REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, August 3, 2022, at 6:00 p.m.

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our live stream channel.

REGULAR SESSION

CALL TO ORDER

1. **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**
2. **OPEN SESSION -** Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.
3. **MINUTES REVIEW AND APPROVAL**
   - **3.1 July 6, 2022**
4. **BUSINESS ITEMS**
   - **4.1 Holdaway Fields Preliminary Plat Application-** Cadence Homes is seeking a recommendation of approval to the City Council for a preliminary plat. The Planning Commission will take appropriate action.
   - **4.2 Public Hearing, Site Plan, and Conditional Use Permit Applications-** X Development is seeking approval of a conditional use permit and site plan for two drive-thru aisles and their corresponding buildings located within the Yard B Lot 3 at 661 E 450 N, Vineyard, UT 84059. Parcel ID: 56:037:0003. The Planning Commission will take appropriate action.
   - **4.3 Site Plan Application-** Vineyard Properties of Utah is seeking approval of a site plan for Mill Road Industrial Park Buildings 7 & 8. Located at 1400 N Mill Road (400 E), Vineyard, UT 84059. Parcel ID: 40:474:0004. The Planning Commission will take appropriate action.
   - **4.4 City Initiated Site Plan Application-** Vineyard City Public Works is seeking approval of a site plan application to allow for a portable classroom office be placed within the public works yard located at 282 W 1600 N Vineyard, Utah, 84059. Parcel ID: 17:023:0017. The Planning Commission will take appropriate action.
5. **WORK SESSION**
   - **5.1 Moderate Income Housing Plan (MIHP) Update within the Vineyard City General Plan** – Utah State Code HB462 requires that Vineyard City update its MIHP to reflect and include at least five (5) strategies from code 10-9a-403 'General Plan Preparation'. The Commission will analyze what strategies Vineyard City is already in the process of implementing, and which new strategies must be selected and incorporated within the Moderate Income Housing element of the General Plan.
6. **TRAINING SESSION**
7. **COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
8. **ADJOURNMENT**

The Public is invited to participate in all Planning Commission meetings. In compliance with the

Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Briam Amaya Perez, Planner II at least 24 hours prior to the meeting by calling (801) 226-1929 or email at briamp@vineyardutah.org

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

AGENDA NOTICING COMPLETED ON: July 27, 2022
NOTICED BY: /s/ Cache Hancey
Cache Hancey, Planner

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

Present:

Vice-Chair Christopher Bramwell

Commissioner Tay Gudmundson

Commissioner Anthony Jenkins

Staff Present: Community Development Director Morgan Brim, Planner Cache Hancey, Planner II Briam Amya Perez, City Engineer Naseem Ghandour

Others Present: City Councilmember Amber Rasmussen, Olivia with Creative Signs, and Nicholai Lazarev with the Boyer Company (joined remotely)

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Vice-Chair Bramwell orated the purpose and importance of the State's Office of Property Rights Ombudsman.

2. OPEN SESSION

No comments were presented before the Planning Commission.

3. MINUTES REVIEW AND APPROVAL

3.1 June 1, 2022

3.2 June 22, 2022

MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE MINUTES AS RECORDED. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. VICE-CHAIR BRAMWELL, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS

4.1 Sign Standard Waiver- Southwest Spine and Pain

Planner II Briam Amaya Perez introduced the application and purpose of the sign standard waiver. He provided potential motions for the Planning Commission to consider as staff did not have a recommendation.

Olivia with Creative Signs clarified the purpose and need of the sign standard waiver.

DRAFT

MOTION: VICE-CHAIR BRAMWELL MOTIONED TO APPROVE THE SIGN STANDARD WAIVER. COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: VICE-CHAIR BRAMWELL AND COMMISSIONER JENKINS VOTED AYE. COMMISSIONER GUDMUNDSON VOTED NO. THE MOTION FAILED TO PASS.

Commissioner Gudmundson expressed concern for the precedent that would be set by approving this sign standard waiver. Community Development Director Morgan Brim explained that staff is working on making changes to the sign code that would address her concerns. He also proposed limiting the hours that the signs would be allowed to remain lit as a condition of approval.

MOTION TO AMEND PREVIOUS MOTION: VICE-CHAIR BRAMWELL MOTIONED TO AMEND THE PREVIOUS MOTION WITH CONDITION THAT THE SIGNS FACING RESIDENTIAL USES MAY NOT BE LIT DURING THE HOURS OF 9:00PM AND 7:00AM. COMMISSIONER JENKINS SECONDED THE MOTION. VICE-CHAIR BRAMWELL, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARING

5.1 Geneva Nitrogen General Plan Land Use Map and Zoning Map Amendment Applications

Mr. Brim presented the application. Nicholai Lazarev with the Boyer Company addressed concerns from the Planning Commission.

MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO OPEN THE PUBLIC HEARING. COMMISSIONER JENKINS SECONDED THE MOTION. VICE-CHAIR BRAMWELL, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

No comments were presented before the Planning Commission.

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

The Planning Commission had a brief discussion regarding the application.

MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO FORWARD A POSITIVE RECOMMENDATION TO THE CITY COUNCIL. COMMISSIONER JENKINS SECONDED THE MOTION. VICE-CHAIR BRAMWELL, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

DRAFT

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Mr. Brim explained that we will be holding a future training regarding affordable housing.

7. ADJOURNMENT

Vice-Chair Bramwell adjourned the meeting.

CERTIFIED CORRECT ON: July 27, 2022

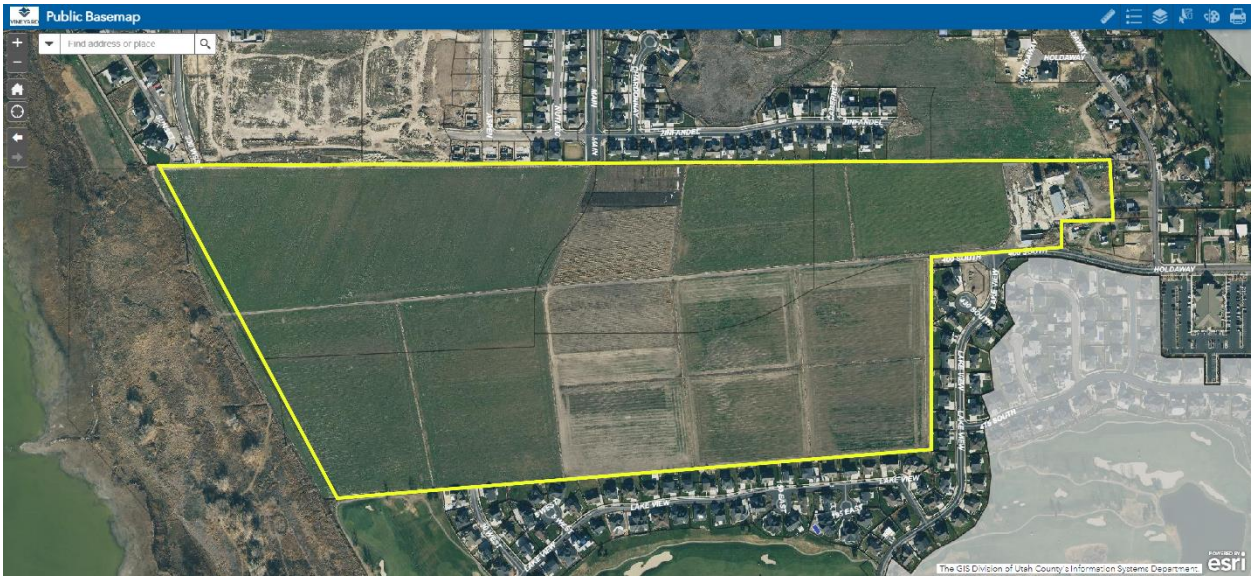
NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planner

DRAFT

Community Development

Date: August 03, 2022
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: Holdaway Fields Preliminary Plat
Permit: PLAN22-015 (CityInspect, Development Module)
Address: Main Street and 400 S, Vineyard, Utah, 84059
Subdivision: Holdaway Fiels
Applicant: Ryan Bybee
Owner: Ryan Bybee, Cadence Homes



ANALYSIS

The applicant, Ryan Bybee, with Cadence Homes, is requesting approval of a Preliminary Plat for the "Holdaway Fields" development. The developer desires to develop the property in accordance with the Neighborhood Plan that was attached to the development agreement approved by City Council on July 13, 2022. The lots associated with this project will be developed into 295 single-family detached residences. The City Council has reviewed this Agreement and determined that it is consistent with the Municipal Land Use, Development, and Manage Act, the Ordinances, and the City of Vineyard General Plan, and that it promotes the health, safety, welfare, convenience, and aesthetics, and general good of the community.

The proposed preliminary plat has been prepared in accordance with the Land Use Ordinances showing the design of the intended land division. This preliminary plat shows the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of the Vineyard City Subdivision Code. The purpose of the preliminary plat application is to review the specific layout of the lots created by the proposed subdivision, ensure proper coordination of public and private street systems and circulation, review demand and availability of public utilities, review park, open space, and

recreation sites, and review project densities. All proposed subdivision plats must receive preliminary plat approval by the Vineyard City Planning Commission and City Council prior to action on the final plat application. The approved preliminary plat (and development agreement) vests the applicant with density for the subdivision, street configuration, and lot layouts.

RESIDENTIAL UNITS

The residential lots within the preliminary subdivision plat have been divided into the following categories and sizes. It is important to note that the preliminary plat does not propose any attached residential units. All the units on the plat shall be detached, single family units:

Description	Acres	Units	Units/Acre	%
Estate Lots	51.77	150	2.90	56.20%
Village Lots	5.13	18	3.51	5.60%
Cottage Lots	25.96	127	4.89	28.20%
Open Space	9.28	-	-	10.00%
Total	92.14	**295**	3.20	100.00%

PHASING

The Holdaway Fields Subdivision will be developed in phases as set forth in Exhibit D of the Development Agreement approved on July 13, 2022. Phasing of the Project shall take into account and be accomplished so as to ensure continuity and orderly development of the project, coordination in connection with the installation of infrastructure improvements, future road and utility capacity needs, availability of access to all portions of the Project and related considerations. See 'Coversheet & Phasing Plan' (C1 of Preliminary Plat) for further details.

TRAFFIC & CIRCULATION

Street improvements, including sidewalks, planters, curbs, gutters, trails, and roadways, shall be completed and receive final approval from the City as follows:

- Main Street Connection and Sleepy Ridge Connection to 300 W, via Main Street, to Stillwater shall be platted with Phase 1 and completed prior to the issuance of a certificate of occupancy for any of the lots developed within the same phase
- 400 S to western and eastern termini shall be platted with Phase 2 and completed prior to the issuance of a certificate of occupancy for any of the lots developed within the same phase.

The applicant has labeled all existing and future roadway connections. The applicant has also depicted the proposed layout of streets, and their proposed names and grades. All the streets being proposed provide connectivity to adjacent properties and neighborhoods. The applicant has labeled which roadways are intended to remain public and private. A Roadway Cross Sections page (C13) shows the dimensions and profiles of all new streets and roads proposed to be dedicated to the City.

PARKS AND OPEN SPACE

Park spaces shall be completed and receive final approval from the City as follows:

- The park labeled as East Park on the Phasing Plan (of the Neighborhood Plan) shall be platted with Phase 3 and completed prior to issuance of the 124th certificate of occupancy for any of the lots developed within the same phase.
- Parks labeled as Bike Trail Park and Holdaway Park on the Phasing Plan (of the Neighborhood Plan) shall be platted with Phase 7 and completed prior to the issuance of the 221 certificate of occupancy for any o the lots developed within the same phase.
- The Club House, pool, and associated private amenities of the age-restricted community shall be platted with Phase 4 and constructed and completed prior to the issuance of a certificate of occupancy for any of the lots developed within the same phase.

UTILITIES AND SERVICES

The applicant shall pay for the construction and installation of utilities within the Project as may be required to service the Project under applicable law, including all municipal water and sewage services to the Property, and all electrical lines, natural gas lines, telecommunication, and cable television lines, and so forth (collectively, the "Utilities").

The applicant has noted that Power will connect into the existing power locations in 300 W, Main Street, 30 West, and Holdaway Road. The applicant shall coordinate power design and connection with Rocky Mountain Power.

The applicant has labeled all the appropriate connections and improvements for culinary water, sewer, storm drainage, ground drainage, and power. In addition, the preliminary utility plan shows several locations identified for fire hydrants, 12' streetlights, 20' streetlights, overhead and buried power lines. An underground stormtrap detention system is proposed on the west side of the project beneath the future Holdaway Park as a means to temporarily store runoff in large underground chambers before releasing it at a controlled rate to mitigate harmful effects such as erosion and flooding. Stormwater from the subdivision will discharge on the shores of Utah Lake once it has been captured and treated.

Existing well locations shown on the proposed preliminary plat are per the Utah Division of Water Rights well logs. Existing wells are to be abandoned and capped by a licensed well driller, except those notes otherwise.

Finally, several existing concrete ditches that were previously used for irrigation of agricultural land shall be removed from the site.

TREES AND VEGETATION

The location of all existing and proposed street trees and other landscape plantings have been identified on the preliminary plat. Landscaping plans within individual buildings permits for each lot shall generally conform with the landscaping indicated on the preliminary plat.

NEXT STEPS

After the property owner's development plan (aka. the preliminary plat) is approved, a final plat document must be submitted for final approval and recording at the Utah County Recorder's Office. A title report, affidavit of property ownership, and a final plat must accompany this application. A final plat is a drawing prepared in accordance with the Land Use Ordinances showing the final design of a land division and complying with all standards and requirements of best surveying practice and in a form

required by the Utah County Recorder's Office for recordation. Once the final plat has been recorded, the applicant may then submit for building and construction permits. The public parks and the club house and amenities shall require site plan applications for approval before the Planning Commission.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat, 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.

PROPOSED MOTION

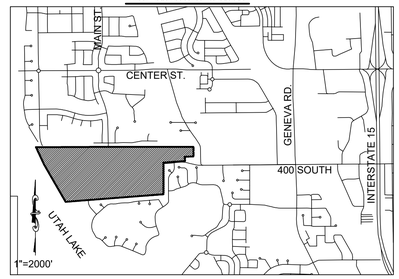
"I move to approve the preliminary plat application, Holdaway Fields, as requested by Ryan Bybee (with Cadence Homes) with the proposed conditions."

ATTACHMENTS

Preliminary Plat

HOLDAWAY FIELDS

VICINITY MAP



SURVEY NOTE

SEE SHEET C3 FOR SECTION MONUMENT TIE-IN AND POINT OF BEGINNING.

THE SHORES PH 3
300 W.
PVH DEVELOPMENT LLC 18:020:0037
PVH DEVELOPMENT LLC 18:020:0031
THE SYCAMORES PH 1
MAIN ST.
ZINFANDEL LN.
THE ELMS PH 1
VINEYARD HOMESTEADS 18:015:0134
VINEYARD HOMESTEADS 18:015:0130
HOLDAWAY ROAD "A"
PUBLIC PATH
PARK (PUBLIC)
ACCESS ROAD TURNAROUND
POWELL STREET (330 S) (PUBLIC)
PHASE 7
PARCEL "B"
EAST-PARK PARK (PUBLIC)
LAKEVIEW STREET (280 E) (PUBLIC)
LAKESIDE FARMS "A"
18:015:0095
18:015:0115
OLD PAYSON RD.
BIKE TRAIL-PARK
NOTE: ENTIRE TRAIL TO BE BUILT WITH THE BIKE TRAIL-PARK
PHASE 5
EMERALD STREET (360 S) (PUBLIC)
MAIN STREET (PUBLIC)
PARCEL "A"
PHASE 1
COMO STREET (200 E) (PUBLIC)
TAHOE STREET (370 S) (PUBLIC)
400 SOUTH (PUBLIC)
PHASE 4 - AMENITY
PHASE 3
PUBLIC PATH
NOTE: ENTIRE TRAIL TO BE BUILT WITH THE BIKE TRAIL-PARK
300 WEST (PUBLIC)
PARK (PRIVATE)
PHASE 4
PRIVATE REAR LANE
SHASTA STREET (460 S) (PUBLIC)
PHASE 6
HOLDAWAY PARK (PUBLIC)
PATRICIA CLEGG (ET AL) 18:021:0002
NOTE: ENTIRE TRAIL TO BE BUILT WITH THE BIKE TRAIL-PARK
MIRROR STREET (300 W)
LUCERNE STREET (150 E) (PUBLIC)
VICTORIA STREET (100 E) (PUBLIC)
CASCADE STREET (150 E) (PUBLIC)
STILLWATER STREET (520 S) (PUBLIC)
PHASE 2
PARCEL "C" TO BE PLATTED SEPARATELY
LAKEVIEW DR.
430 S.
PHASE 9
LAKES AT SLEEPY RIDGE PH 2 PRD
CITY OF OREM 18:021:0007
5' E.
160' E.
195' E.

150 75 0 150 300 450
Scale 1" = 150'

SHEET INDEX

C1 COVER SHEET & PHASING PLAN
C2 PRELIMINARY PLAT & EASEMENT PLAN (WEST)
C3 PRELIMINARY PLAT & EASEMENT PLAN (EAST)
C4 PRELIMINARY PLAT & EASEMENT PLAN (SOUTH)
C5 PRELIMINARY UTILITY PLAN (NORTHWEST)
C6 PRELIMINARY UTILITY PLAN (NORTH)
C7 PRELIMINARY UTILITY PLAN (NORTHEAST)
C8 PRELIMINARY UTILITY PLAN (SOUTHWEST)
C9 PRELIMINARY UTILITY PLAN (SOUTHEAST)
C10 PRELIMINARY GRADING, DRAINAGE & EROSION PLAN (WEST)
C11 PRELIMINARY GRADING, DRAINAGE & EROSION PLAN (EAST)
C12 PRELIMINARY GRADING, DRAINAGE & EROSION PLAN (SOUTH)
C13 ROADWAY CROSS SECTIONS
C14 STREET TREE PLAN

SITE TABULATIONS

TOTAL AREA:	4,884,431 S.F.	112.131 ACRES
PUBLIC ROW DEDICATION AREA:	1,037,463 S.F.	23.817 ACRES
PUBLIC PATH DEDICATION AREA:	8,505 S.F.	0.195 ACRES
PUBLIC PARK DEDICATION AREA:	394,090 S.F.	9.047 ACRES
TOTAL LOT AREA:	2,505,099 S.F.	57.509 ACRES
PRIVATE DRIVE AREA:	145,658 S.F.	3.344 ACRES
PRIVATE PARK AREA:	28,111 S.F.	0.645 ACRES
CHURH PARCELS:	765,505	17.574 ACRES

PHASE PLAN

PHASE	ACREAGE	# OF LOTS	COMPLETION DATE
1	24.814	69	2023
2	33.281	48	2024
3	9.633	14	2025
4	8.052	35	2026
5	13.186	35	2027
6	5.951	29	2028
7	10.549	35	2029
8	6.665	30	2030

LAND SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM
AARON D. THOMAS - PLS NO. 6418780

REVISIONS

Rev.	Date	Description
1	06/30/22	REVISED PER CITY COMMENTS

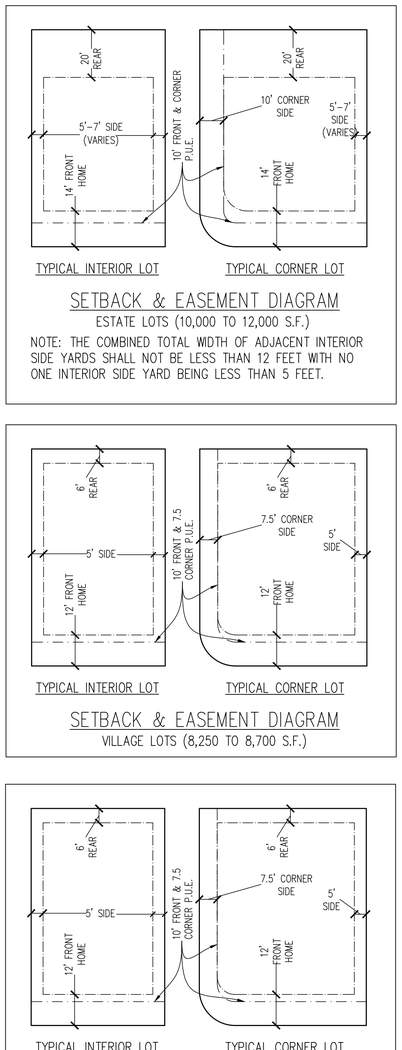
Developer/Property Owner: RYAN BYBEE
Phone: 801-616-2300

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

HOLDAWAY FIELDS
VINEYARD UTAH

Drawn by: D.W.P.	Scale: 1"=150'
Designed by: D.W.P.	Date: 05/27/22
Checked by: D.W.P.	C1

COVER SHEET & PHASING PLAN



SETBACK & EASEMENT DIAGRAM

ESTATE LOTS (10,000 TO 12,000 S.F.)

NOTE: THE COMBINED TOTAL WIDTH OF ADJACENT INTERIOR SIDE YARDS SHALL NOT BE LESS THAN 12 FEET WITH NO ONE INTERIOR SIDE YARD BEING LESS THAN 5 FEET.

SETBACK & EASEMENT DIAGRAM

VILLAGE LOTS (8,250 TO 8,700 S.F.)

SETBACK & EASEMENT DIAGRAM

COTTAGE LOTS (5,000 TO 5,202 S.F.)

LEGAL DESCRIPTION

Beginning at a point located South 89°46'04" West along section line 452.25 feet and North 101.21 feet from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence S 85°41'54" W, a distance of 604.30 feet; thence S 00°09'34" E, a distance of 882.33 feet; thence S 85°34'24" W, a distance of 2,163.44 feet; thence S 85°28'50" W, a distance of 97.10 feet; thence continue Westerly along said line, a distance of 482.78 feet; thence N 30°00'00" W, a distance of 1,203.25 feet; thence N 25°00'00" W, a distance of 536.03 feet; thence N 89°45'38" E, a distance of 1,975.85 feet; thence N 89°59'04" E, a distance of 2,426.32 feet; thence S 00°00'16" W, a distance of 147.79 feet; thence S 00°00'20" W, a distance of 120.69 feet; thence S 88°00'00" W, a distance of 243.08 feet; thence S 02°00'00" E, a distance of 119.55 feet to the POINT OF BEGINNING.

Containing 4,884,431 square feet or 112.1311 acres, more or less.

REVISIONS		
Rev.	Date	Description
1	06/30/22	REVISED PER CITY COMMENTS

Developer/Property Owner: RYAN BYBEE

Phone: 801-616-2300

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

HOLDAWAY FIELDS

VINEYARD UTAH

Drawn by: D.W.P.

Designed by: D.W.P.

Checked by: D.W.P.

PRELIMINARY PLAT & EASEMENT PLAN (WEST)

Scale: 1"=80'

Date: 05/27/22

C2

PRELIMINARY PLAT SIGNATURE BLOCKS

CITY PLANNER (PRINT NAME)	SIGNATURE	DATE
CITY ENGINEER (PRINT NAME)	SIGNATURE	DATE
CITY MANAGER (PRINT NAME)	SIGNATURE	DATE
CITY ATTORNEY (PRINT NAME)	SIGNATURE	DATE
CITY RECORDER ATTESTS CITY SIGNATURES (PRINT NAME)	SIGNATURE	DATE

PUBLIC UTILITY DEDICATION:
THE OWNERS OF THIS PROPERTY WILL DEDICATE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS TO VINEYARD CITY WITH THE COMPLETION OF EACH PLAT.

80 40 0 80 160 240

Scale 1" = 80'

PRELIMINARY PLAT NOTE:
SEE SHEET C2 LEGAL DESCRIPTION & SETBACK & EASEMENT DIAGRAMS.

REVISIONS

Rev.	Date	Description
1	06/30/22	REVISED PER CITY COMMENTS

Developer/Property Owner: RYAN BYBEE
Phone: 801-616-2300

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

HOLDAWAY FIELDS

VINEYARD UTAH

Drawn by:	Designed by:	Checked by:
D.W.P.	D.W.P.	D.W.P.

PRELIMINARY PLAT & EASEMENT PLAN (EAST)

Scale: 1"=80'
Date: 05/27/22
C3

EMERALD STREET (360 S) (PUBLIC)

SETBACK LINE (SEE DIAGRAM ON SHEET C2)

PUBLIC PATH

MAIN STREET (PUBLIC)

PARCEL "A"
187,506 SF

TAHOE STREET (370-S) (PUBLIC)

(410-E)

(150-E)

SEC 18 SEC 17
SEC 19 SEC 20

400 SOUTH (PUBLIC)

HOLDAWAY PARK
(PUBLIC)
165,445 SF

PARK
(PRIVATE)
AMENITY
28,111 S.F.

PRIVATE REAR LANE

SHASTA STREET (460 S) (PUBLIC)

MIRROR STREET (200 W) (PUBLIC)

LUCERNE STREET (50-E) (PUBLIC)

VICTORIA STREET (100-E) (PUBLIC)

CASCADE STREET (150-E) (PUBLIC)

STILLWATER STREET (520 S) (PUBLIC)

S 85°34'24" W 2163.44'

S 85°28'50" W 482.78'

S 85°28'50" W 97.10'

30 W (PUBLIC)

LAKEVIEW DR.

150 E.

195 E.

5 E.

EASEMENT LINE (SEE DIAGRAM ON SHEET C2)

CABLE 45°44'02"E

WILLOW 45°44'02"E

TO BE

80 40 0 80 160 240

Scale 1" = 80'

PRELIMINARY PLAT NOTE:
SEE SHEET C2 LEGAL DESCRIPTION & SETBACK & EASEMENT DIAGRAMS.

REVISIONS

Rev.	Date	Description
1	06/30/22	REVISED PER CITY COMMENTS

Developer/Property Owner: RYAN BYBEE
Phone: 801-616-2300

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

HOLDAWAY FIELDS

VINEYARD UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

PRELIMINARY PLAT & EASEMENT PLAN (SOUTH)

Scale: 1"=80'
Date: 05/27/22
C4

POWER CONNECTION NOTE:

POWER WILL CONNECT INTO THE EXISTING POWER LOCATIONS IN 300 WEST, MAIN ST, 30 WEST, AND HOLDAWAY RD. COORDINATE POWER DESIGN & CONNECTIONS WITH ROCKY MOUNTAIN POWER.

EXIST WELL NOTE:

EXISTING WELL LOCATIONS SHOWN ON THIS PLAN ARE PER THE UTAH DIVISION OF WATER RIGHTS WELL LOGS. EXISTING WELLS ARE TO BE ABANDONED AND CAPPED BY A LICENSED WELL DRILLER, EXCEPT WHERE NOTED OTHERWISE.

UTILITY LEGEND

- FIRE HYDRANT
- INSTALL VINEYARD STREET LIGHT 3 (12' HIGH 70 W 4000K OUTPUT)
- INSTALL VINEYARD STREET LIGHT 1 (20' HIGH 105 W 4000K OUTPUT)
- 8"W — CULINARY WATER
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE ADS
- 8"GD — GROUND DRAIN PIPE ADS
- EDGE OF ASPHALT
- X—X — EXIST FENCE
- OVERHEAD POWER LINE
- P — BURIED POWER LINE

EXIST 8" CUL.

EXIST 15" SS

CONNECT TO EXIST 8" CUL. STUB

CONNECT TO EXIST SSMH RIM=4503.16 FL=4491.41

MATCH TRAIL

PROPOSED 20' OFF-SITE EASEMENT FOR SD

10'

20'

10' WIDE ROADBASE ACCESS FOR SD

ACCESS TURN-AROUND

PROPOSED OFF-SITE TURN-AROUND EASEMENT FOR SD ACCESS

DISCHARGE ONTO SHORE OF UTAH LAKE F.E.S.,=4487.0 INSTALL 10' LENGTH OF 6" DIA. MIN. RIP-RAP

EXIST POWER EASEMENT

LAND DRAIN LINE TO CONNECT INTO STORM DRAIN LINE

BAYSEPARATOR 10K TREATMENT DEVICE

CONST. 8" SEWER & S=0.4% MIN.

CONST. 8" CUL.

EXIST POWER POLE

CONST. 8" LAND DRAIN

CONST. 36" SD

PARK

PARKING

300 WEST

POWELL STREET (330 S)

CONST. F.H. (TYP.)

CONST. STREET LIGHT (TYP.)

CONST. 8" SEWER & S=0.4% MIN.

CONST. 8" LAND DRAIN (TYP. 1.5' BELOW SEWER)

CONST. 18" SD

CONST. 8" CUL.

CONST. 8" SEWER & S=0.4% MIN.

CONST. 18" SD

EMERALD STREET (360 S)

121 REMOVE EXIST CONCRETE DITCHES

CONST. 24" SD

400 SOUTH

231 232 233 234 235 236 237 238 239 240 241 242

265 264 263 262 261 260 259 258 257 256 255

167 168 169 170 171 172 173 174 175 176 177

198 197 196 195 194 193 192 191 190

199 119 120 122 123 124

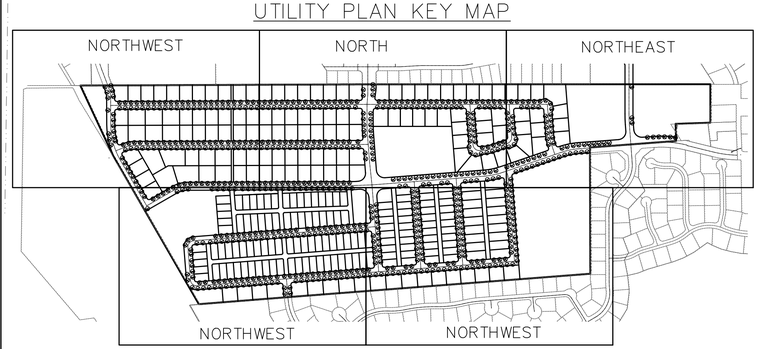
200 118

201

50 25 0 50 100 150

Scale 1" = 50'

UTILITY PLAN KEY MAP



REVISIONS

Rev.	Date	Description
1	06/30/22	REVISED PER CITY COMMENTS

Developer/Property Owner: RYAN BYBEE
Phone: 801-616-2300

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

HOLDAWAY FIELDS

VINEYARD UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

PRELIMINARY UTILITY PLAN (NORTHWEST)

Scale: 1"=50'
Date: 05/27/22
C5

UTILITY LEGEND

- FIRE HYDRANT
- INSTALL VINEYARD STREET LIGHT 3 (12' HIGH 70 W 4000K OUTPUT)
- INSTALL VINEYARD STREET LIGHT 1 (20' HIGH 105 W 4000K OUTPUT)
- 8"W — CULINARY WATER
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE ADS
- 8"GD — GROUND DRAIN PIPE ADS
- EDGE OF ASPHALT
- X — X — EXIST FENCE
- OVERHEAD POWER LINE
- P — BURIED POWER LINE

MAIN STREET

ZINFANDEL LN.

EXIST 8" CUL.

EXIST 8" SS

CONNECT TO EXIST 8" CUL. STUB

CONNECT TO EXIST SSMH
RIM=4513.62
IE=4502.77

EXIST WELL

REMOVE EXIST IRR PIPING

EXIST WELL NOTE:
EXISTING WELL LOCATIONS SHOWN ON THIS PLAN ARE PER THE UTAH DIVISION OF WATER RIGHTS WELL LOGS. EXISTING WELLS ARE TO BE ABANDONED AND CAPPED BY A LICENSED WELL DRILLER, EXCEPT WHERE NOTED OTHERWISE.

EASEMENT LINE (SEE DIAGRAM ON SHEET C2)

242 243 244 245 246 247 248 1 2 3 4 5 6 7 8 9 10 11

CONST. 8" CUL.

CONST. 18" SD

CONST. 8" CUL.

CONST. 15" SD

POWELL STREET (330 S)

255 254 253 252 251 250 249 30 29 28 27 26 25 24 23 22 21

REMOVE EXIST CONCRETE DITCHES

CONST. 8" SEWER & S=0.4% MIN.

REMOVE EXIST CONCRETE DITCHES

177 178 179 180 181 182 183 31 74 73 71

CONST. 8" SEWER & S=0.4% MIN.

MAIN STREET

CONST. 8" CUL.

PARCEL "A"

CONST. 8" LAND DRAIN (TYP. 1.5' BELOW SEWER)

TAHOE STREET (330 S)

75 72

CONST. 8" CUL.

190 189 188 187 186 185 184 32 76

REMOVE EXIST CONCRETE DITCHES

CONST. 8" LAND DRAIN (TYP. 1.5' BELOW SEWER)

CONST. 8" CUL.

77 78 79

CONST. 8" SEWER & S=0.4% MIN.

124 125 126 127 128 129 130 131

REMOVE EXIST CONCRETE DITCHES

CONST. 8" CUL.

CONST. 18" SD

EXIST WELL CONST. 12" CUL.

CONST. 8" LAND DRAIN (TYP. 1.5' BELOW SEWER)

CONST. 18" SD

STUB 15" SD

24.5'
R66.0'

Ø70.0'

22.9'

R72.0'

400 SOUTH

101 84

53 54 102

85

52 55 103 100

33

R72.0'

24.0'

R60.0'

25.6'

CONST. 8" LAND DRAIN (TYP. 1.5' BELOW SEWER)

REMOVE EXIST CONCRETE DITCHES

141 142 143 144 145 146

POWER CONNECTION NOTE:
POWER WILL CONNECT INTO THE EXISTING POWER LOCATIONS IN 300 WEST, MAIN ST, 30 WEST, AND HOLDAWAY RD. COORDINATE POWER DESIGN & CONNECTIONS WITH ROCKY MOUNTAIN POWER.

50 25 0 50 100 150

Scale 1" = 50'

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HOLDAWAY FIELDS

VINEYARD UTAH

Drawn by: D.W.P.	Scale: 1"=50'
Designed by: D.W.P.	Date: 05/27/22
Checked by: D.W.P.	C6

PRELIMINARY UTILITY PLAN (NORTH)

EASEMENT LINE (SEE DIAGRAM ON SHEET C2)

STUB & PLUG 8" CUL.

REMOVE EXIST CONCRETE DITCHES

PARCEL "B"

LAKEVIEW STREET (280 E.)

COMO STREET (200 E.)

EXIST WELL

CONST. 8" CUL.

REMOVE EXIST P.P.

EXIST WELL (TO REMAIN)

EXIST WELL

REMOVE EXIST BUILDINGS

PARK

REMOVE EXIST BUILDINGS

EXIST WELL

REMOVE EXIST CONCRETE DITCHES

EXIST POWER EASEMENT

HOLDAWAY RD.

STUB 15" SD

CONST. 15" SD

REMOVE EXIST OVERHEAD POWER

400 SOUTH

EXIST WELL

CONST. 12" CUL.

EXIST WELL

EXIST WELL

EXIST 8" CUL.

CONNECT TO EXIST 12" CUL. STUB

400 SOUTH

CONST. 8" SEWER & S=0.4% MIN.

STUB 8" CUL. INTO ADJACENT PARCEL

CONNECT TO EXIST 8" CUL. STUB

EXIST 8" CUL.

EXIST 12" CUL.

430 S.

450 E.

330 S.

CONST. STREET LIGHT (TYP.)

CONST. F.H. (TYP.)

CONST. 8" LAND DRAIN (TYP. 1.5' BELOW SEWER)

CONST. 8" CUL.

CONST. 8" SEWER & S=0.4% MIN.

UTILITY LEGEND

- FIRE HYDRANT
- INSTALL VINEYARD STREET LIGHT 3 (12' HIGH 70 W 4000K OUTPUT)
- INSTALL VINEYARD STREET LIGHT 1 (20' HIGH 105 W 4000K OUTPUT)
- 8"W — CULINARY WATER
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE ADS
- 8"GD — GROUND DRAIN PIPE ADS
- EDGE OF ASPHALT
- X — X — EXIST FENCE
- OVERHEAD POWER LINE
- P — BURIED POWER LINE

EXIST WELL NOTE:

EXISTING WELL LOCATIONS SHOWN ON THIS PLAN ARE PER THE UTAH DIVISION OF WATER RIGHTS WELL LOGS. EXISTING WELLS ARE TO BE ABANDONED AND CAPPED BY A LICENSED WELL DRILLER, EXCEPT WHERE NOTED OTHERWISE.

PARCEL "C"

TO BE PLATTED SEPARATELY

POWER CONNECTION NOTE:

POWER WILL CONNECT INTO THE EXISTING POWER LOCATIONS IN 300 WEST, MAIN ST, 30 WEST, AND HOLDAWAY RD. COORDINATE POWER DESIGN & CONNECTIONS WITH ROCKY MOUNTAIN POWER.

50 25 0 50 100 150

Scale 1" = 50'

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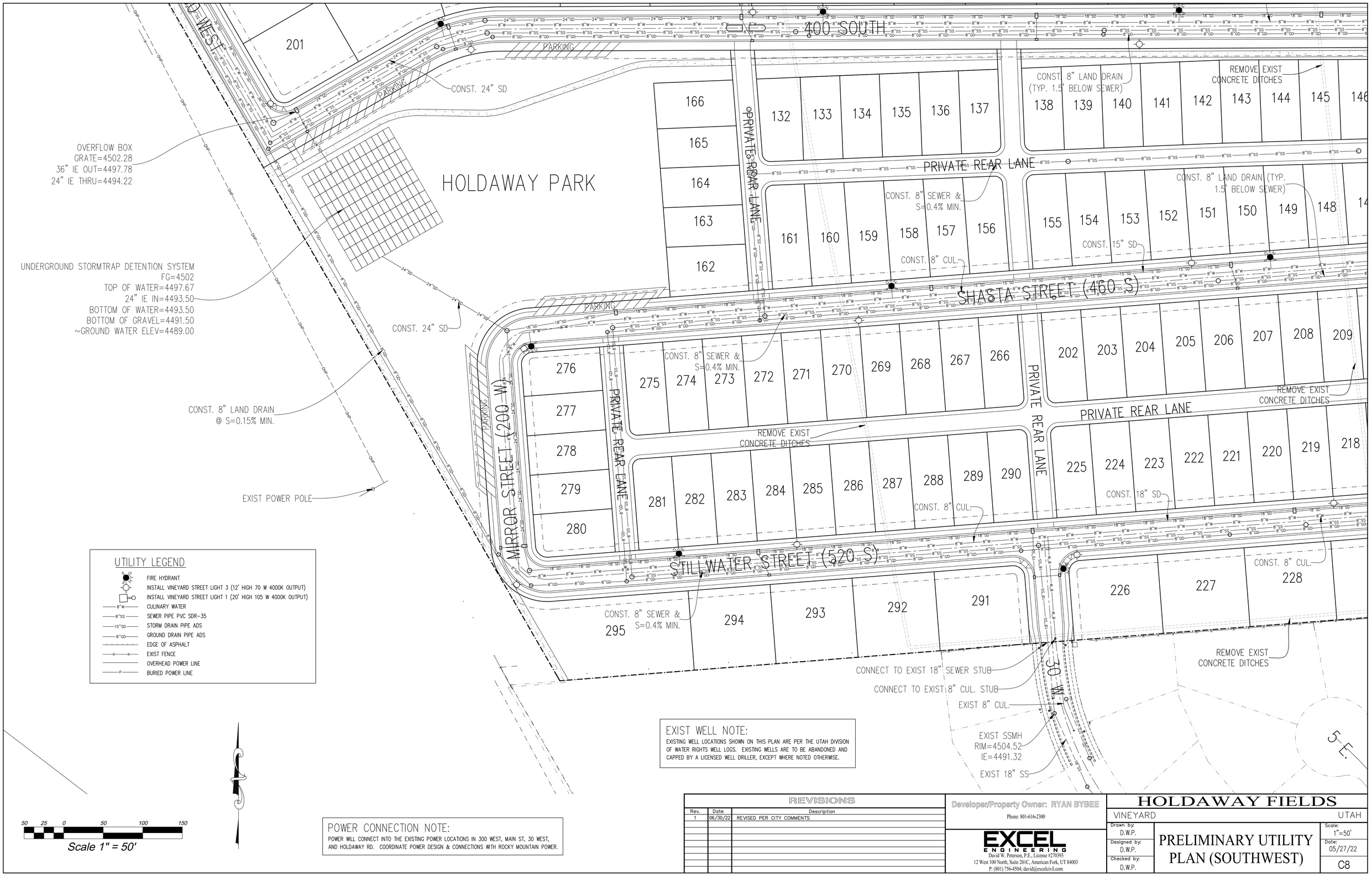
HOLDAWAY FIELDS

VINEYARD UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

PRELIMINARY UTILITY PLAN (NORTHEAST)

Scale: 1"=50'
Date: 05/27/22
C7



UTILITY LEGEND

- FIRE HYDRANT
- INSTALL VINEYARD STREET LIGHT 3 (12' HIGH 70 W 4000K OUTPUT)
- INSTALL VINEYARD STREET LIGHT 1 (20' HIGH 105 W 4000K OUTPUT)
- 8"W — CULINARY WATER
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE ADS
- 8"GD — GROUND DRAIN PIPE ADS
- EDGE OF ASPHALT
- X — X — EXIST FENCE
- OVERHEAD POWER LINE
- P — BURIED POWER LINE

50 25 0 50 100 150

Scale 1" = 50'

EXIST WELL NOTE:

EXISTING WELL LOCATIONS SHOWN ON THIS PLAN ARE PER THE UTAH DIVISION OF WATER RIGHTS WELL LOGS. EXISTING WELLS ARE TO BE ABANDONED AND CAPPED BY A LICENSED WELL DRILLER, EXCEPT WHERE NOTED OTHERWISE.

POWER CONNECTION NOTE:

POWER WILL CONNECT INTO THE EXISTING POWER LOCATIONS IN 300 WEST, MAIN ST, 30 WEST, AND HOLDAWAY RD. COORDINATE POWER DESIGN & CONNECTIONS WITH ROCKY MOUNTAIN POWER.

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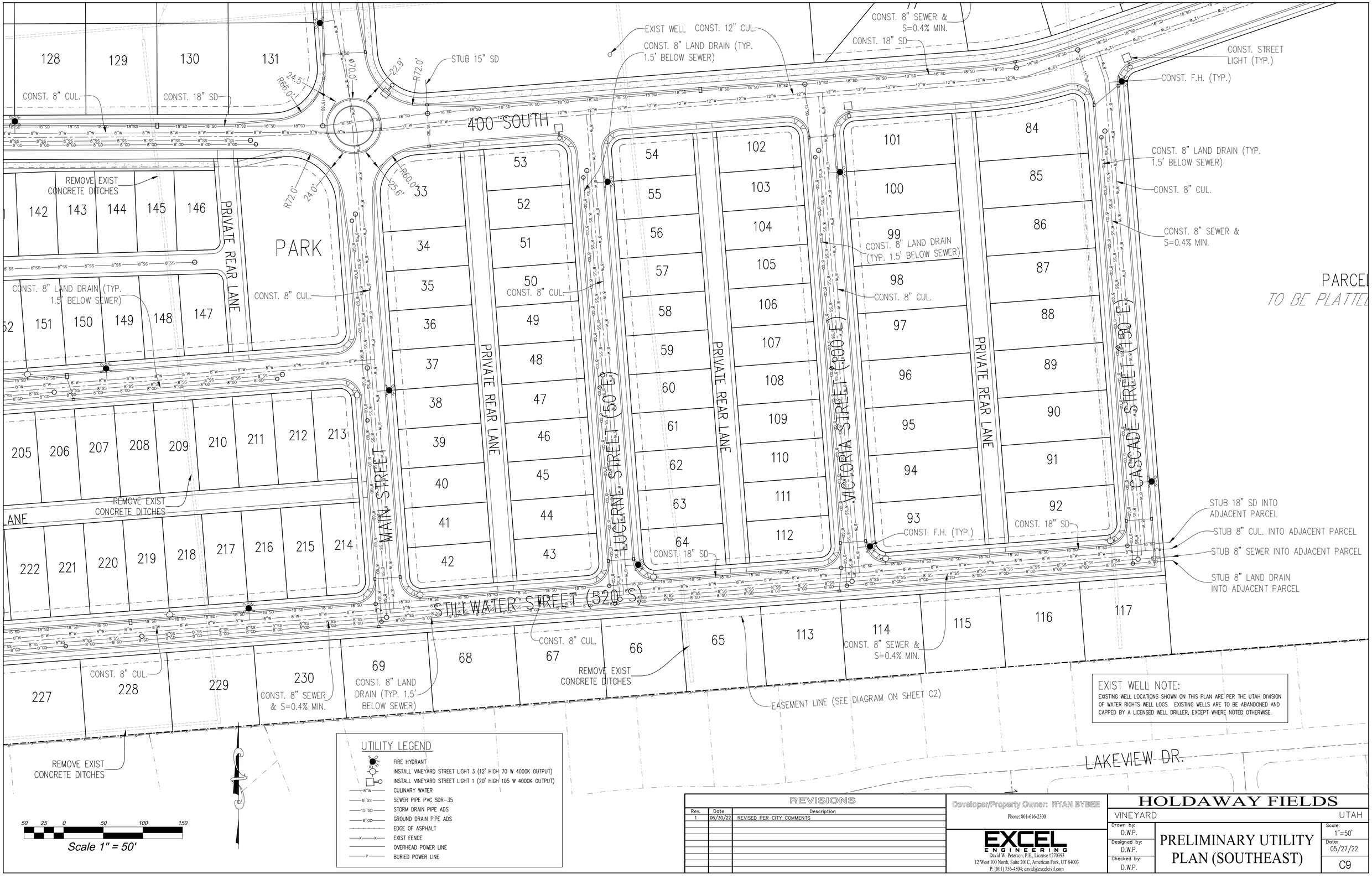
HOLDAWAY FIELDS

VINEYARD UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

PRELIMINARY UTILITY PLAN (SOUTHWEST)

Scale: 1"=50'
Date: 05/27/22
C8



UTILITY LEGEND

- FIRE HYDRANT
- INSTALL VINEYARD STREET LIGHT 3 (12' HIGH 70 W 4000K OUTPUT)
- INSTALL VINEYARD STREET LIGHT 1 (20' HIGH 105 W 4000K OUTPUT)
- 8"W — CULINARY WATER
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE ADS
- 8"GD — GROUND DRAIN PIPE ADS
- EDGE OF ASPHALT
- X—X — EXIST FENCE
- OVERHEAD POWER LINE
- P — BURIED POWER LINE

EXIST WELL NOTE:

EXISTING WELL LOCATIONS SHOWN ON THIS PLAN ARE PER THE UTAH DIVISION OF WATER RIGHTS WELL LOGS. EXISTING WELLS ARE TO BE ABANDONED AND CAPPED BY A LICENSED WELL DRILLER, EXCEPT WHERE NOTED OTHERWISE.

