VINEYARD
STAY CONNECTED

REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, March 16, 2022, at 6:00 p.m.

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CALL TO ORDER

1. **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**
2. **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.
3. **MINUTES REVIEW AND APPROVAL**
   - **3.1 November 17, 2021**
   - **3.2 December 1, 2021**
   - **3.3 February 2, 2022**
4. **BUSINESS ITEMS**
   - **4.1 Public Hearing, Site Plan, and Conditional Use Permit- The Church of Jesus Christ of Latter-day Saints is seeking approval of a conditional use permit and site plan for a place of assembly located at 212 N 220 W. Parcel Number 41:914:0058. The property is in the Hampton subdivision and zoned SFD-15000**

   The Planning Commission will act to approve or deny the conditional use permit and site plan
5. **WORKSESSION**
   - **5.1 Traffic Impact Study Training**

   Ryan Hales with Hales Engineering will give an educational seminar regarding the uses and benefits of traffic impact studies
6. **COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
7. **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.

AGENDA NOTICING COMPLETED ON: March 14, 2022

NOTICED BY: /s/ Cache Hancey
Cache Hancey, Planning Technician

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

Present:
Chair Bryce Brady
Vice-Chair Jeff Knighton
Commissioner Amber Rasmussen (not voting)
Commissioner Tay Gudmundson
Commissioner Anthony Jenkins
Commissioner Jessica Welch

Staff Present: Interim City Manager George Reid, City Attorney Jayme Blakesley, City Engineer Naseem Ghandour, Community Development Director Morgan Brim, Water System Manager Sullivan Love, Planning Technician Cache Hancey, and Public Works Director Chris Wilson

Others Present: Ryan Bybee with Cadence Homes, Nate Birchall with Goodboro Development, and resident David Lauret

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION -

3. MINUTES REVIEW AND APPROVAL:

3.1 No Minutes for Approval

4. BUSINESS ITEMS

4.1 DISCUSSION AND ACTION – 2022 Meeting Schedule

Planning Technician Cache Hancey presented the 2022 meeting schedule for approval.

COMMISSIONER JENKINS MOTIONED TO APPROVE THE 2022 MEETING SCHEDULE. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR BRADY, COMMISSIONER GUDMUNDSON, COMMISSIONER JENKINS, AND COMMISSIONER WELCH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4.2 PUBLIC HEARING – General Plan Land Use Map Amendment, Zoning Text Amendment, Zoning Map Amendment, and Neighborhood Plan Applications for the site known as Clegg Farm, located west of the current 400 South Main Street termination, Parcel Numbers 18:021:0009 and 18:015:0163.

DRAFT

Community Development Director Morgan Brim reintroduced the ordinances. Ryan Bybee with Cadence Homes gave a brief overview of the project and the changes made since the previous meeting.

VICE-CHAIR KNIGHTON MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER WELCH SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER GUDMUNDSON, COMMISSIONER JENKINS, AND COMMISSIONER WELCH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

A discussion was held among the commissioners regarding the proposed ordinance.

COMMISSIONER JENKINS MOTIONED TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCES 2021-15, 2021-16, 2021-17 AND THE NEIGHBORHOOD PLAN WITH CONDITIONS. VICE-CHAIR KNIGHTON SECONDED THE MOTION. CHAIR BRADY VOTED NAY, VICE-CHAIR KNIGHTON VOTE AYE, COMMISSIONER GUDMUNDSON VOTED NAY, COMMISSIONER JENKINS VOTED AYE, AND COMMISSIONER WELCH VOTED NAH. THE MOTION FAILED.

COMMISSIONER WELCH MOTIONED TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCES 2021-15, 2021-16, 2021-17 AND THE NEIGHBORHOOD PLAN WITH CONDITIONS THAT THE NORTHEAST QUADRANT OF THE DEVELOPMENT REACHES AN AVERAGE OF 0.3 ACRES PER LOT. NO SECOND WAS OFFERED. CHAIR BRADY VOTED NAY, VICE-CHAIR KNIGHTON VOTE AYE, COMMISSIONER GUDMUNDSON VOTED NAY, COMMISSIONER JENKINS VOTED AYE, AND COMMISSIONER WELCH VOTED AYE. THE MOTION FAILED.

Commissioner Jenkins asked for the commissioners to explain what would need to change in the ordinances for them to approve of the plan. Vice-chair Knighton stated that he was comfortable with the current plan for approval. Commissioner Gudmundson stated that she supported the 55+ community but would want to see an average lot size of 14-16,000 square feet. Chair Brady stated that he would only approve of the development if the average lot square footage was at least 14,500. Commissioner Jenkins stated his request in the previous motion. Commissioner Welch stated that her motion covered her requests.

5. WORK SESSION

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

6.1 City Engineer Naseem Ghandour gave a brief overview of the progress with the Vineyard downtown project and the Frontrunner Station.

7. ADJOURNMENT - Chair Brady adjourned the meeting.

CERTIFIED CORRECT ON: November 12, 2021
NOTICED BY: /s/ Cache Hancey
Cache Hancey, Planning Technician

DRAFT

REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, December 1, 2021, at 6:00 p.m.

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Present:
Chair Bryce Brady
Vice-Chair Jeff Knighton
Commissioner Jessica Welch
Commissioner Anthony Jenkins

Staff Present: Community Development Director Morgan Brim, Planner II Briam Amaya Perez, Planning Technician Cache Hancey, and City Engineer Naseem Ghandour

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION -

3. MINUTES REVIEW AND APPROVAL:

3.1 October 6, 2021

3.2 October 20, 2021

MOTION: COMMISSIONER WELCH MOTIONED TO APPROVE THE MINUTES AS PRESENTED. VICE-CHAIR KNIGHTON SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER JENKINS, AND COMMISSIONER WELCH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS

4.1 Appointment of a New Chair and Vice-Chair.

The Planning Commission discussed possible nominations.

MOTION: VICE-CHAIR KNIGHTON MOTIONED TO KEEP THE CURRENT APPOINTMENTS OF CHAIR AND VICE-CHAIR WITH THE CONDITION FOR A POSSIBLE OF CHANGE IN JANUARY. COMMISSIONER WELCH SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER JENKINS, AND COMMISSIONER WELCH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4.2 The Planning Commission will hold a public hearing and will consider the proposed development agreement between Vineyard City and Fifty Mill, LLC for the property located in Vineyard, Utah in the Yard Plat "B" Subdivision, Lots 6, 7 and 8, with Serial # 56:037:0006, 56:037:0007, & 56:037:0002 to accommodate the development of a residential/retail building.

Community Development Director Morgan Brim introduced the development agreement.

MOTION: COMMISSIONER JENKINS MOTIONED TO OPEN THE PUBLIC HEARING. VICE-CHAIR KNIGHTON SECONDED THE MOTION.

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MOTION: COMMISSIONER WELCH MOTIONED TO CLOSE THE PUBLIC HEARING. VICE-CHAIR KNIGHTON SECONDED THE MOTION.

The Planning Commission discussed the development agreement. It was expressed that more of the building needed to be used for retail purposes as well as increasing the total number of short-term rentals to be considered mixed-use.

MOTION: COMMISSIONER JEKNINS MOTIONED TO RECOMMEND APPROVAL OF THE DEVELOPMENT AGREEMENT WITH THE CONDTION THAT AT LEAST 10 UNITS ARE DEDICATED FOR SHORT TERM RENTAL UNITS WITH A MINIMUM OF 30 UNITS FURNISED WITH THE INTENT FOR MORE SHORT TERM RENTALS AS WELL AS THE 10% HEIGHT ALLOWANCE. COMMISSIONER WELCH SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER WELCH, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANYMOUSLY.

5. WORK SESSION

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

City Engineer Naseem Ghandour gave an update regarding the Frontrunner Station. Commissioner Jenkins asked about trail connectivity and future public transit.

7. ADJOURNMENT

Chair Brady adjourned the meeting.

CERTIFIED CORRECT ON: March 8, 2022
NOTICED BY: /s/ Cache Hancey
Cache Hancey, Planning Technician

DRAFT

REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, February 2, 2022 at 6:00 p.m.

Present
Chair Bryce Brady
Commissioner Anthony Jenkins
Commissioner Tim Blackburn
Commissioner Chris Bramwell

Staff Present: Planning Technician Cache Hance, Community Development Director Morgan Brim, Planner II Briam Amaya Perez, City Engineer Naseem Ghandour, Water Manager Sullivan Love, and Stormwater Inspector Justine Marshall

Others Present: Resident David Lauret

1. **INVOCATION-** Commissioner Bramwell led the Pledge of Alligence
2. **OPEN SESSION-**
3. **MINUTES REVIEW AND APPROVAL:**
   - **3.1** January 19, 2022

     MOTION: COMMISSIONER BLACKBURN MOTIONED TO APPROVE THE MINUTES AS RECORDED. COMMISSIONER JENKINS SECONDED THE MOTION. VICE-CHAIR BRADY, COMMISSIONER BLACKBURN, COMMISSIONER BRAMWELL, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.
4. **BUSINESS ITEMS**
   - **4.1** No business items were presented
5. **WORK SESSION**
   - **5.1** Stormwater Inspector Justine Marshall presented a training.
6. **COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
   - **6.1** City Engineer reported on a conference he attended. Community Development Director gave instructions regarding the Planning Commissions ability to act on the current referendum.

     Commissioner Blackburn discussed the traffic impacts of the possible island development.

     Commissioner Jenkins asked Mr. Ghandour about the trial connection to the Frontrunner Station. Mr. Ghandour stated that the trail connection is still in the works.
7. **ADJOURNMENT**

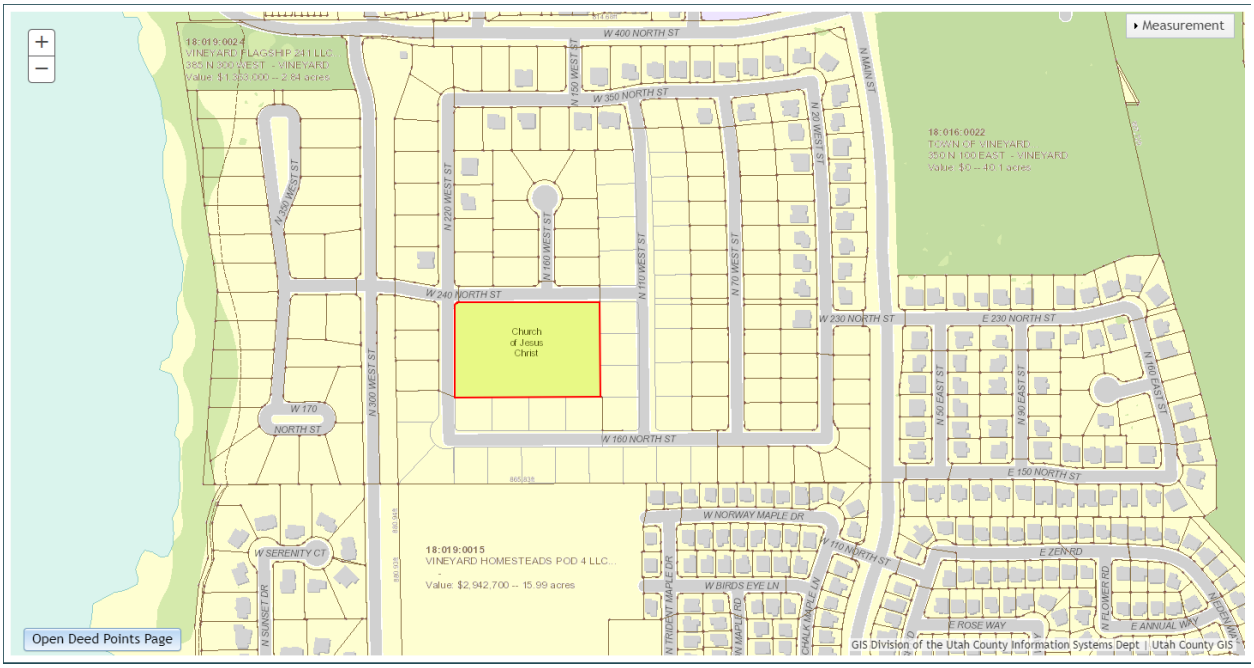
   Vice-Chair Brady adjourned the meeting.

Minutes Certified Correct: March 8, 2022
CERTIFIED BY: /s/ Cache Hancey
Cache Hancey, Planning Technician

DRAFT

Community Development

Date: March 16, 2021
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: Vineyard Grove Park Stake Center Site Plan and Conditional Use Permit
Permit: PLAN22-005 (CityInspect)
Address: 171 W 240 N, Vineyard, Utah, 84059
Subdivision: Plat B Hamptons at Waters Edge
Applicant: Mike Davey, BHD Architects
Owner: The Church of Jesus Christ of Latter-day Saints



ANALYSIS

The applicant, Mike Davey (BHD Architects), is requesting approval of a site plan and conditional use permit for a Place of Assembly at Plat B of The Hamptons at WatersEdge. This building is to serve as a meetinghouse for The Church of Jesus Christ of Latter-day Saints. The subject property is located at the intersection of N 220 W St. and W 240 N St and measures 167,074 SF (3.84 AC). Additionally, the property is situated within the WatersEdge Special Zoning District and is zoned Single-Family Dwelling (SFD)-15,000—hence why this project is considered a conditional use.

WatersEdge is a master planned community that includes a range of residential homes from large homes on large lots to multi-family/condominium housing and is located within a network of open spaces including parks, trails, and native open areas. WatersEdge has been designed to promote an active family lifestyle where residents are encouraged to walk between neighborhoods and several community gathering places including the Utah Lake shoreline.

The property will be developed by the Church over the coming year to their exacting standards with goals of long-term use and community inclusion. The Vineyard Grove Park Church meetinghouse aims to help meet Vineyard City's goal to promote responsible growth in land use. As part of the Water's Edge Special Purpose District, this project supports existing plans for coordinated land use, resident accessibility, and providing community resources for future generations. This building plan has been customized to fit the unique style and spirit of the Vineyard community using exterior finishes that reflect the color, style, and quality of neighboring residences. To promote active family lifestyles, this building provides adjacent walkways as part of the WatersEdge Pedestrian Trail System and allows local attendees easy access to the property by walking and biking. Landscape plans for the property include waterwise design and berms to provide screening to the property. Parking areas include landscaped islands and peninsulas, setbacks, and attractive landscaping elements to present a more pleasing surrounding inspired by the WatersEdge color palette and design guidelines. The perimeter fencing meets the design standards of the WatersEdge community.

FINDINGS

1. Adequate lighting has *not* been provided in all parking areas. Meeting the zoning code requirement may include the incorporation of additional light poles, especially in the west parking lot.
2. The applicant shall assure that all areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design to differentiate the area as a pedestrian/vehicle interface. This includes the west and north vehicular entrances to the parking lot. The applicant has labeled these areas as "new concrete drive approach," but it is not clear how this will incorporate a differentiating element between the pedestrian walkway and the driveway.
3. Applicant shall change diagonal ramp pedestrian crossing landing at northwest corner to directional ramps.
4. Applicant shall avoid deep rooted vegetation around meters and fire hydrants.

STAFF RECOMMENDATION

Staff recommends approval of the site plan, provided the following conditions are met.

CONDITIONS

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state, and local laws.
3. Provide adequate lighting in all parking areas.
4. Provide adequate differentiated facilities for between the pedestrian and vehicular interfaces.

PROPOSED MOTION

"I move to approve the site plan and conditional use permit as requested by Mike Davey (with BHD Architects) with the proposed conditions."

ATTACHMENTS

Site Plan
Exterior Elevations
Scope of Work (Narrative)

Landscape Plan

Analysis	
Zoning	WatersEdge Special Purpose Zoning District; SF-15,000
Use	Assembly, Place of
Lot Size	167,074 SF (3.84 AC)
Building Square Footage	Main Building: 20,505 SF (12.27% of site) Storage Building: 190 SF (0.11% of site)
Maximum Building Height	Allowed: 35' Actual: 70' 7" (with steeple); 33'8" (without steeple; per VZC 15.32.120, steeple not required to be included in the height measurement)
Minimum Front Yard	Required: 20' Actual: 40'5"
Minimum Rear Yard	Required: 20' Actual: 93'7"
Minimum Side Yard for Interior Lots	Required: 8' minimum; 18' total Actual: 219' (from east property line)
Minimum Side Yard for Corner Lots	Required: 20' Actual: 154'9" (from west property line)
Maximum Building Lot Coverage	Required: NA (WatersEdge Code does not specify a maximum building lot coverage standard) Actual: (22,495 SF; 13.46% of site)
Maximum Coverage of Impervious Area	Required: 55% Actual: 54.81%
Landscaping	Minimum Required: 20% Actual: 43,359 SF; 25.95%
Parking Stalls	One (1) space per four (4) seats in the main assembly area based on design capacity. Please see VZC 15.38.030 'Parking Requirements' Required: 76 (304 seats in main seating area and in the rostrum) Actual: 281
ADA Parking Stalls	Required: 7 ADA; 2 Van Accessible Spaces Please see ADA.gov
Bicycle Parking Stalls	Required: 8 Actual: 8
Parking Lot Interior Landscaping	Required: 5% Actual: 5.2%

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	Developer has added bicycle facilities, a large pavilion, and a recreational lawn that	☒ Yes ☐ No ☐ N/A

	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 wetlands areas, and *useable* parks and open spaces.	shall serve as a space for public gathering.	
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.	Developer has provided variations in forms, textures, materials, modulation of light and shade, and color.	☒ 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.	In compliance.	☒ 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**	In compliance.	☒ 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 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	Each side of the building has been coherently designed and treated.	☒ Yes ☐ No ☐ N/A

	of a building shall be provided.		
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.	In compliance.	☒ 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)	The developer is providing a shallow-pitched roof.	☒ 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.	Rooflines provide sufficient variation.	☒ 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, cast or sculpted features - Covered entries, patios, walkways, breezeways, bays, and balconies	The building is adorned with a combination of materials including stone, work, and metals.	☒ Yes ☐ No ☐ N/A

	- 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	In compliance.	☒ 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.	The proposed shed, pavilion, and dumpster enclosure match the architectural form and style of the primary building.	☒ 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 located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and	Mechanical equipment enclosures have been provided on the west and east sides of the building. The applicant will be shielding mechanical equipment using a four (4) foot white vinyl fence (rail and slats).	☒ Yes ☐ No ☐ N/A

	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.	Both the primary and secondary structures show design and contextual sensitivity to the adjacent development.	☒ 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.	This project integrates very well with the existing pedestrian and vehicular infrastructure.	☒ 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	In compliance.	☒ 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.	The building orients both 220 W ST and 240 N ST and provides interconnected walkways to both streets.	☒ 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.	In compliance.	☒ 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 compliance.	☒ Yes ☐ No ☐ N/A

	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.		
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 bend 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.	The proposed colors are subdued and create little to no negative impact on the surrounding neighborhood.	☒ 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 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.	The project presents no finishings that create a negative impact.	☒ Yes ☐ No ☐ N/A

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	In compliance.	☒ 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.	The plan meets the 20% minimum requirement for open space (landscaping). No significant views are interrupted.	☒ 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 existing, or planned to be located on adjacent properties.	In compliance.	☒ Yes ☐ No ☐ N/A
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.	The developer was asked to provide dedicated pedestrian access aisles throughout the east and west parking lots. These access aisles allow dedicated spaces for pedestrian travel. Drive approaches on the perimeter of the site shall meet city standards.	☒ 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.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.12 Views	Due to the community quality and character created by the surrounding 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	A six-foot vinyl fence around the perimeter of the property has been provided.	☒ 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-round site beautification, blend with the natural landscape and highlight building design features.	A 3-foot berm has been provided along the perimeter of the project to provide screening.	☒ Yes ☐ No ☐ N/A
15.36.030.13.a Landscape Buffers	Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.	In compliance.	☒ 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.	In compliance.	☒ 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 berms, contouring, rocks, and boulders.	All plan material is appropriate with Vineyard's natural landscaping. Developer is proposing a series of water-wise plants, trees, and shrubs appropriate to our semi-arid climate. Ground covers include crushed rock, decomposed granite, sod (limited), and boulders. The developer is not proposing any prohibited plants or trees listed in the Vineyard Tree and Landscape Manual.	☒ Yes ☐ No ☐ N/A
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.	In compliance.	☒ 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.	In compliance.	☒ 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	In compliance	☒ Yes ☐ No

	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 constructed of materials that are compatible with the residence.		☐ N/A
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.	This has been done throughout the interior of the site and along the perimeter.	☒ 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.	A detailed Irrigation Plan has been provided on pg. 19 of their Construction Document Packet	☒ Yes ☐ No ☐ N/A
15.36.030.17 Site Light Standards	To protect views of the night sky, all outside lighting 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.	In compliance. The developer has provided a detailed spec sheet of the proposed light poles.	☒ Yes ☐ No ☐ N/A
15.36.030.17. a.	Warming lighting colors are encouraged. Blue-white colors or fluorescent and	In compliance.	☒ Yes ☐ No ☐ N/A

	mercury vapor lamps are prohibited.		
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.	The lighting mechanism incorporates motion sensors and other technology to maximize energy savings (see. KAD LED lighting sheet).	☒ 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.	Adequate lighting has NOT been provided in all parking areas. Proposed light poles currently meet the height requirement.	☐ Yes ☒ No ☐ N/A
17.36.030.18.a. Project, Site and Building Sign Standards	The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.	All exterior wall signage shall be approved through a separate sign application permit.	☒ Yes ☐ No ☐ N/A
17.36.030.18.b	Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein		☐ Yes ☐ No ☒ N/A
17.36.030.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.	All exterior wall signage shall be approved through a separate sign application permit.	☒ 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	<table><tr><td>Type</td><td>Width</td><td>Length</td></tr><tr><td>Standard</td><td>9 ft</td><td>20 ft</td></tr><tr><td>Parallel</td><td>8 ft</td><td>24 ft</td></tr></table> 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).	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.f. Parking Aisle Dimensions	<table><tr><td>Angle</td><td>1way Aisle</td><td>2way Aisle</td></tr><tr><td>90 deg.</td><td>24 ft</td><td>24 ft</td></tr><tr><td>60 deg.</td><td>18 ft</td><td>22 ft</td></tr><tr><td>45 deg.</td><td>18 ft</td><td>20 ft</td></tr><tr><td>30 deg.</td><td>18 ft</td><td>20 ft</td></tr></table>	In compliance.	☒ Yes ☐ No ☐ N/A
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.	In compliance.	☒ 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	In compliance.	☐ Yes ☐ No ☐ N/A

	within the designated parking lot and does not depend upon a public street 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.	In compliance.	☒ 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	In compliance.	☒ 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 rights-of-way and shall be a maximum of 25 feet in height above the surface parking for non-residential uses and 16 feet for residential uses.	The applicant must assure that all areas of the parking lots are adequately lit.	☐ 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.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.n. Screening	All off-street parking lots of 4 or more spaces shall be	A vertical, three-foot berm shall be installed along the	☒ Yes ☐ No

	screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination there-of at 3 feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of 2.5 feet back from the edge of the parking stall.	west and north perimeter of the site. See Landscaping Plan in construction document packet.	☐ N/A
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	The applicant meets this minimum requirement.	☒ Yes ☐ No ☐ N/A

	4) Other similar designs that disperse landscaping throughout a parking 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	In compliance.	☒ 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.**	The applicant shall assure this requirement is met. This includes the west and north vehicular entrances to the parking lot. The applicant has labeled these areas as "new concrete drive approach," but it is not clear how this will incorporate a differentiating element between the pedestrian walkway and the driveway.	☒ 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.	Every parking space in the parking lot is no greater than 150 feet from a clearly marked, pedestrian 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	Not applicable.	☐ Yes ☐ No ☒ N/A

	Planning Commission may increase or reduce the minimum required number of parking spaces required 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.**	In compliance.	☐ 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.	In compliance.	☐ Yes ☐ No ☐ N/A
15.38.030.1.o.viii.	All sites shall meet the requirements of the Americans with Disabilities Act ("ADA")	City Staff worked diligently with the applicant to make sure that enough ADA and ADA van accessible parking spaces were provided. Staff also made sure that these spaces were located within appropriate distances to primary building entrances. In addition, Staff and the developer guaranteed that accessible routes do not have curbs or stairs, must be at least 3 feet wide, and have a firm, stable, slip-resistant surface.	☒ 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	In compliance.	☒ Yes ☐ No ☐ N/A

	local/residential street if access to a collector or arterial street is available.		
15.38.030.1.o.xi.	A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.	In compliance.	☒ 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, striping, landscaping, and required fences or screening.	In compliance.	☒ Yes ☐ No ☐ N/A
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.	All shrubs are one gallon in size and shall not exceed a height of 3 feet.	☒ 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.	Not applicable.	☐ 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.	Not applicable.	☐ 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.	Not applicable.	☐ 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.	Not applicable.	☐ 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.	Not applicable.	☐ 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.	Not applicable.	☐ 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.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.f. Joint Use Parking		Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.g. Offsite Parking		Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.040 Off-Street Loading Requirements		Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.040.2.h. Bicycle Parking	Required bicycle parking shall be convenient, secure, and readily accessible to shoppers, customers, visitors, employees, students, residents, commuters, and others on the site.	In compliance. The applicant was asked to relocate the bike racks from the rear of the property closer to the primary entrance to the building. They are not more conveniently located and accessible to the public.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.i. Bicycle Parking	Required Bicycle Parking Spaces: Bicycle parking spaces shall be required in all zones for each site to which this Title applies. **The number of bicycle parking spaces to be provided shall be a minimum of three (3) or a number equal to ten percent (10%) of the required on-site automobile parking spaces, whichever is greater.** The total number of bicycle parking spaces required by this Title shall not exceed thirty (30) spaces per building. Exception: The Community Development	In compliance.	☒ Yes ☐ No ☐ N/A

