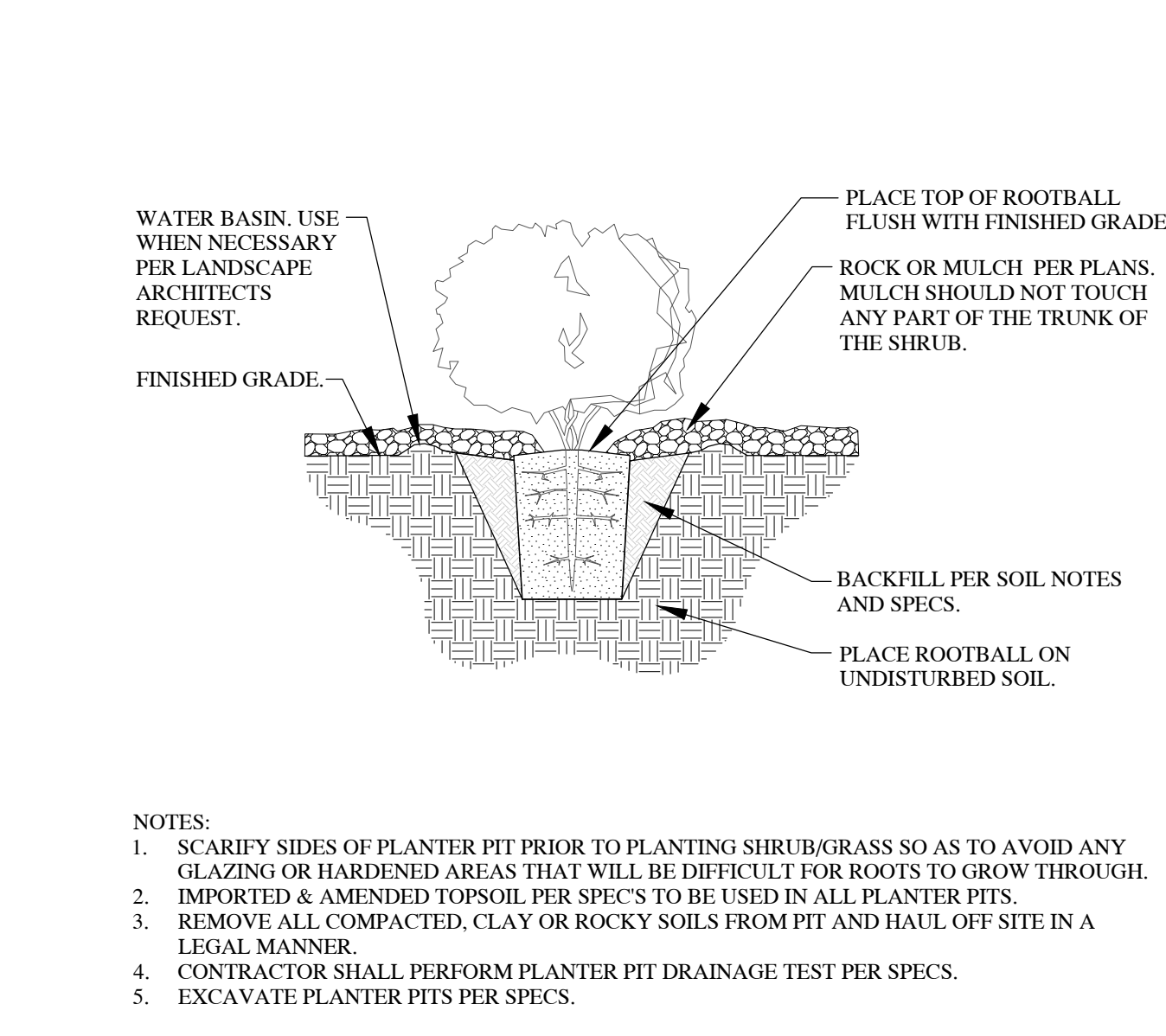
13 EASTLAKE LOT 5 VINEYARD PROPERTIES OF UTAH SCALE: NTS



14 EASTLAKE LOT 5 VINEYARD PROPERTIES OF UTAH SCALE: NTS



15 EASTLAKE LOT 5 VINEYARD PROPERTIES OF UTAH SCALE: NTS



16 EASTLAKE LOT 5 VINEYARD PROPERTIES OF UTAH SCALE: NTS



17 EASTLAKE LOT 5 VINEYARD PROPERTIES OF UTAH SCALE: NTS



18 EASTLAKE LOT 5 VINEYARD PROPERTIES OF UTAH SCALE: NTS



19 EASTLAKE LOT 5 VINEYARD PROPERTIES OF UTAH SCALE: NTS



20 EASTLAKE LOT 5 VINEYARD PROPERTIES OF UTAH SCALE: NTS



CALL BEFORE YOU DIG!
IT'S THE LAW
800-832-8328

17 North 470 West American Fork, Utah 84003
801-756-3443 www.in-sitedesigngroup.com

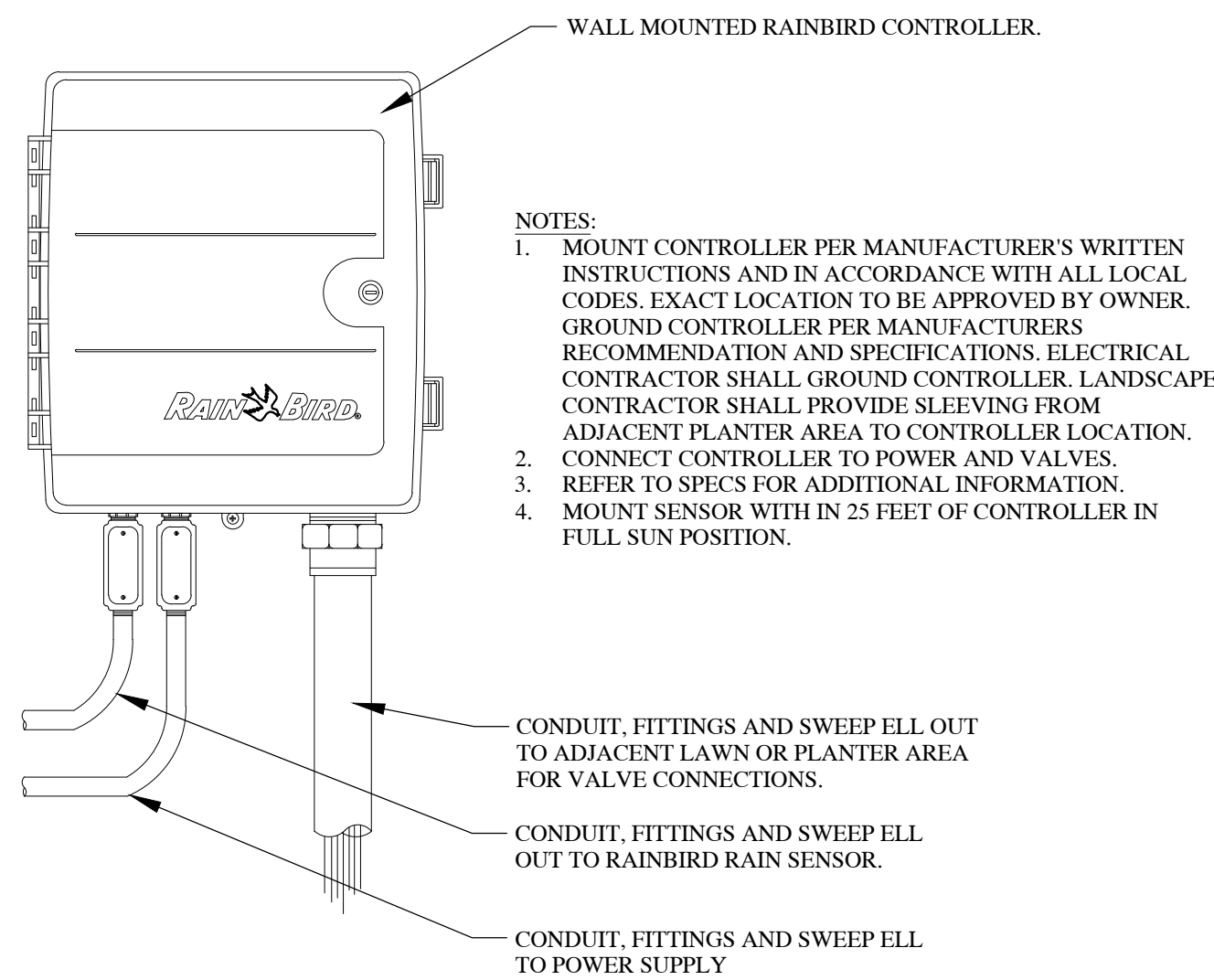
CONSULTANTS:
DARREN G. WILSON
NO. 358187

STAMP
PROJECT
SHEET TITLE

PLANTING DETAILS

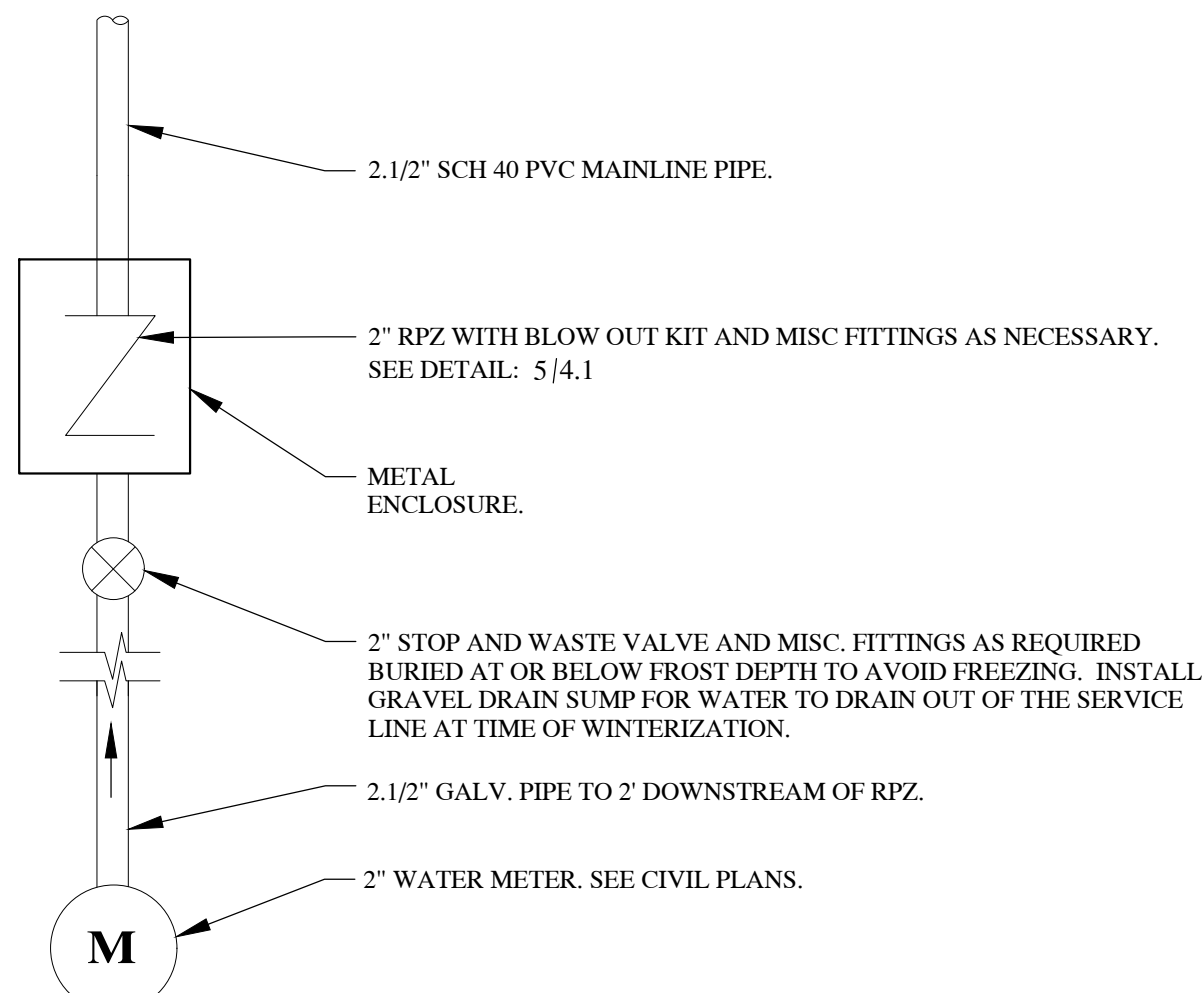
DRAWN BY: LCS
CHECKED: DGW
DATE: 12-28-2020
REVISIONS:
JOB NO. 20-150
SHEET: LS3.1

THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006



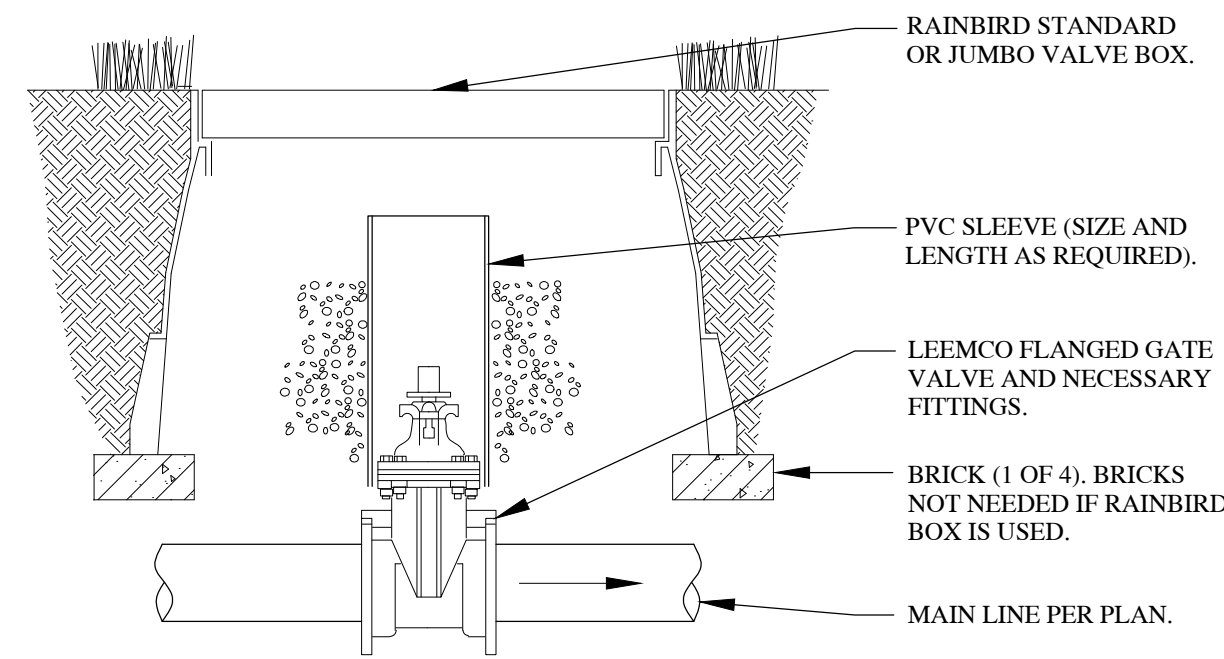
1 CONTROLLER WITH SENSOR

SCALE: NTS



2 2.1/2" POINT OF CONNECTION

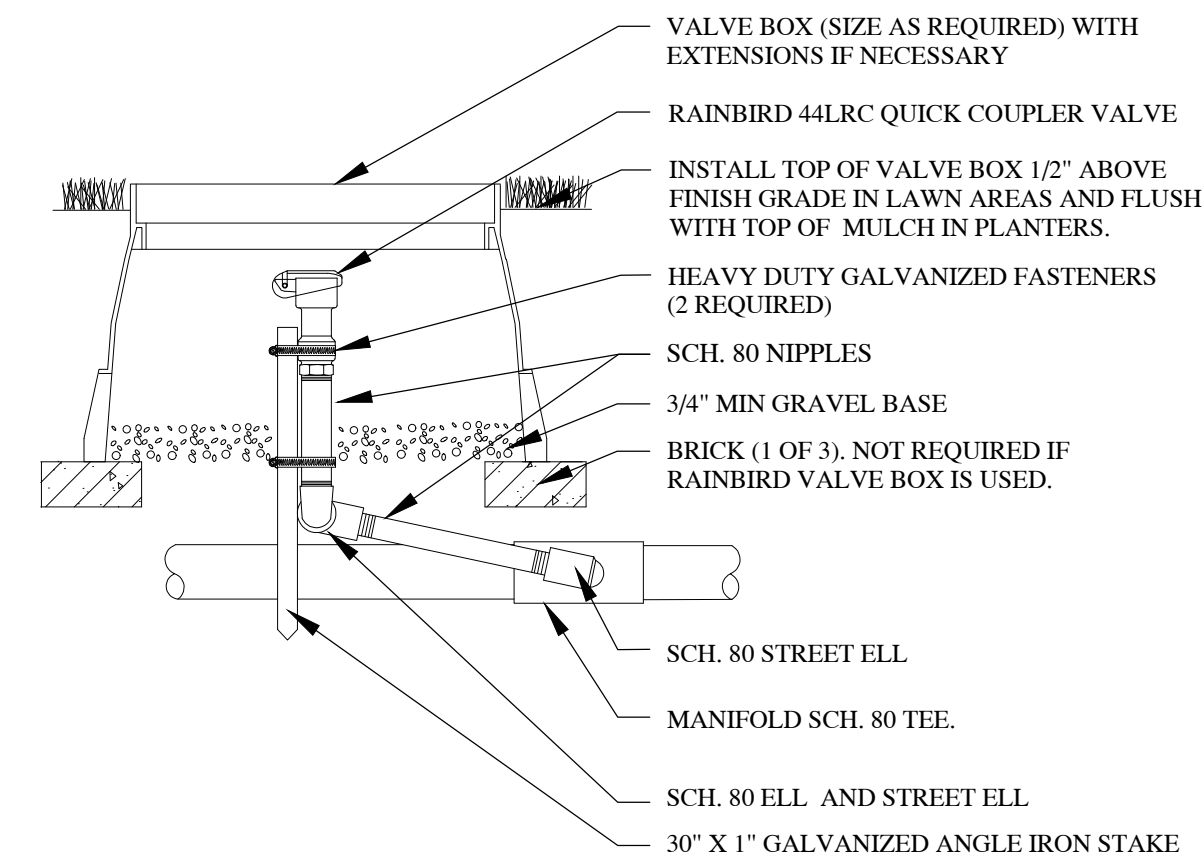
SCALE: NTS



- NOTES:**
1. PROVIDE OWNER WITH (2) OPERATING KEYS.
 2. INSTALL FLANGE X BELL ADAPTER TO CONNECT PVC PIPE TO LEEMCO VALVE.
 3. LINE SIZE ISOLATION VALVES AND FITTING.

3 MAINLINE GATE VALVE

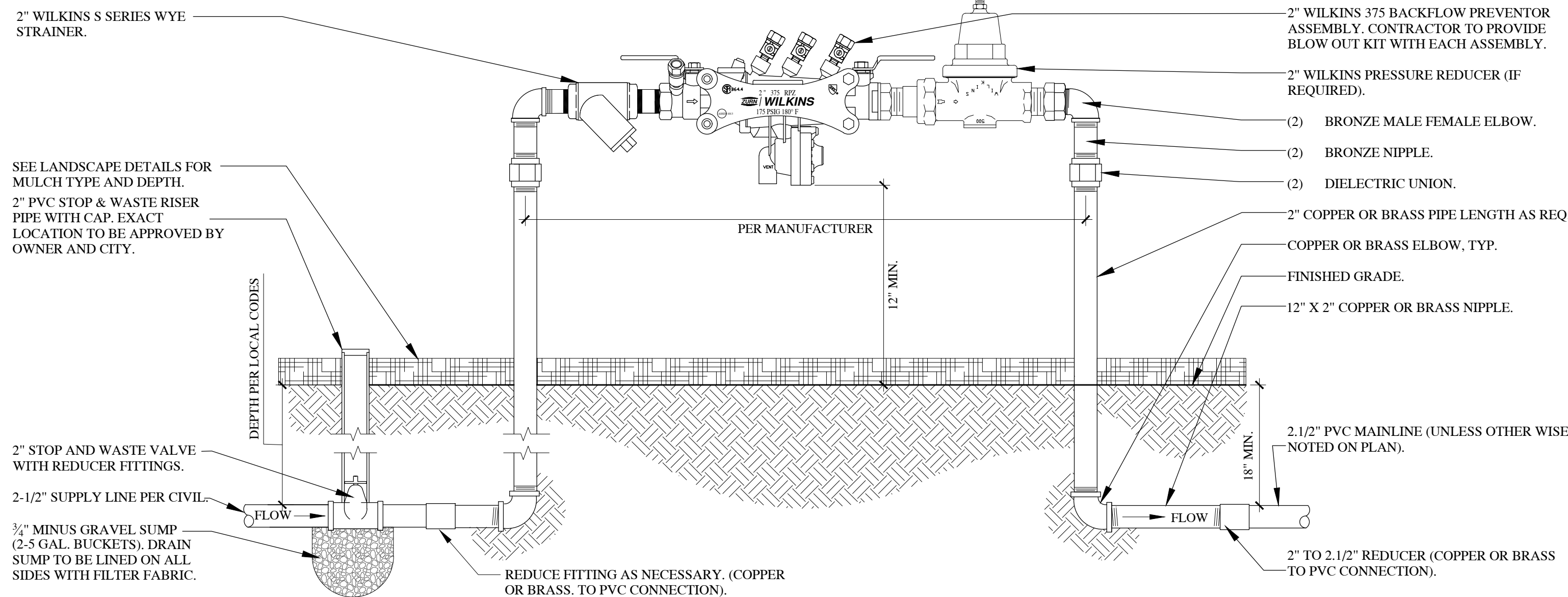
SCALE: NTS



- NOTES:**
1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
 2. WRAP ALL THREADS WITH TEFLON TAPE. 1 1/2 TO 2 WRAPS MAXIMUM.
 3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
 4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.
 5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.
 6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH THE RPZ AND QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR. TYP.
 7. SCH 80 PVC TEE OR ELLS CAN BE USED ON ALL QUICK COUPLERS EXCEPT AT POINT OF CONNECTION (IF QUICK COUPLER(S) ARE INSTALLED AT THE POINT OF CONNECTION). ALL QUICK COUPLER FITTINGS AND NIPPLES AT P.O.C. QUICK COUPLER(S) TO BE GALVANIZED.

4 QUICK COUPLER VALVE

SCALE: NTS

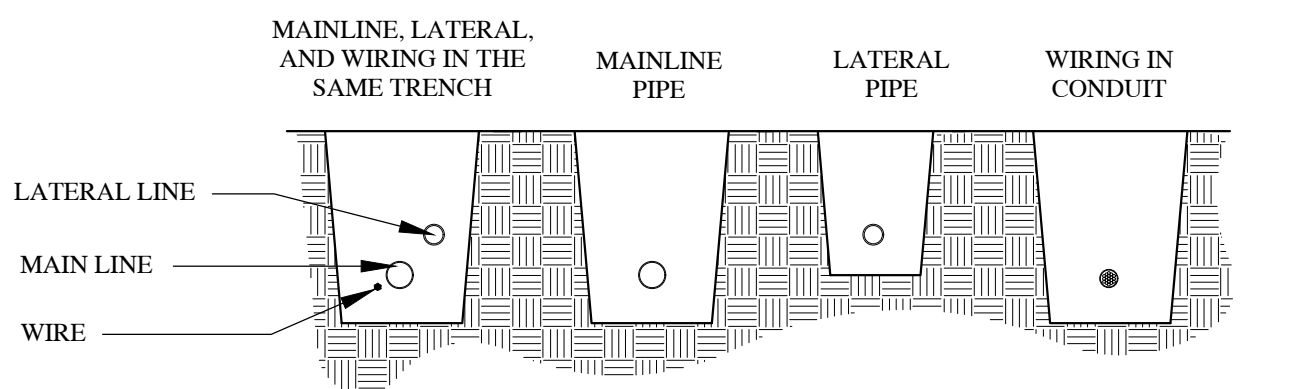


BACKFLOW PREVENTOR NOTES:

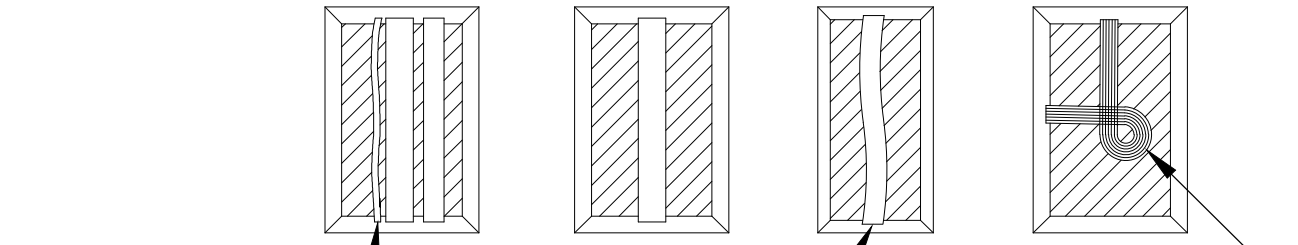
1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
2. WHEN UNIT IS NEXT TO STRUCTURE (i.e. WALL BUILDING, ETC.) MOUNT TEST COCKS ON SIDE AWAY FROM STRUCTURE.
3. PROVIDE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON HOW TO DRAIN ENTIRE BACKFLOW UNIT TO PREVENT FREEZING. CONTRACTOR TO PROVIDE BLOW OUT KIT FROM MANUFACTURER.
4. CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR PROPER RPZ INSTALLATION.
5. INSTALL METAL INCLOSURE OVER RPZ. OWNER TO SPECIFY EXACT TYPE.
6. RPZ TO BE WINTERIZED AS NECESSARY TO PREVENT FREEZING. INSULATION IS REQUIRED TO PREVENT RPZ FROM FREEZING TEMPERATURES BEFORE SYSTEM IS BLOWN OUT FOR THE SEASON. CONTRACTOR SHALL INSTALL INSULATION BLANKET FOR RPZ.
7. WHERE CORROSION IS POSSIBLE, USE A DIELECTRIC UNION WHEREVER A COPPER BASED METAL (COPPER, BRASS, BRONZE) IS JOINED TO AN IRON-BASED METAL (IRON, GALVANIZED STEEL, STAINLESS STEEL).

5 2" BACKFLOW PREVENTOR

SECTION VIEW



PLAN VIEW



RUN WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10-FOOT INTERVALS.

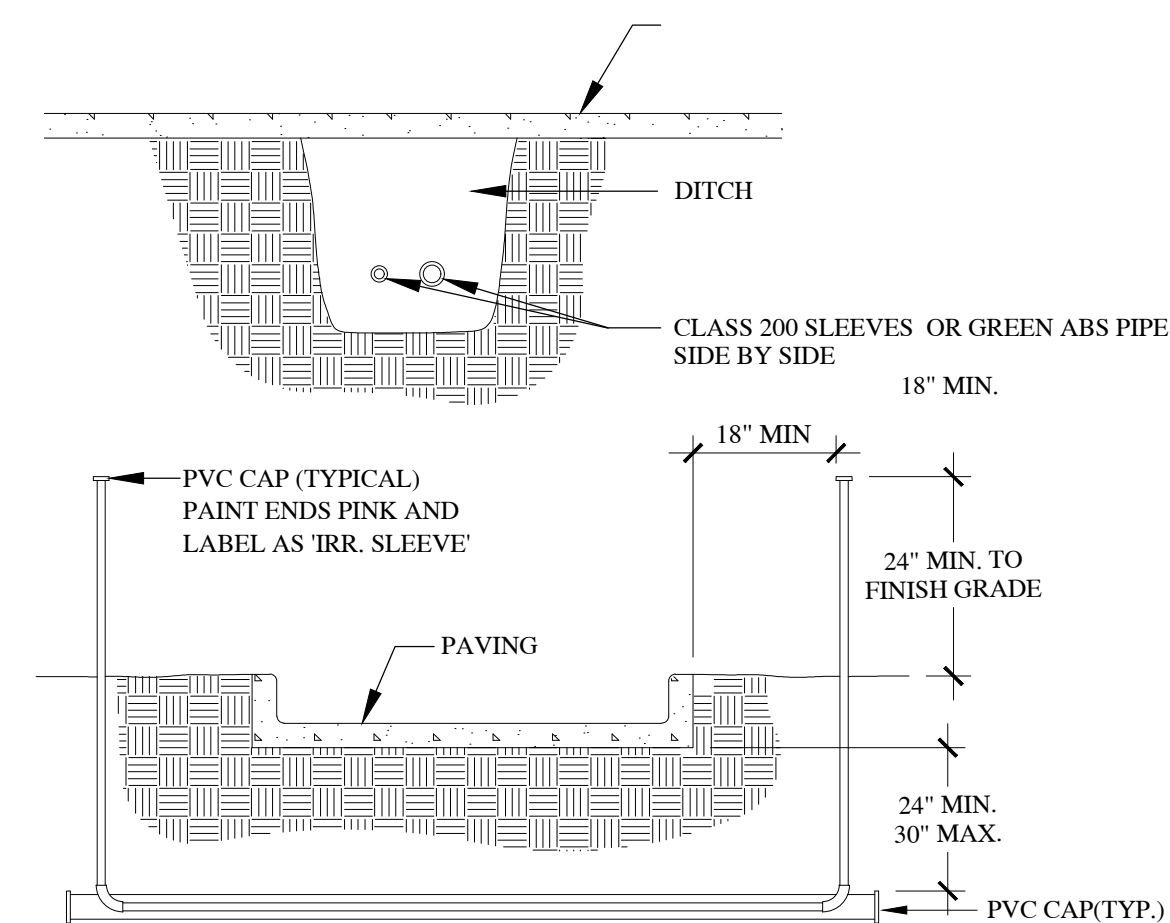
ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN.

TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

- NOTES:**
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS (WITH CLASS 200 OR SCH. 40 OR SCH. 80 PER SPECS.) TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
 2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE NOTES AND SPECS.
 3. NO LINE VOLTAGE WIRING SHALL BE ALLOWED IN IRRIGATION TRENCHES.