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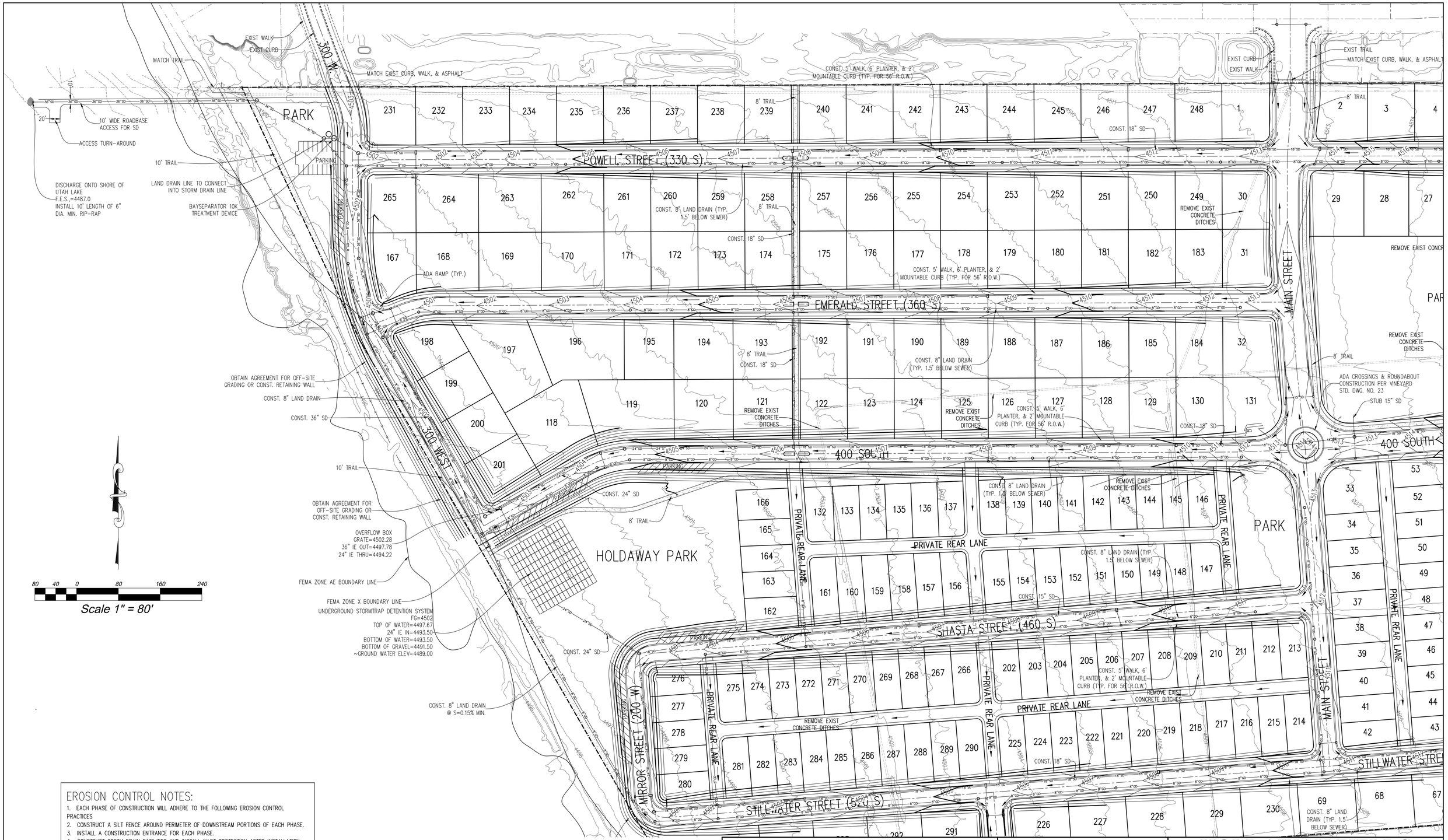
HOLDAWAY FIELDS

VINEYARD UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

PRELIMINARY UTILITY PLAN (SOUTHEAST)

Scale: 1"=50'
Date: 05/27/22
C9



EROSION CONTROL NOTES:

1. EACH PHASE OF CONSTRUCTION WILL ADHERE TO THE FOLLOWING EROSION CONTROL PRACTICES
2. CONSTRUCT A SILT FENCE AROUND PERIMETER OF DOWNSTREAM PORTIONS OF EACH PHASE.
3. INSTALL A CONSTRUCTION ENTRANCE FOR EACH PHASE.
4. CONSTRUCT STORM DRAIN FACILITIES AND INSTALL INLET PROTECTION AFTER INSTALLATION.
5. IMPLEMENT DUST CONTROL MEASURES FOR EACH PHASE.
6. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.

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P: (801) 756-4504; david@excelcivil.com

HOLDAWAY FIELDS

VINEYARD UTAH

Drawn by:	Designed by:	Checked by:
D.W.P.	D.W.P.	D.W.P.

PRELIMINARY GRADING & DRAINAGE PLAN (WEST)

Scale: 1"=80'
Date: 05/27/22
C10

ZINFANDEL LN.

EXIST TRAIL
MATCH EXIST CURB, WALK, & ASPHALT

REMOVE EXIST IRR PIPING

8' TRAIL

CONST. 5' WALK, 6' PLANTER, & 2' MOUNTABLE CURB (TYP. FOR 56' R.O.W.)

CONST. 15" SD

REMOVE EXIST CONCRETE DITCHES

POWELL STREET (330 S)

COMO STREET (200 E)

ADA RAMP (TYP.)

CONST. 5' WALK, 6' PLANTER, & 2' MOUNTABLE CURB (TYP. FOR 56' R.O.W.)

PARCEL "B"

LAKEVIEW STREET (280 E)

END CURB, WALK, & ASPHALT

ROAD "A"

HOLDAWAY RD.

PARK

REMOVE EXIST BUILDINGS

REMOVE EXIST BUILDINGS

REMOVE EXIST CONCRETE DITCHES

REMOVE EXIST P.P.

8' TRAIL

EXIST R.O.W.

MAIN STREET

REMOVE EXIST CONCRETE DITCHES

PARCEL "A"

CONST. 8" LAND DRAIN (TYP. 1.5' BELOW SEWER)

(110 E)

(150 E)

TAHOE STREET (370 S)

STUB 15" SD

CONST. 15" SD

8' TRAIL

REMOVE EXIST OVERHEAD POWER

400 SOUTH

REMOVE EXIST CONCRETE DITCHES

8' TRAIL

ADA CROSSINGS & ROUNDABOUT CONSTRUCTION PER VINEYARD STD. DWG. NO. 23

STUB 15" SD

CONST. 8" LAND DRAIN (TYP. 1.5' BELOW SEWER)

CONST. 18" SD

MATCH EXIST CURB

EXIST CURB
MATCH EXIST WALK

MATCH EXIST EDGE OF ASPHALT

SAWCUT EXIST ASPHALT & INSTALL CURB FOR ROUND-ABOUT

ADA CROSSINGS & ROUNDABOUT CONSTRUCTION PER VINEYARD STD. DWG. NO. 23

MATCH EXIST EDGE OF ASPHALT

EXIST CURB

OFF-SITE ASPHALT WIDENING, CURB & TRAIL CONSTRUCTION TO BE DONE BY OTHERS

EXIST CURB

400 SOUTH

430 S

CONST. 8" LAND DRAIN (TYP. 1.5' BELOW SEWER)

PARCEL "C"
TO BE PLATTED SEPARATELY

ABANDON EXIST CONCRETE DITCHES

LAKEVIEW DR.

PRIVATE REAR LANE

VICTORIA STREET (140 E)

CAGGIANO STREET (150 E)

LUCERNE STREET (50 E)

MAIN STREET

CONST. 5' WALK, 6' PLANTER, & 2' MOUNTABLE CURB (TYP. FOR 56' R.O.W.)

STUB 18" SD INTO ADJACENT PARCEL

STUB 8" LAND DRAIN INTO ADJACENT PARCEL

CONST. 18" SD

STILLWATER STREET (520 S)

ADA RAMP (TYP.)

REMOVE EXIST CONCRETE DITCHES

CONST. 8" LAND DRAIN (TYP. 1.5' BELOW SEWER)

80 40 0 80 160 240

Scale 1" = 80'

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EXCEL ENGINEERING
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P: (801) 756-4504; david@excelcivil.com

HOLDAWAY FIELDS

VINEYARD UTAH

Drawn by:	Designed by:	Checked by:	Scale:	Date:
D.W.P.	D.W.P.	D.W.P.	1"=80'	05/27/22

PRELIMINARY GRADING & DRAINAGE PLAN (EAST)

C11

REVISIONS		
Rev.	Date	Description
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Developer/Property Owner: RYAN BYBEE
Phone: 801-616-2300

EXCEL ENGINEERING
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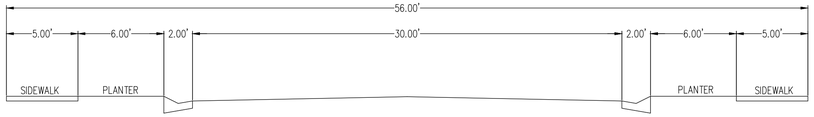
HOLDAWAY FIELDS

VINEYARD UTAH

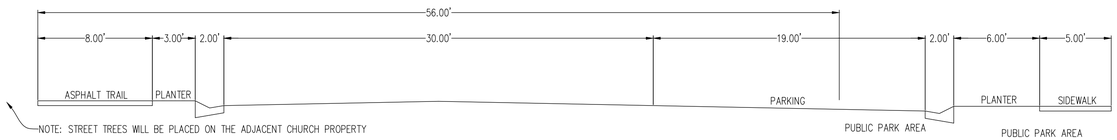
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

PRELIMINARY GRADING & DRAINAGE PLAN (SOUTH)

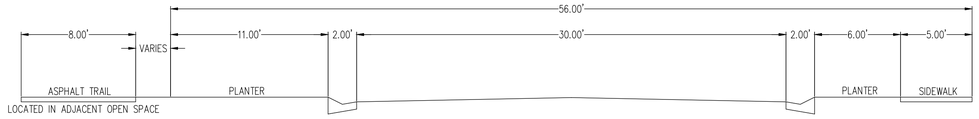
Scale: 1"=80'
Date: 05/27/22
C12



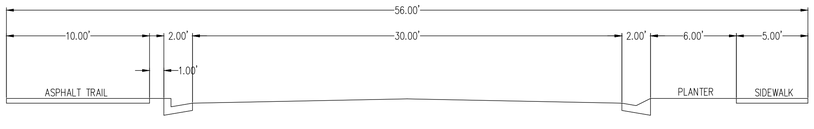
56' LOCAL STREET CROSS-SECTION
(LOOKING NORTH OR WEST)



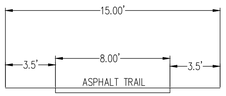
56' LOCAL STREET CROSS-SECTION WITH TRAIL ON LAKEVIEW DR. & PARKING ADJACENT TO PARK
(LOOKING NORTH OR WEST)



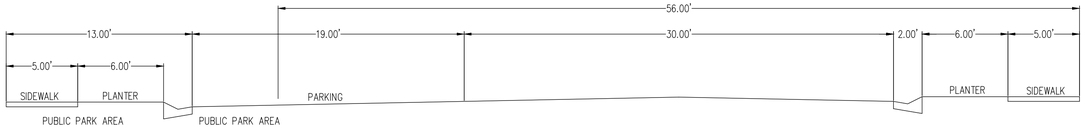
56' LOCAL STREET CROSS-SECTION WITH TRAIL ON 400 SOUTH
(LOOKING NORTH OR WEST)



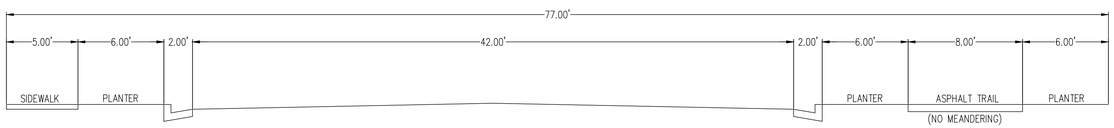
56' LOCAL STREET CROSS-SECTION WITH LAKESIDE TRAIL
(LOOKING NORTH OR WEST)



TRAIL CROSS-SECTION
(LOOKING NORTH)



56' LOCAL STREET CROSS-SECTION WITH PARKING ADJACENT TO PARK



77' PARKWAY STREET CROSS-SECTION
(LOOKING NORTH OR WEST)

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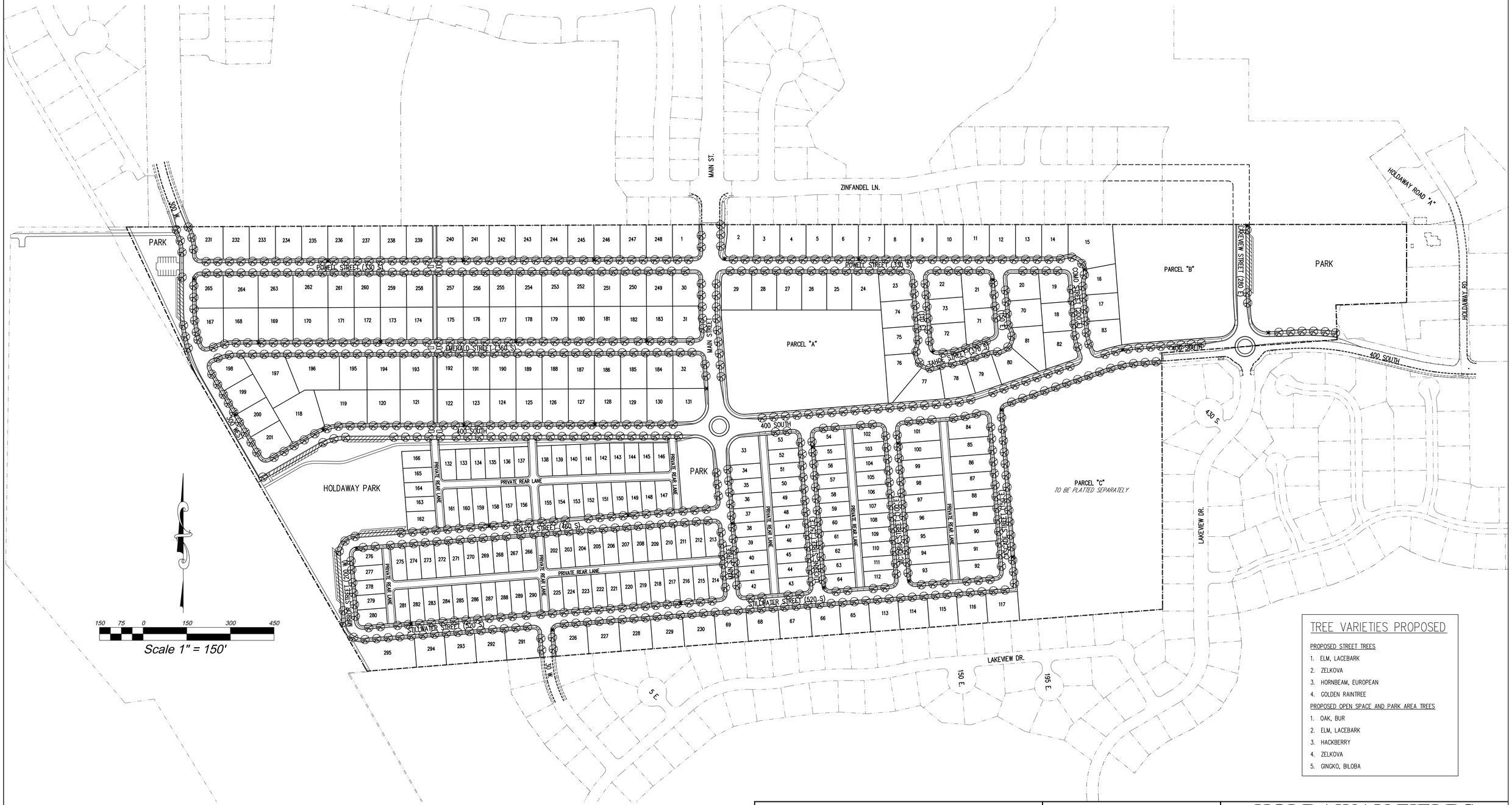
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

HOLDAWAY FIELDS

VINEYARD UTAH

Drawn by: D.W.P.	ROADWAY CROSS SECTIONS	Scale: NTS
Designed by: D.W.P.		Date: 05/27/22
Checked by: D.W.P.		C13



150 75 0 150 300 450

Scale 1" = 150'

TREE VARIETIES PROPOSED

PROPOSED STREET TREES

1. ELM, LACEBARK
2. ZELKOVA
3. HORNBEAM, EUROPEAN
4. GOLDEN RAINTREE

PROPOSED OPEN SPACE AND PARK AREA TREES

1. OAK, BUR
2. ELM, LACEBARK
3. HACKBERRY
4. ZELKOVA
5. GINGKO, BILOBA

TREE PLACEMENT NOTE

EXACT SPACING AND LOCATION OF STREET TREES FOR EACH LOT WILL BE DETERMINED AFTER THE DRIVEWAY LOCATION FOR EACH LOT IS INSTALLED.

LAND SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM
AARON D. THOMAS - PLS NO. 6418780

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HOLDAWAY FIELDS

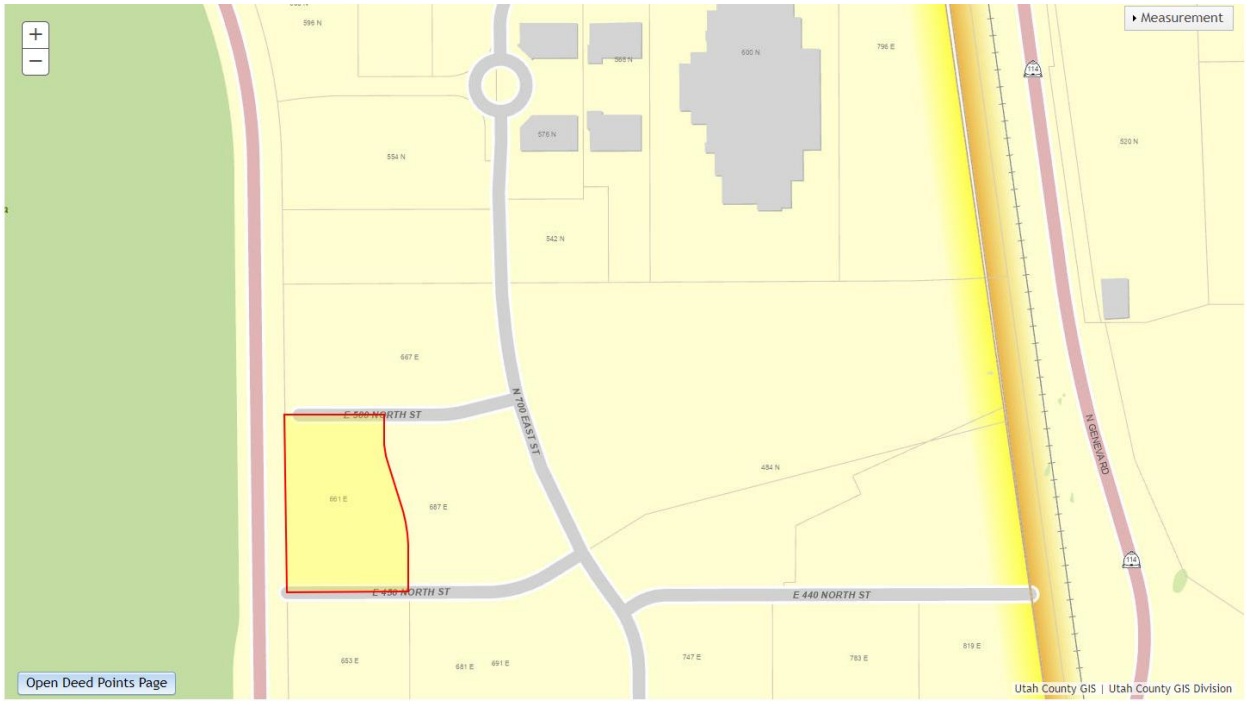
VINEYARD UTAH

Drawn by:	Scale:
D.W.P.	1"=150'
Designed by: D.W.P.	Date: 06/30/22
Checked by: D.W.P.	C14

STREET TREE PLAN

Community Development

Date: Wednesday, August 03, 2022
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: Lot 03, The Yard Plat B
Permit: PLAN22-021 (CityInspect)
Address: 661 E 450 N, Vineyard, Utah, 84059
Parcel No: 56:037:0003
Applicant: Karla Mata, Fifty Mill LLC
Owner(s): Steve Hutchings and Eric Towner, Fifty Mill, LLC



ANALYSIS

The applicant, Karla Mata, with Fifty Mill LLC (XDevelopment), is requesting approval of a site plan and conditional use permit for two retail buildings at Lot 3 of The Yard 'Plat B' Subdivision. Both buildings are intended to retail uses. The north building will house a single tenant while the southern building will house three (3). The subject property is located southwest of the Megaplex, east of Mill Rd, and northwest of the Southwest Spine and Pain Medical Office Building. This parcel is zoned Regional Mixed-Use (RMU), a zoning category intended to provide commercial, employment, and residential uses…with intensities and densities that promote a mix of day and nighttime activities. The applicant is still in the process of locking down tenants for the two buildings.

Because these buildings propose a drive through aisle located between the building's front facade and front property line, this application requires a conditional use permit. In addition, the applicant must meet additional requirements outlined in VZC 15.34.190(12) 'Drive Aisles in Front of Buildings.'

The Yard (B) is developing into a premier mixed-use site. With the construction of surrounding medical office buildings, entertainment and retail completed, the buildout of Topgolf well underway, and the development of mixed-use housing commencing in the near future, the site has become an exciting and vibrant center that has regional appeal.

Lot 3 will be a complimentary addition to the mixed-use center and feature two retail buildings with drive throughs that will incorporate similar design elements as the rest of the center. One building is a single tenant building with approximately 2,400 SF and the other is a multi-tenant building with approximately 4,000 SF. Both buildings will be leased to tenants that will provide desirable services to the residents and visitors of Vineyard. With its proximity to Topgolf, it is envisioned that this retail area, along with the other retail areas of The Yard, will provide a walkable gathering area where people can enjoy local amenities and mountain views while waiting for top notch entertainment.

STAFF RECOMMENDATION

Staff recommends approval of the site plan and conditional use permit, provided the following conditions are met.

CONDITIONS

1. The applicant must complete a traffic study showing the impacts of proposed development.
2. All shrubs must be 5 gallon.
3. The applicant pays any outstanding fees and makes any redline corrections.
4. The applicant is subject to all federal, state, and local laws.

PROPOSED MOTION

"I move to approve the site plan and conditional use permit as requested by Karla Mata, with Fifty Mill LLC, with the proposed conditions…."

ATTACHMENTS

Scope of Work
Site Plan
Landscape Plan
Exterior Elevations
Photometric Plan

Analysis	
Zoning	Regional Mixed-Use (RMU)
Use	Restaurant, Retail Sales and Services
Lot Size	59,819 SF (1.373 AC)
Building Square Footage	6,737 SF

Maximum Building Height	Allowed: 60' Actual: 26'6"
Minimum Front Yard	Required: 25' (from Arterial Road, see RMU Code) Actual: 44'6"
Minimum Rear Yard	Required: NA Actual: NA
Minimum Side Yard for Interior Lots	Required: NA Actual: NA
Minimum Side Yard for Corner Lots	Required: NA Actual: NA
Maximum Building Lot Coverage	Required: NA Actual: 6,737 (11.3%)
Minimum Open Space (OS)	Required: 10% per the RMU Code Actual: 19.7% (11,775 SF)
Parking Stalls	Required: 27 stalls - 1 Stall/250 SF Floor Area Actual: 44 stalls provided (additional parking for Lot 2 Entertainment—Topgolf)
ADA Parking Stalls	Minimum Required: 2 (2 ADA; 1 ADA Van Accessible) Actual: 2 ADA; 1 ADA Van Accessible
Bicycle Parking	Required: 3 Actual: 4

VZC 15.36 Site Planning and Building Design Requirements			
Category	**Standard**	**Staff Comments**	**Compliance**
15.36.030.1 Subdivision and Project Features	All subdivisions and other projects shall include subdivision and project features that add visual interest and attractiveness to the subdivision or project area and the City. Such features may include subdivision and project entry features, public art pieces, streetscape designs, and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and *useable* parks and open spaces.	The applicant has provided usable gathering spaces to the east of the buildings. These areas will be used for outdoor seating and gathering.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a Building Design	The City encourages **creative and varied architectural forms** reflecting its historic rural character. The goal is	The architecture of the buildings feature vintage wood exteriors, concrete masonry, and aluminum	☒ Yes ☐ No ☐ N/A

	that all man-made structures blend harmoniously with the natural environment.	trimming and finishings. The applicant has provided variations in shape and configuration.	
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**	The applicant has kept the buildings relatively small in height, a characteristic which greatly helps to reduce massing. In addition, monotonous facades have been avoided through recessing and projecting elements.	☒ 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 of a building shall be provided.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.2	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	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	The applicant has provided variations in rooflines.	☒ Yes ☐ No ☐ N/A

	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)		
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.	In compliance.	☒ 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 - Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs - Accessories such as art features, benches, pots, lamps, artwork, and sculptures.	The architecture of the buildings feature vintage wood exteriors, concrete masonry, ribbed panels, and aluminum trimming and finishings. The applicant has provided variations in shape and configuration. The buildings also feature sufficient transparency to enhance pedestrian-scaled design and enhance safety through the concept of "eyes on the street".	☒ Yes ☐ No ☐ N/A
15.36.030.2. Building Additions	Proposed additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building	Not applicable.	☐ 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.	Not applicable.	☐ 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 design details of all the buildings.	The parapet walls shall screen all mechanical equipment located on the roof.	☒ Yes ☐ No ☐ N/A
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.	The design and build of the proposed buildings shall be similar to the existing buildings throughout The Yard A Subdivision.	☒ 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	In compliance.	☒ Yes ☐ No

	planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.		☐ 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	This site plan integrates well with the arterial, Mill Road to the west, and with the private vehicular roads to the east, north, and south. The proposed parking lot incorporates additional shared parking for the entertainment uses throughout The Yard including Topgolf. An interconnected system for ADA and pedestrian circulation has been provided in and around the site.	☒ 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.	A public building entrance has been provided along the front yards of the buildings—the façades fronting Mill Road. This will incentivize a safe and convenient access to the buildings. The applicant has provided clearly distinguished crosswalks leading from the sidewalks along Mill Road to the entrances oriented towards Mill Road.	☒ 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 a rural setting. Restraint should be used in the number of different exterior	In compliance. See above details.	☒ Yes ☐ No ☐ N/A

	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.	In compliance.	☒ 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.	In compliance.	☒ 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	Nearly 20% of the site includes drought tolerant	☒ Yes ☐ No

	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	landscaping to reduce the amount of hard surfaces.	☐ 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 proposed building configuration provides sizeable areas of open space throughout the site.	☒ 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.	An accessible, interconnected system of passive and active open spaces have been provided.	☒ 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.	This was addressed very carefully with the applicant. Whenever there is the possibility of pedestrians directly engaging with vehicles, a safe and distinguishing crossing platform/mechanism has been provided. This is made evident through the incorporate of crosswalks made of stamped concrete that are feature throughout the drive thru aisles.	☒ 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 City 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	All building are well below the maximum permitted height (60').	☒ 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.	In compliance. In addition, the plants selected require low to moderate irrigation. Nevertheless, more frequent watering may be required during dry spells. Only one tree requires moderate to high water usage—that being the Eastern Redbud.	☒ 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.	NA	☐ 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.	NA. There are no areas of naturally occurring natural spaces on this site.	☐ 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.	In compliance. The applicant is keeping sod to a minimum, and is proposing expansive areas for 4" deep, 2"-3" diameter decorative rock and gravel.	☒ 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.	The applicant shall provide a minimum of 14 trees along the Mill Road street frontage.	☒ Yes ☐ No ☐ N/A
15.36.030.14 Wall, Fences, and Other Visual Barriers	Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting	Not applicable.	☐ Yes ☐ No ☒ N/A

	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.		
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.	In compliance.	☒ 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.	In compliance. Applicant should strongly consider removing the turf from the park strip along Mill Rd.	☒ Yes ☐ No ☐ N/A
15.36.030.17 Site Light Standards	To protect views of the night sky, all outside shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	Outdoor parking lot lighting provide features a discrete design that is downlit. Pole height does not exceed 20 FT.	☒ Yes ☐ No ☐ N/A
15.36.030.17. a.	Warming lighting colors are encouraged. Blue-white colors or fluorescent and mercury vapor lamps are prohibited.	In compliance.	☒ Yes ☐ No ☐ N/A

15.36.030.17. b.	All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.	In compliance.	☒ 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.	All parking areas shall receive adequate lighting. See photometric plan.	☒ 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.	In compliance.	☒ 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	In compliance.	☒ 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.	In compliance.	☒ Yes ☐ No ☐ N/A
VZC Chapter 15.38 Parking and Loading Requirements			
Category	**Standard**	**Staff Comments**	**Compliance**

<table>
<tr>
<td>15.38.030.1.e Parking Stall Dimensions</td>
<td>
<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).
</td>
<td>In compliance.</td>
<td>☒ Yes
☐ No
☐ N/A</td>
</tr>
<tr>
<td>15.38.030.1.f. Parking Aisle Dimensions</td>
<td>
<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>
</td>
<td>In compliance.</td>
<td>☒ Yes
☐ No
☐ N/A</td>
</tr>
<tr>
<td>15.38.030.1.g. Parking Lots</td>
<td>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.</td>
<td>In compliance. This parking lot holds 44 vehicles only.</td>
<td>☒ Yes
☐ No
☐ N/A</td>
</tr>
<tr>
<td>15.38.030.1.h. Within Structures</td>
<td>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</td>
<td>Not applicable.</td>
<td>☐ Yes
☐ No
☒ N/A</td>
</tr>
<tr>
<td>15.38.030.1.i. Circulation Between Bays.</td>
<td>Parking areas shall be designed so that circulation between parking bays occur within the designated</td>
<td>In compliance.</td>
<td>☒ Yes
☐ No
☐ N/A</td>
</tr>
</table>

	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.	The parking lot shall be paved with asphalt.	☒ 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 20 feet in height above the surface parking for non-residential uses and 16 feet for residential uses.	In compliance.	☒ 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 screened from the street	A 3-foot landscaping berm shall be provided along Mill	☒ Yes ☐ No ☐ N/A

	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.	Road to screen the parking lot.	
15.38.030.1.o.i. Parking Area Landscaping	5% of the gross parking surface area shall be of disperse interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement. Acceptable interior landscaping designs: 1) 5' by 5' tree diamonds placed not more than 6 parking spaces apart and located at the intersection of parking stalls. Tree diamonds shall be used only with 90 degree parking spaces. 2) Min. 5' wide landscape medians with trees planted 40 feet apart 3) Min. 5' wide landscape islands and peninsulas with at least 1 tree 4) Other similar designs that disperse	In compliance.	☒ Yes ☐ No ☐ N/A

	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	NA	☐ 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.**	All points of potential conflict between pedestrians and moving vehicles have been clearly distinguished and demarcated by stamped concrete.	☒ 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.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.v.	Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should related to adopted area plans, planned parking area, or to existing area parking schemes. The Planning Commission may increase or reduce the	This site will share parking with the commercial and entertainment uses (namely Topgolf) with The Yard Subdivisions.	☒ Yes ☐ No ☐ N/A

	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.		☒ Yes ☐ No ☐ N/A
15.38.030.1.o.viii.	All sites shall meet the requirements of the Americans with Disabilities Act ("ADA")	In compliance.	☒ 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.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.x.	Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.	Not applicable.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.xi.	A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.	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	In compliance.	☒ Yes ☐ No ☐ N/A

	parking space, access ways, striping, landscaping, and required fences or screening.		
15.38.030.1.p.ii. Maintenance	Shrubs within a landscape island shall be maintained to a maximum height of 3 feet and all trees at maturity within such planters shall maintain a minimum clearance of 6 feet from the lowest branch to the adjacent grade elevation.	In compliance.	☒ 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.	In compliance.	☒ 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.	In compliance.	☒ 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			☒ Yes ☐ No

			☐ N/A
15.38.030.2.g. Offsite Parking			☒ Yes ☐ No ☐ N/A
15.38.040 Off-Street Loading Requirements			☒ 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 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	In compliance.	☒ Yes ☐ No ☐ N/A

	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.	In compliance.	☒ 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.**	The Eastern Redbud shall be replaced with a more water-friendly tree species.	☒ 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.	In compliance. Most of the site used drought tolerant landscape toppings.	☒ 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-	In compliance. Most of the landscape topping is decorative rock.	☒ Yes ☐ No ☐ N/A

	emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.		
15.40.080.1.g.i. Irrigation Standards	All landscaped areas shall be supported by an automatic irrigation system which may be a spray, flood, soaker, or drip type system. The irrigation system shall meet all State and Town requirements for potential cross-connections that must be protect against backflow to the culinary water system. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk, or parking areas.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.g.ii. Irrigation Standards	Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.h. Separate Connection	Any landscaping that will be owned and maintained by the Town shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the developer or property owner as required by the Town Engineer.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.i. Soil Preparation	Soil preparation will be suitable to provide healthy growing conditions for the	In compliance.	☒ Yes ☐ No

	plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soils report.		☐ 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 landscape materials by vehicles.	In compliance.	☒ Yes ☐ No ☐ N/A
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		NA. No detention basins have been proposed. All stormwater is proposed to be treated via a pre-existing underground stormwater retention system.	☐ 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.	NA	☐ Yes ☐ No ☒ N/A
15.40.080.2.b.	For all development within all other zoning district,	In compliance.	☒ Yes ☐ No

	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.		☐ 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	Not applicable.	☐ Yes ☐ No ☒ N/A

	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.		
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.	Trees are spaced approximately 20 FT apart.	☒ 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.	☒ 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. Current landscape setback from Mill Road is 41.5 FT.	☒ 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	NA	☐ 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,	In compliance.	☒ Yes ☐ No ☐ N/A

	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.		
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 landscaping shall be designed and located to enhance the proposed development project and the streetscape.	The applicant proposed a minimal amount of turf. The turf being proposed is within the park strip along Mill Road.	☒ Yes ☐ No ☐ N/A
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.	The applicant has provided the appropriate number of street trees per the amount of frontage. The applicant has provided 14 street trees.	☒ 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	In compliance.	☒ Yes ☐ No ☐ N/A

	added together to calculate the minimum total quantity of plant materials required for that particular project.		
VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District			
Standard	**Standard**	**Staff Comments**	**Compliance**
2.08.1.a. Project Characteristics	Multiple buildings which may accommodate one or more uses	In compliance.	☒ Yes ☐ No ☐ N/A
2.08.1.b.	Buildings on the site connected by internal streets and drives, and pedestrian connections and pathways	In compliance.	☒ Yes ☐ No ☐ N/A
2.08.1.c.	At least one major private or public space, such as a plaza, park, town square, or other gathering space	The applicant has provided two public gathering spaces on the site.	☒ Yes ☐ No ☐ N/A
2.08.2. Minimum Acreage	The minimum acreage required for a Development Plan shall be ten (10) acres; provided, however, that a parcel of less than 10 acres may be approved, subject to compliance with all provisions of this ordinance and approval by the City Council	In compliance.	☒ Yes ☐ No ☐ N/A
2.08.4. Non-Residential	There is no limit on the intensity of non-residential units as long as each development complies with the development standards of the approved development plan and the requirements herein.	Not applicable.	☐ Yes ☐ No ☒ N/A
2.08.5. Building Height	Maximum allowed: 60 FT	In compliance.	☒ Yes ☐ No ☐ N/A
2.08.6. Setbacks	Arterial – 25 feet Collector – 20 feet Local – 15 feet	In compliance.	☒ Yes ☐ No ☐ N/A

2.08.7. Compatibility Requirements	Development shall be compatible with and preserve the character and integrity of adjacent land uses, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent land uses. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both to ameliorate such impacts.	In compliance.	☒ Yes ☐ No ☐ N/A
2.08.8. Separation Between Industrial Uses		Not applicable.	☐ Yes ☐ No ☒ N/A
2.08.9.a.i. Mixed Use Requirements	Each development shall be designed in such a way that it is **well integrated within adjacent land uses**. Integrated means that uses are within a comfortable walking distance (1/4) mile and are **connected to each other with direct, convenient, and attractive pedestrian pathways**; or the proposal contains a superior way to achieve the above criteria.	All adjacent uses are conveniently and safely accessible through direct pedestrian pathways.	☒ Yes ☐ No ☐ N/A
2.08.9.a.ii.	Projects shall develop a **comprehensive open space network** that uses plazas and other open space elements to connect uses. Open space	In compliance.	☒ Yes ☐ No ☐ N/A

	areas and the paths link them shall facilitate the integration of adjacent land uses on the site.		
2.08.9.a.iii.	Each development shall provide an on-site system of pedestrian walkways and/or public sidewalks throughout the RMU district. **Connections shall be made to provide direct pedestrian and bicycle travel from within the development to adjacent uses and/or sites**, transit stops, perimeter sidewalks, major destinations. In order to provide efficient pedestrian connections to adjacent destination, the City may require additional sidewalks, walkways, or bike paths not associated with a street, or the extension of a sidewalk from the end of a cul-de-sac to another street or walkway. Specifically, onsite pedestrian connections shall be provided to and between the following points: 1) The primary entrance or entrances to each building 2) Existing or planned transit stops, stations, and park-n-rid location 3) Trail systems, where determined appropriate either by the City based on the Master Trails Plan. 4) On-site amenities 5) Adjacent development	In compliance.	☒ 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. Bicycle parking meets the Vineyard Zoning Code requirements.	☒ 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 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.	In compliance.	☐ Yes ☒ No ☐ N/A
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	In compliance. See page C-500 of construction set.	☐ Yes ☒ No ☐ N/A

	Community Development Director, so long as they meet the requirements list below.		
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.	☒ 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. Bike racks are proposed on the west sides of the building, no more than 50 FT away from the primary entrance to the buildings.	☒ 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 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.	In compliance.	☒ Yes ☐ No ☐ 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.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.7. Bicycle Rack General Requirements	Racks should have a minimum of three (3) feet	In compliance.	☒ Yes ☐ No ☐ N/A

	between rack elements (side by side).		
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.	In compliance.	☒ 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.	In compliance.	☒ Yes ☐ No ☐ N/A

PROJECT NARRATIVE – LOT 3 / YARD B
July 28, 2022

The Lot 3 retail area is located in The Yard (B), which is developing into a premier mixed-use site. With the construction of surrounding medical office buildings, entertainment and retail completed, the buildout of Topgolf well underway, and the development of mixed-use housing commencing in the near future, the site has become an exciting and vibrant center that has regional appeal.

Lot 3 will be a complimentary addition to the mixed-use center and feature two retail buildings with drive throughs that will incorporate similar design elements as the rest of the center. One building is a single tenant building with approximately 2,400 SF and the other is a multi-tenant building with approximately 4,000 SF. Both buildings will be leased to tenants that will provide desirable services to the residents and visitors of Vineyard. With its proximity to Topgolf, it is envisioned that this retail area, along with the other retail areas of The Yard, will provide a walkable gathering area where people can enjoy local amenities and mountain views while waiting for top notch entertainment.

This site is located within the RMU district and not only is a permitted use but also meets the RMU objective of promoting a mix of day and nighttime activities. An application has also been submitted to seek a conditional use permit for the drive throughs. Drive throughs have become a highly sought-after amenity for tenants and customers alike, especially after COVID. The applicant seeks to provide as much flexibility as possible to attract high quality future tenants and continue to create a thriving center that provides opportunities to live, work and play in the city of Vineyard.

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'

THE YARD LOT 3

661 EAST 450 NORTH
VINEYARD, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
July 28, 2022

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L-100	LANDSCAPE PLAN
L-200	IRRIGATION PLAN
L-300	LANDSCAPE AND IRRIGATION DETAILS

NOTICE TO CONTRACTOR

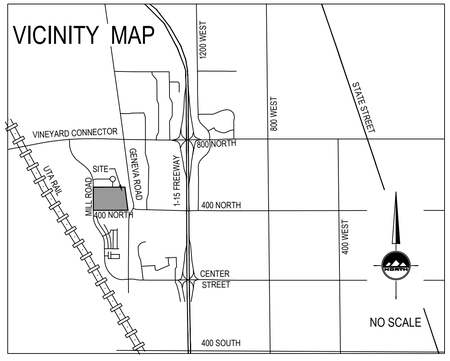
ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

UTILITY CONTACT

DESCRIPTION	COMPANY	PHONE NUMBER
WATER	CITY OF VINEYARD	801-226-1929
SEWER	CITY OF VINEYARD	801-226-1929
SEWER PRETREATMENT	TIMPANOGOS SPECIAL SERVICE DISTRICT	801-756-5231
ELECTRICAL	ROCKY MOUNTAIN POWER	1-800-469-3981
GAS	DOMINION ENERGY	801-372-7690
TELEPHONE	CENTURYLINK / LUMEN	385-208-6724
CABLE	COMCAST	801-831-6969

VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO VINEYARD CITY STANDARDS & SPECIFICATIONS.

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
X DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-586-5250

THE YARD LOT 3
661 E. 450 N.
VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER
07/28/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

COVER SHEET

PROJECT NUMBER 6435S
PRINT DATE 7/28/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-000

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE. THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIG

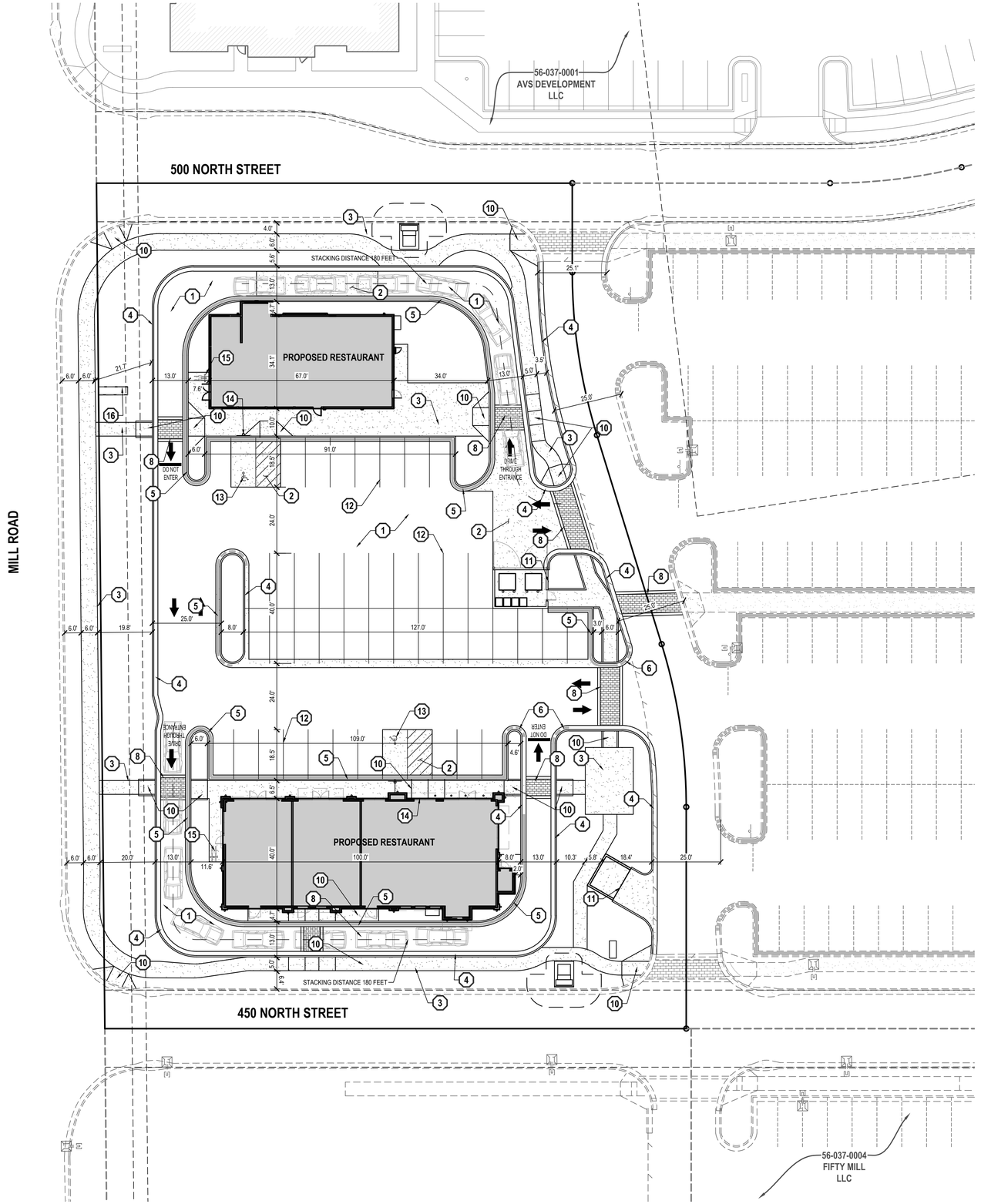
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'



VINEYARD TOWN SITE PLAN NOTES

A. ALL UTILITY LINES LESS THAN 69KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.

B. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.

C. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THEN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).

D. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED FOR DUST AND WEED CONTROL AT TIME OF DEVELOPMENT.

E. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF VINEYARD TOWN.

F. THIS PROJECT IS SUBJECT TO THE CURRENT VINEYARD TOWN ENGINEERING REQUIREMENTS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGUALTIONS.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
2. CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2/C-500.
3. 4" THICK CONCRETE SIDEWALK AND FLATWORK PER APWA STANDARD PLAN NO. 231.
4. 24" COLLECTION CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.2.
5. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 5/C-500.
6. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
7. 3' WATERWAY PER DETAIL 4/C-500.
8. TINTED CONCRETE CROSSWALK WITH TOOL JOINTS (MATCH PATTERN AND COLOR OF EXISTING) PER DETAIL 3/C-500.
9. PEDESTRIAN RAMP: 6" THICK CONCRETE WITH 6" UNTREATED BASE COURSE WITH #4 EPOXY-COATED REBAR @ 24" O.C.E.W. PER DETAIL 6/C-500. SEE GRADING AND DRAINAGE PLAN FOR ELEVATION INFORMATION.
10. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
11. TRASH ENCLOSURE PER ARCHITECTURAL PLANS WITH 6" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE.
12. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
13. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
14. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
15. INVERTED "U" BIKE RACK PER DETAIL 8/C-500 AND VINEYARD CITY STANDARDS AND SPECIFICATIONS.
16. MONUMENT SIGN, BY SEPARATE PERMIT

PARKING REQUIREMENTS

LOT 3 GENERAL RETAIL REQUIREMENTS-	1 STALL / 250 SQ FT FLOOR AREA
LOT 3 BUILDING AREA -	6,737 S.F.
PARKING REQUIRED (LOT 2 ENTERTAINMENT) -	27 STALLS (2 ADA STALLS INCL. 1 VAN ADA STALL)
PARKING PROVIDED (LOT 2 ENTERTAINMENT) -	44 STALLS (2 ADA STALLS INCL. 2 VAN ADA STALL)
BIKE PARKING REQUIREMENTS-	10% REQUIRED VEHICLE STALLS
REQUIRED VEHICLE PARKING STALLS-	27 STALLS
BIKE PARKING REQUIRED -	3 BIKE STALLS
BIKE PARKING PROVIDED -	4 BIKE STALLS

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT/HARDSCAPE	41,307	69.0%
BUILDING FOOTPRINT	6,737	11.3%
LANDSCAPING	11,775	19.7%
TOTAL SITE	59,819 1.373 ACRES	100%

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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CONTACT:
ERIC TOWNER
PHONE: 801-586-5250

THE YARD LOT 3

661 E. 450 N.
VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER
07/28/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 6435S
PRINT DATE 7/28/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-100

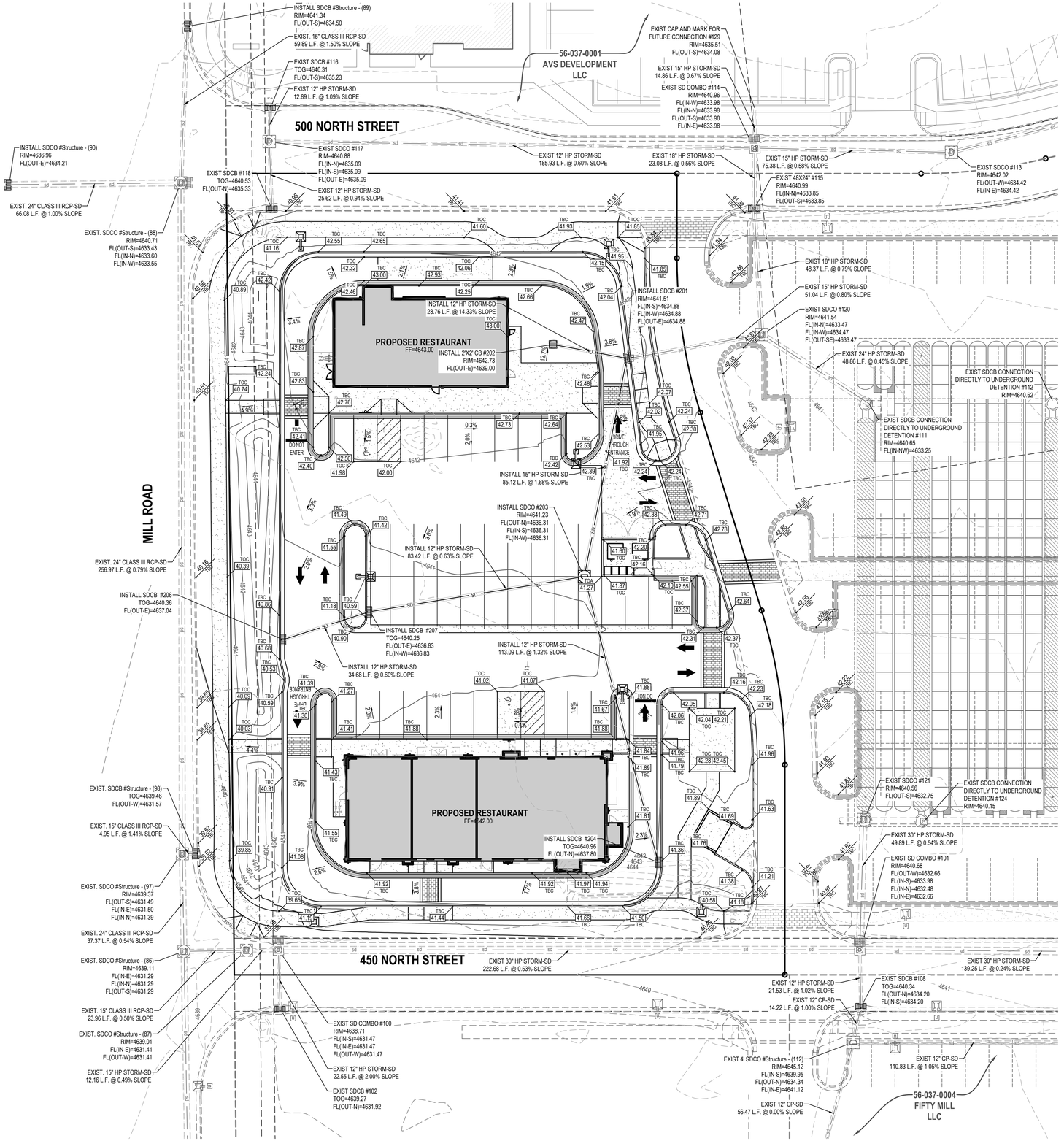
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

BENCHMARK

SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 46XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

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REGISTERED PROFESSIONAL ENGINEER
07/28/2022
8150016-2202
BRADEN D. MORRIS
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
6435S	7/28/22
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-200

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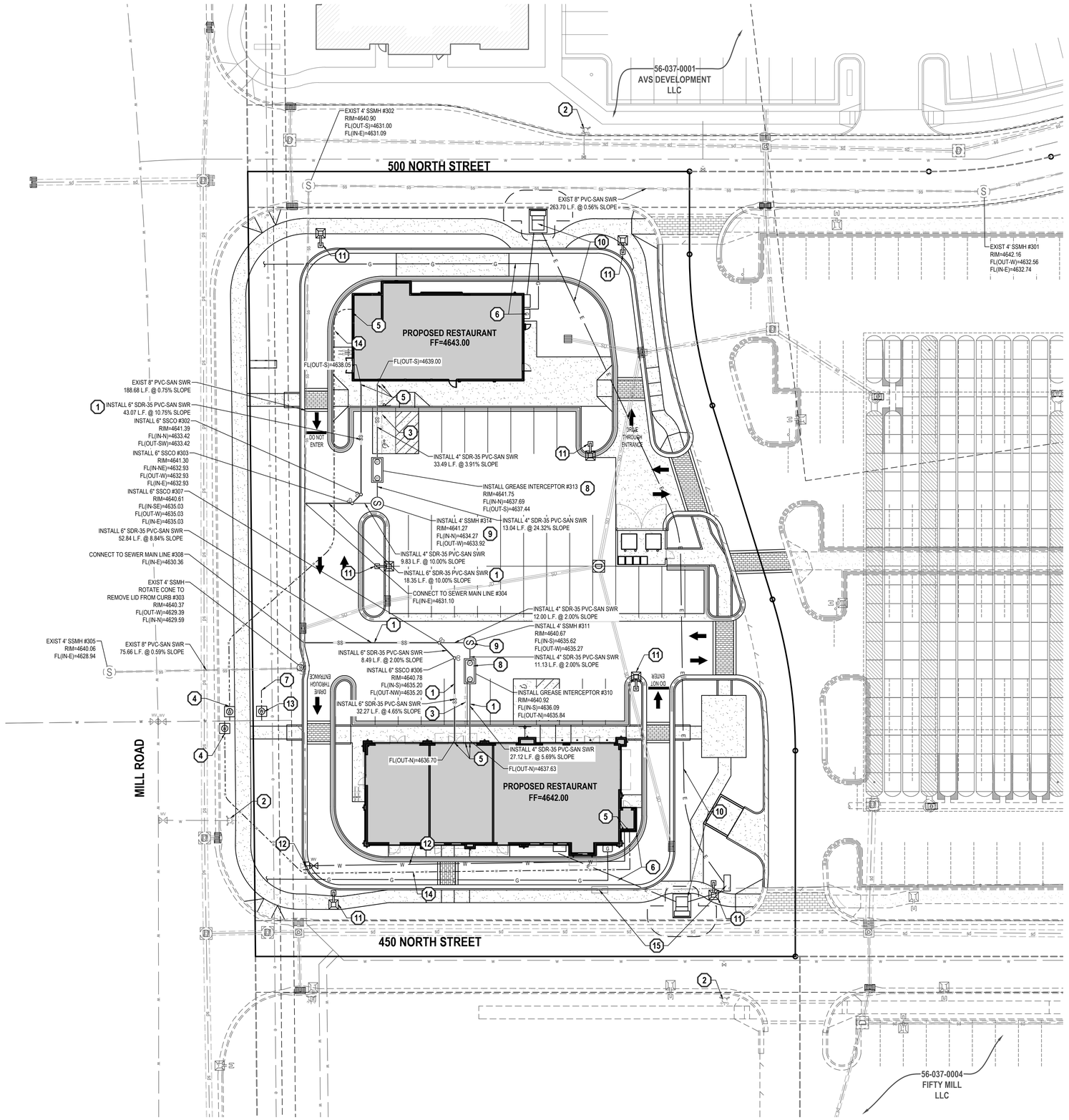
ELEV = 4650.50'



BENCHMARK

SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

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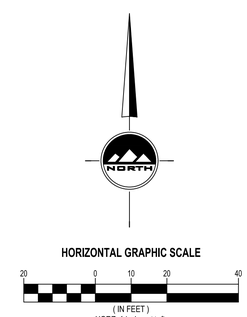
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER VINEYARD CITY STANDARD DRAWING #13 TYPICAL TRENCH SECTION AND SPECIFICATIONS. CONNECTION PER VINEYARD CITY STANDARD DRAWING NUMBER 20 AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2. EXISTING FIRE HYDRANT; CONTRACTOR TO PROTECT IN PLACE.
3. 3" SDR-35 PVC GREASE TRAP VENT. EXTEND TO BUILDING AS SHOWN ON PLAN AND THRU ROOF.
4. 2" CULINARY WATER METER AND CONCRETE VAULT PER CITY OF VINEYARD STANDARD DRAWING #19 AND SPECIFICATIONS. COORDINATE WITH MECHANICAL TO ENSURE A BACKFLOW PREVENTER GETS INSTALLED ON CULINARY SERVICE LINE ONCE IT ENTERS THE BUILDING.
5. SEE MECHANICAL PLANS FOR CONTINUATION.
6. PROPOSED GAS SERVICE TO BUILDING AND METER. COORDINATE WITH DOMINION ENERGY FOR GAS MAIN LOCATION
7. 1.5" POINT OF CONNECTION FOR IRRIGATION CONTRACTOR. INSTALL BACKFLOW PREVENTION DEVICE AND CAGE PER DETAILS 1 & 14 ON SHEET L-300
8. 1500 GALLON GREASE INTERCEPTOR PER TSSD DRAWING D-12 AND SPECIFICATIONS. SEE DETAIL ON SHEET C-502.
9. SAMPLING MANHOLE PER TSSD DRAWING D-7 AND SPECIFICATIONS. SEE DETAIL ON SHEET C-502.
10. ELECTRICAL TRANSFORMER AND 4" ELECTRIC SERVICE CONDUIT; SEE ELECTRICAL SITE PLAN FOR DETAILS.
11. LIGHT POLE. SEE LIGHTING AND PHOTOMETRIC PLANS FOR EXACT LOCATION AND DETAILS.
12. CONNECT TO EXISTING 12" WATER LINE STUB AND INSTALL 6" C-900 DR-18 WATER LINE PER VINEYARD CITY STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS. ALL FIRE LINE VALVE BOXES SHALL BE MARKED "FIRE".
13. 1-1/2" CULINARY WATER METER AND CONCRETE VAULT PER CITY OF VINEYARD STANDARD DRAWING #19 AND SPECIFICATIONS. FOR IRRIGATION SERVICE.
14. INSTALL 2" POLY LATERAL FROM METER TO BUILDING.
15. EXISTING POWER BOX TO BE RELOCATED, COORDINATE WITH POWER COMPANY.



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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THE YARD LOT 3

661 E. 450 N.
VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER
07/28/2022
8150016-2202
BRADEN D. MORRIS
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
6435S	7/28/22
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-300

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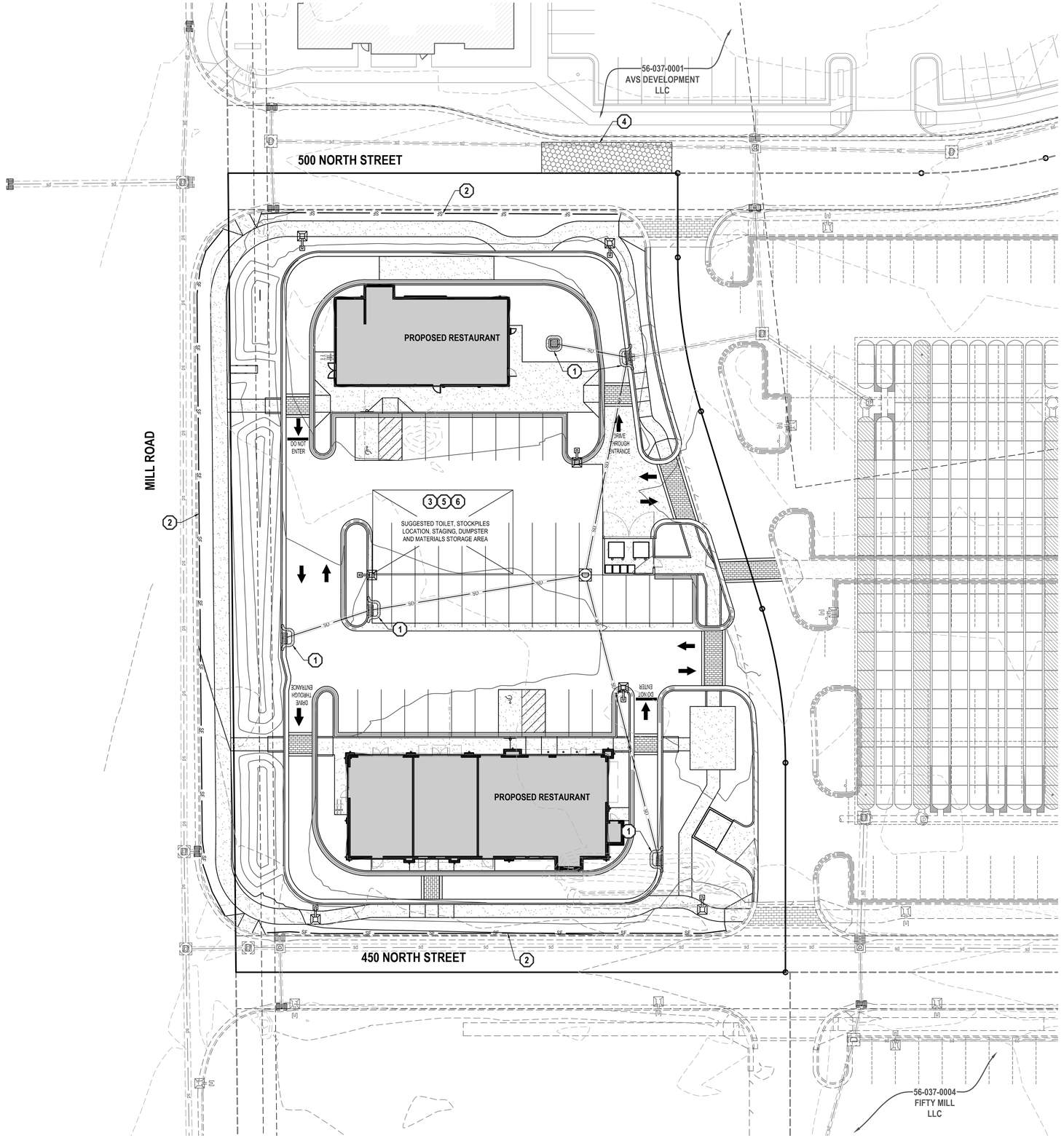

GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

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

1. INLET PROTECTION PER DETAIL 9/C-500.
2. SILT FENCE PER DETAIL 10/C-500.
3. PORTABLE TOILET PER DETAIL 11/C-500.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 12/C-500.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

REVISION SCHEDULE

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER
07/28/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

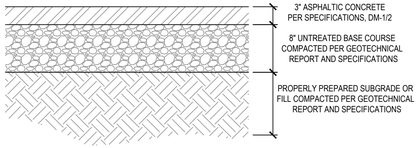
EROSION CONTROL PLAN

PROJECT NUMBER 6435S
PRINT DATE 7/28/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-400

ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.
4. SEE GEOTECHNICAL REPORT SECTION 13.0 FOR ASPHALT DESIGN INFORMATION.

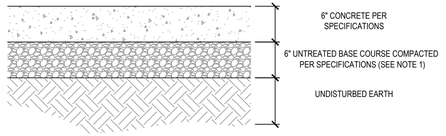


1 ASPHALT SECTION

SCALE: NONE

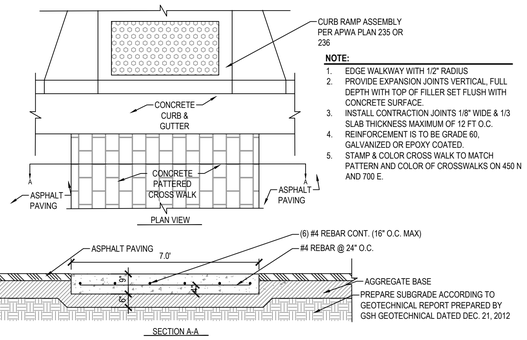
CONCRETE NOTES

1. ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
2. SEE GEOTECHNICAL REPORT SECTION 13.0 FOR CONCRETE PAVEMENT INFORMATION.



2 CONCRETE PAVEMENT SECTION

SCALE: NONE

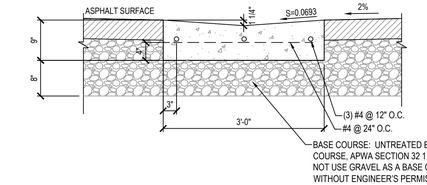


NOTE:

1. EDGE WALKWAY WITH 1/2" RADIUS
2. PROVIDE EXPANSION JOINTS VERTICAL, FULL DEPTH WITH TOP OF FILLER SET FLUSH WITH CONCRETE SURFACE.
3. INSTALL CONTRACTION JOINTS 1/8" WIDE & 1/3 SLAB THICKNESS MAXIMUM OF 12 FT O.C.
4. REINFORCEMENT IS TO BE GRADE 60, GALVANIZED OR EPOXY COATED.
5. STAMP & COLOR CROSS WALK TO MATCH PATTERN AND COLOR OF CROSSWALKS ON 450 N AND 700 E.

3 STAMPED CROSSWALK

SCALE: NONE

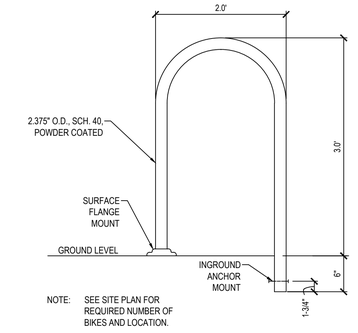


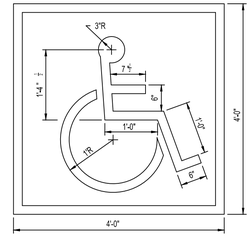
NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

4 3' WATERWAY

SCALE: NONE



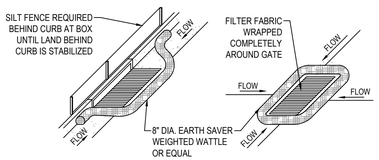


NOTES:

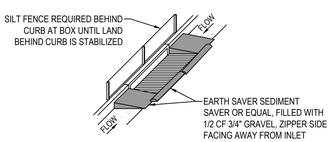
1. INTERNATIONAL PICTOGRAPH SYMBOL WHITE FED. STD. 17875.
2. 4"-BORDER-WHITE FED. STD. 17875.
3. BACKGROUND-BLUE FED. STD. 15180.

5 24" REVERSE PAN CURB AND GUTTER

SCALE: NONE



WATTLE OPTION



SANDBAG OPTION

9 SAG INLET PROTECTION

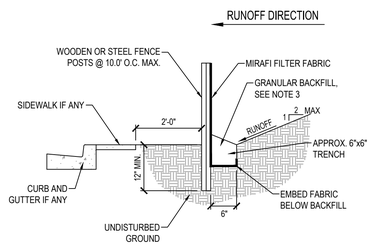
SCALE: NONE

NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

6 ACCESIBLE RAMP (ONSITE)

SCALE: NONE



NOTES:

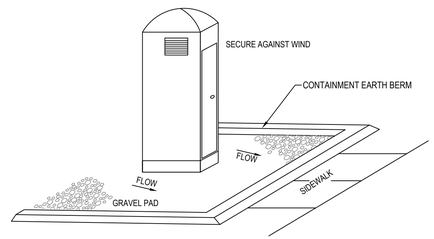
1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

10 TEMPORARY SILT FENCE

SCALE: NONE

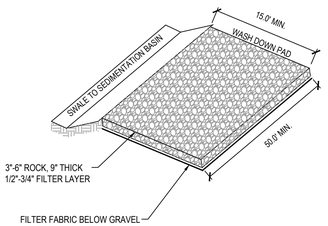
7 ACCESSIBLE STALL PAVEMENT MARKING

SCALE: NONE



11 PORTABLE TOILET

SCALE: NONE



NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

8 "U" BIKE RACK

SCALE: NONE

12 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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45 W. 10000 S., Suite 500
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Phone: 435.865.1453

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Phone: 435.896.2983

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FOR:
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9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

THE YARD LOT 3

661 E. 450 N.
VINEYARD, UTAH

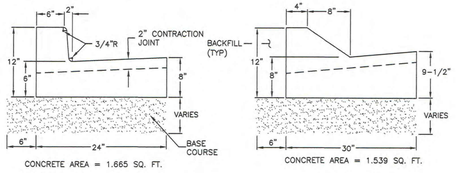
REGISTERED PROFESSIONAL ENGINEER
07/28/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER 6435S
PRINT DATE 7/28/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

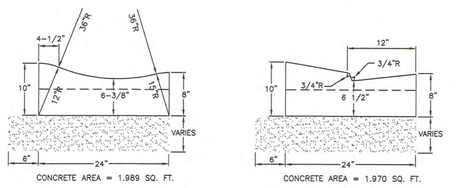
C-500

BACKFILL BEHIND CURB BEFORE PAVING AGAINST LIP OF GUTTER



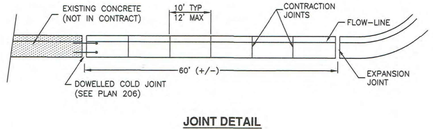
Type E

Type F



Type G

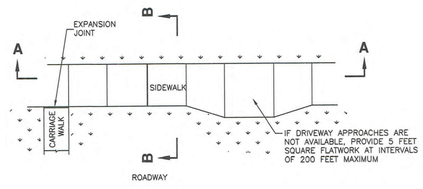
Type H



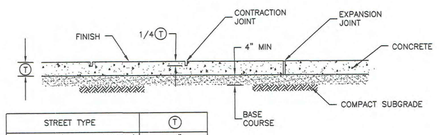
JOINT DETAIL

Curb and gutter

Plan 205.2 April 2011



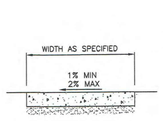
PLAN



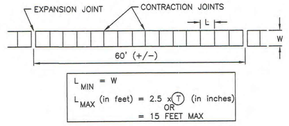
STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



SECTION B-B

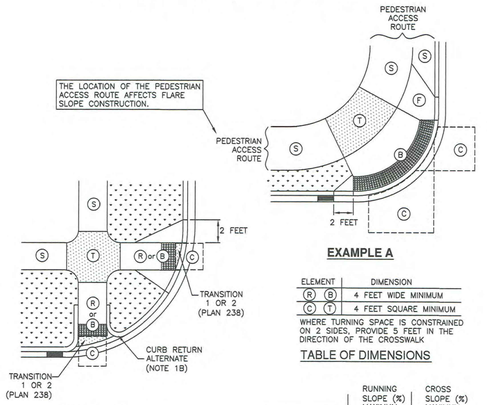


SIDEWALK JOINT DETAIL

Sidewalk

Plan 231 March 2009

TURNING SPACE AT SIDEWALK LEVEL



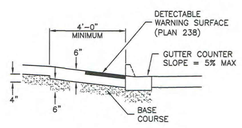
EXAMPLE A

EXAMPLE B

ELEMENT	DIMENSION
R B	4 FEET WIDE MINIMUM
C T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	2	2
CURB RAMP	R	8.33	2 (c)
BLENDED TRANSITION	B	5	2 (c)
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	--

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

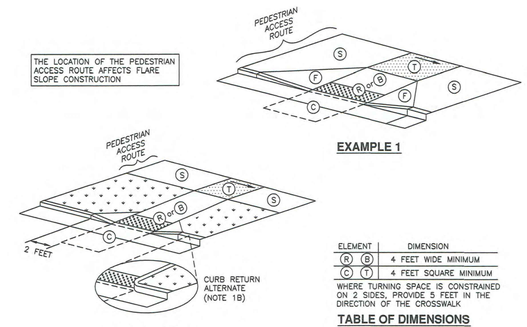
SLOPE TABLE

Corner curb cut assembly

Plan 235.1 September 2011

TURNING SPACE AT SIDEWALK LEVEL

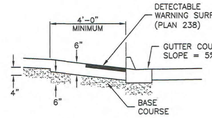
THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION



ELEMENT	DIMENSION
R B	4 FEET WIDE MINIMUM
C T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

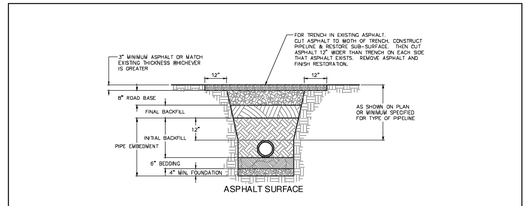
		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2 (c)
BLENDED TRANSITION	B	5	2 (c)
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	--

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

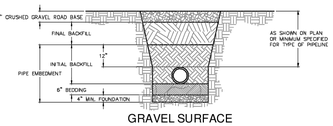
SLOPE TABLE

Mid-block curb cut assembly

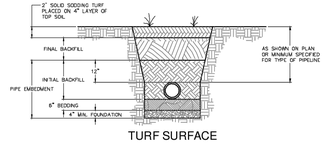
Plan 236.1 September 2011



ASPHALT SURFACE



GRAVEL SURFACE

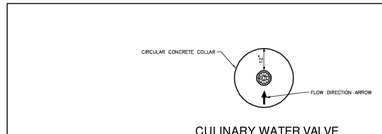


TURF SURFACE

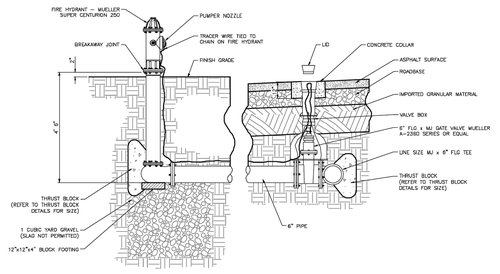
NOTES:
1. SLOPE TRENCH TO MEET OSHA REQUIREMENTS (LATEST EDITION) OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED.
3. INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
4. NO PATCHES WITHIN EXISTING PATCHES.

JUB

STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD JURISDICTION. ANY ALTERATIONS TO THESE DETAILS MUST BE APPROVED BY THE TOWN OF VINEYARD. CORPORATION CAN NOT BE HELD LIABLE FOR ABUSE OF STANDARD MEASURES THIS DETAILS.				VINEYARD	TYPICAL TRENCH SECTION	STANDARD DRAWING NUMBER: 13
REVISION					TOWN OF VINEYARD	APWA SPEC. 3020
NUMBER	DATE	BY	CHK'D			APWA DET. 205
1						ADOPTED BY:
NO.	DESCRIPTION					SEPTEMBER 1, 2016



CULINARY WATER VALVE CONCRETE COLLAR

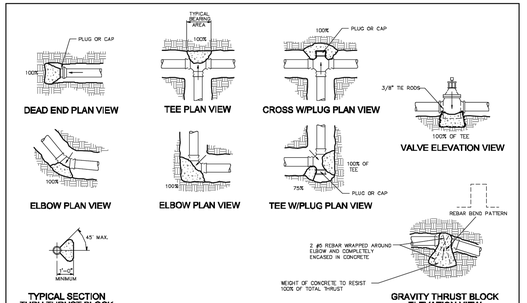


FIRE HYDRANT & WATER VALVE

NOTES:
1. BOLTS: APPLY ONE (1) COAT OF FW2 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 ANWA 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 ANWA 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

STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD JURISDICTION. ANY ALTERATIONS TO THESE DETAILS MUST BE APPROVED BY THE TOWN OF VINEYARD. CORPORATION CAN NOT BE HELD LIABLE FOR ABUSE OF STANDARD MEASURES THIS DETAILS.				VINEYARD	FIRE HYDRANT AND WATER VALVE DETAIL	STANDARD DRAWING NUMBER: 17
REVISION					TOWN OF VINEYARD	APWA SPEC. 3020
NUMBER	DATE	BY	CHK'D			APWA DET. 205
1						ADOPTED BY:
NO.	DESCRIPTION					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 BENDS AND TEES SHALL BE RESTRAINED WITH 3/8" TIE RODS.
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 PER MANUFACTURER'S RECOMENDATION INCLUDING ANY JOINT DEFLECTION. ANY DEVIATION FROM 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 (sf = 1.5) psi
SOIL BEARING STRENGTH psf
(SOIL BEARING STRENGTH IS 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	69	37	19	10
8	56.88	86	121	65	34	17
10	86.52	131	185	100	51	26
12	124.29	187	264	143	73	37
14	168.33	253	356	194	99	50
16	219.56	330	466	253	129	65
18	277.59	417	589	319	163	82
20	342.41	514	727	394	201	101
24	490.09	736	1040	563	287	145
30	757.68	1137	1606	870	444	223

EXAMPLE FOR TABLE 1:
8-INCH 90 BEND
LINE PRESSURE = 100 psi
USING TABLE, THRUST PER 1 psi =121 lbs
CALCULATE TOTAL THRUST: 100 psi x 121 lbs/psi = 12,100 lbs
SOIL BEARING STRENGTH = 2,000 psf
AREA OF BEARING REQUIRED FOR THRUST BLOCK IS 6.1 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.

TABLE 2

USE WHEN LINE PRESSURE AND SOIL BEARING STRENGTH ARE NOT KNOWN.

LINE PRESSURE | 120 psi
TEST PRESSURE (sf = 1.5) | 180 psi
SOIL BEARING STRENGTH | 1,000 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	3.0	1.5	0.8
8	56.88	6.8	9.7	5.2	2.7	1.3
10	86.52	10.4	14.8	8.0	4.1	2.0
12	124.29	14.9	21.1	11.4	5.8	2.9
14	168.33	20.2	28.6	15.5	7.9	4.0
16	219.56	26.3	37.3	20.2	10.3	5.2
18	277.59	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	11.6
30	757.68	90.9	128.6	69.6	35.5	17.8

JUB

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REVISION					TOWN OF VINEYARD	APWA SPEC. 3020
NUMBER	DATE	BY	CHK'D			APWA DET. 205
1						ADOPTED BY:
NO.	DESCRIPTION					SEPTEMBER 1, 2016

ENSIGN
THE STANDARD IN ENGINEERING

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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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9537 S, 700 E,
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

THE YARD LOT 3

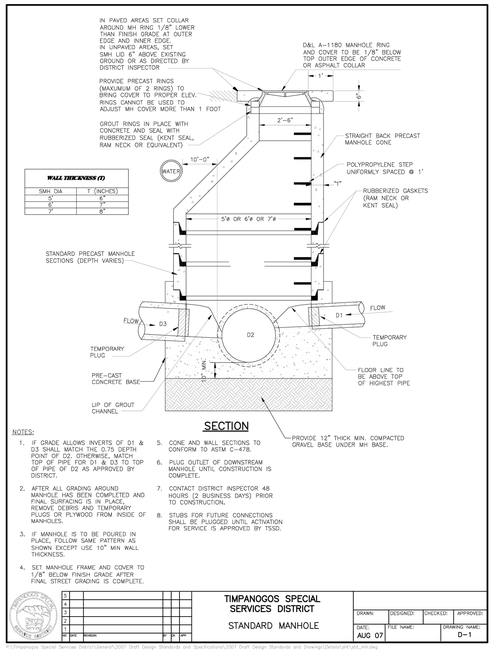
661 E. 450 N.
VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER
07/28/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER 6435S
PRINT DATE 7/28/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-501



SECTION

NOTES:

1. IF GRADE ALLOWS INVERTS OF D1 & D3 SHALL MATCH THE 0.75 DEPTH POINT OF D2, OTHERWISE, MATCH TOP OF PIPE FOR D1 & D3 TO TOP OF PIPE OF D2 AS APPROVED BY DISTRICT.
2. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE, REMOVE DEBRIS AND TEMPORARY PLUGS OR PLYWOOD FROM INSIDE OF MANHOLES.
3. IF MANHOLE IS TO BE POURED IN PLACE, FOLLOW SAME PATTERN AS SHOWN EXCEPT USE 10" MIN WALL THICKNESS.
4. SET MANHOLE FRAME AND COVER TO 1/8" BELOW FINISH GRADE AFTER FINAL STREET GRADING IS COMPLETE.
5. CONE AND WALL SECTIONS TO CONFORM TO ASTM C-478.
6. PLUG OUTLET OF DOWNSTREAM MANHOLE UNTIL CONSTRUCTION IS COMPLETE.
7. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.
8. STUBS FOR FUTURE CONNECTIONS SHALL BE PLUGGED UNTIL ACTIVATION FOR SERVICE IS APPROVED BY TSSD.

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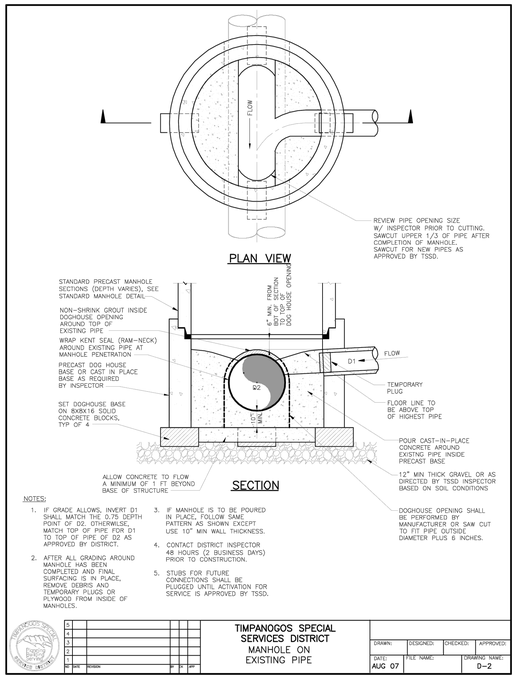
1					
NO.	DATE	REVISION	BY	APP.	

TIMPANOGOS SPECIAL SERVICES DISTRICT

STANDARD MANHOLE

DRAWN	DESIGNED	CHECKED	APPROVED
DATE: AUG 07	FILE NAME:	DRAWING NAME: D-1	

P:\Timpanogos Special Services District\Generic\2007 Draft Design Standards and Specifications\2007 Draft Design Standards and Drawings\Details\sht\sht-manhole.dwg



SECTION

NOTES:

1. IF GRADE ALLOWS, INVERT D1 SHALL MATCH THE 0.75 DEPTH POINT OF D2, OTHERWISE, MATCH TOP OF PIPE FOR D1 TO TOP OF PIPE OF D2 AS APPROVED BY DISTRICT.
2. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE, REMOVE DEBRIS AND TEMPORARY PLUGS OR PLYWOOD FROM INSIDE OF MANHOLES.
3. IF MANHOLE IS TO BE POURED IN PLACE, FOLLOW SAME PATTERN AS SHOWN EXCEPT USE 10" MIN WALL THICKNESS.
4. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.
5. STUBS FOR FUTURE CONNECTIONS SHALL BE PLUGGED UNTIL ACTIVATION FOR SERVICE IS APPROVED BY TSSD.

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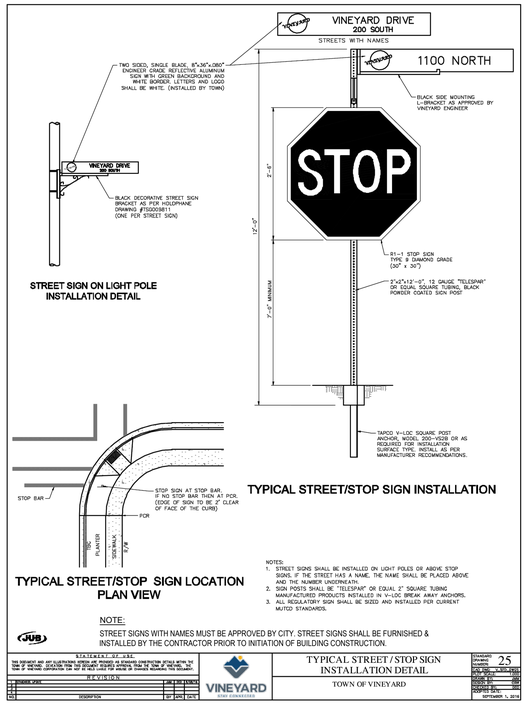
NO.	DATE	REVISION	BY	APP.	

TIMPANOGOS SPECIAL SERVICES DISTRICT

MANHOLE ON EXISTING PIPE

DRAWN	DESIGNED	CHECKED	APPROVED
DATE: AUG 07	FILE NAME:	DRAWING NAME: D-2	



STREET SIGN ON LIGHT POLE INSTALLATION DETAIL

TYPICAL STREET/STOP SIGN INSTALLATION

TYPICAL STREET/STOP SIGN LOCATION PLAN VIEW

NOTE:

STREET SIGNS WITH NAMES MUST BE APPROVED BY CITY. STREET SIGNS SHALL BE FURNISHED & INSTALLED BY THE CONTRACTOR PRIOR TO INITIATION OF BUILDING CONSTRUCTION.

NOTES:

1. STREET SIGNS SHALL BE INSTALLED ON LIGHT POLES OR ABOVE STOP SIGNS, IF THE STREET HAS A NAME, THE NAME SHALL BE PLACED ABOVE AND THE NUMBER UNDERNEATH.
2. SIGN POSTS SHALL BE "TELESPAR" OR EQUAL 2" SQUARE TUBING MANUFACTURED PRODUCTS INSTALLED IN V-LOC BREAK AWAY ANCHORS.
3. ALL REGULATORY SIGN SHALL BE SIZED AND INSTALLED PER CURRENT MUTCD STANDARDS.

JUB

STATEMENT OF USE:
THIS DOCUMENT AND ANY ELECTRONIC VERSIONS ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITH THE INTENT THAT THEY BE USED FOR THE CONSTRUCTION OF PROJECTS WITHIN THE TOWN OF VINEYARD. THE TOWN OF VINEYARD CORPORATION CAN NOT BE HELD LIABLE FOR ERRORS OR OMISSIONS RESULTING FROM SUCH USE.

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NO.	DATE	REVISION	BY	APP.	

VINEYARD

TYPICAL STREET / STOP SIGN INSTALLATION DETAIL

TOWN OF VINEYARD

STANDARD DRAWING NUMBER	25
APPROVED BY	
ADOPTION DATE	
ISSUE DATE	2016
REVISION DATE	
SCALE	NONE
DRAWN BY	JDB
CHECKED BY	TJH
DATE	SEPTEMBER 1, 2016

Concrete pavement joints

1. GENERAL

A. ENGINEER will select joint type if not shown on drawings.
B. If separation appears at a connection to an existing pavement or street fixture during the one year correction period, blow separation clean and apply joint sealant per Plan 265.

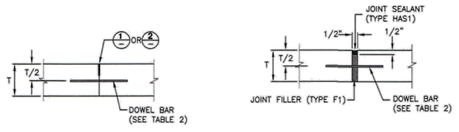
2. PRODUCTS

A. Bars: 60 ksi yield grade steel, ASTM A615, epoxy coated or galvanized, with diameter and length indicated.
B. Joint Filler: Type F1 extending to the bottom of the concrete slab, APWA Section 32 13 73.
C. Backer Rod: Type 1, oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant, APWA Section 32 13 73
D. Joint Sealant. HAS1, APWA Section 32 13 73.
E. Bond Breaker (Grease): Paraffin wax, lithium grease, or other semi-solid, inert lubricant.
F. Adhesive: Epoxy adhesive grout, APWA Section 03 30 10 for gluing bars in drilled holes in concrete.

3. EXECUTION

A. Preparation Before Bar Insertion:
1) Select joint layout to aid construction and to control concrete cracking.
2) Use a rigid drill frame to drill holes on indicated centers. Drill parallel to the roadway centerline and parallel to the pavement surface. Limit drilling deviation from parallel to 1/4 inch. Remove dust from vertical concrete surface.
B. Dowel Bars:
1) Remove dirt, dust and rust.
2) Apply a bond breaker (grease) over entire surface length of dowel bars This will allow concrete movement in expansion joints.
C. Joints:
1) Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tear or raveling of the concrete. Cut joint to dimensions shown or recommended by sealant manufacturer and acceptable to ENGINEER.
2) Remove dirt, oil, and curing compounds from backer rod and stress cut reservoirs and seal joints immediately after cleaning.

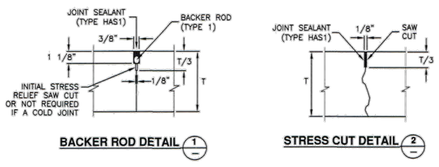
DOWEL JOINTS



D-1 D-2

TABLE 2				
PAVEMENT THICKNESS (T)	DOWEL DIAMETER	LENGTH	SPACING O.C.
LESS THAN 9"	1"	18"	12"
≥ 9" AND < 11"	1.25"	18"	12"
11" OR GREATER	1.5"	18"	12"

O.C. = ON CENTER

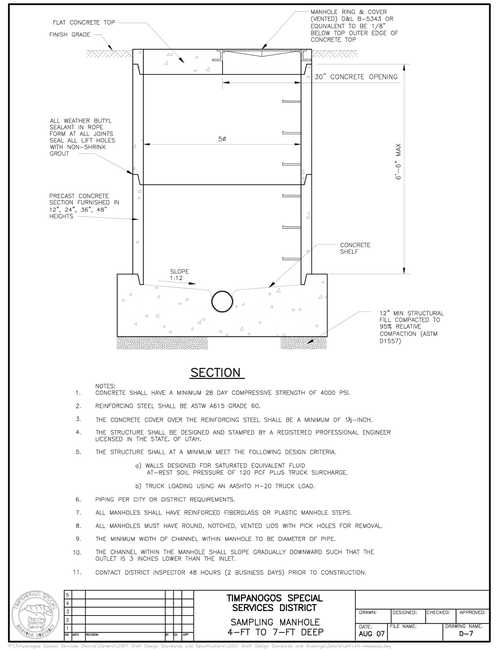


BACKER ROD DETAIL 1 STRESS CUT DETAIL 2

Plan
261.3
July 2016

Concrete pavement joints

261.3



SECTION

NOTES:

1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
3. THE CONCRETE COVER OVER THE REINFORCING STEEL SHALL BE A MINIMUM OF ½-INCH.
4. THE STRUCTURE SHALL BE DESIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
5. THE STRUCTURE SHALL AT A MINIMUM MEET THE FOLLOWING DESIGN CRITERIA.
   a) WALLS DESIGNED FOR SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 120 PCF PLUS TRUCK SURCHARGE.
   b) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
6. PIPING PER CITY OR DISTRICT REQUIREMENTS.
7. ALL MANHOLES SHALL HAVE REINFORCED FIBERGLASS OR PLASTIC MANHOLE STEPS.
8. ALL MANHOLES MUST HAVE ROUND, NOTCHED, VENTED LIDS WITH PICK HOLES FOR REMOVAL.
9. THE MINIMUM WIDTH OF CHANNEL WITHIN MANHOLE TO BE DIAMETER OF PIPE.
10. THE CHANNEL WITHIN THE MANHOLE SHALL SLOPE GRADUALLY DOWNWARD SUCH THAT THE OUTLET IS 3 INCHES LOWER THAN THE INLET.
11. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.