	Director may reduce the bicycle parking requirements by fifty percent (50%) for developments that are not likely to attract bicycle traffic because of the nature, location, or other circumstances associated with the development. Developments which are not likely to attract bicycle traffic, but are not limited to, a car wash and personal storage units.		
15.38.040.2.h.ii.1. Bicycle Rack General Requirements	**Racks shall be of an "inverted-U" design** or as approved by the Community Development Director. Other types of bicycle rack facilities may be provided with approval from the Community Development Director, so long as they meet the requirements list below.	Bike racks are of the Inverted U design.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.2. Bicycle Rack General Requirements	Racks shall be securely anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws.	In compliance. Racks are securely anchored on a 10" diameter concrete foundation (see spec sheet provided).	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.3. Bicycle Rack General Requirements	Racks shall be located in a **convenient, highly visible, active, and well-lit area.**	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.4. Bicycle Rack General Requirements	**Racks may be located no more than fifty (50) feet from the primary entrance of each principal building.** If there is more than one primary entrance to a building, the bicycle parking must be along all facades with a main entrance.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.5. Bicycle Rack General Requirements	Racks must hold the bicycle securely by means of the frame. The bicycle frame	In compliance.	☒ Yes ☐ No

	must be able to be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels. The rack should provide two (2) points of contact with the frame, a minimum of six (6) inches apart horizontally. The rack's high point should be at least thirty-two (32) inches.		☐ N/A
15.38.040.2.h.ii.6. Bicycle Rack General Requirements	Racks should be arranged so that the parking area for each bicycle is a minimum of two (2) feet wide and six (6) feet long.	In compliance. Spaces measure 3 ft by 6 ft.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.7. Bicycle Rack General Requirements	Racks should have a minimum of three (3) feet between rack elements (side by side).	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.8. Bicycle Rack General Requirements	A minimum of five (5) feet of aisle width shall be provided between rows of bikes.	Only one row of bike racks has been proposed.	☐ Yes ☐ No ☒ N/A
15.38.040.2.h.ii.9. Bicycle Rack General Requirements	Where two bikes can be locked on both sides without conflict, each side can be counted as one (1) required space.		☐ 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 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	In compliance.	☒ Yes ☐ No ☐ N/A

	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.	The applicant has proposed Interior Deciduous trees with 1.75" calipers. This has been approved by the Water Manager because the City is seeing, by experience, that trees with a smaller caliper are doing better in our climate.	☒ 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	In compliance.	☒ 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 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.**	In compliance.	☒ Yes ☐ No ☐ N/A

15.40.080.1.e. Limitation on the Use of Turf.	Turf shall be limited to 60% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determine by the City Planner are subject to this limitation.	Area for turf on the site: 3,296 SF, which is 7.6% of the total landscaped area on the site.	☒ 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.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.g. Irrigation Standards			☐ Yes ☐ No ☐ N/A
15.40.080.1.h. Separate Connection			☐ Yes ☐ No ☐ N/A
15.40.080.1.i. Soil Preparation			☐ Yes ☐ No ☐ N/A
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 and along all driveways and vehicular access ways to prevent the destruction of	In compliance.	☒ Yes ☐ No ☐ N/A

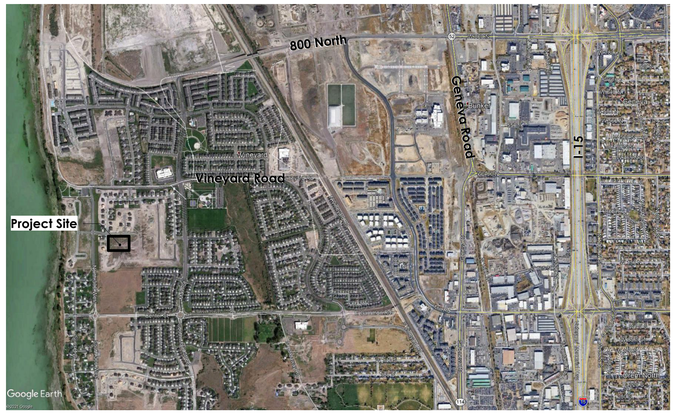
	landscape materials by vehicles.		
15.40.080.1.k. Use of Landscaped Areas	No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.l. Detention Basins			☐ Yes ☐ No ☐ N/A
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.	In compliance. The applicant has provided 25.95% of the site area as landscaping.	☒ 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 such a manner as may be approved by the City Planner.	In compliance.	☒ Yes ☐ No ☐ N/A

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.	In compliance.	☒ 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.	Not applicable.	☐ 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.	In compliance.	☒ 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 area requirements set forth in this Section.	In compliance.	☒ Yes ☐ No ☐ N/A

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.	In compliance. The applicant has provided foundation planting areas measuring about 15 ft.	☒ 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	In compliance.	☒ 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	Not applicable.	☐ 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.	In compliance.	☒ 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 be located between the curb and the landscape setback. The street frontage	In compliance. There is no turf along the street frontage areas.	☒ Yes ☐ No ☐ N/A

	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.	In compliance.	☒ 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.	In compliance.	☒ Yes ☐ No ☐ N/A

Vicinity Plan



Interactive Project Links

3D building model viewer:	Click here for building model
Current set of PDF drawings:	Click here for current drawings
Directions to project site:	Click here for directions to site

Vineyard UT Grove Park 5th & Vineyard UT Grove Park Stake Center

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Church Property Number: 501-2700



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Sandy, Utah 84070 — Mobile - 801.450.0189

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Earthwise Design
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Riverton, Utah 84065 — Mobile - 801.631.7554

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Salt Lake City, Utah 84111 — Mobile - 801.201.2590

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Salt Lake City, Utah 84111 — Mobile - 801.201.8369

Acoustical Engineer
Aaron Abbott — awa@spectrum-engineers.com
Spectrum Engineers
324 South State Street, Suite 400 — Phone - 801.401.8430
Salt Lake City, Utah 84111 — Mobile - 801.678.6383

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Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT — Late Theodore Harris — 28 Jan 2022 — 5276878-0301 — STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Vineyard UT Grove Park 5th & Vineyard UT Grove Park Stake Center

171 West 240 North, Vineyard, Utah 84057
40.307714, -111.757705

Date: 19 Jan 2022
BHD #: 2072
County Parcel: 41-914-0058
Plan Series: Her 17.5C Custom
Owner #: 501-2700

Drawing Issue and Revision Schedule

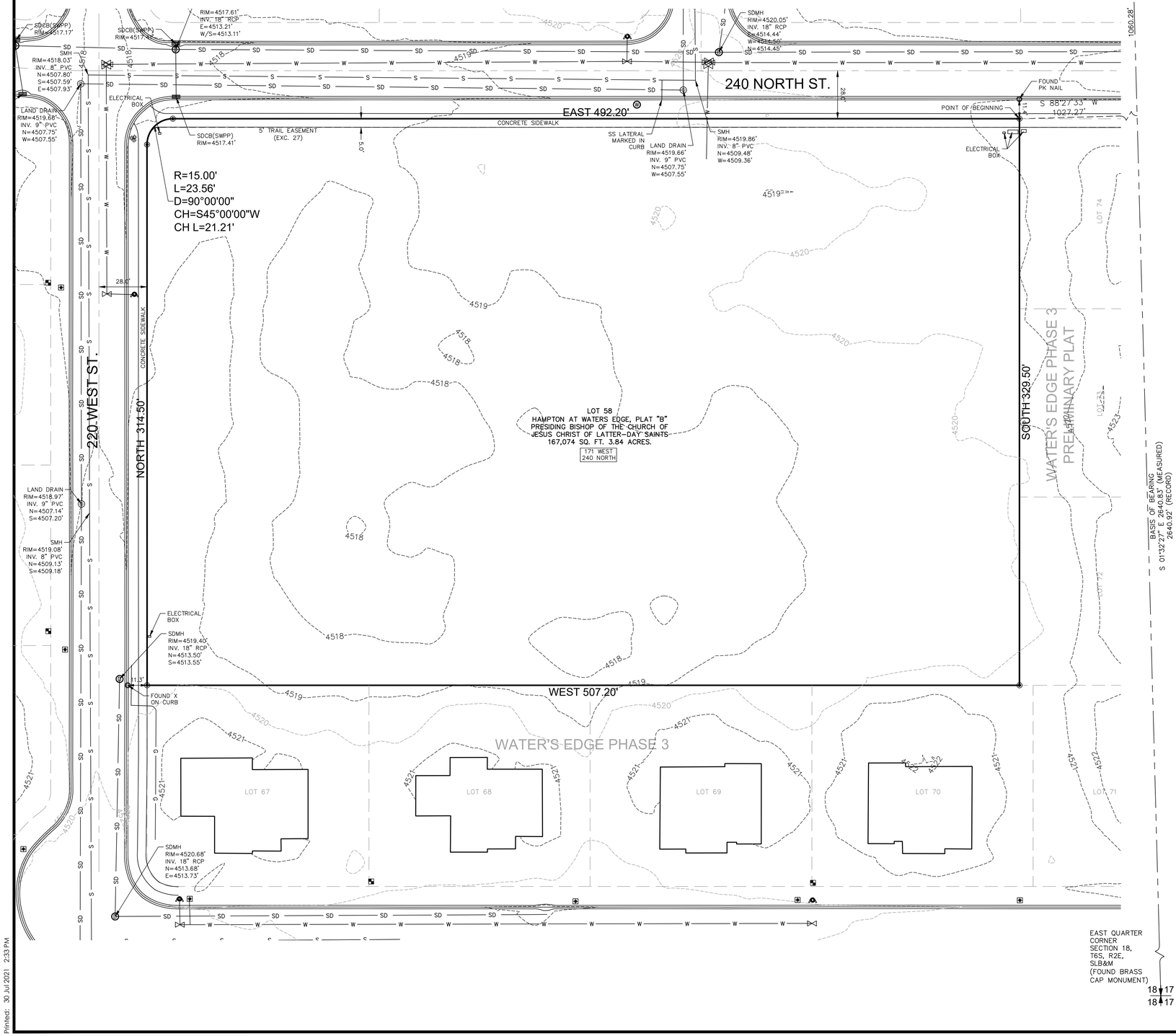
#	Date	Description
1	28 July 2021	50% Review Set

Cover Page and Drawing Index

G001

1/28/2022 8:23:25 AM

ALTA / NSPS LAND TITLE SURVEY
171 WEST 240 NORTH
VINEYARD, UT 84057
LDS PROP ID 501-2700



Commitment Number: 15722 2nd amended
Effective Date: 10/04/18 @ 8:00 a.m.

To: Old Republic National Title Insurance Company
Bartlett Title Insurance Agency
Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, and a Utah corporation sole
Flagship Development Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 11, and 13 of the Table A thereof. The field work was completed on November 11, 2017.

Legal Description

Lot 58, Plat "B", HAMPTON AT WATERS EDGE, A Residential Subdivision, Vineyard, Utah County, Utah, according to the official plat thereof on file in the Office of The Utah County Recorder.

SCHEDULE B – SECTION II
EXCEPTIONS

21. Communications Easement Agreement recorded January 21, 2016 as Entry No. 5432:2016 of Official Records.

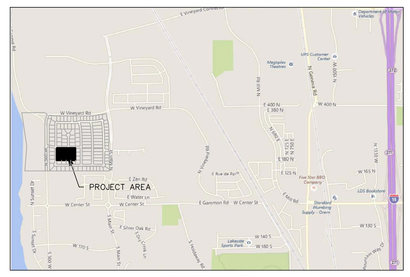
Survey Findings: This item is blanket in nature and covers the entire property. This item effects the property.

27. Trail Easement across the North 7 feet as shown on plat of Survey dated January 2, 2018, by Diamond Land Surveying, LLC, Job No. 17–171

Survey Findings: The trail easement was originally shown on the survey as 7 feet. The recorded plat shows the easement as a 5 foot easement. The Easement has been shown as 5 feet to match the recorded subdivision plat and is located in the north portion of the property as shown. This item effects the property.

Notes:

1. The basis of bearing is South 01°32'27" East between the found brass cap monuments at the Northeast Corner and the East Quarter Corner of Section 18, Township 6 South, Range 2 East, Salt Lake Base and Meridian survey control was established with GPS from the Utah State VRS system. The GPS data was measured on the Utah State Plane Central USF NAD83 system and was then projected to a local ground system for this survey.
2. The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
3. This does not represent a title search by the surveyor. Title information was provided by others for the subject property.
4. The location of underground utilities as shown hereon are base on above ground structures and blue stake locations. Additional maps were acquired from utility GIS and mapping departments for verification. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.
5. The parcel contains 167,074 sq. ft. or 3.84 acres.
6. The Property has access to 220 West Street and 240 North Street.
7. The purported address is 171 West 240 North, Vineyard, Utah.



VICINITY MAP
NO SCALE

GRAPHIC SCALE
30 0 15 30 60
1" (INCH) = 30 ' (FEET)

LEGEND

Property Corner	Boundary Line
Found Property Corner	Section Line
Section Corner	Centerline
Quarter Section Corner	Trail Easement
Water Manhole	Adjoiner Line(Proposed Lots)
Water Valve	Water Line
Fire Hydrant	Sewer Line
Storm Drain Catch Basin	Storm Drain Line
Street Light	Gas Line
Storm Drain Manhole	
Land Drain	
Sewer Manhole	

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

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65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL LAND SURVEYOR
5/5/21
No. 5152762
NATHAN B. KEBER
UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Vineyard Grove Park Stake Center
171 West 212 North, Vineyard, Utah 84057
40.300714, -111.725705

Owner Property: 501:2700
Plan Series: Her 17 SC Custom
BHD #: 2072
Date: 29 Jul 2021

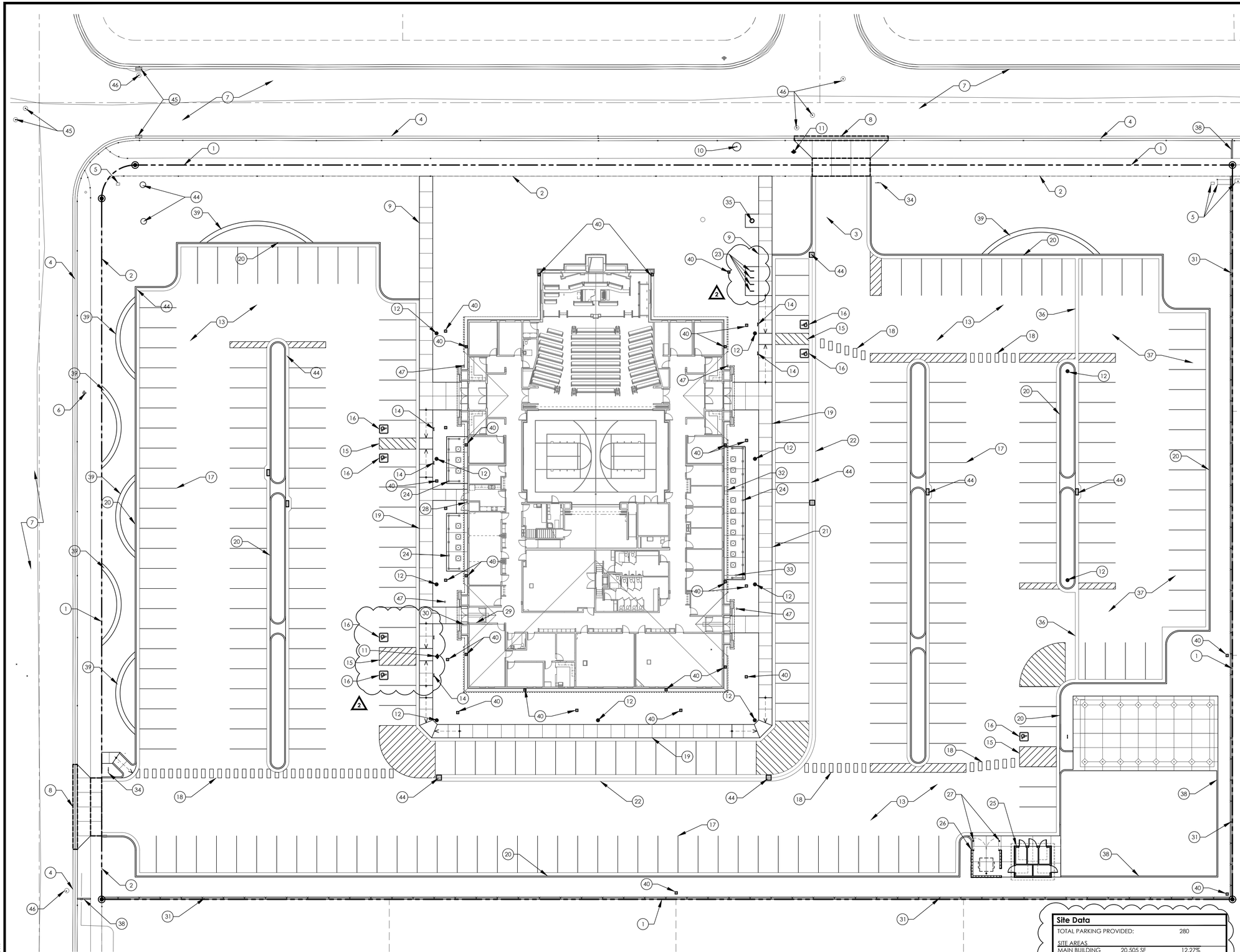
Drawing Issue and Revision Schedule

#	Date	Description
1	29 Jul 2021	50% Review Set

Site Survey

C101

Printed: 30 Jul 2021 2:33 PM



1 Site Architectural Plan

Scale: 1" = 20'-0"

0' 10' 20' 40' 80'

General Notes

A. This and any other demolition drawings are not intended to be all-inclusive, nor to define the scope of all demolition work required for this project. Demolition drawings are shown only to aid the contractor in preparing his bid and performing the work. Contractor shall examine all contract documents and visit the site during bidding as required to determine the total extent and scope of the demolition portion of this work. All items that are not required to remain shall be of the demolition work whether shown specifically or not. Contractor shall be responsible for all demolition work required to carry out the work as shown in the contract documents.
B. All noted items are new unless noted otherwise.
C. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
D. Contractor shall enclose the entire area of work with a temporary fence throughout construction - coordinate timing & location with the FM Group.
E. The building and parking lot are parallel or perpendicular to all property line.
F. For mowstrips in landscaped areas / landscape edging, see Landscape Sheets.
G. See J/C501 for detail at exterior door landings.

Keyed Notes

1. Existing property line.
2. Existing sidewalk to remain.
3. Existing utility stub. See site survey.
4. Existing curb and gutter to remain. See site survey.
5. Existing utility box to remain. See site survey.
6. Existing fire hydrant to remain. See site survey.
7. Existing street paving to remain. See site survey.
8. New concrete drive approach per city standards. See civil details. Remove existing sidewalk, curb, and gutter as necessary for new drive approach.
9. New concrete sidewalk. See A&H/C501.
10. Existing water meter to remain. See Utility Plan.
11. New fire hydrant per city standards. See Utility Plan.
12. New 18'-0" pole light. See D & E/C503 & Electrical Site Plan.
13. New asphalt paving - typical. See F/C501.
14. New accessible parking sign. See A/C502.
15. New accessible access aisle. Paint lines shall be 4" wide, at 45° angle, with 2'-0" spacing.
16. New blue & white painted accessible parking symbol - typical.
17. New 4" wide painted parking lines - typical.
18. New painted access aisle.
19. New integral sidewalk, curb, and gutter. See B/C501. See Grading and Drainage Plan for infall / outfall of gutter.
20. New concrete curb & gutter - typical. See typical details C501 & infall / outfall notation on the Grading & Drainage Site Plans.
21. New concrete control joint.
22. New concrete waterway. See civil sheets and detail G/C501
23. New stainless steel bike racks. See M/C501.
24. New mechanical enclosure. See A &B/C504 & structural sheets.
25. New storage building. See C801.
26. New 6'-0" tall masonry dumpster enclosure with solid metal gates. See 1 & A/C503.
27. New bollard. See B/C502.
28. New fire department connection with locking knox plugs - model 3050 or 3043 (verify with fire department).
29. New fire alarm control panel location. See A101 and electrical sheets.
30. New knox box 3200 series recessed in brick (verify with fire department).
31. New 6'-0" tall brown vinyl privacy fence with horizontal slats (Mirage capped PVC by Best Vinyl - Bret Frampton 801.836.6752). New 12" wide concrete mow strip under fence. See F/C503. Coordinate top elevation of concrete mow strip curb wall with architect.
32. New electrical panel.
33. New gas meter. See plumbing sheets.
34. New stop sign. See C/C504.
35. New flagpole with light. See D/C504.
36. New 18" wide x 18" thick concrete divider between regular asphalt paving and previous concrete paving. See civil sheets.
37. New pervious concrete paving. See civil sheets.
38. New concrete mow strip. See L/C501.
39. New boulder wall. See landscape sheets.
40. New Nyloplast yard drain or clean out box. See Grading & Drainage Site Plans and C/C502.
41. New concrete transformer pad and CT can per power company requirements. See Electrical Sheets.
42. In hatched area, install (2) 3" lifts of asphalt paving.
43. Transition height of curb from full height to even with sidewalk and gutter in 5'-0". See E/C501.
44. New Storm Drain catch basin, curb inlet box, or other storm drain structure. See civil sheets.
45. Existing storm drain box to remain.
46. Existing manhole to remain.
47. New sewer cleanout.

Site Data

TOTAL PARKING PROVIDED:		280
SITE AREAS		
MAIN BUILDING	20,505 SF	12.27%
STORAGE BUILDING	190 SF	0.11%
PAVILION	1,800 SF	1.10%
ASPHALT	74,695 SF	44.70%
PERVIOUS PAVING	9,817 SF	5.87%
CONCRETE	16,898 SF	10.11%
LANDSCAPING	43,359 SF	25.95%
TOTAL SITE:	167,074 SF	3.84 ACRES
IMPERVIOUS SITE AREA	91,593 SF	54.82 %

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LICENSED ARCHITECT
Lafe Theodore Harris
3 Mar 2022
#7978876-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Vineyard UT Grove Park 5th & Vineyard UT Grove Park Stake Center

171 West 240 North, Vineyard, Utah 84057
40.300714, -111.757705

Date: 28 Feb 2022
BHD #: 2072
County Parcel: 41-914-0058
Plan Series: Her 17 SC Custom
Owner #: 501-2700

Drawing Issue and Revision Schedule

#	Date	Description
2	28 Feb 2022	Site Plan Review Responses
1	18 Jan 2022	City Site Plan Submittal

Site Architectural Plan

C111

Printed: 28 Feb 2022 5:15 PM

General Notes

A. Install concrete landscaping mowstrip curves with smooth transitions in all cases as shown.
B. Concrete radii are 6'-0" unless noted otherwise.
C. Parking stalls are 9'-0" x 18'-0" unless noted otherwise.
D. Dimensions of buildings and enclosures are to foundation - typical.
E. Refer to landscape sheets for dimensions of mow strips and boulder walls.

Keyed Notes

1. Align concrete sidewalk with foundation wall.

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2	28 Feb 2022	Site Plan Review Responses
1	18 Jan 2022	City Site Plan Submittal

Site Dimension Plan

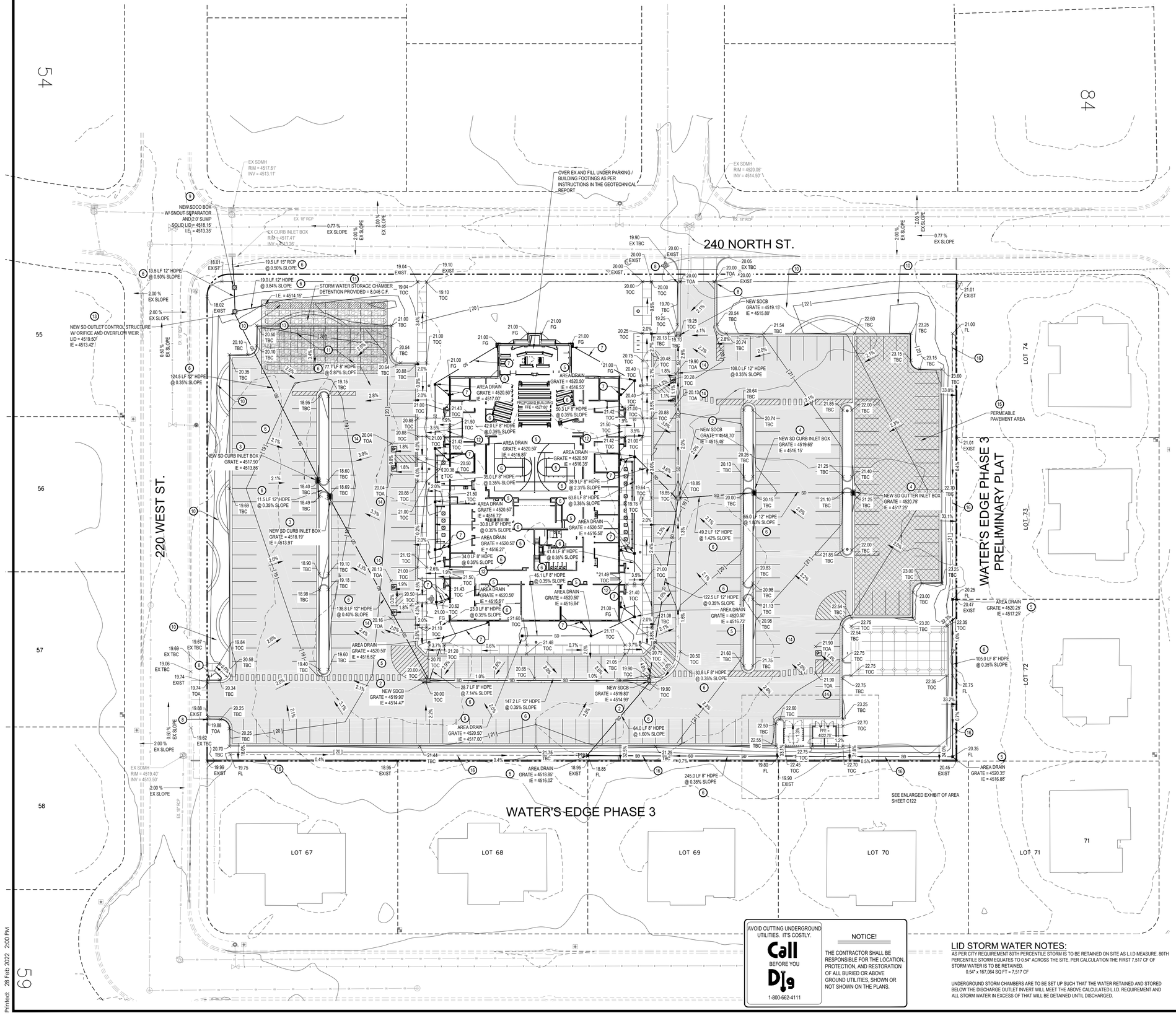
C112

1 Site Dimension Plan

Scale: 1" = 20'-0"

0' 10' 20' 40' 80'

Printed: 1 Mar 2022 11:53 AM



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

LID STORM WATER NOTES:

AS PER CITY REQUIREMENT 80TH PERCENTILE STORM IS TO BE RETAINED ON SITE AS L.I.D MEASURE. 80TH PERCENTILE STORM EQUATES TO 0.54" ACROSS THE SITE. PER CALCULATION THE FIRST 7,517 CF OF STORM WATER IS TO BE RETAINED.