7 PIPE, WIRE, AND TRENCH

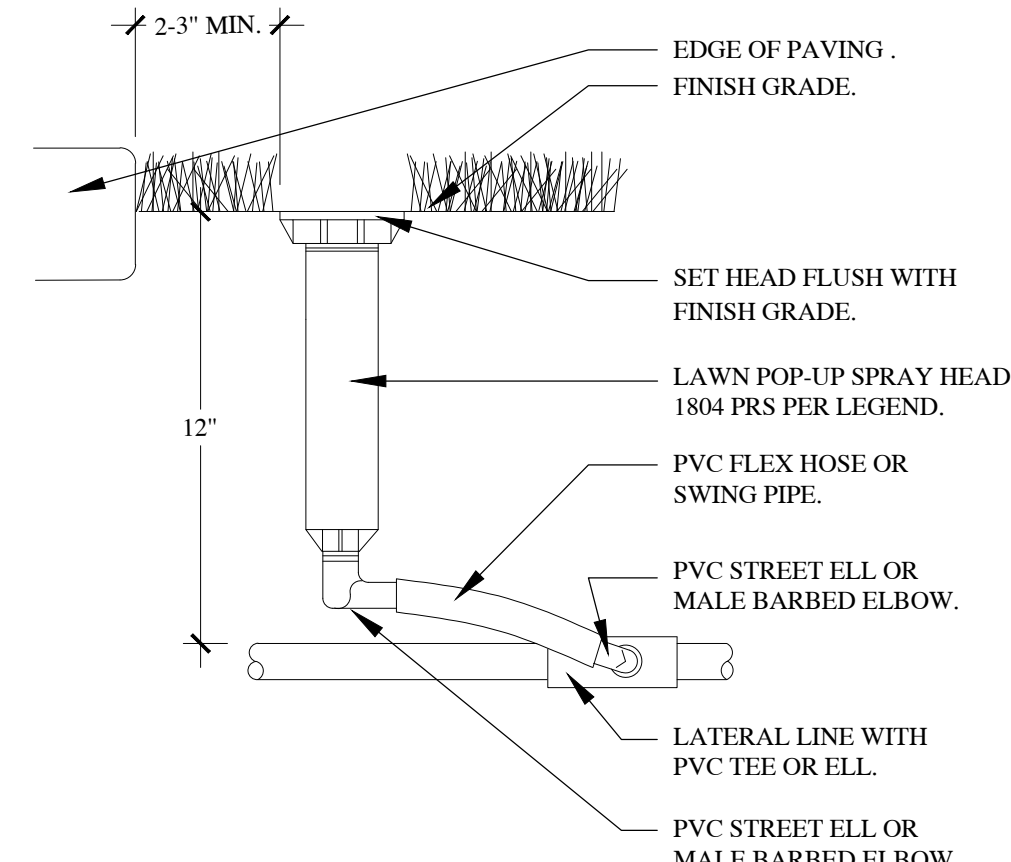
SCALE: NTS



- NOTE:**
1. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
 2. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.

8 SLEEVING

SCALE: NTS



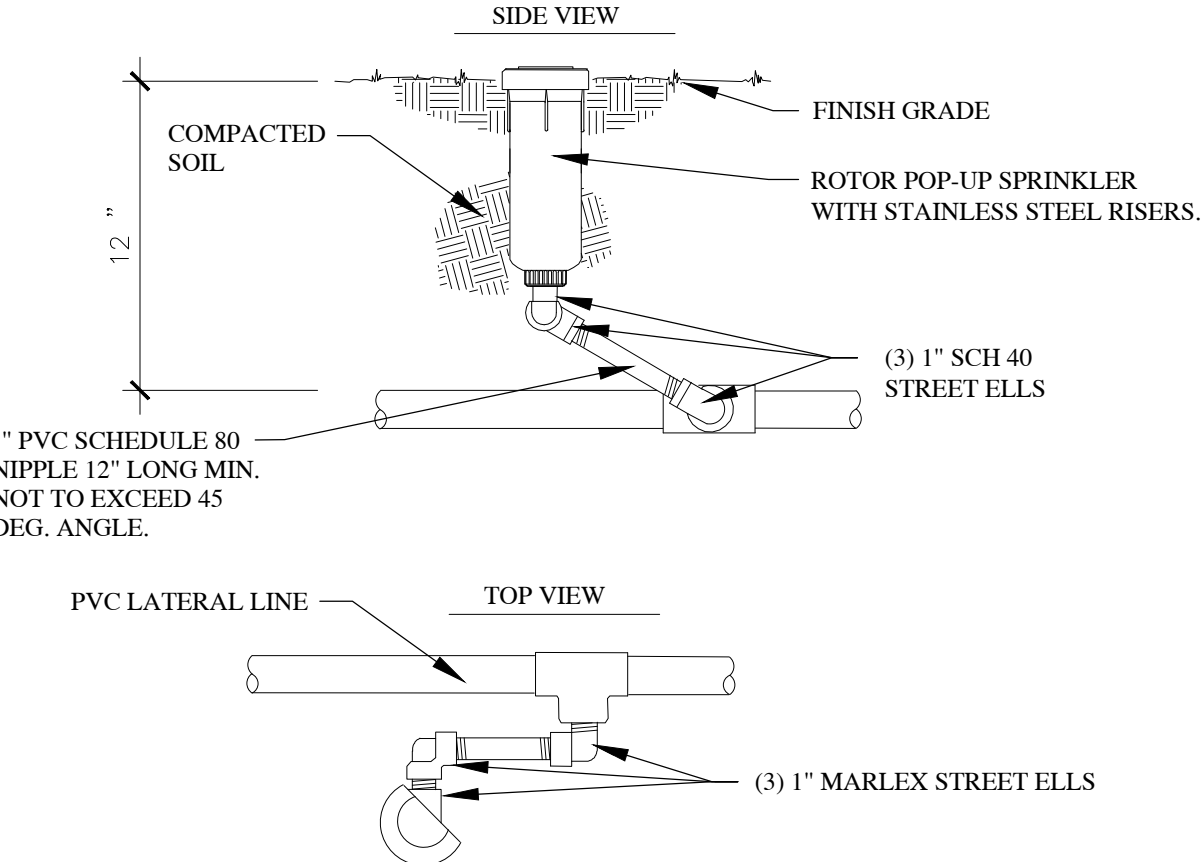
- NOTE:**
1. USE VAN OR HE VAN NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK AND BUILDING.
 2. LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.
 3. INSTALL SAM FEATURE FOR SLOPED LAWN AREAS WHERE LOW HEAD DRAINAGE MAY OCCUR.

9 POP-UP SPRAY

SCALE: NTS

6 TRENCH SECTION

SCALE: NTS



- NOTES:**
1. INSTALL ROTORS 2"-3" AWAY FROM HARDSCAPE PAVING AND 12" AWAY FROM WALLS, BUILDINGS, FENCES OR OTHER STRUCTURES.
 2. ALL ROTORS TO HAVE STAINLESS STEEL RISERS.
 3. FOR ROTORS WITH FLOWS LESS THAN 8 GPM, STREET ELLS, TEES AND NIPPLES MAY BE 1/2" IN SIZE.
 4. LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.

10 ROTOR HEAD

SCALE: NTS



InSite
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.3443 www.in-sitedesigngroup.com
architect@in-sitedesigngroup.com

CONSULTANTS:



STAMP

EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT:

SHEET TITLE:

**IRRIGATION
DETAILS**

DRAWN BY: LCS

CHECKED: DGW

DATE: 12-28-2020

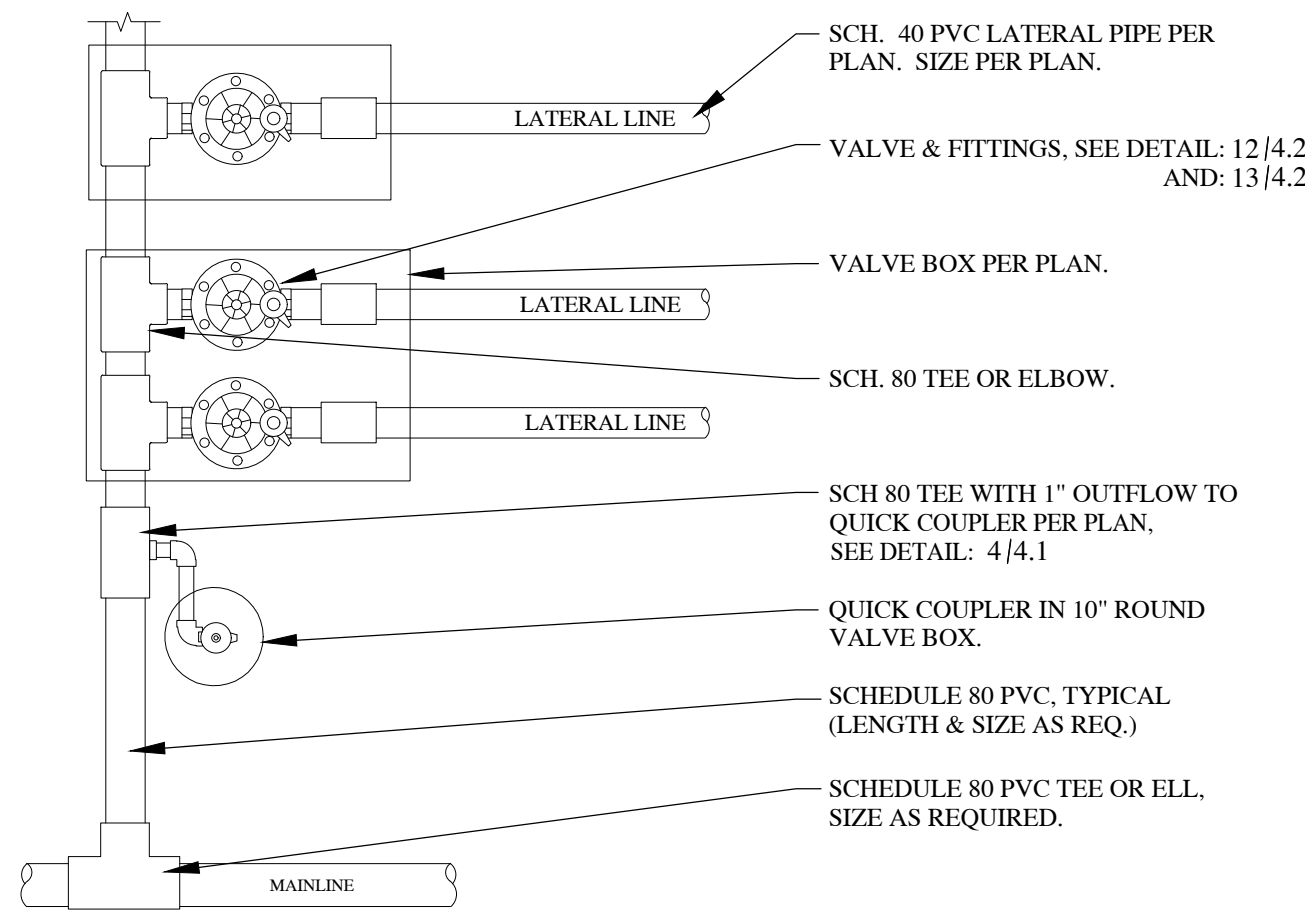
REVISIONS:

JOB NO. 20-150

SHEET:

LS4.1

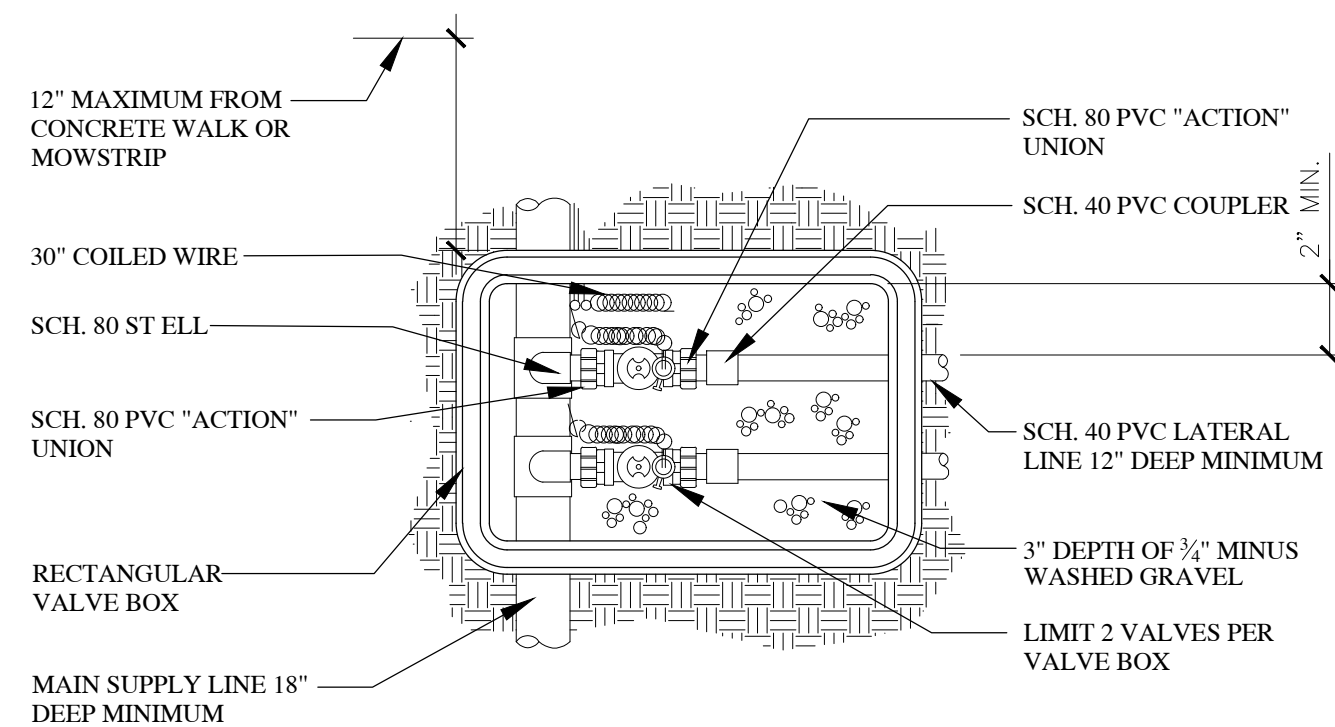
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006



- NOTES:
1. ALL VALVE MANIFOLD PIPING AND FITTINGS TO BE SCH. 80 FITTINGS, UNLESS THERE IS A DRIP ZONE ALL BY ITSELF IN WHICH CASE THE PIPING SHALL BE SIZED PER THE FLOW OF THE DRIP ZONE.
 2. MODIFY MANIFOLD AS NECESSARY DEPENDING ON HOW MANY VALVES ARE IN A CLUSTER.
 3. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.