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NO.	DATE	REVISION	BY	APP.	

TIMPANOGOS SPECIAL SERVICES DISTRICT

SAMPLING MANHOLE 4-FT TO 7-FT DEEP

DRAWN	DESIGNED	CHECKED	APPROVED
DATE: AUG 07	FILE NAME:	DRAWING NAME: D-7	

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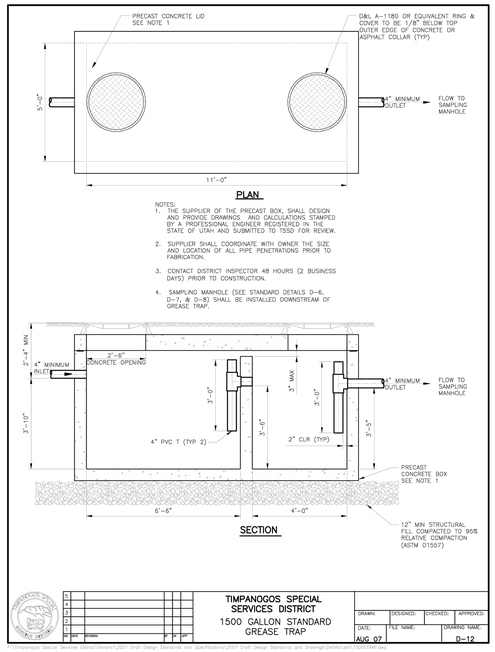

SECTION

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NO.	DATE	REVISION	BY	APP.	

TIMPANOGOS SPECIAL SERVICES DISTRICT

1500 GALLON STANDARD GREASE TRAP

DRAWN	DESIGNED	CHECKED	APPROVED
DATE: AUG 07	FILE NAME:	DRAWING NAME: D-12	

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ENSIGN
THE STANDARD IN ENGINEERING

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Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
X DEVELOPMENT
9537 S. 700 E.,
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

THE YARD LOT 3

661 E. 450 N.
VINEYARD, UTAH

REGISTERED PROFESSIONAL ENGINEER
07/28/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

DETAILS

PROJECT NUMBER	PRINT DATE
6435S	7/28/22
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-502

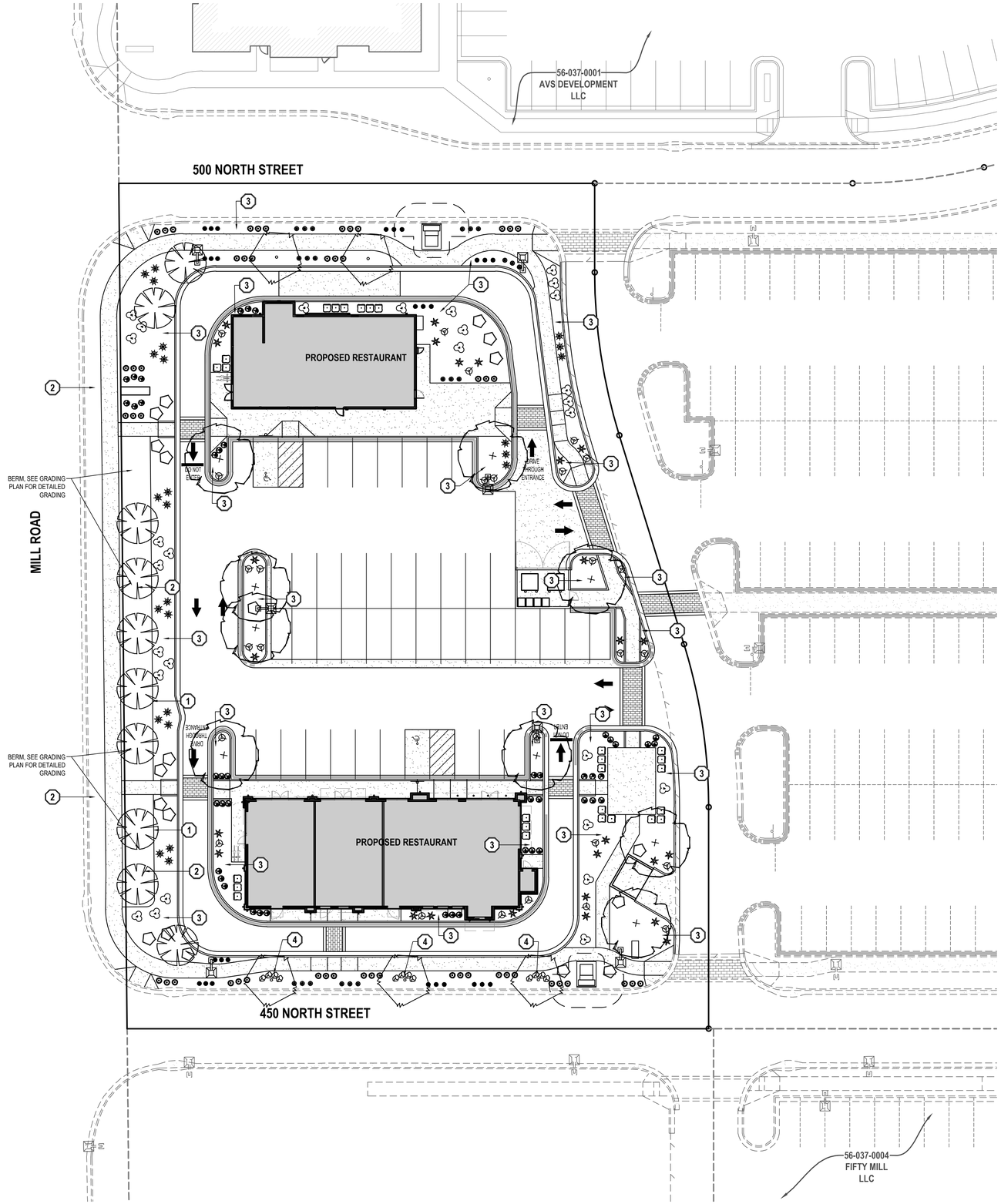
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'



Landscape

Trees*

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Use
9		Fairview Maple	Acer platanoides 'Fairview'	2" Cal.	Medium
5		Zelkova, Kiwi Sunset	Zelkova serrata 'Kiwi Sunset'	2" Cal.	Medium
10		Sunset Maple	Acer rubrum 'Franksred' Red Sunset	2" Cal.	Medium

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size	Water Use
19		Zebra Grass	Miscanthus sinensis 'Zebrinus'	5 Gallon	Medium
27		Winter Gem Boxwood	Buxus microphylla 'Winter Gem'	5 Gallon	Medium
24		Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 Gallon	Medium
51		Yarrow	Achillea 'Moonshine'	1 Gallon	Low
27		Idaho Fescue	Festuca idahoensis	1 Gallon	Low
21		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon	Low
29		Shrubby Cinquefoil	Potentilla	1 Gallon	Low
27		Wasatch Beardtongue	Wasatch penstemon	1 Gallon	Low
26		Firecracker Penstemon	Penstemon eatonii	1 Gallon	Low
47		Hardy Yellow Ice Plant	Delosperma nubigenum	1 Gallon	Low

1. Install 4" metal edging
2. Install sod
3. Install 4" deep 2"-3" dia. Nephi Rock & Gravel color 'southtown' or equiv. decorative rock over weed barrier
4. Install 18" tall rockery wall around tree to allow construction along slope

SITE SUMMARY TABLE		
DESCRIPTION	LOT 2 AREA (SF)	LOT 2 PERCENTAGE
PAVEMENT/HARDSCAPE	40,071	67.0%
BUILDING FOOTPRINT	6,737	11.3%
LANDSCAPING	13,011	21.7%
TOTAL SITE	59,819 1.373 ACRES	100%

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

ENSIGN
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FOR:
X DEVELOPMENT
9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

THE YARD LOT 3

661 E. 450 N.
VINEYARD, UTAH

LANDSCAPE PLAN

PROJECT NUMBER 6435S
PRINT DATE 7/28/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

L-100

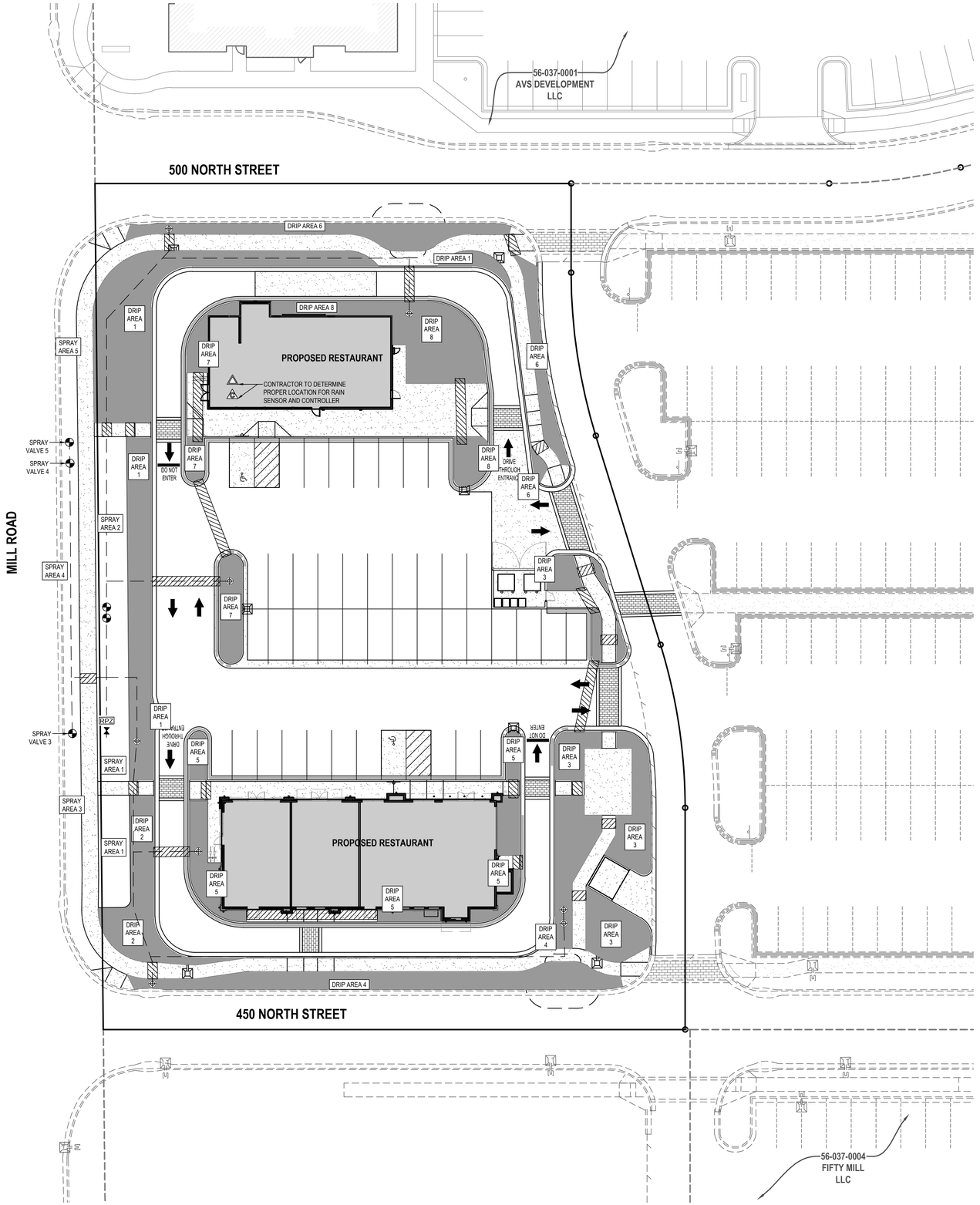
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4650.50'



Irrigation

Qty	Symbol	Description
5		Rain Bird 200-PGA Globe
7		Rain Bird XCZ-100 COM
		Pipe Sleeve - 2x Pipe Diameter
		Mainline - Schedule 40 PVC
1	SI	1 1/2" inch service connection
1		Rain Bird RSD-BEx Rain Sensor
1		Rain Bird ESP-LX Plus Controller
1		Mueller 1 1/2" Brass Stop and Waste
1	RPZ	RPZ Backflow Prevention Device
	DRIP AREA	Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

** NOTES **

THIS IRRIGATION SYSTEM WAS DESIGNED AT AND 60 (WORKING) PSI AT THE POINT OF CONNECTION. IF THESE MINIMUM REQUIREMENTS CAN NOT BE MET, PLEASE CONTACT THE DESIGNER. **THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY.** PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.

COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATION DEPARTMENT.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

ENSIGN
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SANDY, UT 84070

CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

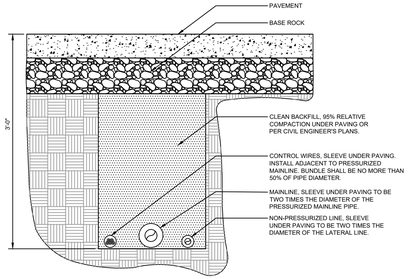
THE YARD LOT 3

661 E. 450 N.
VINEYARD, UTAH

IRRIGATION PLAN

PROJECT NUMBER 6435S
PRINT DATE 7/28/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

L-200



NOTES:
1-SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.

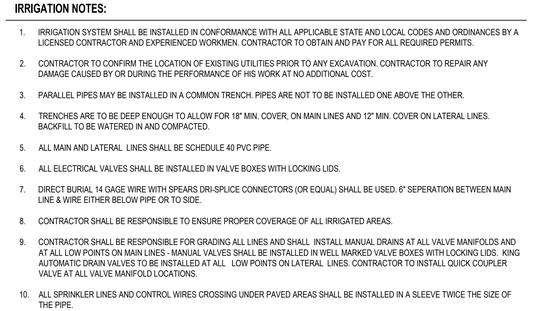
2-ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.

3-ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.

4-END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

13 PIPE BENEATH PAVEMENT

SCALE: NONE



NOTES:
1- INSTALL BACKFLOW CAGE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

2- SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.

2- LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING.

3- CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE.

14 BACKFLOW CAGE

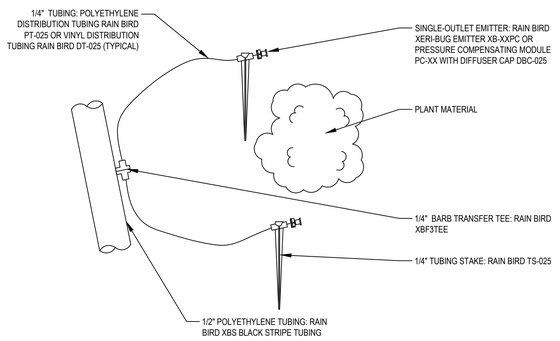
SCALE: NONE

GENERAL LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
2. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
3. NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
4. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERILIZER.
5. MULCH, PER PLAN, SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
6. LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP-UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS COUNTY/CITY REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
7. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986)
8. CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAD BEEN STOCKPILED ONSITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS. ADDITIONAL MATERIAL SHALL BE SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER
9. PROVIDE THE FOLLOWING TOP SOIL MINIMUMS:
   A. 4" TOPSOIL IN ALL SOD AREAS
   B. 6" TOP SOIL IN ALL PLANTER BEDS
10. WEED FABRIC SHALL BE A DEWITT SUNBELT WOVEN GROUND COVER INSTALLED W/ GROUND STAPLES ACCORDING TO MANUFACTURER RECCOMMENDATIONS.

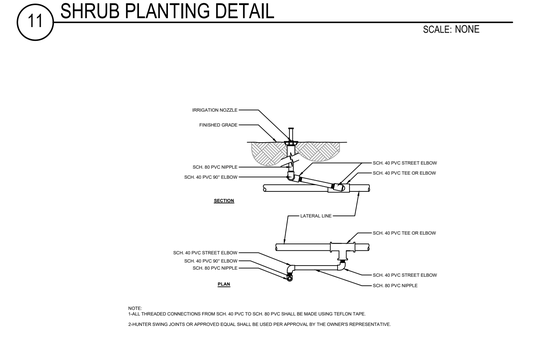
IRRIGATION NOTES:

1. IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR AND EXPERIENCED WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
2. CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST.
3. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED ONE ABOVE THE OTHER.
4. TRENCHES ARE TO BE DEEP ENOUGH TO ALLOW FOR 18" MIN. COVER, ON MAIN LINES AND 12" MIN. COVER ON LATERAL LINES. BACKFILL TO BE WATERED IN AND COMPACTED.
5. ALL MAIN AND LATERAL LINES SHALL BE SCHEDULE 40 PVC PIPE.
6. ALL ELECTRICAL VALVES SHALL BE INSTALLED IN VALVE BOXES WITH LOCKING LIDS.
7. DIRECT BURIAL 14 GAGE WIRE WITH SPEARS DRI-SPLICE CONNECTORS (OR EQUAL) SHALL BE USED. 6" SEPERATION BETWEEN MAIN LINE & WIRE EITHER BELOW PIPE OR TO SIDE.
8. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PROPER COVERAGE OF ALL IRRIGATED AREAS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL LINES AND SHALL INSTALL MANUAL DRAINS AT ALL VALVE MANIFOLDS AND AT ALL LOW POINTS ON MAIN LINES - MANUAL VALVES SHALL BE INSTALLED IN WELL MARKED VALVE BOXES WITH LOCKING LIDS. KING AUTOMATIC DRAIN VALVES TO BE INSTALLED AT ALL LOW POINTS ON LATERAL LINES. CONTRACTOR TO INSTALL QUICK COUPLER VALVE AT ALL VALVE MANIFOLD LOCATIONS.
10. ALL SPRINKLER LINES AND CONTROL WIRES CROSSING UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE TWICE THE SIZE OF THE PIPE.
11. FLUSH MAIN LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF HEADS. MAIN LINES TO BE INSPECTED FOR LEAKS UNDER FULL PRESSURE PRIOR TO BACKFILLING TRENCHES.
12. CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS, A REPRODUCABLE COPY OF WHICH WILL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UPON COMPLETION.
13. THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT CONTRACTOR'S EXPENSE.



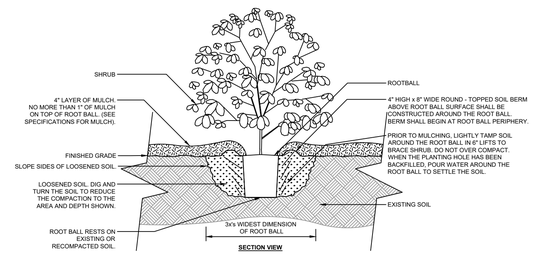
9 DRIP DETAIL

SCALE: NONE



10 TREE PLANTING DETAIL

SCALE: NONE



NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

11 SHRUB PLANTING DETAIL

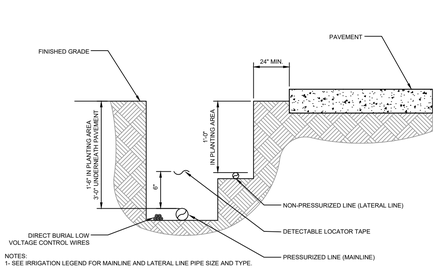
SCALE: NONE

NOTE:
1-ALL THREADED CONNECTIONS FROM SCH. 40 PVC TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.

2-HUNTER SWING JOINTS OR APPROVED EQUAL SHALL BE USED PER APPROVAL BY THE OWNER'S REPRESENTATIVE.

12 SWING JOINT

SCALE: NONE



NOTES:
1- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.

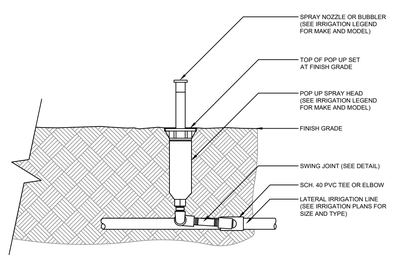
2- DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.

3- 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.

4- DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

5 IRRIGATION TRENCHING

SCALE: NONE



NOTE:
1-6" POP UPS SHALL BE USED IN TURF AREAS.

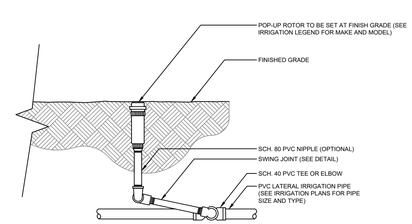
2-CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.

3-ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES

4-ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE

6 POP-UP SPRAY SPRINKLER

SCALE: NONE

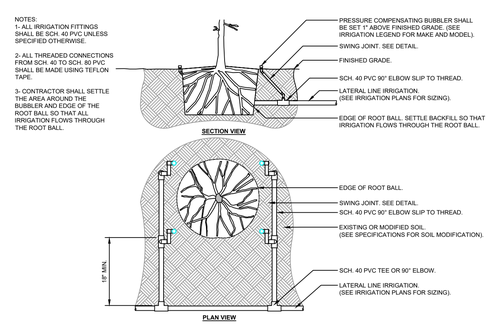


NOTES:
1-ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.

2-CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

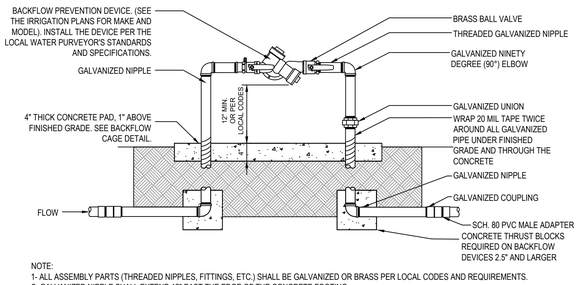
7 ROTOR POP-UP HEAD

SCALE: NONE



8 BUBBLER DETAIL

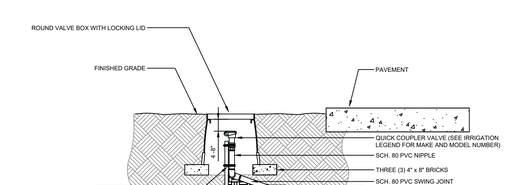
SCALE: NONE



NOTE:
1- ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
2- GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
3- SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZED TO THE MAINLINE.
4- BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER
5- BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
6- SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
7- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8- ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

1 BACKFLOW PREVENTER

SCALE: NONE



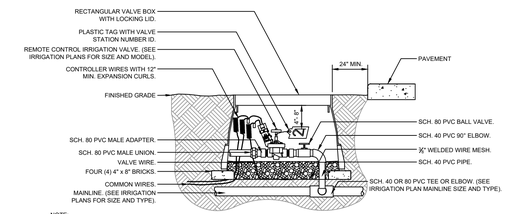
NOTES:
1- COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE AT 10'-0" ON CENTER.

2- GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" AND 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE ⅝" IN DIA. x 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS.

3- ET STATION TO BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF OF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO BUILDING OVERHANDS, TREES, OR UTILITIES.

2 IRRIGATION CONTROLLER

SCALE: NONE



NOTE:
1- LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE.

2- COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 14 AWG OR LARGER, COLOR: COMMON (WHITE), CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS).

3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPLICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DBRY-6 CONNECTORS OR APPROVED EQUAL.

4-VALVE BOX SHALL BE WRAPPED WITH MIN. 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.

5- MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECIFICATIONS FOR IRRIGATION SADDLES).

6- ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

7- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

3 CONTROL VALVE

SCALE: NONE

NOTES:
1-ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.

2-VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.

3- ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.

4-VALVE BOXED SHALL BE LOCATED IN PLANTING AREAS.

4 QUICK-COUPLING VALVE

SCALE: NONE

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FOR:
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9537 S. 700 E.
SANDY, UT 84070
CONTACT:
ERIC TOWNER
PHONE: 801-598-5250

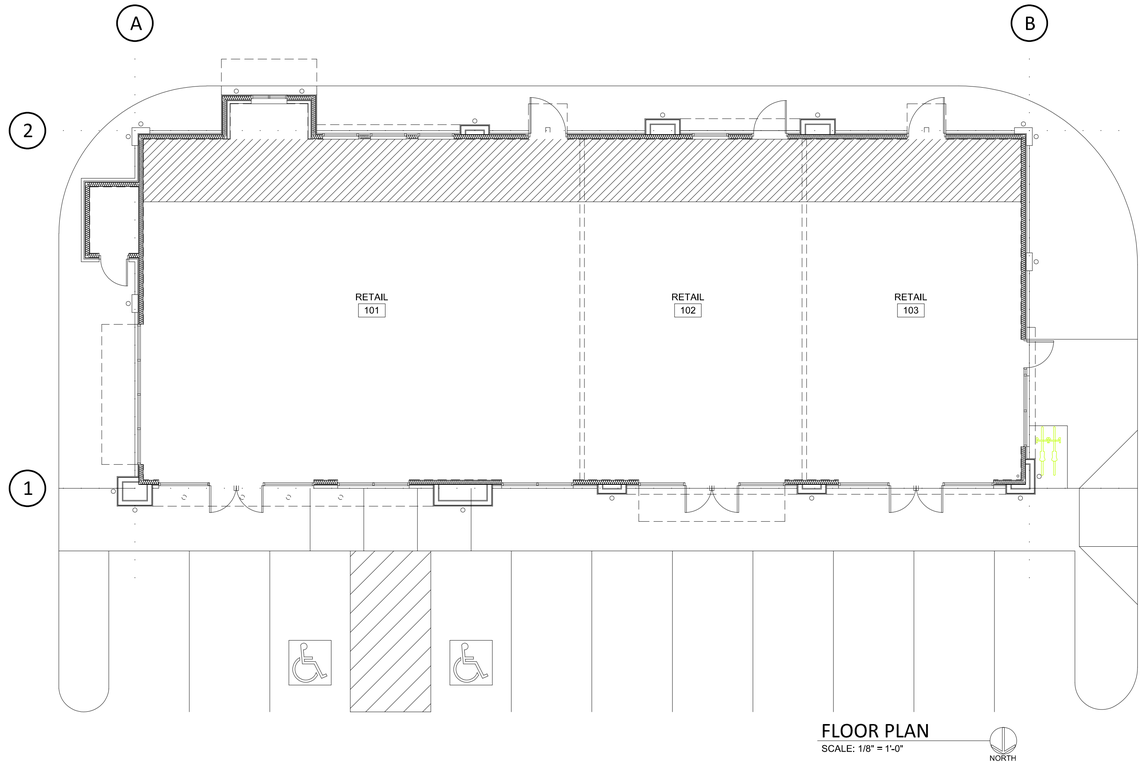
THE YARD LOT 3
661 E. 450 N.
VINEYARD, UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

LANDSCAPE AND IRRIGATION DETAILS

PROJECT NUMBER 6435S
PRINT DATE 7/28/22
DRAWN BY
CHECKED BY
PROJECT MANAGER

L-300



FLOOR PLAN
SCALE: 1/8" = 1'-0"

FINISH LEGEND:

A 3/4" NICHIHA CEMENTITIOUS SIDING,
VINTAGE WOOD, BARK (EPC763F) WITH VINTAGE WOOD EXTERIOR CORNERS

B CMU
B1: SPLIT-FACED: SUNROC BLOCK, SEALED. COLOR: BLACK
B2: HONED: SUNROC BLOCK, SEALED. COLOR: NATURAL GREY

C METAL SIDING
C1: MBCI, 12" ARCHITECTURAL PANEL, 22 GA. EMBOSSED FINISH: SIGNATURE 300, LOW GLOSS, BONE WHITE
C2: MBCI, 7.2 RIBBED PANEL, 22 GA. EMBOSSED FINISH: SIGNATURE 300, LOW GLOSS, BONE WHITE

D EIFS, FINESTONE
D1: FIELD COLOR, SHERWIN WILLIAMS, MINDFUL GRAY, SW 7016
D2: CORNICE COLOR, SHERWIN WILLIAMS, GRIZZLE GRAY, SW 7068

E PARAPET COPING, MBCI SIGNATURE 300
E1: SIGNATURE 200, CHARCOAL GRAY
E2: SIGNATURE 300, BONE WHITE

F RECESSED ALUMINUM TRIM TO MATCH EXISTING BUILDINGS.

G ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED ALUMINUM FINISH, U.S. ALUMINUM CORP. OR APPROVED EQUAL.

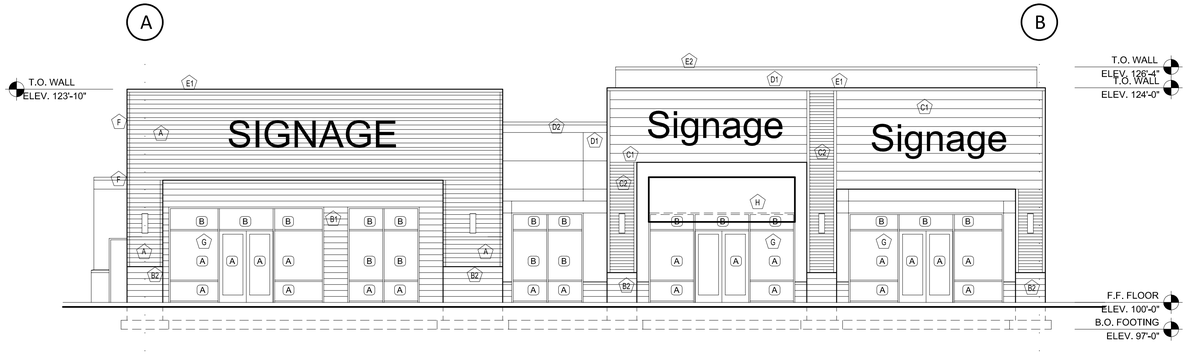
H FABRIC AWNING, GLEN RAVEN MILLS SUNBRELLA AWNING FABRIC, COLOR "CHARCOAL TWEED"

GLAZING TYPES:

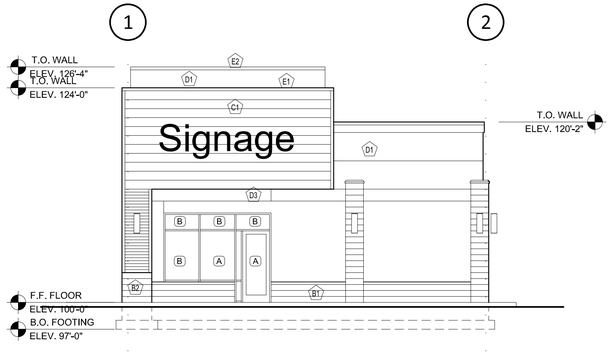
A 1" CLEAR, INSULATED, LOW E, TEMPERED GLASS, SEALED.

B 1" CLEAR, INSULATED, LOW E, SEALED.

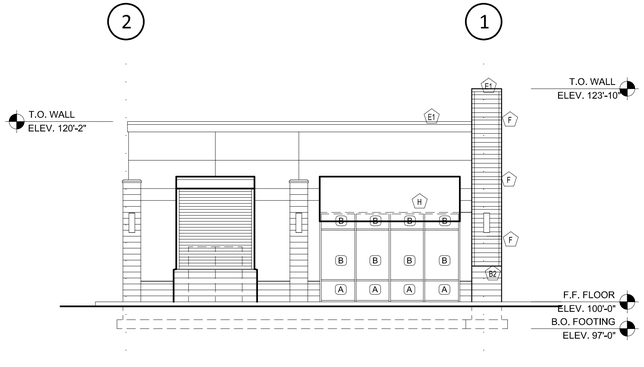
NOTE: GLASS TO HAVE THE FOLLOWING CHARACTERISTICS
VISIBLE LIGHT TRANSMITTANCE: 68%
SHGC: .38
U-VALUE: .29
SHADING COEFFICIENT: .43



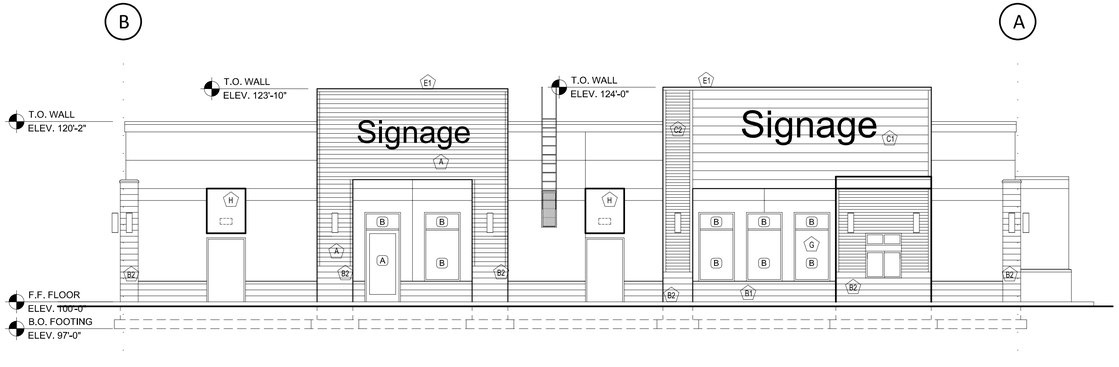
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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5525 south 900 east, ste 340
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STATE OF UTAH
4959951
TROY S.
ANDERSON
LICENSED ARCHITECT

consultants

VINEYARD
RETAIL
LOT 3

600 MILL ROAD
VINEYARD, UTAH

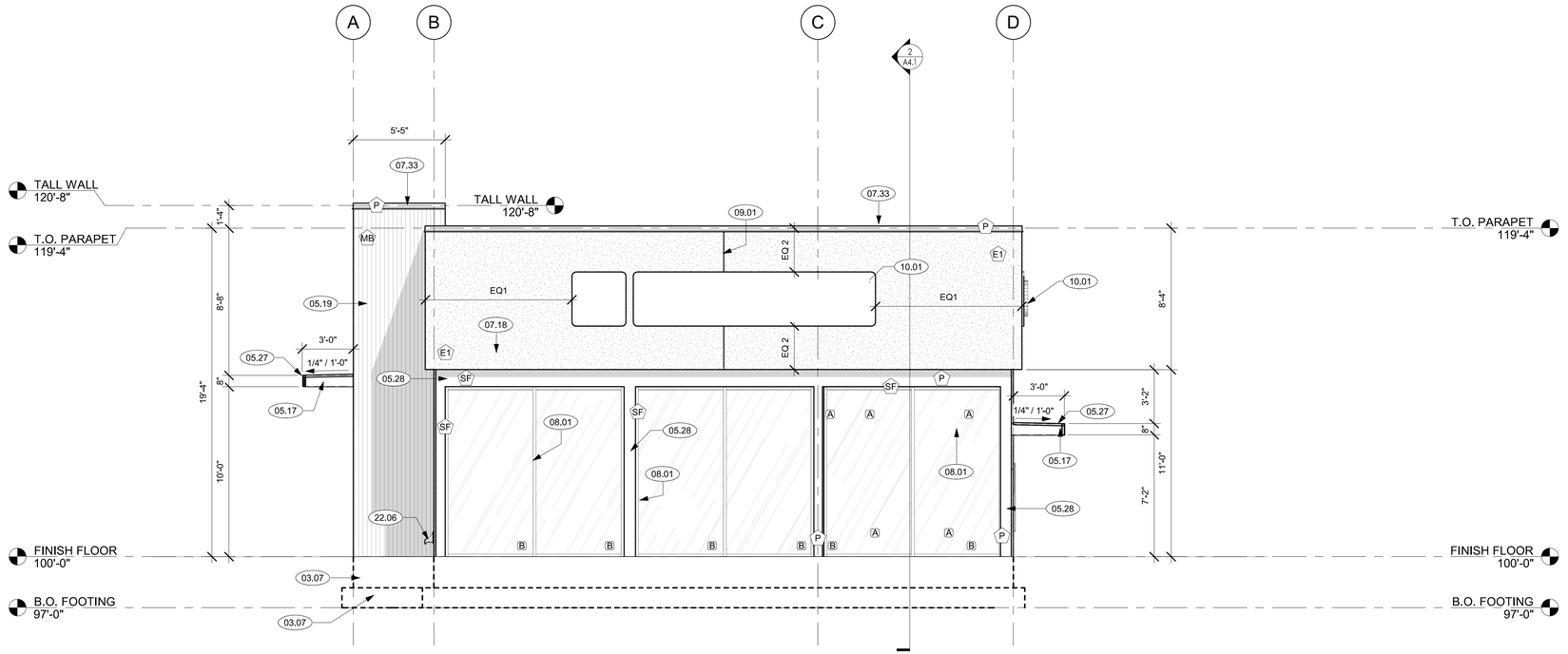
PROJECT NO:	-
DRAWN BY:	TA
CHECKED BY:	TA
ISSUE DATE:	04/01/22

REV.	DATE	DESC.

SHEET TITLE

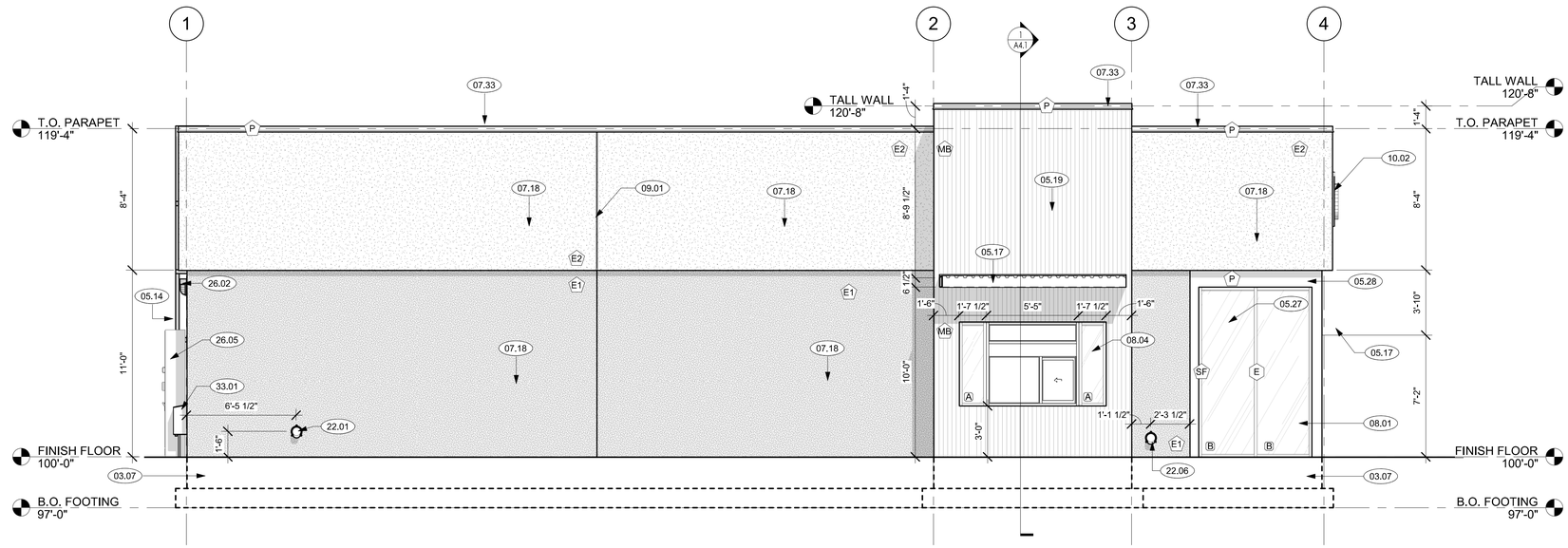
SCHEMATIC FLOOR PLANS AND ELEVATIONS

A1.1



1 South Elevation

A3.1 scale: 1/4" = 1'-0"



2 West Elevation

A3.1 scale: 1/4" = 1'-0"

REFERENCE NOTES:

03. CONCRETE

03.07 FOOTING & FOUNDATION, SEE STRUCTURAL FOR CONCRETE TYPE AND REINFORCING. VERIFY WITH SOILS REPORT ANY REQUIREMENTS FOR ENGINEERED FILL UNDER FOOTINGS. CHAMFERED EXTERIOR EDGE.

05. METALS

05.14 ROOF ACCESS LADDER. SEE DETAIL 5/A7.2 AND 10/A7.2
05.17 STRUCTURAL TUBE STEEL CANOPY, SEE STRUCTURAL DRAWINGS, AND DETAIL 1/A7.2 FOR FLASHING.
05.19 MBCI SIDING, 3"X16" WITH 1 1/2" DEEP X 5 1/4" WIDE FLUTING. PREFINIHSED CHARCOAL
05.27
05.27 MBCI, PBR PANEL, COORDINATE WITH STRUCTURAL DRAWINGS.
05.28 BRAKE METAL, MATCH STORE FRONT ELEVATIONS COLOR.

07. THERMAL AND MOISTURE PROTECTION

07.18 1 1/2" EIFS OVER "WRB" OVER SHEATHING OVER STUD FRAMING. SEE WALL SECTIONS.
07.33 METAL PARAPET CAP. SEE WALL SECTIONS.

08. OPENINGS

08.01 ALUMINUM STOREFRONT SYSTEM, SERIES 451UT (U.S. ALUMINUM OR APPROVED EQUAL). FINISH TO BE CHARCOAL KYNAR FINISH. COLOR. THERMALLY BROKEN FRAME, SEE WINDOW SCHEDULE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
08.04 QUICKSERV DRIVE THRU WINDOWD SS-4035E SERIES, CHIPOTLE. INCLUDE PRE-WIRED AMBIENT AIR CURTAIN WITH RELAY TO SYNC OPERATION WITH WINDOW MODEL: QSK1025AA-BK. AIR CURTAIN MOUNTS TO TRANSOM. CONTRACTOR TO VERIFY MODEL WITH TENANT.

10. SPECIALTIES

10.01 SIGNAGE PROVIDED BY OTHERS (PROVIDE ACCESS BEHIND PARAPET WALL OR ON INTERIOR SIDE OF WALL) ALL SIGNAGE SHALL COMPLY WITH LOCAL LAND DEVELOPMENT AND OBTAIN A SEPARATE SIGN PERMIT AND BUILDING PERMIT IF REQUIRED.
10.02 8" ADDRESS LETTERS AS PER CITY FIRE DEPT.

22. PLUMBING

22.01 PRIMARY ROOF DRAIN LOCATION RUN WITHIN HTE WALL FRAMINGAND CONNECTED TO THE STORM DRAIN UNDERGROUND, SEE PLUMBING DRAWINGS.
22.06 ESCUTCHEON LOCATION, SEE PLUMBING DRAWINGS.

26. ELECTRICAL

26.02 EXTERIOR FLOOD LIGHT. SURFACE MOUNTED. RAB LIGHTING LFLEDSYB INTEGRAL LED. PROVIDE WALL MOUNTED J-BOX WITH COVER PLATE FOR MOUNTING.
26.05 ELECTRICAL METERING SECTION LOCATION. VERIFY EXACT SECTION DIMENSIONS PRIOR TO ROUGH FRAMING, COORDINATE ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT. CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS AND LOCATION OF EXTERIOR DRIVE-THROUGH SIGNAGE WITH TENANT.

33. UTILITIES

33.01 GAS METER LOCATION, SEE ELEVATIONS. PAINTED PIPING SHALL PENETRATE WALL JUST ABOVE THE METER BASE AND EXTEND UP ALONG THE INSIDE OF STUD WALL FRAMING AND PENETRATE ROOF DECKING ABOVE, SEE PLUMBING DRAWINGS FOR DETAILS.

GLAZING TYPES:

(A)- 1" Clear, Low E, Insulated, Sealed.
U-Value = .29, SHGC = .38
(B)- 1/2" Clear, Low E, Insulated, Tempered Glass, Sealed
U-Value = .29, SHGC = .38

STOREFRONT GENERAL NOTES

1. WINDOW MULLIONS ARE ASSUMED TO BE 2" THICK
2. FIELD VERIFY ALL FINISHED WINDOW OPENINGS PRIOR TO MANUFACTURING.
3. PROVIDE SHOP DRAWINGS FOR ALL WINDOWS PRIOR TO MANUFACTURING.
4. DIMENSIONS ARE TO OUTSIDE OR CENTER OF MULLION.
5. INSTALL STOREFRONT SYSTEM PER MANUFACTURER'S RECOMMENDATIONS. SHIM WINDOWS AS REQ'D AT HEAD.