0.54" x 167,064 SQ FT = 7,517 CF

UNDERGROUND STORM CHAMBERS ARE TO BE SET UP SUCH THAT THE WATER RETAINED AND STORED BELOW THE DISCHARGE OUTLET INVERT WILL MEET THE ABOVE CALCULATED L.I.D. REQUIREMENT AND ALL STORM WATER IN EXCESS OF THAT WILL BE DETAINED UNTIL DISCHARGED.

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.02 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. 3' x 3' STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'H', SHEET C5.01.
3. STORM DRAIN CURB INLET WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'M', SHEET C5.01.
4. STORM DRAIN GUTTER INLET WITH NO HOOD, WITH HEAVY DUTY BICYCLE SAFE GRATE.
5. 12" SQUARE SECURABLE NYLOPLAST YARD DRAIN, PER STANDARD CHURCH DETAIL, SEE DETAILS 'C', SHEET C502.
6. STORM DRAIN PIPE PER VINEYARD CITY STANDARDS. SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE. TRENCHING PER STANDARD CHURCH DETAIL, SEE DETAIL 'F', SHEET C5.02.
7. DOWNSPOUT DRAIN BASIN AND 6" HDPE PIPE FROM DOWNSPOUT BASIN. SLOPE AT 0.50% MINIMUM FROM BASIN, PER STANDARD CHURCH DETAIL, SEE DETAILS 'C AND D', SHEET C502.
8. TAPER LAST 3' OF CURB TO MATCH SIDEWALK HEIGHT, PER STANDARD CHURCH DETAIL, SEE DETAIL 'J', SHEET C5.01.
9. STORM DRAIN CLEANOUT BOX WITH SNOUT OIL/WATER SEPARATOR, PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C5.02.
10. LANDSCAPING BERM PER LANDSCAPE PLAN SHEET L101 AND PER DETAIL 'F', SHEET C502.
11. STORMTECH MC-3500 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. SYSTEM TO OUTLET CONTROL STRUCTURE AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS DETENTION CAPACITY OF 13,547 C.F. TOTAL REQUIRED STORAGE = 13,073 C.F. WITH THE FIRST 7,517 C.F. BEING RETENTION TO MEET L.I.D. REQUIREMENTS. SEE DETAIL 'A3', SHEET C5.01. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BIDDING AND CONSTRUCTION. L.I.D. RETENTION HIGH WATER = 4514.15'.
12. LANDING AREAS TO HAVE 2% MAXIMUM SLOPE AWAY FROM BUILDING
13. 4' x 4' OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR. SEE DETAIL 'A5', SHEET C5.01 AND DETENTION CALCULATIONS. HIGH WATER / OVERFLOW = 4511.60', ORIFICE SIZE = 3.7" Ø
14. ADA PARKING STALL, TOA (TOP OF ASPHALT) SPOT GRADES ARE TO BE STAKED TO ENSURE SLOPE WITHIN ADA PARKING STALL REMAINS UNDER 2.0% MAX. SLOPE.
15. PERMEABLE PAVEMENT AREA. ENSURE CONTRACTOR HAS PREVIOUS EXPERIENCE WITH INSTALLING PERMEABLE PAVEMENT.
16. DRAINAGE SWALE ALONG PROPERTY LINE. SEE DETAIL 'C', SHEET C5.01

Morrell Engineering
8610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF CALCULATION SHEET
Project No. 21242

Title:	Suncrest Stake Center Bldg
Scope:	Site Drainage Design
	Detention Facilities
Engineer:	RJP
Check:	RJP
Authority	Vineyard
Rev. No.:	1

Design Philosophy:
The storm water runoff from the project site will sheet flow to a series of catch basins and inlet boxes where it will be collected and conveyed by an underground pipe system to underground detention storage chambers where the LID required runoff amount will be retained and then all storm water in excess of that amount will be detained by means of a baffle wall causing the detained water to back up into the chambers while an orifice in the baffle wall sized per the calculations below will release water into the municipal storm drain system at a rate of 0.15 cfs/ac, as per the allowable rate.

Area Identification	(A)		(C)		(C*A)
Paved	100,000 sf	(2.30 ac)	0.85	=	85,000 sf
Roof Area	21,000 sf	(0.48 ac)	0.90	=	18,900 sf
Landscaped	46,064 sf	(1.06 ac)	0.15	=	6,910 sf
Total	167,064 sf	(3.84 ac)	0.66 (ave)		110,810 sf

Runoff Coefficient

Allowable Discharge Rate = 0.15 cfs/ac
Allowable Peak Discharge = 0.58 cfs

100-Year, 24-Hour Storm:

Time (min)	Rate (in/hr)	Rainfall (inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	4.19	0.521	16.04	0.00	16.04	0.58	4,638
10	3.18	0.793	12.20	0.00	12.20	0.58	6,977
15	2.63	0.983	10.09	0.00	10.09	0.58	8,559
30	1.77	1.320	6.77	0.00	6.77	0.58	11,154
60	1.09	1.640	4.21	0.00	4.21	0.58	**13,073**
120	0.61	1.790	2.30	0.00	2.30	0.58	12,387
180	0.43	1.840	1.57	0.00	1.57	0.58	10,778
360	0.24	1.970	0.84	0.00	0.84	0.58	5,765
720	0.14	2.280	0.49	0.00	0.49	0.58	0
1440	0.08	2.600	0.28	0.00	0.28	0.28	0

Storm Pipe Detention Provided:

Pipe Size	Length (LF)	Unit Storage (CF/LF)	Storage
6 in. Pipe	0	0.196	0 cf
8 in. Pipe	0	0.349	0 cf
12 in. Pipe	0	0.785	0 cf
18 in. Pipe	0	1.767	0 cf
Total Pipe Storage			**0 cf**

Storm Structure Detention Provided:

Amount	Box Length	Box Width	Av. Depth	←	Storage
0	0	0	0		0 cf
Total Structure Storage					**0 cf**

Surface Storage Provided:

Pond	Area(sf)	Depth (ft)	Volume (cu. ft.)
Storage chambers			13547 cf
Parking Area			0 cf
Total Surface Storage			**13547 cf**

Total Detention Provided : 13,547 cf
Total Detention Required : 13,073 cf

Office Design:
The orifice is designed upon the following data:

Total acreage of development:	3.84 acres
Allowable discharge:	0.58 cfs (0.15 cfs/ac)
Max head (center orifice to hw):	1.85 ft
Diameter for new orifice:	**4.0 inch**

$$Q = C_d A_o \sqrt{2gh}$$

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Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
No. 7754-2202
ROBERT J. POIRIER
02-28-22
STATE OF UTAH

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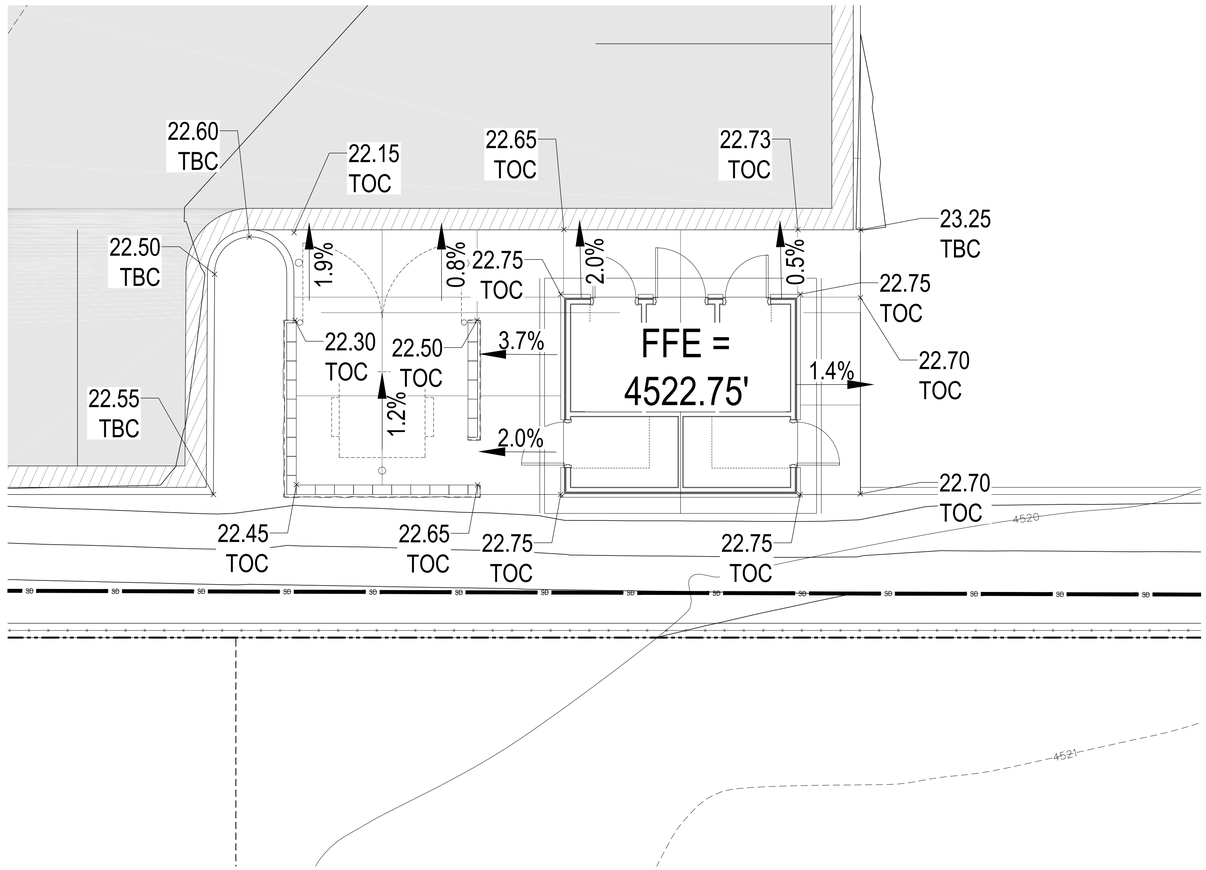
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#	Date	Description
2	28 Feb 2022	Site Plan Review Responses
1	18 Jan 2022	City Site Plan Submittal

GRADING AND DRAINAGE PLAN

C121

Print ed: 28 Feb 2022 2:00 P.M.



AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
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NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

LID STORM WATER NOTES:

AS PER CITY REQUIREMENT 80TH PERCENTILE STORM IS TO BE RETAINED ON SITE AS L.I.D MEASURE. 80TH PERCENTILE STORM EQUATES TO 0.54" ACROSS THE SITE. PER CALCULATION THE FIRST 7,517 CF OF STORM WATER IS TO BE RETAINED.

0.54" x 167,064 SQ FT = 7,517 CF

UNDERGROUND STORM CHAMBERS ARE TO BE SET UP SUCH THAT THE WATER RETAINED AND STORED BELOW THE DISCHARGE OUTLET INVERT WILL MEET THE ABOVE CALCULATED L.I.D. REQUIREMENT AND ALL STORM WATER IN EXCESS OF THAT WILL BE DETAINED UNTIL DISCHARGED.

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.02 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. 3' x 3' STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'H', SHEET C5.01.
3. STORM DRAIN CURB INLET WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'M', SHEET C5.01.
4. STORM DRAIN GUTTER INLET WITH NO HOOD, WITH HEAVY DUTY BICYCLE SAFE GRATE.
5. 12" SQUARE SECURABLE NYLOPLAST YARD DRAIN, PER STANDARD CHURCH DETAIL, SEE DETAILS 'C', SHEET C502.
6. STORM DRAIN PIPE PER VINEYARD CITY STANDARDS. SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE. TRENCHING PER STANDARD CHURCH DETAIL, SEE DETAIL 'F', SHEET C5.02.
7. DOWNSPOUT DRAIN BASIN AND 6" HDPE PIPE FROM DOWNSPOUT BASIN. SLOPE AT 0.50% MINIMUM FROM BASIN, PER STANDARD CHURCH DETAIL, SEE DETAILS 'C AND D', SHEET C502.
8. TAPER LAST 3' OF CURB TO MATCH SIDEWALK HEIGHT, PER STANDARD CHURCH DETAIL, SEE DETAIL 'J', SHEET C5.01.
9. STORM DRAIN CLEANOUT BOX WITH SNOUT OIL/WATER SEPARATOR, PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C5.02.
10. LANDSCAPING BERM PER LANDSCAPE PLAN SHEET L101 AND PER DETAIL 'F', SHEET C502.
11. STORMTECH MC-3500 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. SYSTEM TO OUTLET CONTROL STRUCTURE AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS DETENTION CAPACITY OF 13,547 C.F. TOTAL REQUIRED STORAGE = 13,073 C.F. WITH THE FIRST 7,517 C.F. BEING RETENTION TO MEET L.I.D. REQUIREMENTS. SEE DETAIL 'A3', SHEET C5.01. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BIDDING AND CONSTRUCTION. L.I.D. RETENTION HIGH WATER = 4514.15'.
12. LANDING AREAS TO HAVE 2% MAXIMUM SLOPE AWAY FROM BUILDING
13. 4' x 4' OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR. SEE DETAIL 'A5', SHEET C5.01 AND DETENTION CALCULATIONS. HIGH WATER / OVERFLOW = 4511.60', ORIFICE SIZE = 3.7" Ø
14. ADA PARKING STALL, TOA (TOP OF ASPHALT) SPOT GRADES ARE TO BE STAKED TO ENSURE SLOPE WITHIN ADA PARKING STALL REMAINS UNDER 2.0% MAX. SLOPE.
15. PERMEABLE PAVEMENT AREA. ENSURE CONTRACTOR HAS PREVIOUS EXPERIENCE WITH INSTALLING PERMEABLE PAVEMENT.

Monell Engineering
9610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF
CALCULATION SHEET
Project No. 21242

Title :	Suncrest Stake Center Bldg
Scope :	Site Drainage Design
	Detention Facilities
Engineer :	RJP
Check:	RJP
Authority :	Vineyard
Rev. No.:	1

Design Philosophy:
The storm water runoff from the project site will sheet flow to a series of catch basins and inlet boxes where it will be collected and conveyed by an underground pipe system to underground detention storage chambers where the LID required runoff amount will be retained and then all storm water in excess of that amount will be detained by means of a baffle wall causing the detained water to back up into the chambers while an orifice in the baffle wall sized per the calculations below will release water into the municipal storm drain system at a rate of 0.15 cfs/ac, as per the allowable rate.

Area Identification	(A)		Runoff Coefficient (C)		(C*A)
Pived	100,000 sf	(2.30 ac)	0.85	=	85,000 sf
Roof Area	21,000 sf	(0.48 ac)	0.90	=	18,900 sf
Landscaped	46,064 sf	(1.06 ac)	0.15	=	6,910 sf
Total	167,064 sf	(3.84 ac)	0.66 (ave)		110,810 sf

Allowable Discharge Rate = 0.15 cfs/ac

100-Year, 24-Hour Storm: Allowable Peak Discharge = 0.56 cfs

Time (min)	Rate (in/hr)	Rainfall (Inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	4.19	0.521	16.04	0.00	16.04	0.58	4,638
10	3.18	0.793	12.20	0.00	12.20	0.58	6,977
15	2.63	0.983	10.09	0.00	10.09	0.58	8,559
30	1.77	1.320	6.77	0.00	6.77	0.58	11,154
60	1.09	1.640	4.21	0.00	4.21	0.58	**13,073**
120	0.61	1.790	2.30	0.00	2.30	0.58	12,387
180	0.43	1.840	1.57	0.00	1.57	0.58	10,778
360	0.24	1.970	0.84	0.00	0.84	0.58	5,765
720	0.14	2.280	0.49	0.00	0.49	0.49	0
1440	0.08	2.600	0.28	0.00	0.28	0.28	0

Storm Pipe Detention Provided:

Pipe Size	Length (LF)	Unit Storage (CF/LF)	Storage
6 in. Pipe	0	0.196	0 cf
8 in. Pipe	0	0.349	0 cf
12 in. Pipe	0	0.785	0 cf
18 in. Pipe	0	1.767	0 cf
Total Pipe Storage			**0 cf**

Storm Structure Detention Provided:

Amount	Box Length	Box Width	Av. Depth		Storage
0	0	0	0		0 cf
Total Structure Storage					**0 cf**

Surface Storage Provided:

Pond	Area(sf)	Depth (ft)	Volume (cu. ft.)
Storage chambers			13547 cf
Parking Area			0 cf
Total Surface Storage			**13547 cf**

Total Detention Provided : **13,547 cf**
Total Detention Required : **13,073 cf**

Orifice Design:
The orifice is designed upon the following data:

Total acreage of development:	3.84 acres
Allowable discharge:	0.58 cfs (0.15 cfs/ac)
Max head (center orifice to hw):	1.85 ft
Diameter for new orifice:	**4.0 inch**

$$Q = C_d A_o \sqrt{2gh}$$

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ROBERT J. POIRIER
02-28-22
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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Vineyard UT Grove Park 5th & Vineyard UT Grove Park Stake Center

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40.300714, -111.757705

Owner #: 501-2700
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BHD #: 2072
County Parcel: 41:91:40058
Date: 28 Feb 2022

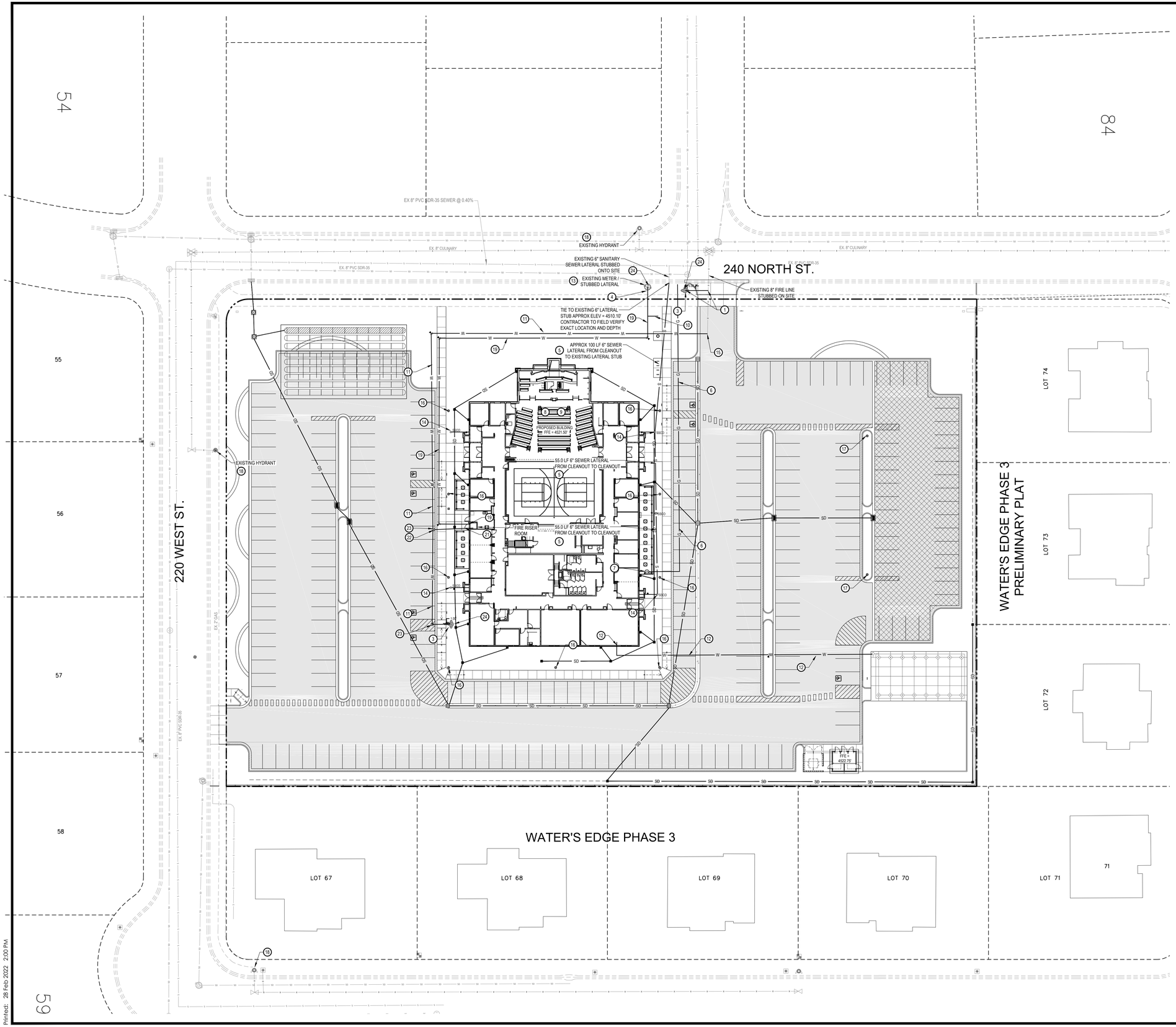
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ENLARGED EXHIBIT GRADING AND DRAINAGE PLAN

C122

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY, COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY ALERT PHONE NUMBERS
- WATER: VINEYARD CITY
- SEWER: VINEYARD CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: POWER PROVIDER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NEW 6" PVC C-900 FIRE LINE FOR NEW FIRE HYDRANT TO CONNECT TO EXISTING 8" FIRE LINE STUB PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE VINEYARD TOWN DETAIL '13', SHEET C5.04 FOR TRENCHING AND DETAIL '18', SHEET C5.08 FOR THRUST BLOCKING.
2. 8" x 6" x 8" TEE.
3. INSTALL NEW FIRE HYDRANT PER VINEYARD TOWN STANDARD DETAIL '17', SHEET C5.04.
4. CONNECT NEW 2" POLY PIPE WATER SERVICE LINE TO EXISTING CULINARY METER AND STUBBED LATERAL, PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS.
5. 6" PVC SDR-35 SANITARY SEWER LATERAL @ 1.00% MINIMUM SLOPE, INCLUDING NEW CLEANOUTS PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS. CONNECT TO EXISTING 6" SEWER LATERAL STUB. LATERAL PER VINEYARD TOWN STANDARD DETAIL '20', SEE SHEET C5.04.
6. APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
7. APPROXIMATE LOCATION OF NEW NATURAL GAS METER(S). CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY AND WITH MECHANICAL PLANS.
8. UNDERGROUND CABLE AND POWER LINES. CONTRACTOR TO COORDINATE WITH COMCAST AND ROCKY MOUNTAIN POWER. SEE ELECTRICAL SITE PLAN FOR POWER CONNECTIONS.
9. TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED. SEE ELECTRICAL SITE PLAN FOR COMMUNICATIONS CONNECTIONS.
10. INSTALL 2" STOP AND WASTE FOR IRRIGATION, CONNECT TO NEW 2" WATER LATERAL PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS. SEE LANDSCAPE PLANS FOR DETAILS.
11. NEW 8" PVC C-900 FIRE SERVICE WATER LINE PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE VINEYARD TOWN DETAIL '13', SHEET C5.04 FOR TRENCHING AND DETAIL '18', SHEET C5.04 FOR THRUST BLOCKING.
12. 3/4" POLY PIPE WATER LINE FROM PROPOSED BUILDING TO THE PAVILION DRINKING FOUNTAIN. SEE PLUMBING PLANS FOR COORDINATION AND FOR DETAILS.
13. EXISTING INSTALLED CULINARY WATER METER AND STUBBED LATERAL.
14. SEWER CLEANOUT AND 6" PVC SEWER LINE FOR USE IN CLEARING SEWER LINES WITHIN THE BUILDING FROM OUTSIDE (TYPICAL CHURCH DESIGN) SEE STANDARD CHURCH DETAIL 'C' SHEET C5.02.
15. CONNECT NEW 8" PVC C-900 FIRE LINE TO EXISTING 8" FIRE LINE STUBBED ONTO SITE MAIN, PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS.
16. SIDEWALK AREA LIGHT POLE, SEE ELECTRICAL PLANS FOR DETAILS.
17. PARKING LOT AREA LIGHT POLE, SEE ELECTRICAL PLANS DETAILS.
18. EXISTING FIRE HYDRANT TO REMAIN.
19. 2" POLY PIPE WATER SERVICE LINE, PER VINEYARD TOWN STANDARD DETAIL '19', SEE SHEET C5.04.
20. INSTALL A 6" ISOLATION VALVE ON EACH SIDE OF THE FIRE HYDRANT CONNECTION PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS.
21. NEW 6" PVC C-900 FIRE SERVICE WATER LINE PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE VINEYARD TOWN DETAIL '13', SHEET C5.04 FOR TRENCHING AND DETAIL '18', SHEET C5.04 FOR THRUST BLOCKING.
22. ISOLATION VALVE, ATTACHED AT THE TEE, FOR THE FIRE LINE GOING INTO THE BUILDING PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS.
23. ENSURE VALVE IS FAR ENOUGH FROM THE FLOW LINE OF THE GUTTER TO ALLOW FOR VALVE COLLAR, PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS.
24. ENSURE NO DEEP-ROOTED VEGETATION IS LOCATED WITHIN 10' OF FIRE HYDRANT OR WATER METER PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS.