VALVE MANIFOLD

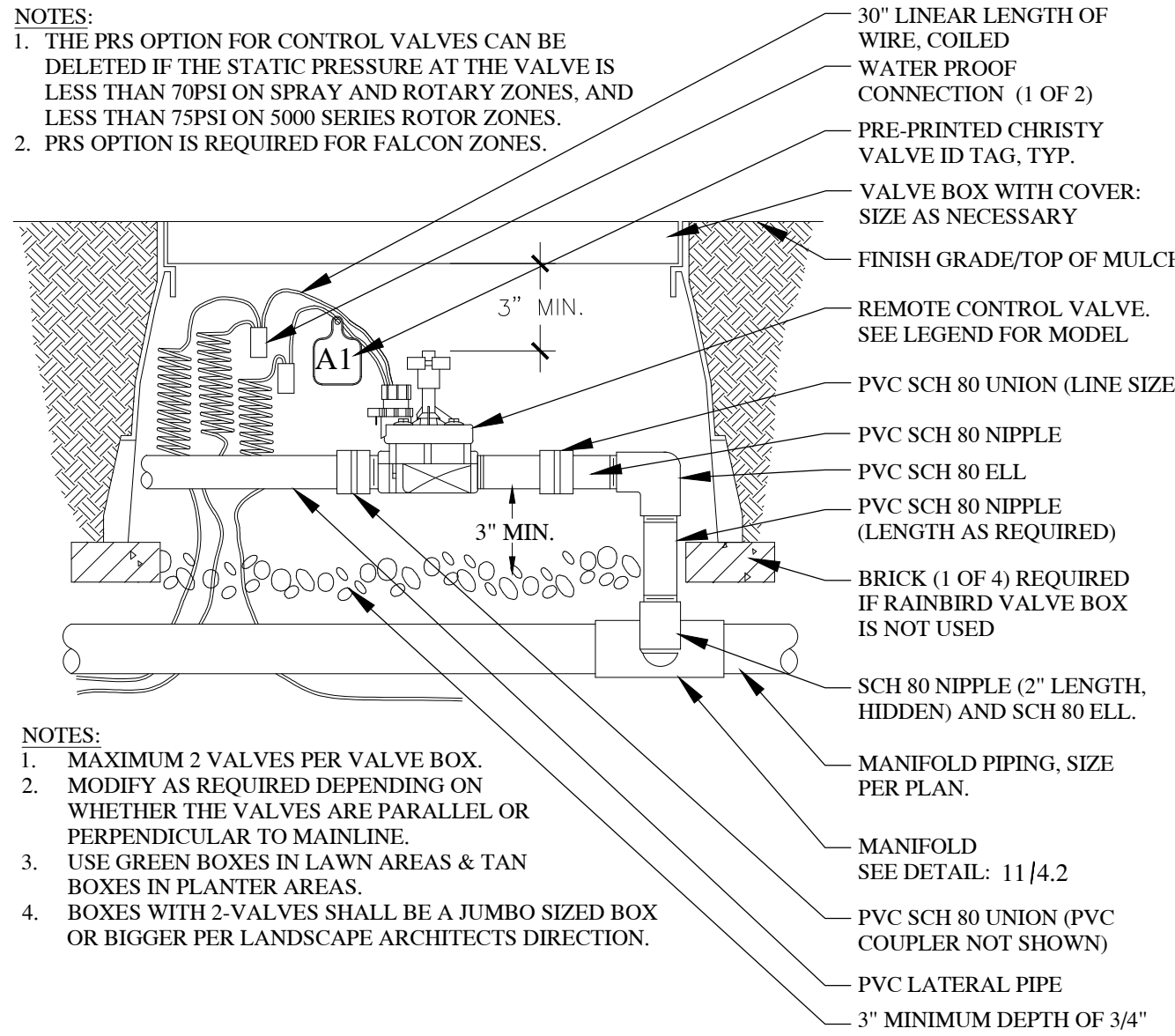
SCALE: NTS



- NOTE:
1. ADD PRE-PRINTED CHRISTY I.D. TAGS TO ALL NEW CONTROL VALVES AND CONTROL ZONE KITS. COORDINATE AND LABEL ALL CONTROL WIRE AT CONTROLLER WITH EACH VALVE IN THE FIELD, TYP.

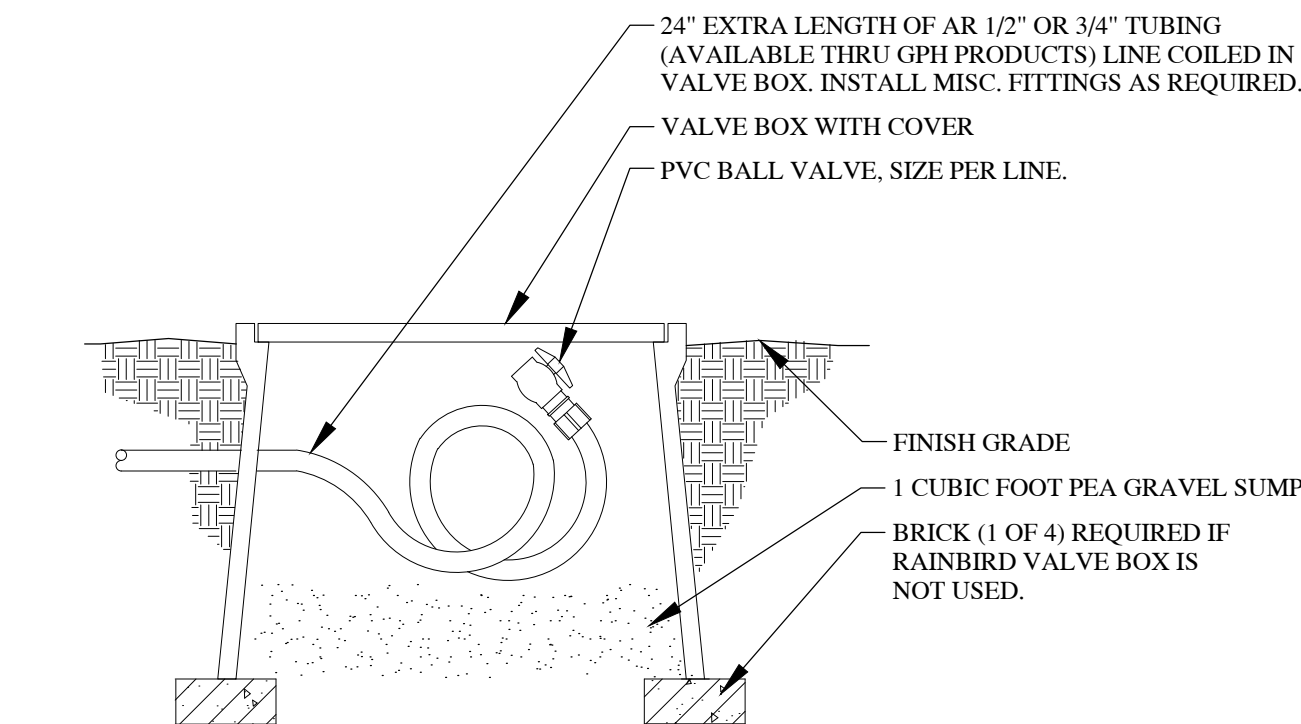
VALVE ASSEMBLY

SCALE: NTS



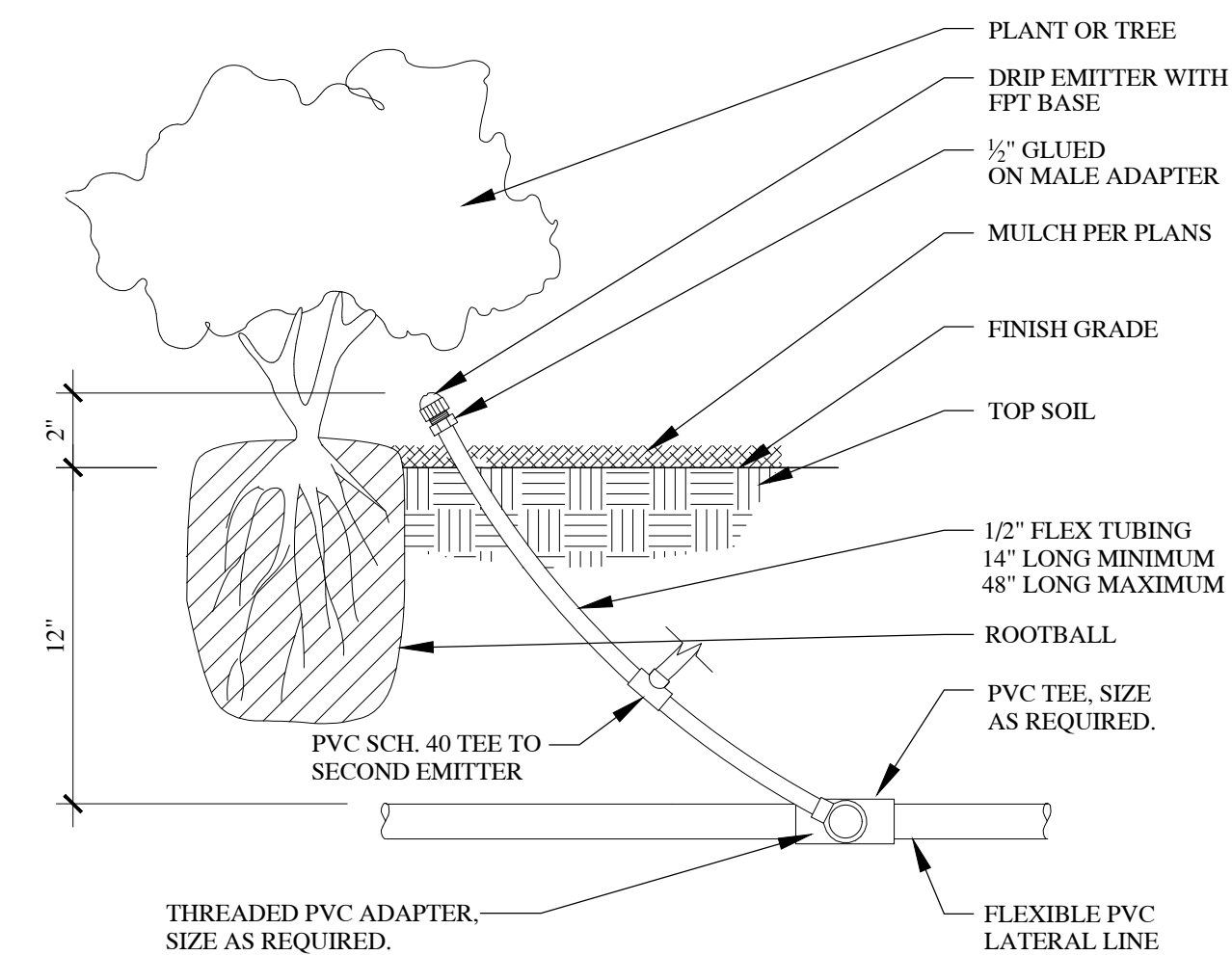
- NOTES:
1. MAXIMUM 2 VALVES PER VALVE BOX.
 2. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.
 3. USE GREEN BOXES IN LAWN AREAS & TAN BOXES IN PLANTER AREAS.
 4. BOXES WITH 2-VALVES SHALL BE A JUMBO SIZED BOX OR BIGGER PER LANDSCAPE ARCHITECTS DIRECTION.

CONTROL VALVE



DRIP LINE FLUSH CAP

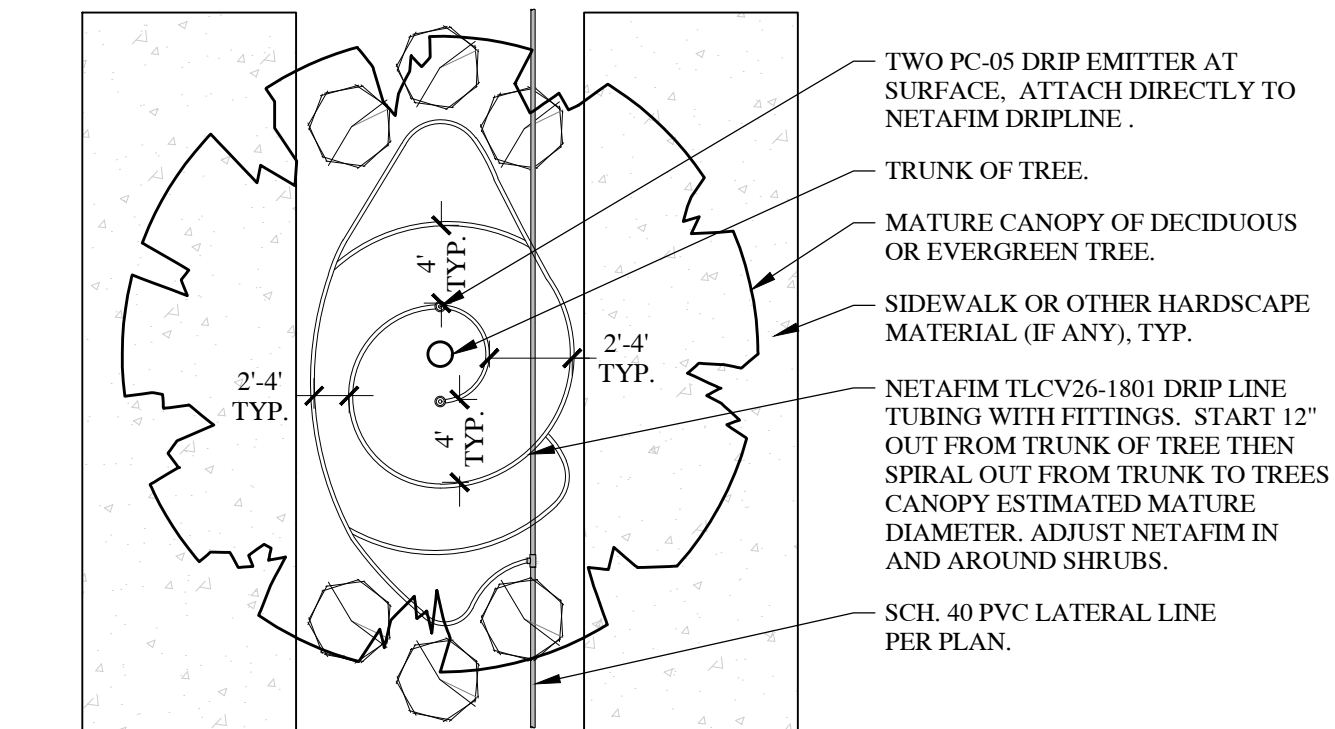
SCALE: NTS



- NOTE:
1. FOR LAYOUT OF MULTIPLE SHRUBS, CONTRACTOR SHALL USE TEES AS NECESSARY. FOR LAYOUT INFORMATION, SEE DETAIL 19/4.2