EXTERIOR LEGEND:

GLAZING SYSTEM	?	SYMBOL FOR SCHEDULED WINDOW.
	SF	U.S. ALUMINUM OR APPROVED EQUAL FINISH: CLEAR ANODIZED ALUMINUM COLOR: CLEAR ANODIZED SYSTEM: SERIES, 451UT THERMAL

MATERIALS:

EIFS:	E1	DRYVIT OR APPROVED EQUAL FINISH: FINE COLOR: MATCH PPG "KNIGHTS ARMOR" PATTERN: OWNER VERIFY EXACT COLOR
	E2	DRYVIT OR APPROVED EQUAL FINISH: FINE COLOR: MATCH PPG "FOG" PATTERN: OWNER VERIFY EXACT COLOR
MBCI	MB	MBCI FINISH: 3"X16" WITH 1 1/2" DEEP X 5 1/4" WIDE FLUTING COLOR: PATTERN: VERTICAL INSTALLATION
METAL DOOR	D	SHERWIN WILLIAMS OR APPROVED EQUAL FINISH: MARINE GRADE PAINT COLOR: COLOR MATCH E1 PATTERN:
METAL /COPING / FLASHING:	P	DIMENSIONAL METAL INC, OR APPROVED EQUAL FINISH: MBCI COLOR: PAINTED CHARCOAL
TPO ROOFING	TPO	SINGLE-PLY MEMBRANE ROOFING FINISH: TPO MEMBRANE COLOR: WHITE PATTERN: N/A

clarity design group
architecture - planning - interiors
5525 south 900 east, ste 340
murray, utah 84117
p. 385.247.8570
www.claritydesign.us

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CORNER
500 NORTH MILL ROAD
VINEYARD, UTAH, 84058
FOR REVIEW

PROJECT NO:	22035
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	07.15.2022

#	DATE	DESCRIPTION

SHEET TITLE

SOUTH AND WEST ELEVATIONS

A3.1

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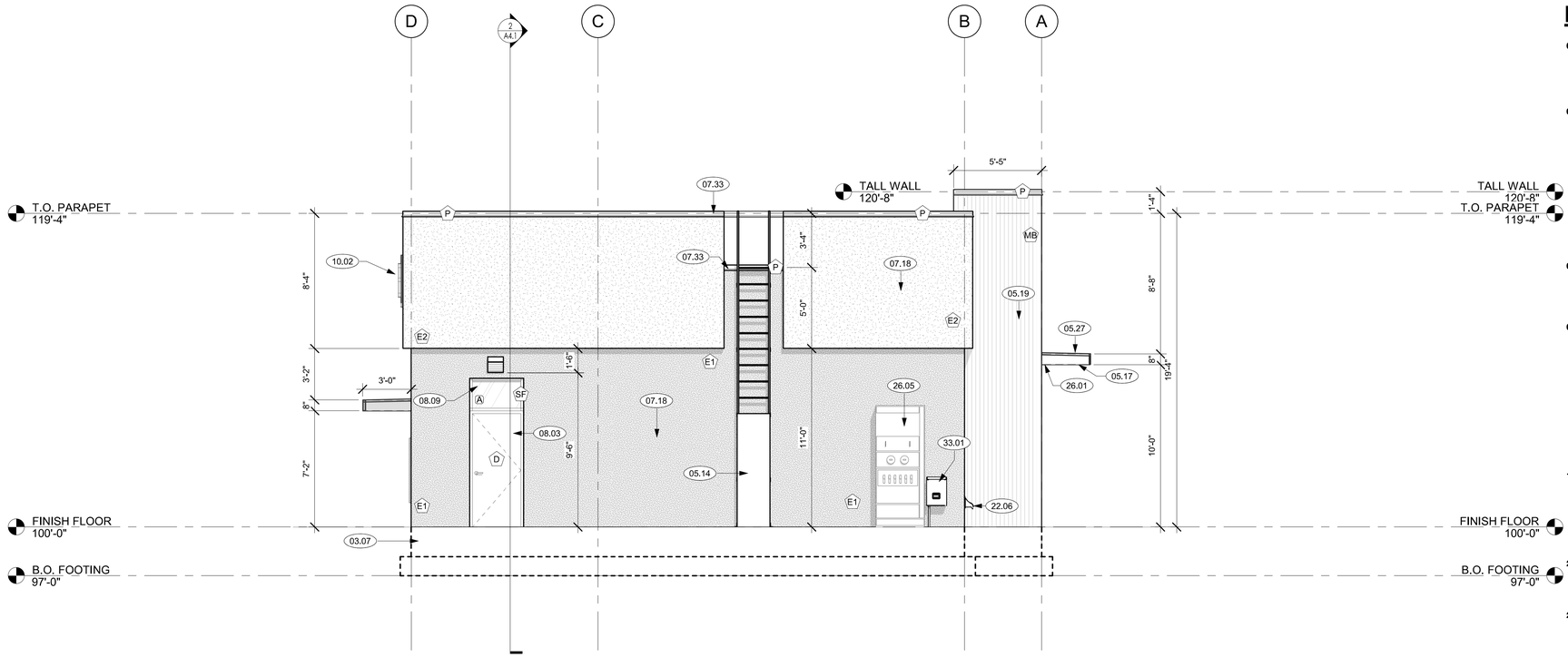
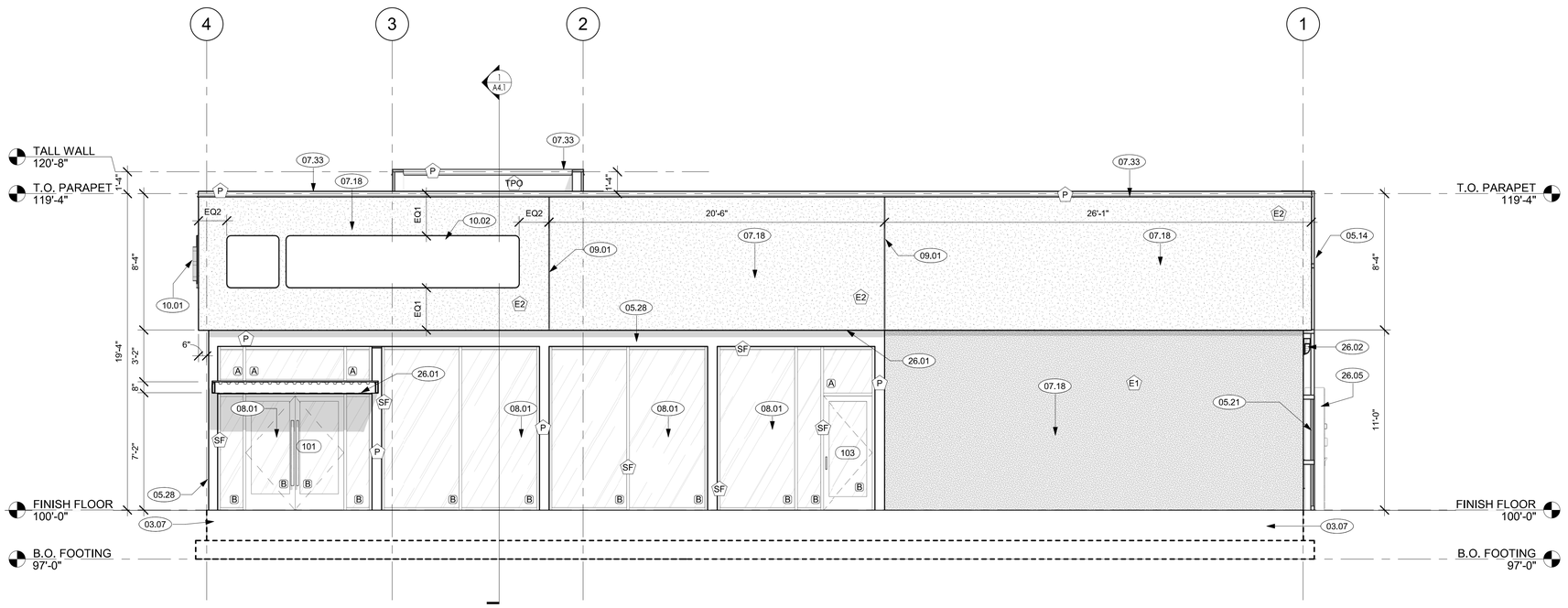


1 North Elevation
A3.2 scale: 1/4" = 1'-0"



2 East Elevation
A3.2 scale: 1/4" = 1'-0"

REFERENCE NOTES::

03. CONCRETE

03.07 FOOTING & FOUNDATION, SEE STRUCTURAL FOR CONCRETE TYPE AND REINFORCING. VERIFY WITH SOILS REPORT ANY REQUIREMENTS FOR ENGINEERED FILL UNDER FOOTINGS. CHAMFERED EXTERIOR EDGE.

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05.14 ROOF ACCESS LADDER. SEE DETAIL 5/A7.2 AND 10/A7.2
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05.19 MBCI SIDING, 3"X16" WITH 1 1/2" DEEP X 5 1/4" WIDE FLUTING. PREFINIHSED CHARCOAL
05.21 INSULATE AND RESEAL ALL SEAMS. COVER GLASS WITH NONE TRANSPARENT FILM. WALL OFF INTERIOR OPENING AND FINISH WITH 5/8" GYP.
05.27 MBCI, PBR PANEL, COORDINATE WITH STRUCTURAL DRAWINGS.
05.28 BRAKE METAL, MATCH STORE FRONT ELEVATIONS COLOR.

07. THERMAL AND MOISTURE PROTECTION

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08.03 HOLLOW METAL SERVICE DOORS. SEE DOOR SCHEDULE.
08.09 FROSTED TRANSOM WINDOW IN HOLLOW METAL FRAME, FINISH TO BE DARK BRONZE COLOR. THERMALLY BROKEN FRAME, SEE WINDOW SCHEDULE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

10. SPECIALTIES

10.01 SIGNAGE PROVIDED BY OTHERS (PROVIDE ACCESS BEHIND PARAPET WALL OR ON INTERIOR SIDE OF WALL) ALL SIGNAGE SHALL COMPLY WITH LOCAL LAND DEVELOPMENT AND OBTAIN A SEPARATE SIGN PERMIT AND BUILDING PERMIT IF REQUIRED.
10.02 8" ADDRESS LETTERS AS PER CITY FIRE DEPT.

22. PLUMBING

22.06 ESCUTCHEON LOCATION, SEE PLUMBING DRAWINGS.

26. ELECTRICAL

26.01 EXTERIOR STRIP FIXTURE UNDER THE CANOPY. SURFACE MOUNT. PRADIGM LED, AMC-2410-S-W/OPAL LENS ND CAPS. FUNISHED WITH REMOTE-MOUNTED NEMA 3R LED DRIVER. COORDINATE WITH ELECTRICAL.
26.02 EXTERIOR FLOOD LIGHT, SURFACE MOUNTED, RAB LIGHTING LFLED5YB INTEGRAL LED. PROVIDE WALL MOUNTED J-BOX WITH COVER PLATE FOR MOUNTING.
26.05 ELECTRICAL METERING SECTION LOCATION, VERIFY EXACT SECTION DIMENSIONS PRIOR TO ROUGH FRAMING. COORDINATE ANY DIMENSIONAL DISCREPANCIES WITH THE ARCHITECT. CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS AND LOCATION OF EXTERIOR DRIVE-THROUGH SIGNAGE WITH TENANT.

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5. INSTALL STOREFRONT SYSTEM PER MANUFACTURER'S RECOMMENDATIONS. SHIM WINDOWS AS REQ'D AT HEAD.

EXTERIOR LEGEND:

GLAZING SYSTEM	?	SYMBOL FOR SCHEDULED WINDOW.
	SF	U.S. ALUMINUM OR APPROVED EQUAL FINISH: CLEAR ANODIZED ALUMINUM COLOR: CLEAR ANODIZED SYSTEM: SERIES, 451UT THERMAL

MATERIALS:

EIFS:	E1	DRYVIT OR APPROVED EQUAL FINISH: FINE COLOR: MATCH PPG "KNIGHTS ARMOR" PATTERN: OWNER VERIFY EXACT COLOR
	E2	DRYVIT OR APPROVED EQUAL FINISH: FINE COLOR: MATCH PPG "FOG" PATTERN: OWNER VERIFY EXACT COLOR
MBCI	MB	MBCI FINISH: 3"X16" WITH 1 1/2" DEEP X 5 1/4" WIDE FLUTING COLOR: PATTERN: VERTICAL INSTALLATION
METAL DOOR	D	SHERWIN WILLIAMS OR APPROVED EQUAL FINISH: MARINE GRADE PAINT COLOR: COLOR MATCH E1 PATTERN:
METAL /COPING / FLASHING:	P	DIMENSIONAL METAL INC. OR APPROVED EQUAL FINISH: MBCI COLOR: PAINTED CHARCOAL
TPO ROOFING	TPO	SINGLE-PLY MEMBRANE ROOFING FINISH: TPO MEMBRANE COLOR: WHITE PATTERN: N/A

clarity design group
architecture - planning - interiors
5525 south 900 east, ste 340
murray, utah 84117
p. 385.247.8570
www.claritydesign.us

IF THESE PLANS DO NOT BEAR THE SEAL OF A REGISTRANT, THEY ARE TO BE CONSIDERED "PRELIMINARY" AND ARE NOT TO BE USED FOR CONSTRUCTION OR RECORDING. THESE PLANS ARE COPYRIGHTED UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990.

CORNER
500 NORTH MILL ROAD
VINEYARD, UTAH, 84058
FOR REVIEW

PROJECT NO:	22035
DRAWN BY:	Author
CHECKED BY:	Checker
ISSUE DATE:	07.15.2022

#	DATE	DESCRIPTION

SHEET TITLE

NORTH AND EAST ELEVATIONS

A3.2

7/20/2022 4:22:32 PM
C:\Users\Anna Gallagher\Documents\Chipotle_annaEE27G.rvt

4 A901 **EXTERIOR PERSPECTIVE**

3 A901 **EXTERIOR PERSPECTIVE**

2 A901 **EXTERIOR PERSPECTIVE**

1 A901 **EXTERIOR PERSPECTIVE**

EXTERIOR PERSPECTIVES

A901

SSP Square Non-Tapered Steel Poles

Pole Shaft

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196"). The pole shaft material shall conform to ASTM A500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

Base Plate

The anchor base is fabricated from a structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.
Bolt Circle: 8.00 (in.) **Dimension :** 8.00 (in.) **Thickness:** 0.75 (in.) **Conduit Opening:** 3 (in.)
Consult KW representative for non-standard dimensions.

Anchor Bolts

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A153. Fully galvanized anchor bolts are available upon request.

Handhole

An oval reinforced gasketed handhole, having a nominal 3 '' x 5 '' inside opening, located 1' - 6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

Finish

Color to be determined.

Series:**SSP -** *Square Non-Tapered Steel Poles*
Nominal Height: **20'** Base Diameter: **4.0''** Gauge: **11**
Finish: **(F) -** *TBD - Color to be determined*
Mounting Designation: **DM2180 -** *Drilled for 2 Luminaires @ 180º*
Options: **BC -** *Base Cover*

Height (ft.)	Pole Shaft (in.) x (ft.)	Gauge	Handhole Size (in.)	Anchor Bolt (in.) x (in.) x (in.)	Bolt Circle (in.)	80 MPH (ft.)	90 MPH (ft.)	100 MPH (ft.)	Ship WT. (lbs.)
20	4.0 x 20.0	11	3 x 5	0.75 x 17 x 3	8	12.3	9	6.5	151

SSP20-4.0-11-(F)-DM2180-BC

Print This Page Main Menu

Terms and Conditions of Sale

TERMS
Net 30 days from the date of Company's invoice unless otherwise specified. A 1-1/2% per month late charge will be added to accounts past due.

PRICES
Published prices are subject to change without notice. Possession of price sheets in no way obligates Company to sell to the Purchaser possessing such price sheet. All orders are subject to final approval and acceptance by the Company. Once accepted and approved, orders will be billed at prices currently in effect at the time of invoicing, or at prices quoted by the Company and accepted by the Purchaser if the order involves an item or items covered by special quotation. THE MINIMUM INVOICE CHARGE SHALL BE $50.00 NET.

DELIVERY
All goods sold are deliverable F.O.B. KW Industries, Inc., Sugar Land, Texas 77478.

TAXES
The Company's prices do not include Federal, State or municipal sales, use, excise, or similar taxes. Consequently, the Company reserves the right to add to the sales price of its product any present or future sales, use, excise or other similar tax which shall be paid by the Purchaser, or in lieu thereof, the Purchaser shall provide the Company with a tax exemption certificate acceptable to the taxing authorities.

FREIGHT
All of the Company's products are priced and sold F.O.B. KW Industries, Inc., Sugar Land, Texas 77478. Transportation charges will be prepaid by the Company and added to the net sales price unless specified by the Purchaser.

ROUTING
The Company will specify the method and routing of all products to ensure the most efficient and economical shipment in behalf of the Purchaser. The Purchaser will assume charges for special services such as cartage, air freight, express or multiple deliveries on one order.

CANCELLATION
The written consent of the Company shall be obtained prior to a cancellation of any order. Cancellation of an order may subject the Purchaser to a cancellation charge based upon expenses already incurred and commitments made by the Company.

RETURNED GOODS
Specific written request and arrangements must be made in advance for Purchaser to obtain credit or replacement on material returned. On material accepted for return, Purchaser must prepay return shipment and pay minimum restocking charge of 40% plus any charge necessary to rework goods to a resaleable condition. Custom fabricated products by special order are not subject to return.

DELAYS, DAMAGE OR LOSS
The Company is not and shall not be liable for delays in shipment or delivery of its products when caused by strikes, riots, hurricanes, civil disorder, fires, material shortage, breakdown in manufacturing facilities or any other cause beyond its reasonable control. Any claims for damages, loss or shortage in transit must be made by the Purchaser to the delivering carrier. The risk of loss passes to the Purchaser upon delivery to the carrier.

LIMITED WARRANTY
The Company warrants to Purchaser that its products will be free from defects in material and workmanship for a period of one year from the date of shipment by the Company (*the "Warranty Period"*). This Warranty specifically excludes fatique failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with the movement of air currents around the product. If during the Warranty period, the product proves defective in material or workmanship, the Company shall correct any defect, at its option, either by repairing any defective parts or by making available at the Company's plant a repaired or replacement part at no charge to the Purchaser, if the Purchaser promptly notifies the Company and furnishes proof of Purchase. The liability of the Company under this Warranty, or for any loss or damage arising out of, or connected with, the design, manufacturing, sale or use of its products, whether the claim is based on contract or negligence, shall not exceed the price allocable to the value of the product or part which gives rise to the claim and upon expiration of the Warranty Period all such liability shall terminate. The Company shall not be liable for special or consequential damages including, but not limited to, loss of profits or revenue, loss of use of the product, cost of substitute products or labor charges to remove or reinstall the defective product, nor any product transportation expenses to and from the Company's plant if factory repair or replacement is necessary. No warranty is made with respect to parts or auxiliary equipment not manufactured by the Company. The foregoing Warranty is exclusive and in lieu of all other warranties whether written, oral, express or implied and shall constitute the sole and exclusive remedy of the Purchaser and liability of the Company. NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE SHALL APPLY. The Company's products are not sold as a "consumer product" under 15 U.S.C. 62301.

GENERAL
KW Industries, Inc. reserves the right to change any feature of its published specifications without notice to promote product improvement and/or allow for material availability. The contract for the sale of goods by KW shall be performable in Fort Bend County, Texas.
Prices subject to change without notice

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	

Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features

LumenSafe Technology

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 7

Product Certifications

Quick Facts

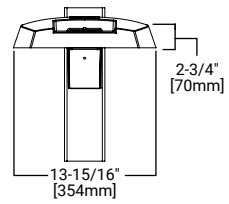
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 41,000 nominal lumens (30W - 300W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Standard universal quick mount arm with universal drill pattern

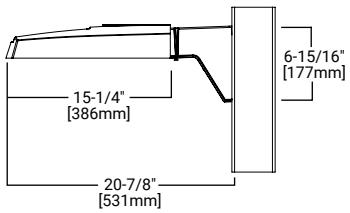
Connected Systems

- WaveLinx

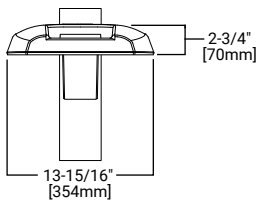
Dimensional Details

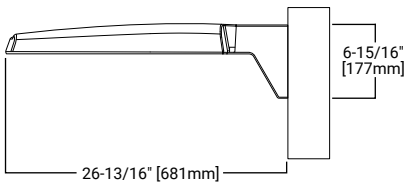
Prevail Petite



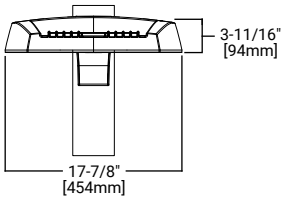


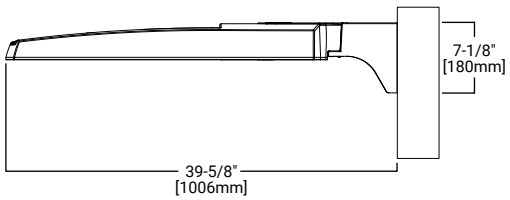
Prevail





Prevail XL





NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
	Configuration	Drive Current [4]					
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Buy American Act Compliant [3] **TAA-PRV-P**=Prevail Petite TAA Trade Agreements Act Compliant [3]	**PA1**=1 Panel, 24 LED Rectangle	**A**=400mA Nominal **B**=700mA Nominal **C**=950mA Nominal **D**=1200mA Nominal	**740**=70CRI, 4000K **730**=70CRI, 3000K **750**=70CRI, 5000K	**U**=Universal, 120-277V **H**=High Voltage, 347-480V **9**=347V **8**=480V [5] **D**=DuraVolt, 277-480V [5, 6]	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **5WQ**=Type V Square Wide	**[Blank]**=Standard Versatile Arm **MA**=Mast Arm **WM**=Wall Mount Arm **ADJA**=Adjustable Arm - Pole Mount **ADJS**=Adjustable Arm - Slipfitter, 3in vertical tenon **ADJA-WM**=Adjustable Arm-Wall Mount	**BZ**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV=Prevail **BAA-PRV**=Prevail BAA Buy American Act Compliant [3] **TAA-PRV**=Prevail TAA Trade Agreements Act Compliant [3]	**PA1**=1 Panel, 24 LED Rectangle **PA2**=2 Panels, 48 LED Rectangles	**A**=700mA Nominal **B**=950mA Nominal					
PRV-XL=PRV XL **BAA-PRV-XL**=Prevail XL BAA Buy American Act Compliant [3] **TAA-PRV-XL**=Prevail XL TAA Trade Agreements Act Compliant [3]	**PA3**=3 Panels, 72 LED Rectangles **PA4**=4 Panels, 96 LED Rectangles	**A**=750mA Nominal **B**=950mA Nominal					

Options (Add as Suffix)

10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
HSS=House Side Shield (Factory Installed) [7]
HA=50°C High Ambient Temperature [8]
CC=Coastal Construction [9]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [10]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [10]
MS/DIM-L08=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting [11, 12, 13]
MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting [11, 12, 13]
MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting [11, 12, 13]
SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting [11, 14]
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting [11, 14]
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting [11, 14]
ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle [11, 12]
ZD=SR Driver-enabled 4-PIN Twistlock Receptacle [11, 12]
ZW-SWPD4XX=WaveLinx, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [11, 12, 15, 16, 17]
ZW-SWPD5XX=WaveLinx, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [11, 12, 15, 16, 17]
ZD-SWPD4XX=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [11, 12, 15, 16, 17]
ZD-SWPD5XX=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [11, 12, 15, 16, 17]
(See Table Below)=LumenSafe Integrated Network Security Camera [18, 19]

Accessories (Order Separately) [20, 21]

PRVSA-XX=Standard Arm Mounting Kit [22]
PRVMA-XX=Mast Arm Mounting Kit [22]
PRVWM-XX=Wall Mount Kit [22]
PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit [22]
PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit [22]
PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [22]
PRVXLSA-XX=Standard Arm Mounting Kit [18]
PRVXLMA-XX=Mast Arm Mounting Kit [18]
PRVXLWM-XX=Wall Mount Kit [18]
PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [18]
PRV-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit [18]
PRV-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [18]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA238=Tenon Adapter from 2-3/8" to 3"
PRV/DIS-FDV=Full Drop Visor [23]
PRVXL/DIS-FDV=Full Drop Visor [18]
HSS-VP=House Side Shield, Vertical Panel [7, 24]
HSS-HP=House Side Shield, Horizontal Panel [7, 24]
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [25]
SWPD4-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [15, 16, 17, 26]
SWPD5-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [15, 16, 17, 26]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [27]

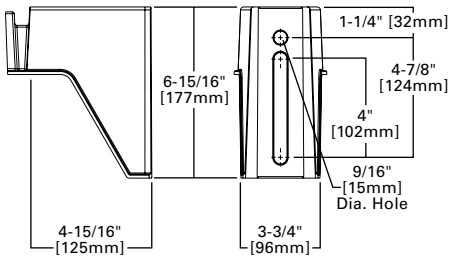
NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. House Side Shield not for use with 5WQ distribution.
8. Not available with PA1D light engine in Petite housing (PRV-P).
9. Salt spray tested to over 5,000-hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply.
10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS, SPB, ZD, or ZW).
12. Option not available with High Voltage (H). Must specify Universal (U), 347V (9), or 480V (8) voltage.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
17. Replace XX with sensor color (WH, BZ or BK).
18. Only available in PRV-XL configurations.
19. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatability information.
20. Replace XX with paint color.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Only for use with PRV and PRV-P.
23. Only for use with PRV. Not available with PRV-XL or PRV-P.
24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, or 4). Refer to House Side Shield reference table for details.
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 4-PIN twistlock receptacle option (ZD or ZW) option.
27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Only for use at 120-347V.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

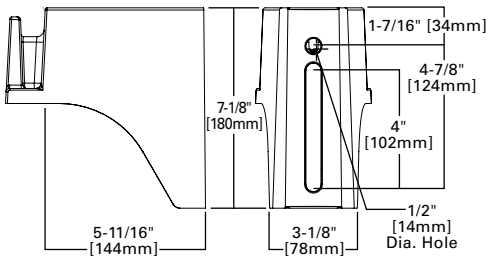
Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**H**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card	**S**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

Mounting Details

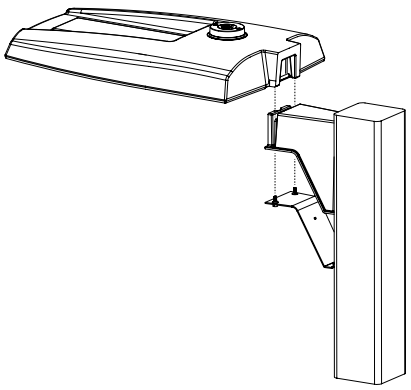
Pole Mount Arm (PRV & PRV-P)



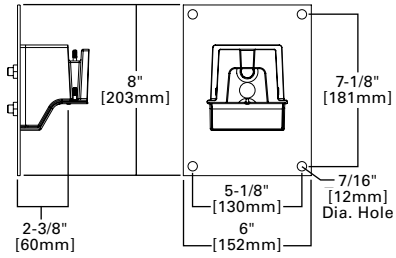
Pole Mount Arm (PRV-XL)



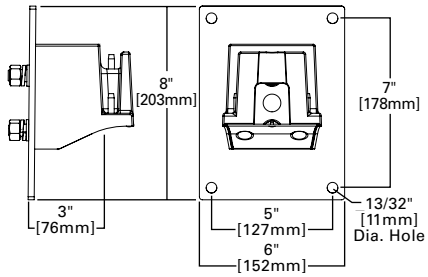
Versatile Mount System



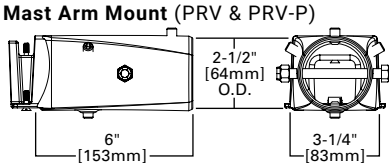
Wall Mount (PRV & PRV-P)



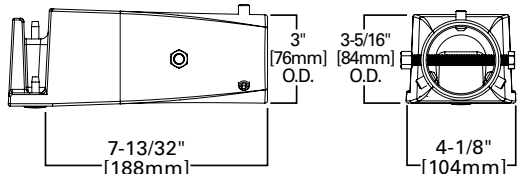
Wall Mount (PRV-XL)



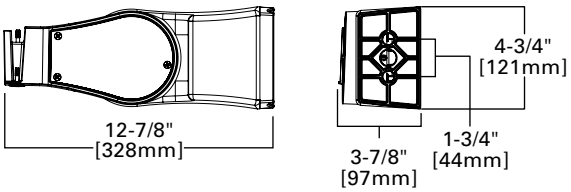
Mast Arm Mount (PRV & PRV-P)



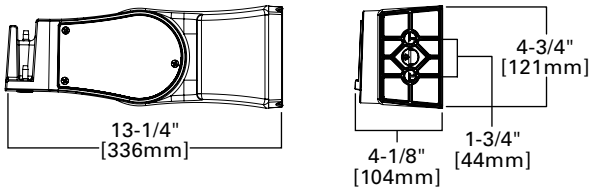
Mast Arm Mount (PRV-XL)



Adjustable Pole Mount Arm (PRV & PRV-P)



Adjustable Pole Mount Arm (PRV-XL)



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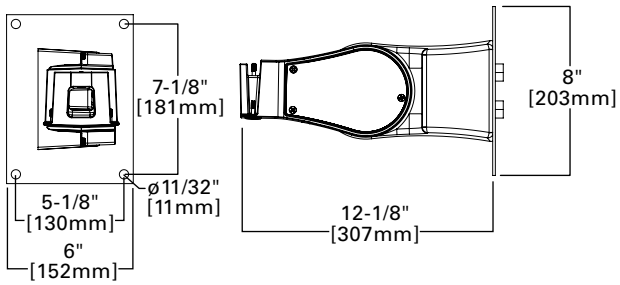
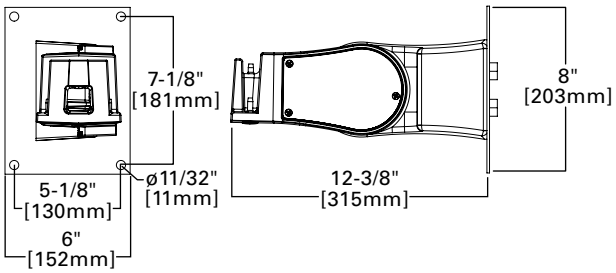
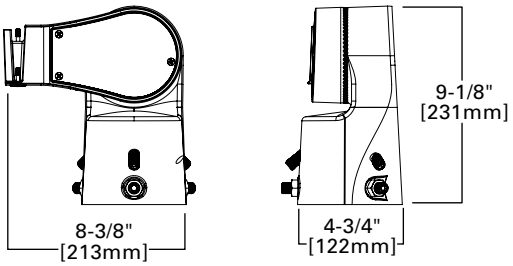


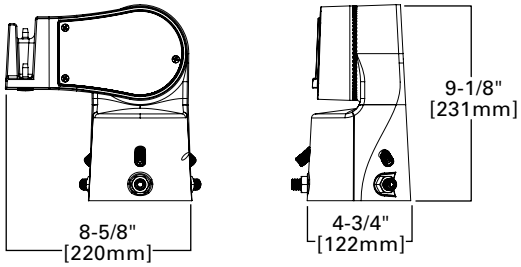
Adjustable Wall Mount (PRV-XL)



Adjustable Slipfitter (PRV & PRV-P)



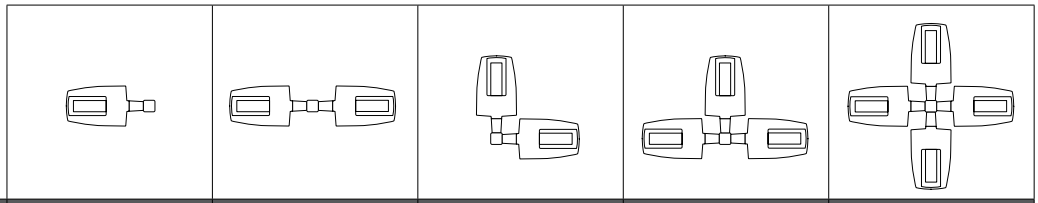
Adjustable Slipfitter (PRV-XL)



Mounting Details

Mounting Configurations and EPAs

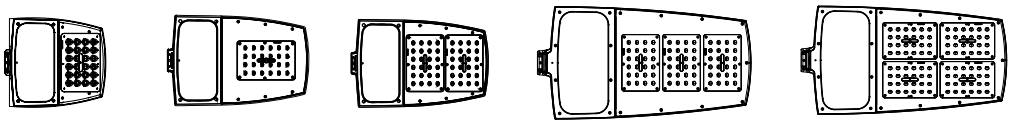
NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.



Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49

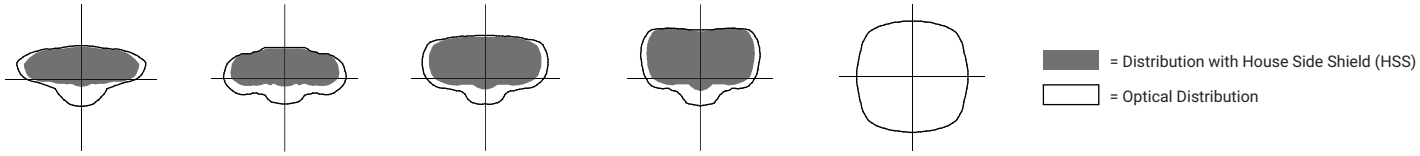
Optical Configurations

PRV-P-PA1X **PRV-PA1X** **PRV-PA2X** **PRV-XL-PA3X** **PRV-XL-PA4X**



Optical Distributions

T2R (Type II Roadway) **T2U** (Type II Urban) **T3** (Type III) **T4W** (Type IV Wide) **5WQ** (Type V Square Wide)



Product Specifications

Construction
- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics
- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Typical Applications
- Parking lots, Walkways, Roadways and Building Areas

Shipping Data
- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens

View PRV-P IES files | View PRV IES files | View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL			
Light Engine		PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B
Power (Watts)		31	53	72	93	54	74	113	151	172	234	245	303
Drive Current (mA)		375	670	930	1200	670	930	720	970	750	980	785	970
Input Current @ 120V (A)		0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53
Input Current @ 277V (A)		0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12
Input Current @ 347V (A)		0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90
Input Current @ 480V (A)		0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65
Distribution													
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,648	34,067	39,689
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131
	3000K Lumens [1]	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103
	3000K Lumens [1]	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131
	3000K Lumens [1]	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91
	3000K Lumens [1]	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130
	3000K Lumens [1]	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96
	3000K Lumens [1]	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129
	3000K Lumens [1]	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93
	3000K Lumens [1]	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135
	3000K Lumens [1]	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219

NOTES:

1. For 3000K or HSS BUG Ratings, refer to published IES files

Energy and Performance Data

House Side Shield Reference Table

Product Family		Prevail	Prevail		Prevail XL	
Light Engine		PA1	PA1	PA2	PA3	PA4
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

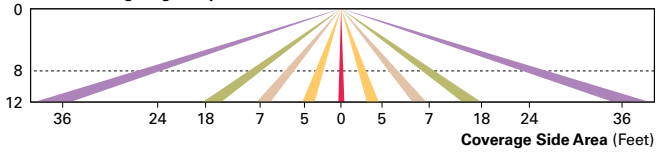
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

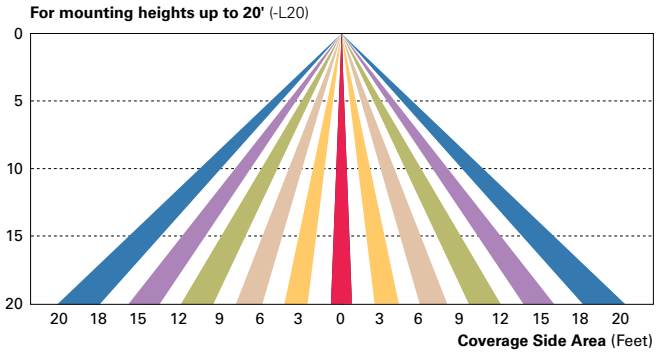
Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

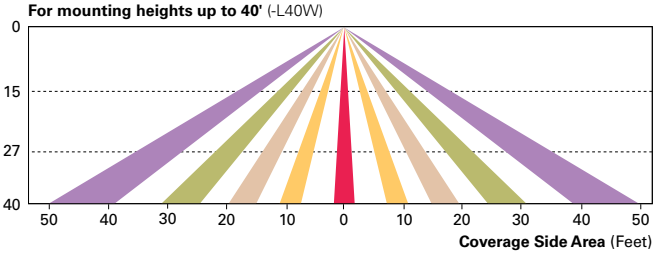
For mounting heights up to 8' (-L08)



For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40W)

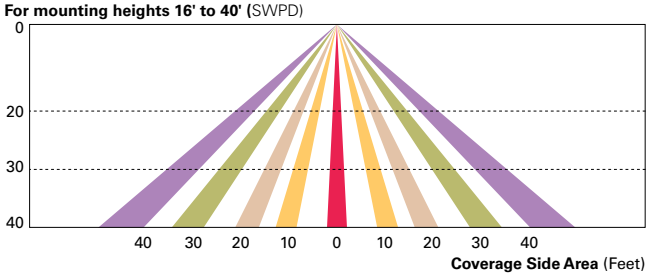


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights 16' to 40' (SWPD)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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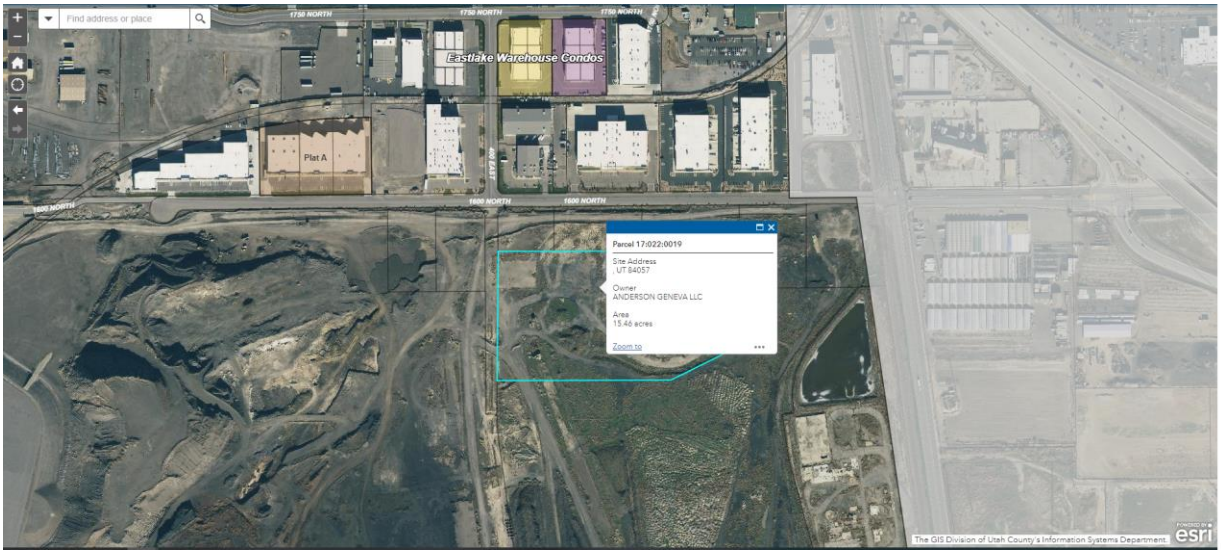
Specifications and dimensions subject to change without notice.

Community Development

Date: August 03, 2022
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: Mill Road Industrial Park, Buildings 7 & 8
Permit: PLAN22-020 (CityInspect)
Address: Future Mill Road (extension) and 1600 N, Vineyard, Utah, 84059
Subdivision: Eastlake at Geneva
Applicant: Kristopher Kephart
Owner: Martin Snow



ANALYSIS

The applicant, Christopher Kephart, with Vineyard Properties of Utah, is requesting approval of a site plan for Buildings 7 & 8 of the future "Mill Road Industrial Park". These buildings will form part of a larger, eight-building flex-office industrial complex. Buildings 7 & 8 are nearly identical in design and will each measure approximately 88,560 SF in size. The uses proposed to be housed within these buildings include warehouse and office space. For this project to come to fruition, Mill Road must first be extended southward from 1600 N to meet the edge of this property (Parcel 17:022:0019 of the Utah County Parcel Map). Mr. Martin Snow, owner of Vineyard Properties of Utah, is in the process of coordinating this future road extension with Vineyard City. In addition, a lot line adjustment must first be completed before any building permit applications are accepted for this project upon site plan approval.

This parcel resides within the Flex Office Industrial (FOI) Zoning District, a district intended to "provide an area in the city to foster economic development, establish employment centers and provide flexible development standards to accommodate business expansion. Land uses in the FOI District will be concentrated in information technology, pharmaceuticals, light manufacturing, biotechnology, light

industrial and business development and will primarily be contained within quality structures and limit external impacts to surrounding properties" (VZC 15.12.030).

In terms of design, these building have been customized to fit the unique style and spirit of the Vineyard community using exterior finishes that reflect the color, style, and quality of the community particularly the Eastlake Industrial Park. They will primarily be constructed of tilt-up concreate, but will be articulated with metal roofing, banding, flashing and trims. Large windows stretching from the ground to nearly the parapet wall which will add transparency to achieve a human-scaled design. Roof lines and building facades are broken up or receded to minimize the buildings mass and overall visual impact. Buildings 7 & 8 will achieve a similar design to the buildings approved on Lot 5 of the Eastlake at Geneva Subdivision.

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. Before the applicant is allowed to proceed with a building permit application, they must have a new lot line adjustment/amended final plat recorded at the Utah County Recorder's Office to create the parcels proposed within this site plan application.
4. For each elevation visible from a public or private street, a minimum of 5-foot foundation planting area shall be provided.
5. Before the applicant is allowed to apply for a building permit, they must submit a photometric plan that indicates that adequate lighting shall be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. This photometric plan shall also show that light from this site does not cause a negative impact on adjacent buildings/properties.
6. The applicant must adjust the required parking calculations in their plan set (221 spaces required; 7 ADA parking spaces required)
7. The "small shrub berm" on the southern perimeter of the site must also measure at least 36" in height as required per the screening code.
8. The applicant shall remove the 'Suncole' Honeylocust, Sunburst from their proposed deciduous tree legend and replace it with an accepted species per the Vineyard Tree and Landscape Manual.
9. All trees shall be a minimum of 2-inch caliper in size; and all shrubs shall me a minimum of 5 gallon in size.

PROPOSED MOTION

"I move to approve the site plan application as requested by Christopher Kephart (with Vineyard Properties of Utah) with the proposed conditions."