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02-28-22
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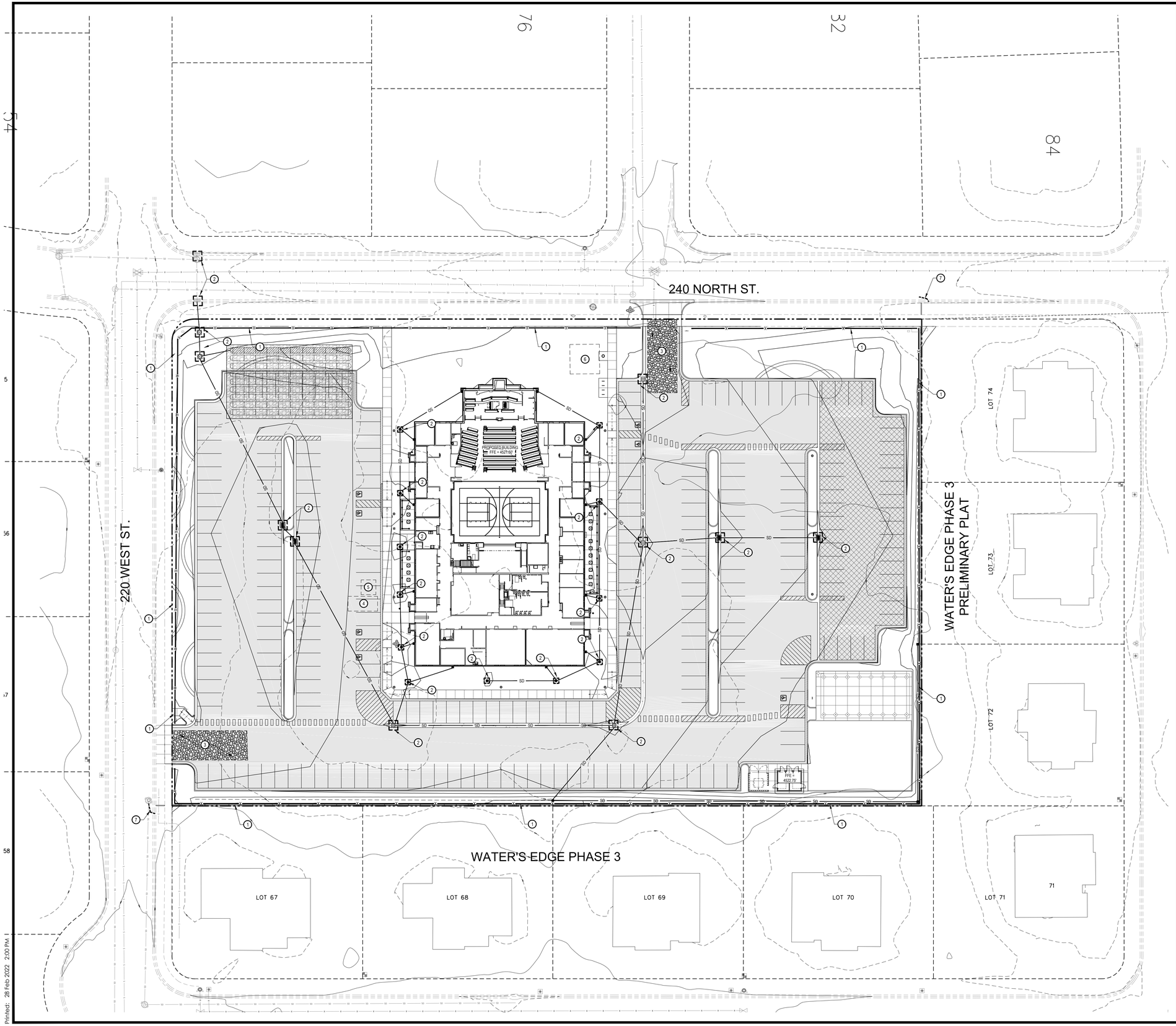
Drawing Issue and Revision Schedule

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SITE UTILITY PLAN

C151

Printed: 28 Feb 2022 2:00 PM



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C5.04 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT 'OPEN' FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.03.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.03.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. SEE DETAIL 'A3', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. PORTABLE TOILET. SEE DETAIL 'C5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. TOPSOIL STOCK PILE AREA. MAINTAIN SILT FENCE AROUND PERIMETER AT ALL TIMES. CONTROL DUST FROM PILE BY EITHER COVERING OR KEEPING MOIST. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. NEW FILTER SOCK TO BE PLACED IN THE GUTTER ON THE DOWN STREAM END OF THE LOT TO PREVENT SEDIMENT FROM BEING TRANSPORTED INTO THE STORM DRAIN SYSTEM.

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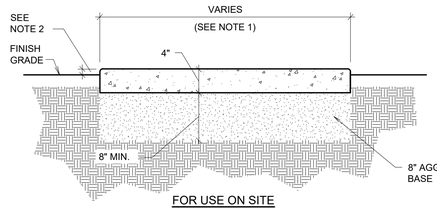
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EROSION CONTROL PLAN

C171

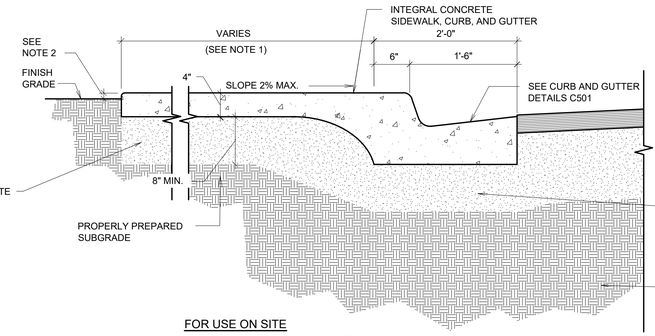
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FOR USE ON SITE

A SIDEWALK DETAIL

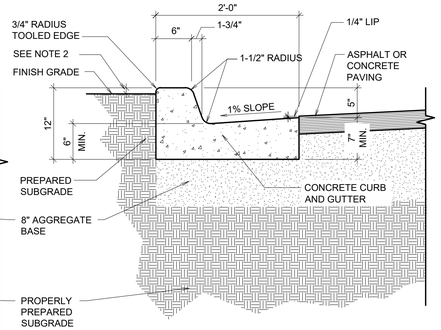
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FOR USE ON SITE

B SIDEWALK, CURB AND GUTTER

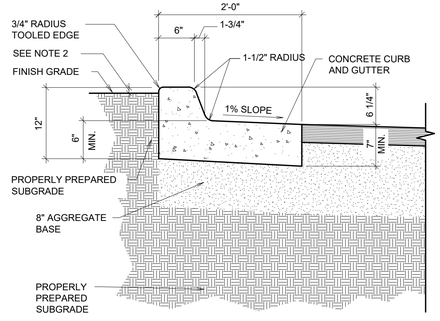
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FOR USE ON SITE WHERE WATER DRAINS TOWARD CURB

C CURB AND GUTTER - IN FLOW

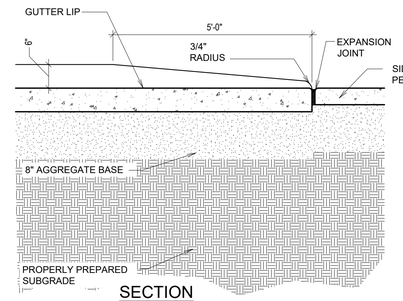
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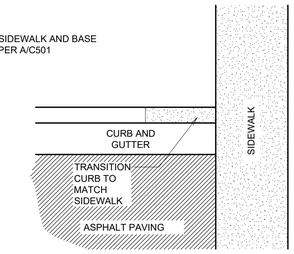
FOR USE ON SITE WHERE WATER DRAINS AWAY FROM CURB

D CURB AND GUTTER - OUT FLOW

Scale: 1" = 1'-0"



SECTION

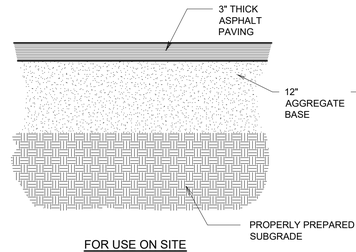


PLAN

FOR USE ON SITE

E CURB TRANSITION

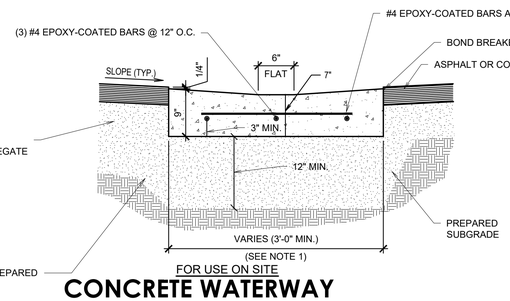
Scale: Not to Scale



FOR USE ON SITE

F ASPHALT PAVING

Scale: 1" = 1'-0"

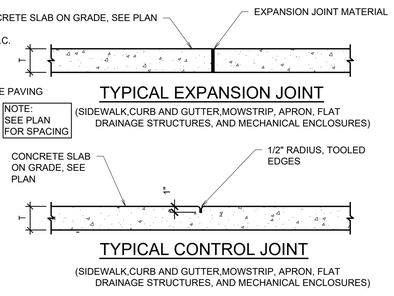


FOR USE ON SITE

G CONCRETE WATERWAY FLAT DRAINAGE STRUCTURE

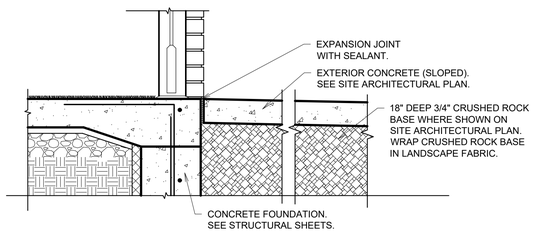
Scale: 1" = 1'-0"

(FLAT DRAINAGE STRUCTURE)



H EXPANSION AND CONTROL JOINTS

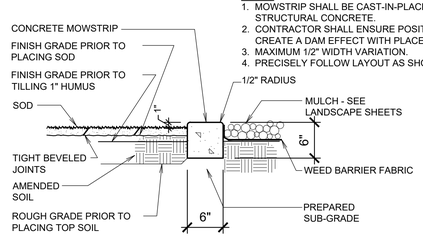
Scale: Not to Scale



J TYPICAL ENTRY AT DOOR

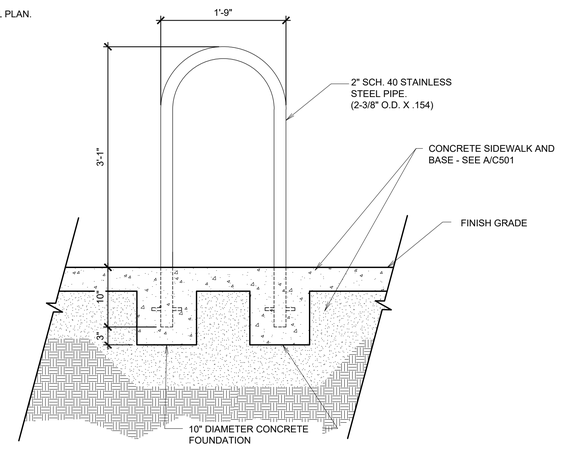
Scale: 1" = 1'-0"

NOTES:
1. MOWSTRIP SHALL BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS - DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. PRECISELY FOLLOW LAYOUT AS SHOWN ON THE SITE ARCHITECTURAL PLAN.



K CONCRETE MOW STRIP

Scale: 1" = 1'-0"



M BICYCLE RACK

Scale: 1" = 1'-0"

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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

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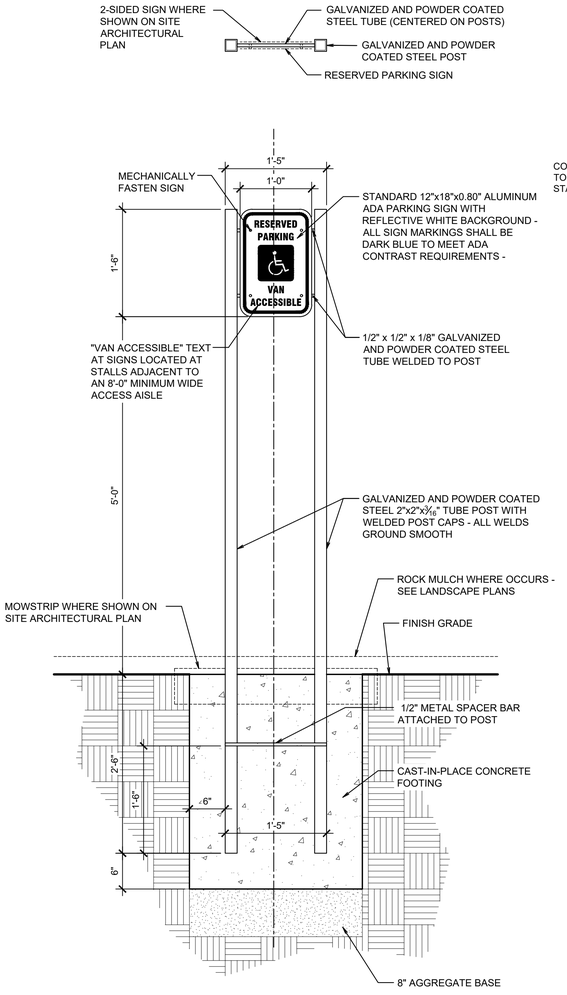
Drawing Issue and Revision Schedule

#	Date	Description
1	18 Jan 2022	City Site Plan Submittal

Site Details

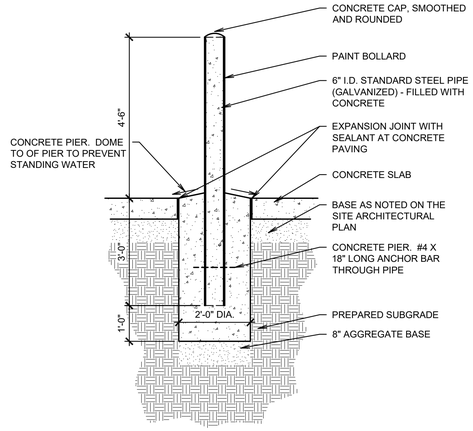
C501

Printed: 28 Jan 2022 8:58 AM



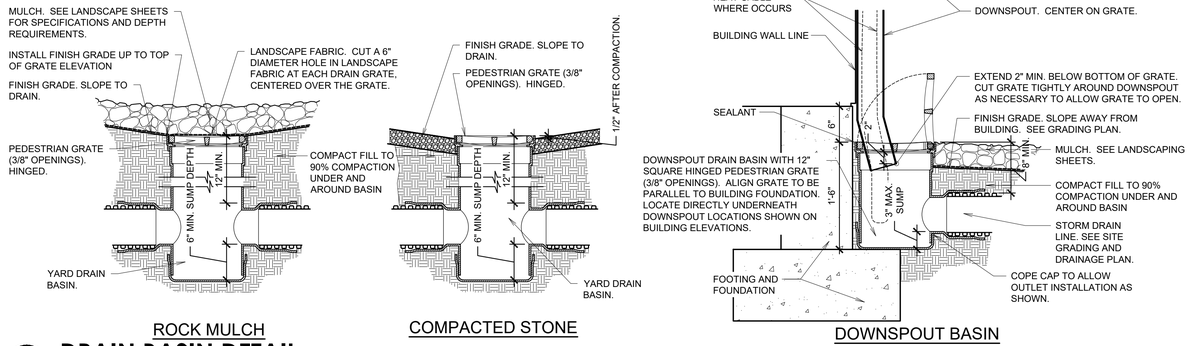
A ACCESSIBLE PARKING SIGN

Scale: 1" = 1'-0"



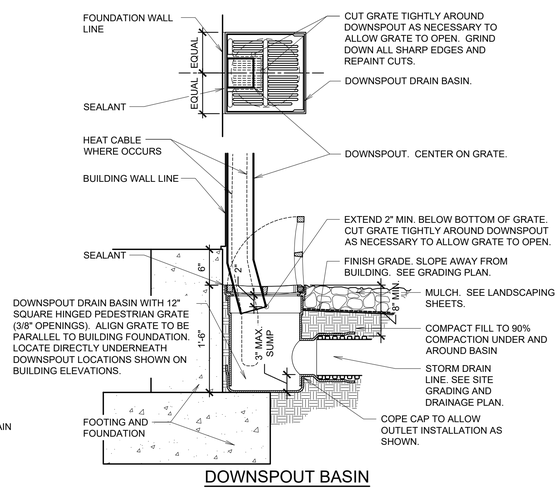
B BOLLARD DETAIL

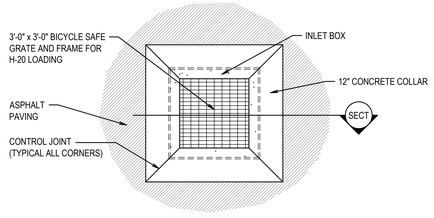
Scale: 1/2" = 1'-0"



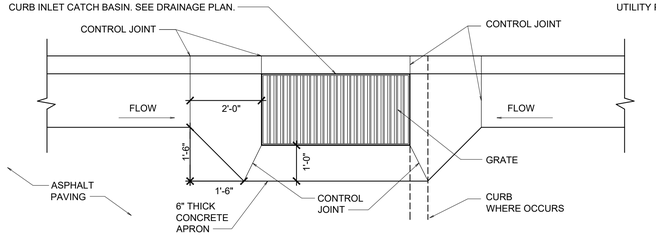
C DRAIN BASIN DETAIL

Scale: 1" = 1'-0"

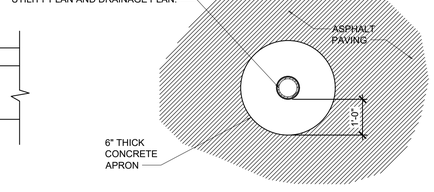




NOTES:
1. GRATE AND FRAMES SHALL BE HOT-DIPPED GALVANIZED.
2. DOWEL LAPS SHALL BE 24".
3. COAT ALL METAL PARTS WITH ASPHALTUM PAINT.



CURB INLET

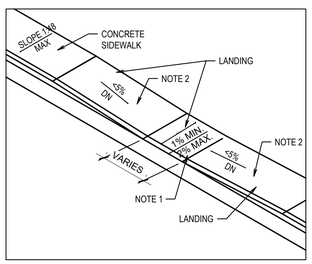


SEWER CLEANOUT, VALVE BOX, INSPECTION PORT

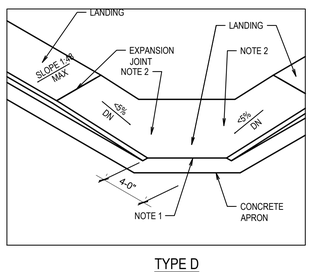
D CONCRETE COLLARS AND APRONS

Scale: NOT TO SCALE

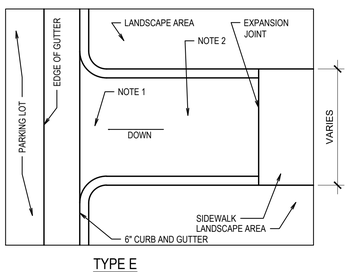
NOTES:
1. UNLESS REQUIRED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION, USE A LIGHT BROOM FINISH ON RAMPS AND LANDINGS TO MATCH THE FINISHES ON THE SIDEWALKS.
2. 5% (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
3. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
4. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
5. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING, ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%).



TYPE B



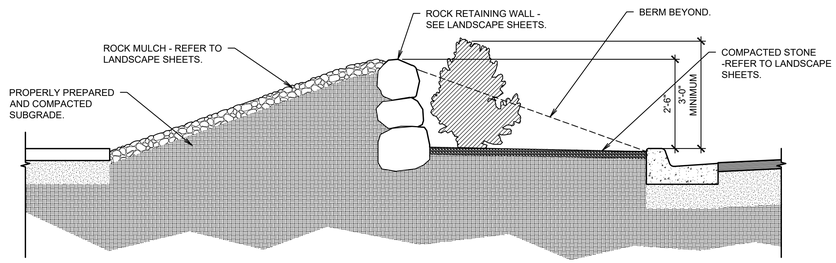
TYPE D



TYPE E

E ACCESSIBLE SLOPED SIDEWALKS

Scale: not to scale



F LANDSCAPE BERM DETAIL

Scale: not to scale

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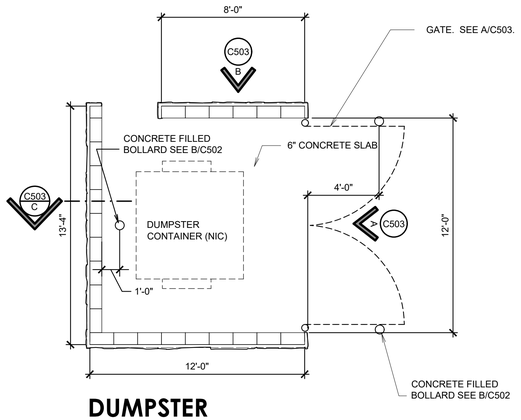
Drawing Issue and Revision Schedule

#	Date	Description
1	18 Jan 2022	City Site Plan Submittal

Site Details

C502

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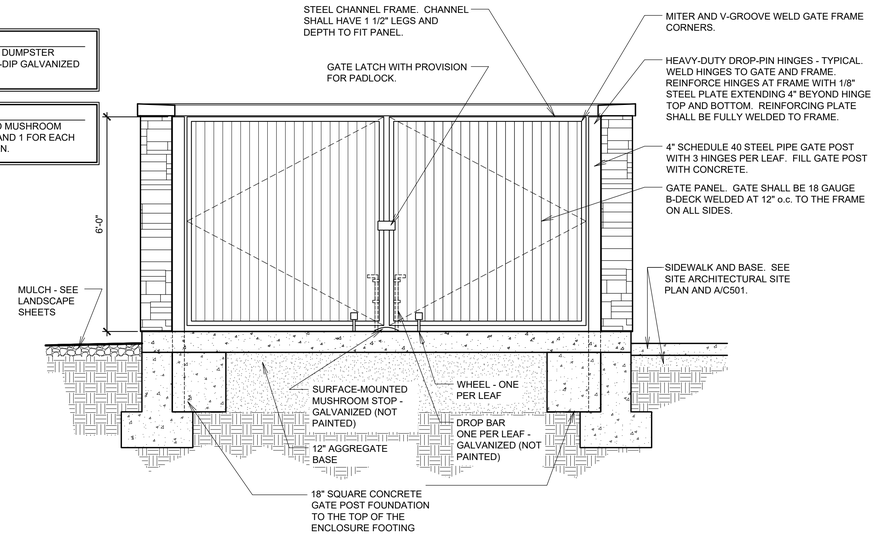


1 DUMPSTER ENCLOSURE PLAN

Scale: 1/4" = 1'-0"

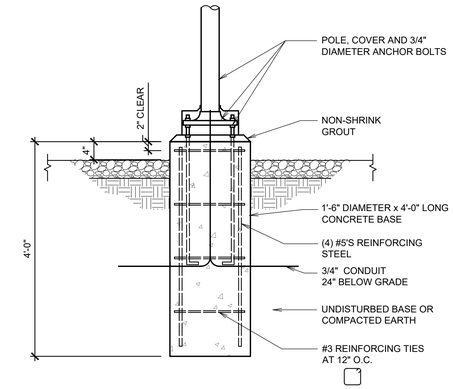
NOTE
ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE GATE SHALL BE HOT-DIP GALVANIZED AND POWDER COATED.

NOTE
PROVIDE (3) SURFACE - MOUNTED MUSHROOM STOPS: 1 AT CLOSED POSITION, AND 1 FOR EACH GATE LEAF AT THE OPEN POSITION.



A DUMPSTER GATE ELEVATION

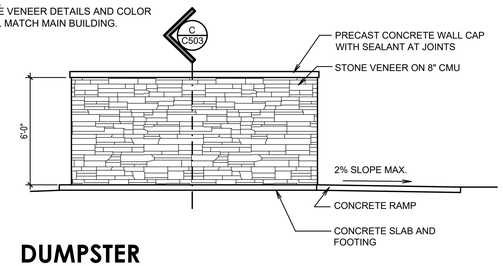
Scale: 1/2" = 1'-0"



D POLE LIGHT BASE IN LANDSCAPING AREAS

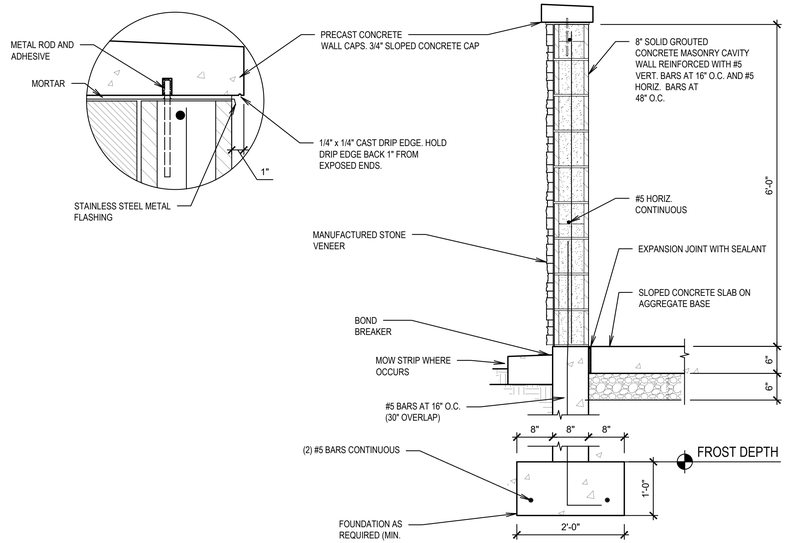
Scale: 3/4" = 1'-0"

NOTE:
STONE VENEER DETAILS AND COLOR SHALL MATCH MAIN BUILDING.