DRIP EMITTER

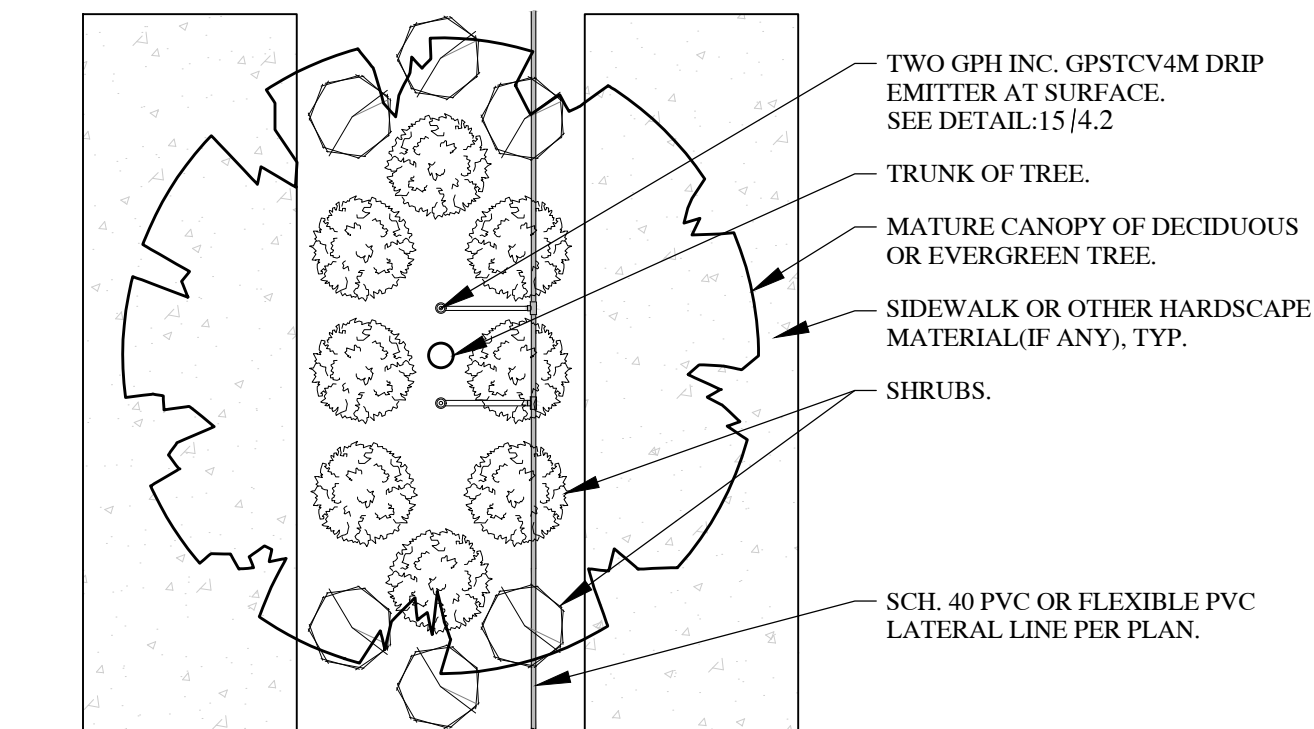
SCALE: NTS



- NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
 2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
 3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
 4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
 5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
 6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

TREE DRIP WITH PARTIAL PLANTING UNDER CANOPY

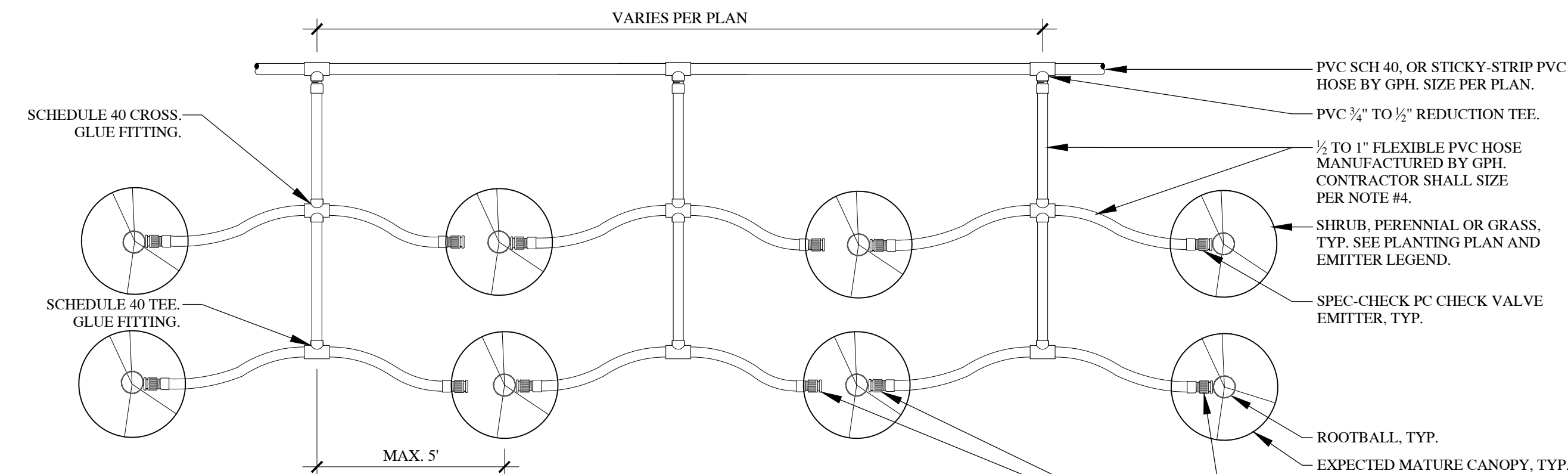
1" = 1'-0"



- NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
 2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
 3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
 4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
 5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
 6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

TREE DRIP WITH FULL PLANTING UNDER CANOPY

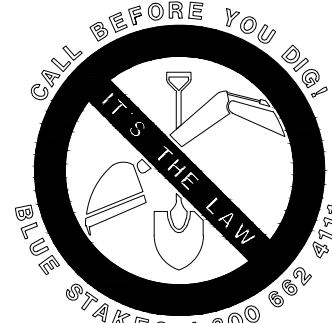
1" = 1'-0"



- NOTES:
1. EMITTER SPACING SHALL BE BASED ON PLANT SPACING. INSTALL ALL IRRIGATION USING THE COMPONENTS DESCRIBED ABOVE.
 2. IRRIGATION EQUIPMENT SHALL BE COMPLETELY INSTALLED PRIOR TO PLANT LAYOUTS.
 3. ADJUST IRRIGATION SPACING TO ACCOMMODATE FINAL PLANT LAYOUT.
 4. 1/2\"/>
 5. AT OWNERS DISCRETION, A LESS EXPENSIVE DRIP SYSTEM MAY BE INSTALLED. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, SUBMITTAL CUT SHEETS AND POTENTIAL COST SAVINGS TO OWNER. HOWEVER, THE OWNER AND LANDSCAPE ARCHITECT MUST APPROVE ALL CHANGES IN MATERIALS AND CONSTRUCTION PRACTICES IF DIFFERENT FROM THE PLAN.
 6. SMALL EVERGREEN TREES MAY NEED FEWER EMITTERS. CONSULT WITH THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLING IRRIGATION TO DETERMINE QUANTITY OF EMITTERS.
 7. SEE IRRIGATION SHEET FOR DRIP EMITTER LEGEND.
 8. USE IPS WELDON 795 GLUE AND P70 PRIMER PER GPH INC. SPECIFICATIONS.
 9. DO NOT INSTALL PIPE, FITTINGS, OR GLUE IN TEMPERATURES BELOW 40 DEGREES. SEE MANUFACTURER SPECIFICATIONS FROM MORE INFORMATION.

GPH DRIP EMITTER PLAN VIEW

SCALE: NTS



InSite
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801-756-2443 www.in-sitedesigngroup.com
architect@in-sitedesigngroup.com

CONSULTANTS:



STAMP

EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT:

SHEET TITLE:

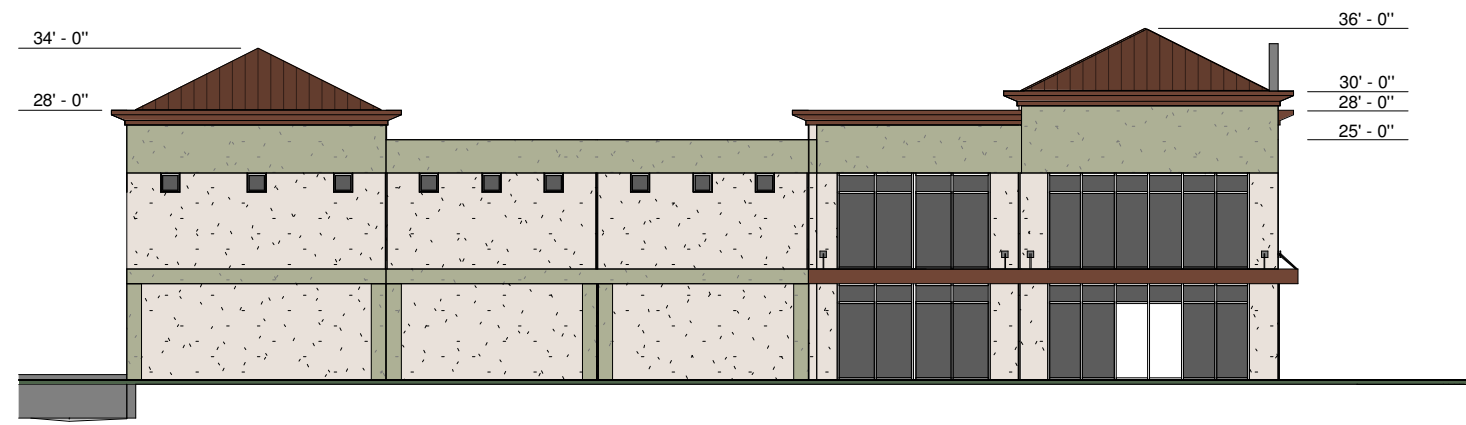
**IRRIGATION
DETAILS**

DRAWN BY: **LCS**
CHECKED: **DGW**
DATE: **12-28-2020**
REVISIONS:
JOB NO. **20-150**

SHEET:
LS4.2

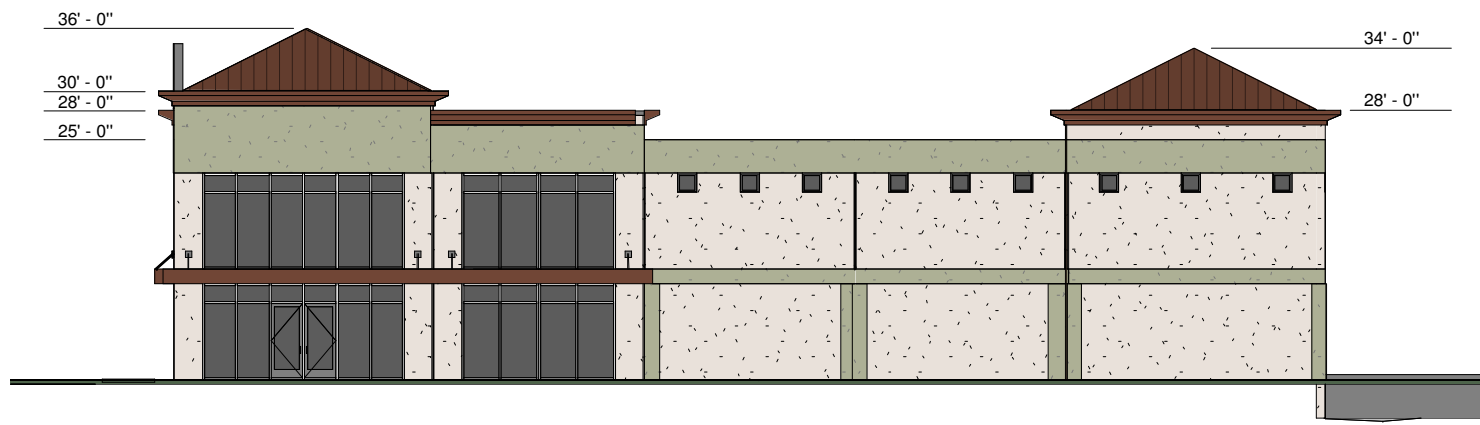
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF IN-SITE DESIGN GROUP. DO NOT COPY OR REPRODUCE IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF IN-SITE DESIGN GROUP. COPYRIGHT © 2006

2/12/2021 9:42:14 AM Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow\LOT 5- 2021 SITE ALL BUILDINGS.rvt



NORTH ELEVATION BUILDING B

SCALE 1" = 20'-0"

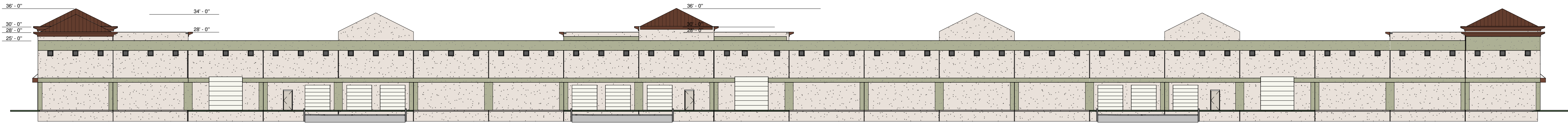


SOUTH ELEVATION BUILDING B

SCALE 1" = 20'-0"

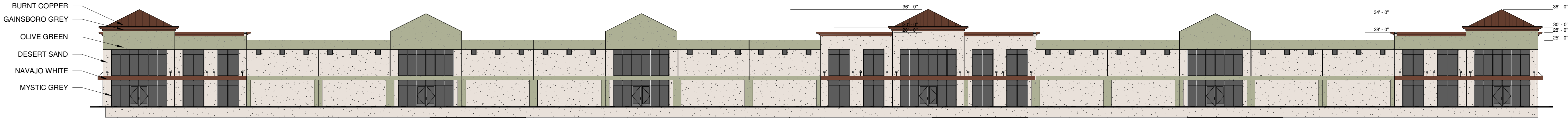
COLOR LEGEND

- | | | | |
|--|--|--|---|
| | TERRA COTTA LPP/7 S/W 2002
(METAL ROOFING) | | DESTINY FN275 SW 6274
(PERSONNEL & OVERHEAD DOORS) |
| | PLYMOUTH GREEN EPP 57 SW 2852
(WALL BAND HIGHLIGHT) | | GREY (GLAZING TINT) |
| | MAUVE TINGE R-V/R S SW 6280
(PRIMARY WALL COLOR) | | DARK BRONZE ASCBP.COM
(FLASHING & TRIM FOR STOREFRONT) |



EAST ELEVATION BUILDING B

SCALE 1" = 20'-0"



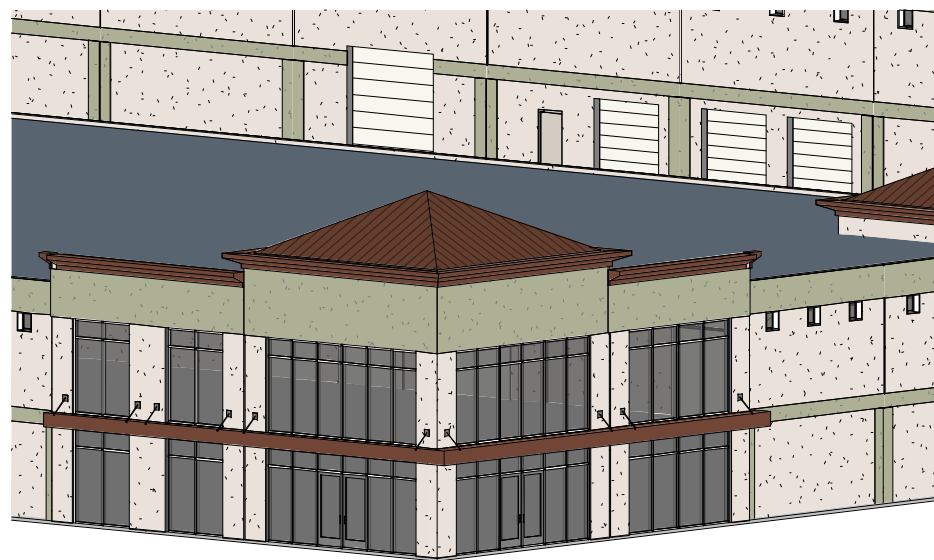
WEST ELEVATION BUILDING B

SCALE 1" = 20'-0"