ATTACHMENTS

Site Plan
Exterior Elevations
Scope of Work (Narrative)

Landscape Plan

Analysis	
Zoning	Flex Office Industrial (FOI)
Use	Warehouse, Office
Lot Size	442,877 (10.17 AC)
Building Square Footage	Building 7 (East Building): 88,560 SF Building 8 (West Building): 88,560 SF
Maximum Building Height	Allowed: 60' Actual: 41'8"
Minimum Front Yard	Required: 20' Actual: 112'4"
Minimum Rear Yard	Required: 25' Actual: Well beyond compliance
Minimum Side Yard for Interior Lots	Required: NA, this is a corner lot Actual: NA, this is a corner lot
Minimum Side Yard for Corner Lots	Required: 25' Actual: Well beyond compliance
Maximum Building Lot Coverage	Required: NA Actual: NA
Maximum Coverage of Impervious Area	Required: NA Actual: NA
Landscaping	Minimum Required: 5% Actual: 57,926 SF (13.1%)
Parking Stalls	Required: - Warehouse: 1 SPACE per 1,000 SF = 161 - Office Space: 1 SPACE per 300 SF = 60 - Total: 221 Actual: 231
ADA Parking Stalls	Required: 7 ADA; 2 Van Accessible Spaces Actual: 12 ADA; 2 Van Accessible Spaces Please see ADA.gov
Bicycle Parking Stalls	Required: 22 Actual: 24 (2 per entry)
Parking Lot Interior Landscaping	Required: 5% Actual: 22,450 SF (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 interest and attractiveness to the subdivision or project area and the City. Such features may include	Applicant has added bicycle facilities throughout the site. Applicant has also added seating areas throughout the site and two open landscaped areas for public gathering. These are	☒ Yes ☐ No ☐ N/A

	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.	adorned with landscaping, BBQ grills, and benches.	
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. Applicant has incorporated articulation within the building facades, recessed wall planes, variations in color, variations in roof line design, and roof overhangs. Fenestration also aids in breaking up the buildings' massing.	☒ 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 of a building shall be provided.	Each side of the building has been coherently designed and treated.	☒ Yes ☐ No ☐ N/A

15.36.030.1.a.ii.2	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	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)	Variations and undulations in roof lines have been provided.	☒ 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 - Enclosed courtyards and patios, trellises,	The building is adorned with a combination of materials including cement, metals trims, and flashings. As stated, several benches and areas for seating have been provided along with two sizeable public gathering spaces at the corners of the buildings.	☒ Yes ☐ No ☐ N/A

	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	Not applicable. No building extensions proposed.	☐ 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.	Not applicable.	☐ 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 design details of all the buildings.	All mechanical equipment shall be concealed within the roof of the building and covered by the parapet wall.	☒ Yes ☐ No ☐ N/A

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.	The buildings that shall form part of the Mill Road industrial park are intended to be cohesively designed and treated. Nevertheless, variations in architecture are already being provided with this site plan application so as to reduce the coldness of repeated buildings with identical designs. In this case, Building 7 differs from Building 8 in color and in roof articulation details.	☒ 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 all future pedestrian and vehicular infrastructure along 400 E (Mill Rd.) and the future 1400 N. Pedestrian access has been provided along the public rights of way and throughout the site. Careful attention was given to areas where pedestrians would likely interface with moving vehicles.	☒ 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.	Several building entrances have been oriented toward Mill Rd., the major thoroughfare that will traverse this area, and where most pedestrian and vehicular traffic will flow from.	☒ 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	In compliance.	☒ Yes ☐ No ☐ N/A

	scale and create visual interest at eye level.		
15.36.030.7 Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.	In compliance. The project features natural, earth tone colors.	☒ Yes ☐ No ☐ N/A
15.36.030.8.a Building Material Color	All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior buildings colors shall be subdued earth tones and muted colors that 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	The project presents no finishings that create a negative impact.	☒ Yes ☐ No ☐ N/A

	acceptable. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.		
15.36.030.9 Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable	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 5% minimum requirement for open space (landscaping). 13.26% of the site is characterized by 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.	The various passive and active open spaces throughout the site are accessible from all points within the site.	☒ 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**	The interior circulation pattern for pedestrians and vehicles functions safely, conveniently, and cohesively. Pedestrians without the site will be able	☒ Yes ☐ No ☐ N/A

	maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.	to safely move into and around the site, know that pedestrian pathways have been clearly marked and distinguished from vehicular paths. The pedestrian and vehicular accesses will integrate well into future extensions of the Mill Road Industrial Park including Buildings 5 & 6 immediately to the east.	
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. The applicant does not anticipate the create of noise nuisances without the site.	☒ 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	In compliance.	☒ 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,	In compliance. The landscaping provided meets the requirements for year-round beautification, but also the requirement to be drought tolerant and keep water consumption demands at a minimum. In addition, a 3-foot landscaping berm has been provided along the western	☒ Yes ☐ No ☐ N/A

	blend with the natural landscape and highlight building design features.	and southern perimeter of the project to provide screening of all parking lots.	
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. When a site plan for Buildings 1-4 is submitted, the applicant shall address incorporating a landscaping buffer between those buildings and the regional commercial zone to the north.	☒ 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 variations of crushed rock mulch. 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 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.	In compliance	☒ Yes ☐ No ☐ 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. 5-8 of their Landscaping Plan set.	☒ 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 mercury vapor lamps are prohibited.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.17. b.	All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.	The lighting mechanism incorporates motion sensors and other technology to maximize energy savings (see. 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.	The applicant must submit a photometric plan to establish that all areas of the parking lots have been adequately lit.	☐ 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. The proposed single-tenant monument sign along Mill Road does not interrupt view triangles required at that point of ingress/egress.	☒ Yes ☐ No ☐ N/A

<table>
<tr><td>17.36.030.18.b</td><td>Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein</td><td>In compliance.</td><td>☐ Yes
☐ No
☒ N/A</td></tr>
<tr><td>17.36.030.c</td><td>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.</td><td>All exterior wall signage shall be approved through a separate sign application permit.</td><td>☒ Yes
☐ No
☐ N/A</td></tr>
<tr><td colspan="4">VZC Chapter 15.38 Parking and Loading Requirements</td></tr>
<tr><td>Category</td><td>Standard</td><td>Staff Comments</td><td>Compliance</td></tr>
<tr><td>15.38.030.1.e Parking Stall Dimensions</td><td><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).</td><td>In compliance.</td><td>☒ Yes
☐ No
☐ N/A</td></tr>
<tr><td>15.38.030.1.f. Parking Aisle Dimensions</td><td><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></td><td>In compliance.</td><td>☒ Yes
☐ No
☐ N/A</td></tr>
<tr><td>15.38.030.1.g. Parking Lots</td><td>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.</td><td>In compliance.</td><td>☒ Yes
☐ No
☐ N/A</td></tr>
<tr><td>15.38.030.1.h. Within Structures</td><td>The off-street parking requirements may be furnished by providing spaces designed within the principle</td><td>Not applicable. There are no parking structure proposed on site.</td><td>☐ Yes
☐ No
☒ N/A</td></tr>
</table>

	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		
15.38.030.1.i. Circulation Between Bays.	Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except for one, two, or three-family dwellings.	In compliance.	☐ Yes ☐ No ☐ N/A
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	The applicant must assure that all areas of the parking lots are adequately lit.	☐ Yes ☒ No ☐ N/A

	residential uses and public rights-of-way and shall be a maximum of 20 feet in height above the surface parking for non-residential uses and 16 feet for residential uses.		
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 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.	The applicant has provided a 36" tall landscaping berm on the western perimeter of the site and a shrub berm on the southern perimeter of the site. These shrubs must also reach a height of 36".	☒ Yes ☐ No ☐ 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	The applicant meets this minimum requirement. 5.2% of the parking lot is comprised of interior landscaping.	☒ Yes ☐ No ☐ N/A

	diamonds shall be used only with 90 degree parking spaces. 2) Min. 5' wide landscape medians with trees planted 40 feet apart 3) Min. 5' wide landscape islands and peninsulas with at least 1 tree 4) Other similar designs that disperse landscaping throughout a parking 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	Not applicable.	☐ 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 has made sure that all areas where there is potential for pedestrians interfacing with vehicles have been clearly demarcated and distinguished.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.iv.	In projects greater than 1 acre, every parking space	Every parking space in the parking lot is no greater	☒ Yes

	should be no greater than 150 feet from a walkway leading to a building entrance.	than 150 feet from a clearly marked, pedestrian walkway leading to a building entrance.	☐ No ☐ N/A
15.38.030.1.o.v.	Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should related to adopted area plans, planned parking area, or to existing area parking schemes. The Planning Commission may increase or reduce the minimum required number of parking spaces required based on city approved parking studies.	Not applicable.	☐ Yes ☐ No ☒ N/A
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	In compliance.	☒ Yes ☐ No ☐ N/A

	connections/easements to improve traffic circulation and to enhance public safety.		
15.38.030.1.o.x.	Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.xi.	A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.	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	The future monument sign proposed on the west side	☒ Yes ☐ No

	orderly operation and traffic movement within any parking area.	of the site along Mill Road will not interrupt site lines.	☐ 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	Not applicable.	☐ Yes ☐ No ☒ N/A

	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.		
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.	The applicant has provided bicycle parking stalls near the all the building entrances.	☒ 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**	In compliance.	☒ Yes ☐ No ☐ N/A

	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 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.	☒ 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. The applicant has provided bicycle parking stalls near the all the building entrances.	☒ 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 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.	In compliance.	☒ Yes ☐ No ☐ 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.	In compliance.	☒ 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.	In compliance.	☒ Yes ☐ No ☐ N/A
VZC Chapter 15.40 Landscaping			
Category	**Standard**	**Staff Comments**	**Compliance**
15.40.080.1.a. Landscape	All landscape improvements (landscape materials, irrigation system, screening	In compliance.	☒ Yes ☐ No

Improvements and Guarantees	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 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.		☐ N/A
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.	All trees shall be a minimum of 2-inch caliper in size.	☒ Yes ☐ No ☐ N/A
15.40.080.1.c. Plant Installation	Plants installed pursuant to this Chapter shall conform to installation standards within the approved Vineyard Tree Manual	The applicant shall remove the 'Suncole' Honeylocust, Sunburst from their proposed deciduous tree legend and replace it with an accepted species per the	☒ Yes ☐ No ☐ N/A

		Vineyard Tree and Landscape Manual.	
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.	There are no areas of turf being proposed.	☒ 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.	Natural toppings include crushed rock mulch and glacier crushed rock.	☒ Yes ☐ No ☐ N/A
15.40.080.1.g.i. Irrigation Standards	All landscaped areas shall be supported by an automatic irrigation system which may be a spray, flood, soaker, or drip type system. The irrigation system shall meet all State and Town requirements for potential	In compliance.	☒ Yes ☐ No ☐ N/A

	cross-connections that must be protect against backflow to the culinary water system. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk, or parking areas.		
15.40.080.1.g.ii. Irrigation Standards	Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.h. Separate Connection	Any landscaping that will be owned and maintained by the Town shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the developer or property owner as required by the Town Engineer.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.i. Soil Preparation	Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soils report.	In compliance.	☒ 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 landscape materials by vehicles.	In compliance.	☒ Yes ☐ No ☐ N/A
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		The applicant is proposing a series of underground retention vaults on the east and west sides of the site underneath the parking lots. Retention vaults must be reflected within the Civil Plans.	☒ 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.	In compliance. A total of 13.26% landscaping areas have been proposed.	☒ 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.	Not applicable.	☐ 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,	In compliance.	☒ Yes ☐ No ☐ N/A

	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.		
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	In compliance.	☒ Yes ☐ No ☐ N/A

	interval of the property boundary being screened.		
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.	The applicant shall provide a consistent 5-foot foundation planting areas as required.	☒ 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).	In compliance.	☒ Yes ☐ No ☐ N/A

	However, for reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.		
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 landscaping shall be designed and located to enhance the proposed development project and the streetscape.	In compliance. There is no turf along the street frontage areas.	☒ Yes ☐ No ☐ N/A
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

City of Vineyard
125 S Main Street
Vineyard, UT 84058

Dear City of Vineyard,

Vineyard Properties of Utah is pleased to announce their intent of constructing a new pair of 88,560 square foot Office/Warehouse/Manufacturing building to add to their portfolio of leasable properties. This property is located in the City of Vineyard of the Geneva Park East Subdivision. Although we don't have a specific tenant in mind for this project, we have already seen a great amount of interest in this location and in multi-tenant sized buildings. These buildings are in such high demand that they are leased out before construction is finished.

Vineyard Properties of Utah is managed by Martin Snow, the owner of a local steel fabrication plant and property management company. Martin Snow started his steel fabrication business in 1977 which eventually became Universal Industrial sales in 1984. In 1987 he started building and leasing industrial properties. Currently his companies own and lease 782,115 square feet of property, acts as a mortgage on 147,000 square foot property, and owns and leases 100 acres in the Pipe Mill area of the former Geneva property on 1600 north.

This pair of 88,560 square foot building is designed to fit any type of tenant that is looking for manufacturing or warehousing capabilities. This attractive building can also work as a corporate hub with its aesthetically pleasing design. With the attractive design, universal layout, excellent features, we know that this will be a bright spot in this developing subdivision. This will bring jobs into the community not only for the construction phase of this project, but long term employment from the new tenants that will operate these spaces. This will not only bring construction revenue to the City of Vineyard it will also bring long term tax generated revenue as well.

This building features:

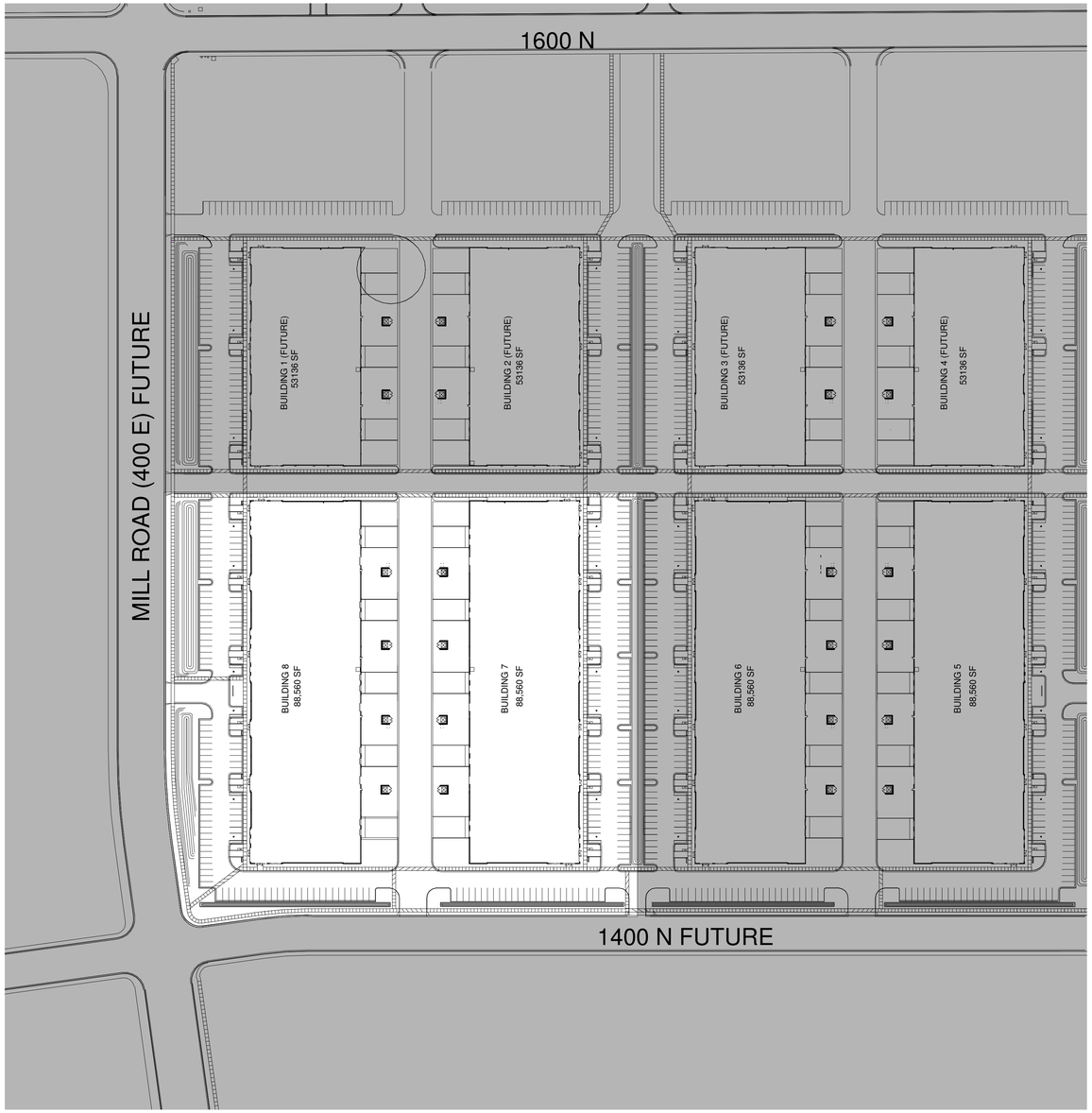
- Concrete Tilt-up walls with ample amounts of glass, design lines, and architectural features.
- A natural 3 tone color scheme to match surrounding valley.
- Early Suppression Fast Response (ESFR) Fire Sprinklers for fire Safety.
- 30' clear head space meant for accommodating tall pallet racking systems and manufacturing processes.
- Well planned landscaping to match your landscape ordinance.
- Site lighting to show off building in the night for security purposes.
- Parapet walls to conceal mechanical units on the roof.

We trust that this shall meet your development goals for the area, and we look forward to working with the City of Vineyard on another successful project and on future projects to come.

Regards,

Chris Kephart

NOTE: GREYED AREAS ARE PART OF FUTURE PROJECT



ARCHITECTURAL SITE PLAN

SCALE 1" = 100'-0"

NORTH
W E
S

PARKING CALCULATIONS						
USE	AREA	FORMULA per Vinyard City 15.38.030(2)(c)	SPACES REQUIRED		SPACES PROVIDED	ADA SPACES per IBC Table 1106.1
WAREHOUSE	510,110	1 SPACE per 1000 Sq Ft	511	700	723	12 REQUIRED 44 PROVIDED
OFFICE SPACE	56,675	1 SPACE per 300 Sq Ft	189			

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REVISIONS
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ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A. RAND
STATE OF UTAH

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BUILDING 7 AND 8
MILL ROAD INDUSTRIAL PARK
1600 N MILL ROAD (400 E), VINEYARD, UT

SHEET NO.
A-0.7

DATE
7-15-2022

BUILDING 7 & 8 PARKING CALCULATIONS						
USE	AREA	FORMULA per Vinyard City 15.38.030(2)(c)	SPACES REQUIRED	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES per IBC Table 1106.1
WAREHOUSE	160,200	1 SPACE per 1000 Sq Ft	161	226	231	5 REQUIRED 12 PROVIDED
OFFICE SPACE	17,800	1 SPACE per 300 Sq Ft	60			

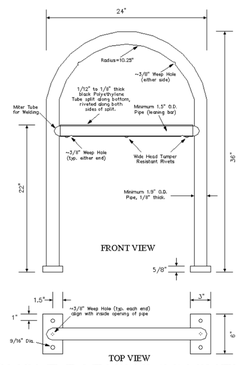
SITE TABULATION TABLE			
	AREA (SQ. FT.)	AREA (ACRES)	PERCENT OF TOTAL
TOTAL LANDSCAPE	57,200	1.31	13.26%
BUILDING	178,000	4.09	41.27%
HARDSCAPE	196,175	4.5	45.47%
TOTAL	431,375	9.9	100%
INT PARKING LANDSCAPE	22,450	0.51	5.2%

BICYCLE PARKING TO MEET VINYARD CITY REQUIREMENTS.

REQUIRED BICYCLE PARKING: 231 / 10 = 23.1 = 24 SPACES

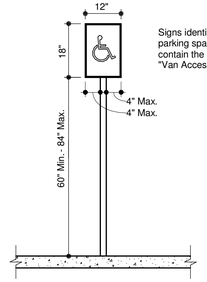
ACTUAL BICYCLE PARKING = 2 PER ENTRY = 2*12 = 24 SPACES

"INVERTED U" BIKE RACK



1. BICYCLE PARKING 'U' VINEYARD UT

SCALE 1/8" = 1'-0"

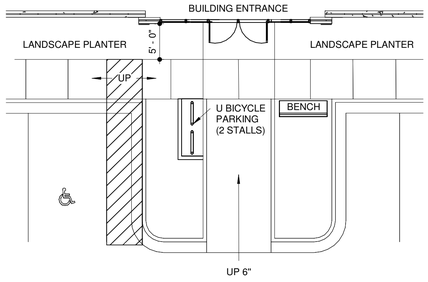


Signs identifying van parking spaces shall contain the designation "Van Accessible".

1.Each accessible parking space shall be provided with signage displaying the Internation Symbol of Accessibility.
2. Each access aisle shall be provided with signage reading "No Parking Anytime."
3. Signs shall not interfere with an accessible route from an access aisle.
4. Signs located where they may be hit by vehicles being parked shall be installed with bollard protection.

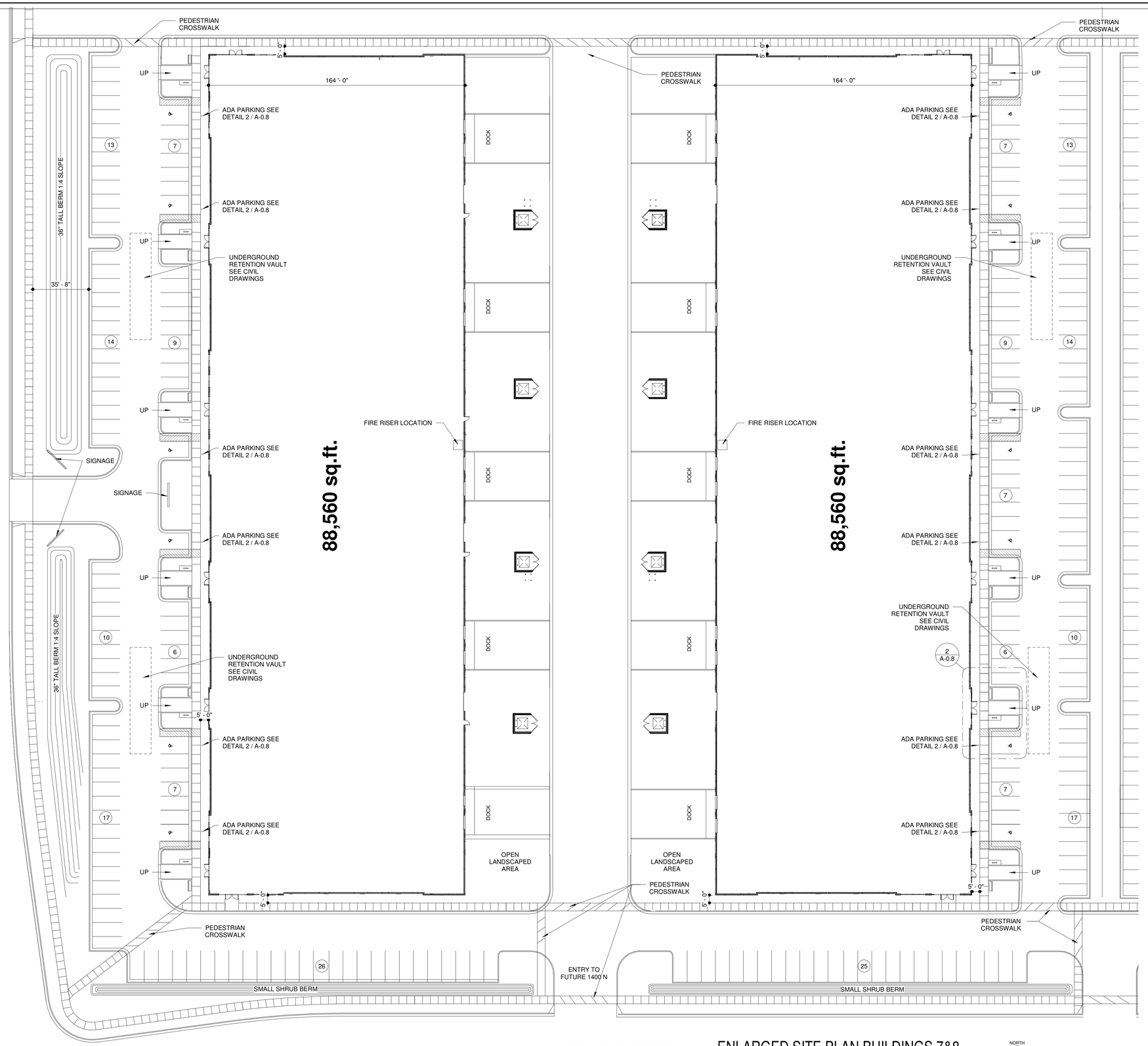
2. ADA PARKING SIGN

SCALE 1/2" = 1'-0"



TYPICAL BUILDING ENTRANCE

SCALE 1" = 10'-0"



LOTS 5&6 WILL BE A REPEATE OF LOTS 7&8 FOR LANDSCAPING AND PARKING

ENLARGED SITE PLAN BUILDINGS 7&8

SCALE 1" = 30'-0"

NORTH

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ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A. RAND
STATE OF UTAH

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BUILDING 7 AND 8
MILL ROAD INDUSTRIAL PARK
1600 N MILL ROAD (400 E), VINEYARD, UT

SHEET NO.
A-0.8

DATE
7-15-2022

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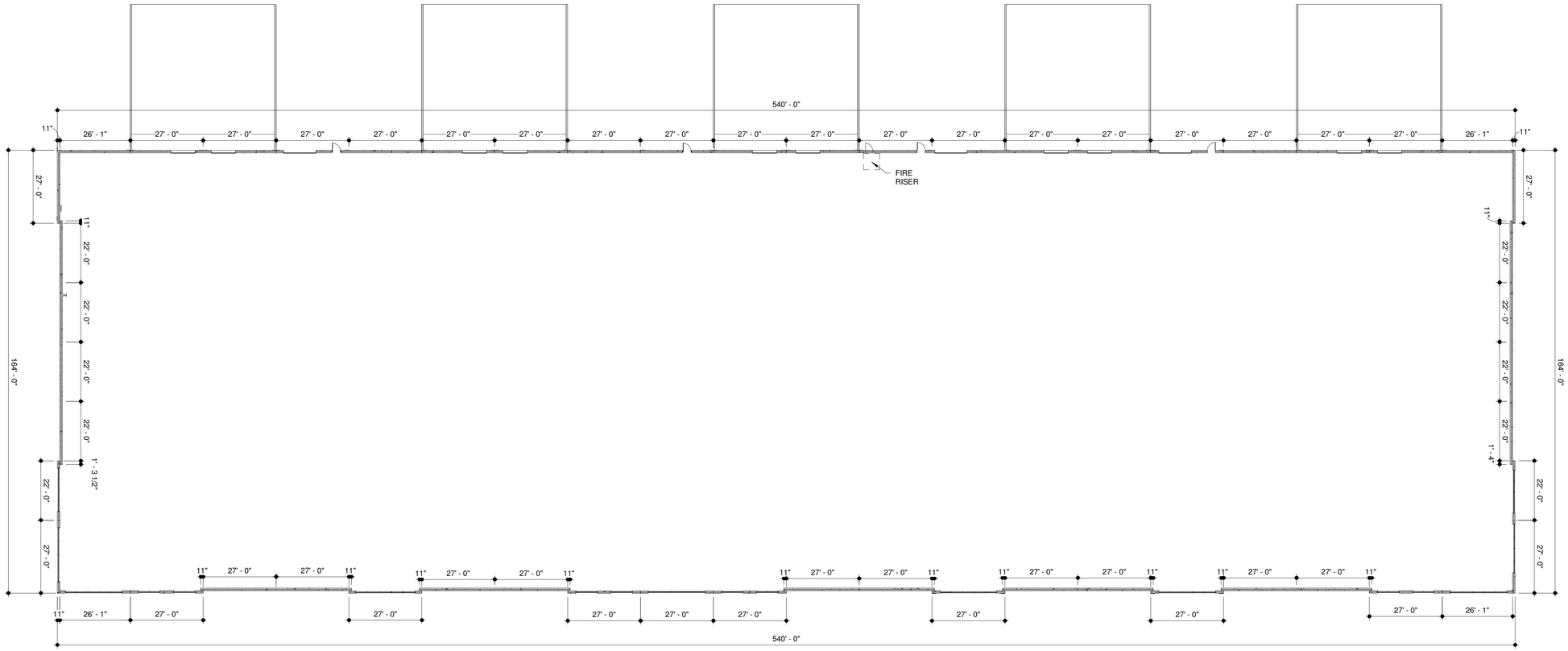

FLOOR PLAN - BUILDING A

SCALE: 1" = 20' - 0"

SQ FOOTAGE: 88,560 SF

SEE SHEET A-5.1 FOR DOOR SCHEDULE

SEE SHEET A-5.1 FOR WINDOW SCHEDULE

SEE SHEET A-6.__ FOR WALL TYPE DETAILS

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ARCHITECTURAL COALITION
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BUILDING 7 AND 8
MILL ROAD INDUSTRIAL PARK
1600 N MILL ROAD (400 E), VINEYARD, UT

SHEET NO.
A-1.1

DATE
7-15-2022

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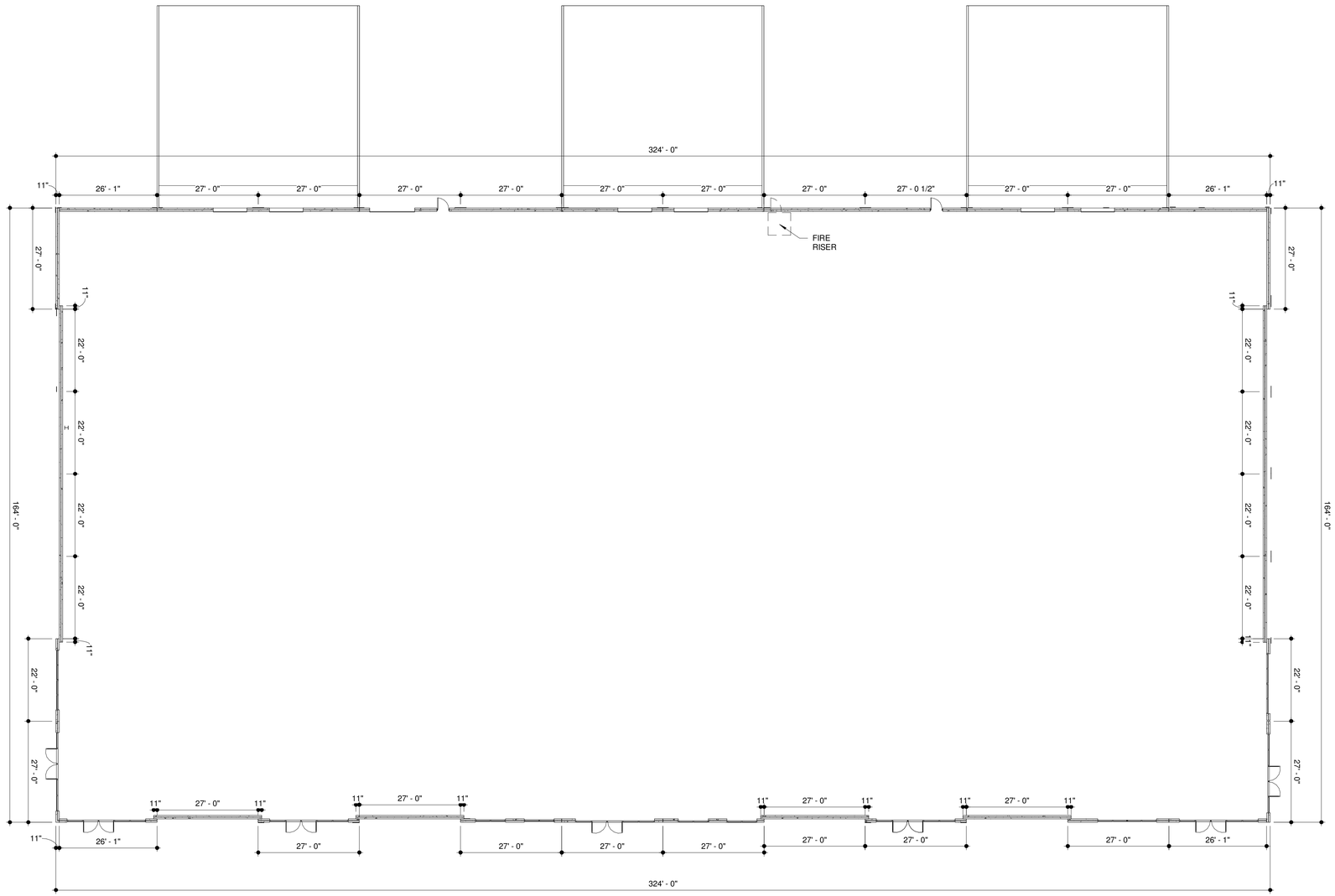

FLOOR PLAN - BUILDING B

SCALE: 1/16" = 1' - 0"

SQ FOOTAGE: 53,136 SF

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ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

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BUILDING 7 AND 8
MILL ROAD INDUSTRIAL PARK
1600 N MILL ROAD (400 E), VINEYARD, UT

SHEET NO.
A-1.2

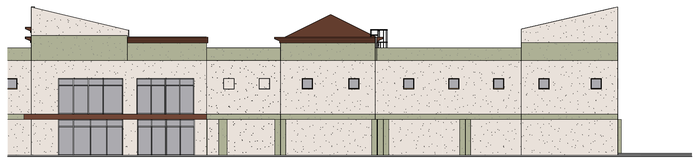
DATE
7-15-2022

COLOR LEGEND

- BURGUNDY (METAL ROOFING)
- COVERT GREEN (WALL AND WALL BAND HIGHLIGHT)
- LIGHT STONE (PRIMARY WALL COLOR)
- ASH GREY (PERSONNEL & OVERHEAD DOORS)
- DRAK GREY (GLAZING TINT)
- CHARCOAL (FLASHING & TRIM FOR STOREFRONT)

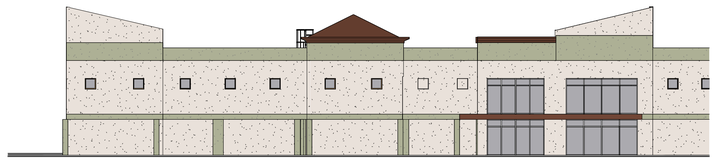
BUILDING 7 AND 8 - EAST ELEVATION

SCALE 1" = 20'-0"



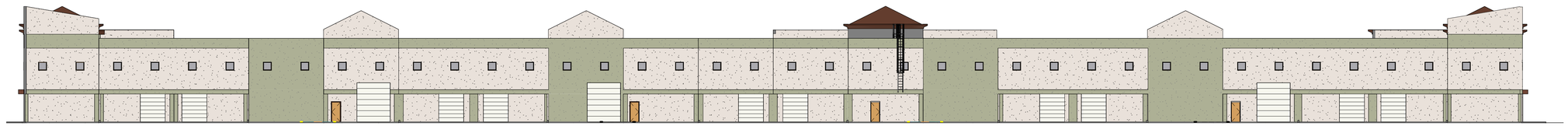
BUILDING 7 AND 8 - NORTH ELEVATION

SCALE 1" = 20'-0"



BUILDING 7 AND 8 - SOUTH ELEVATION

SCALE 1" = 20'-0"



BUILDING 7 AND 8 - WEST ELEVATION

SCALE 1" = 20'-0"

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962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

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BUILDING 7 AND 8

MILL ROAD INDUSTRIAL PARK

1600 N MILL ROAD (400 E), VINEYARD, UT

SHEET NO.
A-2.1

DATE
7-15-2022

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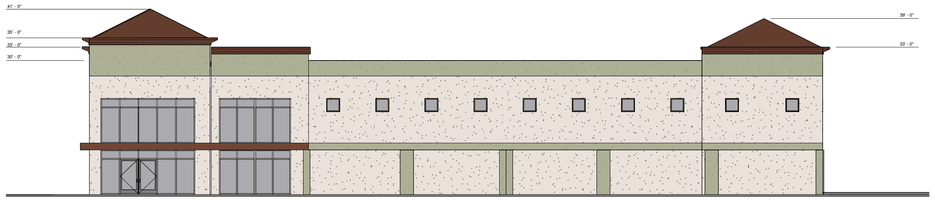
COLOR LEGEND

- BURGUNDY (METAL ROOFING)
- COVERT GREEN (WALL AND WALL BAND HIGHLIGHT)
- LIGHT STONE (PRIMARY WALL COLOR)
- ASH GREY (PERSONNEL & OVERHEAD DOORS)
- DRAK GREY (GLAZING TINT)
- CHARCOAL (FLASHING & TRIM FOR STOREFRONT)

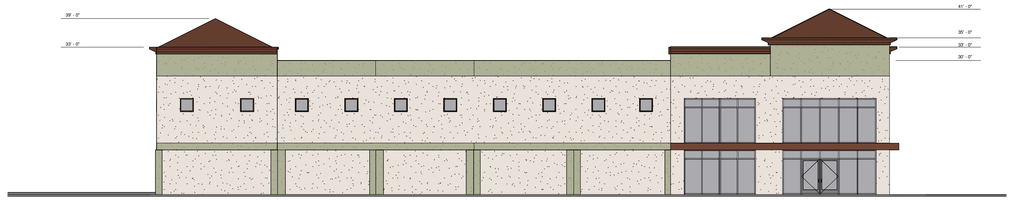
BUILDING B - EAST ELEVATION

SCALE 1/16" = 1'-0"



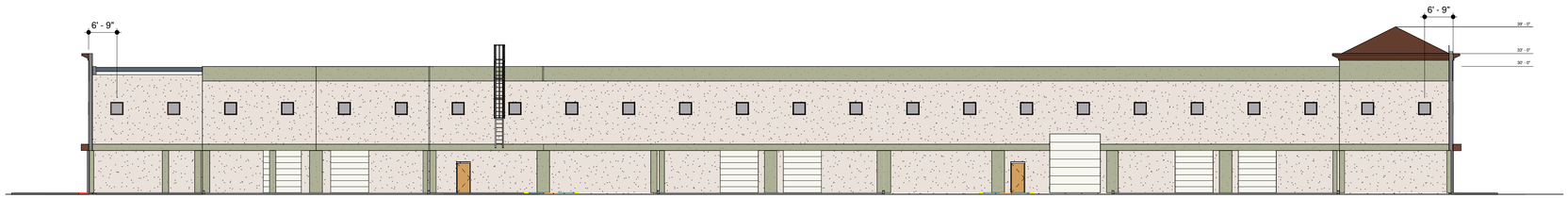
BUILDING B - NORTH ELEVATION

SCALE 1/16" = 1'-0"



BUILDING B - SOUTH ELEVATION

SCALE 1/16" = 1'-0"



BUILDING B - WEST ELEVATION

SCALE 1/16" = 1'-0"

REVISIONS
DATE
1
2
3
4

ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A. RAND
STATE OF UTAH

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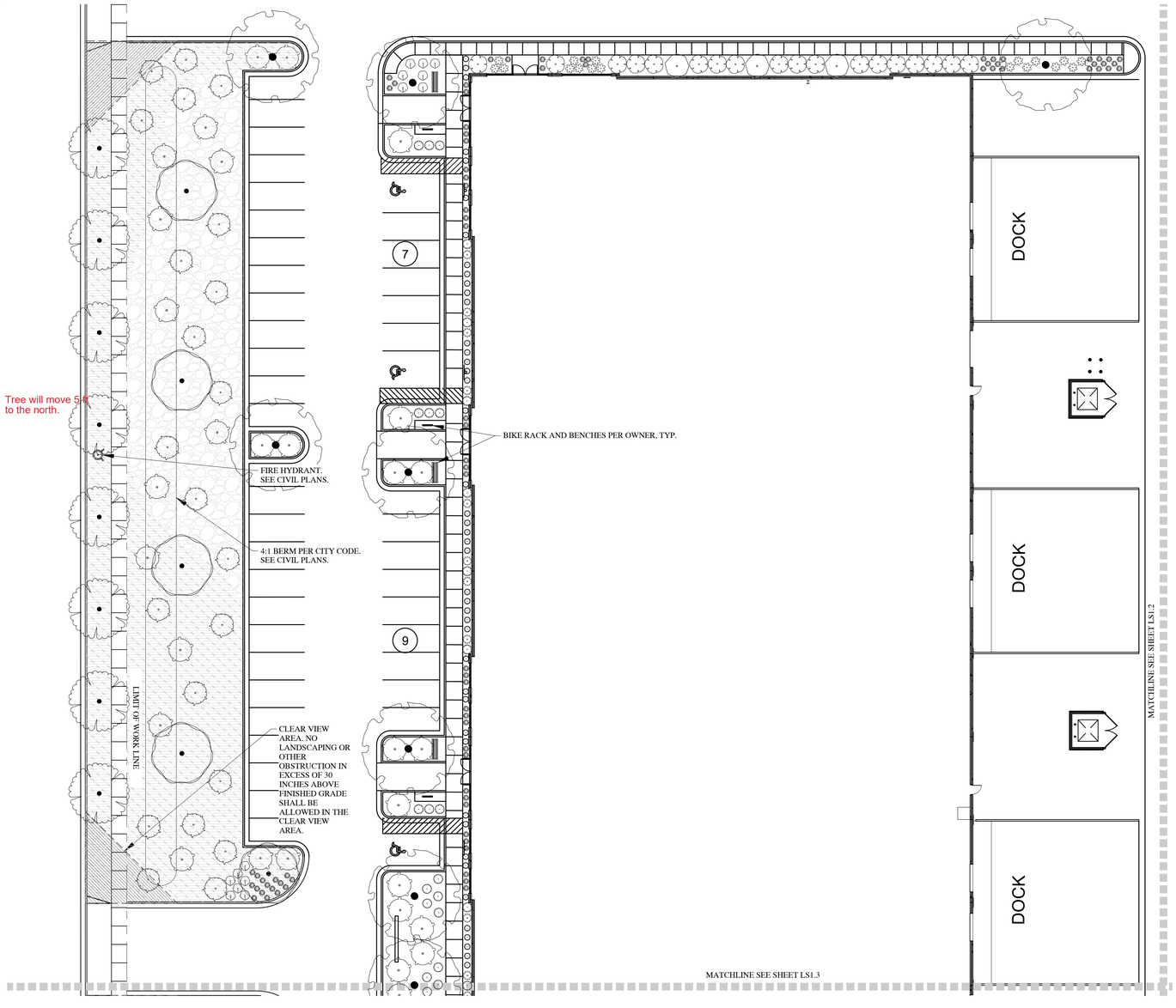
BUILDING 7 AND 8
MILL ROAD INDUSTRIAL PARK
1600 N MILL ROAD (400 E.), VINEYARD, UT

SHEET NO.
A-2.2

DATE
7-15-2022

7/28/2022 9:51:50 AM K:\Drawings 2021\2021-030 Martin Biljanic - Mill Road\MILL ROAD 2.rvt



LANDSCAPE CALCULATIONS

TOTAL SITE AREA*	442,877 SQ.FT.	10.17 ACRES
TOTAL LANDSCAPE AREA	57,926 SQ.FT.	13.1% OF SITE
SHRUBS/GROUNDCOVER	57,926 SQ.FT.	100% OF LANDSCAPE
LAWN AREA	0 SQ.FT.	0% OF LANDSCAPE
INTERIOR PARKING LOT AREA**	132,569 SQ.FT.	30% OF SITE
INTERIOR PARKING LANDSCAPE	25,292 SQ. FT.	19.1% OF PARKING LOT
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* MEASURED FROM CENTERLINES OF INTERIOR ROADS TO BACK OF CITY CURB. INCLUDES PARK STRIP AND SIDEWALK AREAS IN RIGHT-OF-WAY. INCLUDES AREAS ONLY IN THIS PHASE OF THE OVERALL PROJECT.
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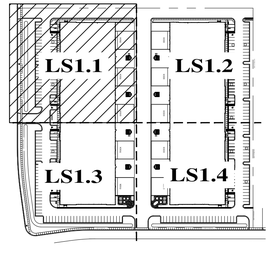

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SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	FAGUS SYLVATICA 'RED OBELISK' RED OBELISK	10	1.5" CAL
	Gleditsia triacanthos var. inermis 'Suncole' Honeylocust, Sunburst	31	2" CAL
	Flowering Crabapple :Malus Species	13	2" CAL
	ZELKOVA SERRATA `MUSASHINO` SAWLEAF ZELKOVA	39	2" CAL

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SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
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N

20' 0 20' 40' 60'

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

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

CONSULTANTS:

STAMP: STATE OF UTAH DARREN G. WILSON NO. 356187 LICENSED LANDSCAPE ARCHITECT

PROJECT:
MILL ROAD
INDUSTRIAL PARK
VINEYARD, UT
CITY SUBMITTAL - NOT FOR CONSTRUCTION

SHEET TITLE:
PLANTING PLAN

DRAWN BY: JLH
CHECKED: DGW
DATE: 07-11-2022
REVISIONS:
JOB NO. 22-106

SHEET: LS1.1

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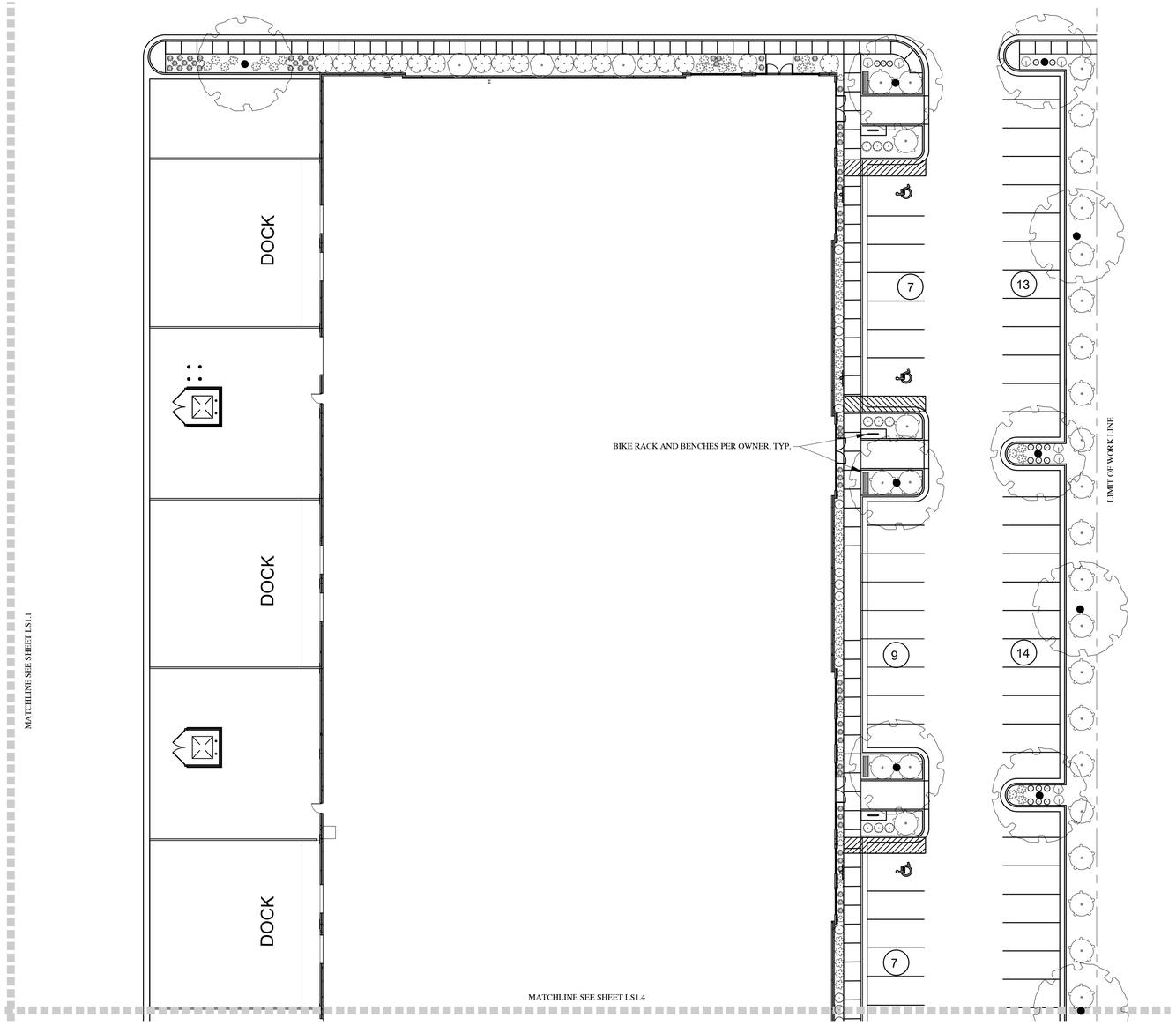

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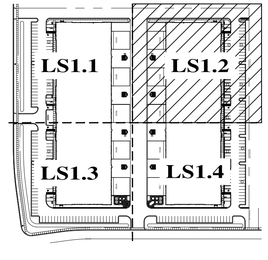