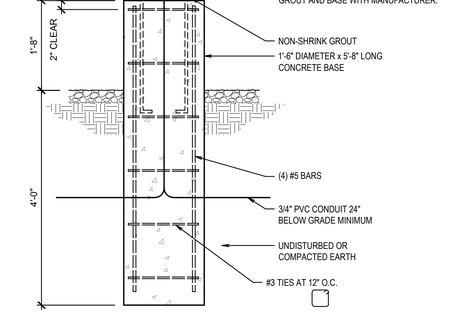
B DUMPSTER ENCLOSURE ELEVATION

Scale: 1/4" = 1'-0"



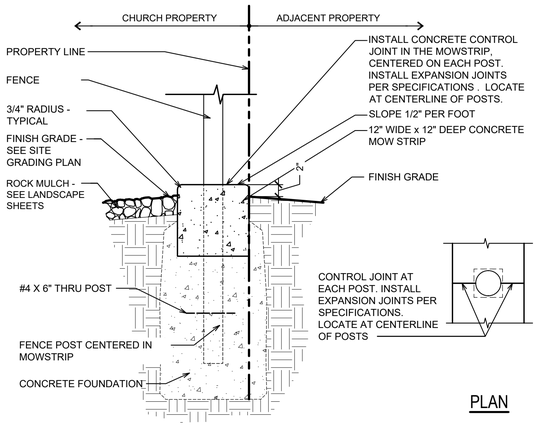
C DUMPSTER ENCLOSURE WALL SECTION

Scale: 3/4" = 1'-0"



E POLE LIGHT BASE IN PARKING AREAS

Scale: 3/4" = 1'-0"



F FENCE AND MOWSTRIP DETAIL

Scale: 1" = 1'-0"

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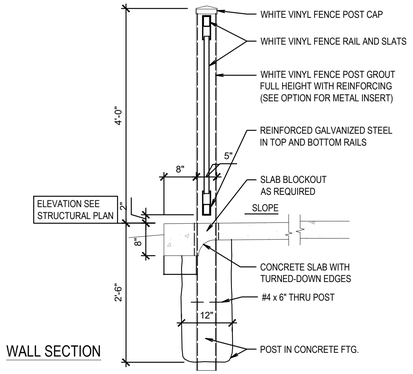
Drawing Issue and Revision Schedule

#	Date	Description
1	18 Jan 2022	City Site Plan Submittal

Site Details

C503

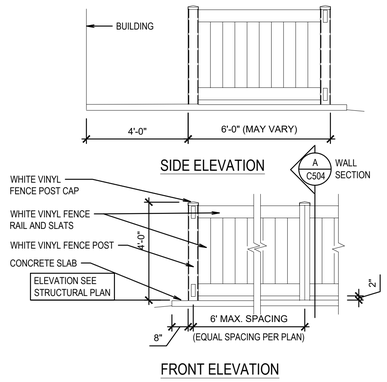
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WALL SECTION

A VINYL MECHANICAL ENCLOSURE SECTION

Scale: 3/4" = 1'-0"

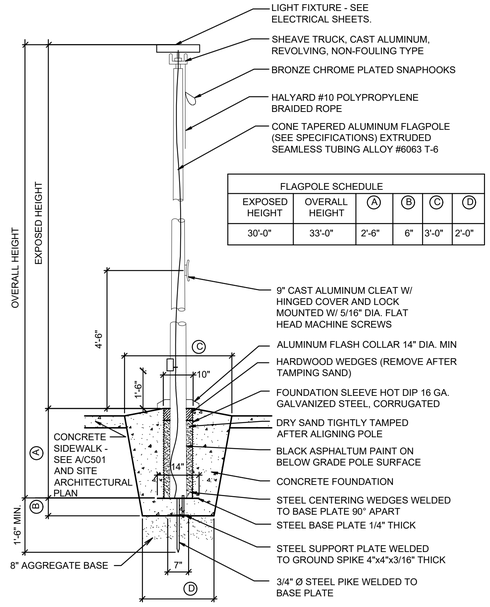


SIDE ELEVATION

FRONT ELEVATION

B VINYL MECHANICAL ENCLOSURE

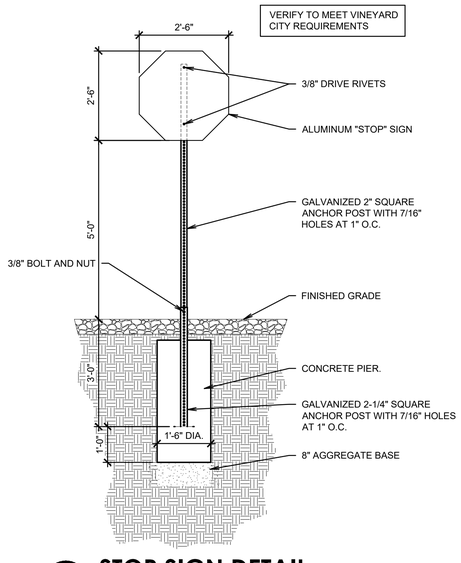
Scale: 3/4" = 1'-0"



FLAGPOLE SCHEDULE					
EXPOSED HEIGHT	OVERALL HEIGHT	(A)	(B)	(C)	(D)
30'-0"	33'-0"	2'-6"	6"	3'-0"	2'-0"

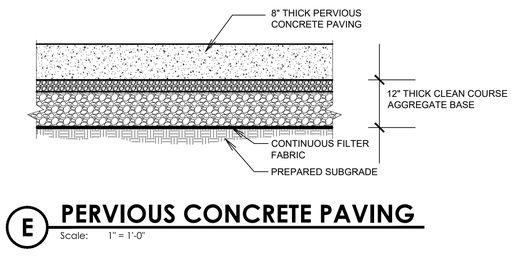
C FLAG POLE DETAIL

Scale: 1/2" = 1'-0"



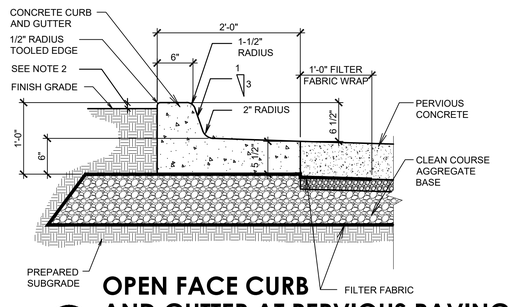
D STOP SIGN DETAIL

Scale: 1/2" = 1'-0"



E PERVIOUS CONCRETE PAVING

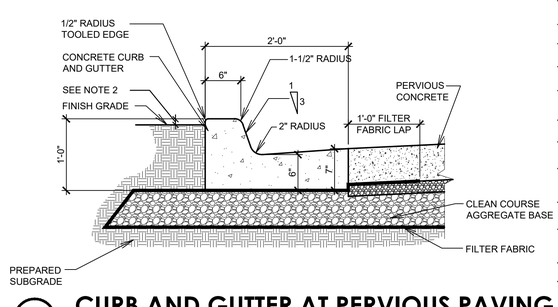
Scale: 1" = 1'-0"



F OPEN FACE CURB AND GUTTER AT PERVIOUS PAVING

Scale: 1" = 1'-0"

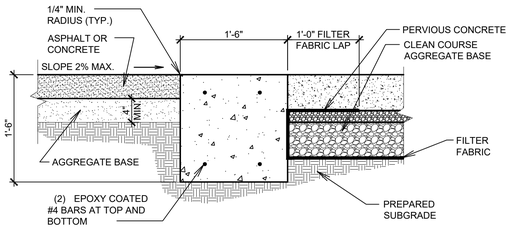
FOR USE WHERE WATER DRAINS AWAY FROM CURB



G CURB AND GUTTER AT PERVIOUS PAVING

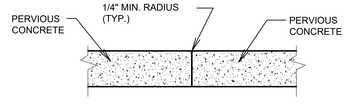
Scale: 1" = 1'-0"

FOR USE WHERE WATER DRAINS TOWARD CURB



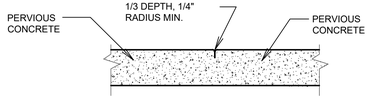
H CURB WALL BETWEEN ASPHALT AND PERVIOUS CONCRETE

Scale: 1" = 1'-0"



J CONSTRUCTION JOINT AT PERVIOUS PAVING

Scale: 1" = 1'-0"



K TOOLED CONTROL JOINT AT PERVIOUS PAVING

Scale: 1" = 1'-0"

GENERAL NOTES

1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
2. 1" PRIOR TO SEEDING, 2" PRIOR TO SODDING AND 3" IN PLANTING AREAS.
3. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
4. EXTERIOR NORMAL WEIGHT CONCRETE - USE 4,500 PSI. MIN. TYPE D IF EXPOSED TO FREEZING AND/OR DE-ICERS, 3,000 PSI. MIN. TYPE A OTHERWISE. SEE SPECIFICATIONS FOR PERVIOUS CONCRETE REQUIREMENTS..
5. CONTRACTOR TO INSTALL EXPANSION AND CONTRACTION JOINTS AS REQUIRED PER THE SPECIFICATIONS.
6. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATIONS.

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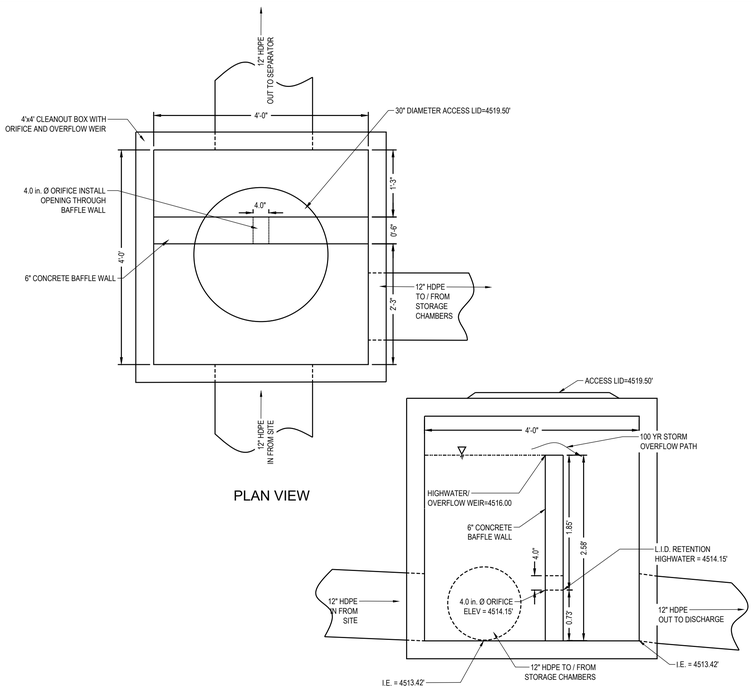
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Drawing Issue and Revision Schedule		
#	Date	Description
2.	28 Feb 2022	Site Plan Review Responses
1.	18 Jan 2022	City Site Plan Submittal

Site Civil Details

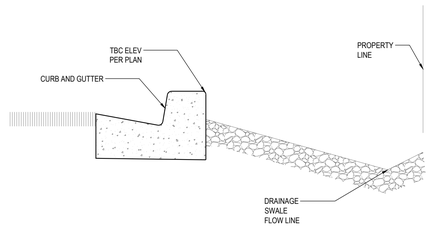
C504

Printed: 28 Feb 2022, 5:20 PM



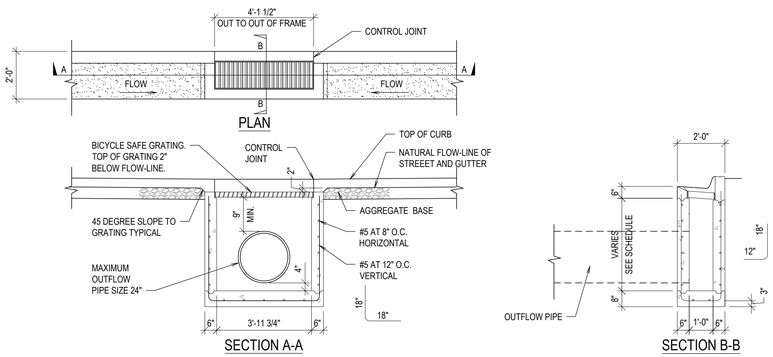
A STORM DRAIN OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR

SCALE: N.T.S.



C DRAINAGE SWALE ALONG PROPERTY LINE

SCALE: N.T.S.

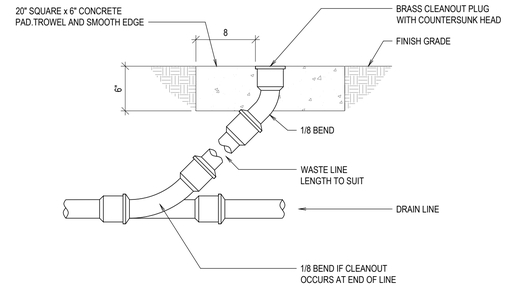


NOTES:

1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF "STATE STD. SPEC'S FOR ROAD AND BRIDGE CONST.", ADDENDUMS AND SPECIAL PROVISIONS THERETO.
2. ALL STEEL SHALL HAVE A MINIMUM OF 2" CONCRETE COVER.
3. GREY IRON CASTING: ASTM A48 CLASS 30 MINIMUM.
4. 2"x4" SHEAR KEY REQUIRED BOTH WAYS.

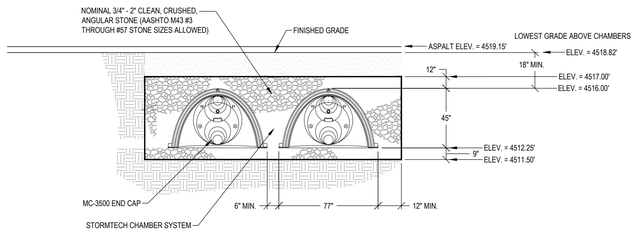
M SINGLE GUTTER INLET BOX

SCALE: N.T.S.



L CLEAN-OUT

SCALE: N.T.S.



*SEE STORMTECH'S DESIGN MANUAL

N STORMTECH CHAMBER SECTION DETAIL

SCALE: N.T.S.

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ROBERT J. POIRIER
02-28-22
STATE OF UTAH

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Vineyard UT Grove Park 5th &
Vineyard UT Grove Park Stake Center

171 West 240 North, Vineyard, Utah 84057
40.300714, -111.725705

Date: 28 Feb 2022
BHD #: 2072
County Parcel: 41:91:43:058
Plan Series: Her 17 SC Custom
Owner #: 501-2700

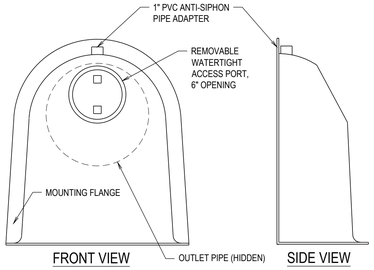
Drawing Issue and Revision Schedule

#	Date	Description
2	28 Feb 2022	Site Plan Review Responses
1	18 Jan 2022	City Site Plan Submittal

CIVIL DETAILS

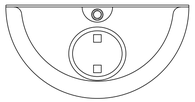
C521

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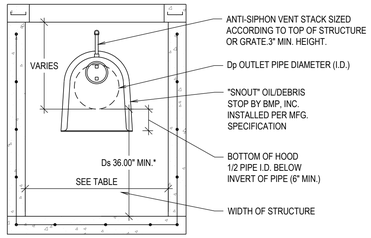
FRONT VIEW

SIDE VIEW



PLAN VIEW

SNOUT CONFIGURATION



STRUCTURE DIMENSIONS — PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.
(SEE "MAINTENANCE CONSIDERATIONS" DOCUMENT FOR MORE INFORMATION)

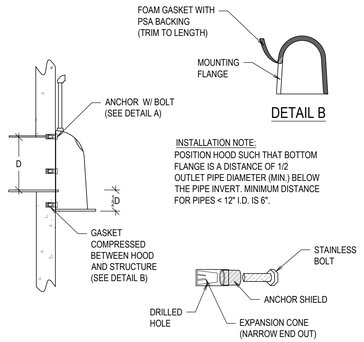
SIZING EXAMPLES:

OUTLET HOLE SIZE	SNOUT SIZE	STRUCTURE SIZE
11.9" O.D. OR LESS	12 F or R	R FITS 36"-48" DIAM STRUCTURE
12.0"-17.9" O.D.	18 F or R	R FITS 48"-60" DIAM STRUCTURE
18.0"-23.9" O.D.	24 F or R	R FITS 48"-60" DIAM STRUCTURE
24.0"-29.9" O.D.	30 F or R	R FITS 60"-72" DIAM STRUCTURE
30.0"-47.9" O.D.	48 F	
30.0"-53.9" O.D.	54R/72	FITS 72" DIAM STRUCTURE ONLY
48.0"-95.9" O.D.	96 F	

NOTE: USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

SPECIFICATIONS:

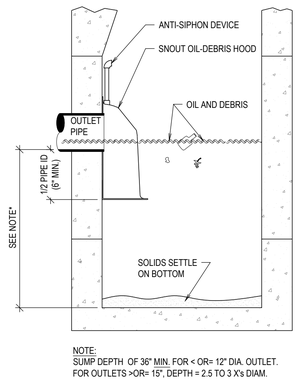
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED
   SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS



DETAIL B

INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

DETAIL A



NOTE:
SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIA. OUTLET.
FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3 X's DIAM.

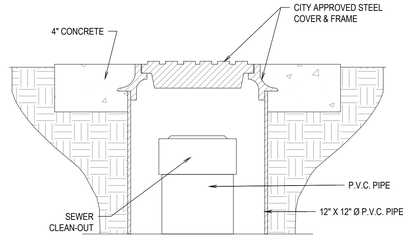
TYPICAL INSTALLATION

US Patent # 6126817

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES		
DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	
	SP-SN	

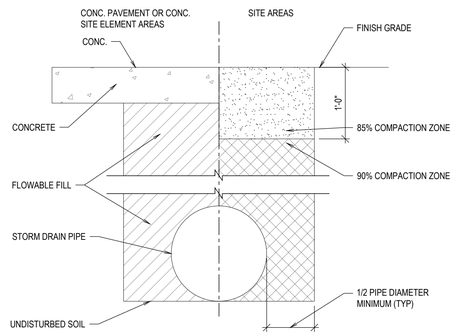
A SNOUT OIL-WATER DEBRIS SEPARATOR

SCALE: N.T.S.



C SEWER CLEAN-OUT

SCALE: N.T.S.



F TRENCH DETAIL

SCALE: N.T.S.

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Owner #: 501-2700
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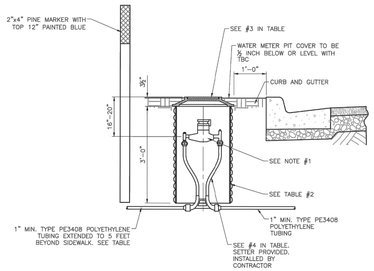
Drawing Issue and Revision Schedule

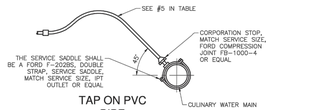
#	Date	Description
2	28 Feb 2022	Site Plan Review Responses
1	18 Jan 2022	City Site Plan Submittal

CIVIL DETAILS

C531

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TAP ON PVC PIPE

NOTES:
1. ¾" – 1" METERS PROVIDED AND INSTALLED BY CITY. 1½" – 2" METERS PROVIDED BY CITY, INSTALLED BY CONTRACTOR.
2. WATER SERVICE TO BE LOCATED PER APPROVED UTILITY PLAN.
3. ALL CONNECTIONS SHALL BE MADE USING PACK JOINTS (COMPRESSION) TYPE FITTINGS WITH INSERTS.
4. NO. 14 GAUGE COPPER TRACER WIRE REQUIRED, ATTACHED TO WIRE AT MAIN AND EXTENDED INTO METER BOX.
5. WATER METER TO BE LOCATED 2' MIN. FROM DRIVEWAYS.

TABLE

	1	2	3	4	5
METER SIZE	BADGER METER MODEL	METER BOX SIZE, ADS/HDPE WHITE	LID D&L FOUNDRY 2" HOLE *	FORD COPPERSETTERS PART # *	
¾"	M-25	21" x 36"	L-2244	V8HC731BW4444QNL	1" POLY
1"	M-70	21" x 36"	L-2244	V8HC7418W4444QNL	1" POLY
1½"	M-120	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	V8H7618116 6NL	1½" POLY
2"	M-170	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	V8H7718117 7NL	2" POLY

* OR EQUIVALENT UPON APPROVAL BY TOWN/CITY

JUB

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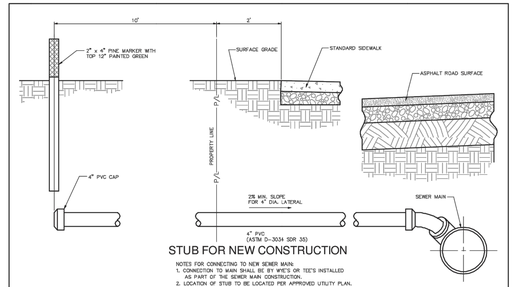
REVISION			
#	DESIGNER JOHN	JM	DATE 9/30/2014
1			
2			
NO.	DESCRIPTION	BY	APP'D DATE

VINEYARD STAY CONNECTED

TYPICAL CULINARY WATER CONNECTION

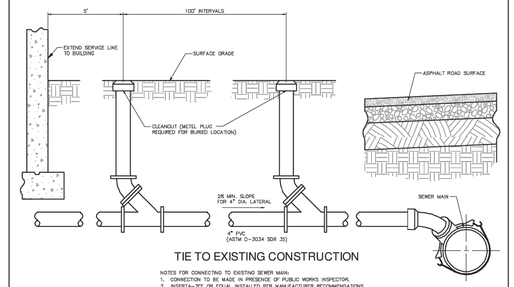
TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 19
APPROVED BY: JOHN MEDEIROS
APPROVAL DATE: 09/03/2014
ISSUED BY: JM
ISSUED DATE: 09/03/2014
REVISED BY:
REVISED DATE: SEPTEMBER 1, 2016



STUB FOR NEW CONSTRUCTION

NOTES FOR CONNECTING TO NEW SEWER MAIN:
1. CONNECTION TO MAIN SHALL BE BY WYE'S OR TEE'S INSTALLED AS PART OF THE SEWER MAIN CONSTRUCTION.
2. LOCATION OF STUB TO BE LOCATED PER APPROVED UTILITY PLAN.
3. SHOW CENTERLINE STATION OF THE LATERAL FROM THE NEAREST DOWNSTREAM MANHOLE. USE SAME STATIONING USED FOR SEWER MAIN.
4. TRAFFIC RATED CLEANOUT LID REQ'D IF LOCATED IN TRAFFIC AREAS.



TIE TO EXISTING CONSTRUCTION

NOTES FOR CONNECTING TO EXISTING SEWER MAIN:
1. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.
2. INSERTA-TEE OR EQUAL INSTALLED PER MANUFACTURER RECOMMENDATIONS.
3. TRAFFIC RATED CLEANOUT LID REQ'D IF LOCATED IN TRAFFIC AREAS.

JUB

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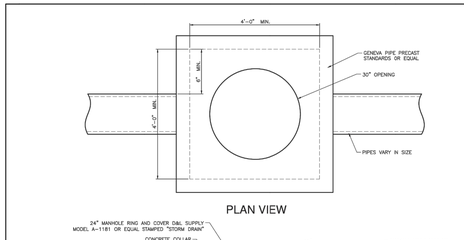
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#	DESIGNER JOHN	JM	DATE 9/30/2014
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2			
NO.	DESCRIPTION	BY	APP'D DATE

VINEYARD STAY CONNECTED

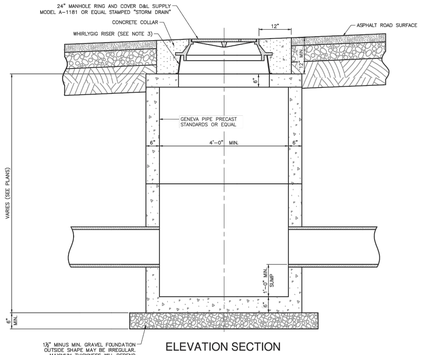
TYPICAL SEWER LATERAL

TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 20
APPROVED BY: JOHN MEDEIROS
APPROVAL DATE: 09/03/2014
ISSUED BY: JM
ISSUED DATE: 09/03/2014
REVISED BY:
REVISED DATE: SEPTEMBER 1, 2016



PLAN VIEW



ELEVATION SECTION

NOTES:
1. MANHOLE COVER TO BE A SOLID LID CONTAINING ONE PICK HOLE. SEE SPECIFICATION DIVISION 5 FOR COVER LABEL.
   D&L SUPPLY P/N A-1181 (OR EQUAL).
2. FLAT LOS SHALL MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY TOWN ENGINEER.
3. WHIRLYGIG RISER OR EQUAL SHALL BE USED INSTEAD OF GRADE RINGS TO ADJUST MANHOLE RING AND COVER TO GRADE.
4. 18" MAXIMUM WHIRLYGIG RISER HEIGHT.

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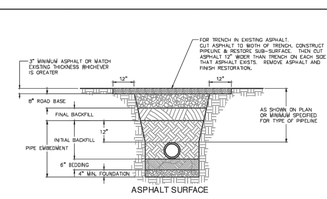
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#	DESIGNER JOHN	JM	DATE 9/30/2014
1			
2			
NO.	DESCRIPTION	BY	APP'D DATE

VINEYARD STAY CONNECTED

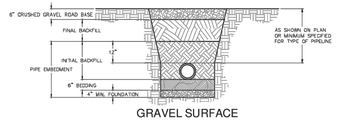
STORM DRAIN JUNCTION BOX DETAIL

TOWN OF VINEYARD

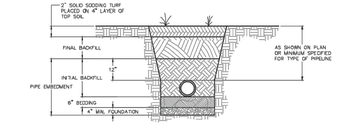
STANDARD DRAWING NUMBER: 9A
APPROVED BY: JOHN MEDEIROS
APPROVAL DATE: 09/03/2014
ISSUED BY: JM
ISSUED DATE: 09/03/2014
REVISED BY:
REVISED DATE: SEPTEMBER 1, 2016



ASPHALT SURFACE



GRAVEL SURFACE



TURF SURFACE

NOTES:
1. SLOPE TRENCH TO MEET OSHA REQUIREMENTS (LATEST EDITION) OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED.
3. INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
4. NO PATCHES WITHIN EXISTING PATCHES.