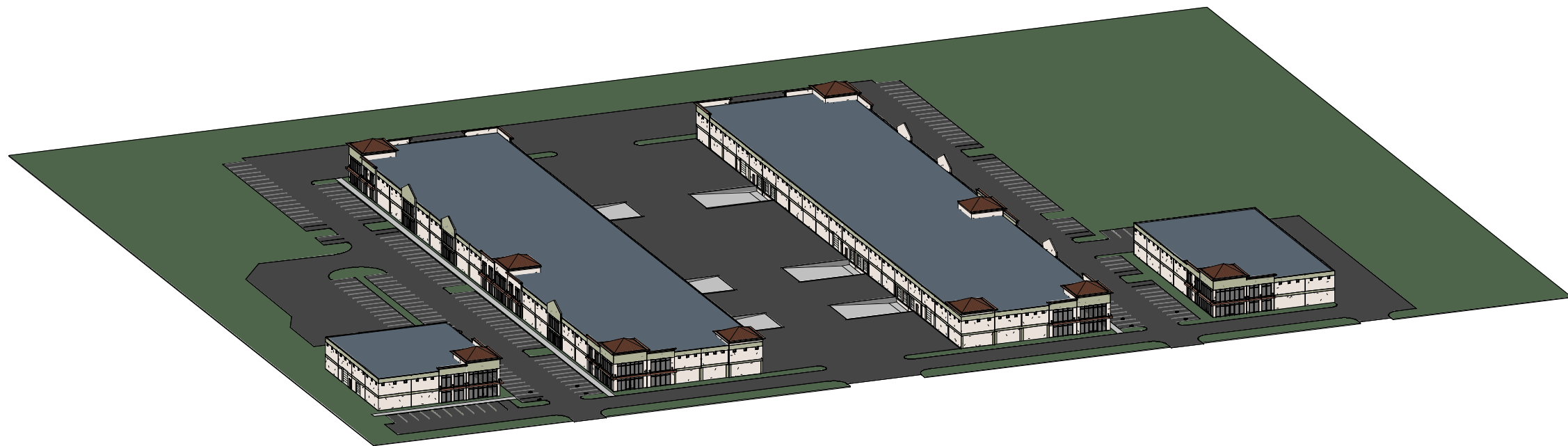
BUILDING B BUILDING B (& C REVERSED)

SCALE



BUILDING -CORNER

SCALE



3D SITE

SCALE

REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275

NO. 123134
GUILFORD A
BAND
02-11-2020
STATE OF UTAH

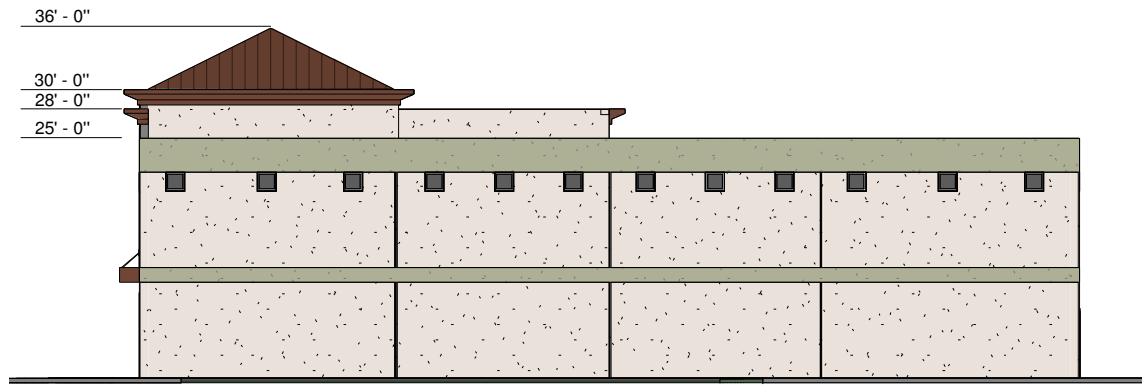
© Copyright 2020, Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

Eastlake Lot 5
Vineyard Properties of Utah
71 East 1750 North
Vineyard, UT

SHEET NO.
A-0.7

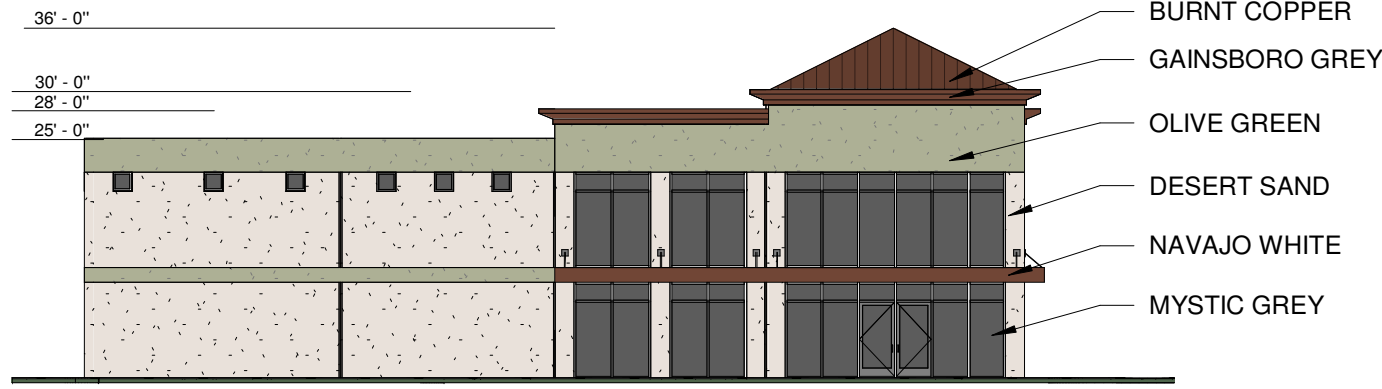
DATE
02-11-2020

2/12/2021 9:42:16 AM Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow\LOT 5- 2021 SITE ALL BUILDINGS.rvt



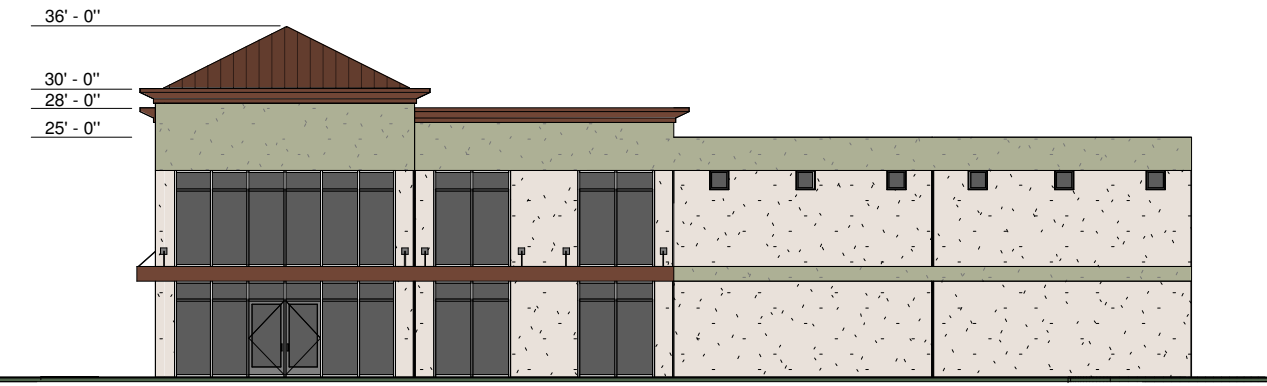
NORTH ELEVATION BUILDING A

SCALE 1" = 20'-0"



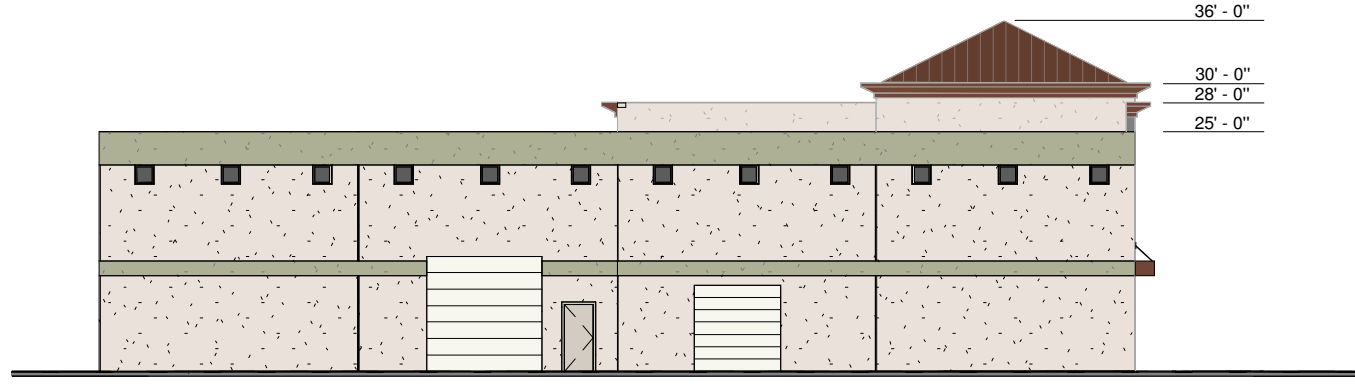
SOUTH ELEVATION BUILDING A

SCALE 1" = 20'-0"



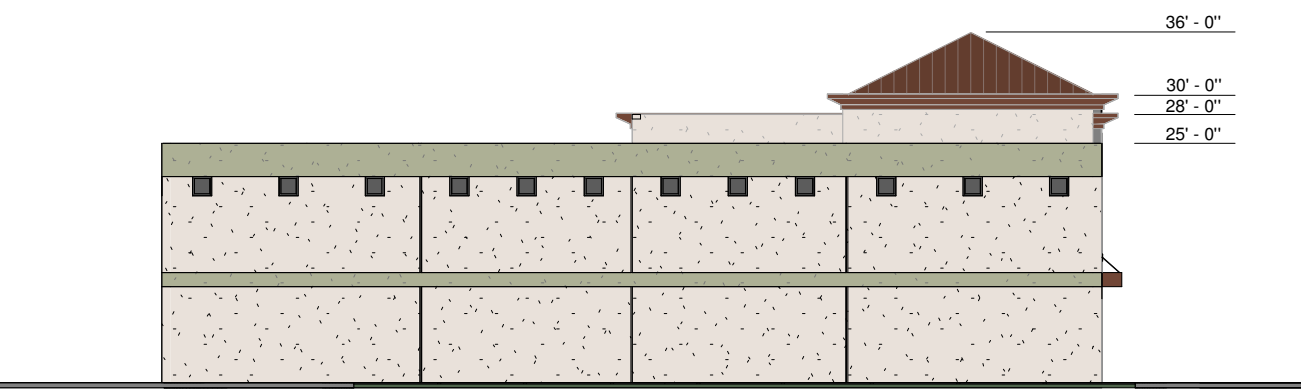
EAST ELEVATION BUILDING A

SCALE 1" = 20'-0"



WEST ELEVATION BUILDING A

SCALE 1" = 20'-0"



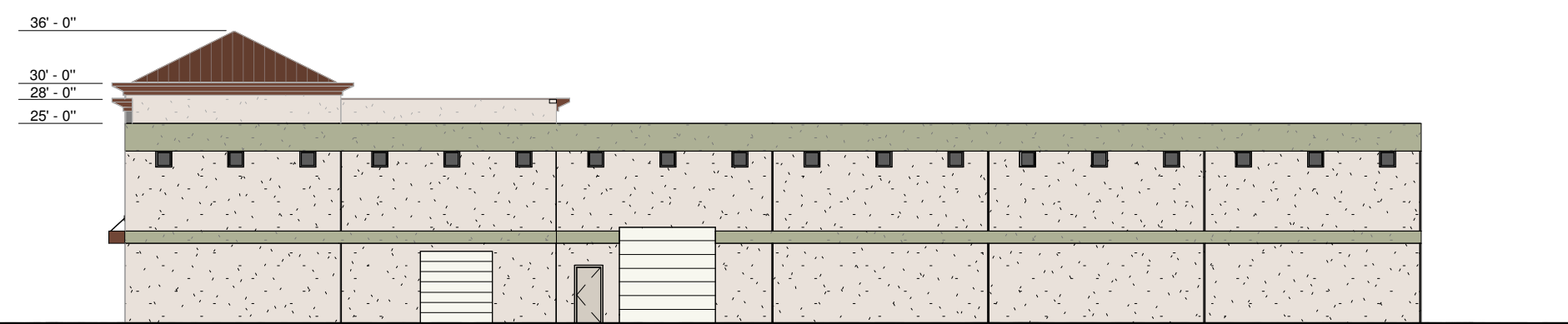
NORTH ELEVATION BUILDING D

SCALE 1" = 20'-0"



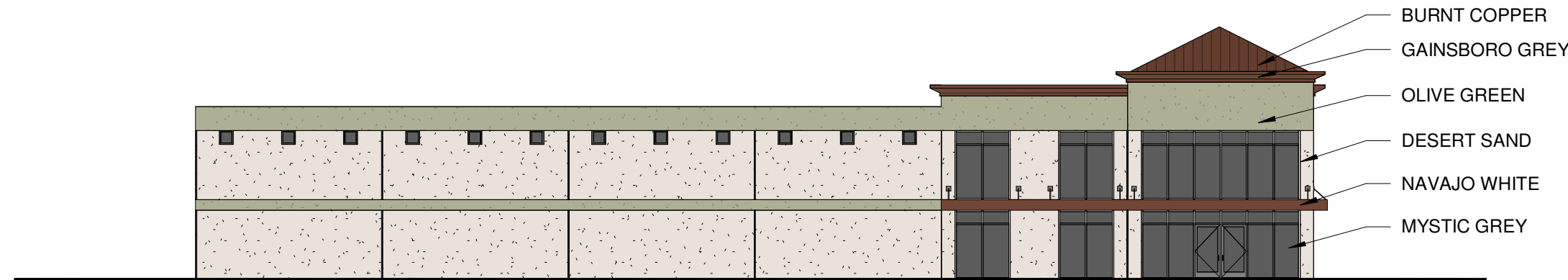
SOUTH ELEVATION BUILDING D

SCALE 1" = 20'-0"



EAST ELEVATION BUILDING D

SCALE 1" = 20'-0"



WEST ELEVATION BUILDING D

SCALE 1" = 20'-0"