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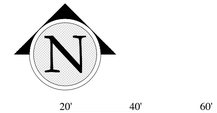

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CONSULTANTS:

STAMP

PROJECT:

MILL ROAD
INDUSTRIAL PARK
VINEYARD, UT

CITY SUBMITTAL - NOT FOR CONSTRUCTION

SHEET TITLE:

PLANTING PLAN

DRAWN BY: JLH
CHECKED: DGW
DATE: 07-11-2022
REVISIONS:
JOB NO. 22-106

SHEET: LS1.2

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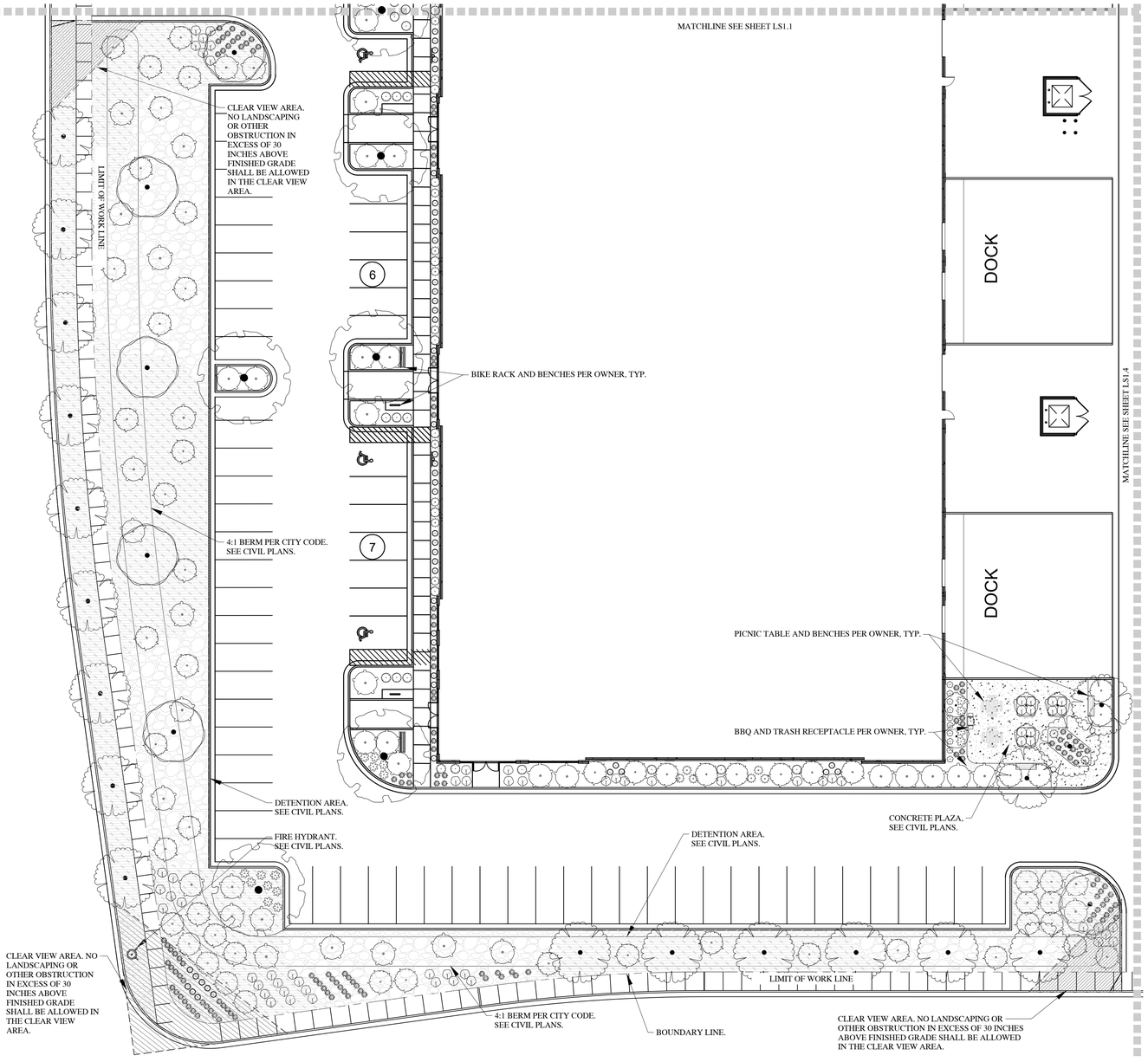

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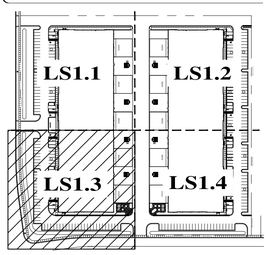

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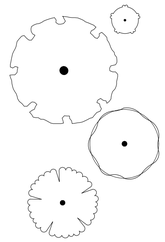

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	CRUSHED ROCK MULCH TO BE ¾" SIZE HORIZON QUARTZ FROM OLD MILL LANDSCAPE SUPPLY. INSTALL ROCK MULCH AT A 3-4" DEPTH OVER ALL PLANTER AREAS. SUBMIT SAMPLE TO OWNER FOR APPROVAL.	39,962 S.F.
	5" DEPTH OF 2-4" GLACIER CRUSHED ROCK (OR OWNER APPROVED EQUAL). ROCK TO BE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC (SEE SPECS. FOR MORE INFO). SEE DETAIL #5 SHEET LS3.1 FOR ADDITIONAL INSTALLATION NOTES. ROCK IS AVAILABLE THROUGH OLD MILL LANDSCAPE SUPPLY. PLACE A SINGLE LAYER OF ¾" SCREENED, DOUBLE WASHED GLACIER CRUSHED ON TOP OF FABRIC TO COVER FABRIC PRIOR TO PLACING 5" DEPTH OF 2-4" SIZED ROCK. SUBMIT SAMPLE TO OWNER FOR APPROVAL.	18,020 S.F.
NOT SHOWN FOR DRAWING CLARITY	ALL AREAS AROUND BUILDING WHERE HATCHES ARE NOT SHOWN, TO BE CRUSHED ROCK MULCH TO BE ¾" SIZE HORIZON QUARTZ FROM OLD MILL LANDSCAPE SUPPLY. INSTALL ROCK MULCH AT A 3-4" DEPTH OVER ALL PLANTER AREAS. SUBMIT SAMPLE TO OWNER FOR APPROVAL.	PER PLANS

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED WITH LOW FLOW POINT SOURCE AND OR DRIPLINE EMITTERS.
4. SANDY LOAM TOPSOIL TO BE INSTALLED IN THE FOLLOWING MANNER: THREE TIMES THE WIDTH OF THE ROOTBALL IN EACH PLANT PIT.
5. THE FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
6. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL COBBLE ROCK AND CRUSHED ROCK MULCH AREAS.
7. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
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9. TYPE 2 CRUSHED ROCK TO BE 2"-4" SIZE GLACIER CRUSHED ROCK FROM OLD MILL LANDSCAPE SUPPLY. SUBMIT SAMPLE FOR OWNER APPROVAL. PLACE A SINGLE LAYER OF ¾" SCREENED, DOUBLE WASHED GLACIER CRUSHED ON TOP OF FABRIC TO COVER FABRIC PRIOR TO PLACING 5" DEPTH OF 2-4" SIZED ROCK. SUBMIT SAMPLE TO OWNER FOR APPROVAL. PULL ROCK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. SEE INERT LANDSCAPE MATERIAL LEGEND FOR ROCK HATCH PLACEMENT ON SITE.
10. OWNER TO DETERMINE MAKE AND MODEL OF ALL BENCHES, TABLES, BIKE RACKS, BBQ'S, AND TRASH RECEPTACLES ON SITE.

20' 0 20' 40' 60'

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

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CONSULTANTS:

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STATE OF UTAH DARREN G. WILSON NO. 356187 REGISTERED LANDSCAPE ARCHITECT

PROJECT:

MILL ROAD
INDUSTRIAL PARK
VINEYARD, UT

CITY SUBMITTAL - NOT FOR CONSTRUCTION

SHEET TITLE:

PLANTING PLAN

DRAWN BY: JLH
CHECKED: DGW
DATE: 07-11-2022
REVISIONS:
JOB NO. 22-106

SHEET:

LS1.3

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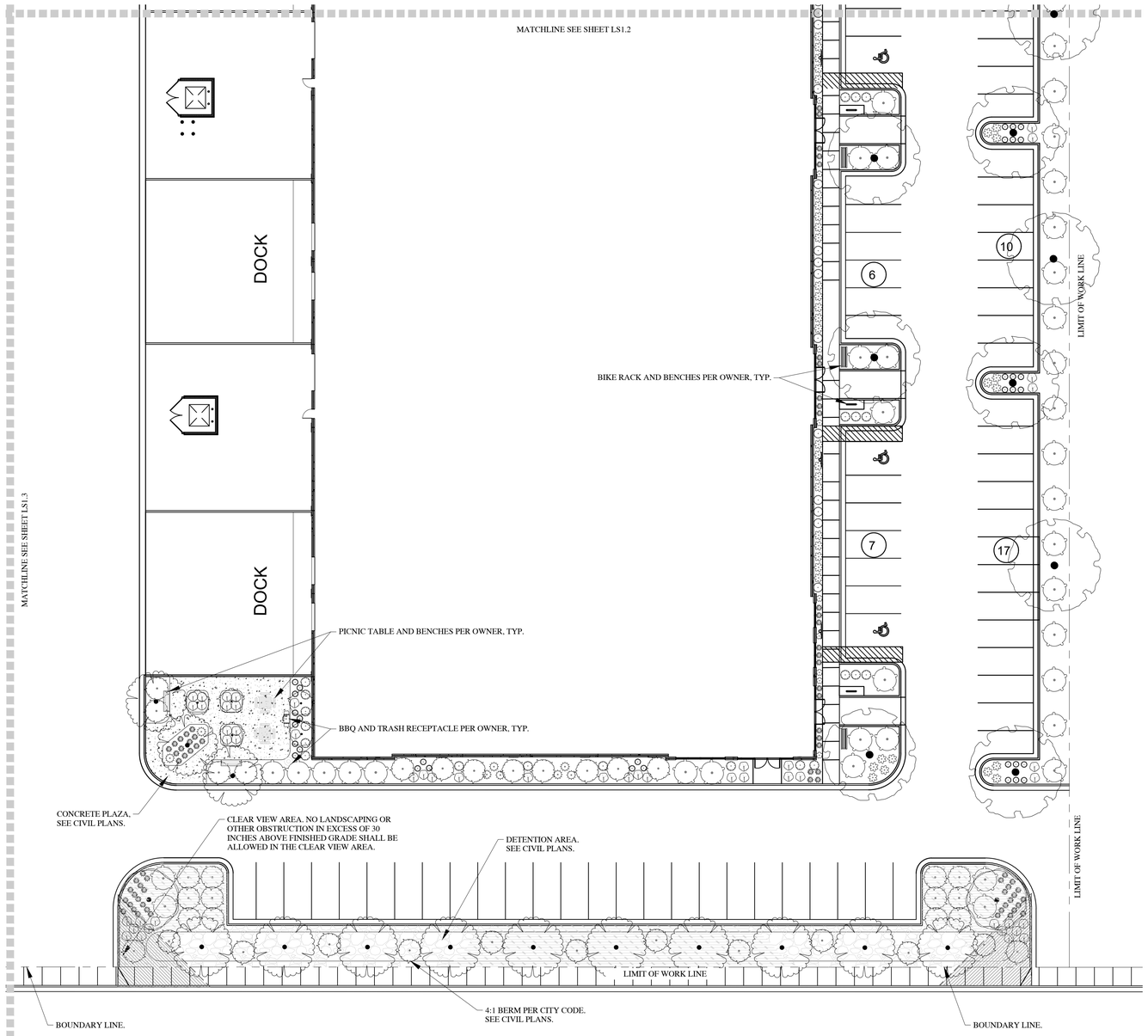
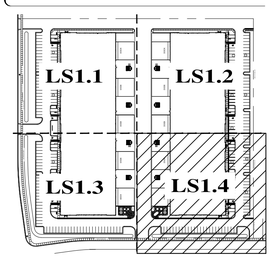


LANDSCAPE CALCULATIONS

TOTAL SITE AREA*	442,877 SQ.FT.	10.17 ACRES
TOTAL LANDSCAPE AREA	57,926 SQ.FT.	13.1% OF SITE
SHRUBS/GROUNDCOVER	57,926 SQ.FT.	100% OF LANDSCAPE
LAWN AREA	0 SQ.FT.	0% OF LANDSCAPE
INTERIOR PARKING LOT AREA**	132,569 SQ.FT.	30% OF SITE
INTERIOR PARKING LANDSCAPE	25,292 SQ. FT.	19.1% OF PARKING LOT
TREES ON SITE	93	

* MEASURED FROM CENTERLINES OF INTERIOR ROADS TO BACK OF CITY CURB. INCLUDES PARK STRIP AND SIDEWALK AREAS IN RIGHT-OF-WAY. INCLUDES AREAS ONLY IN THIS PHASE OF THE OVERALL PROJECT.
**INTERIOR PARKING LOT AREA DETERMINED TO BE ALL AREAS OF PARKING LOT, AND 5' FROM BACK OF CURB ADJACENT TO THE PARKING LOT, INCLUDING PARKING LOT ISLANDS. EXCLUDES CENTER ALLEY FOR DOCK ACCESS.

SITE MAP (N.T.S.)



DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	FAGUS SYLVATICA 'RED OBELISK' RED OBELISK EUROPEAN BEECH	10	1.5" CAL
	Gleditsia triacanthos var. inermis 'Suncole' Honeylocust, Sunburst	31	2" CAL
	Flowering Crabapple :Malus Species	13	2" CAL
	ZELKOVA SERRATA `MUSASHINO` SAWLEAF ZELKOVA	39	2" CAL

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BERBERIS THUNBERGII ATRO `HELMOND`S PILLAR` HELMOND`S PILLAR BARBERRY	69	5 GAL.
	CORNUS ALBA `BAILHALO` TM IVORY HALO DOGWOOD	36	5 GAL.
	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC	140	5 GAL.
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	35	5 GAL.
	ROSA X 'MEIDRIFORA' CORAL DRIFT PP19148 MEIDRIFORA CORAL DRIFT PP19148	136	5 GAL.

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BUXUS SEMPERVIRENS `SUFFRUTICOSA` SUFFRUTICOSA COMMON BOXWOOD	37	5 GAL.
	EUONYMUS FORTUNEI 'COLORATA' PURPLE-LEAF WINTERCREEPER	6	5 GAL.
	JUNIPERUS HORIZONTALIS 'HUGHES' HUGHES CREEPING JUNIPER	114	5 GAL.
	PINUS ARISTATA 'SHERWOOD COMPACT' BRISTLECONE PINE	36	5 GAL.

PERENNIAL AND GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ANEMONE X HYBRIDA 'SEPTEMBER CHARM' SEPTEMBER CHARM JAPANESE ANEMONE	121	1 GAL.
	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' AVALANCHE FEATHER REED GRASS	143	1 GAL.
	HEMEROCALLIS X 'EARLY SNOW' EARLY SNOW DAYLILY	345	1 GAL.

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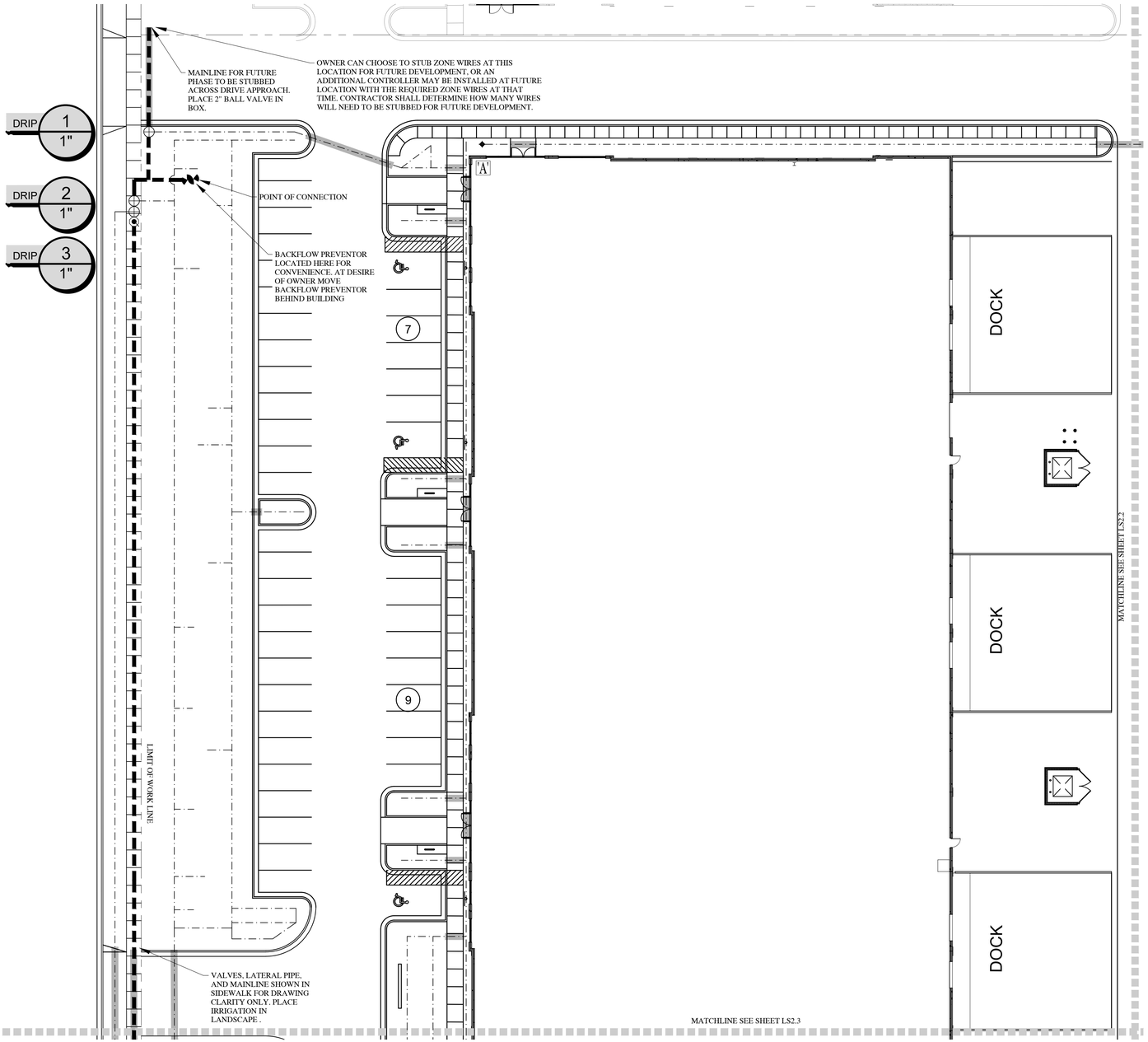

IRRIGATION NOTES

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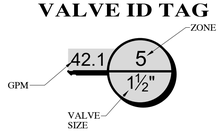
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
6. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
7. MAIN LINE SHALL BE 1-1/4" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX, 4 GPM, 3/4" PIPE MAX 8GPM, 1" PIPE MAX. 13GPM, 1-1/4" PIPE MAX. 23GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
8. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
9. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
10. AT OWNERS REQUEST AND FOR AN ADDITIONAL FEE, LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
11. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
12. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
13. DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
14. CONTRACTOR TO INSTALL NETAFIM INLINE DRIP FOR TREES IN PLANTER AREAS PER DETAILS. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
15. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
16. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F	DRIP GPH	DETAILS	REMARKS
NOT SHOWN	GPH INC. GPSCV2M DRIP EMITTER	F	--	30	--	--	--	--	--	--	2.0	12-16	SEE IRRIGATION DETAILS
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	5.0	12-16	SEE IRRIGATION DETAILS
NOT SHOWN	DRIPLINE: NETAFIM TLCV26-18	F	--	30	--	--	--	--	--	--	26/18"	12-16	SEE IRRIGATION DETAILS
	1-1/4" POINT OF CONNECTION											2	SEE IRRIGATION DETAILS
A	RAINBIRD CONTROLLER, MODEL #ESPLXBASIC. CONTRACTOR TO COORDINATE WITH TRADES TO RUN CONDUIT AND SLEEVING FOR WIRING TO VALVES. SIZE CONTROLLER AS NECESSARY. PLACE CONTROLLER IN WEATHER RESISTANT CABINET											1	COORDINATE EXACT LOCATION WITH OWNER.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB COM											11	JUMBO VALVE BOX
	1-1/4" SCH. 40 MAINLINE											6-8	SEE IRRIGATION DETAILS
	DRIP LATERAL: PVC SCH 40, OR STICKY-STRIP PVC HOSE BY GPH. CONTRACTOR SHALL SIZE PIPE PER DETAILS AND SPECS.											12-16	SEE IRRIGATION DETAILS
	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44LRC. FOR IRRIGATION SYSTEM BLOWOUT. ALL GALVANIZED FITTINGS & PIPE.											4	SEE IRRIGATION DETAILS
NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE											6-8	
	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN, LATERAL.)											8	COORDINATE WITH ALL TRADES
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN, 1" DIA. WC IS THE MINIMUM SIZED ALLOWED.											6-8	COORDINATE WITH ALL TRADES
◆	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											17	REFERENCE DETAILS

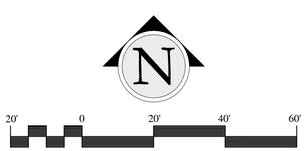
VALVE ID TAG



DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	GPSTCV2M (2GPH)
ALL SHRUBS	2	GPSTCV2M (2GPH)
TREES IN PLANTERS	2	PC-05 (5GPH) OR GPSTV4M PER DETAILS.

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD.
2. INSTALL NETAFIM TLCV IN ADDITION TO PC-05 AND GPSTVC4M EMITTERS PER DETAILS ON SHEET LS4.1 & LS4.2.
3. INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.



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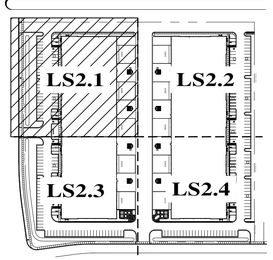

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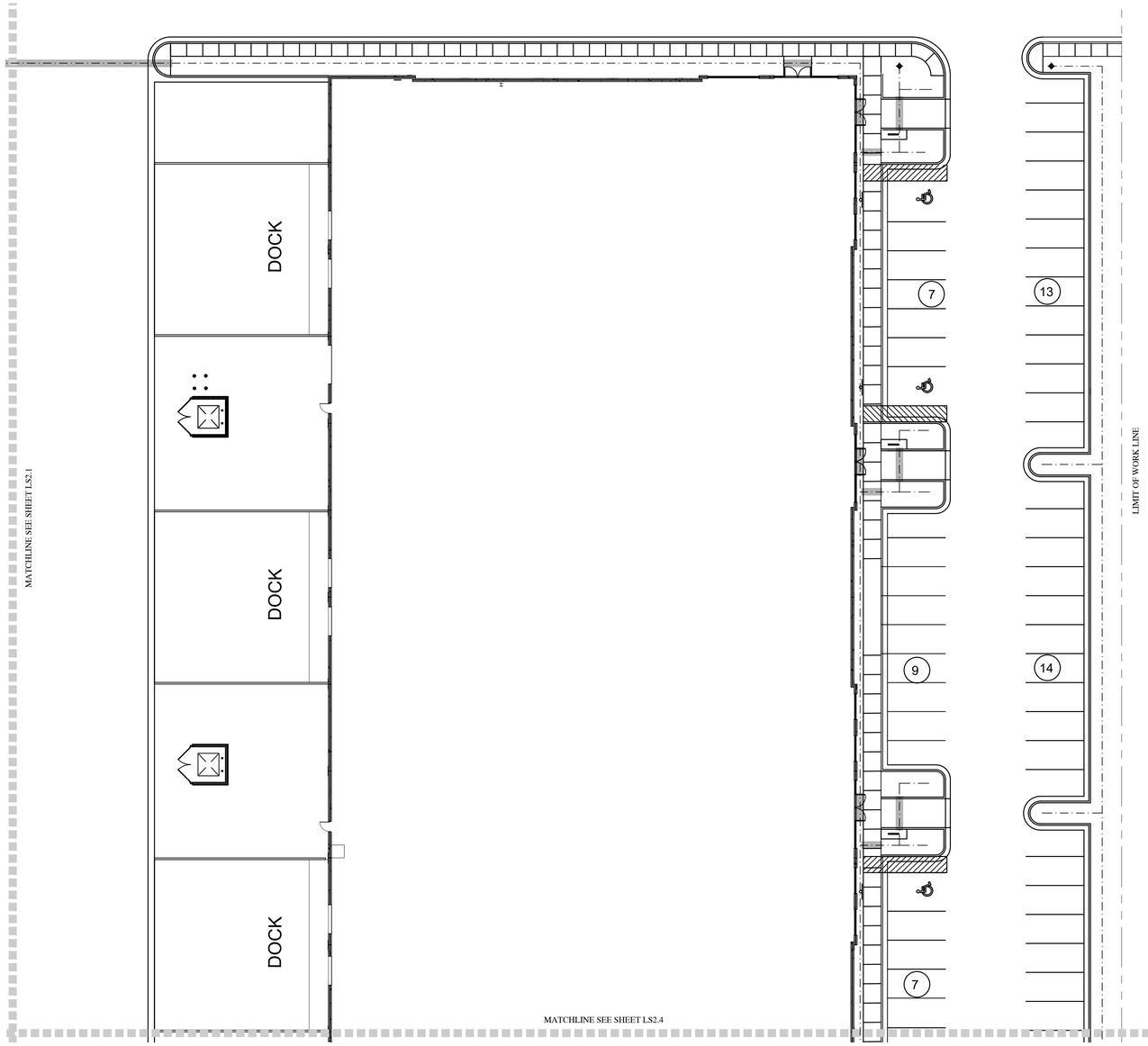

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IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	GPM T	GPM H	GPM TT	GPM TQ	GPM F	DRIP GPH	DETAILS	REMARKS
NOT SHOWN	GPH INC. GPSCV2M DRIP EMITTER	F	--	30	--	--	--	--	--	--	2.0	12-16	SEE IRRIGATION DETAILS
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	5.0	12-16	SEE IRRIGATION DETAILS
NOT SHOWN	DRIPLINE: NETAFIM TLCV26-18	F	--	30	--	--	--	--	--	--	26/18"	12-16	SEE IRRIGATION DETAILS
	1-1/4" POINT OF CONNECTION											2	SEE IRRIGATION DETAILS
A	RAINBIRD CONTROLLER, MODEL #ESPLXBASIC. CONTRACTOR TO COORDINATE WITH TRADES TO RUN CONDUIT AND SLEEVING FOR WIRING TO VALVES. SIZE CONTROLLER AS NECESSARY. PLACE CONTROLLER IN WEATHER RESISTANT CABINET											1	COORDINATE EXACT LOCATION WITH OWNER.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB COM											11	JUMBO VALVE BOX
	1-1/4" SCH. 40 MAINLINE											6-8	SEE IRRIGATION DETAILS
	DRIP LATERAL: PVC SCH 40, OR STICKY-STRIP PVC HOSE BY GPH. CONTRACTOR SHALL SIZE PIPE PER DETAILS AND SPECS.											12-16	SEE IRRIGATION DETAILS
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NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE											6-8	
	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN, LATERAL.)											8	COORDINATE WITH ALL TRADES
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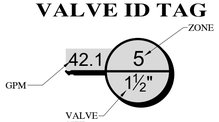
◆	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											17	REFERENCE DETAILS

VALVE ID TAG



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PLANT TYPE	EMITTER QTY	EMITTER TYPE
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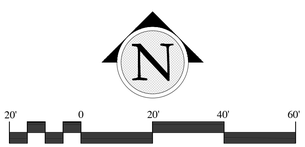

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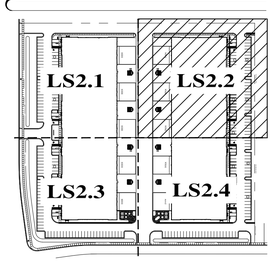
SITE MAP (N.T.S.)



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CONSULTANTS:

STAMP

STATE OF UTAH DAIREN G. WILSON NO. 356187 LICENSED LANDSCAPE ARCHITECT

PROJECT:

MILL ROAD
INDUSTRIAL PARK
VINEYARD, UT

CITY SUBMITTAL - NOT FOR CONSTRUCTION

SHEET TITLE:

IRRIGATION PLAN

DRAWN BY: JLH
CHECKED: DGW
DATE: 07-11-2022
REVISIONS:
JOB NO. 22-106

SHEET: LS2.2

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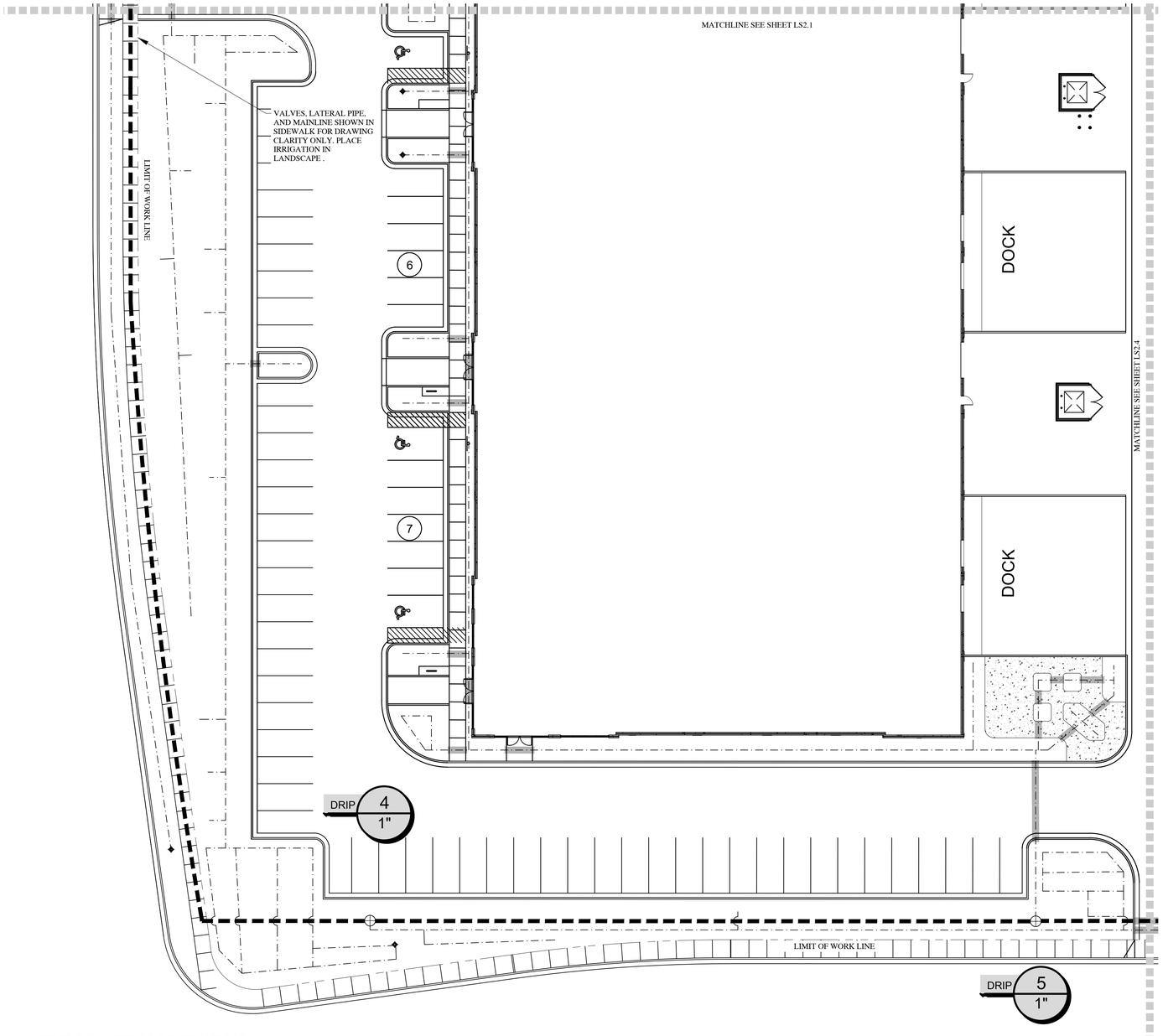

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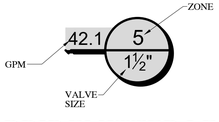

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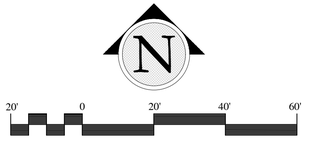

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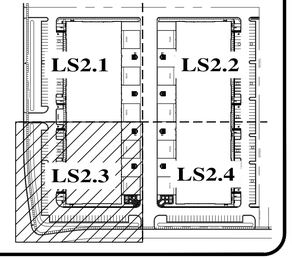

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PROJECT:

MILL ROAD
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CITY SUBMITTAL - NOT FOR CONSTRUCTION

SHEET TITLE:

IRRIGATION PLAN

DRAWN BY: JLH
CHECKED: DGW
DATE: 07-11-2022
REVISIONS:
JOB NO. 22-106

SHEET: LS2.3

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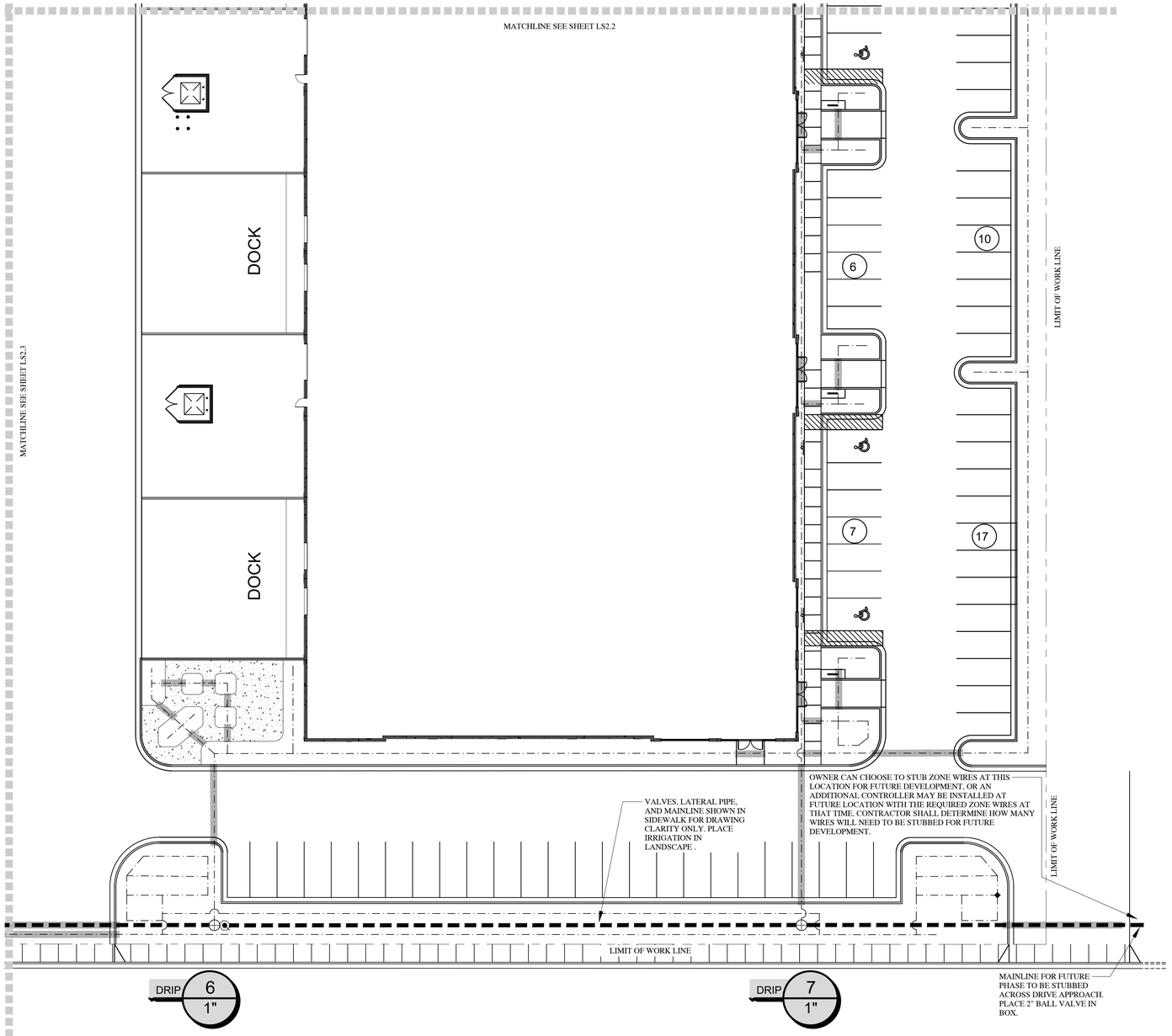

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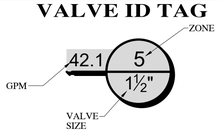
	1-1/4" SCH. 40 MAINLINE											6-8	SEE IRRIGATION DETAILS
	DRIP LATERAL: PVC SCH 40, OR STICKY-STRIP PVC HOSE BY GPH. CONTRACTOR SHALL SIZE PIPE PER DETAILS AND SPECS.											12-16	SEE IRRIGATION DETAILS
	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44LRC. FOR IRRIGATION SYSTEM BLOWOUT. ALL GALVANIZED FITTINGS & PIPE.											4	SEE IRRIGATION DETAILS
NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE											6-8	
	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN, LATERAL)											8	COORDINATE WITH ALL TRADES
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN, 1" DIA. WC IS THE MINIMUM SIZED ALLOWED.											6-8	COORDINATE WITH ALL TRADES
	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											17	REFERENCE DETAILS

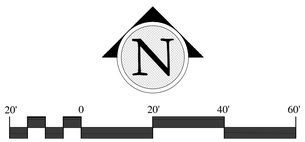
VALVE ID TAG



DRIP EMITTER LEGEND

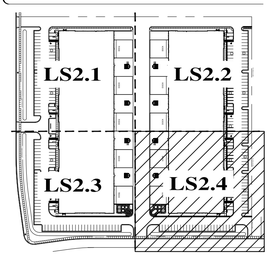
PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	GPSTCV2M (2GPH)
ALL SHRUBS	2	GPSTCV2M (2GPH)
TREES IN PLANTERS	2	PC-05 (5GPH) OR GPSTV4M PER DETAILS.

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD.
2. INSTALL NETAFIM TLCV IN ADDITION TO PC-05 AND GPSTVC4M EMITTERS PER DETAILS ON SHEET LS4.1 & LS4.2.
3. INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.



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

SITE MAP (N.T.S.)



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DARREN G. WILSON
NO. 356187
LICENSED LANDSCAPE ARCHITECT

PROJECT:
MILL ROAD
INDUSTRIAL PARK
VINEYARD, UT

CITY SUBMITTAL - NOT FOR CONSTRUCTION

SHEET TITLE:
IRRIGATION PLAN

DRAWN BY: JLH
CHECKED: DGW
DATE: 07-11-2022
REVISIONS:
JOB NO. 22-106

SHEET: LS2.4

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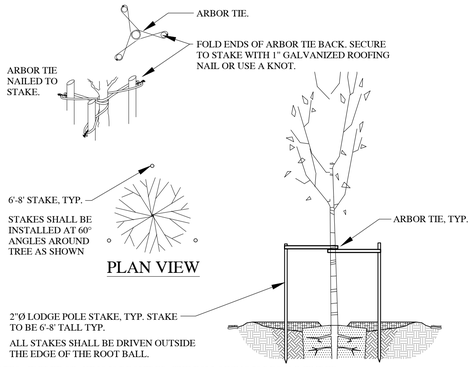
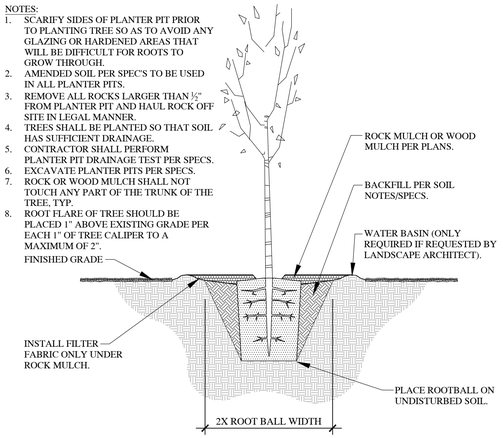


NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE TREE IS STABLE.
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS PART OF THE BASE BID.
6. CONTRACTOR TO REMOVE NURSERY TREE STAKE FROM ROOTBALL AT TIME OF PLANTING (TYP.).

1 TREE STAKING

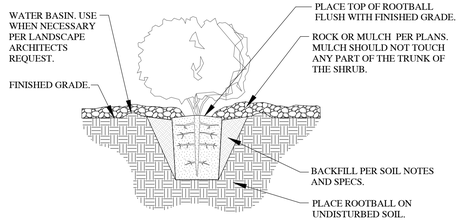
SCALE: NTS

NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. ROCK OR WOOD MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".



2 DECIDUOUS TREE PLANTING

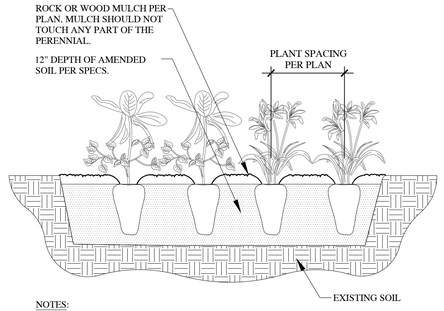
SCALE: NTS



NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN A LEGAL MANNER.
4. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
5. EXCAVATE PLANTER PITS PER SPECS.

3 SHRUB & ORNAMENTAL GRASS PLANTING

SCALE: NTS



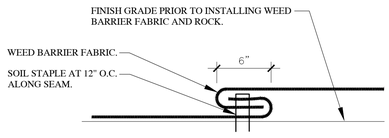
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING PERENNIALS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN LEGAL MANNER.
3. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
4. EXCAVATE PLANTER PITS PER SPECS.

4 PERENNIAL PLANTING

SCALE: NTS

NOTES:
1. ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR DOUBLE WASHING ALL ROCK AND BOULDERS PRIOR TO INSTALLATION.
2. INSTALL PRE-EMERGENT HERBICIDE AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
3. KEEP TOP OF ROCK 1"-1½" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
4. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.

WEED FABRIC NOTE:
INSTALL 6" SOIL STAPLE IN WEED BARRIER FABRIC AT 5' O.C. TRIANGULAR SPACING. INSTALL 6" SOIL STAPLE AT 12" O.C. ALONG ALL WEED BARRIER FABRIC SEAMS. OVERLAP FABRIC MIN. OF 6" AT ALL SEAMS AS SHOWN BELOW. INSTALL SOIL STAPLE 6' O.C. ALONG EDGES & 2 AT EACH CORNER.



5 ROCK MULCH DETAIL

SCALE: NTS

NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. ROCK OR WOOD MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".
9. REFER TO NOTE 5 THIS SHEET FOR GRASS FREE TREE RING REQUIREMENTS

6 TREE PLANTING ON SLOPE

SCALE: NTS

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VINEYARD, UT

CITY SUBMITTAL - NOT FOR CONSTRUCTION

SHEET TITLE:

PLANTING DETAILS

DRAWN BY: JLH
CHECKED: DGW
DATE: 07-11-2022
REVISIONS:
JOB NO. 22-106

SHEET:

LS3.1

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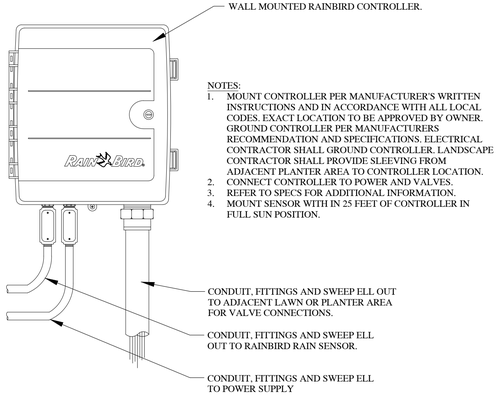
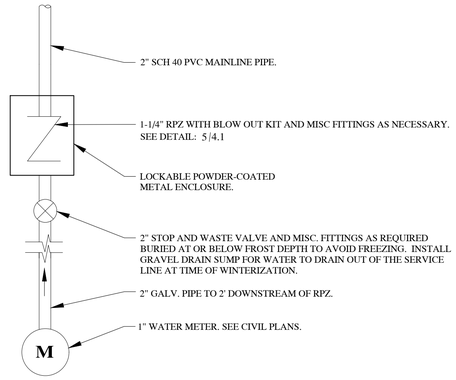


NOTES:
1. MOUNT CONTROLLER PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH ALL LOCAL CODES. EXACT LOCATION TO BE APPROVED BY OWNER. GROUND CONTROLLER PER MANUFACTURERS RECOMMENDATION AND SPECIFICATIONS. ELECTRICAL CONTRACTOR SHALL GROUND CONTROLLER. LANDSCAPE CONTRACTOR SHALL PROVIDE SLEEVING FROM ADJACENT PLANTER AREA TO CONTROLLER LOCATION.
2. CONNECT CONTROLLER TO POWER AND VALVES.
3. REFER TO SPECS FOR ADDITIONAL INFORMATION.
4. MOUNT SENSOR WITH IN 25 FEET OF CONTROLLER IN FULL SUN POSITION.