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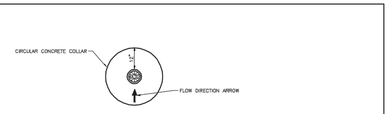
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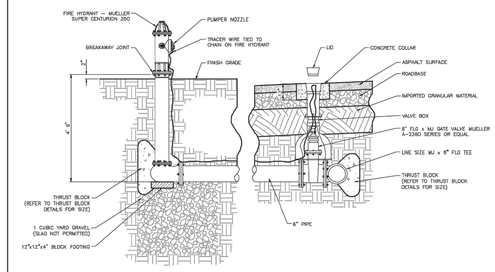
TYPICAL TRENCH SECTION

TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 13
APPROVED BY: JOHN MEDEIROS
APPROVAL DATE: 09/03/2014
ISSUED BY: JM
ISSUED DATE: 09/03/2014
REVISED BY:
REVISED DATE: SEPTEMBER 1, 2016



CULINARY WATER VALVE CONCRETE COLLAR



FIRE HYDRANT & WATER VALVE

NOTES:
1. BOLTS: APPLY ONE (1) COAT OF FWG GREASE (FOOD GRADE) TO ALL EXPOSED SURFACES OF BOLTS AND TO ALL BOLT THREADS AFTER INSTALLATION OF PIPING, FITTINGS, VALVES, AND COUPLINGS.
2. VALVES, FITTINGS, CONNECTIONS, ETC.: ENCASE ALL BURIED DUCTILE IRON VALVES, FITTINGS, CONNECTIONS AND SPECIALTIES IN MINIMUM 8 MIL BLACK POLYETHYLENE SHEETS IN ACCORDANCE WITH AWWA C-105. SECURE POLYETHYLENE SHEETS TO THE PIPE AS SPECIFIED ABOVE.
3. DUCTILE IRON PIPE: ENCASE BURIED DUCTILE IRON PIPE IN MINIMUM 8 MIL POLYETHYLENE SHEETS IN ACCORDANCE WITH AWWA C105 IN ALL AREAS AND SOIL TYPES AS SHOWN ON THE PROJECT PLANS OR AS SPECIFIED BY THE ENGINEER.
4. NO RISER KITS SHALL BE INSTALLED ABOVE FINISHED GRADE.

JUB

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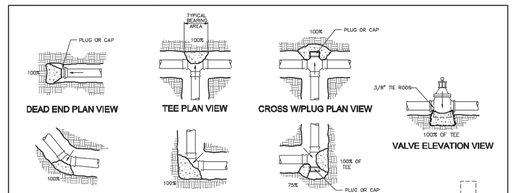
REVISION			
#	DESIGNER JOHN	JM	DATE 9/30/2014
1			
2			
NO.	DESCRIPTION	BY	APP'D DATE

VINEYARD STAY CONNECTED

FIRE HYDRANT AND WATER VALVE DETAIL

TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 17
APPROVED BY: JOHN MEDEIROS
APPROVAL DATE: 09/03/2014
ISSUED BY: JM
ISSUED DATE: 09/03/2014
REVISED BY:
REVISED DATE: SEPTEMBER 1, 2016



NOTES:
1. THE FIGURE (100%) AT THE THRUST BLOCK INDICATES PER CENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. THE ARROW (← ——→) INDICATES THRUST DIRECTION.
3. ALL BOLTS SHALL BE COR-BLUE T-BOLTS OR EQUAL.
4. ALL MJ AND FLANGED FITTINGS TO BE WRAPPED WITH 8 MIL POLYETHYLENE PRIOR TO PLACING CONCRETE THRUST BLOCK.
5. WHERE SUFFICIENT BEARING SURFACE IS NOT AVAILABLE FOR THRUST BLOCK, MEGALUG THRUST RESTRAINING GLANDS MAY BE USED. MEGALUG THRUST RESTRAINING GLANDS SHALL BE INSTALLED ON EACH SIDE OF FITTING (INCLUDING ANY JOINT RESTRAINT). ANY USE OF MEGALUG OR CHANGE TO THE THRUST BEARING CHART MUST BE REVIEWED BY THE ENGINEER.
6. MEGALUGS OR EQUAL REQ'D AT ALL FITTING TO PIPE JOINTS.

TABLE 1

USE WHEN LINE PRESSURE AND SOIL BEARING STRENGTH ARE KNOWN.					
LINE PRESSURE: psi TEST PRESSURE: 1.5 x LP psi SOIL BEARING STRENGTH: psf SOIL BEARING STRENGTH DETERMINED FROM A GEOTECHNICAL INVESTIGATION					
SIDE THRUST (lbs.) PER 1 PSI LINE PRESSURE					
PIPE SIZE (")	PIPE AREA (sq. in.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	22	31	17	9	5
6	31.17	49	68	37	19	10
8	56.88	86	121	66	34	17
10	88.52	131	185	100	51	26
12	124.29	187	264	143	73	37
14	168.53	253	358	194	99	50
16	219.56	330	466	253	129	65
18	277.58	417	589	319	163	82
20	342.41	514	727	394	201	101
24	490.09	738	1042	563	287	145
30	757.69	1137	1608	870	444	223

TABLE 2

USE WHEN LINE PRESSURE AND SOIL BEARING STRENGTH ARE NOT KNOWN.					
LINE PRESSURE: 150 psi TEST PRESSURE: 1.5 x 150 = 225 psi SOIL BEARING STRENGTH: 1,500 psf					
AREA OF BEARING REQUIRED (sq. ft.)					
PIPE SIZE (")	PIPE AREA (sq. in.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	1.7	2.4	1.3	0.7	0.3
6	31.17	3.8	5.3	2.9	1.5	0.8
8	56.88	6.8	9.7	5.2	2.7	1.3
10	88.82	10.4	14.9	8.0	4.1	2.0
12	124.29	14.9	21.1	11.4	5.8	2.9
14	168.53	20.2	28.6	15.5	7.9	4.0
16	219.56	26.3	37.3	20.2	10.3	5.2
18	277.58	33.3	47.1	25.5	13.0	6.5
20	342.41	41.1	58.1	31.4	16.0	8.1
24	490.09	58.8	83.2	45.0	22.0	11.2
30	757.69	90.9	128.6	69.6	35.5	17.8

EXAMPLE FOR TABLE 1:
8-INCH 90° BEND
LINE PRESSURE = 100 psi
TEST PRESSURE = THRUST FROM 1 psi =121 lbs
CALCULATE TOTAL THRUST: 150 psi x 121 lbs/psi = 12,100 lbs
SOIL BEARING STRENGTH = 2,000 psf
AREA OF BEARING REQUIRED FOR THRUST BLOCK IS 8.1 sq. ft. (12,100 lbs / 2,000 psf = 6.1 sf, ft.)

* PIPE AREA IS BASED ON LARGEST ACTUAL INSIDE DIAMETER OF DUCTILE IRON PIPE.

JUB

STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. DEVIATION FROM THIS STANDARD REQUIRES APPROVAL FROM THE TOWN OF VINEYARD. NO PART OF VINEYARD CORPORATION CAN NOT BE HELD LIABLE FOR ABUSE OR CHANGES RESEMBLING THIS STANDARD.

REVISION			
#	DESIGNER JOHN	JM	DATE 9/30/2014
1			
2			
NO.	DESCRIPTION	BY	APP'D DATE

VINEYARD STAY CONNECTED

THRUST BLOCK DETAILS

TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 18
APPROVED BY: JOHN MEDEIROS
APPROVAL DATE: 09/03/2014
ISSUED BY: JM
ISSUED DATE: 09/03/2014
REVISED BY:
REVISED DATE: SEPTEMBER 1, 2016

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER No. 375419-2202 ROBERT J. POIRIER 02-28-22 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Vineyard UT Grove Park 5th & Vineyard UT Grove Park Stake Center

171 West 240 North, Vineyard, Utah 84057
40.300714, -111.725705

Plan Series: Her 17 SC Custom
Owner #: 501-2700
County Parcel: 41-91-140-058
BHD #: 2072
Date: 28 Feb 2022

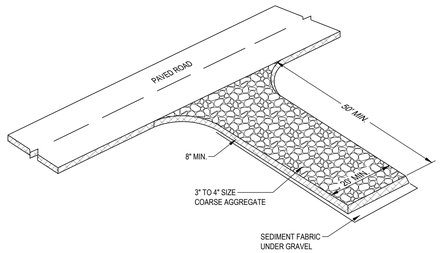
Drawing Issue and Revision Schedule

#	Date	Description
2	28 Feb 2022	Site Plan Review Responses
1	18 Jan 2022	City Site Plan Submittal

CIVIL DETAILS

C551

Printed: 28 Feb 2022 2:00 P.M.



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRAD TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

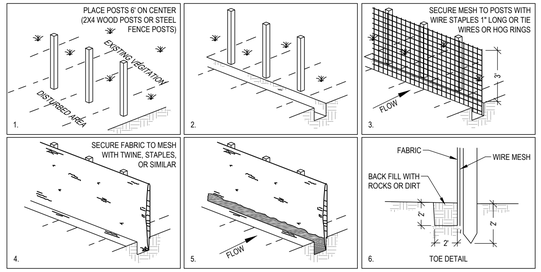
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACER BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

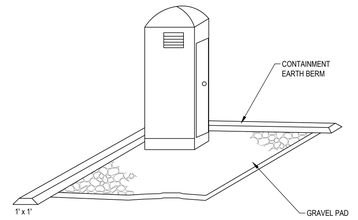
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

SILT FENCE C3
SCALE: N.T.S.



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

PORTABLE TOILETS C5
SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   - A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   - B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A _" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   - C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   - D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS. E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE ATTACHED SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

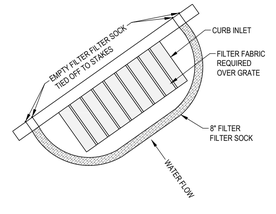
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

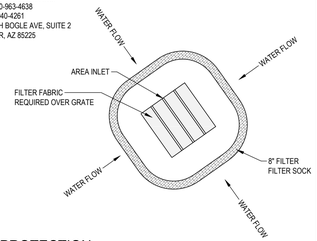
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

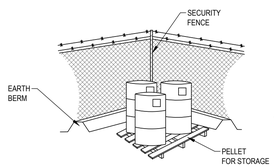
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225





SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S. © REPLENISH



- CONTROLLED STORAGE LOCATION
- BERMED PERIMETER IMPOUNDMENT
- STORAGE OFF GROUND
- COVER WHEN NOT IN USE

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

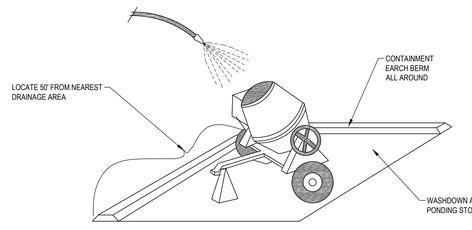
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- ■ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- ■ TRAINING

■ HIGH ※ MEDIUM □ LOW

MATERIALS STORAGE A3
SCALE: N.T.S.



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT A5
SCALE: N.T.S.

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PROFESSIONAL ENGINEER No. 375419-2202 ROBERT J. POIRIER 02-28-22 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Vineyard UT Grove Park 5th &
Vineyard UT Grove Park Stake Center

171 West 240 North, Vineyard, Utah 84057
40.300714, -111.725705

Owner #: 501-2700
Plan Series: Her 17 SC Custom
County Parcel: 41:91:1430058
BHD #: 2072
Date: 28 Feb 2022

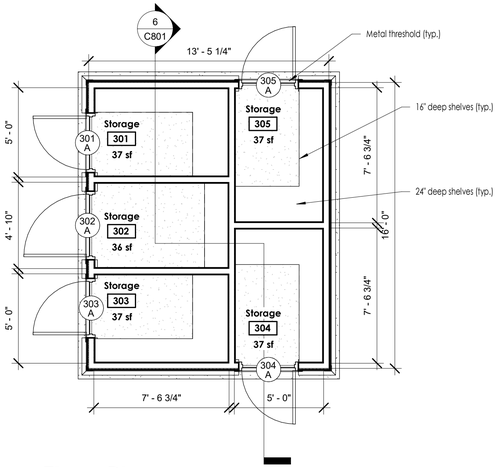
Drawing Issue and Revision Schedule

#	Date	Description
2	28 Feb 2022	Site Plan Review Responses
1	18 Jan 2022	City Site Plan Submittal

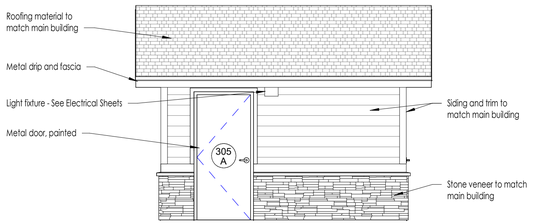
CIVIL DETAILS

C571

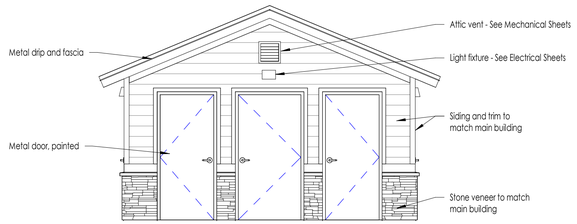
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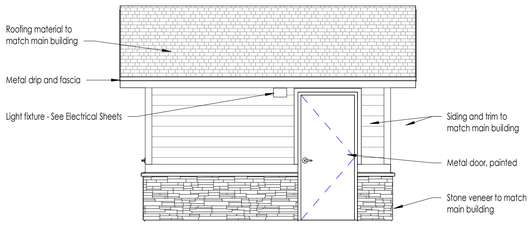
1 Floor Plan
Scale: 1/4" = 1'-0"



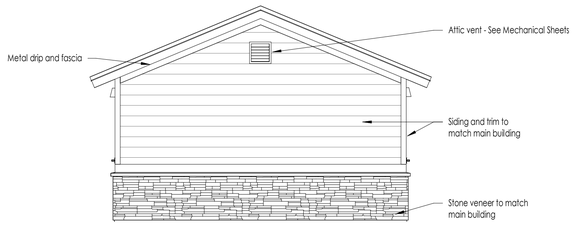
2 Building Elevation
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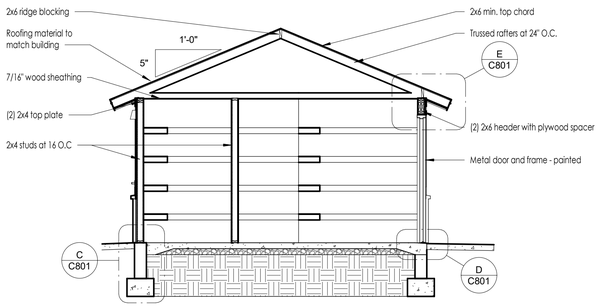
3 Building Elevation
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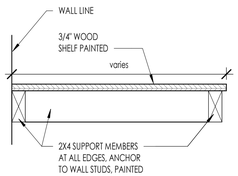
4 Building Elevation
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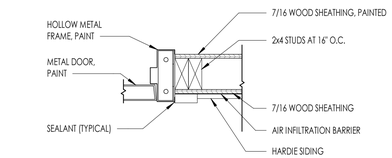
5 Building Elevation
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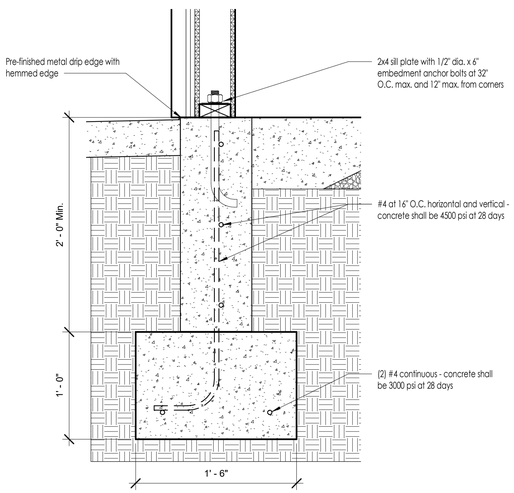
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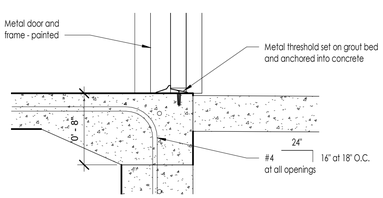
A Shelf Detail
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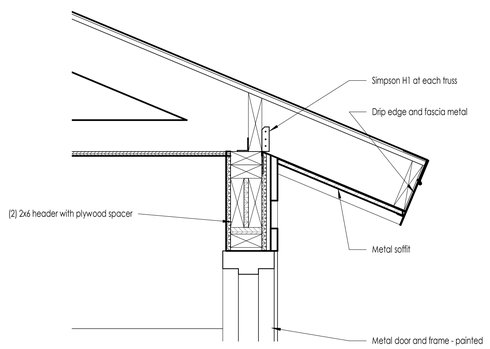
B Jamb Detail
Scale: 1 1/2" = 1'-0"



C Wall Base Detail
Scale: 1 1/2" = 1'-0"



D Door Threshold Detail
Scale: 1 1/2" = 1'-0"



E Head Detail
Scale: 1 1/2" = 1'-0"

1/28/2022 9:39:27 AM

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Late
Theodore
Harris
28 Jan 2022
5526878-0301
STATE OF UTAH

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Vineyard UT Grove Park 5th &
Vineyard UT Grove Park Stake Center

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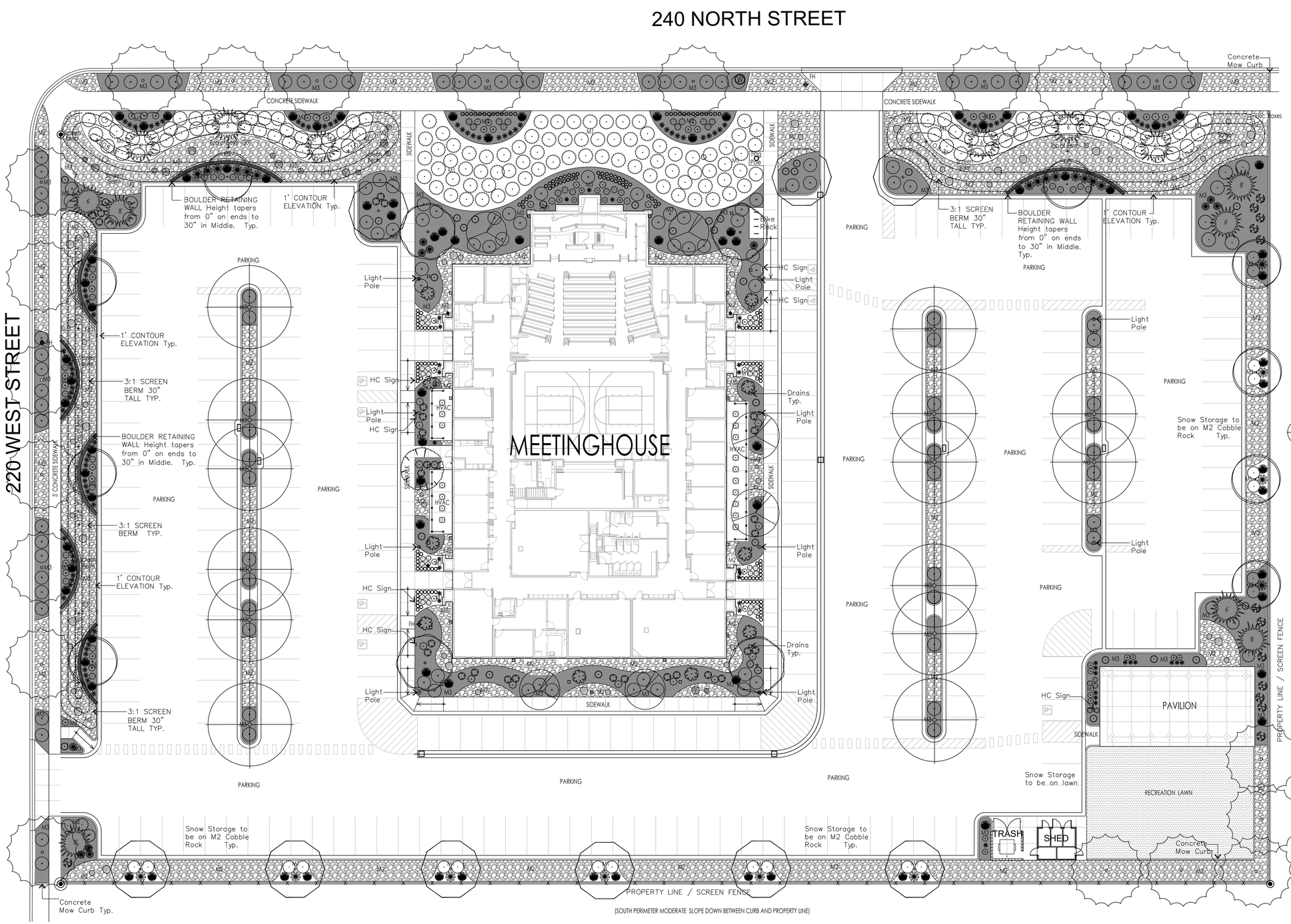
Date: 19 Jan 2022
BHD #: 2072
County Parcel: 41-914-0058
Plan Series: Her 17 SC Custom
Owner #: 501-2700

Drawing Issue and Revision Schedule

#	Date	Description

Storage Building

C801



MISC. LEGEND

M1	CRUSHED ROCK 1.5–2" Dia.
M2	CRUSHED ROCK 3–5" Dia.
M3	DECOMPOSED GRANITE ¾"–
	LAWN Sod Kentucky Blue Grass
18"⊙2'⊙3'⊙4'	BOULDERS
	CONCRETE MOW CURB 6"x6" See Civil Drawings
	CONTOUR LINES 1' INTERVAL

TREE LEGEND

Symbol	Plant Type	Scientific Name / Common Name
	Deciduous	Quercus rubra 'Shumardii' Shumard Red Oak
	Deciduous	Ulmus parvifolia Lace Bark Elm
	Deciduous	Prunus virginiana 'Canada Red' Canada Red Choke Cherry (3 Tr.)
	Deciduous	Koelreuteria paniculata Goldenrain Tree
	Deciduous	Acer ginnala 'Flame' Amer Maple (3–4 Trunks)
	Deciduous	Celtis occidentalis Common Hackberry
	Evergreen	Pinus nigra 'Arnolds Sentinal' Arnolds Sentinal Pine
6/8	Evergreen	Pinus leucodermis Dwarf Austrian / Bosnian Pine

SHRUB LEGEND

Symbol	Type	Scientific Name / Common Name
	Evergreen	Pinus mugo 'Mughus' Dwarf mugo Pine
	Deciduous	Caryopteris clandonensis Blue Mist Spirea
	Deciduous	Euonymus alatus 'Compacta' Dwarf winged Euonymus
	Deciduous	Berberis thunb. atrop. "Nana' Crimson Pigmy Barberry
	Deciduous	Rosa 'Kockout' Knockout Rose
	Deciduous	Juniperous sabina 'Buffalo' Buffalo Juniper
	Deciduous	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper
	Deciduous	Potentilla fruticose 'Gold Drop' Gold Drop Potentilla
	Deciduous	Mahonia aquifolium 'Compacta' Compact Oregon Grape
	Perennial	Perovskia atriplicifolia 'Filigran' Filigran Russian Sage
	Grass	Calamagrostis s. a. 'Karl Foerster' Feather Grass
	Grass	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass
	Perennial	Hemerocalis 'Texas Sunlight' Daylliy
	Evergreen	Yucca filimentosis Common Yucca

PLANT MATERIAL SIZES

STREET DECIDUOUS TREES	2" CAL.
INTERIOR DECIDUOUS TREES	1.75" CAL.
EVERGREEN TREES	6' TALL
SHRUBS	1 GAL.
GRASSES	1 GAL.