COLOR LEGEND

	TERRA COTTA LPP/7 S/W 2002 (METAL ROOFING)		DESTINY FN275 SW 6274 (PERSONNEL & OVERHEAD DOORS)
	PLYMOUTH GREEN EPP 57 SW 2852 (WALL BAND HIGHLIGHT)		GREY (GLAZING TINT)
	MAUVE TINGE R-V/R S SW 6280 (PRIMARY WALL COLOR)		DARK BRONZE ASCBP.COM (FLASHING & TRIM FOR STOREFRONT)

REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A
B.A.N.D.
02-11-2020
STATE OF UTAH

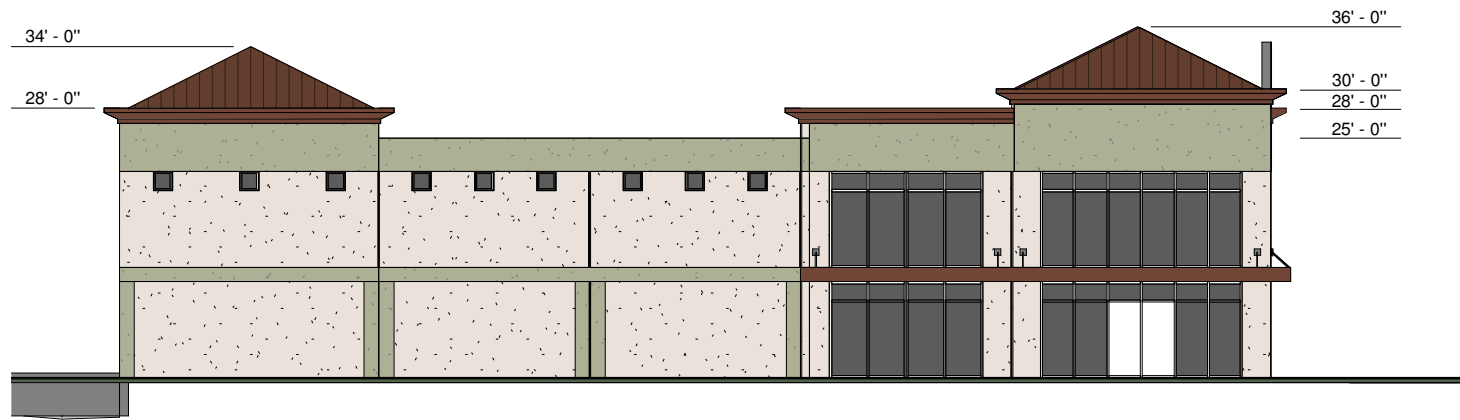
© Copyright 2020.
Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

Eastlake Lot 5
Vineyard Properties of Utah
71 East 1750 North Vineyard, UT

SHEET NO.
A-0.8

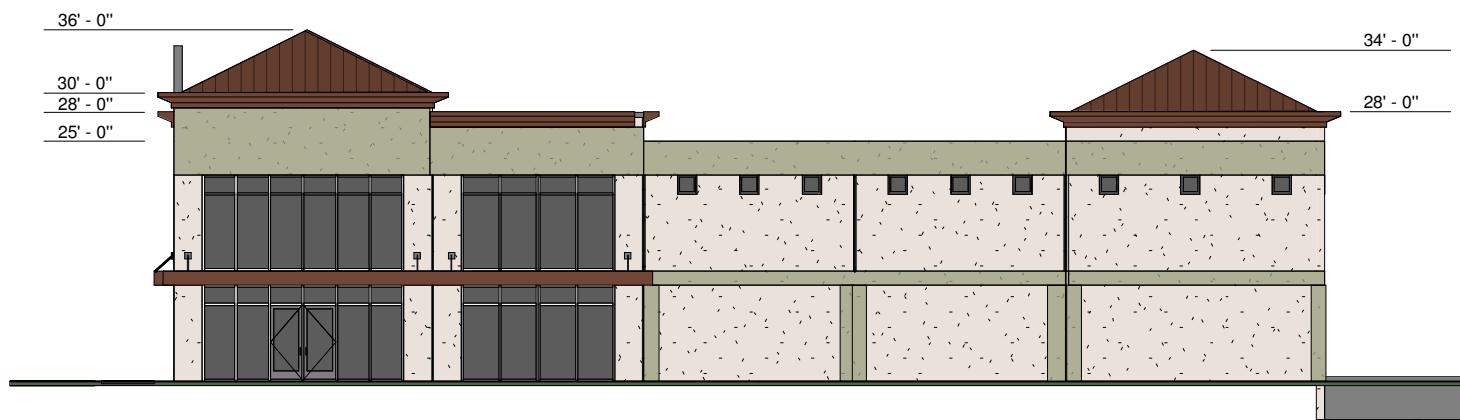
DATE
02-11-2020

2/12/2021 9:42:20 AM Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow\LOT 5- 2021 SITE ALL BUILDINGS.rvt



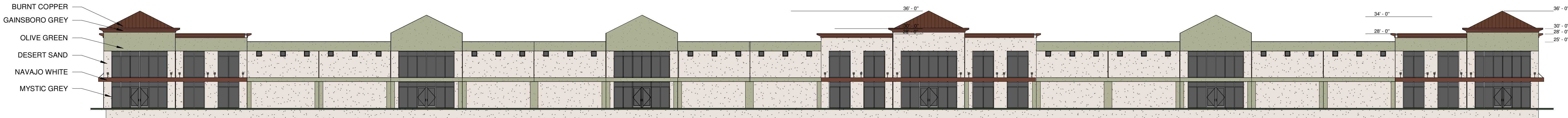
NORTH ELEVATION BUILDING C

SCALE 1" = 20'-0"



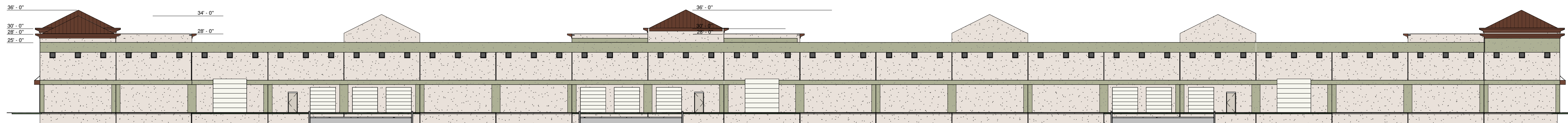
SOUTH ELEVATION BUILDING C

SCALE 1" = 20'-0"



EAST ELEVATION BUILDING C

SCALE 1" = 20'-0"

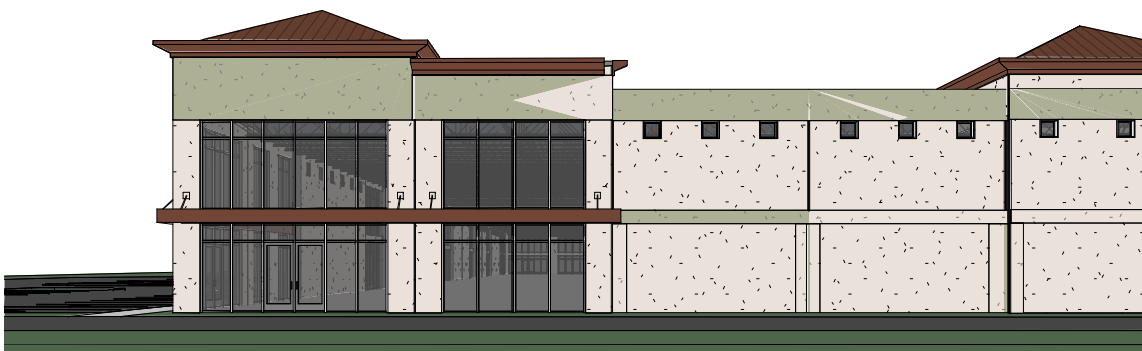


WEST ELEVATION BUILDING C

SCALE 1" = 20'-0"

COLOR LEGEND

	TERRA COTTA LPP/7 S/W 2002 (METAL ROOFING)		DESTINY FN275 SW 6274 (PERSONNEL & OVERHEAD DOORS)
	PLYMOUTH GREEN EPP 57 SW 2852 (WALL BAND HIGHLIGHT)		GREY (GLAZING TINT)
	MAUVE TINGE R-V/R S SW 6280 (PRIMARY WALL COLOR)		DARK BRONZE ASCBP.COM (FLASHING & TRIM FOR STOREFRONT)



PERSPECTIVE

SCALE

REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A
BAND
02-11-2020
STATE OF UTAH

© Copyright 2020.
Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

Eastlake Lot 5

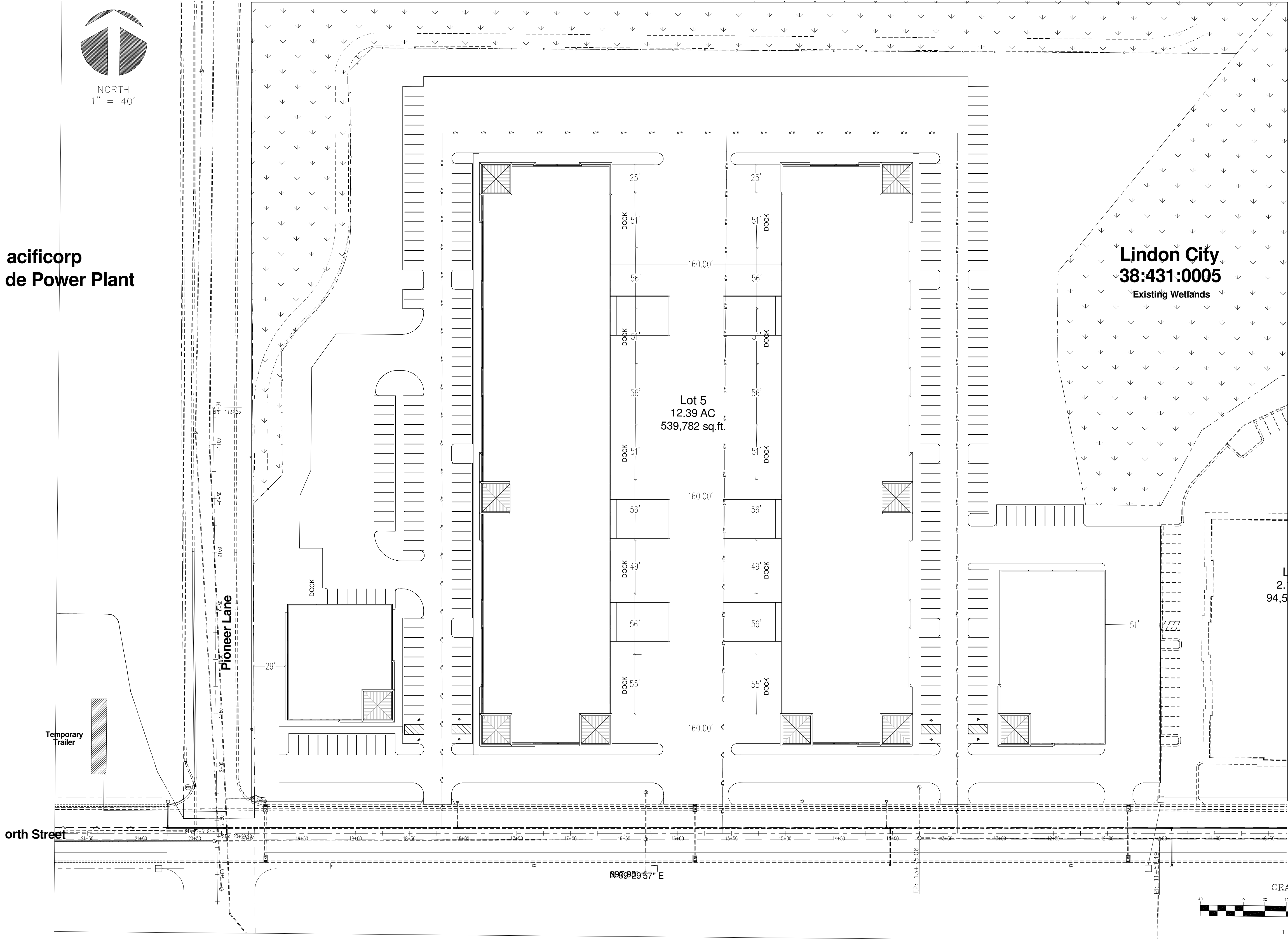
Vineyard Properties of Utah

71 East 1750 North Vineyard, UT

SHEET NO.
A-0.9

DATE
02-11-2020

Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow\LOT 5- 2021 SITE ALL BUILDINGS.rvt 2/12/2021 9:42:21 AM



PARKING CALCULATIONS					
USE	AREA	FORMULA Vineyard City Code 2016-07 ch19	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES per IBC Table 1106.1
MANUFACTURING	16,000	1 SPACE per 750 Sq Ft	22		
WAREHOUSE	125,000	1 SPACE per 1000 Sq Ft	125	222	7 REQUIRED 8 PROVIDED
OFFICE SPACE	15,000	1 SPACE per 200 Sq Ft	75		

SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	156,000	18.2
LANDSCAPE	448,100	52.3
HARDSCAPE	253,600	29.5
TOTAL SITE	857,000	100

REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A. BARNES
02-11-2020
STATE OF UTAH

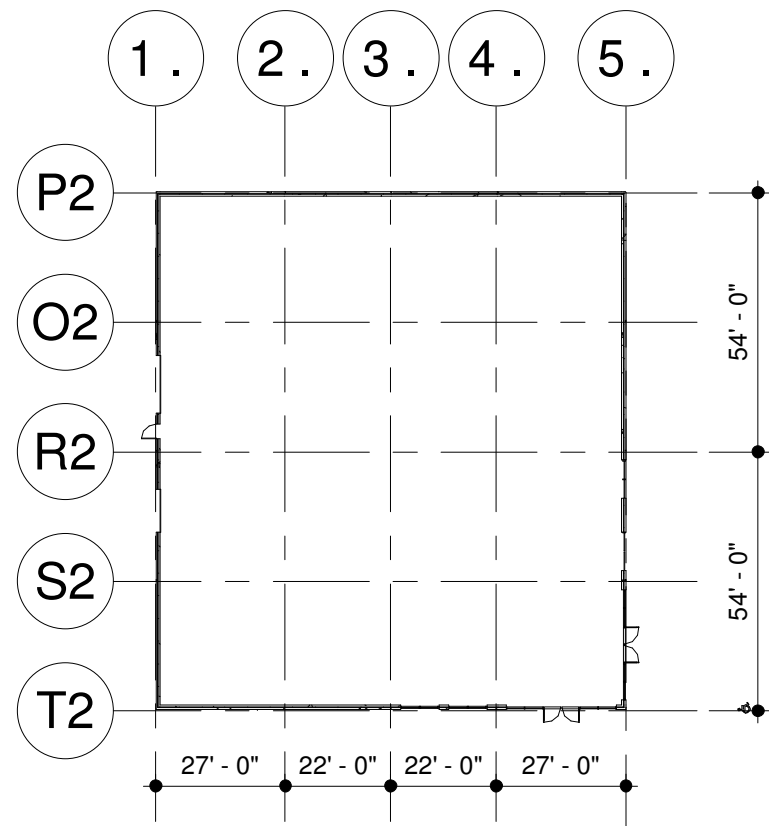
© Copyright 2020.
Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