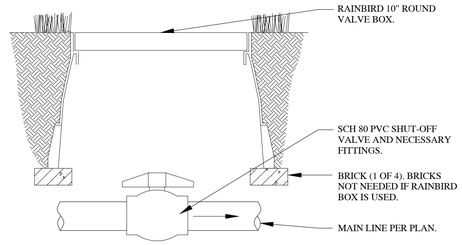
1 CONTROLLER WITH SENSOR

SCALE: NTS



2 2" POINT OF CONNECTION

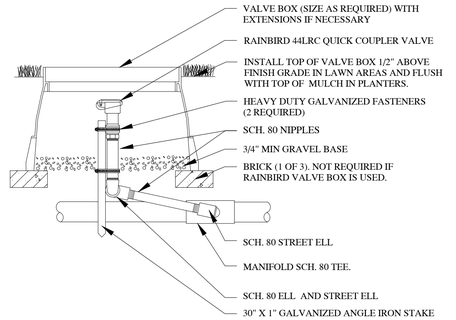
SCALE: NTS



NOTES:
1. LINE SIZE ISOLATION VALVES AND FITTING.

3 MAINLINE SHUTOFF VALVE

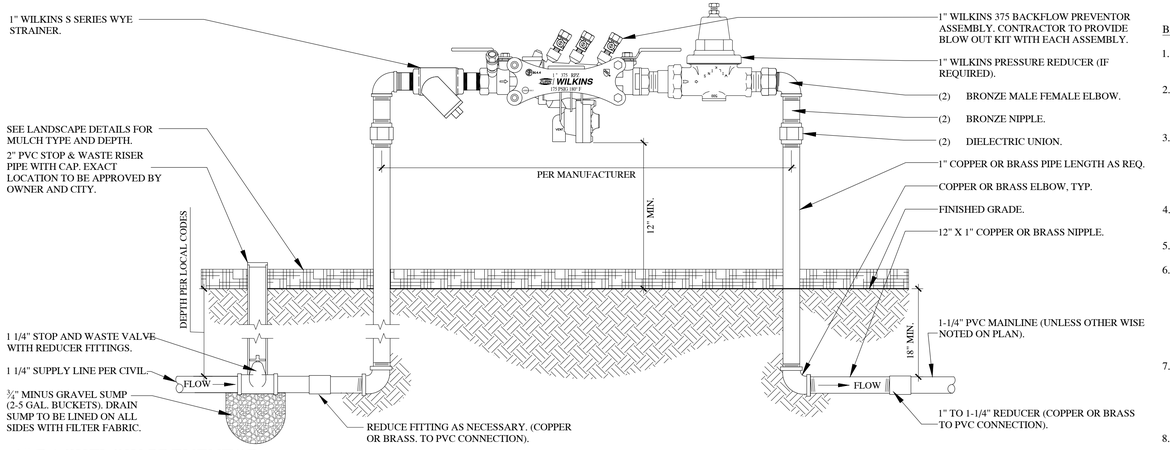
SCALE: NTS



NOTES:
1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
2. WRAP ALL THREADS WITH TEFLON TAPE. 1.1/2 TO 2 WRAPS MAXIMUM.
3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.
5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.
6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH THE RPZ AND QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR, TYP.
7. SCH 80 PVC TEE OR ELL'S CAN BE USED ON ALL QUICK COUPLERS EXCEPT AT POINT OF CONNECTION (IF QUICK COUPLER(S) ARE INSTALLED AT THE POINT OF CONNECTION). ALL QUICK COUPLER FITTINGS AND NIPPLES AT P.O.C. QUICK COUPLER(S) TO BE GALVANIZED.

4 QUICK COUPLER VALVE

SCALE: NTS



5 1" BACKFLOW PREVENTOR

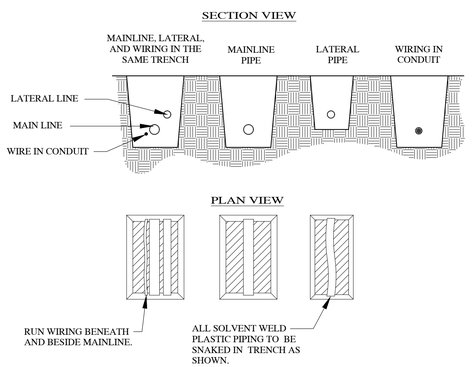
BACKFLOW PREVENTOR NOTES:

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

NOTES:
1. PROVIDE SLACK IN CONTROL WIRES AT ALL CHANGES IN DIRECTION.
2. MAINLINE DEPTH SHALL BE 18" DEEP EXCEPT UNDER ASPHALT & CONCRETE PAVING AND AT P.O.C. SHALL BE MIN OF 24" & MAX OF 30". INSTALL ADDITIONAL FITTINGS & RESTRAINTS AS REQUIRED.
3. MAINLINE AND LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.

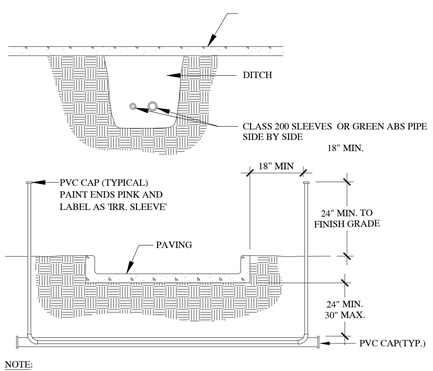
6 TRENCH SECTION

SCALE: NTS



7 PIPE, WIRE, AND TRENCH

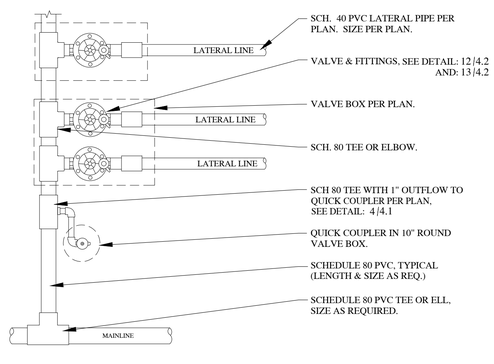
SCALE: NTS



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

8 SLEEVING

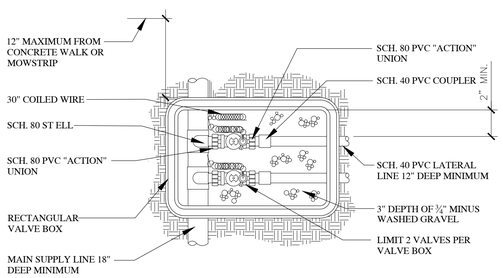
SCALE: NTS



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

9 VALVE MANIFOLD

SCALE: NTS



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

10 VALVE ASSEMBLY

SCALE: NTS

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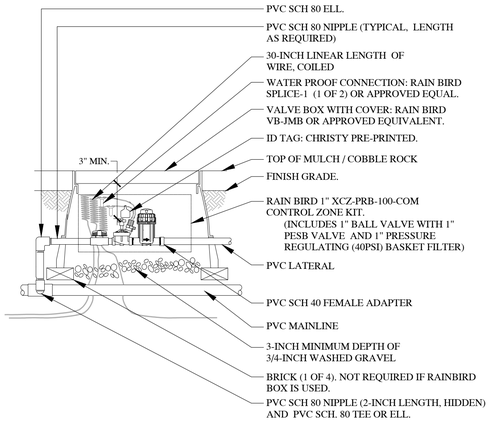
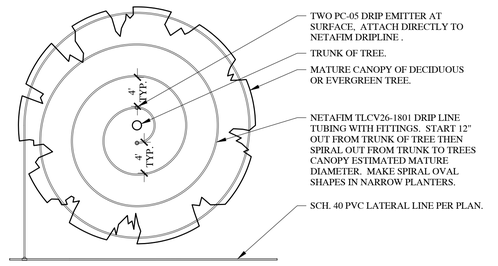


11 1" DRIP CONTROL ZONE KIT

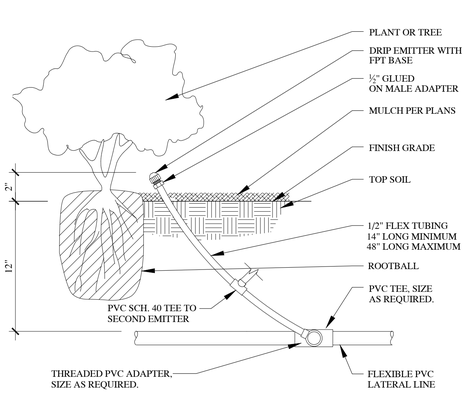
SCALE: NTS



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

15 TREE DRIP WITHOUT PLANTS UNDER FULL CANOPY

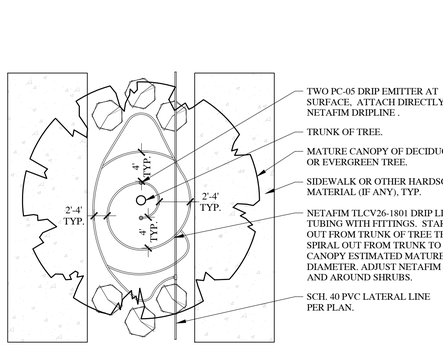
1" = 1'-0"



NOTE:
1. FOR LAYOUT OF MULTIPLE SHRUBS, CONTRACTOR SHALL USE TEE'S AS NECESSARY. FOR LAYOUT INFORMATION, SEE DETAIL:19|4.2

12 DRIP EMITTER

SCALE: NTS



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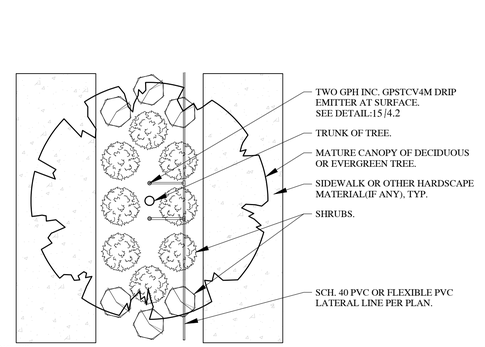
3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

13 TREE DRIP WITH PARTIAL PLANTING UNDER CANOPY

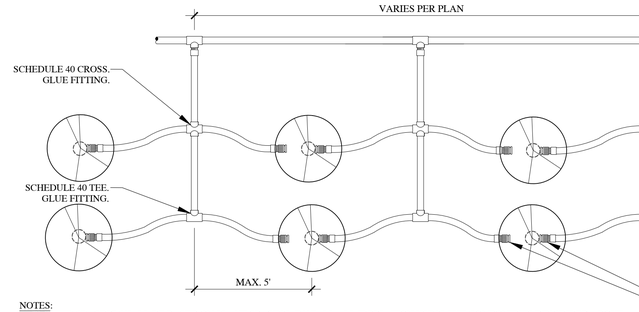
1" = 1'-0"



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

14 TREE DRIP WITH FULL PLANTING UNDER CANOPY

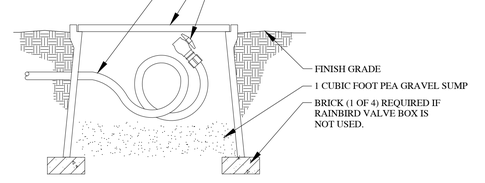
1" = 1'-0"



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

16 GPH DRIP EMITTER PLAN VIEW

SCALE: NTS



17 DRIP LINE FLUSH CAP

SCALE: NTS

CALL BEFORE YOU DIG IT'S THE LAW! BLUE STAKES 1 800 662 4111

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

CONSULTANTS:

STAMP

STATE OF UTAH DARREN G. WILSON NO. 356187 LICENSED LANDSCAPE ARCHITECT

PROJECT:

MILL ROAD
INDUSTRIAL PARK
VINEYARD, UT

CITY SUBMITTAL - NOT FOR CONSTRUCTION

SHEET TITLE:

IRRIGATION DETAILS

DRAWN BY: JLH
CHECKED: DGW
DATE: 07-11-2022
REVISIONS:
JOB NO. 22-106

SHEET:
LS4.2

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ROYAL ENGINEERING

Deferred Submittal Letter

July 27, 2022

Christopher Kephart
Universal Industrial Sales, Inc.
433 North 1030 West
Lindon, Utah 84042
(801) 785-0505

Dear Christopher,

This project will meet the requirements of lumens according to vineyard code, and exterior lighting fixtures will comply with the vineyard dark skies ordnance. The lighting fixtures selected will meet vineyards codes.

We appreciate this opportunity and look forward to working with your firm on this and future projects.

Respectfully,

Royal Engineering

Chase F. Castleberry

Provo Office: 1837 S. East Bay Blvd. , Provo, Ut. 84606 | Sandy Office: 9672 S. 700 E., Suite 200, Sandy, Ut. 84070-3568 | T: 801.375.2228 | F: 801.375.2676 | www.royaleng.com

Project	Mill Road Industrial Park Buildings 7 & 8	**Catalog #**	GALEON-AF-04-LED-E1-T3-SCBA-7050-800	**Type**	SF1
Prepared by	Joe Hutchings	**Notes**		**Date**	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

LumenSafe Technology

Light ARchitect™

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

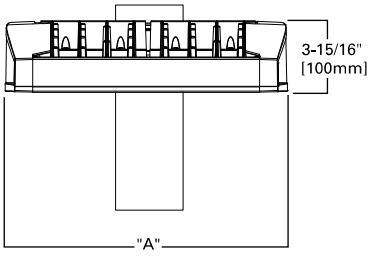
Quick Facts

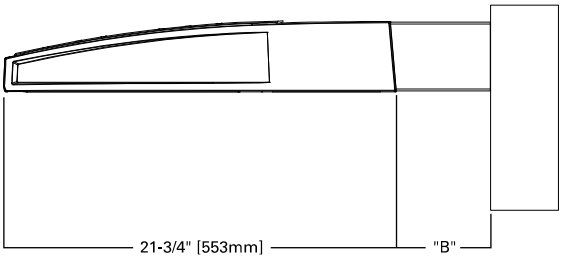
- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details





Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	–
9-10	33-3/4"	7"	16"	–	–

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON=Galleon **BAA-GLEON**=Galleon, Buy American Act Compliant [35] **TAA-GLEON**=Galleon, Trade Agreements Act Compliant [35]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares **SA7**=7 Squares [5] **SA8**=8 Squares [5] **SA9**=9 Squares [6] **SA0**=10 Squares [6]	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [16]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [14, 16]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 8] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/SpIll Control **SLL**=90° SpIll Light Eliminator Left **SLR**=90° SpIll Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QMEA**=Quick Mount Arm (Extended Length) [12]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [36]
DIM=External 0-10V Dimming Leads [19, 20] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two Circuits [17, 18] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [28] **GRSBK**=Glare Reducing Shield, Black [23] **GRSWH**=Glare Reducing Shield, White [23] **LCF**=Light Square Trim Painted to Match Housing [27] **MT**=Installed Mesh Top **TH**=Tool-less Door Hardware **CC**=Coastal Construction finish [3] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **CE**=CE Marking [29] **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [21] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [34] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [34] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 25] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24, 25] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24] **ZW**=WaveLinx Module and 4-PIN Receptacle **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [13, 32, 33] **SWPD5XX**=WaveLinx Sensor Only, 15'-40' [13, 32, 33] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [13, 32] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [13, 32] **LWR-LW**=Enlighted Sensor, 8'–16' Mounting Height [26] **LWR-LN**=Enlighted Sensor, 16'–40' Mounting Height [26] **DIM10-MS/DIM-L08**=Synapse Occupancy Sensor (<8' Mounting) [19] **DIM10-MS/DIM-L20**=Synapse Occupancy Sensor (9'-20' Mounting) [19] **DIM10-MS/DIM-L40**=Synapse Occupancy Sensor (21'-40' Mounting) [19]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [24] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit [11] **GLEON-QMEA**=Quick Mount Extended Arm Kit [12] **LS/HSS**=Field Installed House Side Shield [28, 30] **LS/GRSBK**=Glare Reducing Shield, Black [23, 30] **LS/GRSWH**=Glare Reducing Shield, White [23, 30] **LS/PFS**=Perimeter Shield, Black [15] **WOLC-7P-10A**=WaveLinx Outdoor Control Module [19, 31] **SWPD4-XX**=Wavelinx Wireless Sensor, 7'–15' Mounting Height [13, 19, 32, 33] **SWPD5-XX**=Wavelinx Wireless Sensor, 15'–40' Mounting Height [13, 19, 32, 33]

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Requires ZW or ZD receptacle.
14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Set of 4 pcs. One set required per Light Square.
16. Not available with HA option.
17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with Enlighted wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
25. Replace X with number of Light Squares operating in low output mode.
26. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
27. Not available with house side shield (HSS).
28. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
29. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
30. One required for each Light Square.
31. Requires PR7.
32. Replace XX with sensor color (WH, BZ or BK.)
33. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
34. Smart device with mobile application required to change system defaults. See controls section for details.
35. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
36. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology LumenSafe Technology	**D**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

Project	Mill Road Industrial Park Buildings 7 & 8	**Catalog #**	GWC-AF-02-LED-E1-T4FT-SCBA	**Type**	F2 Wall Pack
Prepared by	Joe Hutchings	**Notes**		**Date**	

McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features

Light ARchitect™

Product Certifications

DLC LISTED [1] · DLC LISTED PREMIUM [1] · ISO SYSTEMS CERTIFIED · UL CERTIFIED · FC CLASS A · IP66 · ida DARK SKY APPROVED [2] · 5 YEAR LIMITED WARRANTY · BAA BUY AMERICAN ACT COMPLIANT OPTIONS AVAILABLE

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

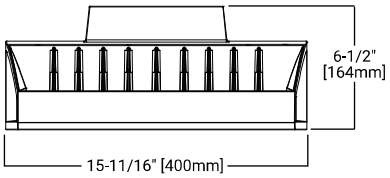
Quick Facts

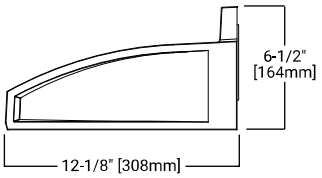
- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

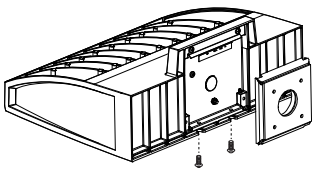
Connected Systems

- WaveLinx
- Enlighted

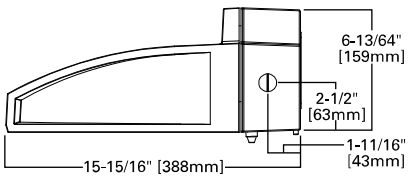
Dimensional Details



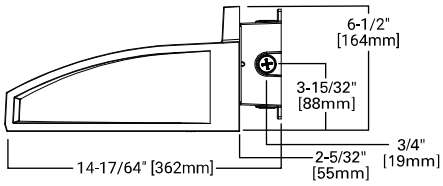




GWC with CBP option installed
(Thru-Branch Back Box accessory MA1059XX)



GWC with accessory BB/GWCXX Back Box installed



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **GWC-SA2C-740-U-T4FT-GM**

Product Family [1]	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
GWC=Galleon Wall **BAA-GWC**=Galleon Wall, Buy American Act Compliant [35] **TAA-GWC**=Galleon Wall, Trade Agreements Act Compliant [35]	**SA1**=1 Square **SA2**=2 Squares [2]	**A**=615mA **B**=800mA **C**=1000mA **D**=1200mA [4]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [3, 4]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [6,7] **9**=347V [6] **DV**=277-480V DuraVolt Drivers [7, 8, 37]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **5NQ**=Type V Square Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Controls and Systems Options** (Add as Suffix)	**Accessories** (Order Separately) [36]
F=Single Fused (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two-Circuit Light Engine [38] **DIM**=External 0-10V Dimming Leads [9, 10] **CBP**=Battery Pack with Back Box, Cold Weather Rated [2, 4, 14, 33] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [2, 4, 14] **BB**=Shipped with Back Box Accessory [39] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [23] **GRSBK**=Factory Installed Glare Shield, BK [4, 27] **GRSWH**=Factory Installed Glare Shield, WH [4, 27] **UPL**=Uplight Housing [13] **HA**=50°C High Ambient [12] **LCF**=Light Square Trim Plate Painted to Match Housing [22] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [5] **CE**=CE Marking and Small Terminal Block [24] **AHD145**=After Hours Dim, 5 Hours [16] **AHD245**=After Hours Dim, 6 Hours [16] **AHD255**=After Hours Dim, 7 Hours [16] **AHD355**=After Hours Dim, 8 Hours [16] **DALI**=DALI Driver [11]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [15] **FADC**=Field Adjustable Dimming Controller [40] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [19,34] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [19,34] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [19,34] **MS-LXX**=Motion Sensor for On/Off Operation [17, 18, 19] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [17, 18, 19] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [29, 30] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [29, 30] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [31, 32] **SWPD5XX**=WaveLinx Sensor Only, 15'-40' [31, 32] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [31, 32] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [31, 32] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [19, 20, 21] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [19, 20, 21]	**OA/RA1013**=Photocontrol Shorting Cap **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1027**=NEMA Photocontrol - 480V **MA1252**=10kV Circuit Module Replacement **MA1059XX**=Thru-branch Back Box (Must Specify Color) **BB/GWCXX**=Back Box (Must Specify Color) **LS/HSS**=Field Installed House Side Shield [23, 25] **LS/GRSBK**=Glare Shield, Black [25, 27] **LS/GRSWH**=Glare Shield, White [25, 27] **LS/PFS**=Perimeter Shield, Black [28] **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [17] **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [26, 29] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' – 15' Mounting Height [29, 30, 31, 32] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [29, 30, 31, 32]

NOTES:

1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details.
2. Two light squares with CBP options limited to 25°C. CBP not available in combination with sensor options at 1200mA.
3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V not to be used with ungrounded or impedance grounded systems.
8. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
9. Cannot be used with other control options.
10. Low voltage control leads extended 18" from fixture.
11. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, UPL or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options.
14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated. Control option limited to BPC.
15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. White sensor shipped on all housing color options.
22. Not available with HSS or GRS options.
23. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with T4FT, T4W or SL4 optics.
28. Set of 4 pcs. Once set required per Light Square.
29. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
30. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
31. Requires ZW or ZD receptacle.
32. Replace XX with sensor color (WH, BZ, or BK).
33. Specify 120V or 277V.
34. Smart device with mobile application required to change system defaults. See controls section for details.
35. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
36. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
37. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.
38. 2L not available with FF, AHD or DALI options. Controls and/or battery packs operate only one of the two circuits when 2L is specified. 2L with controls options not available with 347V or 480V.
39. Not available with CBP or CBP-CEC options.
40. Cannot be used with PR7 or other motion response control options.

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments; Optional 50°C high ambient (HA) configuration

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Typical Applications

- Exterior Wall, Walkway

Warranty

- Five-year warranty

VINEYARD
STAY CONNECTED

VINEYARD CITY PLANNING COMMISSION STAFF REPORT

Meeting Date: 8-3-2022

Agenda Item:

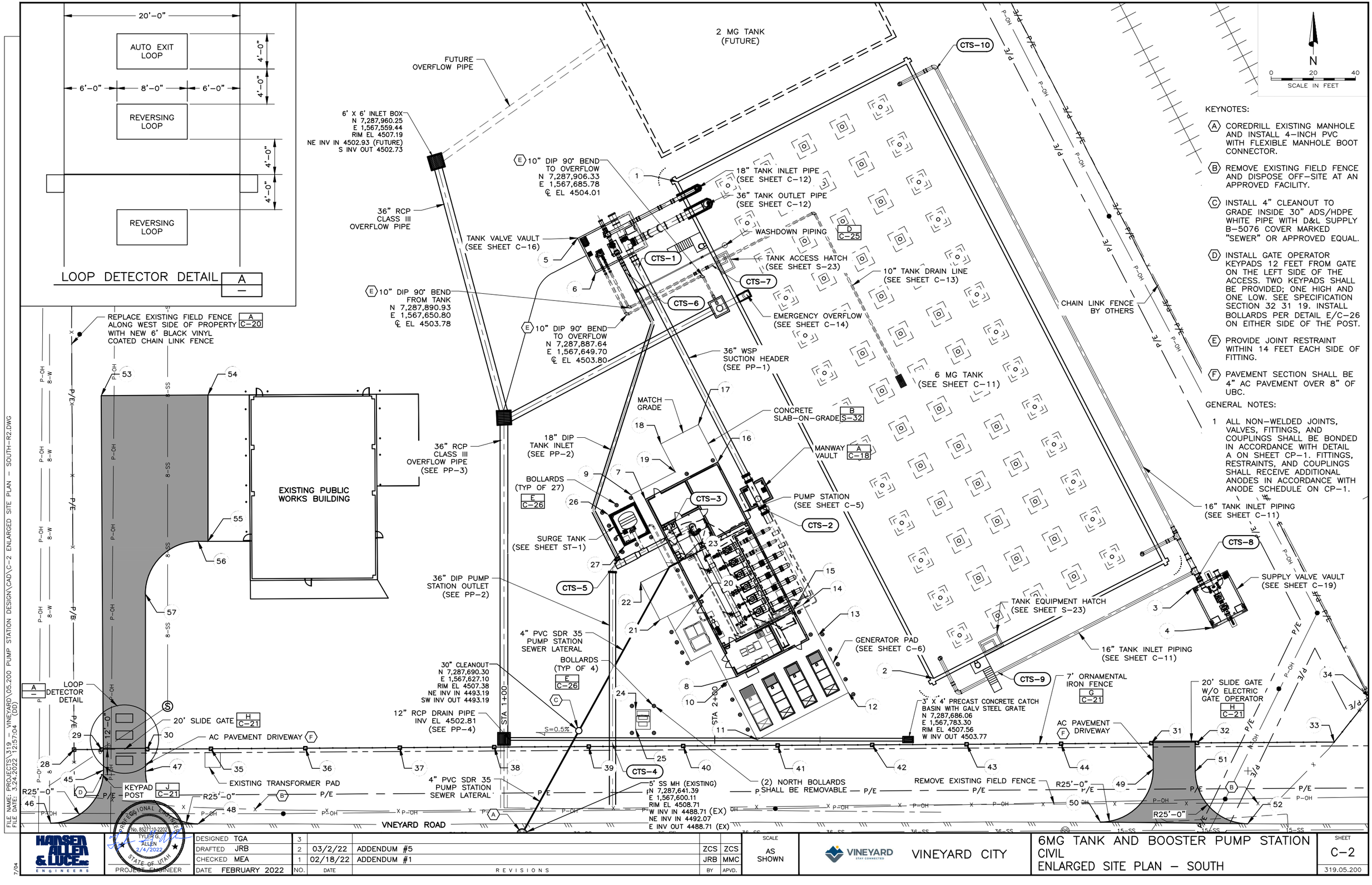
Department: Public Works

Presenter: Chris Wilson

Background/Discussion:
Last year the Council approved office improvements in the new public works maintenance building. New options were explored, and a used portable classroom was purchased to use as an office for the public works staff. The Mayor has directed staff to place this classroom on the south side of the new public works maintenance building as shown in the attached exhibits. A 20’ space will be provided between the building as directed by the building department. There is a temporary work trailer for the water tank contractor south of the proposed classroom that will not be required to be moved. Staff is requesting site plan approval for the placement of this portable classroom for the use of a public works office as proposed.

Attachments:
Exhibits

PW Maint. Bldg
60'-0"
20'-0"
24'-0"
40'-0"
Proposed Portable Classroom - Future PW Office Space
Tank Contractor Temp Office Trailer
600 NORTH



KEYNOTES:

(A) COREDRILL EXISTING MANHOLE AND INSTALL 4-INCH PVC WITH FLEXIBLE MANHOLE BOOT CONNECTOR.

(B) REMOVE EXISTING FIELD FENCE AND DISPOSE OFF-SITE AT AN APPROVED FACILITY.

(C) INSTALL 4" CLEANOUT TO GRADE INSIDE 30" ADS/HDPE WHITE PIPE WITH D&L SUPPLY B-5076 COVER MARKED "SEWER" OR APPROVED EQUAL.

(D) INSTALL GATE OPERATOR KEYPADS 12 FEET FROM GATE ON THE LEFT SIDE OF THE ACCESS. TWO KEYPADS SHALL BE PROVIDED; ONE HIGH AND ONE LOW. SEE SPECIFICATION SECTION 32 31 19. INSTALL BOLLARDS PER DETAIL E/C-26 ON EITHER SIDE OF THE POST.

(E) PROVIDE JOINT RESTRAINT WITHIN 14 FEET EACH SIDE OF FITTING.

(F) PAVEMENT SECTION SHALL BE 4" AC PAVEMENT OVER 8" OF UBC.

GENERAL NOTES:

1 ALL NON-WELDED JOINTS, VALVES, FITTINGS, AND COUPLINGS SHALL BE BONDED IN ACCORDANCE WITH DETAIL A ON SHEET CP-1. FITTINGS, RESTRAINTS, AND COUPLINGS SHALL RECEIVE ADDITIONAL ANODES IN ACCORDANCE WITH ANODE SCHEDULE ON CP-1.

FILE NAME: PROJECTS\319 - VINEYARD\05.200 PUMP STATION DESIGN\CAD\C-2 ENLARGED SITE PLAN - SOUTH-R2.DWG
FILE DATE: 3.24.2022 12:57:04 (DD)

HANSEN ALLEN & LUCE INC. ENGINEERS

PROJECT ENGINEER — PROFESSIONAL ENGINEER No. 8527510-2202 TYLER G. ALLEN 2/4/2022 STATE OF UTAH

DATE	FEBRUARY 2022
DESIGNED	TGA
DRAFTED	JRB
CHECKED	MEA

NO.	DATE	REVISIONS	BY	APVD.
3			ZCS	ZCS
2	03/2/22	ADDENDUM #5	ZCS	ZCS
1	02/18/22	ADDENDUM #1	JRB	MMC

SCALE AS SHOWN

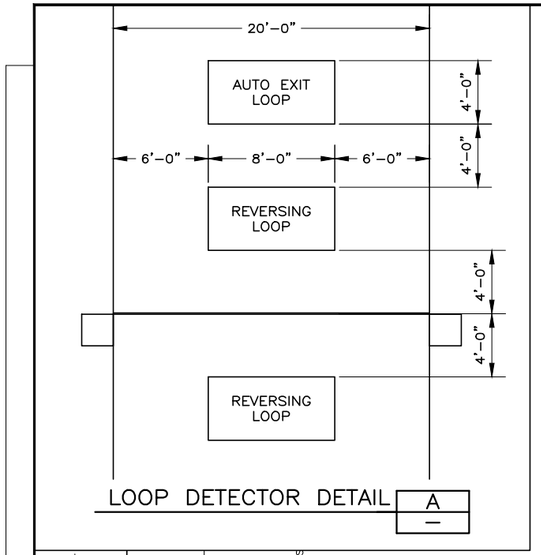
VINEYARD STAY CONNECTED — VINEYARD CITY

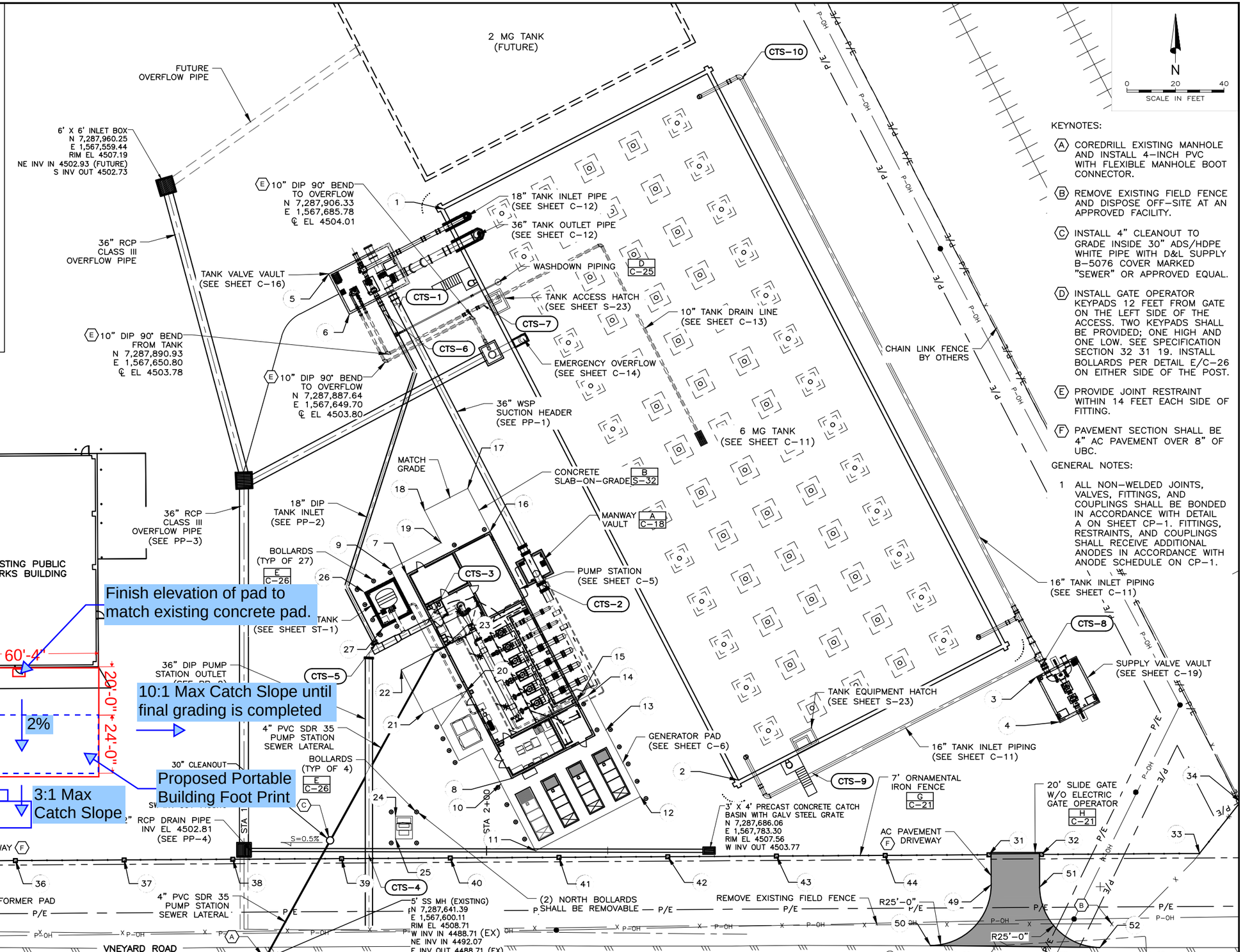
6MG TANK AND BOOSTER PUMP STATION
CIVIL
ENLARGED SITE PLAN - SOUTH

SHEET C-2

319.05.200

7/04





KEYNOTES:

(A) COREDRILL EXISTING MANHOLE AND INSTALL 4-INCH PVC WITH FLEXIBLE MANHOLE BOOT CONNECTOR.

(B) REMOVE EXISTING FIELD FENCE AND DISPOSE OFF-SITE AT AN APPROVED FACILITY.

(C) INSTALL 4" CLEANOUT TO GRADE INSIDE 30" ADS/HDPE WHITE PIPE WITH D&L SUPPLY B-5076 COVER MARKED "SEWER" OR APPROVED EQUAL.

(D) INSTALL GATE OPERATOR KEYPADS 12 FEET FROM GATE ON THE LEFT SIDE OF THE ACCESS. TWO KEYPADS SHALL BE PROVIDED; ONE HIGH AND ONE LOW. SEE SPECIFICATION SECTION 32 31 19. INSTALL BOLLARDS PER DETAIL E/C-26 ON EITHER SIDE OF THE POST.

(E) PROVIDE JOINT RESTRAINT WITHIN 14 FEET EACH SIDE OF FITTING.

(F) PAVEMENT SECTION SHALL BE 4" AC PAVEMENT OVER 8" OF UBC.

GENERAL NOTES:

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FILE NAME: PROJECTS\319 - VINEYARD\05.200 PUMP STATION DESIGN\CAD\C-2 ENLARGED SITE PLAN - SOUTH-R2.DWG
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PROJECT ENGINEER — PROFESSIONAL ENGINEER No. 8527510-2202 TYLER G. ALLEN 2/4/2022 STATE OF UTAH

DESIGNED	TGA	3			ZCS	ZCS
DRAFTED	JRB	2	03/2/22	ADDENDUM #5	ZCS	ZCS
CHECKED	MEA	1	02/18/22	ADDENDUM #1	JRB	MMC
DATE	FEBRUARY 2022	NO.	DATE	REVISIONS	BY	APVD.

SCALE: AS SHOWN

VINEYARD STAY CONNECTED — VINEYARD CITY

6MG TANK AND BOOSTER PUMP STATION
CIVIL
ENLARGED SITE PLAN - SOUTH

SHEET C-2

319.05.200

7/04

Community Development

Date: August 03, 2022
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: General Plan Update; Moderate Income Housing Plan Changes per HB462 (update to SB34 from 2019)

INTRODUCTION

Vineyard City's plan and strategies for providing moderate income housing are laid out within the General Plan in the Moderate Income Housing Element (chapter). Through HB462 (update to SB34 from 2019), the State of Utah is requiring that all municipalities in Utah update their Moderate Income Housing Plans (MIHP) by October 1, 2022. Vineyard will be required to update its MIHP to add an implementation timeline and submit to the Department of Workforce Services (DWS) by October 1, 2022. Reporting shall be tied to the municipal fiscal year. The moderate income housing report submitted in 2022 shall include: a description of each moderate income housing strategy selected by the specified municipality for implementation; and an implementation plan.

Because Vineyard City is a municipality that now has a fixed guideway public transit station, it is required to select at least 5 menu items or strategies related to moderate income housing found within Utah State Code 10-9a-403 'General Plan Preparation'. Municipalities that meet this requirement and have adopted two (2) addition menu item strategies, may receive priority consideration for funding from the Transportation Investment Fund (TIF), Transit Transportation Investment Fund (TTIF), and the COVID-19 local assistance matching grand program. If the municipality only complies with the minimum number of strategies—five (5) in Vineyard's case, their requests for TIF projects, TTIF projects, and local matching grant funding will not be prioritized, but they are still eligible to be funded.

What Vineyard City must focus on, now and by October 1, 2022, is selecting at least five (5) of the outlined strategies within 10-9a-403, and creating an implementation plan and timeline for each strategy. The timeline shall identify specific measures and benchmarks for implementing each moderate income housing strategy selected, whether one-time or ongoing; and provide flexibility for the municipality to make adjustments as needed. Furthermore, if Vineyard City desires to receive priority consideration for funding, it must select at least two (2) additional strategies that would further qualify it for funding.

UTAH CODE 10-9A-403 'GENEAL PLAN PREPARATION'

Below are the lists of strategies that may be selected and incorporated into Vineyard's MIHP:

a) rezone for densities necessary to facilitate the production of moderate income housing;
b) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
c) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;

d) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
e) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
f) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
g) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
h) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
i) amend land use regulations to allow for single room occupancy developments;
j) implement zoning incentives for moderate income units in new developments;
k) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;
l) reduce, waive, or eliminate impact fees related to moderate income housing;
m) demonstrate creation of, or participation in, a community land trust program for moderate income housing;
n) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
o) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
p) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
r) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
s) create a program to transfer development rights for moderate income housing;
t) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;

u) develop a moderate income housing project for residents who are disabled or 55 years old or older;
v) develop and adopt a station area plan in accordance with Section 10-9a-403.1;
w) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and
x) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing; and

ADDITIONAL INFORMATION REGARDING HB462

HB462 Housing Affordability Amendments (Rep. Waldrip / Sen. Anderegg)

The bill is a collaborative effort among numerous stakeholders, including the Commission on Housing Affordability, the Utah League of Cities and Towns, Wasatch Front Regional Council and Mountainland Association of Governments, Property Rights Coalition, Division of Housing and Community Development, the Utah Transit Authority, and various other public and private sector organizations, to help Utah to address its significant challenges on housing availability and affordability.

This summary breaks down bill changes into the following sections:

1. **Moderate Income Housing Plan Changes (update to SB34 from 2019)**
2. Station Area Plan Requirements
3. Changes to Internal Accessory Dwelling Units
4. Changes to Point of the Mountain
5. Changes to the Olene Walker Board
6. Other Changes and Appropriations

Moderate Income Housing Planning Changes (update to SB34 from 2019) (lines 571-819, 1053-1262; 1893-2409 (counties)):

Although all municipalities, metro townships, and counties are encouraged by law to plan for moderate income housing plan (MIHP); Senate Bill 34 (2019) created specific criteria that certain cities had to adopt in a plan and penalties for non-compliance. HB 462 makes changes to these criteria.

Highlights of MIHP Changes:

- Modifies and expands the menu items and requires that municipalities review their moderate income housing plans and update items with implementation elements by October 1, 2022. The December reporting period no longer applies.
- Reporting forms will change and the reporting period will be tied to the municipal fiscal year with subsequent reports due by October 1.
- Implementation elements must include a timeline that has specific benchmarks for each chosen strategy, but provides flexibility for the municipality to make adjustments.

- Increases the number of menu strategies from which municipalities may select, including creating an HTRZ, creating a station area plan, creating a program for transfer of development rights, eliminating certain ADU impact fees, promoting "missing middle" housing, etc..
- Menu items remain at 3 for cities without fixed guideway transit and 5 for those with fixed guideway transit (one of which is required to be the adoption of Station Area Plan). If a city selects 5 (or 6 for fixed rail cities), then those cities would qualify for enhanced prioritization of state TIF/TTIF and ARPA local match program funds.
- The Department of Workforce Services shall be responsible for creating a moderate income housing database and be responsible for providing housing data to municipalities, metro townships and counties. DWS is hiring a new staffer to manage the database and will work with ULCT on building a new form for reporting and other specifics.

Report components

SB 34 (2019) required applicable municipalities, metro townships, and counties to submit an annual report to the Department of Workforce Services annually on December 1. HB 462 updates the reporting process. Instead of requiring reports on December 1 of each year, reports will be due on October 1st of each year. The reporting period will be tied to a city's fiscal year.

The initial year (2022) submittal must include a description of each adopted MIHP strategy selected by the municipality and a specific implementation timeline for each strategy.

Subsequent reports must include for each fiscal year period:

- MIHP strategies and implementation plans;
- A description of each action, one time or ongoing, taken by the municipality during the previous fiscal year (or past years if applicable) to implement the MIHP strategies.
- A description of each land use regulation or decision made by the municipality during the previous fiscal year (or past years if applicable) to support their MIHP strategies.
- A description of any barriers encountered by the municipality during the previous fiscal year (or past years if applicable) in implementing MIHP strategies.
- A description of how the private sector and market have responded to the selected MIHP strategies, including the number of entitled residential units and other relevant data.
- Information regarding the number of accessory dwelling units located within the municipality issued a business license or construction permit.
- Recommendations on how the state can support the municipality in implementing MIHP strategies.

This updated data collection and report should help cities complete the narrative on land use planning and housing policy.

Report review

HB 462 requires DWS to approve the reporting form each year and make the form available on or before July 1 of each year the report is required. Reporting jurisdictions are then required to submit their reports to DWS on or before October 1 of that same year. HB 462 removes the requirement for reporting entities to submit their reports to their AOG or MPO. Within 90 days of DWS receiving a

report, the division must post the report on their website; send a copy to UDOT, GOPB, the jurisdiction's AOG and (if applicable) MPO; and review the report to determine compliance with the updated list of menu items. HB 462 states that a jurisdiction's report complies with the requirement if the report:

- Includes the stated information required in the report
- demonstrates to DWS that the municipality made plans to implement MIHP strategies
- includes a reasonable timeline for the selected strategies.
- meets the requirement of incorporating one of the transit sub-menu items if the city has a fixed guideway public transit station.
- Is completed in the form provided by DWS.
- Provides sufficient information for the division to:
    - Assess the municipality's progress in implementing strategies,
    - Monitor the municipality's compliance with their implantation timeline,
    - Identify a clear correlation between the municipality's land use decisions and their efforts in implementing selected strategies, and
    - Identify if and how the market has responded to the municipality's MIHP strategies.

<u>Prioritization and penalties</u>

If DWS reviews the report and determines the municipality complies with the minimum requirements (5 strategies for cities with fixed guideway transit, 3 for cities without fixed guideway transit) and the municipality has adopted two additional menu item strategies, the municipality may receive priority consideration for funding from the Transportation Investment Fund (TIF), Transit Transportation Investment Fund (TTIF), and the COVID-19 local assistance matching grant program. If the municipality only complies with the minimum number of strategies (5 or 3), their requests for TIF projects, TTIF projects, and local matching grant funding will not be prioritized, but they are still eligible to be funded.

If DWS determines the municipality's MIHP fails to comply with the requirements, they must send a notice to the municipality, UDOT, and GOPB. The notice shall include that municipality is ineligible to receive funds, which funds they are ineligible to receive, the fiscal year that the municipality is ineligible for, and the basis for DWS' determination. The SB 34 provision that UDOT may not program TIF or TTIF funds on projects within municipalities that fail to comply with reporting requirements still applies. HB 462 adds ineligibility for the COVID-19 Local Assistance Matching Grant Program as a consequence for noncompliance.

HB 462 does provide municipalities with an opportunity to correct reporting deficiencies and come into compliance. In the notice given to the municipality, DWS must provide a description of each deficiency in the report and the actions needed to cure each deficiency. The legislative body of the municipality will be given 90 days from the day the notice is sent to cure the identified deficiencies, or they will lose eligibility for TIF/TTIF funding.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission move quickly on selecting the five (5) minimum strategies required for compliance with State Code HB462 and create a reasonable action plan with deadlines and benchmarks. Staff also recommends that the Planning Commission select two additional strategies that could further be implemented for priority consideration for grants and funding.