0' 10' 20' 40' 80'

W N E S

1 Landscape Plan

Scale: 1" = 20'-0"

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greg@earthwisedesign.com

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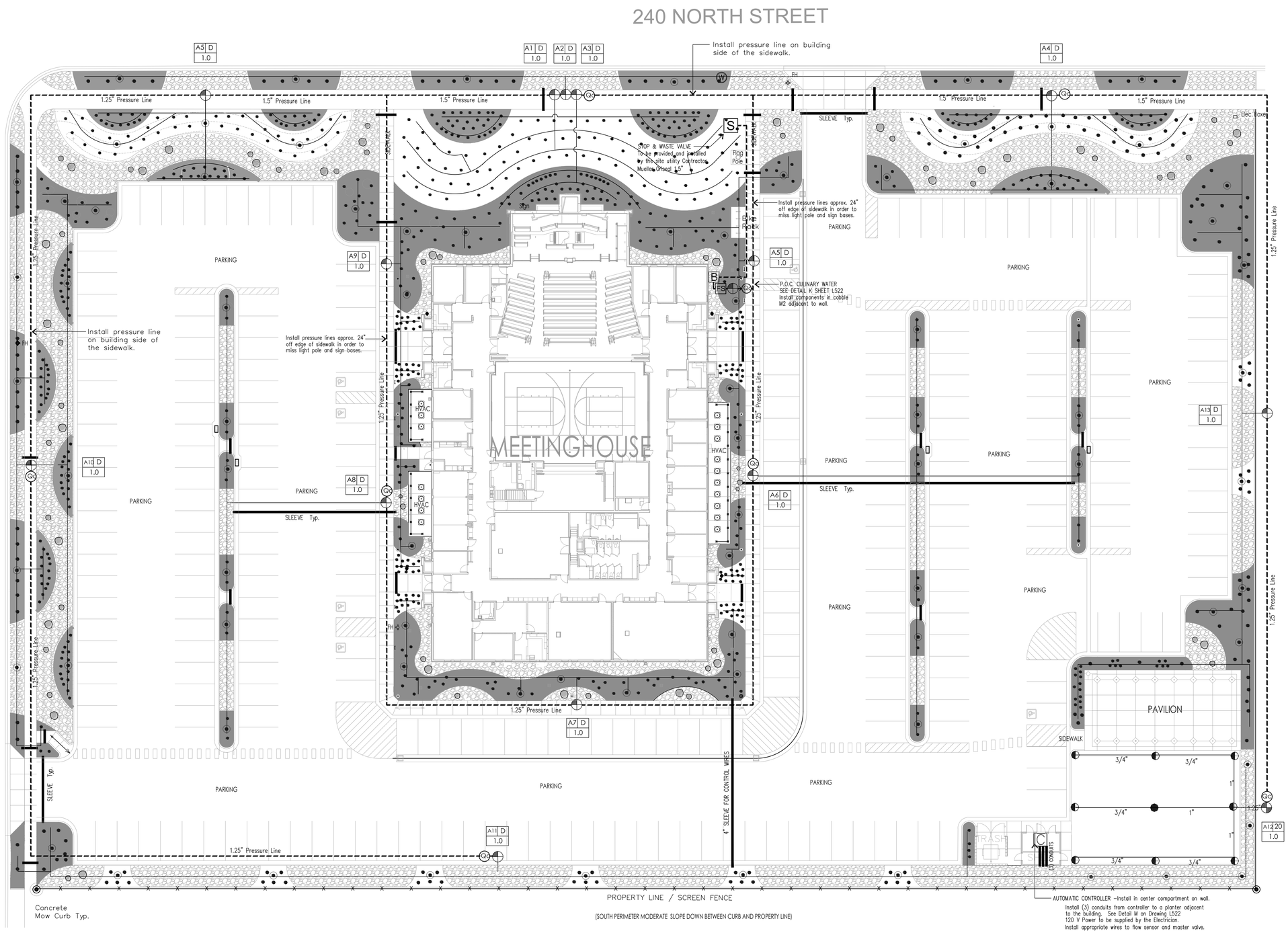
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Plan Series: Her 17.5C Custom
BHD #: 2072
County Parcel: 41-914-0058
Date: 28 Feb 2022

Drawing Issue and Revision Schedule

#	Date	Description
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1	18 Jan 2022	City Site Plan Submittal

Landscape Plan

L101



IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.
	RAINBIRD	1804 15RCS/LSC
	RAINBIRD	1804 15SST
	RAINBIRD	1804 U-10Q
	RAINBIRD	1804 U-10H
	RAINBIRD	1804 U-12F
	RAINBIRD	1804 U-12H
	RAINBIRD	1804 U-12Q
	RAINBIRD	1804 U-15Q
	RAINBIRD	1804 U-15H
	RAINBIRD	1804 U-15F
	RAINBIRD	5000 MPR - RED FULL
	RAINBIRD	5000 MPR - RED HALF
	RAINBIRD	5000 MPR - RED QUARTER
	RAINBIRD	GP: GPST-CV SERIES 2
	NETIFIM	0.9 GPH EMITTERS 12"
	RAINBIRD	PEB ELECTRIC VALVES - 1.5" MASTER VALVE
	RAINBIRD	PEB ELECTRIC VALVES - 1"
QK	RAINBIRD	33DRC - 0.75"
	NIPCO	T-113 NON-RISING STEM GATE
C	RAINBIRD	ESP-LXME 2/F
B	WILKENS	375 XLB 1.5"
S	MUELLER	1.5" STOP & WASTE VALVE
FS	RAINBIRD	Flow Sensor FS 150 B (4-80 gpm)

PIPE

SYMBOL	DESCRIPTION
	SCH 40 PVC PRESSURE LINE - 1.5" & 1.25"
	4" CLASS 200 PVC SLEEVE PIPE Install quantity as necessary.
	SCH 40 PVC LATERAL LINE 1" OR AS LABELED

VALVE KEY

ZONE NO. → A1 | 25 ← GPM OR DRIP
VALVE SIZE → 1.0

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02/28/2022

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40.300714, -111.757705

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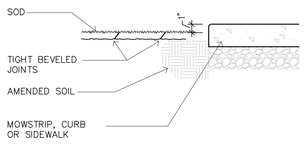
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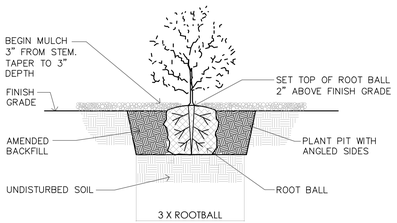
Irrigation Plan

L201

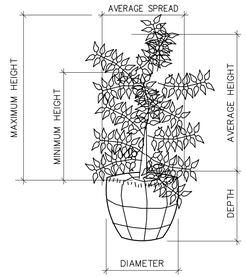
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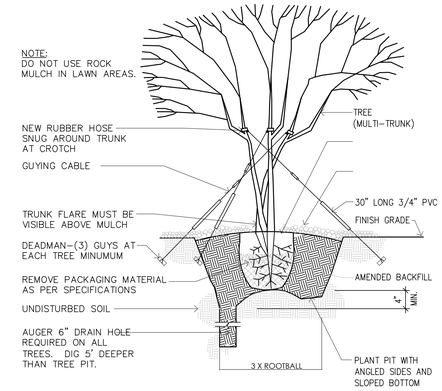
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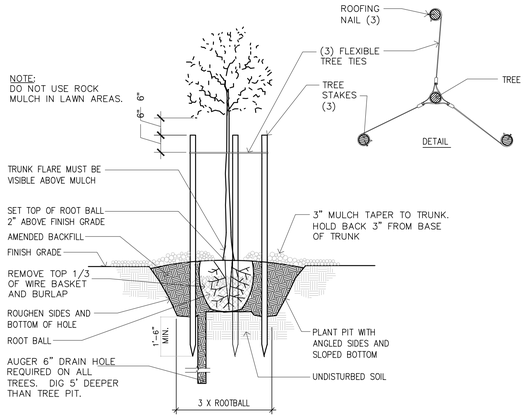
B SHRUB PLANTING DETAIL
NOT TO SCALE



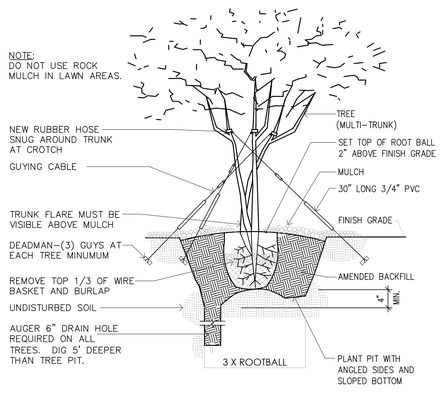
C TYPICAL MEASUREMENT FOR BROAD UPRIGHT TYPE
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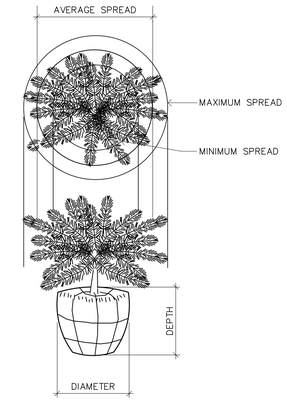
D TREE GUYING (MULTI–TRUNK TREE)
NOT TO SCALE



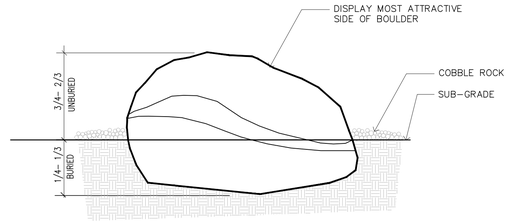
E TREE PLANTING & STAKING
NOT TO SCALE



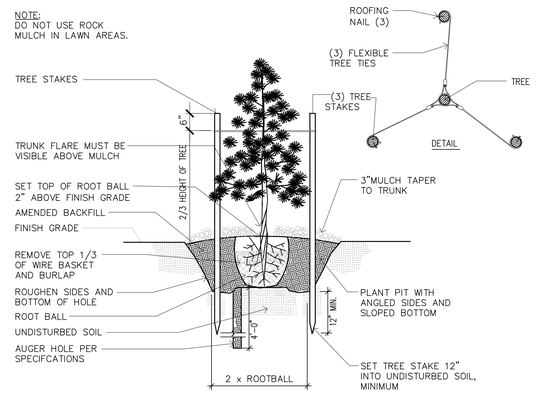
F TREE GUYING (MULTI–TRUNK TREE)
NOT TO SCALE



G TYPICAL MEASUREMENT FOR PROSTRATE TYPE PLANTS
NOT TO SCALE

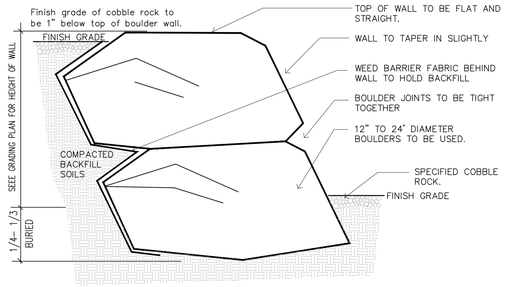


H BOULDER PLACEMENT DETAIL
NOT TO SCALE



J CONIFER PLANTING AND STAKING
NO SCALE

NOTES: Refer to Site Details Sheet 502 Detail F for additional requirements. There shall be no cracks between individual boulders. Boulders shall touch to prevent soils from seeping out. Larger boulders to generally be placed below smaller boulders. Top of wall shall not zig zag up and down but shall be a straight and smooth and transition between boulders with tight joints. Individual boulders to be installed generally in a horizontal attitude.



K BOULDER WALL DETAIL & NOTES
NOT TO SCALE

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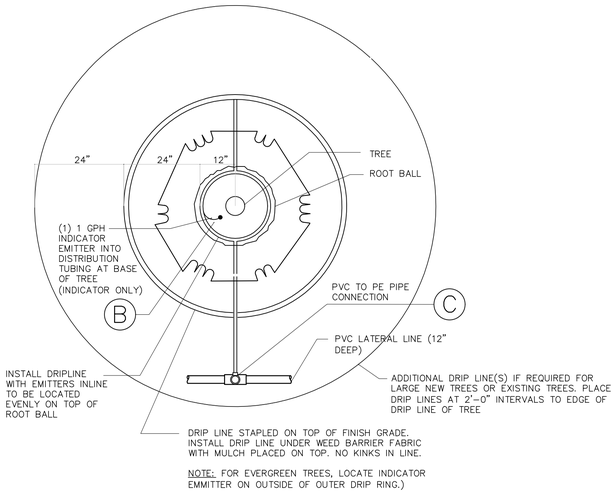
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Landscape Details

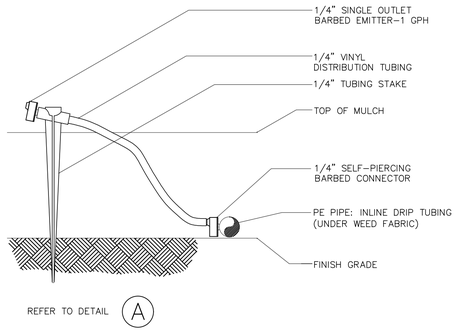
L501

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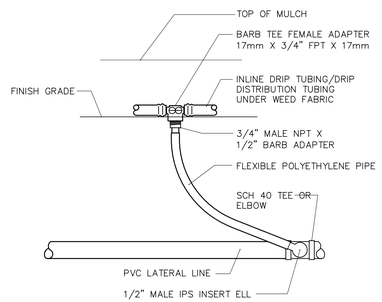
A TREE DRIP–PLAN VIEW (Planter Areas)
NO SCALE

NOTE: ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.



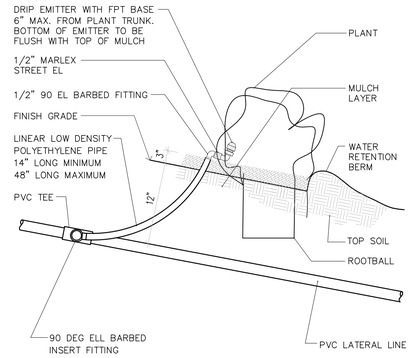
NOTE:
1. CONNECT EMITTER DIRECTLY INTO IN–LINE DRIP TUBING.
2. THIS IS AN INDICATOR ONLY EMITTER TO BE USED AT EACH TREE RING AND AREA WHERE IN–LINE TUBING IS INSTALLED.
3. 1/4" TUBING LENGTH: MINIMUM 14", MAXIMUM 24".

B INDICATOR EMITTER
NO SCALE



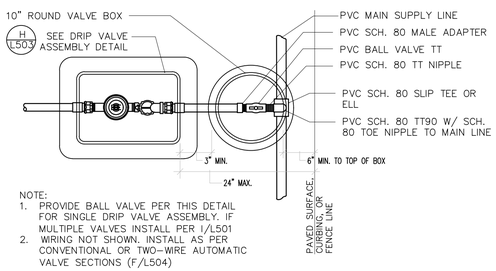
NOTE:
1. USE AT TREE RINGS ONLY.

C PVC TO PE PIPE CONNECTION
NO SCALE



NOTE: ON SLOPES,LOCATE EMITTER ON THE UPHILL SIDE OF PLANT OR TREE.

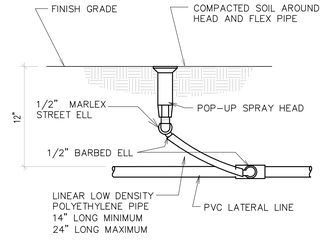
D DRIP EMITTER
NO SCALE



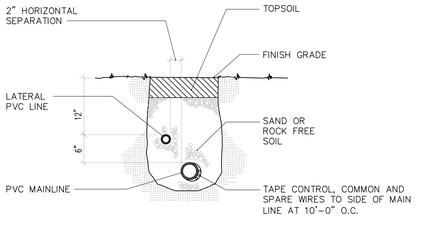
NOTE:
1. PROVIDE BALL VALVE PER THIS DETAIL FOR SINGLE DRIP VALVE ASSEMBLY. IF MULTIPLE VALVES INSTALL PER 1/L501
2. WIRING NOT SHOWN. INSTALL AS PER CONVENTIONAL OR TWO–WIRE AUTOMATIC VALVE SECTIONS (F/L504)

E DRIP VALVE ASSEMBLY
NO SCALE

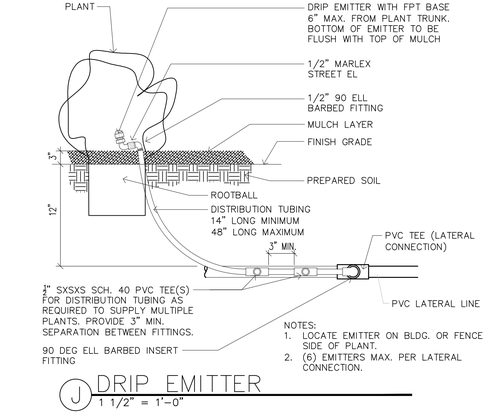
F SPRAY HEAD OR ROTOR NEXT TO CURB OR WALK
NO SCALE



G SPRAY AND ROTARY HEAD ASSEMBLY
NO SCALE



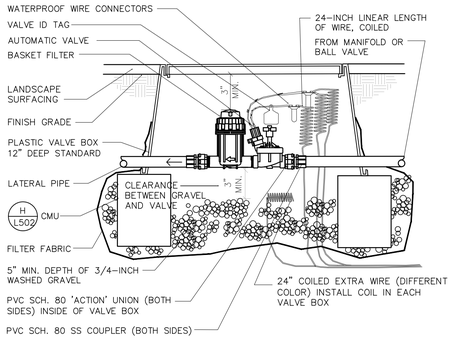
H TRENCH SECTION
NO SCALE



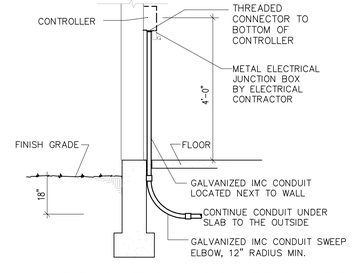
NOTES:
1. LOCATE EMITTER ON BLDG. OR FENCE SIDE OF PLANT.
2. (6) EMITTERS MAX. PER LATERAL CONNECTION.

J DRIP EMITTER
1 1/2" = 1'–0"

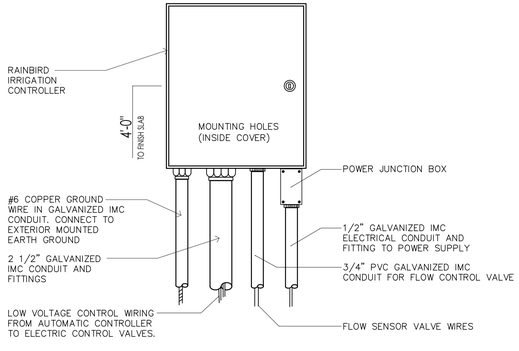
NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.



K DRIP VALVE ASSEMBLY
NO SCALE



L IRRIGATION CONTROLLER
NO SCALE



NOTE:
(3) CONDUITS TO BE INSTALLED FROM CONTROLLER LOCATION, UNDER THE SLAB, TO A LANDSCAPE AREA ADJACENT TO THE SHED, BY THE ELECTRICIAN. (1) ELECTRICAL SUPPLY CONDUIT TO BE CONNECTED TO 120V POWER INSIDE THE SHED.

M ELECTRIC CONTROLLER
NO SCALE

Printed: 1 Mar 2022 3:26 PM

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Suite 205 Draper, Utah 84020

STATE OF UTAH
GREGORY WOLFLEY
10329475301
LANDSCAPE ARCHITECT
02.28.2022

DESIGN earthwise LANDSCAPE ARCHITECTURE & PLANNING
801-619-4040
greg@earthwisedesign.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Vineyard UT Grove Park 5th & Vineyard UT Grove Park Stake Center

171 West 240 North, Vineyard, Utah 84057
40.300714, -111.757705

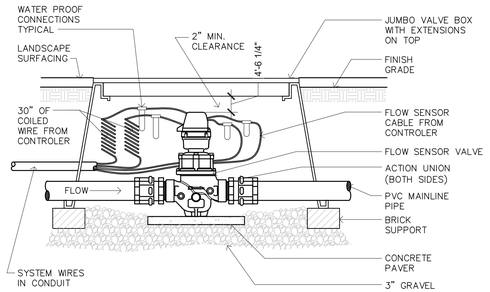
BHD #: 2072
County Parcel: 41-914-0058
Plan Series: Her 17.SC Custom
Owner #: 501-2700
Date: 28 Feb 2022

Drawing Issue and Revision Schedule

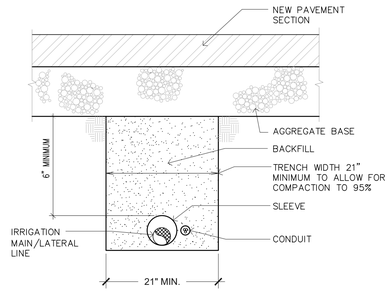
#	Date	Description
2.	28 Feb 2022	Site Plan Review Responses
1.	18 Jan 2022	City Site Plan Submittal

Irrigation Details

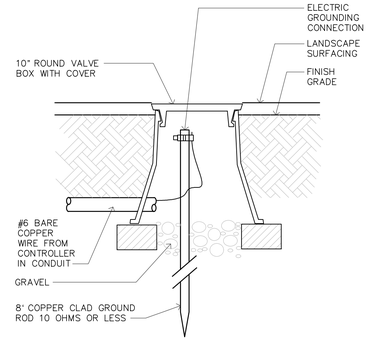
L521



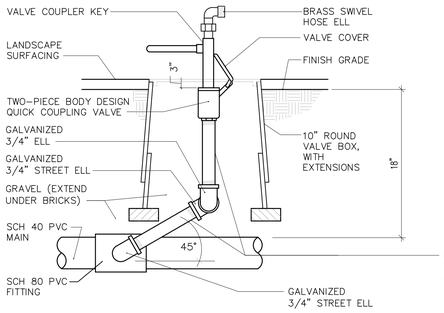
A FLOW SENSOR VALVE
NO SCALE



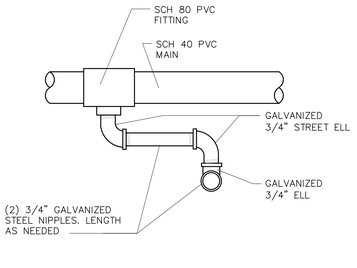
MISC. PIPE TRENCH DETAIL NEW PAVEMENT AREAS
B NO SCALE



C LIGHTNING GROUNDING ROD
NO SCALE

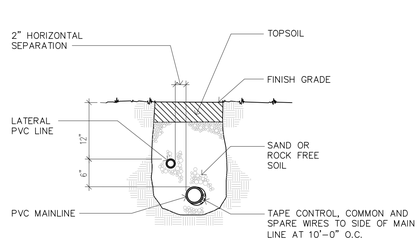


SIDE VIEW

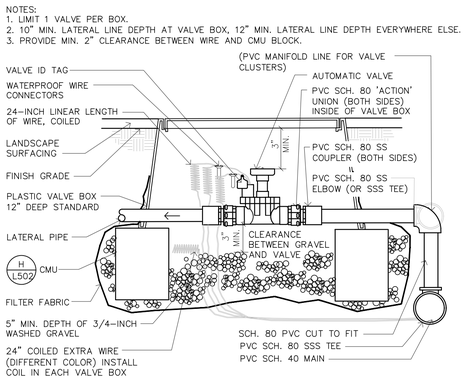


TOP VIEW

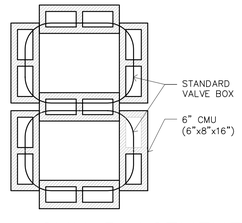
D QUICK COUPLING VALVE
NO SCALE



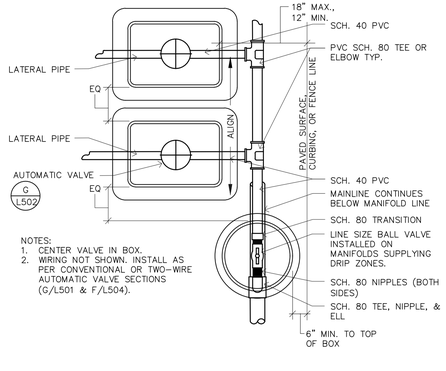
E TRENCH SECTION
NO SCALE



G AUTOMATIC VALVE
NO SCALE

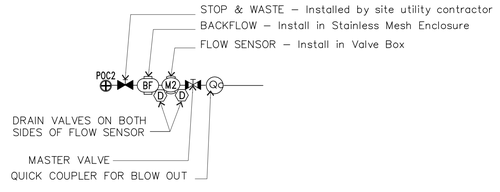


H CMU PLACEMENT
NO SCALE



J MANIFOLD & VALVE ASSEMBLY
NO SCALE

USE AT VALVE CLUSTERS



K POC SCHEMATIC LAYOUT
NO SCALE

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Suite 205 Draper, Utah 84020

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10129775-5501
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02.28.2022

earthwise DESIGN
LANDSCAPE ARCHITECTURE & PLANNING
801-619-4040
gregj@earthwisedesign.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Vineyard UT Grove Park 5th & Vineyard UT Grove Park Stake Center
171 West 240 North, Vineyard, Utah 84057
40.300714, -111.757705

Plan Series: Her 17 SC Custom
County Parcel: 41:914:0058
BHD #: 2072
Owner #: 501-2700
Date: 28 Feb 2022