Eastlake Lot 5
Vineyard Properties of Utah
71 East 1750 North
Vineyard, UT

SHEET NO.
A-1.0

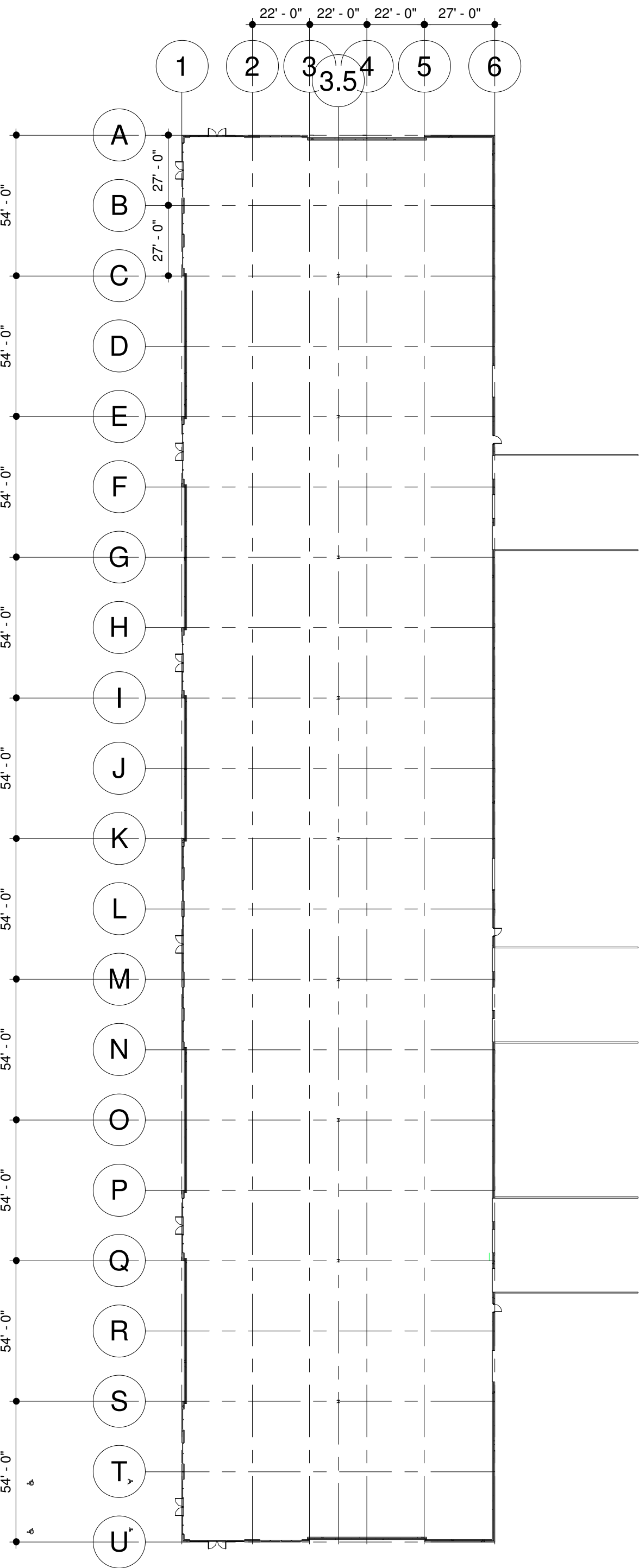
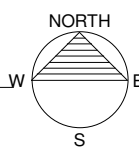
DATE
02-11-2020

2/12/2021 9:42:22 AM Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow\LOT 5- 2021 SITE ALL BUILDINGS.rvt



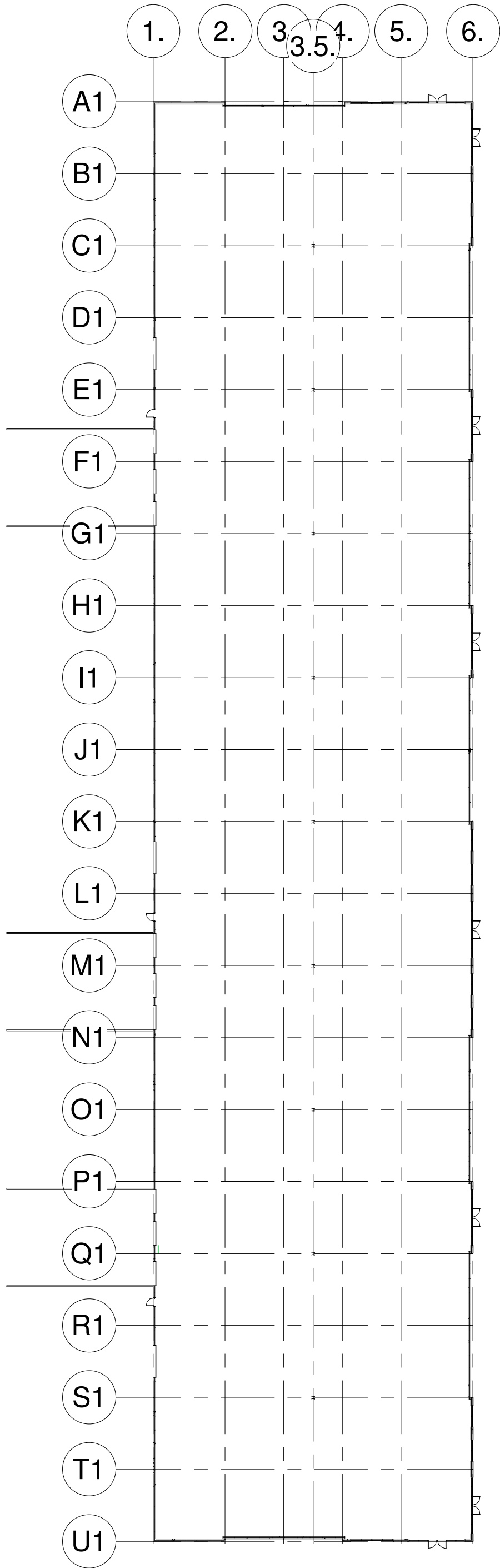
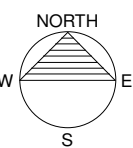
BUILDING A

SCALE 1" = 40'-0"



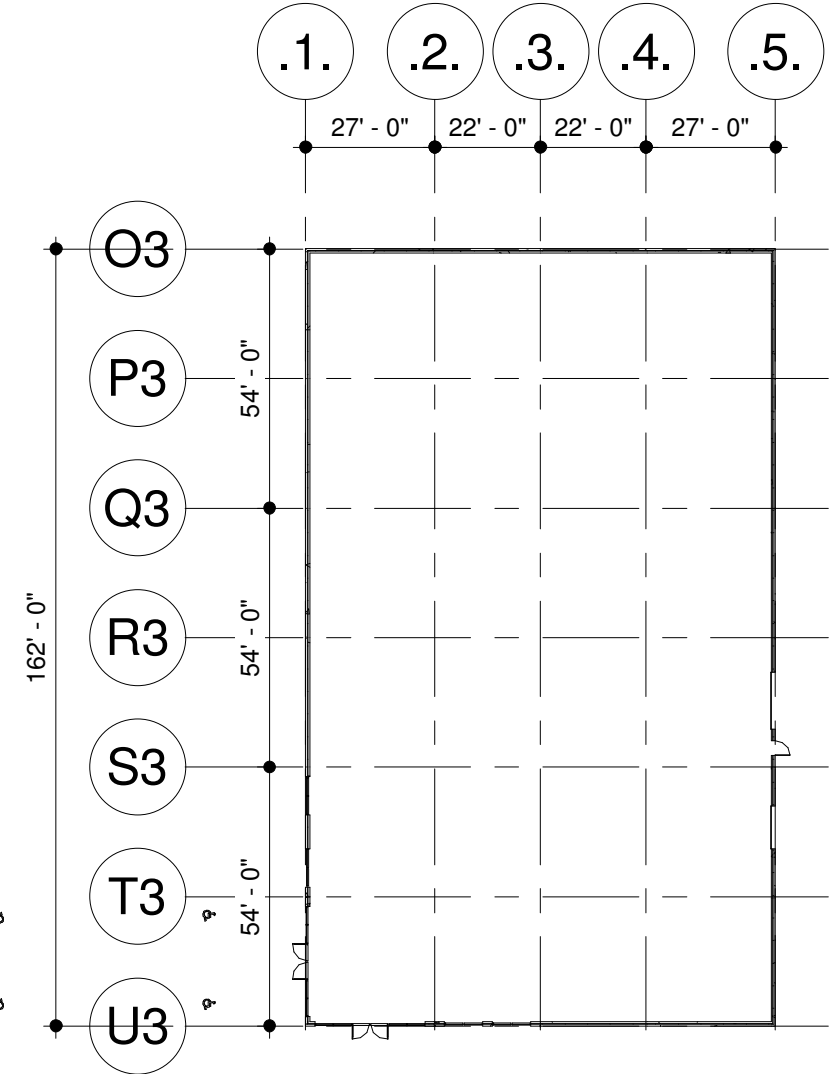
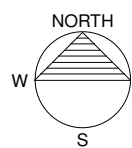
BUILDING B

SCALE 1" = 40'-0"



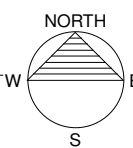
BUILDING C

SCALE 1" = 40'-0"



BUILDING D

SCALE 1" = 40'-0"



- SEE SHEET A-5.1 FOR DOOR SCHEDULE
- ⬡ SEE SHEET A-5.1 FOR WINDOW SCHEDULE
- ◊ → SEE SHEET A-6. FOR WALL TYPE DETAILS

REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275

NO. 123134
GUILFORD A. BANDY
02-11-2020
STATE OF UTAH

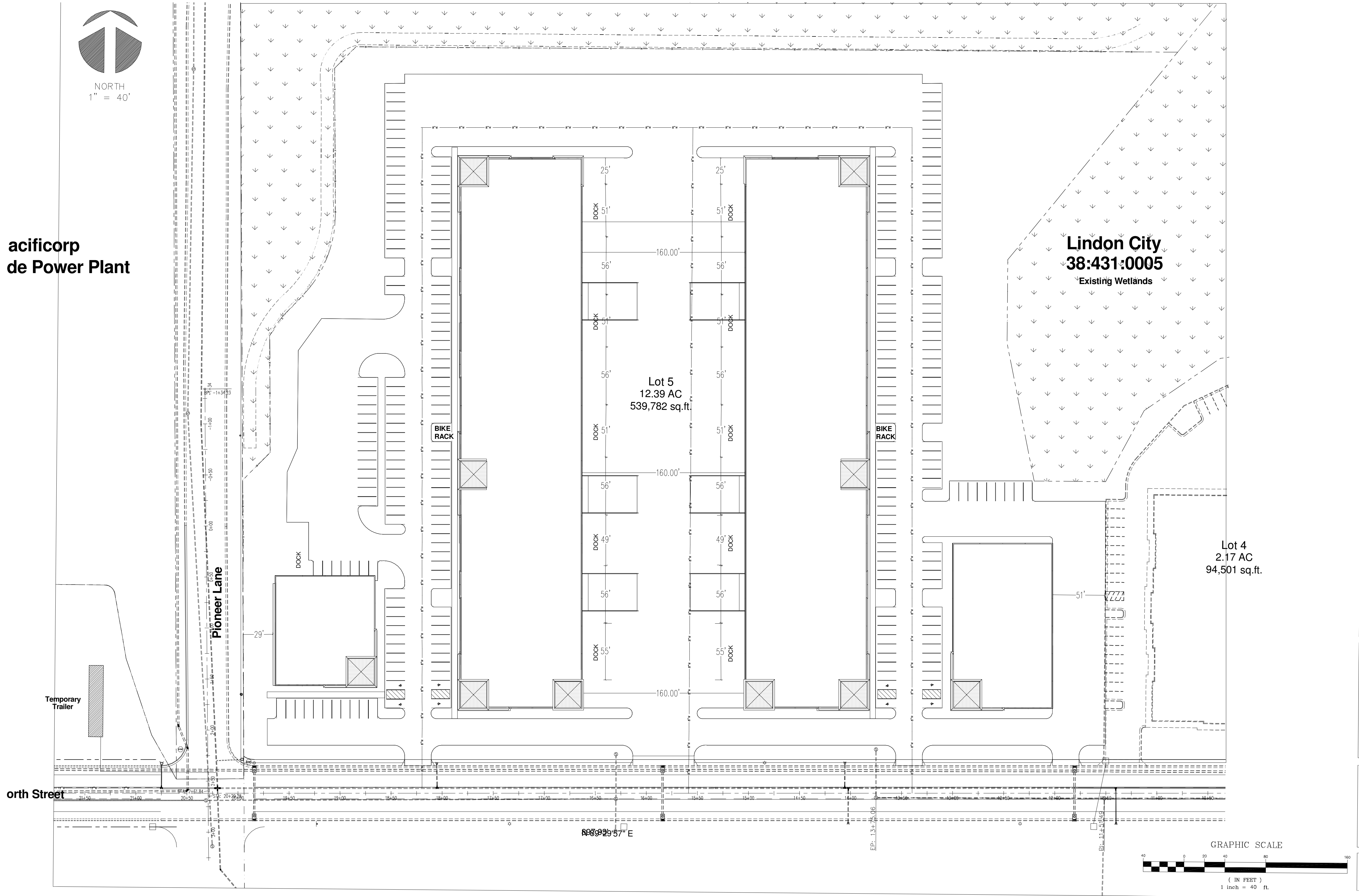
© Copyright 2020.
Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT THE
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

Eastlake Lot 5
Vineyard Properties of Utah
71 East 1750 North
Vineyard, UT

SHEET NO.
A-1.1

DATE
02-11-2020

2/12/2021 11:17:00 AM Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow\LOT 5- 2021 SITE ALL BUILDINGS WITH BIKE RACKS.rvt

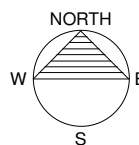


PARKING CALCULATIONS						
USE	AREA	FORMULA	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES	
MANUFACTURING	16,000	Vineyard City Code 2016-07 ch19	22	222	7 REQUIRED	
WAREHOUSE	125,000	1 SPACE per 750 Sq Ft	125	249	8 PROVIDED	
OFFICE SPACE	15,000	1 SPACE per 200 Sq Ft	75			

SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	156,000	18.2
LANDSCAPE	448,100	52.3
HARDSCAPE	253,600	29.5
TOTAL SITE	857,000	100

ARCHITECTURAL SITE PLAN

SCALE 1" = 50'-0"



REVISIONS
DATE

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A. BARNY
02-11-2020
STATE OF UTAH

© Copyright 2020.
Architectural Coalition
THE PURCHASER IS GRANTED
A SINGLE USE LICENSE FOR
CONSTRUCTION ONLY.
UNAUTHORIZED USE AND/OR
FURTHER DISTRIBUTION IS
PROHIBITED WITHOUT
WRITTEN APPROVAL OF THE
ARCHITECTURAL COALITION.

Eastlake Lot 5

Vineyard Properties of Utah

71 East 1750 North
Vineyard, UT

SHEET NO.
A-1.0

DATE
02-11-2020