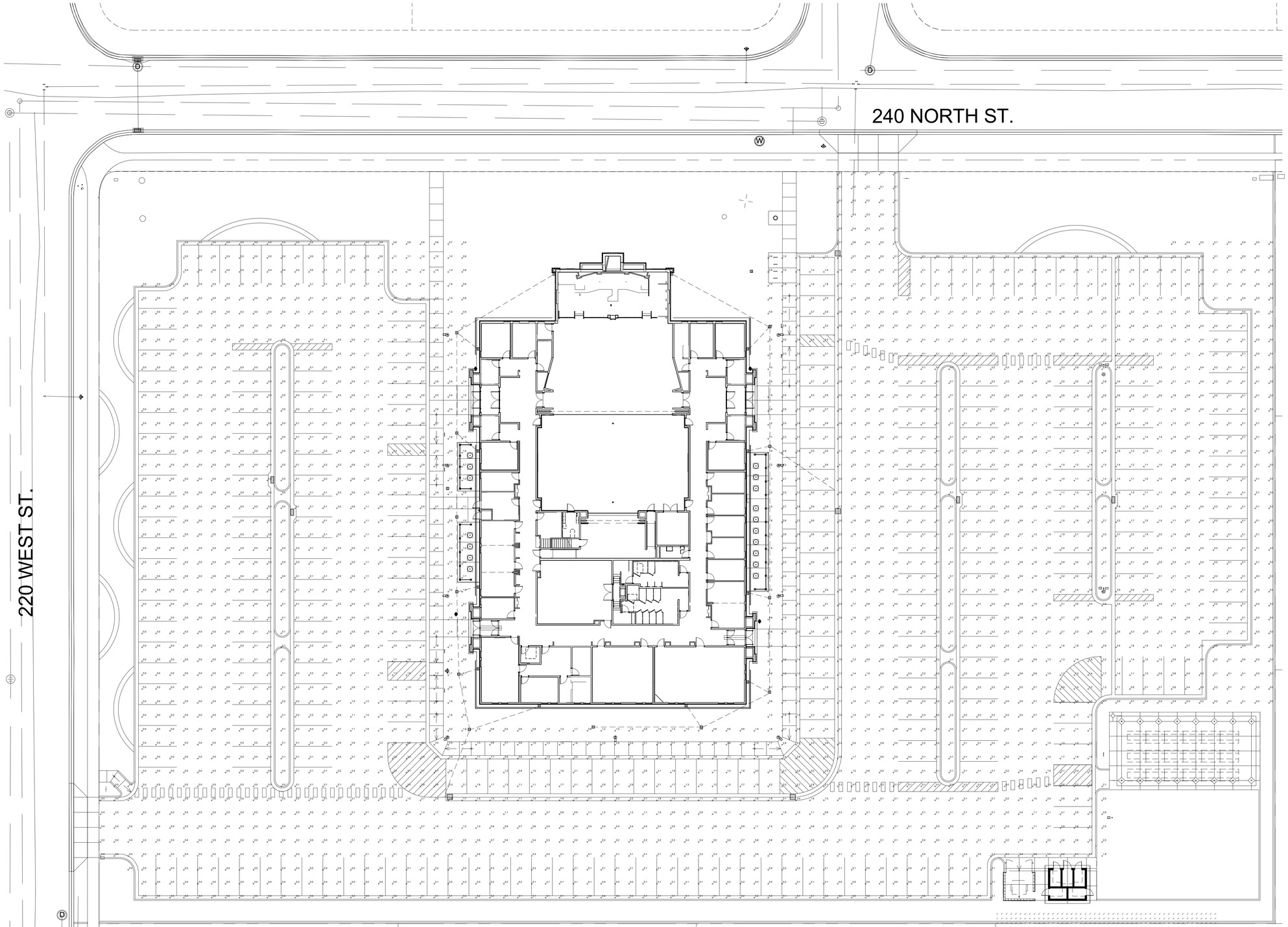
Drawing Issue and Revision Schedule

#	Date	Description
2	28 Feb 2022	Site Plan Review Responses
1	18 Jan 2022	City Site Plan Submittal

Irrigation Details

L522

Printed: 1 Mar 2022 3:27 PM



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

3/1/2022 1:10:33 PM

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LICENSED PROFESSIONAL ENGINEER STATE OF UTAH
Preliminary Not For Construction

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Vineyard UT Grove Park 5th & Vineyard UT Grove Park Stake Center

171 West 240 North, Vineyard, Utah 84057
40.300714, -111.757705

Date: 29 Jul 2021
BHD #: 2072
County Parcel: 41-914-0058
Plan Series: Heri 17 SC Custom
Owner #: 501-2700

Drawing Issue and Revision Schedule

#	Date	Description
2	10 Feb 2022	95% Review Set
1	29 Jul 2021	50% Review Set

Site Photometric Plan

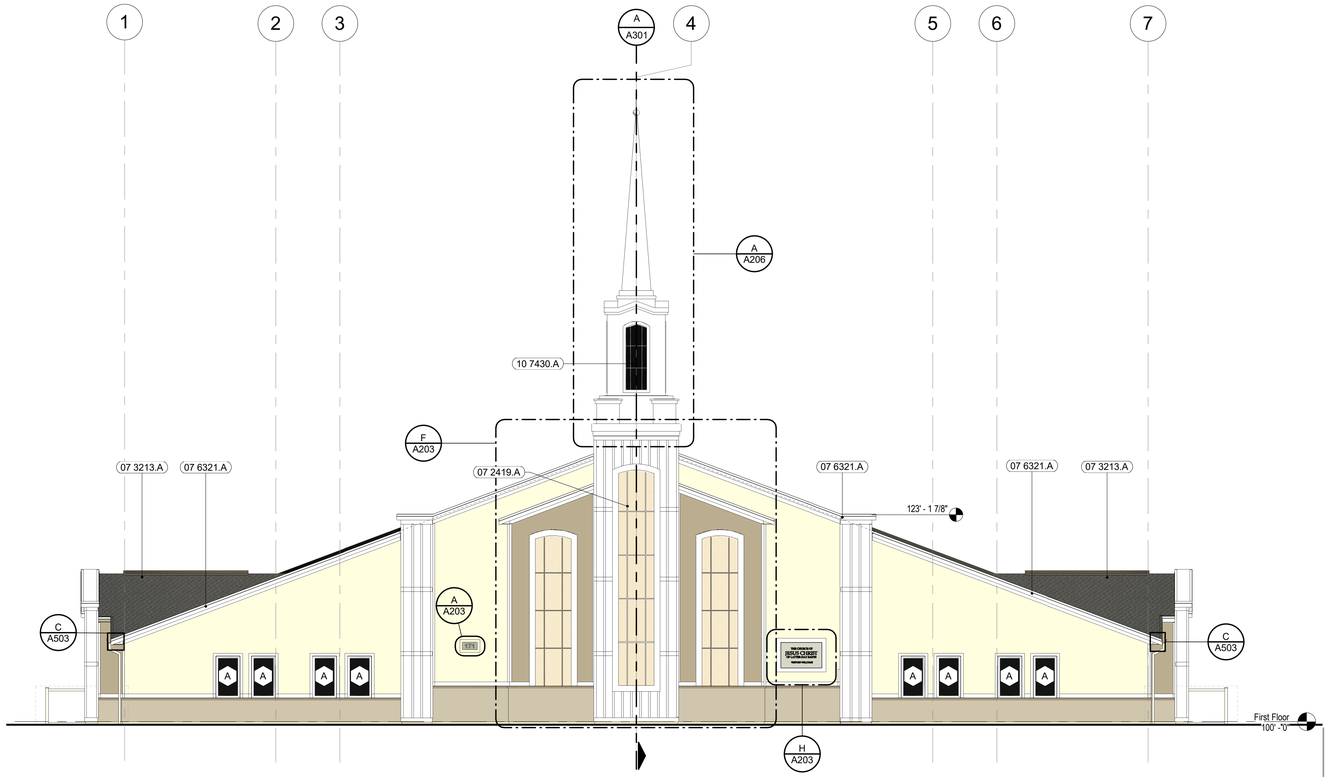
ES101P

#	Keynote Legend
Key	Description

07 2419.A	Exterior Insulation and Finish System
07 3213.A	Composite Asphalt Shingle & Underlayments Roof System
07 6210.A	Parapet Cap Flashing Assembly
07 6312.A	Metal Soffit Panels
07 6321.A	Aluminum Fascia
07 7123.A	Prefinished Rain Gutter
07 7123.B	Prefinished Downspout

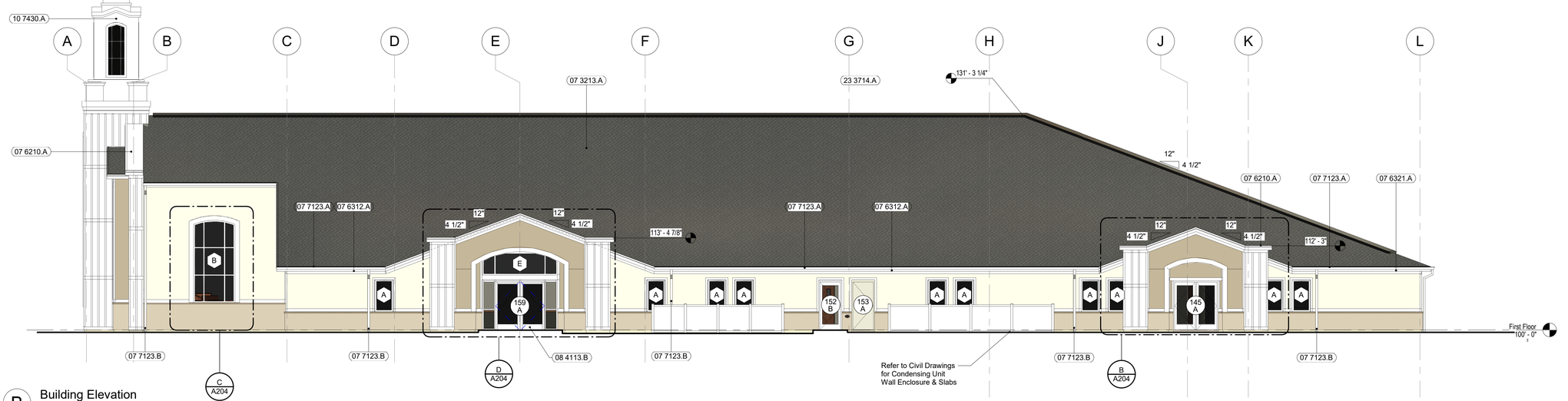
08 4113.B	Aluminum Storefront Door; Refer to Door Schedule & Details

10 7430.A	Aluminum Steeple Assembly; Refer to Elevations & Detailing



A Building Elevation

1/8" = 1'-0"



B Building Elevation

1/8" = 1'-0"

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LICENSED ARCHITECT
Late
Theodore
Harris
28 Jan 2022
STATE OF UTAH

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Vineyard UT Grove Park 5th &
Vineyard UT Grove Park Stake Center

171 West 240 North, Vineyard, Utah 84057
40.330714, -111.757705

Date: 19 Jan 2022
BHD #: 2072
County Parcel: 41-914-0058
Plan Series: Heri 17 SC Custom
Owner #: 501-2700

Drawing Issue and Revision Schedule

#	Date	Description

Exterior Elevations

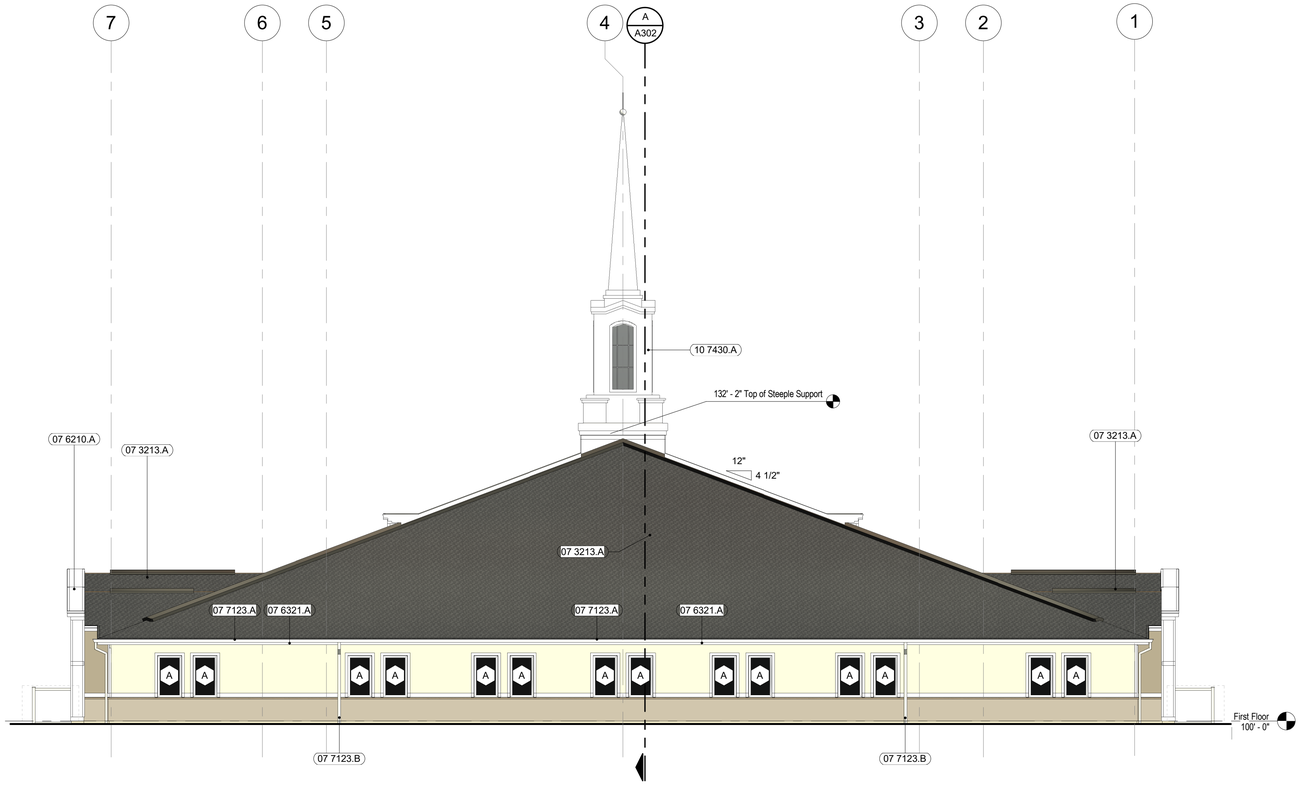
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1/28/2022 8:35:29 AM

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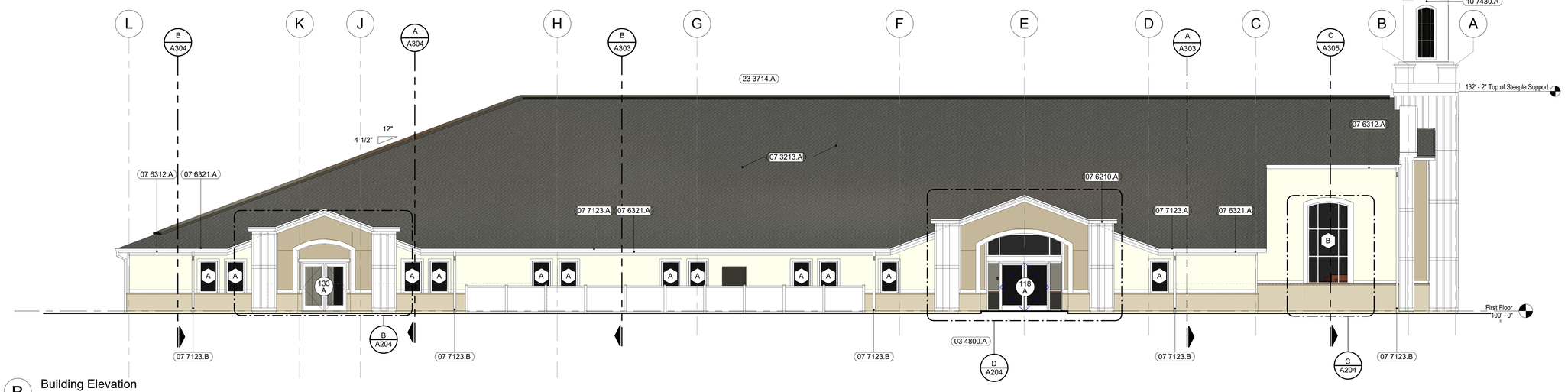
07 3213.A	Composite Asphalt Shingle & Underlayments Roof System
07 6210.A	Parapet Cap Flashing Assembly
07 6312.A	Metal Soffit Panels
07 6321.A	Aluminum Fascia
07 7123.A	Prefinished Rain Gutter
07 7123.B	Prefinished Downspout

10 7430.A	Aluminum Steeple Assembly; Refer to Elevations & Detailing



A Building Elevation

1/8" = 1'-0"



B Building Elevation

1/8" = 1'-0"

1/28/2022 8:36:42 AM

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LICENSED ARCHITECT
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Harris
28 Jan 2022
6378-0301
STATE OF UTAH

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Vineyard UT Grove Park 5th &
Vineyard UT Grove Park Stake Center

171 West 240 North, Vineyard, Utah 84057
40.300714, -111.755705

Date: 19 Jan 2022
BHD #: 2072
County Parcel: 41-914-0058
Plan Series: Her 17 SC Custom
Owner #: 501-2700

Drawing Issue and Revision Schedule

#	Date	Description

Exterior Elevations

A202

Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
bhdarchitects.com

65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Tue, 1 Mar 2022

City of Vineyard
Planning Department

Re: Conditional Use Permit #PLAN22-005
Attention: To whom it may concern.

We are pleased to present for Vineyard City approval plans for a church meetinghouse for The Church of Jesus Christ of Latter-day Saints. The property will be developed by the Church over the coming year to their exacting standards with goals of long-term use and community inclusion.

The Vineyard Grove Park Church meetinghouse aims to help meet Vineyard City's goal to promote responsible growth in land use. As part of the Water's Edge Special Purpose District, this project supports existing plans for coordinated land use, resident accessibility, and providing community resources for future generations. This building plan has been customized to fit the unique style and spirit of the Vineyard community using exterior finishes that reflect the color, style, and quality of neighboring residences. To promote active family lifestyles, this building provides adjacent walkways as part of the Waters Edge Pedestrian Trail System and allows local attendees easy access to the property by walking and biking. Landscape plans for the property include waterwise design and berms to provide screening to the property. Parking areas include landscaped islands and peninsulas, setbacks, and attractive landscaping elements to present a more pleasing surrounding inspired by the Waters Edge color palette and design guidelines. The perimeter fencing meets the design standards of the Waters Edge community.

We thank Vineyard City for supporting the Church of Jesus Christ of Latter-day Saints in providing for the residents of Vineyard City.

Please let us know if you need any clarifications.

Sincerely,

Mike Davey, Project Manager
BHD Architects

Submitted by JRC, Inc.

Job Name:
LDS Wardhouse - Herriman Rose 3 & Western Springs Stake
Architect: BHD Architects (Draper)
Engineer: Spectrum Engineers (Salt Lake City)

Catalog Number:
KAD LED 60C 530 30K R3 MVOLT SPD04 DDBXD
Notes: Verify LED Kelvin temp. Providing dark bronze finish-Advise if different.

Type:
F27
JRC18-86526



KAD LED
LED Area Luminaire

Catalog Number

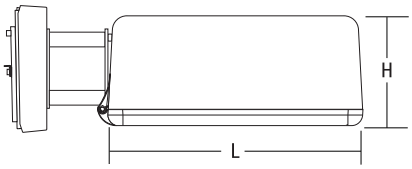
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting[3]
KAD LED	20C[1] 20 LEDs	530 530 mA[1]	30K 3000 K	R2 Type II	MVOLT[2]	277[3]
	30C[1] 30 LEDs	700 700 mA	40K 4000 K	R3 Type III	120[3]	347[1,2]
	40C 40 LEDs	1000 1000 mA	50K 5000 K	R4 Type IV	208[2,3]	480[1,2]
	60C 60 LEDs			R5 Type V	240[2,3]	

Shipped included

SPUMBAK___	Square pole universal mounting adaptor[5]
RPUMBAK	Round pole universal mounting adaptor[5]
SPD___	Square pole
RPD___	Round pole
WBD___	Wall bracket
WWD___	Wood pole or wall

04	4" arm
06	6" arm
09	9" arm[4]
12	12" arm[5]

Shipped separately

DAD12P	Degree arm (pole)
DAD12WB	Degree arm (wall)
KMA	Mast arm external fitter

Options

Shipped installed

PER5	NEMA twist-lock five-wire receptacle only (no controls)[6,7,8]
PER7	Seven-wire receptacle only (no controls)[6,7,8]
SF	Single fuse (120, 277, 347V)[3]
DF	Double fuse (208, 240, 480V)[3]
PIR	Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc[2,9,10,11,12]
PIRH	Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc[2,9,10,11,12]
PIR1FC3V	Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc[2,9,10,11,12]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc[2,9,10,11,12]
BL30	Bi-level switched dimming, 30%[2,8,9,10]
BL50	Bi-level switched dimming, 50%[2,8,9,10]
PNMTDD3	Part night, dim till dawn[2,10,15]
PNMT5D3	Part night, dim 5 hrs[2,10,15]
PNMT6D3	Part night, dim 6 hrs[2,10,15]
PNMT7D3	Part night, dim 7 hrs[2,10,15]
HS	Houseside shield[16]

Shipped separately[16]

WG	Wire guard

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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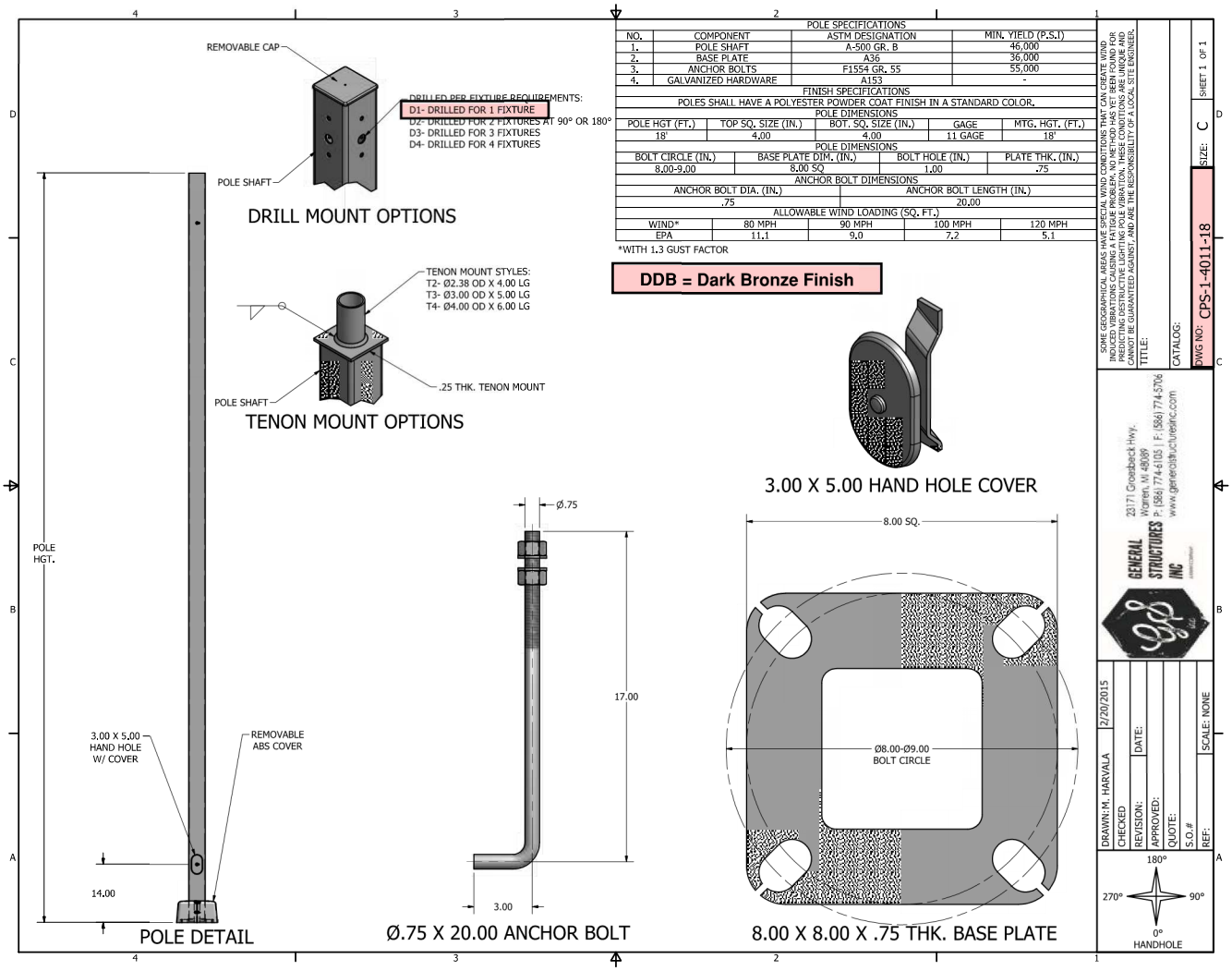
Submitted by JRC, Inc.

Job Name:
LDS Wardhouse - Herriman Rose 3 & Western Springs Stake
Architect: BHD Architects (Draper)
Engineer: Spectrum Engineers (Salt Lake City)

Catalog Number:
CPS-1-4011-18-D1-DDB

Notes: Spec/Part # conflict. Providing non-hinged pole per description!

Type:
F27
JRC18-86526



POLE SPECIFICATIONS

NO.	COMPONENT	ASTM DESIGNATION	MIN. YIELD (P.S.I)
1.	POLE SHAFT	A-500 GR. B	46,000
2.	BASE PLATE	A36	36,000
3.	ANCHOR BOLTS	F1554 GR. 55	55,000
4.	GALVANIZED HARDWARE	A153	-

FINISH SPECIFICATIONS
POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.

POLE DIMENSIONS

POLE HGT (FT.)	TOP SQ. SIZE (IN.)	BOT. SQ. SIZE (IN.)	GAGE	MTG. HGT. (FT.)
18'	4.00	4.00	11 GAGE	18'

POLE DIMENSIONS

BOLT CIRCLE (IN.)	BASE PLATE DIM. (IN.)	BOLT HOLE (IN.)	PLATE THK. (IN.)
8.00-9.00	8.00 SQ	1.00	.75

ANCHOR BOLT DIMENSIONS

ANCHOR BOLT DIA. (IN.)	ANCHOR BOLT LENGTH (IN.)
.75	20.00

ALLOWABLE WIND LOADING (SQ. FT.)

WIND*	80 MPH	90 MPH	100 MPH	120 MPH
EPA	11.1	9.0	7.2	5.1

*WITH 1.3 GUST FACTOR

DDB = Dark Bronze Finish

SOME GEOGRAPHICAL AREAS HAVE SPECIAL WIND CONDITIONS THAT CAN CREATE WIND INDUCED VIBRATIONS ALONG A POLE'S LENGTH. WHILE THESE CONDITIONS ARE DIFFICULT TO PREDICTING DESTRUCTIVE LIGHTING POLE VIBRATION, THESE CONDITIONS ARE UNIQUE AND CANNOT BE GUARANTEED AGAINST, AND ARE THE RESPONSIBILITY OF A LOCAL SITE ENGINEER.

TITLE:
CATALOG:
DWG NO: CPS-1-4011-18
SIZE: C
SHEET 1 OF 1

GENERAL STRUCTURES INC
23171 Grosebeck Hwy.
Warren, MI 48089
P: (586) 774-6105 | F: (586) 774-5706
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DRAWN: M. HARVALA	2/20/2015		
CHECKED			
REVISION:	DATE:		
APPROVED:			
QUOTE:			
S.O.#			SCALE: NONE
REF:			